



Corrected Final
Environmental Conditions of Property,
Environmental Site Investigation of
Proposed Wind Turbine Sites

Naval Station Newport
Newport, Rhode Island



Prepared for

Department of the Navy
NAVFAC Engineering &
Expeditionary Warfare Center

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(a joint venture)

Environmental Conditions of Property, Environmental Site Investigation of Proposed Wind Turbine Sites, Naval Station Newport, Newport, Rhode Island

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DATE: 18 February 2013

Introduction



Naval Station (NAVSTA) Newport is located in the southern part of Rhode Island adjacent to the towns of Middletown and Jamestown, RI, and the city of Newport, RI. Due to the installation's proximity to the Atlantic Ocean on the Narragansett Bay and the U.S. Environmental Protection Agency's (EPA) *RE-Powering America's Land: Siting Renewable Energy on Potentially Contaminated Land and Mine Sites* initiative, the potential for wind energy production was investigated and numerous sites identified (see Figure 1). Further screening of the sites produced the list of seven candidate locations for an environmental site investigation.

The following sites were included in the environmental investigation:

1. Bishops Rock
2. Prichard Field North
3. Prichard Field South
4. Building 1112 (Coddington Point)
5. Navy Lodge
6. Former Derecktor Shipyard (Coddington Cove) Installation Restoration (IR) site
7. Naval Undersea Warfare Center (NUWC) IR site

FIGURE 1

Proposed Wind Turbine Sites at NAVSTA Newport



Work Approach

Each site was assessed by a qualified engineer meeting the requirements of an Environmental Professional in accordance with American Society for Testing and Materials (ASTM) E1527 (2010). The environmental surveys were conducted in conformance with ASTM D6008 (2005) and ASTM E1527 (2010). In addition to walking each of the sites, a records review and interviews were conducted with Newport Public Works Department (PWD) personnel. An ASTM standard radius search of federal, state, tribal, and local databases was also completed in order to gather information concerning adjoining properties.

Findings

Table 1 and text that follows provide a summary of what was found. The completed ECP checklists are included in Attachments 1 through 7. Attachment 8 includes Government-furnished information regarding additional investigation at Navy Lodge, Building 1112 (Coddington Point), and Pritchard Field North.

TABLE 1
ECP Table

Site/Items Y- Yes N-No U-Unknown	Contaminants	Haz Mat	Haz Waste	UST	AST	PCBs	Asbestos	Lead Paint	Radon	Radiological Materials	Solid/Bio-Hazard Waste	Munitions	Threatened/ Endangered Species	Natural/Cultural Resources	NOVs
Bishops Rock	Y	N	Y	N	N	N	Y	Y	N	N	N	N	N	N	N
Prichard Field North	Y	N	Y	N	N	N	Y	Y	N	N	N	N	N	N	N
Prichard Field South	Y	N	Y	N	N	N	Y	Y	N	N	N	N	N	N	N
Building 1112 (Coddington Point)	Y	N	Y	N	N	N	Y	Y	N	N	N	N	N	N	N
Navy Lodge	U	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Former Derecktor Shipyard (Coddington Cove) (IR)	Y	N	Y	N	N	U	N	N	N	N	N	N	N	N	N
NUWC (IR)	U	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Notes:

Haz Mat – Hazardous Materials Use or Storage
 Haz Waste- Hazardous Waste Treatment, Storage or Disposal
 UST- Underground Storage Tanks
 AST- Aboveground Storage Tanks
 PCBs- Polychlorinated Biphenyls
 NOVs- Notices of Violation
 IR- Installation Restoration sites

Bishops Rock



Bishops Rock looking to the north



Bishops Rock roundabout driveway

Bishops Rock is located at the tip of a jetty at the end of Barschow Street. The site includes a small gazebo and roundabout gravel driveway.

- No easements or rights-of-way are located on the parcel.
- Soil excavated from the site may be classified as hazardous due to elevated toxicity characteristic leaching procedure (TCLP) lead and asbestos concentrations based on sample results. Additionally, interview notes indicated construction rubble containing asbestos and lead were part of the fill used to develop the parcel.
- Worker exposure to elevated lead and asbestos in the soil will need to be addressed before any future construction activities are conducted on the parcel.

The ECP Checklist for Bishops Rock is provided in Attachment 1.

Prichard Field North



Prichard Field North looking to the north



Prichard Field North utility building

Prichard Field North is the area bounded by Barschow Street to the South, Copodanno Drive to the east, and the bay to the northwest. The site has had numerous structures on it in the past and currently includes grassy areas with walkways and a sanitary sewer lift station that includes an exterior concrete platform supporting a backup generator in the southwest corner.

- No easements or rights-of-way are located on the parcel.

- Soil excavated from the site may be classified as hazardous due to the potential of encountering buried asbestos materials and debris painted with lead-based paint. Interview notes indicated construction rubble containing asbestos and lead were part of the fill used to develop the parcel.
- Worker exposure to elevated lead and asbestos in the soil will need to be addressed before any future construction activities are conducted on the parcel.

The ECP Checklist for Prichard Field North is provided in Attachment 2.

Prichard Field South



Prichard Field South looking to the south

Prichard Field South includes a baseball field to the north and the bay to the south. A concrete retaining wall bounds the southern portion and the remainder is covered by a running path, grassed areas, and a concrete pad.

- No easements or rights-of-way are located on the parcel.
- Soil excavated from the site may be classified as hazardous due to the potential of encountering buried asbestos materials and debris painted with lead-based paint. Interview notes indicated construction rubble containing asbestos and lead were part of the fill used to develop the parcel.
- Worker exposure to elevated lead and asbestos in the soil will need to be addressed before any future construction activities are conducted on the parcel.

The ECP Checklist for Prichard Field South is provided in Attachment 3.

Building 1112 (Coddington Point)



Coddington Point looking to the northeast



Coddington Point running path

Coddington Point is on the western tip of Coddington Cove. A drainage swale runs along the southern perimeter of the site and the remainder is covered by grassed areas and a running path.

- No easements or rights-of-way are located on the parcel.
- Soil excavated from the site may be classified as hazardous due to asbestos and lead concentrations. Interview notes indicated construction rubble containing asbestos and lead-based paint were part of the fill used to develop the parcel.
- Worker exposure to elevated lead and asbestos in the soil will need to be addressed before any future construction activities are conducted on the parcel.

The ECP Checklist for Building 1112 is provided in Attachment 4.

Navy Lodge



Navy Lodge looking east



Navy Lodge path and steam line

Navy Lodge lies in between Whipple Street and Coddington Cove. An aboveground steam pipe runs along the perimeter of the site. The remainder of the site is covered by grassed areas and a running path.

- No easements or rights-of-way are located on the parcel.

- Two anomalies were identified during the ground-penetrating radar survey that may have an impact on wind turbine construction activities.
- Though unlikely, the potential exists for encountering contaminated soils, particularly petroleum, lubricant, and oil-impacted, as a result of historical leaking tanks upgradient of the parcel.

The ECP Checklist for Navy Lodge is provided in Attachment 5.

Former Derecktor Shipyard (Coddington Cove) (IR)



Derecktor looking northeast



Derecktor looking toward paved area

The Derecktor site is located between Burma Road to the east and Coddington Cove to the west. The site includes paved and grassed areas.

- No easements or rights-of-way are located on the parcel.
- Soil excavated from the site may be classified as hazardous due to the potential of encountering contaminants.
- The parcel is part of a National Priorities List (NPL) site with an ongoing remedial action. Construction activities will require coordination with the investigation.
- Worker exposure to elevated polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and metals in the soil will need to be addressed before any future construction activities are conducted on the parcel.

The ECP Checklist for Derecktor Shipyard is provided in Attachment 6.

NUWC (IR)



NUWC looking northeast



NUWC concrete structure

NUWC is located on the northern limits of the Naval Undersea Warfare Center property with access roads to the west and south and a small pond to the north and east. The site is mainly a soil stockpile.

- No easements or rights-of-way are located on the parcel.
- The available information did not identify any current or historical use of hazardous or petroleum products on the parcel.
- The available information did not identify any spills or hazardous material disposal on the parcel. Soil excavated from construction activities on the Base are stockpiled on the parcel.
- There is no documentation of contaminated soil being placed in the stock pile. However, soil placed there could have been associated with the removal of excess excavated soil from contaminated areas of the Base.

The ECP Checklist for NUWC is provided in Attachment 7.

Disclaimer

In preparing this reporting form, CH2M HILL, INC. relied, in whole or in part, on data and information provided by the Client and third parties, which information has not been independently verified by CH2M HILL, INC. and which CH2M HILL, INC. has assumed to be accurate, complete, reliable, and current. Therefore, CH2M HILL, INC. does not warrant the accuracy of such information upon which it has relied. If such information is inaccurate or incomplete, it may impact the validity of the conclusions contained in the form.

This assessment has been prepared for the exclusive use and reliance of the client. It may not be reproduced without the approval of the client. Any conclusions or observations included in this report are intended for the sole use of the client. Use or reliance by any other party is prohibited without the written authorization of the client and CH2M HILL, INC. Reliance on this assessment by the client and all authorized parties will be subject to the terms, conditions, and limitations stated in the proposal, ECP reporting form, and the consulting agreement between NAVFAC MIDLANT and CH2M HILL, INC. Any use of or reliance upon the information by a third party other than the client shall be at the sole risk and liability of such third party and without legal recourse against CH2M HILL, INC., its subsidiaries and affiliates, or their respective employees, officers, or directors.

It is beyond CH2M HILL, INC.'s scope of work to review or examine: (1) materials containing asbestos; (2) the presence of radon; (3) the presence of lead-based paint; (4) lead in drinking water; (5) identification or delineation of jurisdictional wetlands; (6) issues associated with worker health and safety; (7) issues pertaining to compliance

with environmental regulations; or (8) liabilities associated with the offsite management of solid or hazardous wastes.

The CH2M HILL, INC. staff who performed the site assessment are not attorneys; therefore, the final report is not a legal representation or interpretation of environmental laws, rules, regulations, or policies of local, state or federal government agencies.

Any opinions or recommendations presented apply to site conditions existing when services were performed. CH2M HILL, INC. cannot report on, or accurately predict events that may change the site conditions after the described services are performed, whether occurring naturally or caused by external forces.

CH2M HILL, INC. assumes no responsibility for conditions we are not authorized to investigate, or which are not in our specific Scope of Work.

Attachment 1
Bishops Rock ECP Checklist

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

Installation: Naval Station Newport, Newport, Rhode Island

Parcel/Site Location and Description: Bishops Rock

The parcel is approximately 1 acre. See the attached maps.

Proposed Real Estate Action Description: The assessment was performed to identify environmental conditions before construction of the wind turbine and the lease agreement with the turbine owner.

SITE SUMMARY INFORMATION

1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions is provided for each environmental condition.

A. Parcel/Site Uses:

Prior Uses: This parcel used to have a pier that was used to unload coal ships. It was unused after WWII and then converted into a recreational area.

Current Uses: The parcel is used for recreational activities. A sanitary sewer discharge line from the local Publicly Owned Treatment Works to the permitted outfall crosses the general area of the parcel.

