

FINDING OF SUITABILITY TO TRANSFER

**NAVY AND MARINE CORPS RESERVE CENTER
READING, PENNSYLVANIA**



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1.0 PURPOSE

This Finding of Suitability to Transfer (FOST) summarizes how the requirements and notifications for hazardous substances, petroleum products and other regulated material on the property have been satisfied, and documents my determination, as the responsible Department of Defense (DoD) component official, that certain real property and associated improvements known as the Navy and Marine Corps Reserve Center (NMCRC), Reading, Pennsylvania (hereafter Subject Property) are environmentally suitable for deed transfer subject to the notices, restrictions and covenants set forth in this document.

The suitability for transfer decision is based primarily on review of information contained in reports, records and communications listed in Exhibit A (References). Factors leading to this decision and other pertinent information related to property transfer requirements are stated below.

2.0 PROPERTY DESCRIPTION

A. Description

The Subject Property is located at 615 Kenhorst Boulevard in Berks County in the City of Reading, Pennsylvania (Exhibit B-1). Navy property which is the subject of this FOST consists of approximately 7.05 acres of land acquired by the Department of the Navy in the 1950s. Improvements on the Subject Property include five buildings: an administrative/office building (Building 1), a small brick storage shed (Building 2; former "paint locker"), a vehicle maintenance garage (Building 3; the "Motor T"), a maintenance supply garage (Building 4), and a vehicle/equipment storage warehouse (Building 8; the "Howitzer Shed"). The Subject Property also includes three paved parking areas, paved roadways, concrete walkways, and landscaped lawn areas (Exhibit B-2).

The administrative building is a two-story, 34,736 square foot, steel frame building with brick exterior constructed in approximately 1957. The building included administrative offices, classrooms, a sick bay (medical clinic), gymnasium, and training rooms. The building basement included classrooms, training facilities, storage, mechanical rooms, and a boiler room. The administrative building was heated via a natural gas-fired boiler. According to a 1963 Sanborn Fire Insurance Map reviewed during the 2007 CERFA report (Tetra Tech, 2007), a former indoor

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rifle range used for training purposes was located in the southeastern portion of the basement of Building 1. According to interviews with facility personnel, the former rifle range was removed and converted to four smaller areas: the former armory, former laser rifle range room, former fire direction control (FDC) room, and a hallway between the former laser rifle range and the FDC room.

The former paint locker (Building 2) is a 100 square-foot brick shed with a concrete floor previously used for battery storage. The maintenance storage garage (Building 4) is a one-story, 540 square-foot slab-on-grade garage formerly used for storage of grounds maintenance equipment and supplies. The vehicle maintenance garage ("Motor T"/Building 3) is a one-story concrete block and sheet metal building on a concrete slab foundation that provided approximately 2,700 square feet of interior space. Building 3 was used for routine vehicle maintenance activities such as oil and fluid changes, transmission repairs, tire alignment, brake servicing, engine tune up, and parts cleaning. It contained four service bays with hydraulic lifts (aboveground service lifts); a drum storage rack for oil, grease, antifreeze, transmission fluid, hydraulic fluid, and degreaser; a battery storage/recharging room; a compressor; a portable parts-washing sink; spill kits; and a flammable materials cabinet. Buildings 2, 3 and 4 were constructed in the late 1950s.

The Howitzer Shed (Building 8) is a concrete block and metal structure constructed in 1991 on a concrete slab foundation that provided approximately 4,700 square feet of interior storage space. The building, located in the northeastern portion of the property, has six oversize garage door openings facing the parking area in the northwest portion of the property. Most of the building was previously used for the storage of several Howitzer guns.

A reinforced concrete vehicle wash pad equipped with a below-ground containment vault is located in the paved area northwest of the Howitzer Shed. The wash pad and related underground holding vault was reportedly constructed in 2001. Vehicles were washed over the wash pad using a power washer. In the years between 2001 and 2003, the contents of the vault, when full, were pumped out for off-site treatment and disposal and were not treated on site. From 2003 through September 2011, a portable vehicle wash and treatment system was used to recycle wash water rather than dispose of it off site. No water or wastes from the vehicle wash pad or water recycling trailer were discharged to the municipal storm or sanitary sewer. Exhibit B-3 includes the locations of sewer lines identified at the Subject Property.

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B. Proposed Reuse

The City of Reading Local Redevelopment Authority (LRA) has approved the conveyance of the Reserve Center Building (Building 1), along with 2.548 acres of land to Mary's Shelter, and the remaining 4.506 acres are planned for a residential economic development project (see Exhibit B-4).

Exhibit C is the legal description and survey for the Subject Property. Exhibit D is the Visual Site Inspection Form and supporting documentation from the November 9, 2010 visual site inspection. The supporting documentation includes an Interview Form and selected site photographs taken during a site visit on November 9, 2010 and notes and photographs from a follow up site visit on October 10, 2012 (U.S. Navy, 2012a).

3.0 SUMMARY OF ENVIRONMENTAL REQUIREMENTS AND NOTIFICATIONS

Available information concerning the past storage, release, or disposal of hazardous substances and/or petroleum products on the Subject Property, as collected through record searches, historical aerial photographs, personnel interviews, and on-site visual inspections, is contained in the environmental reports cited in Exhibit A. The following sections summarize the findings as they relate to the Subject Property; the actions and notification requirements associated with the past storage, release, or disposal of hazardous substances and/or petroleum products or other regulated materials; and the transfer restrictions warranted to ensure protection of human health and the environment and the environmental restoration process.

The 2007 CERFA report (Tetra Tech, 2007) identified the following as areas of environmental concern: (1) a former onsite fuel-oil underground storage tank (UST) with an estimated capacity of 8,000 gallons located in the courtyard parking area on the east side of Building 1; (2) potential contaminant discharges from the Motor T garage and associated petroleum product and hazardous material storage; (3) a former rifle range in the basement of Building 1 (lead residue in dust); and (4) a release of petroleum to groundwater from a documented leaking underground storage tank (LUST) located on the western adjacent property at 600 Kenhorst Boulevard. In January and February, 2008, an environmental sampling investigation was conducted at the Subject Property to evaluate these areas of concern. Results of the investigation are summarized in the "Report of Various Investigations" (Tetra Tech, 2008).

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Five environmental test borings with associated soil sampling and analysis at each location were completed in the former UST area. Five soil borings and associated soil sampling were also completed in the vicinity of the Motor T garage. Soil samples in the former UST area were analyzed for Volatile Organic Compounds (VOCs) and Semi-volatile Organic Compounds (SVOCs). The investigation found no evidence of contamination above actionable cleanup levels specified in Pennsylvania Department of Environmental Protection (PADEP) Technical Document 253-4500-601, "Closure Requirements for Underground Storage Tank Systems" in soil samples from five borings in the former UST location. Soil samples in the Motor T area were analyzed for VOCs, SVOCs and Target Analyte List Metals. Contamination was not detected in soils at levels exceeding PADEP Act 2 Medium Specific Concentrations (MSCs) for residential direct contact in soil samples analyzed from the five Motor T area borings.

To investigate the potential for petroleum-impacted groundwater to migrate onto the Subject Property from 600 Kenhorst Boulevard, four soil borings were completed at the Subject Property western property boundary along Kenhorst Boulevard. These soil borings were advanced until bedrock was encountered at depths between 22 and 23.5 feet below ground surface. The purpose of the soil borings was to assess soils and groundwater for evidence of contamination from the offsite LUST release and, if groundwater was encountered, to install temporary monitoring wells to allow groundwater sampling. No evidence of contamination was observed in any of the four borings (e.g., no staining, odors, sheens, or elevated reading with photoionization detector). Temporary well points were installed to bedrock within the borings, spaced at 350-foot intervals along Kenhorst Boulevard. After 24 hours, no groundwater had collected in the temporary well points; therefore, the wells were removed and the borings backfilled. Based on the absence of indicators of environmental impact, no soil or groundwater samples were collected at the western property boundary.

