

Final

Environmental Condition of Property

NON-BRAC PROPERTY PARCELS: B4-1, B4-2, B4-3, B1-B, B4-5, B4-6, B4-7, B4-8, B4-9, B4-10, B4-11, B4-12, B4-13, B4-14, B4-15A, B4-15B, B4-16, B4-17, B4-18, B4-19, B4-20, B4-21, B4-22, B4-23, B4-24, B4-25 and the Credit Union Parcel Kalaeloa, Oahu, Hawaii

May 2008

Prepared for:



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26. PARCEL B4-21 (LAND COURT LOT NO. 13062-A)

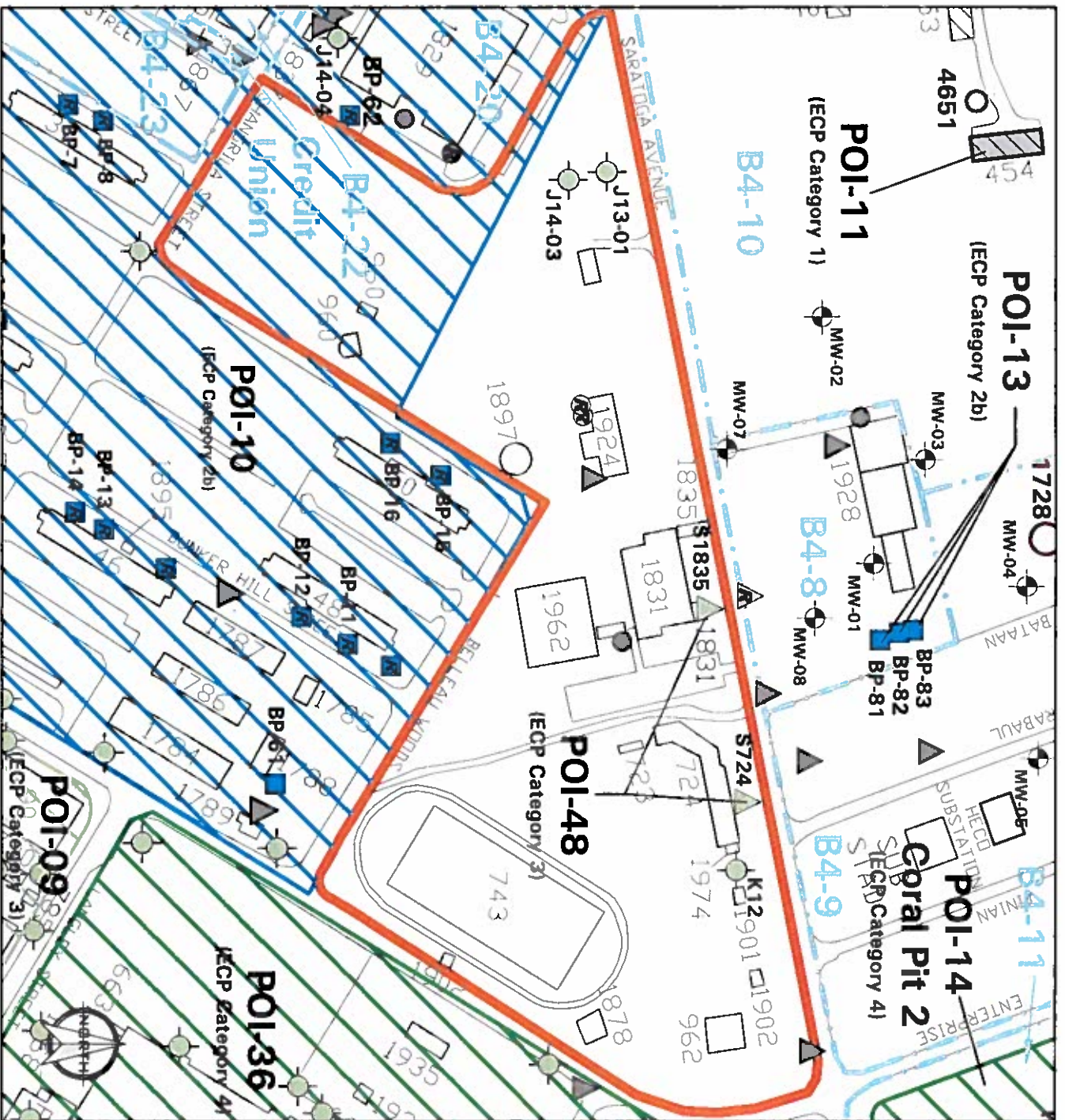
26.1 PROPERTY DESCRIPTION

Parcel B4-21 (Land Court Lot No. 13062-A) consists of 21.47 acres located on the central portion of the installation (Figure 26-1). The topography of the parcel is generally level, however the eastern side of the site is at a higher elevation than the western side of the parcel and a gentle slope transitions between the two elevations. Vegetation on the parcel includes maintained grass areas associated with a baseball field complex, low lying scrub brush, and some mid-sized trees. A total of 15 numbered structures are located on Parcel B4-21. Photographs of the parcel are on Figure 26-2.

Four POI sites exist within the parcel, POI-10, Buildings 19, 1829; BEQ and Associated USTs, Substation S1789; POI-48, Transformer Substations, and two base wide POIs: POI-47, the Drywell Network; and POI-49, the Regional Groundwater System. There are three drywells and four transformers located on the parcel. Two ASTs were formerly located on the parcel, adjacent to the south side of Building 1924. These structures have been removed. An additional AST, a propane tank, is located south of Building 1831. There is a grease trap located in Building 1831. Tables 26-1 through 26-4 summarize the buildings, transformers, drywells, and ASTs for the parcel, respectively.

The following is a description of the areas surrounding the parcel.

- The parcel is bordered on the north by Saratoga Avenue and Parcels B4-8 which is currently used for the NEX Touch and Go, Parcel B4-9 which is currently vacant land and Substation D, and Parcel B4-10 which is currently vacant land. The use of these properties has not significantly changed during the Navy's use of the property.
- The parcel is bordered to the south by Parcel B4-20 which was formerly the medical dental clinic, and now consists of vacant land and Building 1829 which is also vacant; by a mixture of vacant and occupied buildings that were formerly military housing and are currently utilized by the Housing and Community Development Corporation of Hawaii as residential housing or homeless shelters; and by a fenced compound that formerly contained aircraft maintenance and metal working shops in support of the airstrip and is currently utilized by the Hawaii National Guard for training and support operations. The POI-36 and the remainder of POI-10 are located south of the parcel.
- The parcel is bordered to the west by vacant land that is part of Parcel B4-20. No records were found which indicated that buildings had ever been on this portion of Parcel B4-20. It is currently a mixture of paved parking area for Building 1829 and grassy area in a swale adjacent to Saratoga Avenue.
- The parcel is bordered to the east by Parcel B4-19 which was formerly the Auto Hobby Shop and is currently vacant. POI-15 is located on Parcel B4-19. POI-36, which contains Building 117 and associated buildings, is also located to the east of Parcel B4-21.



LEGEND

- FORMER MAS BARBERS POINT PROPERTY BOUNDARY LINE
- FORMER STRUCTURE
- DRYWELL LOCATION
- UST
- AST
- TRANSFORMER
- MONITORING WELL
- CULTURAL SITE
- PARCEL PROPERTY BOUNDARY
- ADJACENT PARCEL PROPERTY BOUNDARY

ENVIRONMENTAL CONDITION OF PROPERTY

- CATEGORY 1
- CATEGORY 5
- CATEGORY 2
- CATEGORY 6
- CATEGORY 3
- CATEGORY 7
- CATEGORY 4

NOTES

1. The accuracy of this document is limited to the quality and scale of the source information. This document is not a legal representation of an engineered survey.
2. All land beneath Transfer Property is classified as ECP Category 3 due to base-wide POI-47, Dry Well Network, and POI-49, Regional Groundwater System, but is not shown on the figure.
3. R = removed
4. Monitoring well locations are approximate.

SOURCE

- Don 1984, 1999a, 2002b, 2005a, 2006a, 2006c, 2007f
- Visual Site Investigation - ESI 2007
- State of Hawaii 1989
- Structural Dynamics 1993
- Uehara 2007



FIGURE 26-1

PARCEL B4-21

(LAND COURT LOT NO. 13062-A)

ENVIRONMENTAL CONDITION OF PROPERTY

KALAEIOA, HAWAII



11 June 2007

Overview of structures located at the sports complex south of Saratoga Avenue.



28 December 2007

View to the southeast across Toulon Field towards Buildings 960.



30 August 2007

Area behind the bowling lanes in Building 1831.



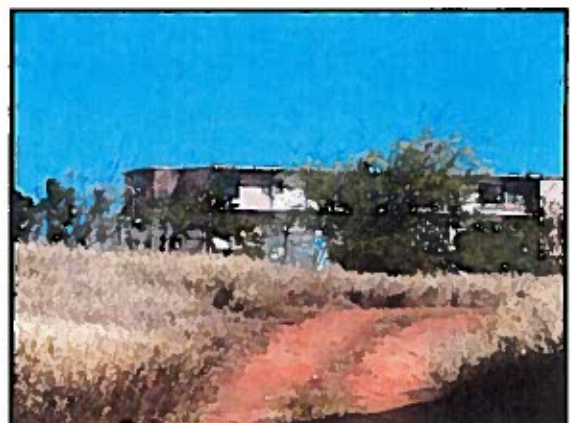
30 August 2007

Bowling ball polishing area in maintenance area of Building 1831.



30 August 2007

Flammable materials storage locker located adjacent to Building 1831 which could not be accessed during the 2007 VSI.



11 June 2007

Area south of Building 1924, including pad mounted transformer S1924

Figure 26-2
Parcel B4-21 Photographs
Environmental Condition of Property
Kalaeloa, Hawaii

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Table 26-1. Parcel B4-21 Buildings/Structures

Structure ID	Date of Construction	Date of Demolition	Former Use	Current Use	Current Condition
962	1950	N/A	Baseball Dugout	Baseball Dugout	Fair
1878	1982	N/A	Old Glory Stage	Old Glory Stage	Fair
743	1944	N/A	Pointer Field	Pointer Field	Fair
1901	1984	N/A	Baseball Field Toilet	Baseball Field Toilet	Fair
1974	Unknown	N/A	Dugout	Dugout	Fair
724	1944	N/A	Bleacher	Bleacher	Fair
723	1944	N/A	Dugout	Dugout	Fair
1831	1976	N/A	Bowling Alley	Bowling Alley	Fair
1962	Unknown	N/A	Unknown	Kids Room attached to Bowling Alley	Fair
1924	1987	N/A	Arts/Crafts Hobby Shop	Assisted Care Facility	Fair
1835	1976	N/A	Snack Bar	Snack Bar	Fair
1902	1984	N/A	Bathroom	Bathroom	Fair
1897	1985	N/A	Unknown	Sewer Lift Station	Fair
960	Unknown	N/A	Baseball Dugout	Baseball Dugout	Damaged

Notes:

N/A not applicable

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Table 26-2. Parcel B4-21 Transformers

XFMR Station	Building Number	Serial Number	Indoor/ Outdoor	Current Status ¹	kVA	Comments	ECP Category
PTXFR S1924	1924	Unknown	Outdoor	Existing	Unknown	XFMR is pole-mounted and is in good condition, no leaking or staining observed during 2007 VSI.	1
PTXFR F127	N/A	Unknown	Outdoor	Existing	Unknown	XFMR is pole-mounted and is in good condition, no leaking or staining observed during 2007 VSI.	1
Substation S1835 (LN4428)	1835	75M113038	Outdoor	Existing	225	Substation S1835 is located in a non-restricted area on Saratoga Ave. No action was recommended for this site and a no-action ROD has been signed.	3
Substation S724 (LN5020)	724	84JO171246	Outdoor	Existing	75	Substation S724 is located within a fenced area at the intersection of Bataan Ave. and Saratoga St. No action was recommended for this site and a no-action ROD was signed for this site	3

Notes:

1 Status as of April 2008

ECP environmental condition of property
PCB polychlorinated biphenyl
VSI visual site inspection

kVA kilovolt ampere (equipment capacity)
PTXFR pole-mounted transformer
XFMR transformer

N/A not applicable
ROD record of decision

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Table 26-3. Parcel B4-21 Drywells

Drywell Name	Diameter (ft)	Depth (ft)	Flow (ft ³ /sec)	Type ¹	Well Cleaned	Longitude	Latitude	ECP Category
J14-01	2	21	3.54	2	No	-158° 04' 24.118"	21° 19' 22.801"	3
J14-03	2	25	3.54	2	No	-158° 04' 23.717"	21° 19' 21.767"	3
K12	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	3

Notes:

1 The type of drywell is based on the construction details of the drywell. Additional information about the construction details is located in Appendix B.
 in inches ft
 ECP Environmental Condition of Property ft³/sec cubic feet per second

Table 26-4. Parcel B4-21 Aboveground Storage Tanks

AST Number	Building Number	Current Status ¹	Original Use	AST Construction Description and Date	AST Volume (Gals)	Contents	Leak or Staining Identified	ECP Category
B1924-250-01	1924	Removed	NEX Autoport	Unknown Date unknown	250	Used Oil	No	1
B1924-250-02	1924	Removed	NEX Autoport	Unknown Date Unknown	250	Used Oil	No	1
Unknown	1962	Existing	Bowling Alley Game Room	Unknown Date Unknown	250	Propane	No	1

Notes:

1 Status as of April 2008
 AST aboveground storage tank
 ECP environmental condition of property
 Gals gallons

26.2 HISTORICAL, CURRENT, AND PROPOSED FUTURE LAND USE

The Navy acquired the property associated with Parcel B4-21 more than 50 years ago. A total of 15 identified structures are located on the parcel. Buildings 962, 1901 and 1902 are bathroom facilities; Buildings 723 and 1974 are dugout facilities for the baseball field; Building 1878 is the Old Glory Stage, Structure 743 is the baseball field, Building 724 is a set of covered bleachers, Building 1831 is a bowling alley; Building 1962 is a children's play room attached to the bowling alley; Building 1835 is a snack bar attached to the bowling alley; Building 1924 was formerly an arts and crafts hobby shop and is currently an assisted care day facility; Structure 1897 is a sewer lift station; Building 960 (two structures) are dugouts for Toulon Field. The use of the structures has not changed since construction, unless otherwise specified.

The KMP recommends reserving the areas located in Parcel B4-21 for recreational use and high intensity mixed use. Recreational use in this area will provide a large, limited-access, open space/park to serve the central mixed-use area. This area contains coral pits that assist in capturing regional storm water flows. High intensity mixed use areas accommodate storefront uses on the ground floor and commercial or residential uses above. In order to promote an active street, the mixed-use high intensity category supports compatible and complementary retail, office, and residential activities. These areas take advantage of proximity to the proposed transit corridor (HCDA, 2006).

26.3 SUMMARY OF ENVIRONMENTAL FINDINGS

Parcel B4-21 contains ECP Category 1, 2b, and 3 sites. Category 1 sites are areas where no release or disposal of hazardous substances or petroleum products has occurred; Category 2b sites are areas where release, disposal, and/or migration of petroleum products have occurred, and all response actions to protect human health and the environment have been taken; Category 3 sites are areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.

The environmental condition of this property is based on visual observations made between June 2007 and April 2008 and review of previously prepared documents. Due to the unsecured nature of the property, dumping, vandalism, and other changes to the property have and continue to occur. Conditions are likely to continue to change over time.

26.3.1 Findings of Concern

In accordance with CERCLA 120 (h), the Navy must provide notice of any hazardous substance activity on the parcel. This notice is to be based on the best available information for the parcel. If there is evidence of hazardous material activity on the parcel, the Navy has an obligation to provide detailed, accurate information on all "reportable quantities" of hazardous substances stored, released, or disposed of on property and must disclose whether or not all remedial action necessary to protect human health and the environment has been taken with respect to those hazardous substances. For the purposes of this ECP, "Findings of Concern" are those findings which represent hazardous activity that has occurred on the parcel and for which either remedial action is incomplete or land use restrictions have been placed on the parcel

as a result of the hazardous substance activity. There are no on-site findings of concern.

26.3.2 Findings of No Concern Which Require Notification

In accordance with CERCLA 120 (h), the Navy must provide notice of any hazardous substance activity on the parcel. This notice is to be based on the best available information for the parcel. If there is evidence of hazardous material activity on the parcel, the Navy has an obligation to provide detailed, accurate information on all "reportable quantities" of hazardous substances stored, released, or disposed of on property and must disclose whether or not all remedial action necessary to protect human health and the environment has been taken with respect to those hazardous substances. For the purposes of this ECP, "Findings of No Concern Which Require Notification" are those findings which represent hazardous substance activity that has occurred on the parcel however all remedial actions have been completed. Findings of No Concern Which Require Notification may also include findings which potentially pose a threat to human health or the environment, but which are not regulated by CERCLA. The on-site findings which are not considered findings of concern, but which require notification are summarized in the following:

Asbestos in Structures – Buildings constructed prior to or during 1980 (refer to Section 26.6) are assumed to contain asbestos. The following is specific information for buildings on the parcel:

- Building 723: No suspect asbestos-containing materials were identified within the interior or the exterior of this building during the 2002 re-inspection. (2002 asbestos-containing material lead-based paint) Materials were noted to be in fair to good condition during the 2007 VSI.
- Building 724: No asbestos-containing material was previously identified in Building 724, which is the baseball grandstand. (DoN 2002d). No potential asbestos-containing material was identified during the 2007 VSI.
- Structure S724: Structure S724 is an electrical substation. No previous asbestos-containing material survey data for the structure is available. Based on the age of the structure, the potential for asbestos-containing material exists. Materials were noted to be in fair to good condition during the 2007 VSI.
- Building 743: The 1994 EBS identified Building 743 as the Old Glory Stage. Subsequent reports have identified Building 1878 as the Old Glory Stage. During the 2007 VSI, Structure 743 was identified as a sports field, with no associated buildings. Therefore, no potential asbestos-containing material was identified.
- Building 960: No asbestos-containing material was previously identified in either of the two buildings which comprise Building 960 (DoN 2002d). No potential asbestos-containing material was identified during the 2007 VSI.
- Building 962: Building 962 is a one story concrete block structure. An asbestos-containing material survey was conducted in 1994. Two homogeneous areas of suspect asbestos-containing material were identified; however results indicated that neither homogeneous area

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contained asbestos (NAVFACPAC 1998). No potential asbestos-containing material was identified during the 2007 VSI.