Future Uses: A wind turbine will be installed on the parcel.

B. Contaminants: Yes No Unknown

If yes, identify contaminant and media: Asbestos and lead based paint material debris in the fill across the parcel.

Source of information: Visual Site Inspection (VSI), interviews with Cornelia Mueller, Tom Smith, Mark Rielly, and Keith Webler (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any spills or environmental issues on the parcel. Also, the EDR report did not identify any adjacent properties with environmental issues that were found to affect the environmental condition of the property. TCLP soil analyses indentified one sample with elevated lead concentrations of 9 milligrams per liter (mg/L). This is consistent with the elevated metals identified in the draft *Evaluation of Urban Fill for Naval Station Newport* report for Coddington Point.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: Yes No Unknown

Hazardous Materials Storage: Yes No Unknown

Type of HM: N/A

Type of Use and/or Storage: N/A

Source of information: The VSI (no buildings, pads, or storage areas were found on the parcel), interviews with Mark Rielly and Keith Webler (NAVFAC), and the government database radius search report provided by EDR, Inc. did not reveal or document any hazardous materials use, disposal, or storage on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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

Source of information: The VSI (no buildings, pads, or storage areas were found on the parcel), interviews with Mark Rielly and Keith Webler (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any TSD facilities on the parcel or on adjacent properties that would have impacted the parcel. An interview with Tom Smith (NAVFAC) identified asbestos in the fill used to develop the parcel. The asbestos was associated with building materials that had been disposed in the fill.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks: Yes No Unknown

UST No. _____ Gals. _____

Source of information: The VSI (no pads, piping, or vents were found on the parcel), interviews with Tyler Lewis and Cornelia Mueller (NAVFAC), and ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any USTs on the parcel or on adjacent properties that would have impacted the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

F. Above-Ground Storage Tanks: Yes No

AST No. _____ Gals. _____

Source of information: The VSI, interviews with Tyler Lewis and Cornelia Mueller (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any ASTs on the parcel or on adjacent properties that would have impacted the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyl's (PCB's): Yes No Unknown

Source of information: The VSI (one new transformer is located near the parcel) and an interview with Becky E. Barlow (NAVFAC) did not indicate the presence of any PCBs on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: Yes No Unknown

If yes: Friable Non-friable Unknown

Source of information: The VSI (no structures are located on the parcel) and an interview with Tom Smith (NAVFAC); the interview with Tom Smith identified asbestos associated with disposed building materials in the fill used to develop the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: Yes No Unknown

Source of information: The VSI (no structures are located on the parcel) and interviews with Tom Smith and Cornelia Mueller (NAVFAC) indicated that no structures on the parcel contain lead-based paint. However, the Geotechnical Report (attached to the *Geotechnical and Topographic Site Investigation of Proposed Wind Turbine Sites* report) indicated elevated lead in soil possibly due to lead-based paint associated with disposed building materials in the fill used to develop the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

J. Radon: Yes No Unknown

Source of information: No testing was performed at the parcel; however, tests were conducted elsewhere on the Base, with radon levels ranging up to 2.7 picocuries per liter (pCi/L) (AccuStar Labs, 2011). The EPA Radon Zone Maps shows this parcel in Zone 2 – Moderate Potential, which has a predicted average indoor radon screening level between 2 and 4 pCi/L.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: Yes No Unknown

Source of information: The VSI and an interview with Becky E. Barlow (NAVFAC) indicated that no radiological materials are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: Yes No Unknown

Source of information: The VSI and an interview with Mark Rielly and Keith Webler (NAVFAC) indicated that no solid/biohazardous wastes are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: Yes No Unknown

Source of information: The VSI and an interview with Deb Moore (NAVFAC) indicated that no known munitions or explosives of concern are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: Yes No Unknown

Source of information: An Interview with Shannon Kam (NAVFAC) indicated that T&E species are not a concern at the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

O. Natural or Cultural Resources: Yes No Unknown

Source of information: An interview with Shannon Kam (NAVFAC), the *Natural Resources Inventory and Assessment of Naval Station Newport* (2006), and the Integrated Natural Resource Management Plan (2001) indicate that no natural/cultural resources of concern are on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:

Current Use: Roadway from Bishops Rock to Naval Station Newport

Past Use: Bishops Rock was formerly an island and is surrounded by water on three sides. A filled-in roadway now connects the area to the shore, thus, there is no adjacent land.

Source of information: The VSI, an interview with Roger Poisson (NAVFAC), reviews of historical drawings, and the ASTM standard radius search of publicly available records provided by EDR, Inc.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? Yes No.

If yes, please explain:

Source of information: The ASTM standard radius search of publicly available records provided by EDR, Inc. and an interview with David D. Dorocz (NAVFAC) indicated no NOVs are associated with the parcel. Open NOVs at the Base concern CWA and SDWA.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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

N/A

Source of information: N/A

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:

Based on interviews with David D. Dorocz (NAVFAC), no easements or rights-of-way are located on the parcel. Soil excavated from the site may be classified as hazardous due to elevated TCLP lead and asbestos concentrations based on sample results. Additionally, interview notes indicated construction rubble containing asbestos and lead were part of the fill used to develop the parcel. Worker exposure to elevated lead and asbestos in the soil will need to be addressed for any future construction activities on the parcel.

3. Signature:

Based on the records reviews, site inspections, and interviews conducted for the proposed real estate action, the environmental conditions of the property are as stated in this document and this property is suitable for outgrant or transfer with the inclusion of the Land Use Controls identified above.

ECP Checklist Preparer:

David J. Stieb, P.E.

Print Name

12 December 2012

Date

PWD Environmental:

Signature_____
Title_____
Print Name_____
Date

Environmental Professional (EBL(EV3)):



Signature

Environmental Engineer

Title

David J. Stieb, P.E.

Print Name

12 December 2012

Date

Real Estate Professional:

Signature_____
Title_____
Print Name_____
Date

Property Owner (Activity or Region):

Signature_____
Title_____
Print Name_____
Date

Data Gaps

The ECP checklist was performed in accordance with the ASTM E1527-05 and is limited to the practices set forth in the standard. Exceptions include the following data gaps:

- Interviews with the past owners regarding the subject property were not conducted.
- Aerial photographs were reviewed for the following years: 1938, 1969, 1970, 1975, 1985, 1995, 2005, 2006, and 2008. Aerial photographs were not available in 5-year intervals and therefore could not be reviewed.
- A title search was not included in the scope of work.
- An evaluation of the property value per the ASTM E1527-05 was not included in the scope of work.

Assumptions

All work products were prepared for the exclusive use of the Client, for specific application to the property described in the proposed scope of services. No warranty, expressed or implied, is made. There are no beneficiaries of the work products other than the Client, and no other person or entity is entitled to rely upon the work products without the written consent of CH2M HILL, Inc. the following assumptions were made in preparing the checklist:

- Information collected from sources used to prepare this checklist was assumed to be correct and has not been independently verified by CH2M HILL.
- It is beyond CH2M HILL, Inc.'s scope of work to review or examine: (1) materials containing asbestos; (2) the presence of radon; (3) the presence of lead-based paint; (4) lead in drinking water; (5) identification or delineation of jurisdictional wetlands; (6) issues associated with worker health and safety; (7) issues pertaining to compliance with environmental regulations; or (8) liabilities associated with the offsite management of solid or hazardous wastes.
- The CH2M HILL, Inc. staff who performed the site assessment are not attorneys; therefore, the final report is not a legal representation or interpretation of environmental laws, rules, regulations, or policies of local, state or federal government agencies.
- Any opinions or recommendations presented apply to site conditions existing when services were performed. CH2M HILL, Inc. cannot report on, or accurately predict events that may change the site conditions after the described services are performed, whether occurring naturally or caused by external forces.
- CH2M HILL, Inc. assumes no responsibility for conditions we are not authorized to investigate, or which are not in our specific Scope of Work.

Attachment 2
Prichard Field North ECP Checklist

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

Installation: Naval Station Newport, Newport, Rhode Island

Parcel/Site Location and Description: Pritchard Field North

The parcel is approximately 1 acre. See the attached figure.

Proposed Real Estate Action Description: The assessment was performed to identify environmental conditions before construction of the wind turbine and the lease agreement with the turbine owner.

SITE SUMMARY INFORMATION

1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed construction of a wind turbine and lease with the wind turbine owner. A summary of the conditions, sources of information (including location), and any required use restrictions is provided for each environmental condition.

A. Parcel/Site Uses:

Prior Uses: The parcel was historically on the edge of a WWII dormitory complex.

Current Uses : Recreational use

Future Uses: A wind turbine will be installed on the parcel.

B. Contaminants: Yes No Unknown

If yes, identify contaminant and media: Asbestos and lead-based paint material debris are present in the fill throughout the parcel.

Source of information: The Visual Site Inspection (VSI), interviews with Cornelia Mueller, Tom Smith, Mark Rielly, and Keith Webler (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any spills or environmental issues on the parcel. Also, the EDR report did not identify any adjacent properties with environmental issues that were found to affect the environmental condition of the property. The draft *Evaluation of Urban Fill for Naval Station Newport* report, however, has elevated metals identified in numerous locations on Coddington Point.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: Yes No Unknown

Hazardous Materials Storage: Yes No Unknown

Type of HM: N/A

Type of Use and/or Storage: N/A

Source of information: The VSI (no buildings, pads, or storage areas were found on the parcel), interviews with Mark Rielly and Keith Webler (NAVFAC), and the government database radius search report provided by EDR, Inc. did not reveal or document any hazardous materials use, disposal, or storage on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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

Source of information: The VSI (no buildings, pads, or storage areas were found on the parcel), interviews with Mark Rielly and Keith Webler (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any TSD facilities on the parcel or on adjacent properties that would have impacted the parcel. An interview with Tom Smith (NAVFAC) identified asbestos and lead-based paint in the fill used to develop the parcel. The asbestos and lead were associated with building materials that had been disposed in the fill when the nearby WWII barracks were demolished.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks: Yes No Unknown

UST No. ____ Gals. ____

Source of information: The VSI (no pads, piping, or vents were found on the parcel), interviews with Tyler Lewis and Cornelia Mueller (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any USTs on the parcel or on adjacent properties that would have impacted the parcel. A ground-penetrating radar study performed in 2012 identified at least one anomaly that has the characteristics of an underground storage tank. Available records could not confirm that a UST was ever present at the site.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

F. Above-Ground Storage Tanks: Yes No

AST No. _____ Gals. _____

Source of information: The VSI, interviews with Tyler Lewis and Cornelia Mueller (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any ASTs on the parcel or on adjacent properties that would have impacted the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyl's (PCB's): Yes No Unknown

Source of information: The VSI and an interview with Becky E. Barlow (NAVFAC) did not indicate the presence of any PCBs on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: Yes No Unknown

If yes: Friable Non-friable Unknown

Source of information: The VSI (no structures are located on the parcel) and an interview with Tom Smith (NAVFAC); the interview with Tom Smith identified asbestos associated with disposed building materials in the fill used to develop the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: Yes No Unknown