The former indoor rifle range area in the basement of Building 1 was investigated in 2008 for potential lead paint dust. This area is currently partitioned into three rooms (armory, fire arms training simulator, and FDC room) and a hallway. Ten wipe samples were collected in January 2008 within these areas. Eight of the wipe samples were from floors, in areas where dust had accumulated, and two samples were taken from walls corresponding to the outer walls of the former rifle range. Lead was detected in five of the floor wipe samples and one perimeter (wall) sample in the current armory at concentrations exceeding the federal residential lead dust clean-up standard of 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$).

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All four issues contained in the 2007 CERFA report were resolved and PADEP concurred with the findings from the "Report of Various Investigations" (Tetra Tech, 2008) in their May 27, 2008 letter stating that all Department's' concerns were satisfactorily addressed.

**A. Comprehensive Environmental Response, Compensation and Liability Act
(CERCLA)**

CERCLA Responses

There are no records of any Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) responses associated with the Subject Property. There are no Installation Restoration sites or areas of concern located on the Subject Property.

CERCLA Hazardous Substance Notice

In accordance with Title 42, U.S.C. Section 9620(h)(3)(A)(i), all deeds transferring the Subject Property must provide notice as to those hazardous substances which it is known, based on a complete search of agency files, were stored for one year or more, released or disposed on the Subject Property in excess of those threshold quantities specified under 40 CFR 373, and all response actions taken to date to address any such releases or disposals.

No hazardous substances are known to have been stored or released in excess of their respective threshold quantities on the Subject Property based on records reviewed for this FOST. Thus, no CERCLA hazardous substance notice is required for the Subject Property.

CERCLA Covenant

No hazardous substances and no petroleum products or their derivatives are known to have been released or disposed of in excess of their respective threshold quantities on the Subject Property. Therefore, in accordance with the requirements and limitations contained in Title 42, U.S.C., Section 9620(h)(4)(D)(i), the deed transferring the Subject Property will contain a covenant warranting that any response action or corrective action found to be necessary after the date of transfer for contamination existing on the Subject Property prior to the date of transfer shall be conducted by the United States.

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CERCLA Access Clause

No hazardous substances and no petroleum products or their derivatives are known to have been released or disposed of in excess of their respective threshold quantities on the Subject Property. Therefore, in accordance with Title 42, U.S.C., Section 9620(h)(4)(D)(ii), the deed transferring the Subject Property will contain a clause granting the United States access to the Subject Property in any case in which a response action or corrective action is found to be necessary after the date of transfer at the Subject Property, or when such access is necessary to carry out a response action or corrective action on adjoining properties for contamination existing on the Subject Property prior to the date of transfer.

B. Resource Conservation and Recovery Act (RCRA)

NMCRC Reading was a Resource Conservation and Recovery Act (RCRA) Small Quantity Generator as defined by the 1984 Hazardous and Solid Waste Amendments to the 1976 RCRA law. RCRA authority has been delegated by the EPA to the State of Pennsylvania. Hazardous wastes and all portable accumulation areas (e.g., temporary lockers, sheds, and pallets) were removed from the Subject Property when the Marines abandoned the facility in September 2011. The October 10, 2012 visual site inspection confirmed removal.

C. Presence of Petroleum Products and Derivatives

Petroleum products were stored and used in connection with the former building heating system and the maintenance and repair of vehicles in the vehicle maintenance garage. Waste oil from vehicle maintenance activities was collected in a fully-enclosed, portable cart tank with spill containment. The cart tank was removed from the property in September 2011.

Petroleum products and derivatives in use on the Subject Property at the time of the November 2010 visual site inspection are listed on Exhibit E. These were verified as removed during an October 10, 2012 visual site inspection.

D. Underground/Aboveground Storage Tanks

A former 8,000-gallon No. 2 fuel oil UST was located in the courtyard parking area adjacent to the eastern side of the office building (Building 1). Navy records indicate the UST was removed in

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October 1994; however, limited information was contained in available records (e.g., unknown tank and soil conditions during removal). Soil sampling and analysis performed within the former UST footprint in 2008 indicated a petroleum product release was not present (Tetra Tech, 2008). The location of the former UST is shown in Exhibit B-2.

There were no other USTs on the Subject Property. A portable, 200-gallon enclosed AST was located at the vehicle maintenance building to hold used oil, however it was removed in September 2011. The October 10, 2012 visual site inspection confirmed that no stored equipment remains.

E. Oil/Water Separators

There is no oil/water separator remaining at this facility. Between 2003 and September 2011, a portable vehicle wash and containment system trailer recycled wash water from the vehicle wash pad, located in the paved area northwest of the Howitzer Shed, rather than dispose of it off site. Wash water from the wash pad was pumped from a below-ground containment vault back to the treatment trailer, where it underwent a treatment process, including a oil/water separator, prior to being recycled as clean wash water when needed. The location of the former treatment trailer is shown on Exhibit B-2. The below-ground containment vault was constructed in 2001. In the years between 2001 and 2003, the contents of the vault, when full, were pumped out for off-site treatment and disposal and were not treated on site. The October 10, 2012 visual site inspection confirmed that no oil/water separator equipment remains.

F. Munitions and Explosives of Concern (MEC)

Other than “ball rounds” used as practice rounds for the USMC guns, there have been no MEC ordnance handling, storage, disposal or response actions on the Subject Property based on records reviewed for this FOST. Ball rounds were stored in a secured room on the lower level of the administrative building.

The Naval Ordnance Safety and Security Activity (NOSSA) has determined that armories in closing reserve centers do not require a NOSSA inspection/certification as long as the departing units remove all arms and ammunition from the armory upon abandonment of the facility. All the equipment mentioned above was removed when the Marines abandoned this facility in

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September 2011. The October 10, 2012 visual site inspection confirmed that no stored equipment remains.

G. Asbestos-Containing Material (ACM)

An asbestos survey was completed by Accredited Environmental Technologies, Inc. (AET) in October 2010 for the five buildings located on the Subject Property (AET, 2010a). ACM was identified in all the buildings except the Howitzer Shed, however none of the ACM was damaged or friable. The ACM in Building 1 consisted of 610 square feet (ft²) of chalkboard mastic in 24 rooms, 15 ft² of roof access door sealant in the drill deck, and 90 linear feet of exterior metal window caulk in the gymnasium. ACM in the other buildings consisted of two ft² door caulking on the west wall door in the battery shed (Building 2), 45 linear feet of garage door caulking in the vehicle maintenance garage (Motor T), and 15 linear feet of door caulking in the maintenance storage shed (Building 4).

As noted above, some ACM has been identified on the Subject Property, and the possibility remains for the presence of undiscovered ACM associated with miscellaneous building materials. While this potential ACM does not pose a hazard to site users, future renovation or demolition and/or subsurface work performed by the Grantee could result in friable and damaged ACM hazards. Thus, the Grantee must comply with all applicable State and Federal laws relating to ACM management in order to ensure future protection of human health and the environment during any future renovation/demolition activities.

An ACM Hazard Disclosure and Acknowledgment Form is included as Exhibit F to this FOST and will be provided to the Grantee for execution at the time of transfer.

H. Lead-Based Paint (LBP)

A lead-based paint (LBP) survey was completed by AET in October 2010 for the five buildings located on the Subject Property (AET, 2010b). Painted surfaces containing lead in excess of the EPA threshold for LBP were identified in all buildings except the Howitzer Shed. LBP surfaces included metal I-beams and columns in the drill hall in Building 1, metal door frames in all four buildings, floor stripe and tire stop curbing paint at the Motor T, and concrete block walls (Room 243) in Building 1.