- Building 1831:** Building 1831 is a one story concrete block structure with a built-up roof. Five homogeneous areas of suspect asbestos-containing material were identified during an inspection conducted in 1994. Sample results indicated that two of the homogeneous areas, mastic beneath floor tiles, and roof tar located on the roof, contained asbestos. The roof core was also assumed to contain asbestos. At the time of the inspection, the materials were in good condition (NAVFACPAC 1998). The results of the re-inspection indicated that no asbestos was present in the upper and lower roof core. (DoN 2002d). Since the structure was generally maintained at the time of the 2007 VSI, no significant change to the condition of materials was noted.
- Structure 1835:** Structure 1835 is an electrical substation. No previous asbestos-containing material survey data for the structure is available. Based on the age of the structure (constructed in 1976), the potential for asbestos-containing material exists. Materials were noted to be in fair to good condition during the 2007 VSI.
- Building 1878:** Building 1878 is a one story wooden structure with a wooden platform extension on the front. No asbestos was identified during an asbestos-containing material inspection performed in 1994 (NAVFACPAC 1998). No potential asbestos-containing material was identified during the 2007 VSI.
- Building 1897:** Building 1897 is a sewer pump station. No previous asbestos-containing material survey data for the structure is available. Although it is unlikely that this structure contains any asbestos-containing material due to the age of the building (constructed in 1985), materials were noted to be in fair to good condition during the 2007 VSI.
- Building 1901:** Building 1901 is a one story concrete block structure with a rolled roof. No asbestos was identified during an asbestos-containing material inspection performed in 1994 (NAVFACPAC 1998). No potential asbestos-containing material was identified during the 2007 VSI.
- Building 1902:** No suspect material was identified for Building 1902 during an asbestos inspection performed in 1994 (NAVFACPAC 1998). No potential asbestos-containing material was identified during the 2007 VSI.
- Building 1924:** Building 1924 is a one story concrete block structure. No asbestos was identified during an asbestos-containing material survey performed in 1994 (NAVFACPAC 1998). No potential asbestos-containing material was identified during the 2007 VSI.
- Structure S1924:** Structure S1924 is an electrical substation. No previous asbestos-containing material survey data for the structure is available. Based on the age of the structure, the potential for asbestos-containing

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material exists. Materials were noted to be in fair to good condition during the 2007 VSI.

Building 1962: No previous asbestos-containing material survey information is available for Building 1962. Based on the age of the structure, the potential for asbestos-containing material exists. Materials were noted to be in fair to good condition during the 2007 VSI.

Building 1974: No previous asbestos-containing material survey information is available for Building 1974. Based on the age of the structure, the potential for asbestos-containing material exists. Materials were noted to be in fair to good condition during the 2007 VSI.

AUP – One steel AST containing propane is located on the parcel adjacent to Building 1831. No record of release from this tank was identified, and no indications of release were noted during the 2007 VSI.

Two ASTs were formerly located adjacent to Building 1924. These tanks have both been removed. No records of releases were identified, and no indications of past releases were noted during the 2007 VSI.

Hazardous Substances/Hazardous Materials/Hazardous Wastes – The following hazardous substances/hazardous materials/hazardous wastes issues have been identified for the parcel. Although various miscellaneous debris and household wastes were noted on the parcel during the 2007 VSI, no distressed vegetation or other signs of release were noted during the 2007 VSI. The Navy will remove car batteries, containers, drums, and other wastes that have the potential for releases of chemicals to the environment, to the maximum extent practicable.

Creosote: Creosote is a wood preservative used as a fungicide, insecticide, miticide, and sporicide to protect wood. It is applied by either pressure or painting methods to wood products, primarily utility poles and railroad ties. PAHs, phenol, and cresols are commonly found in creosote. It is possible that the utility poles located on the parcel contain creosote. During the 2007 VSI, the utility poles appeared to be in generally good condition, though some showed signs of damage.

Mercury-Containing Fluorescent Lamps: Mercury-containing fluorescent lamps may be present in buildings on the property. Although they do not present a concern in their current condition, disturbance during any demolition or disposal activities could result in potential concerns (DoN 2005a). No changes were noted during the 2007 VSI, therefore the potential environmental condition remains.

Stored Materials: Hazardous materials were previously stored in some of the buildings on the parcel. In 1994, during the Basewide EBS, the following inventory was prepared for the buildings on this parcel.

Building 724: Approximately five gallons of gasoline were stored in a safety drum inside the building on a concrete surface (DoN 1994). This material was not observed during the 2007 VSI.

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Building 1831: Urethane coating (two gallons), approach treatment (2 gallons), gear oil (15 gallons), grease tubes (3 pounds), Tri-Solve (6 gallons), cleaning solvent (30 gallons), Aqua Sol (ethylene glycol) (55 gallons), cleaning supplies (10 gallons) (DoN 1994). During the 2007 VSI, various chemicals and cleaning supplies were noted in building 1831 in the bowling ball and building maintenance area located behind the active bowling lanes. A flammable storage locker which could not be accessed was located outside of Building 1831. No leaks or staining were evident from the door of the flammable locker. In the snack shop kitchen area of Building 1831, various cleaners (for example pot and pan detergent) and sanitizers (Broad Range Quaternary Sanitizer) were noted.

Lead Based Paint – Buildings constructed prior to or during 1978 (refer to Section 21.6) are assumed to contain lead-based paint. The following is specific information for other buildings on the parcel:

- Building 723:** Since this structure is not considered habitable, no lead-based paint survey has been conducted. Based on the age of the structure, lead-based paint is potentially present on the structure. Surfaces were noted to be in fair condition during the 2007 VSI.
- Building 724:** Previous studies indicated the presence of approximately 800 square feet of damaged lead-based paint in Building 724. (DoN 2002b) No change in condition of surfacing materials was noted during the 2007 VSI.
- Structure S724:** Structure S724 is an electrical substation. Since this structure is not considered habitable, no lead-based paint survey has been conducted. Based on the age of the structure, lead-based paint is potentially present on the structure. Surfaces were noted to be in fair condition during the 2007 VSI.
- Building 743:** The 1994 EBS identified Building 743 as the Old Glory Stage. Subsequent reports have identified Building 1878 as the Old Glory Stage. During the 2007 VSI, Structure 743 was identified as a sports field, with no associated buildings. Therefore, no suspect lead-based paint was identified.
- Building 960:** Lead concentrations in excess of 600 ppm were identified in Building 960 (DoN 1994). Surfacing materials were noted in weathered and damaged condition during the 2007 VSI.
- Building 962:** Previous studies identified approximately 1,500 square feet of damaged lead-based paint (DoN 2002b). Surfacing materials were noted in fair to damaged condition during the 2007 VSI.
- Building 1831:** Lead concentrations in excess of one ppm, but less than 600 ppm were identified in samples analyzed in conjunction with the 1994 EBS (DoN 1994). No other lead-based paint data is available for this building. Since the structure was generally maintained at the time of the 2007 VSI, no significant change to the condition of materials was noted.

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- Structure 1835: Since this structure is not considered habitable, no lead-based paint survey has been conducted. Based on the age of the structure, lead-based paint is potentially present on the structure. Surfaces were noted to be in fair condition during the 2007 VSI.
- Building 1878: Previous sampling indicated lead concentrations that were greater than one ppm; however no results for concentrations greater than 600 ppm were noted (DoN 1994). No other lead-based paint data is available for this building. The surfacing materials appeared weathered and damaged during the 2007 VSI.
- Building 1897: Building 1897 is a sewer lift station. No lead-based paint data is available for this structure. Based on the age of the structure (constructed in 1985), the presence of lead based paint is unlikely. Surfaces were noted in good condition during the 2007 VSI.
- Building 1901: No lead-based paint data is available for this structure. Based on the date of construction, the potential for lead-based paint exists. Surfaces were noted in fair and damaged condition during the 2007 VSI.
- Building 1902: No lead-based paint data is available for this structure. Based on the date of construction, the potential for lead-based is unlikely. Surfaces were noted in fair and damaged condition during the 2007 VSI.
- Building 1924: Previous reports indicated that approximately 30 square feet of damaged lead-based paint was present in the building (DoN 2002b). No change was noted during the 2007 VSI.
- Structure S1924: Structure S1924 is an electrical substation. Since this structure is not considered habitable, no lead-based paint survey has been conducted. Based on the age of the structure, lead-based paint is potentially present on the structure. Surfaces were noted to be in fair condition during the 2007 VSI.
- Building 1962: No lead-based paint data is available for this structure. Based on the date of construction, the potential for lead-based paint exists. Surfaces were noted in fair and damaged condition during the 2007 VSI.
- Building 1974: No lead-based paint data is available for this structure. Based on the date of construction, the potential for lead-based paint exists. Surfaces were noted in fair and damaged condition during the 2007 VSI.

In addition to the buildings located on the parcel, lead was previously identified in the paint on the decorative chain fence that is on the edge of the parcel adjacent to Saratoga Avenue (DoN 1994). The decorative fence appeared to be in fair to good condition during the 2007 VSI.

There is a potential for lead-based paint in soil as a result of building vandalism and as a result of weathering of the lead-based paint. In addition, various construction and household debris has been deposited on the property (see Solid and Miscellaneous Waste section). Lead-based paint may also be present on the site as a result of this waste debris.

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Mixed Waste and Radiological Material – Lighted emergency exit signs and smoke detectors, some of which may contain small quantities of radiological material, may be present in buildings. Although they do not present a concern in their current condition, disturbance during any demolition or disposal activities could result in potential concerns (DoN 2005a). Although no releases were specifically observed, and the existing fixtures were not analyzed during the 2007 VSI, the potential for radiological material release still exists. No mixed waste issues were identified during the 2007 VSI.

Operationally Contaminated/IR Sites – Basewide POI-47, Drywell Network: Stormwater control at Kalaeloa is facilitated through the use of a basewide drywell network, which consists of approximately 250 drywells. Drywells at Kalaeloa are bored or drilled shafts ranging in size from four inches to ten feet in diameter, and ranging in depth from eight to more than 100 feet below ground surface (DoN 1999a). The drywells associated with the network are classified as underground injection control (UIC) wells, as defined by the Safe Drinking Water Act. Although the primary function of the drywell network is to facilitate stormwater drainage from the ground surface, historically several dry wells within the network also received discharge from industrial facilities (including sewage, process wastewater, equipment washdown fluids, and untreated industrial waste). Due to the potential for contamination, the drywell network was designated as POI-47 (DoN 1994). Non stormwater discharge to all but three drywells (which are not located in parcels included in this ECP) had been discontinued by 1999 (NAVFACPAC 1999). A Remedial Investigation (RI) was performed at the drywell network in 1999, with 187 of 250 known drywells (those in industrial areas) sampled. The findings of the RI indicated that VOCs, SVOCs/PAHs, TFH, pesticides, PCBs, and metals were detected in dry well sediment and/or drywell water samples. Sediments within the dry wells are at the bottom of the wells; therefore, human and ecological receptors are not expected to come into contact with these sediments. Regional monitoring wells were evaluated for these constituents in groundwater, but displayed no significant effects from drywells. Based on evaluation of drywell analytical results and regional groundwater chemical data, no cleanup is required for the drywells. Based on the RI data and the results of the risk assessment and data evaluation process, a no action decision was made for the drywell network. A no action ROD was signed in April 1999 (NAVFACPAC 1999). The basewide drywell network is designated as ECP Category 3, areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.

Three drywells are located on Parcel B4-21. Additional information about the drywells on the property is located in Table 26-3.

Basewide POI-49, The Regional Groundwater System: Based on a determination made during the 1994 EBS which indicated that the regional groundwater system beneath Kalaeloa could have been affected by numerous previous base activities, the Regional Groundwater System was designated as POI-49. An RI was performed for the Regional Groundwater System in 1999. During the RI, VOCs, TFH, SVOCs, pesticides, and herbicides were detected in the groundwater, but all were at concentrations below EPA and State of Hawaii maximum contaminant levels (MCLs). The herbicide atrazine and many metals were widely detected, but not considered related to activities at the base. Detected chemicals were evaluated for human health and ecological risk. Based on the risk evaluations, groundwater beneath Kalaeloa

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does not pose a threat to human health or the environment. A No Action ROD was signed in 1999 (NAVFACPAC 1999). The monitoring wells associated with POI-49 have been properly closed (Shigaki, pers. com. 2008). The regional groundwater system is categorized as ECP Category 3 property, areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.

Groundwater underlying Kalaeloa is not currently used for domestic water supply purposes and requires desalination before use as drinking water (DoN 2002b).

POI-48, Substations S724 and S1835: Substations S724 and S1835 were identified during a RI as having released PCBs into the environment. Substation S724 is located within a fenced area adjacent to Building 724 at the intersection of Bataan Avenue and Saratoga Avenue. Substation S1835 is located adjacent to Building 1831 along Saratoga Avenue. Both substations are located within Parcel B4-21.

As part of a RI, soil and concrete wipe samples were collected at Substations S724 and S1835 and analyzed for PCBs. Sampling results for Substation S724 and S1835 indicated that PCBs were detected in soil or concrete wipe samples, but at concentrations less than HDOH and TSCA action levels. No further action was recommended for Substations S724 or S1835, and a no-action ROD was signed in 1999 for both substations. POI-48, Substations S724 and S1835, is categorized as ECP Category 3 property, areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response (DoN 2005a).

POI-10, Buildings 19, 1829, BEQ and Associated USTs, Substation S1789: POI-10 consists of several USTs located in the vicinity of the former BEQ (Buildings 34, 36, 37, 39, 46, 48, 1756, and 1788), Building 1829, and Building 19. It also includes the transformer at Building 1789. The contaminants of concern at POI-10 are diesel, fuel oil, and PCBs (DoN 1994). Since some transport of materials in the subsurface has occurred, the impacts from each of the separate releases have been combined to form one POI, POI-10. The subsurface for Parcel B4-21 is included in the POI-10 area. The following is a summary of the tank removals and removal actions for POI-10:

- USTs BP-03 through BP-14, BP-61, and BP-62 were removed prior to 1994. Tank BP-88 at Building 19 was operational in 1994. Potential contamination or a leak was identified during removal or tightness testing at each of these tanks (DoN 1994). Tank BP-88 was removed in December 1998 (DoN 2006f). Between 1994 and 2002, additional soil cleanup activities were completed. Areas of contamination are primarily located south and west of Parcel B4-21, so residual contamination beneath this parcel is unlikely. Of the USTs addressed as part of POI-10, tanks BP-15, BP-16, BP-11, and BP-12 were the closest to this parcel. Tanks BP-15 and BP-16 were removed prior to 1993, no records of release were noted (DoN 1994). Tanks BP-11 and BP-12 were removed in 1991. During tank excavation activities, a leak and staining were detected. Post removal soil sample results indicated that TPH concentrations were below the action level (50 mg/kg), therefore no further action was required (DoN 2006f).

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- Former UST BP-89 was removed in 1996. The tank had a release of hydrocarbon to the soil and groundwater; residual petroleum hydrocarbons are present between nine feet below ground surface and the groundwater elevation near the former UST. The groundwater in the vicinity of BP-89 was monitored in accordance with HDOH guidance (DoN 2006f). UST BP-89 was located downgradient from Parcel B4-21; therefore releases associated with this tank are unlikely to affect Parcel B4-21.

Since cleanup has been performed for POI-10, the overall ECP Category is 2b, areas where release, disposal, and/or migration of petroleum products have occurred, and all response actions to protect human health and the environment have been taken.

PWC performed one solvent extraction event to remediate approximately 12 square feet of concrete surface on the transformer pad at Substation S1789. The solvent extraction process successfully remediated the surface to below the cleanup objective of 10 ug/100 cm². Therefore no further action is necessary for Substation S1789 and it is assigned ECP Category 3, areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response (DoN 2006b). The releases and remediation at Substation S1789 do not affect Parcel B4-21, but are mentioned for reference because they are included in POI-10.

Pesticides/Herbicides – Pesticides have been used on the property to control mosquitoes, termites, and other pests; herbicides have been applied to prevent vegetation growth. Records do not indicate the specific types of pesticides and herbicides used on the property; however, insecticides and herbicides that are currently banned, such as DDT and Malathion, are no longer used at Kalaeloa. Pesticides and herbicides have been applied in accordance with the manufacturer's directions and the FIFRA. Concentrations in surface and near-surface soils are expected to be insignificant because best management practices have been employed. According to DoD guidance, areas exposed only to routine, licensed application of pesticides do not pose a risk to human health or the environment (DoN 2002b).

PCBs – PCB-containing fluorescent lighting ballasts may exist in buildings on the property. As there is no release, but potential presence of PCBs in the light ballasts, the property still retains the ECP Category of 1 (DoN 2005a). Lighting was still present during the 2007 VSI; therefore the potential for PCB release during disturbance of existing lighting still exists.