Source of information: The VSI and interviews with Tom Smith and Cornelia Mueller (NAVFAC) indicated that no lead paint is present on the parcel since there are no structures on the parcel. However, the Site Survey (attached to the *Geotechnical and Topographic Site Investigation of Proposed Wind Turbine Site* report) indicated the possibility of buried lead-based paint associated with disposed building materials in the fill (anomalies on the site map) used to develop the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

J. Radon: Yes No Unknown

Source of information: No testing was performed at the parcel; however, tests were conducted elsewhere on the Base, with radon levels ranging up to 2.7 picocuries per liter (pCi/L) (AccuStar Labs, 2011). The EPA Radon Zone Maps shows this parcel in Zone 2 – Moderate Potential, which has a predicted average indoor radon screening level between 2 and 4 pCi/L.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: Yes No Unknown

Source of information: The VSI and an interview with Becky E. Barlow (NAVFAC) indicated that no radiological materials are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: Yes No Unknown

Source of information: The VSI and an interview with Mark Rielly and Keith Webler (NAVFAC) indicated that no solid/biohazardous wastes are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: Yes No Unknown

Source of information: The VSI and an interview with Deb Moore (NAVFAC) indicated that no known munitions or explosives of concern are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: Yes No Unknown

Source of information: An Interview with Shannon Kam (NAVFAC) indicated that T&E species are not a concern at the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

O. Natural or Cultural Resources: Yes No Unknown

Source of information: An interview with Shannon Kam (NAVFAC), the *Natural Resources Inventory and Assessment of Naval Station Newport* (2006), and the Integrated Natural Resource Management Plan (2001) indicate that no natural/cultural resources of concern are on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:

Current Use: The property adjacent to Pritchard North Parcel is a grassed recreational field north and east of the parcel and Narragansett Bay. A lift station with backup generator for the Base sanitary sewer system is along the eastern boundary of the parcel.

Past Use: The grass field north and east of the parcel was the location of a WWII dormitory complex. Dormitories and a central cafeteria were located in the area. A coal-fired central steam plant was located northeast of the parcel during the WWI and WWII era.

Source of information: The VSI, an interview with Roger Poisson (NAVFAC), reviews of historical drawings, and the ASTM standard radius search of publicly available records provided by EDR, Inc.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? Yes No.

If yes, please explain:

Source of information: The ASTM standard radius search of publicly available records provided by EDR, Inc. and an interview with David D. Dorocz (NAVFAC) indicated no NOVs are associated with the parcel. Open NOVs at the Base concern CWA and SDWA.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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

N/A

Source of information: N/A

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:

Based on interviews with David D. Dorocz (NAVFAC), no easements or rights-of-way are located on the parcel. Soil excavated from the site may be classified as hazardous due to the potential of encountering buried asbestos materials and debris painted with lead-based paint. Interview notes indicated construction rubble containing asbestos and lead were part of the fill used to develop the parcel. Worker exposure to elevated lead and asbestos in the soil will need to be addressed for any future construction activities on the parcel.

3. Signature:

Based on the records reviews, site inspections, and interviews conducted for the proposed real estate action, the environmental conditions of the property are as stated in this document and this property is suitable for outgrant or transfer with the inclusion of the Land Use Controls identified above.

ECP Checklist Preparer:

David J. Stieb, P.E.
Print Name

12 December 2012
Date

PWD Environmental:

Signature

Print Name

Title

Date

Environmental Professional (EBL(EV3)):



Signature

Environmental Engineer
Title

David J. Stieb, P.E.
Print Name

12 December 2012
Date

Real Estate Professional:

Signature

Print Name

Title

Date

Property Owner (Activity or Region):

Signature

Print Name

Title

Date

Data Gaps

The ECP checklist was performed in accordance with the ASTM E1527-05 and is limited to the practices set forth in the standard. Exceptions include the following data gaps:

- Interviews with the past owners regarding the subject property were not conducted.
- Aerial photographs were reviewed for the following years: 1938, 1969, 1970, 1975, 1985, 1995, 2005, 2006, and 2008. Aerial photographs were not available in 5-year intervals and therefore could not be reviewed.
- A title search was not included in the scope of work.
- An evaluation of the property value per the ASTM E1527-05 was not included in the scope of work.

Assumptions

All work products were prepared for the exclusive use of the Client, for specific application to the property described in the proposed scope of services. No warranty, expressed or implied, is made. There are no beneficiaries of the work products other than the Client, and no other person or entity is entitled to rely upon the work products without the written consent of CH2M HILL, Inc. the following assumptions were made in preparing the checklist:

- Information collected from sources used to prepare this checklist was assumed to be correct and has not been independently verified by CH2M HILL.
- It is beyond CH2M HILL, Inc.'s scope of work to review or examine: (1) materials containing asbestos; (2) the presence of radon; (3) the presence of lead-based paint; (4) lead in drinking water; (5) identification or delineation of jurisdictional wetlands; (6) issues associated with worker health and safety; (7) issues pertaining to compliance with environmental regulations; or (8) liabilities associated with the offsite management of solid or hazardous wastes.
- The CH2M HILL, Inc. staff who performed the site assessment are not attorneys; therefore, the final report is not a legal representation or interpretation of environmental laws, rules, regulations, or policies of local, state or federal government agencies.
- Any opinions or recommendations presented apply to site conditions existing when services were performed. CH2M HILL, Inc. cannot report on, or accurately predict events that may change the site conditions after the described services are performed, whether occurring naturally or caused by external forces.
- CH2M HILL, Inc. assumes no responsibility for conditions we are not authorized to investigate, or which are not in our specific Scope of Work.

Attachment 3
Prichard Field South ECP Checklist

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

Installation: Naval Station Newport, Newport, Rhode Island

Parcel/Site Location and Description: Pritchard Field South

The parcel is approximately 1 acre. See the attached figure.

Proposed Real Estate Action Description: The assessment was performed to identify environmental conditions before construction of the wind turbine and the lease agreement with the turbine owner.

SITE SUMMARY INFORMATION

1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed construction of a wind turbine and lease with the wind turbine owner. A summary of the conditions, sources of information (including location), and any required use restrictions is provided for each environmental condition.

A. Parcel/Site Uses:

Prior Uses: The parcel was constructed on manmade fill. Prior to WWI, the parcel had a boat boom, two boat houses, and two piers extending from the dock area. The facilities were used for oarsman training. The area was along the southern and eastern edge of a WWII-era dormitory complex.

Current Uses : Recreational use

Future Uses: A wind turbine will be installed on the parcel.

B. Contaminants: Yes No Unknown

If yes, identify contaminant and media: Asbestos and lead-based paint material debris are present in the fill throughout the parcel.

Source of information: The Visual Site Inspection (VSI), interviews with Cornelia Mueller, Tom Smith, Mark Rielly, and Keith Webler (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any spills or environmental issues on the parcel. Also, the EDR report did not identify any adjacent properties with environmental issues that were found to affect the environmental condition of the property. The draft *Evaluation of Urban Fill for Naval Station Newport* report, however, has elevated metals identified in numerous locations on Coddington Point.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: Yes No Unknown

Hazardous Materials Storage: Yes No Unknown

Type of HM: N/A

Type of Use and/or Storage: N/A

Source of information: The VSI (no buildings, pads, or storage areas were found on the parcel), interviews with Mark Rielly and Keith Webler (NAVFAC), and the government database radius search report provided by EDR, Inc. did not reveal or document any hazardous materials use, disposal, or storage on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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

Source of information: The VSI (no buildings, pads, or storage areas were found on the parcel), interviews with Mark Rielly and Keith Webler (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any TSD facilities on the parcel or on adjacent properties that would have impacted the parcel. An interview with Tom Smith (NAVFAC) identified asbestos and lead-based paint in the fill used to develop the parcel. The asbestos and lead-based paint were associated with building materials that had been disposed in the fill when the nearby WWII barracks were demolished.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks: Yes No Unknown

UST No. ____ Gals. ____

Source of information: The VSI (no pads, piping, or vents were found on the parcel), interviews with Tyler Lewis and Cornelia Mueller (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any USTs on the parcel or on adjacent properties that would have impacted the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

F. Above-Ground Storage Tanks: Yes No

AST No. _____ Gals. _____

Source of information: The VSI, interviews with Tyler Lewis and Cornelia Mueller (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any ASTs on the parcel or on adjacent properties that would have impacted the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyl's (PCB's): Yes No Unknown

Source of information: The VSI and an interview with Becky E. Barlow (NAVFAC) did not indicate the presence of any PCBs on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: Yes No Unknown

If yes: Friable Non-friable Unknown

Source of information: The VSI (no structures are located on the parcel) and an interview with Tom Smith (NAVFAC); the interview with Tom Smith identified asbestos associated with disposed building materials in the fill used to develop the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: Yes No Unknown

Source of information: The VSI and interviews with Tom Smith and Cornelia Mueller (NAVFAC) indicated that no lead paint is present on the parcel since there are no structures on the parcel. However, the Site Survey (attached to the *Geotechnical and Topographic Site Investigation of Proposed Wind Turbine Site* report) indicated the possibility of buried lead-based paint associated with disposed building materials in the fill (soil change on the site map) used to develop the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

J. Radon: Yes No Unknown

Source of information: No testing was performed at the parcel; however, tests were conducted elsewhere on the Base, with radon levels ranging up to 2.7 picocuries per liter (pCi/L) (AccuStar Labs, 2011). The EPA Radon Zone Maps shows this parcel in Zone 2 – Moderate Potential, which has a predicted average indoor radon screening level between 2 and 4 pCi/L.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: Yes No Unknown

Source of information: The VSI and an interview with Becky E. Barlow (NAVFAC) indicated that no radiological materials are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: Yes No Unknown

Source of information: The VSI and an interview with Mark Rielly and Keith Webler (NAVFAC) indicated that no solid/biohazardous wastes are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: Yes No Unknown

Source of information: The VSI and an interview with Deb Moore (NAVFAC) indicated that no known munitions or explosives of concern are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: Yes No Unknown

Source of information: An Interview with Shannon Kam (NAVFAC) indicated that T&E species are not a concern at the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

Page 3 of 5

O. Natural or Cultural Resources: Yes No Unknown

Source of information: An interview with Shannon Kam (NAVFAC), the *Natural Resources Inventory and Assessment of Naval Station Newport* (2006), and the Integrated Natural Resource Management Plan (2001) indicate that no natural/cultural resources of concern are on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:

Current Use: The property adjacent to Pritchard South is a baseball/softball field to the west and idle area and vehicle parking lot to the north. Narragansett Bay is to the south and east of the parcel.

Past Use: The ball field west and idle area north of the parcel were the location of a WWII dormitory complex. Dorms and a central cafeteria were located in the area. A coal-fired central steam plant was located northwest of the parcel during the WWI and WWII era.

Source of information: The VSI, an interview with Roger Poisson (NAVFAC), reviews of historical drawings, and the ASTM standard radius search of publicly available records provided by EDR, Inc.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? Yes No.