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During the period of April 16 and 17, 2012, the Navy Public Works Center Detachment Philadelphia performed a lead-based paint abatement for five exterior areas at Building 1 (exterior stairs, exterior window frames, exterior door frames and exterior roof vent) that were identified as high lead content and in poor condition during the October 2010 LBP survey at the Subject Property. Ledizolv™ solution was sprayed on lead contaminated surfaces that had blistered or peeling paint, the surfaces were scraped and paint chips were vacuumed using a high efficiency particulate air (HEPA) filtered vacuum. Waste was placed in drums and disposed in accordance with local, state, and federal regulations. All work was conducted under the direction of a certified Lead Abatement Supervisor (U.S. Navy, 2012b).

Interior LBP areas at Building 3 (Motor T Garage) including interior floor stripe, ladder and interior column were not abated at that time. Any renovation/demolition work performed by the Grantee will need to be performed in accordance with OSHA's Lead in Construction Standard 29 CFR 1926.62.

Lead was identified at concentrations exceeding the federal residential lead dust cleanup standard of 40 micrograms per cubic foot ($\mu\text{g}/\text{ft}^2$) in wipe samples from five floor locations and one wall location within the former rifle range area. This area is currently occupied by three rooms (armory, fire arms training simulator, and FDC room) and a hallway, as discussed in paragraph 3.0.

A LBP Hazard Disclosure and Acknowledgment Form included as Exhibit G to this FOST will be provided to the transferee for execution at the time of transfer.

I. Polychlorinated Biphenyls (PCBs)

There is no documentation that PCBs were ever stored, or released in excess of those reportable quantities specified under 40 CFR 373, or disposed of on the Subject Property.

During the November 2010 visual site inspection, older fluorescent light fixtures with ballasts were observed in the administrative building. Light fixtures and ballasts containing PCBs are present on the Subject Property, and should be disposed of properly when removed during maintenance or renovation activities. Furthermore, USEPA has advised that buildings constructed or renovated between 1950 and 1978 have the potential to have PCBs contained within the caulking. Inasmuch as USEPA has yet to establish a link between PCBs in caulking and public

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health risk, USEPA presently does not require that caulking in these buildings be tested for the presence of PCBs. Notwithstanding, the Grantee should be provided notice, by being provided a copy of this FOST, that Buildings 1 through 4, because they were constructed in 1957-1959, may have caulking containing PCBs. The Grantee shall also be put on notice by receipt of this FOST that all caulking in the buildings, if encountered, should be handled, managed and disposed of properly during maintenance and/or renovations by the Grantee. This notice does not apply to the Howitzer Shed (Building 8) as it was constructed in the 1990s.

J. Radioactive Materials

During the November 9, 2010 site investigation, equipment containing low-level radioactive sources in sealed components were found stored in the Armory located in the basement of the Administrative Building 1. Rifle Combat Optics (RCO) sights for the M4A4, Night Vision Goggles (NPBS 14's) and lensatic compasses were all stored in the Armory. There was a "Caution - Radioactive Materials" sign on the outer door to the Armory.

This equipment was routinely leak tested and no leaks were reported. Howitzer sights for older M198 guns were stored on site but were shipped off when those older guns were removed. The newer M777 guns that were stored in the Gun Shed had digital fire control and did not contain radioactive sources.

The Naval Sea Systems Command Detachment Radiological Affair Support Office has determined that armories in closing reserve centers do not require a follow up survey as long as the departing units remove all stored equipment with low level radioactive sources from the armory upon abandonment of the facility. All the equipment mentioned above was removed when the Marines vacated the Subject Property in September 2011. The October 10, 2012 visual site inspection confirmed that no stored equipment remains.

A radon mitigation system is present in the basement of Building 1. The radon mitigation system includes a positive pressure ventilation system and a monitoring system with an alarm. The Navy installed this RADON mitigation system in 1996. The system requires 120V power, and is manufactured by RadonAway Inc. The system has been inoperative since September 2011.

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K. Environmental Notices, Restrictions and Covenants

1. **Notice of Environmental Condition:** Information concerning the environmental condition of the Subject Property is contained in the document known as the Finding of Suitability to Transfer (FOST) which is attached hereto and made a part hereof as Exhibit “_”, the receipt of which is hereby acknowledged by the Grantee. The FOST sets forth the basis for the United States’ determination that the Subject Property is suitable for transfer. The FOST and referenced environmental documents contain all pertinent information currently known by the United States as to the environmental condition of the Subject Property. The specific environmental conditions described in the FOST which are applicable to the Subject Property, are contained in this Quitclaim Deed.

2. **CERCLA Covenant:** Pursuant to Section 120(h)(4)(D)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. § 9620(h)(4)(D)(i)), the United States warrants that any response action or corrective action found to be necessary after the date of this deed, for contamination existing on the Subject Property prior to the date of this deed, shall be conducted by the United States.

3. **Reservation of Access as Required by 42 U.S.C. §9620(h)(4)(D)(ii):** The United States retains and reserves a perpetual and assignable easement and right of access on, over, and through the Subject Property, to enter upon the Subject Property in any case in which an environmental response or corrective action is found to be necessary on the part of the United States, without regard to whether such environmental response or corrective action is on the Subject Property or on adjoining nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, test pitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee and its successors and assigns and shall run with the land.

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In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the Subject Property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means to avoid and to minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of the Subject Property. At the completion of work, the work site shall be reasonably restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Subject Property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee, nor its successor and assigns, for the exercise of the easement and right of access hereby retained by the United States.

In exercising such easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer, employee, agent, contractor of any tier, or servant of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this clause; Provided, however, that nothing in this paragraph shall be considered as a waiver by the Grantee and its successors and assigns of any remedy available to them under the Federal Tort Claims Act.

4. Notice Of Hazardous Substance Activity in accordance with 42 U.S.C. §9620(h)(3)(A)(i): Pursuant to 40 C.F.R. 373.2 and Section 120(h)(3)(A)(i) of CERCLA (42 U.S.C. § 9620(h)(3)(A)(i)), and based upon a complete search of agency files, the United States gives notice that no hazardous substances have been released or disposed of or stored for one year or more on the Subject Property.

5. Discovery of Previously Unknown Contamination: The Grantee, its successors and assigns, or their subcontractors, shall stop all work and notify the Navy immediately if previously unknown contamination, such as, but without limitation, buried debris, stained soil, unusual odors, is discovered during soil disturbing activity such as

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soil excavation, drilling, digging or other ground-disturbing activities, including disturbance of building slabs, roads and other structures and paved areas.

6. Presence of Asbestos: The Grantee, its successors, and assigns, covenant and agree that they will comply with all federal, state and local laws relating to ACM in their use of any buildings and structures included in this transfer (including demolition and disposal of underground utilities that may contain ACM wrapping). The Grantor assumes no new or further liability as a result of this transfer than it would otherwise have for losses, judgments, claims, demands or expenses, or damages of whatever nature or kind from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with ACM from buildings, structures, and underground utilities included in this transfer. Due to the known or potential presence of undiscovered ACM associated with underground utilities, any subsurface work performed by the Grantee must be conducted in accordance with applicable regulations and conducted by trained, properly-equipped personnel. Buildings and structures included in this transfer will be transferred “as is” and asbestos hazards in said buildings and underground utilities and pipelines will become the responsibility of the Grantee. The Grantee will be required to sign the Asbestos Hazard Disclosure and Acknowledgment Form included as Exhibit F of the FOST prior to execution of the transfer deed.

7. Presence of Lead-Based Paint: The Grantee is hereby notified of the presence of lead-based paint on interior floor stripe, ladder, and column within Building 3 (Motor T Garage) in poor condition and requiring abatement prior to any use of that structure. The Grantee, its successors, and assigns agree that they will comply with all federal, state, and local laws relating to LBP in their use of any buildings and structures on the Subject Property (including demolition and disposal of existing improvements). The Grantor assumes no new or further liability as a result of this transfer than it would otherwise have for losses, judgments, claims, demands, expenses, or damages of whatever nature or kind from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with LBP from buildings or structures on the Subject Property. Buildings will be transferred “as is” and LBP hazards in said buildings will become the responsibility of the Grantee. The Grantee

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will be required to sign the Lead-based Paint Hazard Disclosure and Acknowledgment Form included as Exhibit G of the FOST prior to execution of the transfer deed.