During the 2007 VSI, three pad mounted transformers and three pole mounted transformers (on a single pole) were identified. Substations S724 and S1835 were investigated in conjunction with POI-48, and are discussed in the Operationally Contaminated/IR Sites section. Transformer S1924 appeared in good condition, no evidence of leaking transformer fluid was noted. The three pole mounted transformers (located at pole F127) also appeared in good condition; no evidence of release was noted.

Solid and Miscellaneous Waste – Piles of various solid and miscellaneous wastes were observed during the 2007 VSI. Solid waste includes construction debris, such as soil, concrete rubble, building materials, etc.; household waste, such as paper, household chemical and cleaner containers, food, packaging, used clothing, etc.; and

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used appliances such as refrigerators, washing machines, dryers, and air conditioning units. Miscellaneous waste materials were generally scattered or piled throughout the parcel, however areas of the parcel which are currently maintained had notably less solid and miscellaneous waste accumulation. No distressed vegetation or signs of significant release of fluids were noted on the parcel.

The Navy will remove car batteries, containers, drums, and other wastes that have the potential for releases of chemicals to the environment, to the maximum extent practicable.

26.3.3 Findings of No Concern

In accordance with CERCLA 120 (h), the Navy must provide notice of any hazardous substance activity on the parcel. This notice is to be based on the best available information for the parcel. If there is evidence of hazardous material activity on the parcel, the Navy has an obligation to provide detailed, accurate information on all "reportable quantities" of hazardous substances stored, released, or disposed of on property and must disclose whether or not all remedial action necessary to protect human health and the environment has been taken with respect to those hazardous substances. For the purposes of this ECP, "Findings of No Concern" are those findings which indicate that no hazardous substance activity has occurred on the parcel. The on-site findings that do not require notification for the parcel include the following potential environmental conditions:

Asbestos in the Environment – Piles of various solid and miscellaneous wastes were observed on the parcel during the 2007 VSI. Solid and miscellaneous wastes deposited on the site did not appear to have the potential to release asbestos to the environment; therefore the environmental concern associated with these materials is addressed in the Solid and Miscellaneous Waste section.

Air – No air issues were identified within the parcel (DoN 2002b). No change was noted during the 2007 VSI.

Cultural Resources – No cultural resource issues were identified within the parcels.

Landfills – No landfill sites were identified within the parcel (DoN 2005a). No change was noted during the 2007 VSI.

MW/BW – No MW/BW sites were identified within the parcel (DoN 2005a). No change was noted during the 2007 VSI.

Natural Resources – No natural resource issues were identified for this parcel.

Ordnance/UXO – No ordnance/UXO sites were identified within the parcel (DoN 2002b). No change was noted during the 2007 VSI.

Potable Water – No potable water issues were identified within the parcel (DoN 2005a). No change was noted during the 2007 VSI.

Radon – No Radon issues were identified within the parcels.

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Stormwater – No stormwater issues were identified within the parcels.

Wastewater – No wastewater issues were identified within the parcels.

26.3.4 Notices of Violation

No notices of violation have been identified for this parcel.

26.3.5 Adjacent Properties

The following are environmental conditions of property on adjacent properties which may affect the subject parcel.

- There were no findings for hazardous substances/hazardous materials/hazardous wastes, PCBs, landfills, medical/biohazardous waste, ordnance / UXO, potable water, mixed waste/radiological material, radon, wastewater, or stormwater identified for the adjacent properties which affect this parcel.
- Although lead-based paint and/or asbestos-containing material may be present on the adjacent parcel; it should not impact this parcel.
- Pesticides/Herbicides, solid/miscellaneous wastes, and the two base wide POI sites, POI-47 and POI-49 are discussed for this parcel. These conditions are also present on adjacent properties.
- During the 2007 VSI, an existing AST was noted adjacent to Building 50, which is located south and east of the parcel. The AST was located in containment, and no evidence of release was noted.
- POI-10 is located on this parcel; it is also located to the south of the parcel. Discussion regarding this POI is included in the Operationally Contaminated / IR Sites section for this parcel.
- Three USTs (BP-81, BP-82, and BP-83) used for auto fueling are located at Building 1928 which is north of the parcel. POI-13 is associated with releases of petroleum from the pipelines associated with these USTs. Remedial activities were performed and contaminated soil was removed. Residual petroleum hydrocarbons are present in groundwater near BP-81, BP-82, and BP-83 (DoN 2007f). Analytical results from the August 2007 semiannual groundwater monitoring event indicated increased concentrations of contaminants in the subsurface. Upon review of the August 2007 semiannual report, HDOH has requested that additional soil and groundwater data be gathered for areas closer to the USTs and the turbine sump. HDOH issued a letter dated 07 December 2007 which requires additional actions (HDOH 2007b). Three additional monitoring wells will be installed by the Navy in response to the HDOH letter, and the Navy will continue performing semi-annual groundwater monitoring at the site (Uchima, pers. comm. 2008). The petroleum product release associated with USTs BP-81, BP-82, and BP-83 is not suspected of impacting this parcel.

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- POI-36, Building 117 and Associated Buildings, Substation B117, is an ECP Category 4 site that is located to the south of the parcel. POI-36 includes Building 117 and associated buildings and Substation B117. Building 117 was constructed in the early 1940s as the aviation assembly and repair building. In 1943, the building included shops for various operations including plating and anodizing, metal working, heat treating, and parts cleaning. Hazardous materials associated with these processes were stored in the building. Plating operations were discontinued in the 1980s. (DoN 1994) An oil/water separator that was located outside of Hangar 117 was emptied of oily wastes in June 1999. The hazardous waste management sites (including satellite sites) were closed upon operational closure in accordance with applicable regulations. Drums have been removed from the satellite storage areas. (DoN 2000a) Building 1896, located north of Building 117, was formerly used for battery refurbishing operations. Cleaning of battery casings was performed at a work sink that discharged battery acid and rinse water to an underground concrete vault that was used to neutralize the battery acid prior to discharge to the sanitary sewer. The use of this vault was discontinued by 1992. Battery refurbishing operations ceased in 1993. Analysis of the liquid contained in the concrete neutralizing vault showed elevated levels of lead; the integrity of the vault and connecting lines had not been investigated in 1994. (DoN 1994) Building 666 was formerly used for x-ray development. Prior to 1981, wastewater discharged from this building drained to a drywell west of Building 117. The building was connected to the sanitary sewer by 1994. The City and County of Honolulu issued a permit prohibiting discharge of wastewater from electroplating or metal finishing operations in 1992; all electroplating operations were discontinued by 1994. (DoN 1994) PCB contamination at POI-36 is related to two locations in the area, both inside Building 117. Both sites, one located on the second floor of Building 117 and one located on the first floor of Building 117, were previously addressed by removal actions. Although PCB contamination remains at the site, it has been encapsulated (DoN 2006b). This POI is not expected to impact this parcel.

Additional general information about the adjacent properties is included in Section 26.1.

26.4 NOTICE OF HAZARDOUS SUBSTANCES STORED, DISPOSED OF OR RELEASED.

CERCLA Section 120(h)(1) requires that, whenever any agency of the United States enters into any contract for the sale or other transfer of real property which is owned by the United States and on which any hazardous substance was stored for one year or more, known to have been released, or disposed of, the contract shall include a notice of the type and quantity of such hazardous substance and notice of the time at which such storage, release, or disposal took place, to the extent such information is available on the basis of a complete search of agency files. This requirement was codified in 40 CFR Part 373, which provides that the storage portion of the notice applies only when hazardous substances are or have been stored in quantities greater than or equal to 1,000 kilograms (or 1 kilogram for "acutely" hazardous waste) or the hazardous substance's CERCLA reportable quantity found at 40 CFR 302.4, whichever is greater.

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No hazardous substances are known to have been stored in excess of the 40 CFR Section 373 thresholds, disposed of, or released at the property.

26.5 NOTICES, RESTRICTIONS, AND LAND USE CONTROLS

This section presents notices, restrictions, and land use controls (LUCs) necessary for the finding of suitability to lease the parcel based on the environmental conditions of each parcel. The Real Estate Agreement shall contain the notices, restrictions, and land use controls presented herein.

26.5.1 Notices, Restrictions, and LUCs for Lease

26.5.1.1 Asbestos in Structures

The Tenant is hereby informed and does acknowledge that asbestos-containing materials have been identified in Building 1831.

The Tenant is hereby informed and does acknowledge that asbestos-containing materials may be present in Buildings S724, S1835, S1924, 1962, and 1974.

The Tenant, at its own expense, assumes all responsibility for the identification, assessment, maintenance, abatement, remediation, removal, stabilization, and/or disposal of all asbestos-containing material throughout the property. All identification, assessment, maintenance, abatement, remediation, removal, stabilization, and/or disposal work shall be conducted in conformity with all applicable laws and regulations.

26.5.1.2 Aboveground Storage Tanks

The Tenant is hereby informed that two ASTs were formerly located on the property near Building 1924. There are no covenants associated with these ASTs that have been removed.

The Tenant shall be notified that one AST containing propane is located on Parcel B4-21.

The Tenant shall be responsible for conducting all maintenance and addressing any releases at the existing ASTs on the property.

The Tenant shall perform maintenance, operation, release response, closures, and removals of ASTs in accordance with federal, state and local laws.

The Tenant will be restricted from conducting any excavation, digging, drilling, grading, or other ground-disturbing activities around ASTs on the lease property without prior written approval from the Navy. The Tenant may not install, modify, close, or remove any ASTs without prior written Navy authorization.

The Tenant must provide the Navy with written reports of the status of compliance for AST operations on a biannual basis and must provide access to and/or furnish the Navy with records regarding compliance with release detection requirements and releases according to applicable laws and regulations.

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The Tenant must notify the Navy within 24 hours of any release from any portion of an AST system on the lease property and must implement mitigation as soon as possible. All correspondence with regulatory agencies, including, but not limited to, reports, site characterization data, and corrective action plans, must have prior approval of the Navy if the AST system is currently owned by the Navy; however, if the AST system was installed by the Tenant with the Navy's approval, the Navy should be copied on all correspondence, reports, and data submitted to the regulators.

The Tenant is hereby informed that mercury-containing fluorescent lamps may be present in buildings/facilities on the parcel.

The Tenant is hereby informed that the utility poles located on the parcel may contain creosote.

The Tenant is hereby informed that hazardous materials are stored on the property.

The Tenant shall at its own expense at all times comply with all federal, state and local environmental laws concerning the handling, storage, transportation, treatment and/or disposal of any consumer and commercial products on the property that would be considered hazardous substances and/or have constituents that would be considered hazardous substances and which may have special disposal requirements.

26.5.1.3 Hazardous Substances/Hazardous Materials/Hazardous Wastes

The Tenant is hereby informed that mercury-containing fluorescent lamps may be present in buildings/facilities on the parcel.

The Tenant is hereby informed that the utility poles located on the parcel may contain creosote.

The Tenant is hereby informed that hazardous materials are stored on the property.

The Tenant shall at its own expense at all times comply with all federal, state and local environmental laws concerning the handling, storage, transportation, treatment and/or disposal of any consumer and commercial products on the property that would be considered hazardous substances and/or have constituents that would be considered hazardous substances and which may have special disposal requirements.

26.5.1.4 Lead-Based Paint

The Tenant is hereby informed and does acknowledge that lead-based paint was identified in buildings on the property, especially those built prior to or during 1978. Buildings with lead-based paint may result in lead-based paint hazards, and soil adjacent to the buildings may contain elevated lead concentrations resulting from lead-based paint.

The Tenant is hereby informed and does acknowledge that construction debris containing lead-based paint may exist in the soil and waste debris on the parcel.

The Tenant assumes all responsibility for the identification, assessment, maintenance, abatement, remediation, removal, stabilization and/or disposal of all lead-based paint

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hazards throughout the parcel. All identification, assessment, maintenance, abatement, remediation, removal, stabilization, demolition, and/or disposal work shall be conducted in conformity with all applicable laws and regulations. The Tenant shall be solely responsible for all costs associated with identifying, assessing, addressing and/or disposing of lead-based paint hazards.

26.5.1.5 Mixed Waste and Radiological Materials

The Tenant is hereby informed that exit signs and smoke detectors containing tritium, which is a low-level radioactive source, may be present in buildings on the property.

The Tenant shall be responsible for identifying the exit signs and smoke detectors containing tritium. If the Tenant identifies any exit signs and smoke detectors containing tritium, the Tenant shall be responsible for maintenance, removal, and disposal of tritium-containing exit signs and smoke detectors in accordance with all appropriate federal, state and local regulations.

26.5.1.6 POI-47, Basewide Drywell Network

The Tenant is hereby informed of the presence of a basewide drywell network (POI-47) at the former NAS Barbers Point. The following notification and LUC applies to the drywells discussed in Section 26.3.2. There are three drywells on the property, they are shown on Figure 26-1 and listed in Table 26-3.

The Tenant is hereby informed of and does acknowledge the presence of drywells on the property. The Tenant assumes responsibility for the drywells, and shall submit a UIC Change of Operator Application to the State Department of Health, Safe Drinking Water Branch within 90 days of lease (or as stipulated by regulation). The Tenant must obtain and comply with the requirements of UIC permits in accordance with applicable federal, state, and local laws, regulations, and rules. The Tenant shall apply for UIC permits on any drywell that may be encountered on the property that is not currently permitted by the US Navy. The Tenant shall notify the Navy prior to installation of any new drywells on the parcel, and shall be responsible for permitting of any new drywells in accordance with applicable federal, state, and local regulations. The Tenant shall be responsible for complying with the requirements of any permits.

The Tenant is notified that if sediment is removed from the drywells on the property, the Tenant is responsible for any costs associated with sampling and disposal, and is required to dispose of the sediment offsite in an appropriate facility in accordance with applicable laws and regulations.

26.5.1.7 POI-49, Regional Groundwater System

The Tenant is hereby notified of the presence of a basewide regional groundwater system (POI-49) at Kalaeloa. There are no covenants associated with the regional groundwater system because investigation has shown that the concentrations of chemicals of potential concern are at levels which do not pose a threat to human health or the environment.

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26.5.1.8 POI-48, Substations S724 and S1835

The Tenant is hereby notified that two transformers which were investigated as part of POI-48 are located on the property. Investigation indicated that PCB containing fluid had been released from Substation S724 and S1835; however the levels of PCB in the soil and concrete are below HDOH and TSCA action levels. There are no covenants associated with these substations.

26.5.1.9 POI-10, Buildings 19, 1829, BEQ and Associated USTs, Substation S1789

The Tenant is hereby informed that areas associated with POI-10, which addressed leaks associated with USTs on adjacent properties is present on this parcel. Contaminated soil has been removed, and it is unlikely that residual contamination remains in the subsurface on this parcel.

The Tenant shall be restricted from extracting groundwater from the subsurface at the parcel. If residual petroleum or constituents are encountered in the subsurface (groundwater or soil), the Tenant shall be responsible for the protection of construction workers, occupants, and for proper sampling, handling, removal, and disposal in accordance with applicable federal, state, and local regulations, standards, and laws. If residual contamination is encountered on the parcel, the Tenant shall at its own expense at all times comply with all federal, state and local environmental laws concerning the sampling, handling, storage, transportation, treatment and/or disposal of any residual contamination/contaminated media on the property which may have special sampling, handling, or disposal requirements.

26.5.1.10 Pesticides/Herbicides

The Tenant is hereby notified that pesticides/herbicides may have been applied to the parcel and adjacent lands as part of maintenance activities. No known or recorded releases of pesticides/herbicides were documented and applications of pesticides/herbicides were performed according to the manufacturer's directions, however, pesticide/herbicide residues may be present in the soil on the property.

The Tenant is responsible for taking any and all necessary actions to address pesticides and herbicides in the soil as required for the Tenant's use of the parcel. The Tenant shall analyze and/or dispose of impacted soil to ensure the protection of human health and environment at all times. Such actions shall be in accordance with applicable federal, state and local laws.

26.5.1.11 PCBs

The Tenant is hereby notified that three pole mounted transformers (three units on a single pole, F127) are located on the parcel. There are no covenants associated with the pole mounted transformers.

The Tenant is hereby notified that three pad mounted transformers are located on the parcel.

The Tenant is hereby notified that PCB-containing fluorescent lighting ballasts may be present in buildings on the property.

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The Tenant shall be responsible for maintenance, removal, and disposal of PCB-containing light ballasts in accordance with all appropriate regulations, including 40 CFR Part 761.

The Tenant shall be responsible for maintenance, removal, or modification of pad mounted transformers. The Tenant shall be responsible for addressing any releases from or damage to the transformers, including disposal of contaminated materials, in accordance with federal, state, and local environmental laws. The Tenant shall at its own expense at all times comply with all federal, state and local environmental laws concerning the sampling, handling, storage, transportation, treatment and/or disposal of any PCB containing materials on the property.

26.5.1.12 Solid and Miscellaneous Waste

The Tenant is hereby notified that various piles of solid waste were observed during the 2007 VSI of the parcel.

The Tenant will be responsible for removal and disposal of the solid waste found on site in accordance with all applicable federal, state, and local laws.

26.5.2 Notices, Restrictions, and LUCs for Conveyance

26.5.2.1 Asbestos in Structures

The Transferee is hereby informed and does acknowledge that asbestos-containing materials have been identified in Building 1831.

The Transferee is hereby informed and does acknowledge that asbestos-containing materials may be present in Buildings S724, S1835, S1924, 1962, and 1974.

The Transferee, at its own expense, assumes all responsibility for the identification, assessment, maintenance, abatement, remediation, removal, stabilization, and/or disposal of all asbestos-containing material throughout the property. All identification, assessment, maintenance, abatement, remediation, removal, stabilization, and/or disposal work shall be conducted in conformity with all applicable laws and regulations.