If yes, please explain:

Source of information: The ASTM standard radius search of publicly available records provided by EDR, Inc. and an interview with David D. Dorocz (NAVFAC) indicated no NOVs are associated with the parcel. Open NOVs at the Base concern CWA and SDWA.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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

N/A

Source of information: N/A

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:

Based on interviews with David D. Dorocz (NAVFAC), no easements or rights-of-way are located on the parcel. Soil excavated from the site may be classified as hazardous due to the potential of encountering buried asbestos materials and debris painted with lead-based paint. Interview notes indicated construction rubble containing asbestos and lead were part of the fill used to develop the parcel. Worker exposure to elevated lead and asbestos in the soil will need to be addressed for any future construction activities on the parcel.

Data Gaps

The ECP checklist was performed in accordance with the ASTM E1527-05 and is limited to the practices set forth in the standard. Exceptions include the following data gaps:

- Interviews with the past owners regarding the subject property were not conducted.
- Aerial photographs were reviewed for the following years: 1938, 1969, 1970, 1975, 1985, 1995, 2005, 2006, and 2008. Aerial photographs were not available in 5-year intervals and therefore could not be reviewed.
- A title search was not included in the scope of work.
- An evaluation of the property value per the ASTM E1527-05 was not included in the scope of work.

Assumptions

All work products were prepared for the exclusive use of the Client, for specific application to the property described in the proposed scope of services. No warranty, expressed or implied, is made. There are no beneficiaries of the work products other than the Client, and no other person or entity is entitled to rely upon the work products without the written consent of CH2M HILL, Inc. the following assumptions were made in preparing the checklist:

- Information collected from sources used to prepare this checklist was assumed to be correct and has not been independently verified by CH2M HILL.
- It is beyond CH2M HILL, Inc.'s scope of work to review or examine: (1) materials containing asbestos; (2) the presence of radon; (3) the presence of lead-based paint; (4) lead in drinking water; (5) identification or delineation of jurisdictional wetlands; (6) issues associated with worker health and safety; (7) issues pertaining to compliance with environmental regulations; or (8) liabilities associated with the offsite management of solid or hazardous wastes.
- The CH2M HILL, Inc. staff who performed the site assessment are not attorneys; therefore, the final report is not a legal representation or interpretation of environmental laws, rules, regulations, or policies of local, state or federal government agencies.
- Any opinions or recommendations presented apply to site conditions existing when services were performed. CH2M HILL, Inc. cannot report on, or accurately predict events that may change the site conditions after the described services are performed, whether occurring naturally or caused by external forces.
- CH2M HILL, Inc. assumes no responsibility for conditions we are not authorized to investigate, or which are not in our specific Scope of Work.

Attachment 4
Building 1112 (Coddington Point) ECP Checklist

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

Installation: Naval Station Newport, Newport, Rhode Island

Parcel/Site Location and Description: Coddington Point

The parcel is approximately 1 acre. The parcel is located on a high point with an approximate 20-foot vertical drop to the shoreline. See the attached figure.

Proposed Real Estate Action Description: The assessment was performed to identify environmental conditions before construction of the wind turbine and the lease agreement with the turbine owner.

SITE SUMMARY INFORMATION

1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed construction of a wind turbine and lease with the wind turbine owner. A summary of the conditions, sources of information (including location), and any required use restrictions is provided for each environmental condition.

A. Parcel/Site Uses:

Prior Uses: The reviewed historical drawings indicate there was no development on the parcel prior to WWII. Historical drawings indicate a former machine gun training platform was located southwest of the parcel by the beginning of WWII. The gun platform was used for training purposes. Additionally, the drawings indicate a pistol firing range was located directly east and adjacent to the parcel. The pistol range and machine gun training platform were no longer present as of the 1945 drawings. Interviews with Cornelia Mueller and Roger Poisson (NAVFAC) indicated portions of the area had been filled in.

Current Uses: There is no development along the water. The parcel is located between the shoreline and a stormwater drainage channel. A dirt path used as part of a jogging trail is along the eastern side of the parcel. There is limited access to the parcel from the south end, around the end of the stormwater channel. Personnel Support and Training are the dominant land uses of the area east of the parcel.

Future Uses: A wind turbine will be installed on the parcel.

B. Contaminants: Yes No Unknown

If yes, identify contaminant and media: Asbestos and lead-based paint material debris in the fill across the parcel.

Source of information: The Visual Site Inspection (VSI), interviews with Cornelia Mueller, Tom Smith, Mark Rielly, and Keith Webler (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any spills or environmental issues on the parcel. Also, the EDR report did not identify any adjacent properties with environmental issues that were found to affect the environmental condition of the property. The draft *Evaluation of Urban Fill for Naval Station Newport* report, however, has elevated metals identified in numerous locations on Coddington Point.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: Yes No Unknown

Hazardous Materials Storage: Yes No Unknown

Type of HM: N/A

Type of Use and/or Storage: N/A

Source of information: The VSI (no buildings, pads, or storage areas were found on the parcel), interviews with Mark Rielly and Keith Webler (NAVFAC), and the government database radius search report provided by EDR, Inc. did not reveal or document any hazardous materials use, disposal, or storage on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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

Source of information: The VSI (no buildings, pads, or storage areas were found on the parcel), interviews with Mark Rielly and Keith Webler (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any TSD facilities on the parcel or on adjacent properties that would have impacted the parcel. An interview with Tom Smith (NAVFAC) identified asbestos and lead-based paint in the fill used to develop the parcel. The asbestos and lead-based paint was associated with building materials that had been disposed in the fill when the WWII barracks nearby were demolished.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

E. Underground Storage Tanks: Yes No Unknown

UST No. _____ Gals. _____

Source of information: The VSI (no pads, piping, or vents were found on the parcel), interviews with Tyler Lewis and Cornelia Mueller (NAVFAC), and ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any USTs on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

F. Above-Ground Storage Tanks: Yes No

AST No. _____ Gals. _____

Source of information: The VSI, interviews with Tyler Lewis and Cornelia Mueller (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any ASTs on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyl's (PCB's): Yes No Unknown

Source of information: The VSI and an interview with Becky E. Barlow (NAVFAC) did not indicate the presence of any PCBs on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: Yes No Unknown

If yes: Friable Non-friable Unknown

Source of information: The VSI (no structures are located on the parcel) and an interview with Tom Smith (NAVFAC); the interview with Tom Smith identified asbestos associated with disposed building materials in the fill used to develop the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: Yes No Unknown

Source of information: The VSI and interviews with Tom Smith and Cornelia Mueller (NAVFAC) indicated that no lead paint is present on the parcel since there are no structures on the parcel. However, the interviewees indicated the possibility of buried lead-based paint associated with disposed building materials in the fill used to develop the parcel. The Site Survey (attached to the *Geotechnical and Topographic Site Investigation of Proposed Wind Turbine Site* report) also indicates the possibility of buried lead-based paint associated with disposed building materials in the fill (anomalies on the site map).

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

J. Radon: Yes No Unknown

Source of information: No testing was performed at the parcel; however, tests were conducted elsewhere on the Base, with radon levels ranging up to 2.7 picocuries per liter (pCi/L) (AccuStar Labs, 2011). The EPA Radon Zone Maps shows this parcel in Zone 2 – Moderate Potential, which has a predicted average indoor radon screening level between 2 and 4 pCi/L.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: Yes No Unknown

Source of information: The VSI and an interview with Becky E. Barlow (NAVFAC) indicated that no radiological materials are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: Yes No Unknown

Source of information: The VSI and an interview with Mark Rielly and Keith Webler (NAVFAC) indicated that no solid/biohazardous wastes are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

M. Munitions and Explosives of Concern: Yes No Unknown

Source of information: A historical photograph from the WWII era shows a machine gun training platform located southeast of the parcel and a pistol firing range adjacent to the eastern edge of the parcel. 1945 drawings show both had been removed. No other evidence of MEC was identified in the drawings or through interviews.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: Yes No Unknown

Source of information: An Interview with Shannon Kam (NAVFAC) indicated that T&E species are not a concern at the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

O. Natural or Cultural Resources: Yes No Unknown

Source of information: An interview with Shannon Kam (NAVFAC), the *Natural Resources Inventory and Assessment of Naval Station Newport* (2006), and the *Integrated Natural Resource Management Plan* (2001) indicate that no natural/cultural resources of concern are on the parcel. The shoreline between Bishops Rock and the bulkhead in Coddington Cove is zoned as an environmentally sensitive area. However, the parcel is located on a ridge approximately 20 feet above the shoreline and likely will not impact the environmentally sensitive area.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:

Current Use: The property adjacent to Coddington Point is a campus style setting which has student dorms, dining halls, academic facilities, recreational facilities, and enlisted housing units.

Past Use: The area east and south of the parcel was the location of a WWII dormitory complex. Dorms and a central cafeteria were located in the area. The building directly east of the parcel was the main small arms training facility during WWII. A machine gun training platform located southeast of the parcel and a pistol firing range adjacent to the eastern edge of the parcel were associated with the training building.

Source of information: The VSI, an interview with Roger Poisson (NAVFAC), reviews of historical drawings, and the ASTM standard radius search of publicly available records provided by EDR, Inc.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? Yes No.

If yes, please explain:

Source of information: The ASTM standard radius search of publicly available records provided by EDR, Inc. and an interview with David D. Dorocz (NAVFAC) indicated no NOVs are associated with the parcel. Open NOVs at the Base concern CWA and SDWA.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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

N/A

Source of information: N/A

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:

Based on interviews with David D. Dorocz (NAVFAC), no easements or rights-of-way are located on the parcel. Soil excavated from the site may be classified as hazardous due to asbestos and lead concentrations. Interview notes indicated construction rubble containing asbestos and lead-based paint were part of the fill used to develop the parcel. Worker exposure to elevated lead and asbestos in the soil will need to be addressed for any future construction activities on the parcel.

3. Signature:

Based on the records reviews, site inspections, and interviews conducted for the proposed real estate action, the environmental conditions of the property are as stated in this document and this property is suitable for outgrant or transfer with the inclusion of the Land Use Controls identified above.

ECP Checklist Preparer:

David J. Stieb, P.E.

Print Name

12 December 2012

Date

PWD Environmental:

Signature_____
Title_____
Print Name_____
Date

Environmental Professional (EBL(EV3)):



Signature

Environmental Engineer

Title

David J. Stieb, P.E.

Print Name

12 December 2012

Date

Real Estate Professional:

Signature_____
Title_____
Print Name_____
Date

Property Owner (Activity or Region):

Signature_____
Title_____
Print Name_____
Date

Data Gaps

The ECP checklist was performed in accordance with the ASTM E1527-05 and is limited to the practices set forth in the standard. Exceptions include the following data gaps:

- Interviews with the past owners regarding the subject property were not conducted.
- Aerial photographs were reviewed for the following years: 1938, 1969, 1970, 1975, 1985, 1995, 2005, 2006, and 2008. Aerial photographs were not available in 5-year intervals and therefore could not be reviewed.
- A title search was not included in the scope of work.
- An evaluation of the property value per the ASTM E1527-05 was not included in the scope of work.