8. Presence of Polychlorinated Biphenyls in Building Materials: The Grantee acknowledges that fluorescent light fixture ballasts in facilities on the Subject Property may contain PCBs. Prior to beginning any maintenance, alterations, demolition, restoration, or construction work affecting fluorescent light fixtures, the Grantee must determine if PCB ballasts are present. If present, PCB ballasts and/or fixtures must be disposed of properly in accordance with all applicable Federal, State, and local laws and regulations. The Grantee also acknowledges that buildings constructed or renovated between 1950 and 1978 have the potential to have PCBs contained within caulking, and the PCBs can migrate from the caulk into air, dust and surrounding material, such as wood, bricks and soil. Such materials must be handled, managed and disposed of properly during maintenance and/or renovations by the Grantee.

L. Environmental Compliance Agreements / Permits / Orders

The records indicate there are no environmental compliance agreements, permits, or orders associated with the Subject Property.

M. Availability of References

References will be available upon request from the Navy's BRAC Program Management Office Northeast, located in Philadelphia, PA.

N. Notification to Regulatory Agencies/Public

In accordance with Section C8.5.5.2 of the Base Redevelopment and Realignment Manual (DoD, 2006), the PADEP has been advised of the proposed transfer of the Subject Property, and copies of the CERFA Report and this Draft FOST have been provided to PADEP for review and comment. PADEP comments on the Draft CERFA Report were received in March 2007 and changes incorporated into the final report. PADEP's concurrence with the findings of the Draft FOST is provided in Exhibit H. A public notice of the Navy's intent to sign this FOST will be published at least 30 days prior to transfer by deed. Copies of all transfer documentation will be made available to the City of Reading and to PADEP upon request after execution of the same.

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4.0 FINDING OF SUITABILITY TO TRANSFER

Based on the information contained in this FOST, the notices, restrictions and covenants that will be contained in the transfer deed, the property is suitable for transfer.

3-25-2013

Date



David Drozd
Director
NAVFAC BRAC Program Management Office East
Philadelphia, Pennsylvania

Exhibit A

References

REFERENCES

Accredited Environmental Technologies, Inc. 2010a. Asbestos Identification Survey, Navy and Marine Corps Reserve Center (MCRC) Reading, Reading, Pennsylvania. October.

Accredited Environmental Technologies, Inc. 2010b. Lead-Based Paint Inspection Report, Navy and Marine Corps Reserve Center (MCRC) Reading, Reading, Pennsylvania. October.

Department of Defense (DoD), 1994. *DoD Policy on the Environmental Review Process to Reach a FOSL*, June 17.

Department of Defense (DoD), Office of the Deputy Undersecretary of Defense [Installations and Environment]), 2006. *DoD 4165.66-M Base Redevelopment and Realignment Manual*. Washington, D.C., March.

Tetra Tech, 2007. CERFA Identification of Uncontaminated Property at the Navy and Marine Corps Reserve Center Reading, Reading, Pennsylvania. April.

Tetra Tech, 2008. Report of Various Investigations, Navy and Marine Corps Reserve Center Reading, Reading, Pennsylvania. August.

Tetra Tech, 2010a. Final Letter Report of Lead-Based Paint and Asbestos Surveys, Navy and Marine Corps Reserve Center (NMCRC) Reading, Reading, Pennsylvania. December.

Tetra Tech, 2010b. FOST Site Inspection of Subject Property, November 9, 2010.

U.S. Navy, 2006. (Department of the Navy Base Realignment and Closure Program Management Office) Final Environmental Condition of Property Report for the Navy and Marine Corps Reserve Center Reading, Pennsylvania. San Diego, California, May 4, 2006.

U.S. Navy, 2012a. (NAVFAC Base Realignment and Closure Program Management Office, Northeast) Visual Site Inspection of Subject Property, October 10, 2012.

U.S. Navy, 2012b. (Public Works Center Detachment Philadelphia) OSHA Compliance Plan for Lead-Based Paint Abatement at Navy and Marine Corps Reserve Center Reading, Pennsylvania. San Diego, California, April 24, 2012.

Exhibit B

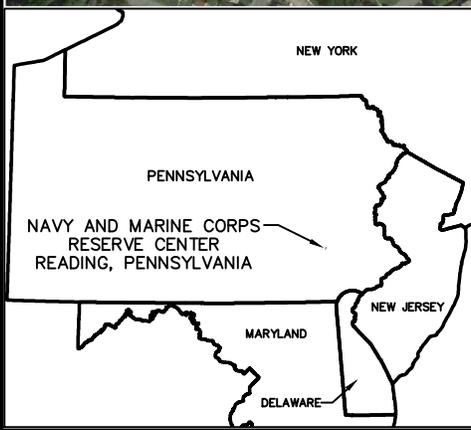
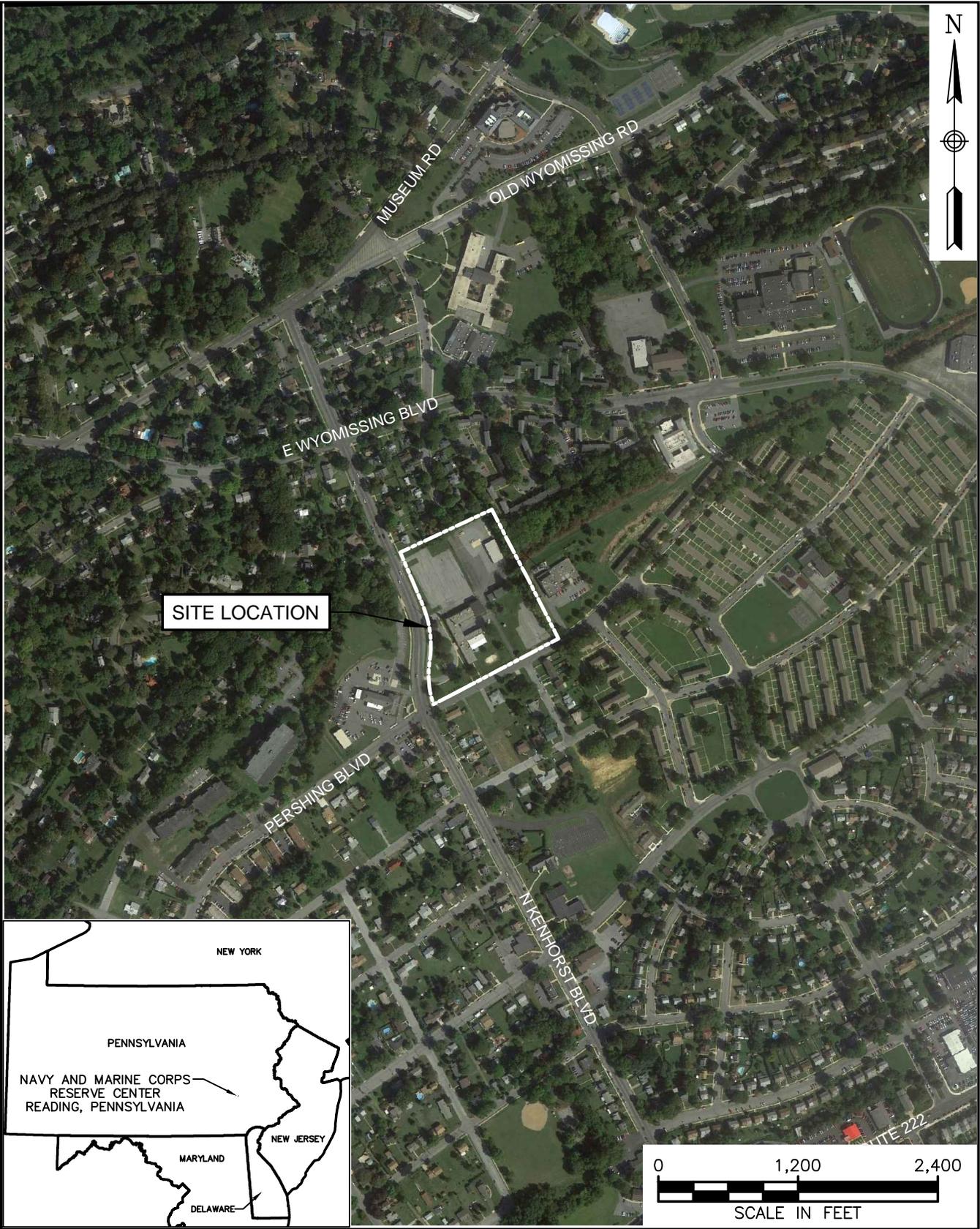
Figures