26.5.2.2 Aboveground Storage Tanks

The Transferee is hereby informed that two ASTs were formerly located on the property near Building 1924. There are no covenants associated with these ASTs that have been removed.

The Transferee shall be notified that one AST containing propane is located on Parcel B4-21.

The Transferee shall be responsible for conducting all maintenance and addressing any releases at the existing ASTs on the property. All AST closures and removals are the responsibility of the Transferee and must be conducted in accordance with federal, state and local laws.

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26.5.2.3 Hazardous Substances/Hazardous Materials/Hazardous Wastes

The Transferee is hereby informed that mercury-containing fluorescent lamps may be present in buildings/facilities on the parcel.

The Transferee is hereby informed that the utility poles located on the parcel may contain creosote.

The Transferee is hereby informed that hazardous materials are stored on the property.

The Transferee shall at its own expense at all times comply with all federal, state and local environmental laws concerning the handling, storage, transportation, treatment and/or disposal of any consumer and commercial products on the property that would be considered hazardous substances and/or have constituents that would be considered hazardous substances and which may have special disposal requirements.

26.5.2.4 Lead-Based Paint

The Transferee is hereby informed and does acknowledge that lead-based paint was identified in buildings on the property, especially those built prior to or during 1978. Buildings with lead-based paint may result in lead-based paint hazards, and soil adjacent to the buildings may contain elevated lead concentrations resulting from lead-based paint.

The Transferee is hereby informed and does acknowledge that construction debris containing lead-based paint may exist in the soil and waste debris on the parcel.

The Transferee assumes all responsibility for the identification, assessment, maintenance, abatement, remediation, removal, stabilization and/or disposal of all lead-based paint hazards throughout the parcel. All identification, assessment, maintenance, abatement, remediation, removal, stabilization, demolition, and/or disposal work shall be conducted in conformity with all applicable laws and regulations. The Transferee shall be solely responsible for all costs associated with identifying, assessing, addressing and/or disposing of lead-based paint hazards.

26.5.2.5 Mixed Waste and Radiological Materials

The Transferee is hereby informed that exit signs and smoke detectors containing tritium, which is a low-level radioactive source, may be present in buildings on the property.

The Transferee shall be responsible for identifying the exit signs and smoke detectors containing tritium. If the Transferee identifies any exit signs and smoke detectors containing tritium, the Transferee shall be responsible for maintenance, removal, and disposal of tritium-containing exit signs and smoke detectors in accordance with all appropriate federal, state and local regulations.

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26.5.2.6 POI-47, Basewide Drywell Network

The Transferee is hereby informed of the presence of a basewide drywell network (POI-47) at the former NAS Barbers Point. The following notification and LUC applies to the drywells discussed in Section 26.3.2. There are three dry wells on the parcel. Additional information about the drywells on the property is located in Table 26-3.

The Transferee is hereby informed of and does acknowledge the presence of drywells on the property. The Transferee assumes responsibility for the drywells, and shall submit a UIC Permit Application for Existing Injection Wells to the State Department of Health Safe Drinking Water Branch within 90 days of lease-in-furtherance of conveyance/transfer (or as stipulated by regulation). The Transferee must obtain and comply with the requirements of UIC permits in accordance with applicable federal, state, and local laws, regulations, and rules. The Transferee shall apply for UIC permits on any drywell that may be encountered on the property that is not currently permitted by the US Navy.

The Transferee is notified that if sediment is removed from the drywells on the property, the Transferee is responsible for any costs associated with sampling and disposal, and is required to dispose of the sediment offsite in an appropriate facility in accordance with applicable laws and regulations. The Transferee shall abandon UIC wells in accordance with all applicable federal, state, and local laws, regulations, and rules, including, but not limited to cleaning, testing, sediment disposal, and backfill requirements.

26.5.2.7 POI-49, Regional Groundwater System

The Transferee is hereby notified of the presence of a basewide regional groundwater system (POI-49) at Kalaeloa. There are no covenants associated with the regional groundwater system because investigation has shown that the concentrations of chemicals of potential concern are at levels which do not pose a threat to human health or the environment.

26.5.2.8 POI-48, Substations S724 and S1835

The Transferee is hereby notified that two transformers which were investigated as part of POI-48 are located on the property. Investigation indicated that PCB containing fluid had been released from Substation S724 and S1835; however the levels of PCB in the soil and concrete are below HDOH and TSCA action levels. There are no covenants associated with these substations.

26.5.2.9 POI-10, Buildings 19, 1829, BEQ and Associated USTs, Substation S1789

The Transferee is hereby informed that areas associated with POI-10, which addressed leaks associated with USTs on adjacent properties is present on this parcel. Contaminated soil has been removed, and it is unlikely that residual contamination remains in the subsurface.

If residual petroleum or constituents are encountered in the subsurface (groundwater or soil), the Transferee shall be responsible for the protection of construction workers, occupants, and for proper sampling, handling, removal, and disposal in accordance

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with applicable federal, state, and local regulations, standards, and laws. If residual contamination is encountered on the parcel, the Transferee shall at its own expense at all times comply with all federal, state and local environmental laws concerning the sampling, handling, storage, transportation, treatment and/or disposal of any residual contamination/contaminated media on the property which may have special sampling, handling, or disposal requirements.

26.5.2.10 Pesticides/Herbicides

The Transferee is hereby notified that pesticides/herbicides may have been applied to the parcel and adjacent lands as part of maintenance activities. No known or recorded releases of pesticides/herbicides were documented and applications of pesticides/herbicides were performed according to the manufacturer's directions, however, pesticide/herbicide residues may be present in the soil on the property.

The Transferee is responsible for taking any and all necessary actions to address pesticides and herbicides in the soil as required for the Transferee's use of the parcel. The Transferee shall analyze and/or dispose of impacted soil to ensure the protection of human health and environment at all times. Such actions shall be in accordance with applicable federal, state and local laws.

26.5.2.11 PCBs

The Transferee is hereby notified that three pole mounted transformers (three units on a single pole, F127) are located on the parcel. There are no covenants associated with the pole mounted transformers.

The Transferee is hereby notified that three pad mounted transformers are located on the parcel.

The Transferee is hereby notified that PCB-containing fluorescent lighting ballasts may be present in buildings on the property.

The Transferee shall be responsible for maintenance, removal, and disposal of PCB-containing light ballasts in accordance with all appropriate regulations, including 40 CFR Part 761.

The Transferee shall be responsible for maintenance, removal, or modification of pad mounted transformers. The Transferee shall be responsible for addressing any releases from or damage to the transformers, including disposal of contaminated materials, in accordance with federal, state, and local environmental laws. The Transferee shall at its own expense at all times comply with all federal, state and local environmental laws concerning the sampling, handling, storage, transportation, treatment and/or disposal of any PCB containing materials on the property.

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26.5.2.12 Solid and Miscellaneous Waste

The Transferee is hereby notified that various piles of solid waste were observed during the 2007 VSI of the parcel.

The Transferee will be responsible for removal and disposal of the solid waste found on site in accordance with all applicable federal, state, and local laws.

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20. PARCEL B4-15B (LAND COURT LOT NO. 13055)

20.1 PROPERTY DESCRIPTION

Parcel B4-15B (Land Court Lot No. 13055) consists of approximately 62.48 acres and is located on the northeastern portion of Kalaeloa (Figure 20-1). The topography of the parcel is generally level. Vegetation on the parcel includes low lying scrub brush, kiawe, grasses, and some mid-sized trees. There are 18 structures (twelve buildings, a transformer substation, a sewage lift station, and the four baseball fields associated with Nelson Field) located on Parcel B4-15B which are described in Section 20.2, and are included in the building summary table in Section 20.6. Photographs of the parcel are on Figure 20-2.

Six POI sites exist within the parcel, POI-17, the area south of Building 1570, POI-18/POI-48, transformer S1759, POI-19, the Morale, Welfare, and Recreation (MWR) Warehouse Complex, POI-20, the abandoned roads near Ewa Airstrip, and two basewide POIs: POI-47, the Drywell Network; and POI-49, the Regional Groundwater System. There is one groundwater well located on the parcel. There is one drywell located on the parcel; an additional drywell was formerly located on the parcel but it has been closed. Nine transformers were formerly located on the parcel, of these, seven transformers remain; two transformers formerly associated with S1759 have been removed. There are two ASTs located near Building 1150. There were also approximately 19 ASTs identified on a concrete pad east of Building 1150 during the 2007 VSI. These ASTs appeared to be located on the pad for storage and did not appear to be in service. An additional five ASTs were previously reported on the parcel, but they were not located during the 2007 VSI and are assumed to have been removed (refer to Section 20.3.2). Tables 20-1 through 20-4 summarize the buildings, transformers, drywells, and ASTs for the parcel, respectively.

The following is a description of the areas surrounding the parcel.

- The parcel is bordered on the north by Franklin D. Roosevelt Avenue, Parcel B4-15A which contains five warehouse structures, and a mixture of light commercial and vacant lands that were formerly agricultural land.
- The parcel is bordered on the south by vacant land and buildings that were previously used for warehouse storage space, POI-20, an abandoned race track, and the former Marine Corps Air Station (MCAS) Ewa Airstrip. MCAS Ewa Airstrip was constructed in the early 1940's. By the 1950's, the Ewa Airstrip had been abandoned, and the buildings demolished (NEESA, 1983). During the 2007 VSI, abandoned buildings and foundations remained in the area. POI-20 is considered an ECP Category 3. Further to the south are the active Kalaeloa runways.
- The parcel is bordered on the west by Parcel B4-17. The portion of Parcel B4-17 that is adjacent to Parcel B4-15B consists of vacant land. There are two paved roadways in the vicinity, Bober and Kasaan Bay. Both of these roads are asphalt paving which is in poor to moderate condition. No records

LEGEND

- FORMER NAS BARBERS POINT PROPERTY BOUNDARY LINE
- FORMER STRUCTURE
- FENCE
- DRYWELL LOCATION
- UST
- AST
- TRANSFORMER
- MONITORING WELL
- CHEVRON MONITORING WELL
- PARCEL PROPERTY BOUNDARY
- ADJACENT PARCEL PROPERTY BOUNDARY

ENVIRONMENTAL CONDITION OF PROPERTY

- CATEGORY 1
- CATEGORY 2
- CATEGORY 3
- CATEGORY 4
- CATEGORY 5
- CATEGORY 6
- CATEGORY 7
- CATEGORY 8

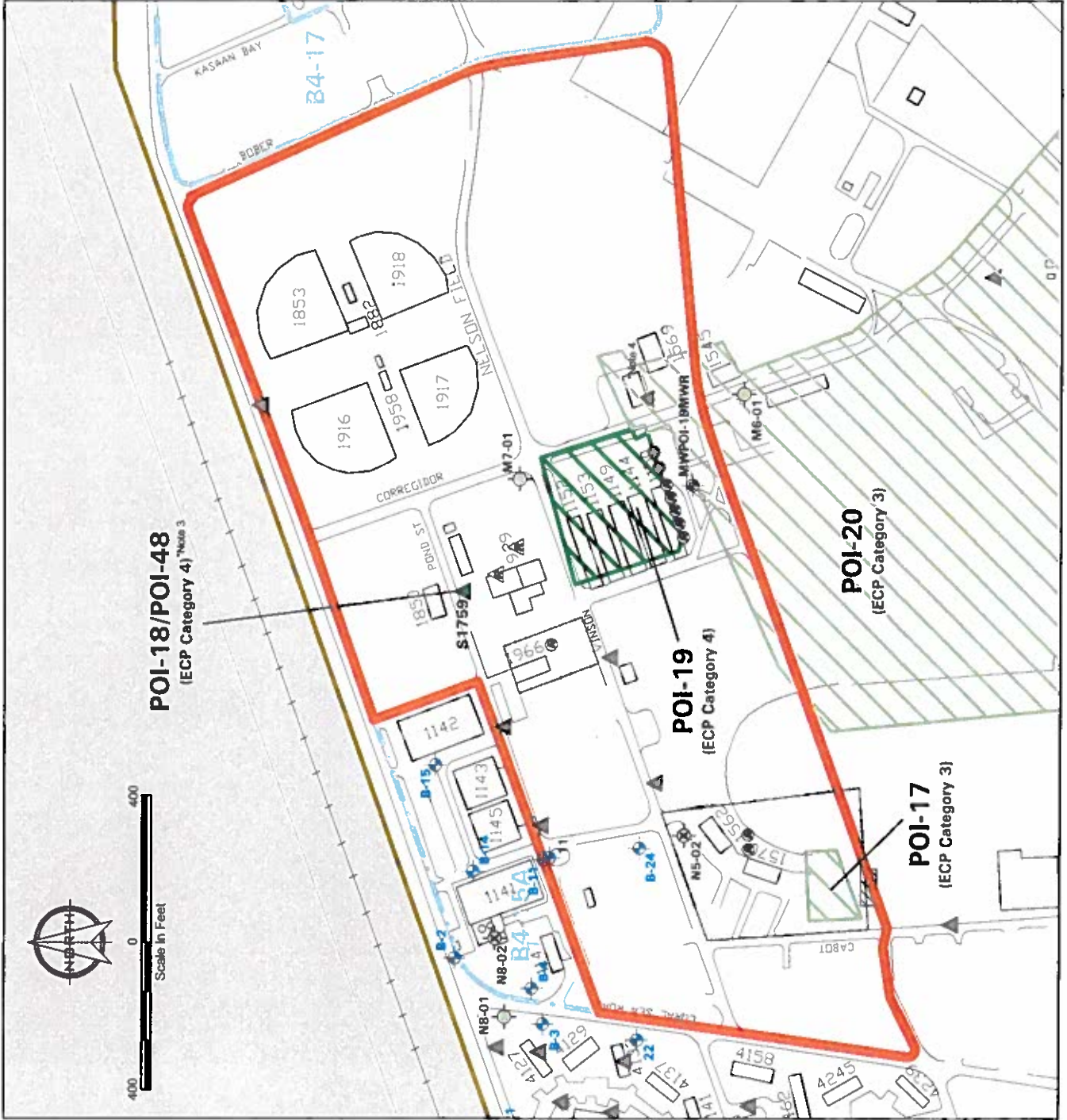
NOTES

1. The accuracy of this document is limited to the quality and scale of the source information. This document is not a legal representation of an engineered survey.
2. All land beneath Transfer Property is classified as ECP Category 3 due to base-wide POI-17, Dry Well Network, and POI-49, Regional Groundwater System, but is not shown on the figure.
3. Transformer S1759 was originally designated POI-18 but was incorporated into POI-48.
4. R = removed; X = closed.
5. Monitoring well location is approximate.

SOURCE

- DoH 1998c, 1998g, 2001a, 2002b, 2005a, 2006c, 2006e
- Visual Site Investigation - ESI 2007
- State of Hawaii 1999
- Uehara 2007
- URS 2001

FIGURE 20-1
PARCEL B4-15B
(LAND COURT LOT NO. 13055)
 ENVIRONMENTAL CONDITION OF PROPERTY
 KALAEOLOA, HAWAII





29 August 2007

Exterior view of Building 1562 and area south of Building 1562



29 August 2007

Fenced compound surrounding transformer S1759



29 August 2007

Potential ACM on the underside of sinks at the bathroom facility at Nelson Field



29 August 2007

Janitorial and maintenance supplies in Building 1958



15 November 2007

Miscellaneous solid waste piled on ground south of Vinson Avenue



15 November 2007

Damaged battery located in pile of miscellaneous solid waste near Vinson Avenue

Figure 20-2
Parcel B4-15B Photographs
Environmental Condition of Property
Kalaeloa, Hawaii



29 August 2007

Flammable and hazardous materials storage adjacent to Building 1966



29 August 2007

Used air conditioning units stored in area marked "90-Day Accumulation Area" awaiting transport by DRMO at Building 1966



29 August 2007

Miscellaneous materials awaiting transport by DRMO in fenced area behind Building 1966



29 August 2007

Hazstor container filled with paint and fuel for maintenance activities, near Building 1966



29 August 2007

Out of service ASTs located on concrete pad in area of former Building 1569



29 August 2007

Drums stored in fenced compound on concrete pad in area of former Building 1569

Figure 20-2
Parcel B4-15B Photographs
Environmental Condition of Property
Kalaeloa, Hawaii



15 April 2008

View facing northwest of the former MWR warehouses.



15 November 2007

Drums labeled as "MWR" located adjacent to Building 1152



21 June 2007

Two Convault tanks located near Building 1150, one labeled gasoline, one labeled diesel



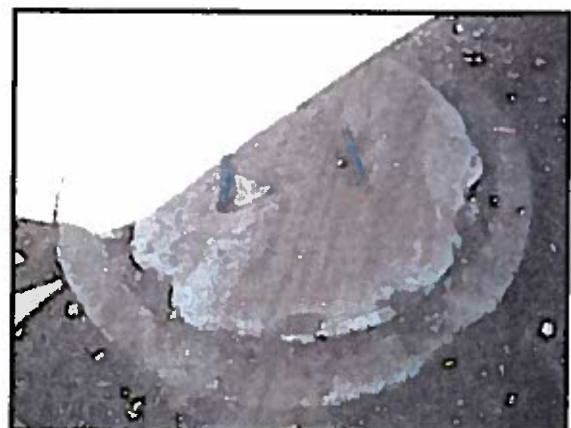
15 April 2008

AST B1150-500-01 and 02 appeared to be in good condition during the 2007 VSI



15 April 2008

Fill port for existing AST. ASTs B1150-500-01 and 02 appear to contain residual fuel / sludge



15 November 2007

Unknown concrete structure in access to MWR warehouses (similar structures elsewhere).