Assumptions

All work products were prepared for the exclusive use of the Client, for specific application to the property described in the proposed scope of services. No warranty, expressed or implied, is made. There are no beneficiaries of the work products other than the Client, and no other person or entity is entitled to rely upon the work products without the written consent of CH2M HILL, Inc. the following assumptions were made in preparing the checklist:

- Information collected from sources used to prepare this checklist was assumed to be correct and has not been independently verified by CH2M HILL.
- It is beyond CH2M HILL, Inc.'s scope of work to review or examine: (1) materials containing asbestos; (2) the presence of radon; (3) the presence of lead-based paint; (4) lead in drinking water; (5) identification or delineation of jurisdictional wetlands; (6) issues associated with worker health and safety; (7) issues pertaining to compliance with environmental regulations; or (8) liabilities associated with the offsite management of solid or hazardous wastes.
- The CH2M HILL, Inc. staff who performed the site assessment are not attorneys; therefore, the final report is not a legal representation or interpretation of environmental laws, rules, regulations, or policies of local, state or federal government agencies.
- Any opinions or recommendations presented apply to site conditions existing when services were performed. CH2M HILL, Inc. cannot report on, or accurately predict events that may change the site conditions after the described services are performed, whether occurring naturally or caused by external forces.
- CH2M HILL, Inc. assumes no responsibility for conditions we are not authorized to investigate, or which are not in our specific Scope of Work.

Attachment 5
Navy Lodge ECP Checklist

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

Installation: Naval Station Newport, Newport, Rhode Island

Parcel/Site Location and Description: Navy Lodge

The parcel is approximately 1 acre. See the attached figure.

Proposed Real Estate Action Description: The assessment was performed to identify environmental conditions before construction of the wind turbine and the lease agreement with the turbine owner.

SITE SUMMARY INFORMATION

1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed construction of a wind turbine and lease with the wind turbine owner. A summary of the conditions, sources of information (including location), and any required use restrictions is provided for each environmental condition.

A. Parcel/Site Uses:

Prior Uses: The area of shoreline adjacent to the parcel and the parcel have not been developed dating back to before the 1920s. The area is covered in vegetative growth. A paved jogging path runs along the eastern edge of the parcel. East of and adjacent to the path is an aboveground steam line. The steam line was constructed between 1940 and 1943.

Current Uses: There is no development on the parcel.

Future Uses: A wind turbine will be installed on the parcel.

B. Contaminants: Yes No Unknown

If yes, identify contaminant and media: Minimal fill occurs on the parcel. Based on interviews with Tom Smith, Mark Rielly, and Keith Webler (NAVFAC) there is low probability construction rubble was filled in on the parcel. The ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any spills or environmental issues on the parcel. Also, the EDR report did not identify any adjacent properties with environmental issues that were found to affect the environmental condition of the property. The survey attached to the *Geotechnical and Topographic Site Investigation of Proposed Wind Turbine* report depicts two unknown objects that were picked up by the ground-penetrating radar. A Base gas station is located east and upgradient of the parcel. Interviews and Base records indicate the gas station has had leaking USTs; however, the sites have been closed and there was no documentation of migrating plumes onto the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: Yes No Unknown

Hazardous Materials Storage: Yes No Unknown

Type of HM: N/A

Type of Use and/or Storage: N/A

Source of information: The VSI (no buildings, pads, or storage areas were found on the parcel), interviews with Mark Rielly and Keith Webler (NAVFAC), and the government database radius search report provided by EDR, Inc. did not reveal or document any hazardous materials use, disposal, or storage on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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

Source of information: The VSI (no buildings, pads, or storage areas were found on the parcel), interviews with Mark Rielly and Keith Webler (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any TSD facilities on the parcel or on adjacent properties that would have impacted the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks: Yes No Unknown

UST No. ____ Gals. ____

Source of information: The VSI (no pads, piping, or vents were found on the parcel), interviews with Tyler Lewis and Cornelia Mueller (NAVFAC), and ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any USTs on the parcel. A ground-penetrating radar study performed in 2012 identified at least one anomaly that has the characteristics of an underground storage tank. Available records could not confirm that a UST was ever present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

F. Above-Ground Storage Tanks: Yes No

AST No. _____ Gals. _____

Source of information: The VSI, interviews with Tyler Lewis and Cornelia Mueller (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any ASTs on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyl's (PCB's): Yes No Unknown

Source of information: The VSI and an interview with Becky E. Barlow (NAVFAC) did not indicate the presence of any PCBs on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: Yes No Unknown

If yes: Friable Non-friable Unknown

Source of information: The VSI (no structures are located on the parcel) and an interview with Tom Smith (NAVFAC) indicated that no asbestos is suspected to be located on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: Yes No Unknown

Source of information: The VSI and interviews with Tom Smith and Cornelia Mueller (NAVFAC) indicated that no lead paint is suspected to be located on the parcel since there are no structures on the parcel and no evidence of burial of construction debris in the area.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

J. Radon: Yes No Unknown

Source of information: No testing was performed at the parcel; however, tests were conducted elsewhere on the Base, with radon levels ranging up to 2.7 picocuries per liter (pCi/L) (AccuStar Labs, 2011). The EPA Radon Zone Maps shows this parcel in Zone 2 – Moderate Potential, which has a predicted average indoor radon screening level between 2 and 4 pCi/L.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: Yes No Unknown

Source of information: The VSI and an interview with Becky E. Barlow (NAVFAC) indicated that no radiological materials are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: Yes No Unknown

Source of information: The VSI and an interview with Mark Rielly and Keith Webler (NAVFAC) indicated that no solid/biohazardous wastes are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: Yes No Unknown

Source of information: The VSI and an interview with Deb Moore (NAFVAC) indicated that no munitions or explosives of concern are on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: Yes No Unknown

Source of information: An Interview with Shannon Kam (NAVFAC) indicated that T&E species are not a concern at the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

O. Natural or Cultural Resources: Yes No Unknown

Source of information: An interview with Shannon Kam (NAVFAC), the *Natural Resources Inventory and Assessment of Naval Station Newport* (2006), and the Integrated Natural Resource Management Plan (2001) indicate that no natural/cultural resources of concern are on the parcel. However, the beach shoreline and adjacent palustrine emergent wetlands along Coddington Cove are zoned environmentally sensitive.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:

Current Use: The shoreline and Coddington Cove are west of the parcel. To the north and south, west of the steam line, the area is undeveloped with vegetative growth. East of the parcel is a steam line, parking lot, Whipple Street, the Navy Lodge, and a gas station.

Past Use: The gas station located approximately 300 feet east of the parcel has been a gas station and vehicle maintenance facility dating back prior to 1920. The steam line was constructed between 1940 and 1943. Between 1940 and 1945 a gas training building was located in the area of the parking lot. The parking lot first appeared on 1982 drawings. Past use is based on the VSI, an interview with Roger Poisson (NAVFAC), reviews of historical drawings, and the ASTM standard radius search of publicly available records provided by EDR, Inc.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? Yes No.

If yes, please explain:

Source of information: The ASTM standard radius search of publicly available records provided by EDR, Inc. and an interview with David D. Dorocz (NAVFAC) indicated no NOV's are associated with the parcel. Open NOV's at the Base concern CWA and SDWA.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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

Source of information:

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:

Based on interviews with David D. Dorocz (NAVFAC), no easements or rights-of-way are located on the parcel. There were two anomalies identified during the ground-penetrating radar survey that may have an impact on wind turbine construction activities. Though unlikely, the potential exists for encountering contaminated soils, particularly petroleum, lubricant, and oil-impacted, as a result of historical leaking tanks upgradient of the parcel.

3. Signature:

Based on the records reviews, site inspections, and interviews conducted for the proposed real estate action, the environmental conditions of the property are as stated in this document and this property is suitable for outgrant or transfer with the inclusion of the Land Use Controls identified above.

ECP Checklist Preparer:

David J. Stieb, P.E.

Print Name

12 December 2012

Date

PWD Environmental:

Signature_____
Title_____
Print Name_____
Date

Environmental Professional (EBL(EV3)):



Signature

Environmental Engineer

Title

David J. Stieb, P.E.

Print Name

12 December 2012

Date

Real Estate Professional:

Signature_____
Title_____
Print Name_____
Date

Property Owner (Activity or Region):

Signature_____
Title_____
Print Name_____
Date

Data Gaps

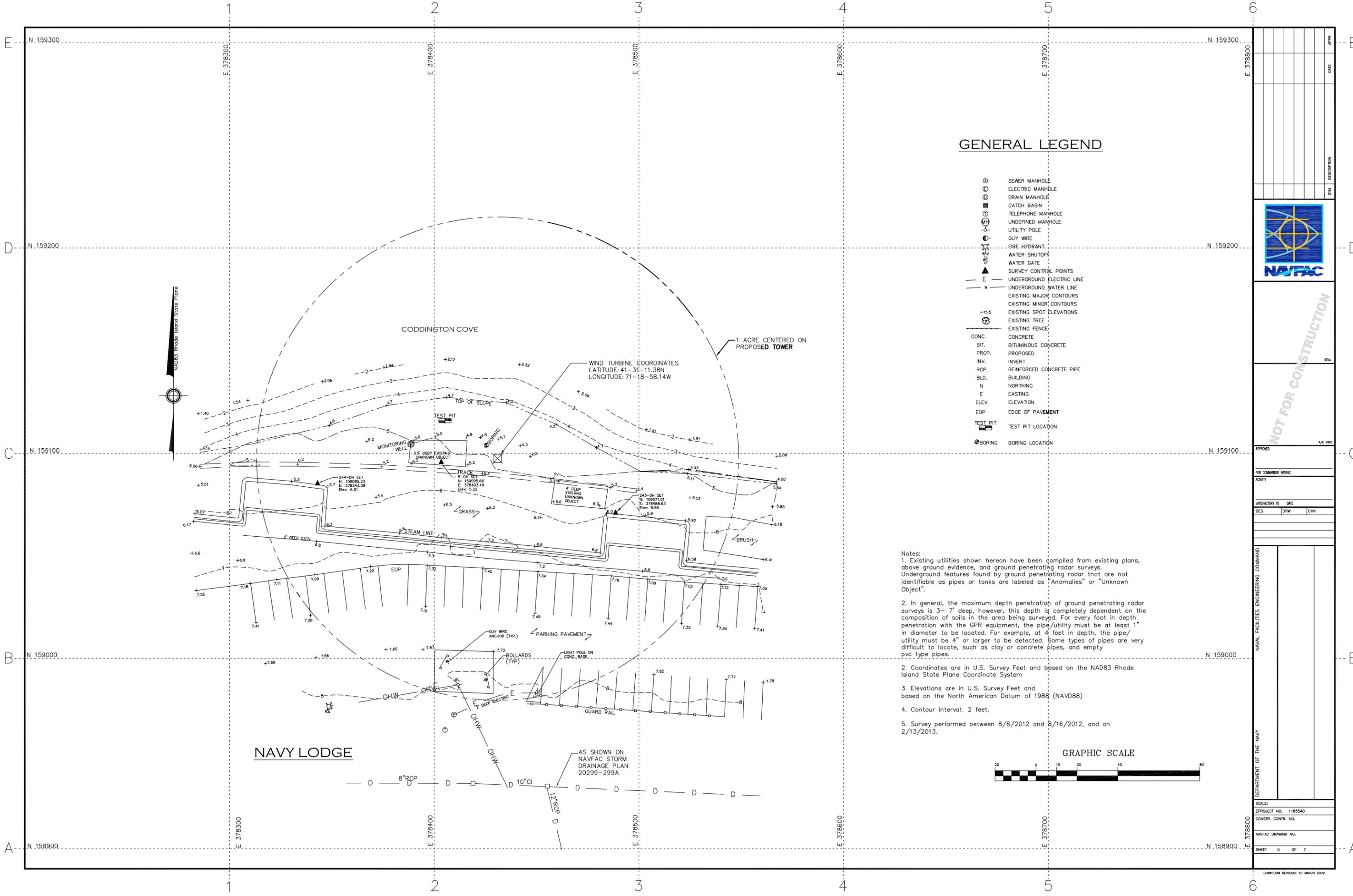
The ECP checklist was performed in accordance with the ASTM E1527-05 and is limited to the practices set forth in the standard. Exceptions include the following data gaps:

- Interviews with the past owners regarding the subject property were not conducted.
- Aerial photographs were reviewed for the following years: 1938, 1969, 1970, 1975, 1985, 1995, 2005, 2006, and 2008. Aerial photographs were not available in 5-year intervals and therefore could not be reviewed.
- A title search was not included in the scope of work.
- An evaluation of the property value per the ASTM E1527-05 was not included in the scope of work.