B-1 –Parcel Location Map

B-2 –Parcel Map

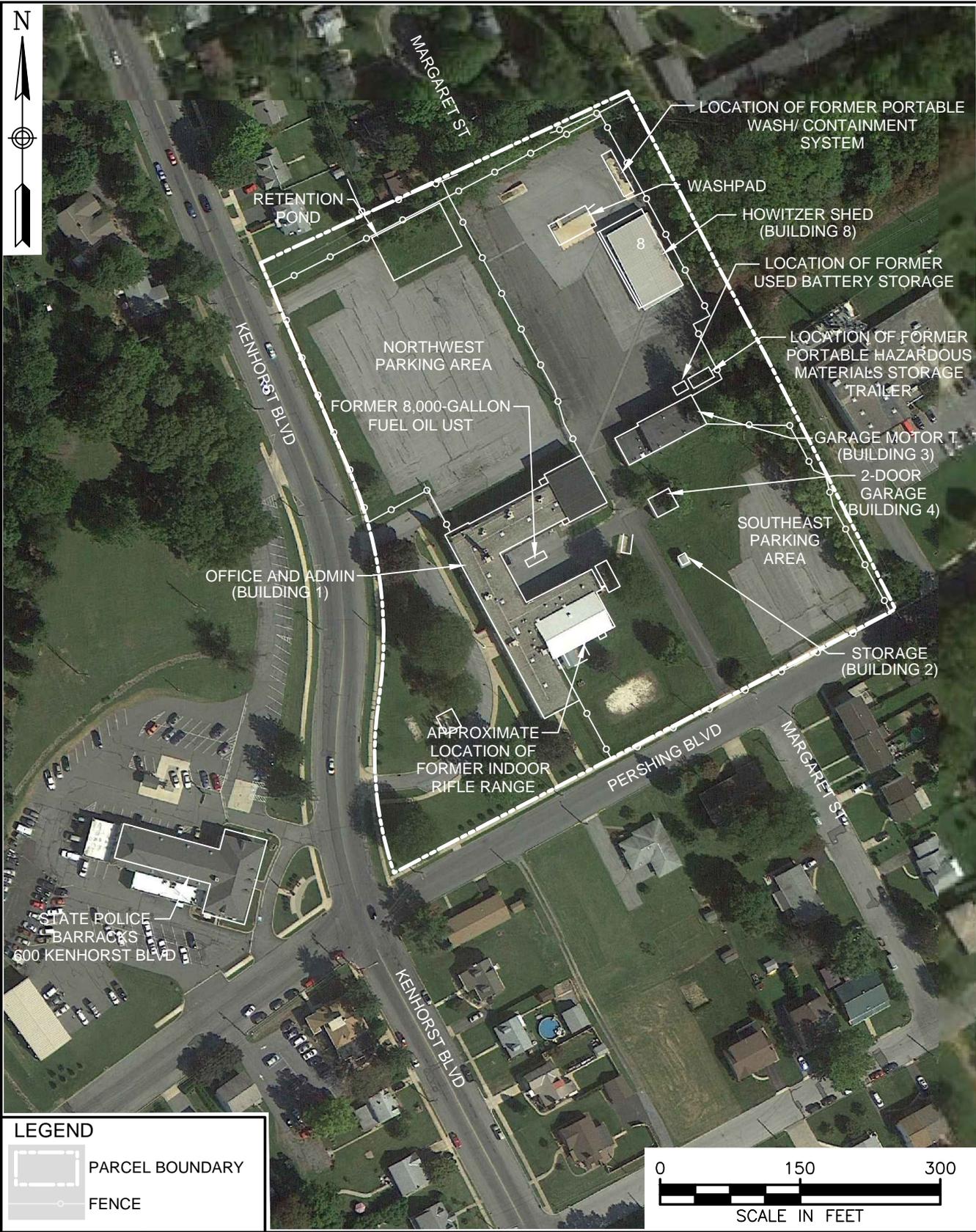
B-3 –Parcel Features Map

B-4 – Parcel Recipient Map

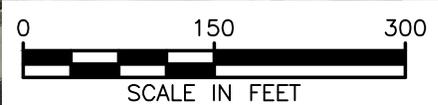


**PARCEL LOCATION MAP
NAVY AND MARINE CORPS RESERVE CENTER
READING, PENNSYLVANIA**

SCALE AS NOTED	
FILE 112G00629GM02-4	
REV 1	DATE 01/25/13
FIGURE NUMBER EXHIBIT B-1	

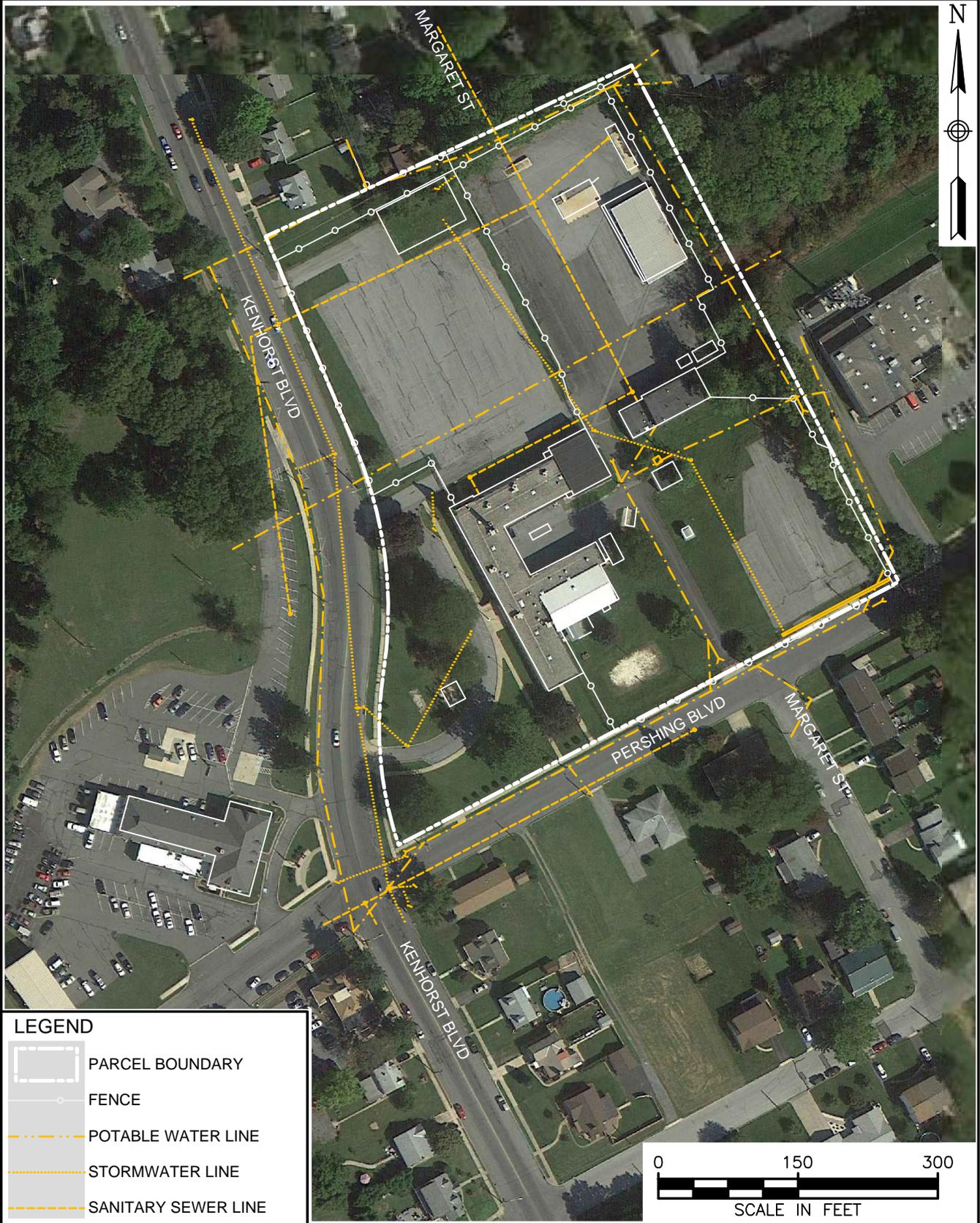


LEGEND	
	PARCEL BOUNDARY
	FENCE



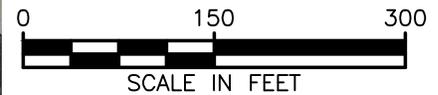
**PARCEL MAP
NAVY AND MARINE CORPS RESERVE CENTER
READING, PENNSYLVANIA**

SCALE AS NOTED	
FILE 112G00629GM02-2	
REV 1	DATE 01/25/13
FIGURE NUMBER EXHIBIT B-2	



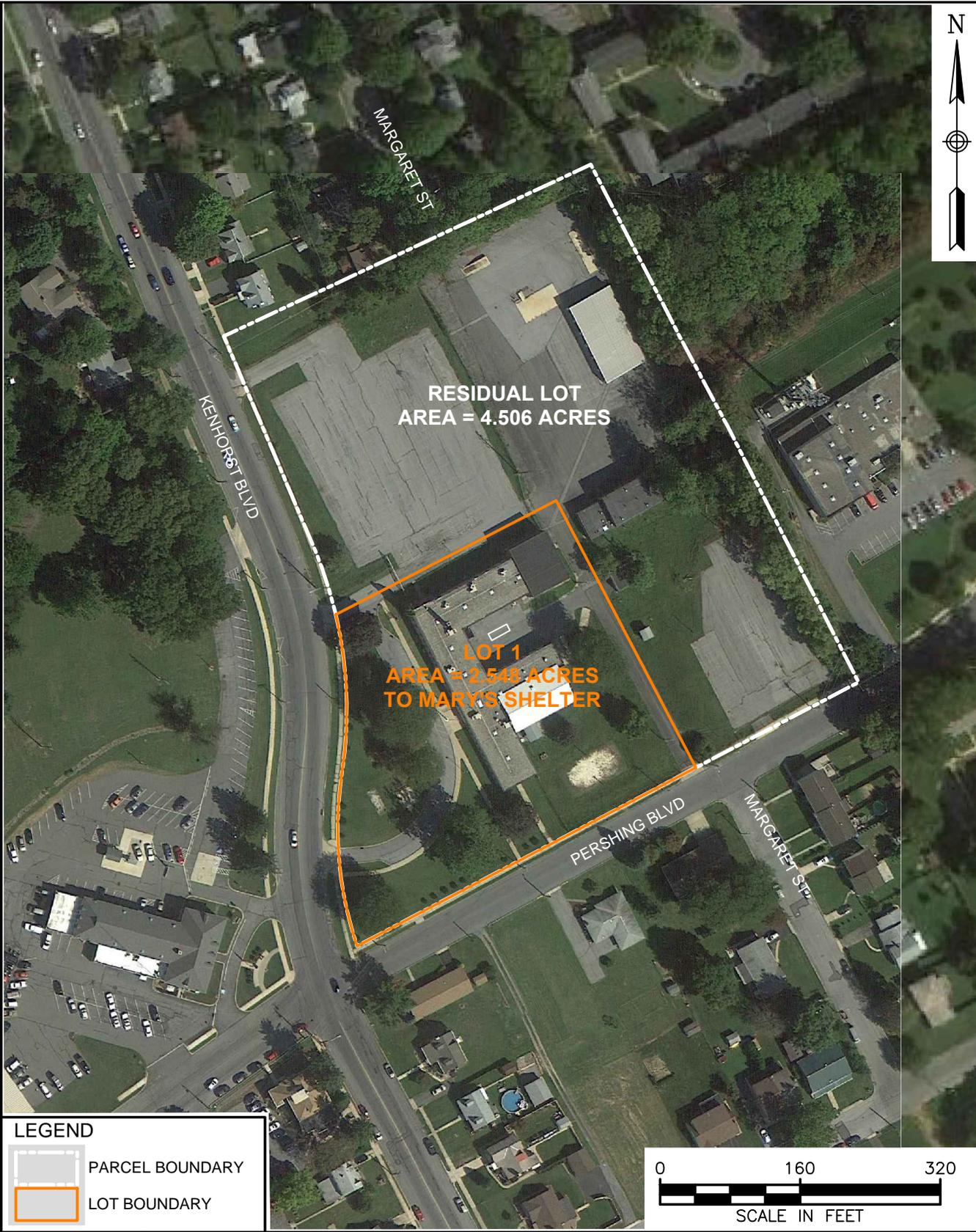
LEGEND

-  PARCEL BOUNDARY
-  FENCE
-  POTABLE WATER LINE
-  STORMWATER LINE
-  SANITARY SEWER LINE

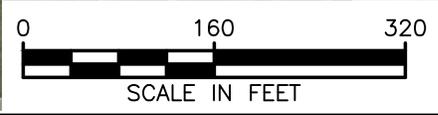


**PARCEL FEATURES MAP
NAVY AND MARINE CORPS RESERVE CENTER
READING, PENNSYLVANIA**

SCALE AS NOTED	
FILE 112G00629GM02-3	
REV 1	DATE 01/25/13
FIGURE NUMBER EXHIBIT B-3	



LEGEND	
	PARCEL BOUNDARY
	LOT BOUNDARY



**PARCEL RECIPIENT MAP
NAVY AND MARINE CORPS RESERVE CENTER
READING, PENNSYLVANIA**

SCALE AS NOTED	
FILE 112G00629GM02-2	