Figure 20-2
Parcel B4-15B Photographs
Environmental Condition of Property
Kalaeloa, Hawaii



15 April 2008

PACM pipe insulation from Building 929 dumped outside the north entrance of the building.



15 April 2008

Heavily vandalized interior of Building 929



15 April 2008

Mixed household trash abandoned along Corregidor Road.



15 April 2008

Mixed household trash abandoned along Vinson Road



15 April 2008

NAVFAC Hawaii Hazardous Waste Accumulation Site near Corregidor Road.



15 November 2007

Lead-acid batteries in a temporary storage container near Building 1150 (batteries removed January 2008).

Figure 20-2
Parcel B4-15B Photographs
Environmental Condition of Property
Kalaeloa, Hawaii

FINAL

Table 20-1. Parcel B4-15B Buildings/Structures

Structure ID	Date of Construction	Date of Demolition	Former Use	Current Use	Current Condition
929	1958	N/A	MWR Administration Office	Vacant	Damaged
1152	1944	N/A	MWR Warehouse	Vacant	Fair/Poor
1153	1944	N/A	Unknown	Vacant	Fair/Poor
1149	1944	N/A	Maintenance Facility	Vacant	Fair/Poor
1144	1944	N/A	NEX Maintenance Shop, Warehouse	Vacant	Fair/Poor
1150	1944	N/A	MWR Warehouse	Vacant	Fair/Poor
1562	1944	N/A	Recycling Center	Recycling Center	Fair
1569	1944	Unknown	Support Activities, Tractor Maintenance, Storage	N/A	Demolished
1570	1943	N/A	Recycling Center	Vacant	Fair
1759	1969	N/A	Transformer Substation	Existing	Damaged
1850	1978	N/A	Lift Station	Lift Station	Good
1853	1974	N/A	Baseball Field	Baseball Field	Fair
1882	1983	N/A	Restrooms	Restrooms	Fair
1916	1974	N/A	Baseball Field	Baseball Field	Fair
1917	1974	N/A	Baseball Field	Baseball Field	Fair
1918	1974	N/A	Baseball Field	Baseball Field	Fair
1958	1989	N/A	Concession Stand, Janitor Storage	Concession stand, janitor storage	Fair
1966	1996	N/A	MWR Beach Cottage Support	MWR Beach Cottage Support	Good

Notes:

N/A not applicable

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Table 20-2. Parcel B4-15B Transformers

XFMR Station	Building Number	Serial Number	Indoor/ Outdoor	Current Status ¹	kVA	Comment	ECP Category
PTXFR J278 (L,M,R)	N/A	Unknown	Outdoor	Existing	Unknown	XFMR is pole-mounted and is in good condition. Available records indicate no XFMR explosions/failures or XFMR fluid releases/spills at this location.	1
PTXFR J279(L,M,R)	N/A	Unknown	Outdoor	Existing	75	XFMR is pole-mounted and is in good condition. Available records indicate no XFMR explosions/failures or XFMR fluid releases/spills at this location.	1
PTXFR F230	N/A	Unknown	Outdoor	Existing	25	XFMR is pole-mounted and is in good condition. Available records indicate no XFMR explosions/failures or XFMR fluid releases/spills at this location.	1
PTXFR J257	N/A	Unknown	Outdoor	Existing	50	XFMR is pole-mounted and is in good condition. Available records indicate no XFMR explosions/failures or XFMR fluid releases/spills at this location.	1
PTXFR J263	N/A	Unknown	Outdoor	Existing	25	XFMR is pole-mounted and is in good condition. Available records indicate no XFMR explosions/failures or XFMR fluid releases/spills at this location.	1
PTXFR J265	N/A	Unknown	Outdoor	Existing	25	XFMR is pole-mounted and is in good condition. Available records indicate no XFMR explosions/failures or XFMR fluid releases/spills at this location.	1
Substation S1759 (LN4249)	929	Unknown	Outdoor	Existing	150	Formerly 3 transformers, only 1 remains. An RI was performed to investigate the potential release of PCBs at Substation S1759. Analytical results indicated that PCB concentrations in the soil and the concrete exceeded HDOH and TSCA action levels. A removal action was conducted (DoN 2006b). Institutional and engineering controls have been implemented to limit access and redevelopment of the site. Substation S1759 is restricted to industrial use only. A ROD was signed in 1999 (DoN 1999c).	4

Notes:

- 1 Status as of April 2008
 ECP environmental condition of property
 kVA kilovolt ampere (equipment capacity)
 N/A not available
 PTXFR pole-mounted transformer
 XFMR transformer

FINAL

Table 20-3. Parcel B4-15B Drywells

Drywell Name	Diameter (in)	Depth (ft)	Flow (ft ³ /sec)	Type ¹	Well Cleaned ²	Longitude	Latitude	ECP Category
M8-01	8	38	0.70	3	Yes	-158° 03' 21.940"	21° 19' 49.003"	3
M7-01	12	40	6.79	3	No	-158° 03' 11.322"	21° 19' 53.897"	3

Notes:

- 1 The type of drywell is based on the construction details of the drywell. Additional information about the construction details is located in Appendix B.
- 2 The following steps are taken when a drywell is cleaned and closed: (1) A sample of the sediment is taken one foot below the top of the sediment with a direct-push drill rig. The sample is analyzed for TPH and TCLP RCRA metals; (2) Sediment in the well is removed with a vacuum truck and drill rig down to the natural ground at the bottom of the well. Sediment, soil, and silt are suctioned into 55-gallon drums or a holding tank. These are stored as solid waste until the sample analytical results are received and reviewed; (3) After removing the sediment, a sample of the natural ground is collected at the surface of the natural ground with a direct-push drill rig. The sample is analyzed for TPH and TCLP RCRA metals. The natural ground analytical results are compared to the sediment results; (4) The well casing is left in place, and the dry well is backfilled with neat cement slurry. The mix ratio is 94 pounds of Portland Type I or Type II cement to approximately six gallons of water. A tremie pipe is used to place the slurry from the bottom of the well to the ground surface. The initial lift of grout is left to settle for approximately 24 hours. If necessary, a second lift of neat cement slurry will be poured from the top of the well to bring the grout level up to the ground surface.

in inches
 ft feet
 ft³/sec cubic feet per second
 ECP Environmental Condition of Property

FINAL

Table 20-4. Parcel B4-15B Aboveground Storage Tanks

AST Number	Building Number	Current Status ¹	Original Use	AST Construction Description and Date	AST Volume (Gals)	Contents	Leak or Staining Identified	ECP Category
B1150-500-01	1150	Existing	MWR Warehouse Complex	Convault double-wall welded steel Date unknown	500	Diesel	No	1
B1150-500-02	1150	Existing	MWR Warehouse Complex	Convault double-wall welded steel Date unknown	500	MOGAS	No	1
Unknown	1150	Removed	Unknown	Welded steel Date unknown	(4) 250, (1) 100	Unknown	No	1
AST-FFD-01	1562/ 1570	Removed	Unknown	Single-wall welded steel Date unknown	250	Used Oil	No	1
B1570-250-01	1562/ 1570	Removed	Unknown	Single-wall welded steel Date unknown	250	Used Oil	No	1
Unknown	1569	Existing ²	Unknown	Welded steel Date unknown	(2) 500; (8) 250; (9) Unknown	Waste/ Used Oil	No	1
Unknown	1966	Removed	Beach Cottage Rental/Storage	Welded steel Date unknown	250	Propane	No	1

Notes:

- Status as of April 2008
- During the 2007 VSI, ASTs located at the former Building 1569 appeared to have been removed from other locations.

AST aboveground storage tank
ECP environmental condition of property
Gals gallons

reviewed indicated that there were any structures between these two roadways during the Navy's tenure on the property.

- The parcel is bordered on the east by Coral Sea Road and residential housing that was formerly used for military housing.

20.2 HISTORICAL, CURRENT, AND PROPOSED FUTURE LAND USE

The Navy acquired the property associated with Parcel B4-15B more than 50 years ago. This parcel includes 18 structures: 12 buildings (Buildings 929, 1966, 1152, 1153, 1149, 1144, 1150, 1569, 1958, 1882, 1570, 1562), a sewer lift station (Structure 1850), a transformer substation (S1759), and four baseball fields associated with Nelson Field (Baseball Fields 1853, 1916, 1917, and 1918).

In 1941, the Marine Corps Ewa Airstrip was completed to serve as an auxiliary airfield for the Navy's Ford Island Facility. The Ewa MCAS was extensively damaged during the Japanese attack on Oahu in 1941. During World War II, the design capacity of MCAS was changed (DoN 1994). Buildings 929, 1144, 1150, 1149, 1152 and 1153 were originally part of the former MCAS Ewa Airstrip, and later became the Navy's MWR Warehouse Complex. The MWR Warehouse Complex was used to store maintenance equipment and supplies, and also served as the auto maintenance building for MWR vehicles from 1941 to 1994. The area surrounding Buildings 1144, 1150, 1149, 1152, and 1153 was designated POI-19 and has been investigated (refer to Section 20.3). Buildings 929, 1144, 1150, 1149, 1152 and 1153 are currently vacant and have been heavily vandalized. A chain link fence partially surrounds the warehouse area.

Building 1569 was constructed in 1944 and was used for various facility support activities. In 1994, Building 1569 was being utilized as a tractor maintenance and storage facility for agricultural equipment and supplies. Significant staining was noted on the ground in and around the building during the 1994 EBS (DoN 1994). Building 1569 has been demolished, a concrete foundation remains in its former location. Staining was not specifically observed during the 2007 VSI.

Buildings 1562 and 1570 were constructed in 1944 and utilized for various facility support activities. A MWR Recycling Center was formerly located southeast of the intersection of Cabot Road and Vinson Road at Buildings 1570 and 1562. Expended sonobuoy casings were formerly stored in an open storage area west of the MWR Recycling Center. During the 1994 basewide EBS, construction debris, hundreds of discarded sonobuoy containers, and 55-gallon drums that reportedly contained waste oil were observed in an unpaved area south of Building 1570 (DoN 1994). This area was designated POI-17 and has been investigated (refer to Section 20.3). Buildings 1562 and 1570 are currently vacant. A chain link fence partially surrounds the buildings and the adjacent former storage area.

Building 1966 was constructed as a support building for the Beach Cottage Compound. Materials stored in the building include cottage supplies (linens, electrical equipment, etc.) and cottage maintenance supplies (flooring, pesticides, paints, fuel for equipment, etc.). Materials are maintained in marked hazardous storage containers. Various equipment (forklifts, air conditioning units, etc.) are also stored on the property until they can be transferred offsite to a DRMO facility. Building 1966 is in good condition, and is secured within a chain link fence.

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Building 1569 was constructed in 1944 and was used for various facility support activities. In 1994, Building 1569 was being utilized as a tractor maintenance and storage facility for agricultural equipment and supplies. Significant staining was noted on the ground in and around the building during the 1994 EBS (DoN 1994). Building 1569 has been demolished, a concrete foundation remains in its former location. Staining was not specifically observed during the 2007 VSI.

Buildings 1562 and 1570 were constructed in 1944 and utilized for various facility support activities. A MWR Recycling Center was formerly located southeast of the intersection of Cabot Road and Vinson Road at Buildings 1570 and 1562. Expended sonobuoy casings were formerly stored in an open storage area west of the MWR Recycling Center. During the 1994 basewide EBS, construction debris, hundreds of discarded sonobuoy containers, and 55-gallon drums that reportedly contained waste oil were observed in an unpaved area south of Building 1570 (DoN 1994). This area was designated POI-17 and has been investigated (refer to Section 20.3). Buildings 1562 and 1570 are currently vacant. A chain link fence partially surrounds the buildings and the adjacent former storage area.

Building 1966 was constructed as a support building for the Beach Cottage Compound. Materials stored in the building include cottage supplies (linens, electrical equipment, etc.) and cottage maintenance supplies (flooring, pesticides, paints, fuel for equipment, etc.). Materials are maintained in marked hazardous storage containers. Various equipment (forklifts, air conditioning units, etc.) are also stored on the property until they can be transferred offsite to a DRMO facility. Building 1966 is in good condition, and is secured within a chain link fence.

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Buildings 1882 and 1958 are currently used as support buildings (bathrooms and concession stand/janitor storage, respectively) for Nelson Field.

The KMP recommends reserving the areas located in Parcel B4-15B for moderate intensity mixed use and institutional (school) use. Moderate intensity mixed use areas are encouraged to have storefront uses on the ground level and residential uses above. The moderate intensity mixed uses are also intended to function as transitional uses between the high-density mixed use and the identified institutional uses, such as schools. Part of the property in Parcel B4-15B has been identified as a potential future location of a second elementary school for the region (HCDA, 2006).

20.3 SUMMARY OF ENVIRONMENTAL FINDINGS

Parcel B4-15B contains ECP Category 1, 2c, 3, and 4 sites. Category 1 sites are areas where no release or disposal of hazardous substances or petroleum products has occurred; Category 2c sites are areas where release, disposal, and/or migration of petroleum products have occurred, but at concentrations that do not require a response action; Category 3 sites are 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 sites are 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.

The environmental condition of this property is based on visual observations made between June 2007 and April 2008 and review of previously prepared documents. Due to the unsecured nature of the property, dumping, vandalism, and other changes to the property have and continue to occur. Conditions are likely to continue to change over time.

20.3.1 Findings of Concern

In accordance with CERCLA 120 (h), the Navy must provide notice of any hazardous substance activity on the parcel. This notice is to be based on the best available information for the parcel. If there is evidence of hazardous material activity on the parcel, the Navy has an obligation to provide detailed, accurate information on all "reportable quantities" of hazardous substances stored, released, or disposed of on property and must disclose whether or not all remedial action necessary to protect human health and the environment has been taken with respect to those hazardous substances. For the purposes of this ECP, "Findings of Concern" are those findings which represent hazardous activity that has occurred on the parcel and for which either remedial action is incomplete or land use restrictions have been placed on the parcel as a result of the hazardous substance activity. The on-site findings of concern which require notification are summarized in the following:

Asbestos in the Environment – Piles of various solid and miscellaneous wastes were observed on the parcel during the 2007 VSI. Solid waste materials including construction debris, soil, concrete rubble, and other building materials may contain asbestos. Asbestos may also be present in the soil and surrounding surfaces as a result of this debris. Some solid and miscellaneous wastes deposited on the site do not have the potential to release asbestos to the environment; these wastes are discussed in the Solid and Miscellaneous Waste section.

Building 929 has been heavily vandalized; with several windows broken. This may have resulted in a release of asbestos fibers from friable materials inside the structure to the environment. It is possible that these fibers are present in the soil surrounding the building. Various materials and debris have also been removed from the building. Tiles and pipe insulation were both noted on the ground surrounding the building in April 2008. It is possible that these materials contain/contained asbestos and that these materials have been released to the soil and surfaces surrounding the building.

Operationally Contaminated/IR Sites – POI-18/POI-48, Substation S1759. Substation S1759 is located south of Pond Street. It formerly consisted of three pad-mounted transformers that were identified as having released PCBs into the environment. The potential PCB contamination at Substation S1759 was initially designated as POI-18; it was later incorporated into POI-48 for further investigation and remediation. Substation S1759 is designated as POI-18/POI-48 in this document to maintain reference to the initial designation, and provide clarity separating this site from other sites included in POI-48 (transformer release sites).

An RI was performed to investigate the potential release of PCBs at Substation S1759. Surface soil samples and concrete wipe samples were collected and analyzed for PCBs. Analytical results indicated that PCB concentrations in both the soil and the concrete exceeded HDOH and TSCA action levels. Therefore, a removal action to excavate contaminated soil and scabble contaminated concrete was conducted. All contaminated soil could not be removed, due to concerns about stability of nearby structural foundations. A layer of plastic was placed over the excavated area, and covered with 2 to 6 feet of clean soil. All contaminated concrete could not be removed due to presence of electrical equipment. Remaining contaminated concrete was encapsulated with a layer of clean concrete. Access to the concrete slab was already restricted via a locked fence. There are residual PCBs in the concrete slab and in soil at two to six feet below ground surface and under the concrete slab. Institutional and engineering controls, including inspections and a marked restricted area, respectively, have been implemented at Substation S1759 to limit access and redevelopment of the site. POI-18 (Substation S1759) is restricted to industrial use only. A ROD was signed in 1999 (DoN 1999c).

The site has been classified as ECP Category 4, areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.