Assumptions

All work products were prepared for the exclusive use of the Client, for specific application to the property described in the proposed scope of services. No warranty, expressed or implied, is made. There are no beneficiaries of the work products other than the Client, and no other person or entity is entitled to rely upon the work products without the written consent of CH2M HILL, Inc. the following assumptions were made in preparing the checklist:

- Information collected from sources used to prepare this checklist was assumed to be correct and has not been independently verified by CH2M HILL.
- It is beyond CH2M HILL, Inc.'s scope of work to review or examine: (1) materials containing asbestos; (2) the presence of radon; (3) the presence of lead-based paint; (4) lead in drinking water; (5) identification or delineation of jurisdictional wetlands; (6) issues associated with worker health and safety; (7) issues pertaining to compliance with environmental regulations; or (8) liabilities associated with the offsite management of solid or hazardous wastes.
- The CH2M HILL, Inc. staff who performed the site assessment are not attorneys; therefore, the final report is not a legal representation or interpretation of environmental laws, rules, regulations, or policies of local, state or federal government agencies.
- Any opinions or recommendations presented apply to site conditions existing when services were performed. CH2M HILL, Inc. cannot report on, or accurately predict events that may change the site conditions after the described services are performed, whether occurring naturally or caused by external forces.
- CH2M HILL, Inc. assumes no responsibility for conditions we are not authorized to investigate, or which are not in our specific Scope of Work.

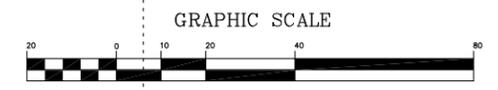


GENERAL LEGEND

- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ TELEPHONE MANHOLE
- ⊙ UNDEFINED MANHOLE
- UTILITY POLE
- GUY WIRE
- EIRE HYDRANT
- WATER SHUTOFF
- WATER GATE
- ▲ SURVEY CONTROL POINTS
- E — UNDERGROUND ELECTRIC LINE
- W — UNDERGROUND WATER LINE
- — — EXISTING MAJOR CONTOURS
- — — EXISTING MINOR CONTOURS
- +15.5 EXISTING SPOT ELEVATIONS
- EXISTING TREE
- EXISTING FENCE
- CONC. CONCRETE
- BIT. BITUMINOUS CONCRETE
- PROP. PROPOSED
- INV. INVERT
- RCP. REINFORCED CONCRETE PIPE
- BLD. BUILDING
- N. NORTHING
- E. EASTING
- ELEV. ELEVATION
- EOP. EDGE OF PAVEMENT
- TEST PIT TEST PIT LOCATION
- BORING BORING LOCATION

Notes:

- Existing utilities shown hereon have been compiled from existing plans, above ground evidence, and ground penetrating radar surveys. Underground features found by ground penetrating radar that are not identifiable as pipes or tanks are labeled as "Anomalies" or "Unknown Object".
- In general, the maximum depth penetration of ground penetrating radar surveys is 3- 7' deep, however, this depth is completely dependent on the composition of soils in the area being surveyed. For every foot in depth penetration with the GPR equipment, the pipe/utility must be at least 1" in diameter to be located. For example, at 4 feet in depth, the pipe/utility must be 4" or larger to be detected. Some types of pipes are very difficult to locate, such as clay or concrete pipes, and empty pvc type pipes.
- Coordinates are in U.S. Survey Feet and based on the NAD83 Rhode Island State Plane Coordinate System
- Elevations are in U.S. Survey Feet and based on the North American Datum of 1988 (NAVD88)
- Contour interval: 2 feet.
- Survey performed between 8/6/2012 and 8/16/2012, and on 2/13/2013.



APPR.	
DATE	
SYMBOL	DESCRIPTION
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">NOT FOR CONSTRUCTION</p>	
APPROVED	A/E INFO
FOR COMMANDER NAVFAC	
ACTIVITY	
SATISFACTORY TO DATE	
DES	DRW
CHK	CHK
NAVAL FACILITIES ENGINEERING COMMAND	
DEPARTMENT OF THE NAVY	
SCALE:	
PROJECT NO.:	1185540
CONSTR. CONTR. NO.	
NAVFAC DRAWING NO.	
SHEET	5 OF 7
DRAWING REVISION: 10 MARCH 2009	

Attachment 6
Former Derecktor Shipyard (Coddington Cove)
ECP Checklist

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

Installation: Naval Station Newport, Newport, Rhode Island

Parcel/Site Location and Description: Derektor

The parcel is approximately 1 acre. See the attached figure.

Proposed Real Estate Action Description: The assessment was performed to identify environmental conditions before construction of the wind turbine and the lease agreement with the turbine owner.

SITE SUMMARY INFORMATION

1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed construction of a wind turbine and lease with the wind turbine owner. A summary of the conditions, sources of information (including location), and any required use restrictions is provided for each environmental condition.

A. Parcel/Site Uses:

Prior Uses: In 1942, the Navy acquired Coddington Cove, where Derektor Shipyard is located, by condemnation to expand the Navy facilities. Prior to the purchase, the area was part of a small airport. Two piers were constructed and the area where the parcel is located was built from dredge material. Drawings from 1945 indicate a portion of the parcel and the area to north were used for coal storage. The 1963 drawings show the parcel and surrounding area had warehouse buildings and a cold storage building. The area was part of Navy supply and was used as a storage area to restock ships. The parcel was leased to the Rhode Island Port Authority and Economic Development Corporation, which subleased it to Derektor, a private shipyard. The private shipyard operated from approximately 1978 to 1988. The shipyard was used to construct and maintain Coast Guard cutters and ferries.

Current Uses: Currently, the parcel is idle. The previous structures have all been removed. There is evidence of utility lines still in the area and a fire hydrant is located on the parcel.

Future Uses: A wind turbine will be installed on the parcel.

B. Contaminants: Yes No Unknown

If yes, identify contaminant and media: The parcel is part of an active National Priorities List (NPL) site resulting from its past use as a shipyard. The Navy has an ongoing investigation. The contaminants of concern (COCs) are polyaromatic hydrocarbon (PAHs), polychlorinated biphenyls (PCBs), and metals from former sand blasting, painting, and spot repairs of ships. The draft feasibility study report for the ongoing investigation is scheduled to be submitted in March 2013 with a record of decision anticipated in October 2013. A 2-foot-thick soil cover was placed over the area in the past few years as part of the remedial action efforts.

Source of information: The Visual Site Inspection (VSI) and interviews with Darlene Ward and Cornelia Mueller (NAVFAC).

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: Yes No Unknown

Hazardous Materials Storage: Yes No Unknown

Type of HM: N/A

Type of Use and/or Storage: N/A

Source of information: The VSI (no buildings or storage areas were found on the parcel), interviews with Mark Rielly and Keith Webler (NAVFAC), and the government database radius search report provided by EDR, Inc. did not reveal or document any hazardous materials use, disposal, or storage currently occurring on the parcel. Historical operations included the use and storage of hazardous materials when the parcel was part of the shipyard.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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

Source of information: The VSI (no buildings, pads, or storage areas were found on the parcel), interviews with Mark Rielly and Keith Webler (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any TSD facilities currently on the parcel or on adjacent properties that would have impacted the parcel. Historical operations included the disposal and release of hazardous materials when the parcel was part of the shipyard.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

E. Underground Storage Tanks: Yes No Unknown

UST No. _____ Gals. _____

Source of information: The VSI (no pads, piping, or vents were found on the parcel), interviews with Tyler Lewis and Cornelia Mueller (NAVFAC), and ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any USTs on the parcel. A ground-penetrating radar study performed in 2012 did not identify any anomalies that have the characteristics of an underground storage tank (UST). Available records could not confirm that a UST was ever present at the site.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

F. Above-Ground Storage Tanks: Yes No

AST No. _____ Gals. _____

Source of information: The VSI, interviews with Tyler Lewis and Cornelia Mueller (NAVFAC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any ASTs on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyl's (PCB's): Yes No Unknown

Source of information: The VSI and an interview with Becky E. Barlow (NAVFAC) did not indicate the presence of any PCBs as a result of current operations on the parcel. No electrical equipment or structures are present on the parcel. PCBs, however, are one of the COCs included in the ongoing remedial investigation.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: Yes No Unknown

If yes: Friable Non-friable Unknown

Source of information: The VSI (no structures are located on the parcel) and an interview with Tom Smith (NAVFAC) indicated that no asbestos is located on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: Yes No Unknown

Source of information: The VSI and interviews with Tom Smith and Cornelia Mueller (NAVFAC) indicated that no lead paint is suspected to be located on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

J. Radon: Yes No Unknown

Source of information: No testing was performed at the parcel; however, tests were conducted elsewhere on the Base, with radon levels ranging up to 2.7 picocuries per liter (pCi/L) (AccuStar Labs, 2011). The EPA Radon Zone Maps shows this parcel in Zone 2 – Moderate Potential, which has a predicted average indoor radon screening level between 2 and 4 pCi/L.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: Yes No Unknown

Source of information: The VSI and an interview with Becky E. Barlow (NAVFAC) indicated that no radiological materials are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: Yes No Unknown

Source of information: The VSI and an interview with Mark Rielly and Keith Webler (NAVFAC) indicated that no solid/biohazardous wastes are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

M. Munitions and Explosives of Concern: Yes No Unknown

Source of information: The VSI and an interview with Deb Moore (NAFVAC) indicated that no munitions or explosives of concern are on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: Yes No Unknown

Source of information: An Interview with Shannon Kam (NAVFAC) indicated that T&E species are not a concern at the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

O. Natural or Cultural Resources: Yes No Unknown

Source of information: An interview with Shannon Kam (NAVFAC), the *Natural Resources Inventory and Assessment of Naval Station Newport* (2006), and the *Integrated Natural Resource Management Plan* (2001) indicate that no natural/cultural resources of concern are on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:

Current Use: The immediate area surrounding the property on the north and west was part of the former shipyard and currently has no active use. North of Burma Road is a central power plant, warehouses, maintenance shops, and administrative buildings. East of the parcel is the utility provider's main natural gas supply station for the Base. To the south are Pier 18 and Coddington Cove. Piers 1 and 2 are located west of the former shipyard area.