REV 1	DATE 01/25/13
FIGURE NUMBER EXHIBIT B-4	

Exhibit C

Legal Description and Survey Map

Ludgate Engineering Corporation

Engineers, Surveyors, Land Planners,
Environmental Scientists

Robert B. Ludgate, Sr., PE, PLS, President
Edwin H. Nordahl, II, PE, VP Engineering Services
Robert B. Ludgate, Jr., VP Municipal Services
Thomas B. Ludgate, PLS, VP Surveying Services
Peter C. Eisenbrown, PE, VP Construction Services

Lincoln Corporate Center
10 Vanguard Drive, Suite 90
Reading, PA 19606
610-404-7330
610-404-7371 (Fax)
1-888-646-6161 (Toll Free)
www.ludgate-eng.com

May 31, 2007

Deed Description

City of Reading

TTNUS: Navy & Marine Corps Reserve
Center, Reading, PA

ALL THAT CERTAIN parcel of ground with the improvements thereon on the east side of Kenhorst Boulevard and on the north side of Pershing Boulevard situate in the City of Reading, Berks County, Pennsylvania being a Topographic and Boundary Survey Plat for "TTNUS: Navy & Marine Corps Reserve Center, Reading, PA" as shown on a plan prepared by Ludgate Engineer Corporation Plan No. D-4900607 and being more fully bounded and described as follows TO WIT:

Beginning at a point on the eastern right of way line of Kenhorst Boulevard a corner of lands of Warren W. & Irma E. Berg;
Thence along lands of Berg, along lands of Bonita Z. Zerbe, along the terminus of Margaret Street and along lands of Paul W. & Judith A. Strubeck North 65 degrees 43 minutes 56 seconds East 432.69 feet to a marble monument in line of lands of Wyomissing Apartments;
Thence along lands of Wyomissing Apartment South 26 degrees 04 minutes 26 seconds East 311.10 feet to an iron pipe a corner of lands of Olivet Boys & Girls Club;
Thence along lands of Olivet Boys & Girls Club South 25 degrees 33 minutes 23 seconds East 303.34 feet to an iron pipe on the northern right of way line of Pershing Boulevard;
Thence along the right of way line of Pershing Boulevard the two following courses and distances:

1. South 63 degrees 06 minutes 24 seconds West 185.90 feet to a point.
2. South 63 degrees 03 minutes 04 seconds West 419.65 feet to a marble monument a point of curvature on the eastern right of way line of Kenhorst.

Thence along the eastern right of way line of Kenhorst Boulevard the three following courses and distances:

1. By a curve to the right having a radius of 387.42 feet, a chord bearing of North 03 degrees 24 minutes 20 seconds West, a chord distance of 184.48 feet and an arc length of 186.27 feet to a point of reverse curve to the left.
2. By a reverse curve to the left having a radius of 422.16 feet, a chord bearing of North 05 degrees 30 minutes 24 seconds West, a chord distance of 243.53 feet and an arc length of 246.69 feet to a point of tangency.
3. North 21 degrees 30 minutes 14 seconds West 239.66 feet to a point the Place of Beginning.

CONTAINING 7.05 ACRES (307,098 sq. ft.)

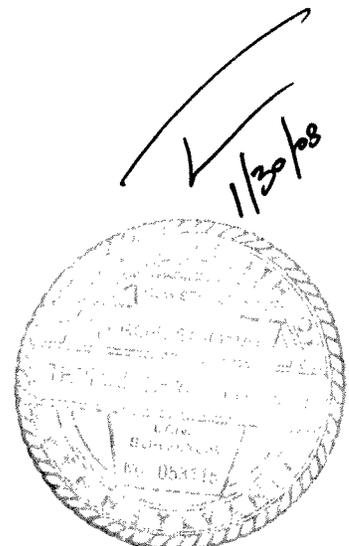
BEING subject to a 25' wide sanitary sewer
right of way as shown on the above referenced plan.

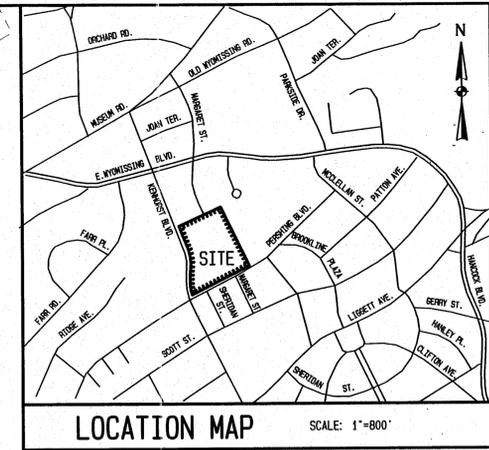
BEING subject to a 60' wide electric line
right of way as shown on the above referenced plan.

BEING subject to a electric line right of way
on the northern portion of said site as shown on the above referenced plan.

BEING a portion of the same premises
by Deed Book 1244 Page 514 Berks County Records.

CHECK TBL
COMPUTER CHECK TBL





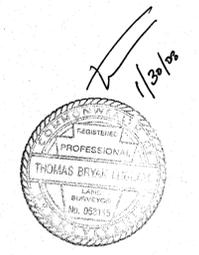
NOTES

1. SITE FEATURES PER LUDGATE ENGINEERING CORPORATION FIELD SURVEY OF 5/1/07.
2. SURVEY REFERENCES:
 - SITE DEED & DEEDS AS LISTED
 - P.B.V. 2 PG. 43
 - BERKS COUNTY TAX MAPS

ENCROACHMENTS (ON NAVY PROPERTY)

- (A) EXISTING WOODEN FENCE OVER PROPERTY LINE BY 7.61'.
- (B) EXISTING FENCE OVER PROPERTY LINE BY 3.4'

* = THESE ITEMS SHOWN PER DEPT. OF THE NAVY, BUREAU OF YARDS & DOCKS DWG. NO. 1, 089, 697



TOPOGRAPHIC & BOUNDARY SURVEY PLAT

SITE AREA: 7.05 ACRES (307,098 SQ. FT.)

OWNER:
UNITED STATES OF AMERICA
D.B.V. 1244 PG. 514
TAX #5306-54-14-5536
P.B.V. 2 PG. 43

SITUATE IN:
CITY OF READING,
BERKS COUNTY,
PENNSYLVANIA

TTNUS: NAVY AND MARINE CORPS RESERVE CENTER, READING, PA

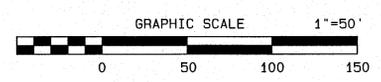
Ludgate Engineering Corporation
ENGINEERS SURVEYORS PLANNERS
ENVIRONMENTAL SCIENTISTS
© 2007

LINCOLN CORPORATE CENTER
10 VANGUARD DRIVE, SUITE 90
READING, PA 19606
PHONE 610/404-7330
FAX 610/404-7371

DRAWN	COMP (BNVD)	COMP (LOT)	PA ONE	COMPUTER FILE
PSR	RAB		CALL DATE	P: 4900607.PRD
5-15-07	5-24-07			
SCALE	TAX MAP PARCEL		DRAWING NUMBER	
1"=50'	#5306-54-14-5536		D-4900607	

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LUDGATE ENGINEERING CORPORATION
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REPRINTED, COPIED, OR USED IN ANY FORM OR
MANNER WITHOUT THE WRITTEN PERMISSION OF
LUDGATE ENGINEERING CORPORATION.

REVISION	DATE	DESCRIPTION
#1 PSR	9-24-07	



LEGEND

- = FLAGPOLE
- = SPOTLITE
- ⊙ = POST
- ⊕ = EXIST. WELL
- ⊕ = CATCH BASIN (C.B.)
- ⊕ = SANITARY OR STORM MANHOLES (AS INDICATED)
- ⊕ = WATER VALVE CAP
- ⊕ = LIGHT POLE
- ⊕ = FIRE HYDRANT
- ⊕ = CLEAN OUT/VENT (C.O.)
- ⊕ = UTILITY POLE W/GUY WIRE
- ⊕ = ELECTRIC BOX
- ⊕ = GAS VALVE
- ⊕ = GAS METER
- ⊕ = STREET SIGN (AS NOTED)
- ⊕ = EXIST. CONTOURS
- ⊕ = EXIST. INDEX CONTOURS
- ⊕ = EXIST. WATERLINE
- ⊕ = EXIST. SANITARY SEWER LINE
- ⊕ = EXIST. STORM SEWER LINE
- ⊕ = EXIST. FENCE LINE
- ⊕ = MONUMENT FOUND
- ⊕ = EXISTING BUILDINGS
- = IRON PIN OR IRON PIPE FOUND (AS NOTED)
- (R) = RECORD
- (M) = MEASURED
- P.O.B. = POINT OF BEGINNING