20.3.2 Findings of No Concern Which Require Notification

In accordance with CERCLA 120 (h), the Navy must provide notice of any hazardous substance activity on the parcel. This notice is to be based on the best available information for the parcel. If there is evidence of hazardous material activity on the parcel, the Navy has an obligation to provide detailed, accurate information on all "reportable quantities" of hazardous substances stored, released, or disposed of on property and must disclose whether or not all remedial action necessary to protect human health and the environment has been taken with respect to those hazardous substances. For the purposes of this ECP, "Findings of No Concern Which Require Notification" are those findings which represent hazardous substance activity that has occurred on the parcel however all remedial actions have been completed. Findings of No Concern Which Require Notification may also include findings which potentially

pose a threat to human health or the environment, but which are not regulated by CERCLA. The on-site findings which are not considered findings of concern, but which require notification are summarized in the following:

Asbestos in Structures – Buildings constructed prior to or during 1980 (refer to Section 20.6) are assumed to contain asbestos. Structures 1853, 1916, 1917, and 1918 are baseball fields associated with Nelson Field. Since these are not actually buildings, it is unlikely that asbestos-containing material exists. The following is specific information for other buildings on the parcel:

- Building 1759:** This structure was formerly a transformer substation. It is possible that the electrical equipment housed in this structure contains asbestos-containing material; however inspection information is not available. This transformer is located within a fenced compound. During the 2007 VSI it was noted that the fenced compound was significantly intact and that minimal damage was visible to the exterior of the structure. The interior of the structure was not inspected during the 2007 VSI.
- Building 929:** Asbestos-containing material in ceiling tile, pipe fitting insulation, and roof tar on the HVAC system was identified during the 1998 asbestos survey. The upper and lower roof core was assumed to contain asbestos (NAVFACPAC 1998). During the 2007 VSI it was noted that the building had been heavily vandalized and that ceiling tiles had been destroyed and distributed inside the structure. It is therefore likely that asbestos-containing material materials that were previously in good or fair condition are currently in poor or damaged condition. It is also possible that asbestos fibers may have been released to other surfaces within the structure.
- Building 1850:** This structure is a sewer lift station. No potential asbestos-containing material has been identified (DoN 2006c), and none was identified during the 2007 VSI.
- Building 1152:** No suspect material was identified during an asbestos inspection performed in conjunction with preparation of the Basewide EBS (DoN 1994). In 2002, an additional site evaluation was performed to review previous asbestos-containing material inspection reports, inspect additional buildings, and to confirm asbestos content in asbestos-containing material previously identified. This building is identified in the summary table for this report indicating that no asbestos-containing material has been identified (DoN 2002d). No change was noted during the 2007 VSI.
- Building 1153:** No suspect material was identified during an asbestos inspection performed in conjunction with preparation of the Basewide EBS (DoN 1994) or during an asbestos inspection performed in 1994 (NAVFACPAC 1998). In 2002, an additional site evaluation was performed to review previous asbestos-containing material inspection reports, inspect additional buildings, and to confirm asbestos content in asbestos-containing material previously identified. This building is identified in the summary table for this report indicating that no

- asbestos-containing material has been identified (DoN 2002d). No change was noted during the 2007 VSI.
- Building 1149: In 2002, an additional site evaluation was performed to review previous asbestos-containing material inspection reports, inspect additional buildings, and to confirm asbestos content in asbestos-containing material previously identified. This building is identified in the summary table for this report indicating that no asbestos-containing material has been identified (DoN 2002d). No change was noted during the 2007 VSI.
- Building 1144: No suspect material was identified during an asbestos inspection performed in conjunction with preparation of the Basewide EBS (DoN 1994) or during an asbestos inspection performed in 1994 (NAVFACPAC 1998). In 2002, an additional site evaluation was performed to review previous asbestos-containing material inspection reports, inspect additional buildings, and to confirm asbestos content in asbestos-containing material previously identified. This building is identified in the summary table for this report indicating that no asbestos-containing material has been identified. (DoN 2002d) No change was noted during the 2007 VSI.
- Building 1150: No suspect material was identified during an asbestos inspection performed in conjunction with preparation of the Basewide EBS (DoN 1994). No asbestos-containing materials were identified during an asbestos inspection performed in 1994 (NAVFACPAC 1998). In 2002, an additional site evaluation was performed to review previous asbestos-containing material inspection reports, inspect additional buildings, and to confirm asbestos content in asbestos-containing material previously identified. This building is identified in the summary table for this report indicating that no asbestos-containing material has been identified. (DoN 2002d) No change was noted during the 2007 VSI.
- Building 1958: No suspect material was identified during an asbestos inspection performed during preparation of the Basewide EBS (DoN 1994). In 2002, an additional site evaluation was performed to review previous asbestos-containing material inspection reports, inspect additional buildings, and to confirm asbestos content in asbestos-containing material previously identified. This building is identified in the summary table for this report indicating that no asbestos-containing material has been identified. (DoN 2002d) No change was noted during the 2007 VSI.
- Building 1562: Building 1562 is a one story corrugated metal structure. Interior finish materials include vinyl floorings, corrugated metal walls, and corrugated metal ceilings. An asbestos-containing material inspection was performed on the building in 1994. Although two homogenous areas of suspect ACM were identified during the inspection, material bulk samples indicated that the two homogeneous areas identified (two colors of flooring) did not contain asbestos (NAVFACPAC 1998). No change was noted during the 2007 VSI.

- Building 1569: No suspect material was identified during an asbestos inspection performed during preparation of the Basewide EBS (DoN 1994). There was no access to the building during an asbestos inspection performed in 1994 (NAVFACPAC 1998). Since this building was constructed prior to 1980 (constructed in 1944) it is possible that asbestos-containing material was present in the structure. During the 2007 VSI it was noted that the building had been demolished and that only a concrete foundation remained.
- Building 1570: No suspect material was identified during an asbestos inspection performed in conjunction with preparation of the Basewide EBS (DoN 1994) or during an asbestos inspection performed in 1994 (NAVFACPAC 1998). The building was noted to be in worn and fair condition during the 2007 VSI.
- Building 1882: No suspect material was identified during an asbestos inspection performed in conjunction with preparation of the Basewide EBS (DoN 1994) or during an asbestos inspection performed in 1994 (NAVFACPAC 1998). Building 1882 is a restroom building associated with Nelson Field. Although the building was constructed after 1980 (constructed in 1982), it is possible that asbestos-containing material is present in the building. During the 2007 VSI, potential asbestos-containing material was identified beneath the sinks in the men's restroom (the women's restrooms were not investigated, but assumed to be similar).
- Building 1966: Asbestos inspection information is not available for Building 1966. The building is of more recent construction (1996), so it is less likely that asbestos-containing material is present in the structure. No asbestos-containing material was identified during the 2007 VSI.

AUP – AUP structures on the parcel include two existing ASTs, eight ASTs which have been removed, and 19 out of service ASTs. The release from a Chevron fuel pipeline also affects the site.

ASTs: Two 500 gallon ASTs, identified as B1150-500-01 and B1150-500-02, are located near Building 1150 (DoN 2006c). During the 2007 VSI, the existence of both tanks was confirmed; no evidence of leaks was observed. Both tanks are Convault tanks, consisting of a double wall steel tank jacketed by a concrete material. One of the two tanks was labeled gasoline, the other was labeled diesel. The contents of the tanks could not be verified during the 2007 VSI, however visual inspection indicated the presence of fluids/sludge in both tanks. The two ASTs are considered an ECP Category 1 site, areas where no release or disposal of hazardous substances or petroleum products has occurred.

Two single-walled ASTs, identified as AST-FFD-01 and B1570-250-01, were previously observed in good condition and out of service at the Building 1562/1570 area (DoN 2006c). Neither of these tanks could be located during the 2007 VSI. No obvious staining from the tanks was noted.

Approximately 19 out of service ASTs are stored on a concrete pad in the location of the former Building 1569. During the 2007 VSI, the tanks were observed to be in various conditions, though no staining was noted.

In 2002, five removed ASTs were observed along the fenceline south of Building 1150. The removed ASTs consisted of four approximately 250-gallon ASTs, and one approximately 100-gallon AST. Two of the 250-gallon ASTs are labeled as property of the U.S. Army and "Light Water." The ASTs appeared to be empty and not associated with activities at the MWR Warehouse Complex (DoN 2005a). These ASTs were not located during the 2007 VSI and are assumed to have been removed.

Previous investigations identified a 250-gallon welded steel, propane AST located at Building 1966. (DoN 2005a) This AST could not be located during the 2007 VSI, and it is assumed to have been removed.

Pipeline: A fuel pipeline operated by Chevron Products Company (Chevron) runs parallel to the northern boundary of Kalaeloa. An undetermined quantity of fuel was released from the pipeline during a leak that was detected in 1987, near the intersection of Coral Sea Road and Roosevelt Avenue. In response to the leak, Chevron skimmed free product from the groundwater. Although product recovery has been completed, some areas of product sheen and localized dissolved hydrocarbon contamination still exist in the area. Chevron performs groundwater monitoring activities of the contamination utilizing a series of wells belonging to Chevron. Chevron has stated that, based on recent analytical results, the contaminants are not migrating and natural attenuation is most likely occurring within the affected area. Further monitoring was recommended, but no further cleanup actions were found to be necessary (DoN 2005a). Chevron will continue to monitor the degradation of the contaminants once site access issues have been resolved between Chevron and the Navy (Markowitz pers. comm. 2007). Based on review of the most recent plume map for the release (URS 2001), the southern portion of the plume is located beneath Parcel B4-15B; therefore residual hydrocarbon is likely located in this parcel. This release has been assigned ECP Category 2c, areas where release, disposal, and/or migration of petroleum products have occurred, and response actions are under way, but all required response actions have not been completed.

Hazardous Substances/Hazardous Materials/Hazardous Wastes – The following hazardous substances/hazardous materials/hazardous wastes issues have been identified for the parcel. Although various miscellaneous debris and household wastes were noted on the parcel during the 2007 VSI, no distressed vegetation or other signs of release were noted during the 2007 VSI. The Navy will remove car batteries, containers, drums, and other wastes that have the potential for releases of chemicals to the environment, to the maximum extent practicable.

Creosote: Creosote is a wood preservative used as a fungicide, insecticide, miticide, and sporicide to protect wood. It is applied by either pressure or painting methods to wood products, primarily utility poles and railroad ties. PAHs, phenol, and cresols are commonly found in creosote. It is possible that the utility poles located on the parcel contain creosote. During the 2007 VSI, the utility poles appeared to be in generally good condition, though some showed sign of deterioration. One utility pole located near Building 1570 showed significant signs of downward mobility of wood treatment

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materials. A thick, dark colored substance was observed on the ground surface where the utility pole entered the ground.

Mercury-Containing Fluorescent Lamps: Mercury-containing fluorescent lamps may be present in buildings on the property. Although they do not present a concern in their current condition, disturbance during any demolition or disposal activities could result in potential concerns (DoN 2005a). Although there was no electricity provided to the buildings during the 2007 VSI, it appeared that the lighting fixtures were still located in the buildings; therefore, there is no change to this potential.

Stored Materials: Hazardous materials were previously stored in some of the warehouses on the parcel. In 1994, during the Basewide EBS, the following inventory was prepared for the warehouses on this parcel. Unless otherwise indicated, the materials were removed prior to the 2007 VSI.

- Building 929: Bleach, glass cleaner, Simple Green (two pallets of individually packaged units in household-size containers), floor polish remover, floor wax, lacquer paint (two pallets of individually packaged units in household-size containers). (DoN 1994)
- Building 1149: Paint (approximately four cans), carpet cleaner (one can), lighter fluid (one can), brake fluid (one can) (DoN 1994)
- Building 1153: Valvoline automotive grease (molybdenum sulfide) (55 gallons), soil conditioner (unknown quantity), paint (approximately five gallons), waste oil (approximately one gallon), and oil/grease (household quantities). (DoN 1994)
- Building 1562: Motor oil (1 gallon), gasoline (5 gallons), and paint (5 gallons) stored in a Conex locker on pavement (DoN 1994)
- Building 1569: Lube grease (15 gallons) (DoN 1994) Additional information about hazardous materials previously identified at former Building 1569 are discussed with POI-20 in the Operationally Contaminated / IR Sites section.
- Building 1570: Hydraulic fluid (5 quarts) (DoN 1994)

Disposed Materials: During the Basewide EBS performed in 1994, the land west of the MWR warehouses was being used as an unauthorized disposal area for construction debris, vegetative slash, and other wastes. During the initial inspection in 1993 the following were observed: 500-gallon diesel tank, 250-gallon herbicide tank, 5-gallon can of dry cleaning solvent, creosote-covered plywood, discarded 1-gallon paint cans, 1-gallon jug of waste oil, two full 55-gallon drums of an unknown substance, and numerous empty 55 gallon drums. Waste oil was stored adjacent to Buildings 1149 and 1153. During a return inspection of the area in 1994, a majority of these items had been removed. (DoN 1994) During the 2007 VSI, signs of additional unauthorized disposal were noted in a similar area, west of the MWR warehouses. Several drums (approximately 20) labeled with MWR stickers, but no indication of their contents were located adjacent to Building 1152. The Navy will remove containers, drums, and other wastes that have the potential for releases of chemicals to the environment, to the maximum extent practicable.

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Lead-Acid Batteries: During the 2007 VSI, damaged lead/acid batteries were identified in piles of miscellaneous waste south of Vinson Road and in a storage container near Building 1150. Based on a follow up site visit performed in April 2008, the batteries from the storage container have been removed. The Navy will remove car batteries to the maximum extent practicable.

Household Hazardous Materials: During the 2007 VSI, Building 1966 was being utilized for offices, maintenance, and warehouse space for the MWR Barbers Point Beach Cottages. Various hazardous materials were stored on the property, including: pesticides such as Round-Up in consumer-size packaging and ant killer in aerosol cans, household cleaners such as Windex in spray bottles and Cutting Edge Cleaner in plastic containers, gasoline, paint, and starter fluid, caulking, and paint. The materials are stored in flammable or hazardous materials storage lockers. No spills or staining were noted around the containers. A fenced in area on the east side of the Building had a faded sign which indicated "90 Day Accumulation Area;" used air conditioning units were stored in this area. It is unknown whether the units contained Freon. Per interview with Lynn Caplan on 29 August 2007, the units were stored temporarily until they were transported offsite by DRMO. Various other equipment and materials stored in the fenced compound, including a blue plastic 55-gallon drum labeled "Sozo Concentrate" were also reportedly stored temporarily awaiting transport by DRMO.

At the time of the 2007 VSI, part of Building 1958 was being utilized as a janitorial closet. Various materials were noted stored in the building, including paints, cleaners, and insecticides. No releases or staining from these materials was noted.

Waste Accumulation Area: In November 2007, approximately nine drums were stored in a fenced compound at the location of former Building 1569. Although these drums were labeled, the label could not be read. In April 2008, additional materials, stored in drums and on spill containment were also located on the pad. The fenced area was secured, and a sign indicating that the area was being used as a waste accumulation area had been installed on the fence.

Lead Based Paint – Buildings constructed prior to or during 1978 (refer to Section 20.1) are assumed to contain lead-based paint. Structures 1853, 1916, 1917, and 1918 are baseball fields associated with Nelson Field. Since these are not actually buildings, it is unlikely that lead-based paint exists. The dugouts, backstops, etcetera associated with the playing fields are primarily metal fencing with corrugated metal roofs. There is a potential for lead-based paint on these structures, however none was observed during the 2007 VSI. The following is specific information for other buildings on the parcel:

Building 1759: This structure was formerly a transformer substation. It is possible that the painted surface on this structure contains lead-based paint; however inspection information is not available. As a result of remediation at this site (POI-18/POI-48, refer to Section 20.3.1), this transformer is located within a fenced compound. During the 2007 VSI it was noted that the fenced compound was significantly intact and that minimal damage was visible to the exterior of the structure. The painted surfaces appeared weathered, but in fair to good condition.

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- Building 929: Approximately 2,000 square feet of lead-based paint in significantly damaged condition was previously identified in this building (DoN 2006c). During the 2007 VSI it was noted that the building had been heavily vandalized. It is therefore likely that painted surfaces have become more damaged. It is also possible that lead-based paint may have been released to other surfaces within the structure.
- Building 1850: This structure is a sewer lift station. No lead-based paint inspection information was available. No suspect lead-based paint was identified during the 2007 VSI.
- Building 1152: Approximately 13,600 square feet of lead-based paint in significantly damaged condition was previously identified in this building (DoN 2006c). No change was noted during the 2007 VSI.
- Building 1153: Approximately 13,700 square feet of lead-based paint in significantly damaged condition was previously identified in this building.(DoN 2006c). No change was noted during the 2007 VSI.
- Building 1149: Approximately 9,700 square feet of lead-based paint in significantly damaged condition was previously identified in this building (DoN 2006c). No change was noted during the 2007 VSI.
- Building 1144: Approximately 11,500 square feet of lead-based paint in damaged condition was previously identified in this building (DoN 2006c). No change was noted during the 2007 VSI.
- Building 1150: Approximately 11,200 square feet of lead-based paint in damaged condition was previously identified in this building (DoN 2006c). No change was noted during the 2007 VSI.
- Building 1958: Lead-based paint was not previously identified in this building (DoN 2006c). No change was noted during the 2007 VSI.
- Building 1562: An unknown quantity of lead-based paint in damaged condition was previously identified in this building (DoN 2006c). No change was noted during the 2007 VSI.
- Building 1569: An unknown quantity of lead-based paint in damaged condition was previously identified in this building (DoN 2006c). During the 2007 VSI it was noted that the building had been demolished and that only a concrete foundation remained. There is still a potential for lead-based paint to be in the vicinity of the building as a result of weathering during the building's existence or as a result of demolition activities.
- Building 1570: An unknown quantity of lead-based paint in damaged condition was previously identified in this building (DoN 2006c). The building was noted to be in worn and fair condition during the 2007 VSI.
- Building 1882: Lead-based paint was not previously identified in this building (DoN 2006c). During the 2007 VSI, potential lead-based paint was identified on the interior and exterior walls of the structure and on the eaves of the building.
- Building 1966: No lead-based paint inspection information was available. The building is of more recent construction (1996), so it is less likely that

lead-based paint is present in the structure. No lead-based paint was identified during the 2007 VSI.

There is a potential for lead-based paint in soil as a result of building vandalism and as a result of weathering of the lead-based paint. In addition, various construction and household debris has been deposited on the property (see Solid and Miscellaneous Waste section). Lead-based paint may also be present on the site as a result of this waste debris.

Mixed Waste and Radiological Material – Lighted emergency exit signs and smoke detectors may be present in buildings, some of which may contain small quantities of radiological material. Although they do not present a concern in their current condition, disturbance during any demolition or disposal activities could result in potential concerns (DoN 2005a). The buildings were noted to be heavily vandalized during the 2007 VSI, so it is possible that small amounts of radiological material have been released from exit signs that were damaged during the vandalism. Although no releases were specifically observed, and the existing fixtures were not analyzed during the 2007 VSI, the potential for radiological material release still exists.