Past Use: The VSI, an interview with Roger Poisson (NAVFAC), reviews of historical drawings, and the ASTM standard radius search of publicly available records provided by EDR, Inc.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? Yes No.

If yes, please explain:

Source of information: The ASTM standard radius search of publicly available records provided by EDR, Inc. and an interview with David D. Dorocz (NAVFAC) indicated no NOV's are associated with the parcel. Open NOV's at the Base concern CWA and SDWA.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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

N/A

Source of information: N/A

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:

Based on interviews with David D. Dorocz (NAVFAC), no easements or rights-of-way are located on the parcel. Soil excavated from the site may be classified as hazardous due to the potential of encountering contaminants. The parcel is part of an NPL site with an ongoing remedial action. Construction activities will require coordination with the investigation. Worker exposure to elevated PAHs, PCBs, and metals in the soil will need to be addressed for any future construction activities on the parcel.

3. Signature:

Based on the records reviews, site inspections, and interviews conducted for the proposed real estate action, the environmental conditions of the property are as stated in this document and this property is suitable for outgrant or transfer with the inclusion of the Land Use Controls identified above.

ECP Checklist Preparer:

David J. Stieb, P.E.

Print Name

12 December 2012

Date

PWD Environmental:

Signature_____
Title_____
Print Name_____
Date

Environmental Professional (EBL(EV3)):



Signature

Environmental Engineer

Title

David J. Stieb, P.E.

Print Name

12 December 2012

Date

Real Estate Professional:

Signature_____
Title_____
Print Name_____
Date

Property Owner (Activity or Region):

Signature_____
Title_____
Print Name_____
Date

Data Gaps

The ECP checklist was performed in accordance with the ASTM E1527-05 and is limited to the practices set forth in the standard. Exceptions include the following data gaps:

- Interviews with the past owners regarding the subject property were not conducted.
- Aerial photographs were reviewed for the following years: 1938, 1969, 1970, 1975, 1985, 1995, 2005, 2006, and 2008. Aerial photographs were not available in 5-year intervals and therefore could not be reviewed.
- A title search was not included in the scope of work.
- An evaluation of the property value per the ASTM E1527-05 was not included in the scope of work.

Assumptions

All work products were prepared for the exclusive use of the Client, for specific application to the property described in the proposed scope of services. No warranty, expressed or implied, is made. There are no beneficiaries of the work products other than the Client, and no other person or entity is entitled to rely upon the work products without the written consent of CH2M HILL, Inc. the following assumptions were made in preparing the checklist:

- Information collected from sources used to prepare this checklist was assumed to be correct and has not been independently verified by CH2M HILL.
- It is beyond CH2M HILL, Inc.'s scope of work to review or examine: (1) materials containing asbestos; (2) the presence of radon; (3) the presence of lead-based paint; (4) lead in drinking water; (5) identification or delineation of jurisdictional wetlands; (6) issues associated with worker health and safety; (7) issues pertaining to compliance with environmental regulations; or (8) liabilities associated with the offsite management of solid or hazardous wastes.
- The CH2M HILL, Inc. staff who performed the site assessment are not attorneys; therefore, the final report is not a legal representation or interpretation of environmental laws, rules, regulations, or policies of local, state or federal government agencies.
- Any opinions or recommendations presented apply to site conditions existing when services were performed. CH2M HILL, Inc. cannot report on, or accurately predict events that may change the site conditions after the described services are performed, whether occurring naturally or caused by external forces.
- CH2M HILL, Inc. assumes no responsibility for conditions we are not authorized to investigate, or which are not in our specific Scope of Work.

Attachment 7
NUWC ECP Checklist

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

Installation: Naval Station Newport, Newport, Rhode Island

Parcel/Site Location and Description: Naval Undersea Warfare Center (NUWC)

The parcel is approximately 1 acre. See the attached figure.

Proposed Real Estate Action Description: The assessment was performed to identify environmental conditions before construction of the wind turbine and the lease agreement with the turbine owner.

SITE SUMMARY INFORMATION

1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed construction of a wind turbine and lease with the wind turbine owner. A summary of the conditions, sources of information (including location), and any required use restrictions is provided for each environmental condition.

A. Parcel/Site Uses:

Prior Uses: In 1942, the Navy acquired Coddington Cove, where the NUWC is located, by condemnation to expand the Navy facilities. Prior to the purchase, the area was part of a small airport. Other than utility lines, the first evidence of structures on the parcel was on the 1982 drawings, which show a temporary office building. The building had been removed prior to 1989. After the 1960s, the parcel was part of the former torpedo training complex that later became the Naval Underwater Ordnance Station. The parcel was left idle or part of parking areas during this period, prior to being used as a stockpile area for soil.

Current Uses: The parcel is used as a storage area for excavated soils. Soil excavated from construction activities on the Base are stockpiled on the parcel. The stockpiled soil is also used to supply fill for construction activities on the Base.

Future Uses: A wind turbine will be installed on the parcel.

B. Contaminants: Yes No Unknown

If yes, identify contaminant and media: From interviews and Base records, there is no evidence the parcel was associated with the use, storage, or disposal of hazardous or petroleum products. There is no record of any spills occurring on the parcel. There is no documentation of contaminated soil being placed in the stockpile. However, soil placed there could have been associated with the removal of excess excavated soil from contaminated areas of the Base.

Source of information: The Visual Site Inspection (VSI), interviews with Darlene Ward (NAVFAC) and Robert Davis (NUWC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any spills or environmental issues on the parcel. Also, the report provided by EDR, Inc did not identify any adjacent properties with environmental issues that were found to affect the environmental condition of the property.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: Yes No Unknown

Hazardous Materials Storage: Yes No Unknown

Type of HM: N/A

Type of Use and/or Storage: N/A

Source of information: Hazardous material storage, use, and disposal records from NUWC indicate only three facilities on the northern end of NUWC handle hazardous materials. The VSI (no buildings or storage areas were found on the parcel), interviews with Robert Davis (NUWC), and the government database radius search report provided by EDR, Inc. did not reveal or document any hazardous materials use, disposal, or storage on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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

Source of information: The VSI (no buildings, pads, or storage areas were found on the parcel), interviews with Robert Davis (NUWC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any TSD facilities on the parcel or on adjacent properties that would have impacted the parcel. However, the parcel is used to stockpile excess material from construction projects on the Navy Base.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

E. Underground Storage Tanks: Yes No Unknown

UST No. _____ Gals. _____

Source of information: The VSI (no pads, piping, or vents were found on the parcel), interviews with Robert Davis (NUWC), and ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any USTs on the parcel. A ground-penetrating radar study performed in 2012 did not identify any anomalies that have the characteristics of an underground storage tank. Available records could not confirm that a UST was ever present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

F. Above-Ground Storage Tanks: Yes No

AST No. _____ Gals. _____

Source of information: The VSI, interviews with Robert Davis (NUWC), and the ASTM standard radius search of publicly available records provided by EDR, Inc. did not reveal or document any ASTs on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyl's (PCB's): Yes No Unknown

Source of information: The VSI and an interview with Robert Davis (NUWC) did not indicate the presence of any PCBs on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: Yes No Unknown

If yes: Friable Non-friable Unknown

Source of information: The VSI (no structures are located on the parcel) and interviews with Tom Smith (NAVFAC) and Robert Davis (NUWC) indicated that no asbestos is located on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: Yes No Unknown

Source of information: The VSI and interviews with Tom Smith (NAVFAC) and Robert Davis (NUWC) indicated that no lead paint is present on the parcel since there are no structures on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

J. Radon: Yes No Unknown

Source of information: No testing was performed at the parcel; however, tests were conducted elsewhere on the Base, with radon levels ranging up to 2.7 picocuries per liter (pCi/L) (AccuStar Labs, 2011). The EPA Radon Zone Maps shows this parcel in Zone 2 – Moderate Potential, which has a predicted average indoor radon screening level between 2 and 4 pCi/L.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: Yes No Unknown

Source of information: The VSI and interviews with Becky E. Barlow (NAVFAC) and Robert Davis (NUWC) indicated that no radiological materials are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: Yes No Unknown

Source of information: The VSI and interviews with Mark Rielly and Keith Webler (NAVFAC) and Robert Davis (NUWC) indicated that no solid/biohazardous wastes are present on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: Yes No Unknown

Source of information: The VSI and interviews with Deb Moore (NAFVAC) and Robert Davis (NUWC) indicated that no munitions or explosives of concern are on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

N. Threatened or Endangered Species: Yes No Unknown

Source of information: An interview with Shannon Kam (NAVFAC) indicated that T&E species are not a concern at the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

O. Natural or Cultural Resources: Yes No Unknown

Source of information: An interview with Shannon Kam (NAVFAC), the *Natural Resources Inventory and Assessment of Naval Station Newport* (2006), and the Integrated Natural Resource Management Plan (2001) indicate that no natural/cultural resources of concern are on the parcel.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:

Current Use: Directly north of the parcel is Deerfield Pond with a golf course further north. To the east is Building 1310, which is used to store empty 55-gallon drums prior to use. Further east are storage yards for NUWC operations. To the west is an administrative building and an associated parking lot. To the south are Cunningham Street, a parking area, and Building 122. Deerfield Pond and the NUWC storage yards to the east, known as the Building 185 complex, are part of an active remediation site. Semi-volatile organic compounds (SVOCs) and metals are present in the soil and sediments. Volatile organic compounds (VOCs), SVOCs, and metals have been detected in the groundwater. The boundaries of the remediation site do not extend onto the parcel; the adjacent pond area is at a significantly lower elevation than the parcel. Contamination from the remediation site has not been documented to extend onto the parcel.

Past Use: The VSI, interviews with Roger Poisson and Darlene Ward (NAVFAC), reviews of historical drawings and the Feasibility Study for Site 08, and the ASTM standard radius search of publicly available records provided by EDR, Inc.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? Yes No.

If yes, please explain:

Source of information: The ASTM standard radius search of publicly available records provided by EDR, Inc and interviews with David D. Dorocz (NAVFAC) and Robert Davis (NUWC) indicated no NOV's are associated with the parcel. Open NOV's at the Base concern CWA and SDWA.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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

N/A

Source of information: N/A

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:

Based on interviews with David D. Dorocz (NAVFAC), no easements or rights-of-way are located on the parcel. The available information did not identify any current or historical use of hazardous or petroleum products on the parcel. Also, the available information did not identify any spills or hazardous material disposal on the parcel. Soil excavated from construction activities on the Base are stockpiled on the parcel. There is no documentation of contaminated soil being placed in the stock pile. However, soil placed there could have been associated with the removal of excess excavated soil from contaminated areas of the Base.