No mixed waste issues were identified during the 2007 VSI.

Operationally Contaminated/IR Sites – Basewide POI-47, Drywell Network: Stormwater control at Kalaeloa is facilitated through the use of a basewide drywell network, which consists of approximately 250 drywells. Drywells at Kalaeloa are bored or drilled shafts ranging in size from four inches to ten feet in diameter, and ranging in depth from eight to more than 100 feet below ground surface (DoN 1999a). The drywells associated with the network are classified as underground injection control (UIC) wells, as defined by the Safe Drinking Water Act. Although the primary function of the drywell network is to facilitate stormwater drainage from the ground surface, historically several dry wells within the network also received discharge from industrial facilities (including sewage, process wastewater, equipment washdown fluids, and untreated industrial waste). Due to the potential for contamination, the drywell network was designated as POI-47 (DoN 1994). Non stormwater discharge to all but three drywells (which are not located in parcels included in this ECP) had been discontinued by 1999 (NAVFACPAC 1999). A Remedial Investigation (RI) was performed at the drywell network in 1999, with 187 of 250 known drywells (those in industrial areas) sampled. The findings of the RI indicated that VOCs, SVOCs/PAHs, TFH, pesticides, PCBs, and metals were detected in dry well sediment and/or drywell water samples. Sediments within the dry wells are at the bottom of the wells; therefore, human and ecological receptors are not expected to come into contact with these sediments. Regional monitoring wells were evaluated for these constituents in groundwater, but displayed no significant effects from drywells. Based on evaluation of drywell analytical results and regional groundwater chemical data, no cleanup is required for the drywells. Based on the RI data and the results of the risk assessment and data evaluation process, a no action decision was made for the drywell network. A no action ROD was signed in April 1999 (NAVFACPAC 1999). The basewide drywell network is designated as ECP Category 3, areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.

One drywell is currently located on Parcel B4-15B. An additional drywell was formerly located on Parcel B4-15B; however it has been cleaned and closed. Additional information about the drywells on the property is located in Table 20-2.

Basewide POI-49, The Regional Groundwater System: Based on a determination made during the 1994 EBS which indicated that the regional groundwater system beneath Kalaeloa could have been affected by numerous previous base activities, the Regional Groundwater System was designated as POI-49. An RI was performed for the Regional Groundwater System in 1999. During the RI, VOCs, TFH, SVOCs, pesticides, and herbicides were detected in the groundwater, but all were at concentrations below EPA and State of Hawaii maximum contaminant levels (MCLs). The herbicide atrazine and many metals were widely detected, but not considered related to activities at the base. Detected chemicals were evaluated for human health and ecological risk. Based on the risk evaluations, groundwater beneath Kalaeloa does not pose a threat to human health or the environment. A No Action ROD was signed in 1999 (NAVFAC PAC 1999). The monitoring wells associated with POI-49 have been properly closed (Shigaki, pers. com. 2008). The regional groundwater system is categorized as ECP Category 3 property, areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.

Groundwater underlying Kalaeloa is not currently used for domestic water supply purposes and requires desalination before use as drinking water (DoN 2002b).

POI-17, Area South of Building 1570. A former MWR Recycling Center is located in the northeast portion of former NAS Barbers Point, southeast of the intersection of Cabot Road and Vinson Road on Parcel B4-15. During the 1994 basewide EBS, an open unpaved waste oil storage area was noted south of the Building 1570 compound. Construction debris, hundreds of discarded sonobuoy containers, and 55-gallon drums that reportedly contained waste oil were observed (DoN 1994). Those items were not observed during the SI conducted in 2000 (Earth Tech 2001).

Based on the findings from the SI, the Area South of Building 1570 contained concentrations of COCs that posed a potential ecological risk to the environment. No further action was needed to protect human health at this site (Earth Tech 2001). The COC for the Area South of Building 1570 was arsenic. Subsequent to the SI and SSEBS, the Navy performed a draft Tier 2, Step 3a BERA and recommended an appropriate scientific management decision point (SMDP) for the Area South of Building 1570 site in accordance with U.S. Navy and USEPA guidance. Results of Step 3a of the Tier 2 BERA indicate that the level of potential risk to ecological receptors at this site is acceptable based on current environmental conditions; furthermore, there are no federal- or state-listed endangered or threatened species or critical or sensitive habitats known to exist at or near this site. The Area South of Building 1570 was recommended to be eliminated from further concern with regards to ecological risk (DoN 2006c).

Based on the results of the SI and the BERA, which were prepared in coordination with HDOH, the Area South of Building 1570 was recommended for no further action. A concurrence letter was received from the HDOH for the BERA (DoN 2006c). Based on the results of the SI, HDOH issued a No Further Action (NFA) letter for this site on 27 February 2006 (HDOH 2006a). The site is acceptable for unrestricted use. This site is

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

POI-19, MWR Warehouse Complex: The MWR Warehouse Complex consists of Buildings 1144, 1149, 1150, 1152, and 1153, and is located on Corregidor Street. The warehouses were used to store maintenance equipment and supplies, and served as the auto maintenance building for MWR vehicles. Practices at the MWR warehouses included disposal of used oil filters to the trash after draining; collection of batteries and brake pads for recycling; and accumulation of waste oil in 55-gallon drums. Between Buildings 1144 and 1149, empty paint cans were rinsed on a concrete pad prior to disposal. Land west of the MWR warehouses was used as an unauthorized disposal area for construction debris (DoN 1994). An RI was completed for the western half of the MWR Warehouse area in 1995. The RI indicated that this area did not pose a significant risk to human health or the environment. A no action record of decision (ROD) was signed for the western half of the MWR Warehouse area in 1999 (NAVFAC PAC 1999). The eastern portion of the complex was evaluated in by an SI in 2001 (DoN 2001a).

The results of the SSEBS and SI indicated that surface and subsurface soil at the MWR Warehouse Complex had elevated levels of arsenic and heptachlor epoxide exceeding the USEPA Region IX PRGs for residential use. The human health PRE and BERA evaluated the MWR Warehouse for a residential land-use scenario. Results of the human health PRE indicated that the MWR Warehouse Complex contained COCs (arsenic and heptachlor epoxide) in concentrations that presented an unacceptable risk for the residential land-use scenario. Results of the BERA indicated that concentrations at the MWR Warehouse Complex did not pose an unacceptable risk to ecological receptors. An EE/CA was prepared to evaluate potential response actions to address the arsenic and heptachlor epoxide in soil and to verify the conclusion that a limited surface and subsurface soil removal action would reduce risks to human health and the environment to acceptable levels. An action memorandum recorded the Navy's decision to conduct a response action at the MWR Warehouse Complex to address human health and ecological risk from potential exposure to arsenic and heptachlor epoxide in surface soil (DoN 2006c).

The remedial action contract contractor, Dawson Group, Inc., conducted a limited non-time critical removal action at the MWR Warehouse Complex from May to September 2005, to reduce arsenic- and heptachlor-epoxide-contaminated soils to acceptable levels (DoN 2006c). Areas 10 feet by 10 feet around each "hot spot" were initially excavated to a depth of 2 feet below ground surface. Screening samples were collected to direct expanded excavation activities, if required. Confirmation samples were collected to confirm boundaries of the excavations. Approximately 650 cubic yards of arsenic- and heptachlor-epoxide-contaminated soils were removed and disposed of at a facility permitted to accept CERCLA wastes. Samples collected during the removal action indicate that the cleanup goals for arsenic (22 ppm) and heptachlor epoxide (0.053 ppm) were achieved and the site no longer poses a threat to the human health; therefore, no further action is required. As a result of the removal of contaminated soil, followed by backfilling with clean imported backfill material, the potential risks to ecological receptors were also significantly reduced.

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The removal action objective of protecting human health and the environment was achieved. Therefore, the MWR Warehouse Complex is in a protective state for human health and the environment for unrestricted use, and no further response action is necessary. A No Further Action Decision Document was signed by both the Navy and HDOH in September 2005 (DoN 2005c).

In addition, household trash and debris and a hazardous materials storage locker were observed in an area west of POI-19 (MWR Warehouse Complex) during the site inspection conducted in July 2005. The storage locker appeared to be vandalized resulting in the contents leaking out of the locker and on to the adjacent ground. A removal action was conducted in an area 12 feet by 12 feet adjacent to the storage locker by Navy Region Hawaii from August 2005 to September 2006. Visibly stained soil was excavated to 1.5 bgs and soil samples were collected from the bottom and sidewalls of the excavation and analyzed for metals, pesticides, TPH, VOCs, and SVOCs. Confirmation sampling results indicated that COCs (TPH-diesel, TPH-heavy oil, and TCLP total copper) were detected, but at concentrations below action levels (USEPA Region 9 residential PRGs and HDOH Environmental Action Levels (EALs)). Approximately two cubic yards of contaminated soil were excavated and accumulated in 55-gallon drums and awaiting on-island disposal. Following excavation activities, the area was backfilled with clean soil and restored. This work was conducted as a compliance action associated with a vandalized storage locker, and was not considered a CERCLA release. This cleanup is documented in the Final Record of Closure Report, Excavate and Dispose of Contaminated Soil Behind MWR Warehouse, Barbers Point dated December 2006 (DoN 2006a). No further action is necessary and no covenants, restrictions, or reservations will apply to this area.

POI-19, MWR Warehouse Complex, is classified as ECP Category 4, areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken (DoN 2006c).

POI-20, Abandoned Roads Near Ewa Airstrip: MCAS Ewa Airstrip was constructed in the early 1940's on land at the northeast corner of the current Barbers Point property boundary. By the 1950's, the Ewa Airstrip had been abandoned, and the buildings demolished (NEESA, 1983).

During site investigations for the Basewide EBS in 1994 personnel noted the following potential environmental conditions: abandoned housing foundations with plumbing connections cut but not capped, an open 55-gallon drum of lube oil, scrap metal, engine parts, several empty rusted drums near former maintenance areas, an open drum with unknown contents, an empty hazardous materials locker with a petroleum odor, and extensive staining around Building 1569 where tractor maintenance was occurring (DoN 1994). The BCT recommended only "housekeeping" activities for POI-20. (DoN 2006f)

During a VSI conducted in September 2007, the area was abandoned and buildings appeared vacant, however significant dumping of miscellaneous waste and vandalism of structures was apparent. POI-20 is considered an ECP Category 3, areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.

PCBs – PCB-containing fluorescent lighting ballasts may exist in buildings on the property. Although the buildings may have been renovated, it is possible that some units may still have PCB-containing fluorescent lighting ballasts in operation (DoN 2006c). The buildings were noted to be heavily vandalized during the 2007 VSI, so it is possible that PCBs have been released from fluorescent lighting ballasts that were damaged during the vandalism. The existing lighting fixtures were not tested for PCBs during the 2007 VSI; however the potential for PCB release still exists. PCB ballasts were observed in a shipping container located near Building 1150.

Nine transformers were formerly located on the parcel, of these, seven transformers remain, two transformers formerly associated with S1759 have been removed. The three transformers associated with S1759 were pad mounted units, one pad mounted unit remains at this location. The potential PCB contamination at Substation S1759 was initially identified as POI-18, it was later incorporated into POI-48 for further investigation and remediation. Additional information about POI-18/POI-48 is included in the Operationally Contaminated/IR Sites section. The remaining transformers are pole mounted units, J278, J279, J265, J263, F230, and J257. No evidence of explosion or release of fluid was observed from these units during the 2007 VSI.

Pesticides/Herbicides – Pesticides have been used on the property to control mosquitoes, termites, and other pests; herbicides have been applied to prevent vegetation growth. Records do not indicate the specific types of pesticides and herbicides used on the property; however, insecticides and herbicides that are currently banned, such as DDT and Malathion, are no longer used at Kalaeloa. Pesticides and herbicides have been applied in accordance with the manufacturer's directions and the FIFRA. Concentrations in surface and near-surface soils are expected to be insignificant because best management practices have been employed. According to DoD guidance, areas exposed only to routine, licensed application of pesticides do not pose a risk to human health or the environment (DoN 2002b).

A pesticide storage tank was noted in the area west of the MWR warehouses (Buildings 1144, 1149, 1150, 1152, and 1153) during a site inspection in 1993. It had been removed by the time a re-inspection occurred in 1994 (DoN 1994). There is uncertainty in the former location of this tank. However, an RI performed for the western portion of the MWR warehouse site indicated that concentrations of COPCs in the soil were acceptable for unrestricted use and that no further action was necessary. No evidence of a release was noted during the 2007 VSI.

Pesticide releases associated with a former hazardous materials storage locker are discussed as part of the POI-19 discussion in the Operationally Contaminated / IR Sites section.

During the 2007 VSI, various pesticides, including RoundUp and aerosol ant killer, in consumer sized packaging, were stored in flammable storage lockers at Building 1966. In addition, Building 1966 was noted to have a Sentricon Termite control system installed.

Solid and Miscellaneous Waste – Piles of various solid and miscellaneous wastes were observed during the 2007 VSI. Solid waste includes construction debris, such as soil, concrete rubble, building materials, etc.; household waste, such as paper, household chemical and cleaner containers, food, packaging, used clothing, etc.; and

used appliances such as refrigerators, washing machines, dryers, and air conditioning units. Miscellaneous waste materials were generally scattered or piled throughout the parcel. However, significant quantities of miscellaneous waste materials were noted to be south of Vinson Avenue, in the vicinity of Building 929, and south of the MWR Warehouse Complex. A damaged roll-off type waste container was located near Building 1570 and contained additional miscellaneous debris. The Navy will remove car batteries, containers, drums, and other wastes that have the potential for releases of chemicals to the environment, to the maximum extent practicable.

20.3.3 Findings of No Concern

In accordance with CERCLA 120 (h), the Navy must provide notice of any hazardous substance activity on the parcel. This notice is to be based on the best available information for the parcel. If there is evidence of hazardous material activity on the parcel, the Navy has an obligation to provide detailed, accurate information on all "reportable quantities" of hazardous substances stored, released, or disposed of on property and must disclose whether or not all remedial action necessary to protect human health and the environment has been taken with respect to those hazardous substances. For the purposes of this ECP, "Findings of No Concern" are those findings which indicate that no hazardous substance activity has occurred on the parcel. The on-site findings that do not require notification for the parcel include the following potential environmental conditions:

Air – No air issues were identified within the parcel (DoN 2002b). No change was noted during the 2007 VSI.

Cultural Resources – No cultural resources were identified in the parcel. Although the Base wide EBS performed in 1994 identified the Quonset Grouping, consisting of Buildings 1144, 1149, 1150, 1152, and 1153 as historic structures, these structures are not listed in subsequent documents such as the Cultural Resources Management Plan (DoN 1999b).

Landfills – No landfill sites were identified within the parcel (DoN 2006c). No change was noted during the 2007 VSI.

MW/BW – No MW/BW sites were identified within the parcel (DoN 2006c). No change was noted during the 2007 VSI.

Natural Resources – No natural resource issues were identified within the parcels during the 2007 VSI.

Ordnance/UXO – No ordnance/UXO sites were identified within the parcel (DoN 2006c). No change was noted during the 2007 VSI.

Potable Water – No potable water issues were identified within the parcel (DoN 2002b). No change was noted during the 2007 VSI.

Radon – No Radon issues were identified within the parcels during preparation of this document.

Stormwater – No stormwater issues were identified within the parcels during the 2007 VSI.

Wastewater – No wastewater issues were identified within the parcels during the 2007 VSI.

20.3.4 Notices of Violation

No notices of violation have been identified for this parcel.

20.3.5 Adjacent Properties

The following are environmental conditions of property on adjacent properties which may affect the subject parcel.

- There were no findings for hazardous substances/hazardous materials/hazardous wastes, PCBs, landfills, medical/biohazardous waste, ordnance / UXO, potable water, mixed waste/radiological material, radon, wastewater, or stormwater identified for the adjacent properties which affect this parcel.
- Although lead-based paint and/or asbestos-containing material may be present on the adjacent parcel; it should not impact this parcel.
- Pesticides/Herbicides, solid/miscellaneous wastes, and the two base wide POI sites, POI-47 and POI-49 are discussed for this parcel. These conditions are also present on adjacent properties.
- Additional portions of POI-20 are located to the south of the parcel. A description of POI-20 is included in Section 20.3.2.

Additional general information about the adjacent properties is included in Section 20.1.

20.4 NOTICE OF HAZARDOUS SUBSTANCES STORED, DISPOSED OF OR RELEASED.

CERCLA Section 120(h)(1) requires that, whenever any agency of the United States enters into any contract for the sale or other transfer of real property which is owned by the United States and on which any hazardous substance was stored for one year or more, known to have been released, or disposed of, the contract shall include a notice of the type and quantity of such hazardous substance and notice of the time at which such storage, release, or disposal took place, to the extent such information is available on the basis of a complete search of agency files. This requirement was codified in 40 CFR Part 373, which provides that the storage portion of the notice applies only when hazardous substances are or have been stored in quantities greater than or equal to 1,000 kilograms (or 1 kilogram for "acutely" hazardous waste) or the hazardous substance's CERCLA reportable quantity found at 40 CFR 302.4, whichever is greater. A list of hazardous substances stored in excess of the 40 CFR Section 373 thresholds, disposed of, or released at the property is contained in Table 20-1.