3. Signature:

Based on the records reviews, site inspections, and interviews conducted for the proposed real estate action, the environmental conditions of the property are as stated in this document and this property is suitable for outgrant or transfer with the inclusion of the Land Use Controls identified above.

ECP Checklist Preparer:

David J. Stieb, P.E.

Print Name

12 December 2012

Date

PWD Environmental:

Signature

Title

Print Name

Date

Environmental Professional (EBL(EV3)):



Signature

Environmental Engineer

Title

David J. Stieb, P.E.

Print Name

12 December 2012

Date

Real Estate Professional:

Signature

Title

Print Name

Date

Property Owner (Activity or Region):

Signature

Title

Print Name

Date

Data Gaps

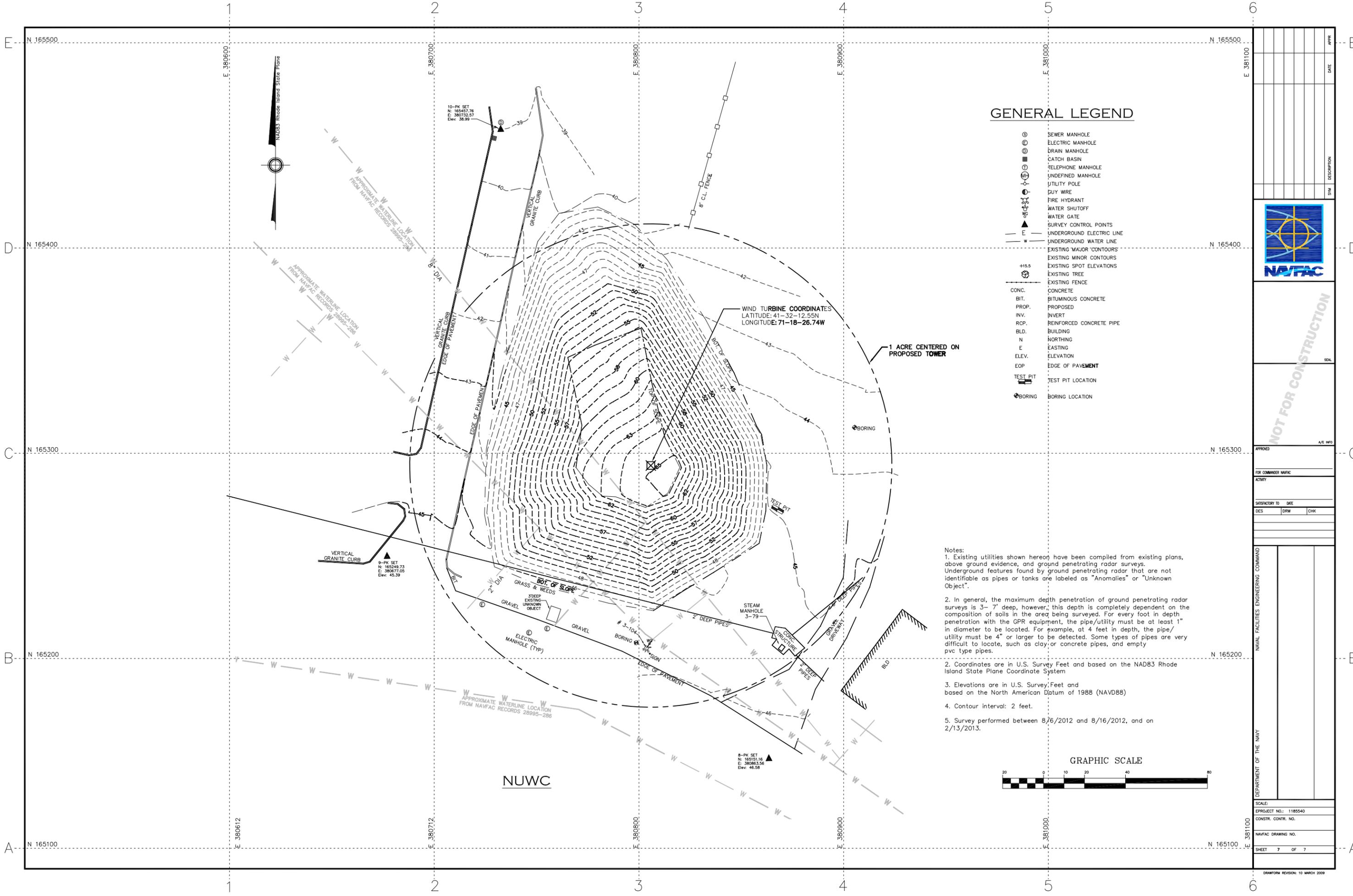
The ECP checklist was performed in accordance with the ASTM E1527-05 and is limited to the practices set forth in the standard. Exceptions include the following data gaps:

- Interviews with the past owners regarding the subject property were not conducted.
- Aerial photographs were reviewed for the following years: 1938, 1969, 1970, 1975, 1985, 1995, 2005, 2006, and 2008. Aerial photographs were not available in 5-year intervals and therefore could not be reviewed.
- A title search was not included in the scope of work.
- An evaluation of the property value per the ASTM E1527-05 was not included in the scope of work.

Assumptions

All work products were prepared for the exclusive use of the Client, for specific application to the property described in the proposed scope of services. No warranty, expressed or implied, is made. There are no beneficiaries of the work products other than the Client, and no other person or entity is entitled to rely upon the work products without the written consent of CH2M HILL, Inc. the following assumptions were made in preparing the checklist:

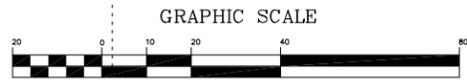
- Information collected from sources used to prepare this checklist was assumed to be correct and has not been independently verified by CH2M HILL.
- It is beyond CH2M HILL, Inc.'s scope of work to review or examine: (1) materials containing asbestos; (2) the presence of radon; (3) the presence of lead-based paint; (4) lead in drinking water; (5) identification or delineation of jurisdictional wetlands; (6) issues associated with worker health and safety; (7) issues pertaining to compliance with environmental regulations; or (8) liabilities associated with the offsite management of solid or hazardous wastes.
- The CH2M HILL, Inc. staff who performed the site assessment are not attorneys; therefore, the final report is not a legal representation or interpretation of environmental laws, rules, regulations, or policies of local, state or federal government agencies.
- Any opinions or recommendations presented apply to site conditions existing when services were performed. CH2M HILL, Inc. cannot report on, or accurately predict events that may change the site conditions after the described services are performed, whether occurring naturally or caused by external forces.
- CH2M HILL, Inc. assumes no responsibility for conditions we are not authorized to investigate, or which are not in our specific Scope of Work.

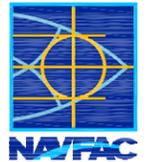


GENERAL LEGEND

- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ TELEPHONE MANHOLE
- ⊙ UNDEFINED MANHOLE
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ FIRE HYDRANT
- ⊙ WATER SHUTOFF
- ⊙ WATER GATE
- ⊙ SURVEY CONTROL POINTS
- E — UNDERGROUND ELECTRIC LINE
- W — UNDERGROUND WATER LINE
- — — EXISTING MAJOR CONTOURS
- — — EXISTING MINOR CONTOURS
- ⊙ EXISTING SPOT ELEVATIONS
- ⊙ EXISTING TREE
- — — EXISTING FENCE
- CONC. CONCRETE
- BIT. BITUMINOUS CONCRETE
- PROP. PROPOSED
- INV. INVERT
- RCP. REINFORCED CONCRETE PIPE
- BLD. BUILDING
- N NORTHING
- E EASTING
- ELEV. ELEVATION
- EOP EDGE OF PAVEMENT
- TEST PIT TEST PIT LOCATION
- ⊙ BORING BORING LOCATION

- Notes:
- Existing utilities shown herein have been compiled from existing plans, above ground evidence, and ground penetrating radar surveys. Underground features found by ground penetrating radar that are not identifiable as pipes or tanks are labeled as "Anomalies" or "Unknown Object".
 - In general, the maximum depth penetration of ground penetrating radar surveys is 3- 7' deep, however, this depth is completely dependent on the composition of soils in the area being surveyed. For every foot in depth penetration with the GPR equipment, the pipe/utility must be at least 1" in diameter to be located. For example, at 4 feet in depth, the pipe/utility must be 4" or larger to be detected. Some types of pipes are very difficult to locate, such as clay or concrete pipes, and empty pvc type pipes.
 - Coordinates are in U.S. Survey Feet and based on the NAD83 Rhode Island State Plane Coordinate System
 - Elevations are in U.S. Survey Feet and based on the North American Datum of 1988 (NAVD88)
 - Contour interval: 2 feet.
 - Survey performed between 8/6/2012 and 8/16/2012, and on 2/13/2013.



	APPR
	DATE
	SYMBOL DESCRIPTION
	
NOT FOR CONSTRUCTION	
SEALED	
DATE INFO	
APPROVED	
FOR COMMANDER NAFAC	
ACTIVITY	
SATISFACTORY TO DATE	
DES	DRW
CHK	
NAVAL FACILITIES ENGINEERING COMMAND	
DEPARTMENT OF THE NAVY	
SCALE:	
PROJECT NO.: 1185540	
CONSTR. CONTR. NO.	
NAFAC DRAWING NO.	
SHEET 7 OF 7	
DRAWING REVISION: 10 MARCH 2009	

Attachment 8
Government-Furnished Geotechnical Investigation of
Anomaly Locations Identified in Site Surveys

US Navy Further Geotechnical Investigation of Anomaly Locations identified in Site Surveys

20 NOV 2012

G. Ormiston PE

D Sullivan PE

Fran Furtado, Luis Gonzalez, Jason Williams

REFERENCE: Site survey and Boring location Plans

Navy Lodge Site (Sheet 5 of 7)

Two pits were dug, each to about 4'-6" deep. No obvious obstructions were located. Traces of cobbles, brick and possibly concrete were observed. Groundwater (possibly due to tidal influence) was observed at the bottom of the pits. A distinct change in soil make-up was observed at approximately the 3 ft in depth mark where sea shells and peat-type material was encountered. This may possibly be the cause of the anomaly signal in the GPR survey. No petroleum or other type smell was observed.

Bldg 1112 Coddington Point Site (Sheet 4 of 7)

Three test pits were dug to approx 12" deep. One pit had three wires in it, two were similar to grounding wires, the third was a copper wire with a black sheath. All three ran together and were of small diameter – approx 1/8 to 1/4 inch in dia oriented in the east-west direction about 8 inches below grade. The source and destination of the wires were undetermined.

The pits had traces of brick, and ledge. No petroleum or other type smell was observed.

Pritchard Field North Site (Sheet 3 of 7)

One large test pit was dug to approx 3.5' to 4' deep. No obvious obstructions were located except for some large rocks at about the 4 ft depth mark. Traces of cobbles, brick and several of the large stones/boulders were observed. Differences in soil make-up were also observed (sand). No petroleum or other type smell was observed.