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Table 20-5. Parcel B4-15B Notice of Hazardous Substances Stored, Disposed, or Released

Building or Location	Hazardous Substances	Estimated Quantity	Dates of Storage, Disposal, or Release* If known):	Stored (S), Disposed of (D), or Released (R):	Action Taken:
POI-17, Area South of Building 1570	Arsenic	Unknown	Unknown	R	The SI and BERA determined that this site does not pose a threat to human health or the environment. No further action is required. There are no land use restrictions. A No Further Action (NFA) letter for this site on 27 February 2006.
POI-18/48, Substation S1759	PCBs	Unknown	Unknown	R	A removal action was performed to address PCB contamination. Due to concerns about stability of nearby structural foundations surrounding the transformer pad, excavation could not be completed, therefore, plastic lining was used to cover the areas of contamination and then the areas were backfilled with 2 to 6 feet of clean soil to eliminate the exposure pathway for remaining PCBs. In addition, a total of 110 square feet of the transformer pad was scabbled and encapsulated with concrete to eliminate the exposure pathway for remaining PCBs. Institutional and engineering controls are in place that will limit access to and redevelopment of the site. A ROD was signed for transformer Substation S1759 in May 1999.
POI-19, MWR Warehouse Complex	Arsenic and heptachlor epoxide	Unknown	Unknown	R	A removal action was conducted consisting of excavation of contaminated soil and backfilling with clean imported soil. No further action is required. There are no land use restrictions. A No Further Action (NFA) letter was issued for this site in September 2005.
Area west of POI-19, MWR Warehouse Complex	Copper, TPH-diesel, TPH-heavy oil	Unknown	Unknown	R	A removal action was conducted in an area 12 feet by 12 feet adjacent to the storage locker. Stained soil was excavated and backfilled with clean soil. No further action is required. No covenants, restrictions, or reservations are required to be included in the lease-in-furtherance of conveyance/transfer.

Note *: There are no dates listed in this column to reflect the time period in which these releases may have occurred because there was only limited knowledge of site history and specific release dates were not documented.

20.5 NOTIFICATION: NOTICES, RESTRICTIONS, AND LAND USE CONTROLS

This section presents notices, restrictions, and land use controls (LUCs) necessary for the finding of suitability to lease the parcel based on the environmental conditions of each parcel. The Real Estate Agreement shall contain the notices, restrictions, and land use controls presented herein.

20.5.1 Notices, Restrictions, and LUCs for Lease

20.5.1.1 Asbestos in the Environment

The Tenant is hereby informed and does acknowledge that asbestos-containing materials may be present in waste debris on the site and that asbestos may be present in the soil as a result of this waste debris.

The Tenant is hereby notified that asbestos fibers may have been released to surfaces and the soil surrounding Building 929 due to the amount of damage to the building and the potential release pathways.

In the absence of ACM sampling results, the Tenant will treat any building material or waste debris that potentially contains asbestos as though it is ACM. When disturbing potential ACM, the Tenant will use appropriate procedures and equipment to limit occupational and environmental exposure. The Tenant will clean up all potential ACM waste generated by the disturbance and remove all waste. All work will be conducted in accordance with applicable federal, state, and local laws, rules, and regulations.

The Tenant, at its own expense, assumes all responsibility for the identification, assessment, maintenance, abatement, remediation, removal, stabilization, and/or disposal of all asbestos-containing material throughout the property. All identification, assessment, maintenance, abatement, remediation, removal, stabilization, and/or disposal work shall be conducted in conformity with all applicable laws and regulations.

20.5.1.2 Asbestos in Structures

The Tenant is hereby informed and does acknowledge that asbestos-containing materials were identified in Building 929. Suspect asbestos containing materials were also identified in Building 1882.

The Tenant, at its own expense, assumes all responsibility for the identification, assessment, maintenance, abatement, remediation, removal, stabilization, and/or disposal of all asbestos-containing material throughout the property. All identification, assessment, maintenance, abatement, remediation, removal, stabilization, and/or disposal work shall be conducted in conformity with all applicable laws and regulations.

20.5.1.3 Aboveground Storage Tanks

The Tenant is hereby notified that two single-walled ASTs, identified as AST-FFD-01 and B1570-250-01, were previously observed in good condition and out of service at the Building 1562/1570 area. Neither of these tanks could be located during the 2007 VSI and are assumed to have been removed. There are no covenants associated with these removed tanks.

The Tenant is hereby notified that five removed ASTs were formerly located along the fenceline south of Building 1150. These ASTs were not located during the 2007 VSI and are assumed to have been removed. There are no covenants associated with these removed tanks.

The Tenant is hereby notified that a 250-gallon welded steel propane AST was formerly located at Building 1966. This AST could not be located during the 2007 VSI, and it is assumed to have been removed. There are no covenants associated with this removed tank.

The Tenant is hereby notified that there are two 500 gallon ASTs, identified as B1150-500-01 and B1150-500-02, are located near Building 1150. Both tanks are Convault tanks, consisting of a double wall steel tank jacketed by a concrete material. One of the two tanks was labeled gasoline, the other was labeled diesel. The contents of the tanks could not be verified during the 2007 VSI, however visual inspection indicated the presence of fluids/sludge in both tanks.

The Tenant is hereby notified that approximately 19 out of service ASTs are stored on a concrete pad in the location of the former Building 1569. During the 2007 VSI, the tanks were observed to be in various conditions, though no staining was noted.

The Tenant shall be responsible for conducting all maintenance and addressing any releases at the existing ASTs on the property.

The Tenant shall perform maintenance, operation, release response, closures, and removals of ASTs in accordance with federal, state and local laws.

The Tenant will be restricted from conducting any excavation, digging, drilling, grading, or other ground-disturbing activities around ASTs on the lease property without prior written approval from the Navy. The Tenant may not install, modify, close, or remove any ASTs without prior written Navy authorization.

The Tenant must provide the Navy with written reports of the status of compliance for AST operations on a biannual basis and must provide access to and/or furnish the Navy with records regarding compliance with release detection requirements and releases according to applicable laws and regulations.

The Tenant must notify the Navy within 24 hours of any release from any portion of an AST system on the lease property and must implement mitigation as soon as possible. All correspondence with regulatory agencies, including, but not limited to, reports, site characterization data, and corrective action plans, must have prior approval of the Navy if the AST system is currently owned by the Navy; however, if the AST system was installed by the Tenant with the Navy's approval, the Navy should be copied on all correspondence, reports, and data submitted to the regulators.

20.5.1.4 Fuel Pipeline

The Tenant is hereby informed and does acknowledge that a fuel pipeline operated by Chevron Products Company runs parallel to the northern boundary of Kalaeloa and that an undetermined quantity of fuel was released from this pipeline during a leak that was detected in 1987, near the intersection of Coral Sea Road and Roosevelt Avenue.

Residual hydrocarbon associated with this fuel release may be present in the subsurface in this parcel.

The Tenant is hereby informed that one groundwater monitoring well (B-24) associated with the remediation of the pipeline fuel release is located on the property.

The Tenant shall not permanently obstruct or abandon the monitoring wells. The Tenant shall not allow dumping or disposal into the groundwater monitoring wells. The Tenant shall permit access to Chevron (and designated representatives) personnel for monitoring, well abandonment, and other activities associated with remediation of the fuel release.

The Tenant shall be restricted from extracting groundwater from the subsurface at the parcel. If residual petroleum or constituents are encountered in the subsurface (groundwater or soil), the Tenant shall be responsible for the protection of construction workers, occupants, and for proper sampling, handling, removal, and disposal in accordance with applicable federal, state, and local regulations, standards, and laws.

20.5.1.5 Hazardous Substances/Hazardous Materials/Hazardous Wastes

The Tenant is hereby informed that household hazardous materials are stored on the parcel. There are no covenants associated with these materials because no releases have been documented.

The Tenant is hereby informed that hazardous wastes are accumulated on the parcel. The accumulation area is secured and managed by the Navy. There are no covenants associated with these materials because no releases have been documented.

The Tenant is hereby informed that hazardous materials were formerly stored on the parcel. There is no covenant associated with these materials that have been removed from the property.

The Tenant is hereby informed that mercury-containing fluorescent lamps may be present in buildings/facilities on the parcel.

The Tenant is hereby informed that the utility poles located on the parcel may contain creosote. It is possible that the soil surrounding the pole near Building 1570 has also been affected by chemicals in the creosote.

The Tenant is hereby informed that various materials have been disposed of on the property. There are no known releases of materials to the environment, and the Navy has performed removal of containerized materials to the greatest extent practicable.

The Tenant is hereby informed that lead-acid batteries have previously been stored and deposited on the parcel. The Navy has removed the batteries to the greatest extent practicable.

The Tenant shall at its own expense at all times comply with all federal, state and local environmental laws concerning the handling, storage, transportation, treatment and/or disposal of any consumer and commercial products on the property that would be

considered hazardous substances and/or have constituents that would be considered hazardous substances and which may have special disposal requirements.

20.5.1.6 Lead-Based Paint

The Tenant is hereby informed and does acknowledge that lead-based paint has been identified in Buildings 929, 1144, 1149, 1150, 1152, 1153, 1562, 1569, and 1570.

The Tenant is hereby informed and does acknowledge that construction debris containing lead-based paint may exist in the soil and waste debris on the parcel.

The Tenant assumes all responsibility for the identification, assessment, maintenance, abatement, remediation, removal, stabilization and/or disposal of all lead-based paint hazards throughout the parcel. All identification, assessment, maintenance, abatement, remediation, removal, stabilization, demolition, and/or disposal work shall be conducted in conformity with all applicable laws and regulations. The Tenant shall be solely responsible for all costs associated with identifying, assessing, addressing and/or disposing of lead-based paint hazards.

20.5.1.7 Mixed Waste and Radiological Materials

The Tenant is hereby informed that exit signs and smoke detectors containing tritium, which is a low-level radioactive source, may be present in buildings on the property.

The Tenant is hereby informed that due to damage to the building exit signs and smoke detectors may have been damaged.

The Tenant shall be responsible for identifying the exit signs and smoke detectors containing tritium. If the Tenant identifies any exit signs and smoke detectors containing tritium, the Tenant shall be responsible for maintenance, removal, and disposal of tritium-containing exit signs and smoke detectors in accordance with all appropriate federal, state and local laws.

20.5.1.8 POI-47, Basewide Drywell Network

The Tenant is hereby informed of the presence of a basewide drywell network (POI-47) at the former NAS Barbers Point. The following notification and LUC applies to the drywells discussed in Section 20.3.2. There is currently one drywell on the parcel, it is shown on Figure 20-1 and listed in Table 20-3.

The Tenant is hereby informed of and does acknowledge the presence of drywells on the property. The Tenant assumes responsibility for the drywells, and shall submit a UIC Change of Operator Application to the State Department of Health, Safe Drinking Water Branch within 90 days of lease (or as stipulated by regulation). The Tenant must obtain and comply with the requirements of UIC permits in accordance with applicable federal, state, and local laws, regulations, and rules. The Tenant shall apply for UIC permits on any drywell that may be encountered on the property that is not currently permitted by the US Navy. The Tenant shall notify the Navy prior to installation of any new drywells on the parcel, and shall be responsible for permitting of any new drywells in accordance with applicable federal, state, and local regulations. The Tenant shall be responsible for complying with the requirements of any permits.

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The Tenant is notified that if sediment is removed from the drywells on the property, the Tenant is responsible for any costs associated with sampling and disposal, and is required to dispose of the sediment offsite in an appropriate facility in accordance with applicable laws and regulations.

20.5.1.9 POI-49, Regional Groundwater System

The Tenant is hereby notified of the presence of a basewide regional groundwater system (POI-49) at Kalaeloa. There are no covenants associated with the regional groundwater system because investigation has shown that the concentrations of chemicals of potential concern are at levels which do not pose a threat to human health or the environment.

20.5.1.10 POI-18 / 48, Substation S1759

The Tenant shall be notified of the presence of PCBs that are encapsulated in soil and concrete at POI 18/48 (Substation S1759). The following notifications and LUCs are compliant with the 01 October 2007 letter issued by HDOH regarding implementation of the Uniform Environmental Covenant Act (UECA) on DoD property offered for lease. In order to convey/transfer this parcel, an updated ECP with UECA requirements for conveyance/transfer must be prepared.

Land use controls have been implemented at this location to ensure that the areas contaminated with PCBs at levels exceeding unrestricted use criteria are not used for residential, recreational, or commercial purposes and to ensure that the engineering controls that are currently in place remain in place. The institutional and engineering controls limit both access to and redevelopment of the site.

The Tenant shall restrict the soil surrounding the transformer substation pad to nonresidential use. The Tenant shall restrict the concrete transformer substation pad and soil beneath the concrete slab to industrial use.

The Tenant shall maintain the soil and concrete encapsulations, the PCB caution labels, the fence, and the locked gate. The Tenant will be restricted from conducting any excavation, digging, drilling, grading, or other ground-disturbing activities, or activities that disturb concrete at the site without prior written approval from the Navy. If the land use is changed to one requiring stricter cleanup standards, the soil and concrete will need to be tested and remediated in accordance with applicable federal, state, and local laws. If the Tenant plans to change the use of the property to allow for residential or unrestricted use, the Tenant shall, at their own expense, conduct all response actions necessary to make the property suitable for such uses. The Tenant shall coordinate with the Navy for any amendments to the ROD.

The Tenant shall perform any activities involving the testing, handling and/or disposal of potentially contaminated soil and concrete in accordance with applicable federal, state, and local laws and regulations. Consistent with this obligation, the Tenant shall notify any party proposing to do any land modification that PCBs are present in encapsulated soil and concrete at Substation S1759 and shall require the party to handle and/or dispose of any contaminated material in accordance with applicable federal, state, and local laws and regulations.

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The Tenant shall perform five-year reviews to ensure that the use of the site remains consistent with the specified institutional controls and to ensure that all controls and restrictions are being obeyed. Five-year review reports shall be provided to the Navy in a timely manner for review and approval. The Tenant (and any subsequent sub lessee/tenant) shall conduct and submit review reports for Navy review no later than the end-February of the year the report is due. The Tenant shall revise the submitted report, as necessary, based on Navy review. Upon completion of review and approval, the Navy will submit the five-year review report to the HDOH. The first 5-year review shall be performed in 2010. Reviews shall be performed in accordance with the DoD "Policy for Conducting Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Statutory Five-Year Reviews, November 2001" and the USEPA's Comprehensive Five-Year Review Guidance. A five-year review report template and checklist are attached hereto and included in Appendix G. Each report provided to the Navy shall also include discussions on any permitted land modifications, the manner in which contaminated soil and concrete were handled and/or disposed, and any deficiencies are found during the inspection. A separate written explanation indicating the specific deficiencies found and what efforts or measures have been or will be taken to correct them shall be included.

The Tenant shall provide the Navy with the annual site inspection compliance certificates for Substation S1759 in the form of the Site Inspection Compliance Certificate attached hereto in Appendix G.

The Tenant shall notify the Navy of any activity on the property inconsistent with the LUC restrictions; the Tenant will be required to notify the Navy within three business days of such discovery.

POI-19, MWR Warehouse Complex

The Tenant is hereby notified that POI-19, the MWR Warehouse Complex consisting of Buildings 1144, 1149, 1150, 1152, and 1153, is located on the parcel. There are no covenants associated with POI-19 since remediation has been completed.

The Tenant is hereby notified that one groundwater monitoring well (MW-POI19MWR) is located along the southern side of the MWR Warehouse Complex (Building 1152).

The Tenant shall allow the Navy access to the property for conducting monitoring and cleanup activities associated with the monitoring wells in accordance with federal, state and local laws. The Tenant shall not permanently obstruct or abandon the monitoring wells. The Tenant shall not allow dumping or disposal into the groundwater monitoring wells.

20.5.1.11 POI-17, Area South of Building 1570

The Tenant is hereby notified that POI-17, the area south of Building 1570, is located on the parcel. There are no covenants associated with POI-17 since remediation has been completed.

20.5.1.12 PCBs

The Tenant is hereby notified that there are transformers located on the parcel. LUCs for Substation S1759 are included as covenants for POI-18/48.

The Tenant is hereby notified that PCB-containing fluorescent lighting ballasts may be present in buildings on the property.

The Tenant shall be responsible for maintenance, removal, and disposal of PCB-containing light ballasts in accordance with all appropriate regulations, including 40 CFR Part 761.

The Tenant shall be responsible for maintenance, removal, or modification of pad mounted transformers. The Tenant shall be responsible for addressing any releases from or damage to the transformers, including disposal of contaminated materials, in accordance with federal, state, and local environmental laws. The Tenant shall at its own expense at all times comply with all federal, state and local environmental laws concerning the sampling, handling, storage, transportation, treatment and/or disposal of any PCB containing materials on the property.

20.5.1.13 Pesticides/Herbicides

The Tenant is hereby informed that a pesticide storage tank was formerly located on the property. There are no covenants associated with materials that have been removed from the property.

The Tenant is hereby informed that pesticides are used and stored in Buildings 1958 and 1966. There are no known releases in these locations. There are no covenants associated with these materials.

The Tenant is hereby notified that pesticides/herbicides may have been applied to the parcel and adjacent lands as part of maintenance activities. No known or recorded releases of pesticides/herbicides were documented and applications of pesticides/herbicides were performed according to the manufacturer's directions, however, pesticide/herbicide residues may be present in the soil on the property.

The Tenant is responsible for taking any and all necessary actions to address pesticides and herbicides in the soil as required for the Tenant's use of the parcel. The Tenant shall analyze and/or dispose of impacted soil to ensure the protection of human health and environment at all times. Such actions shall be in accordance with applicable federal, state and local laws.

20.5.1.14 Solid and Miscellaneous Waste

The Tenant is hereby notified that various piles of solid waste were observed during the 2007 VSI of the parcel. The solid waste observed included soil, construction debris, and household appliances and other various wastes.

The Tenant shall be responsible for removal and disposal of the solid waste found on site in accordance with all applicable federal, state, and local laws.

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