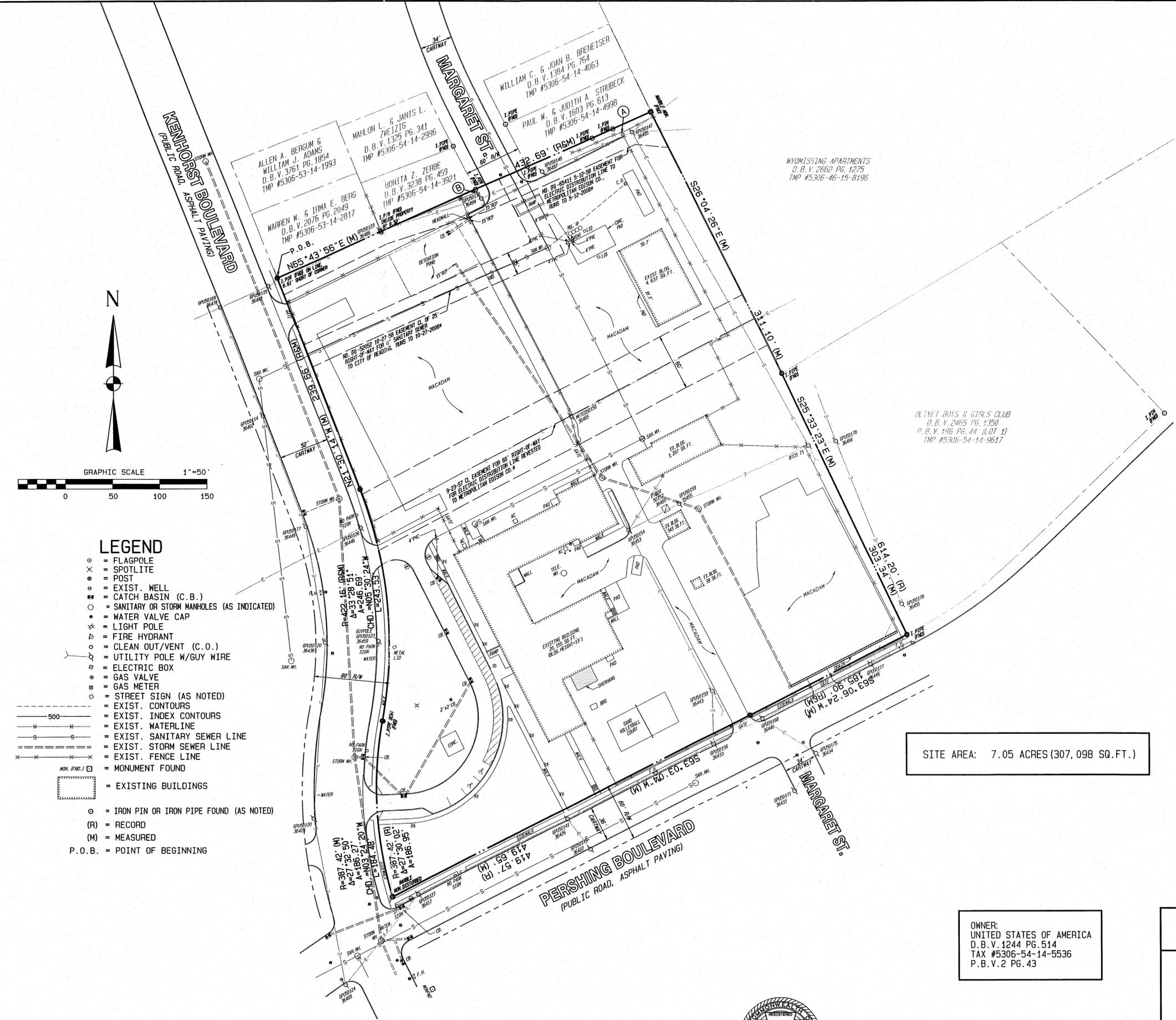


Exhibit D

Visual Site Inspection Forms and Supporting Documentation

- D-1 ECP Checklist from November 9, 2010 Visual Site Inspection**
- D-2 Memo to the File from October 10, 2012 Follow up Visual Site Inspection**
- D-3 Photos from the November 9, 2010 and October 10, 2012 Visual Site Inspections**

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

Installation: MARINE CORPS RESERVE CENTER
READING

Parcel/Site Location and Description: READING, PA
615 KENHORST BLVD.

Proposed Real Estate Action Description: TRANSFER OF PROPERTY

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 are provided for each environmental condition.

A. Parcel/Site Uses:

Prior Uses: Main building (Administrative Bldg 1) built in 1957. Howitzer Shed built in 1997.

Current Uses: MARINE CORPS RESERVE CENTER

Future Uses: City of Reading plans to demolish all buildings to make way for hospital dorms & homeless shelter

B. Contaminants: Yes No Unknown

If yes, identify contaminant and media: Lead dust in basement near former rifle range

Source of information: Tetra Tech Survey/Report
Sampling in Jan/Feb 2008; Report August 2008

Restrictions or Land Use Controls: Yes No ACM & LBP identified in almost

If yes, please identify and explain in detail in Section 2 below. all buildings. Hazard Forms needed.

C. Hazardous Materials Use: Yes No Unknown
Hazardous Materials Storage: Yes No Unknown
RCRA small quantity generator

Type of HM:

Type of Use and/or Storage: Only Oil, Fuel, Lubricants, Antifreeze used to

Source of information: maintain guns, trucks, HUMVE
Source visual site inspection 11/9/10 and interview form

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below. ACM, LBP Hazard Acknowledgment Form

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

Source of information: Site Inspection

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. 8000 Fuel Oil removed in 1993/94

Source of information: Re sampled in 2008, no leaks detected
no soil or groundwater impacts

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below. Adjacent site 600 Kenhorst WST release investigated in 2008. No migration to this site was found.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

F. Above-Ground Storage Tanks: Yes No

AST No. _____ Gals. 200 +/-

Source of information: Visual site inspection, used oil cart for storage of waste oil before pick up by Safety Clean

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: Site Inspection

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: Site Survey by AET October 2010

ACM found in four older 50's vintage buildings

Restrictions or Land Use Controls: Yes No ACM Hazard Acknowledgment Form needed

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

I. Lead Paint: Yes No Unknown

Source of information: Site Survey by AET October 2010

LBP found in all 5 buildings

Restrictions or Land Use Controls: Yes No LBP Hazard Acknowledgment Form needed

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

J. Radon: Yes No Unknown

Source of information: Visual site inspection. Passive Radon collection and venting system in Administrative Bldg 1

Restrictions or Land Use Controls: Yes No Notify new owner to maintain system if building reused

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

K. Radiological Materials: Yes No Unknown

Source of information: visual site inspection compasses, electronic gun sights, night vision goggles, rifle sights

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below. all will be removed when Marines leave.

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

Source of information: Medical clinic on site, but only for immunizations. Physicals/dental exams performed on site

Restrictions or Land Use Controls: Yes No but all materials removed by medical personnel

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

M. Munitions and Explosives of Concern: Yes No Unknown

Source of information: site inspection. Ball rounds (556 and 9mm) for howitzers stored in secure room on site

Restrictions or Land Use Controls: Yes No will be removed when Marines leave site

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

N. Threatened or Endangered Species: Yes No Unknown

Source of information: Site completely developed except eastern border behind gun shed north

Restrictions or Land Use Controls: Yes No none expected.

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: Site completely developed with 50's vintage buildings (gen. sted 1991)

Restrictions or Land Use Controls: Yes No no natural areas on site
If yes, please identify and explain in detail in Section 2 below. no resources expected

P. Use of Adjacent Property:

Current Use: SW-Police Barracks, N-housing, E commercial, S-housing

Past Use: Undeveloped to west, residential N and S

Source of information: Aerial photos in CERFA report.

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: CERFA report, Records Search Database Search

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):

Proposed reuse is by Reading Hospital for dorms, administrative and womens shelter for homeless. Bldgs are planned to be demolished prior to reuse.

Restrictions or Land Use Controls: Yes No

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

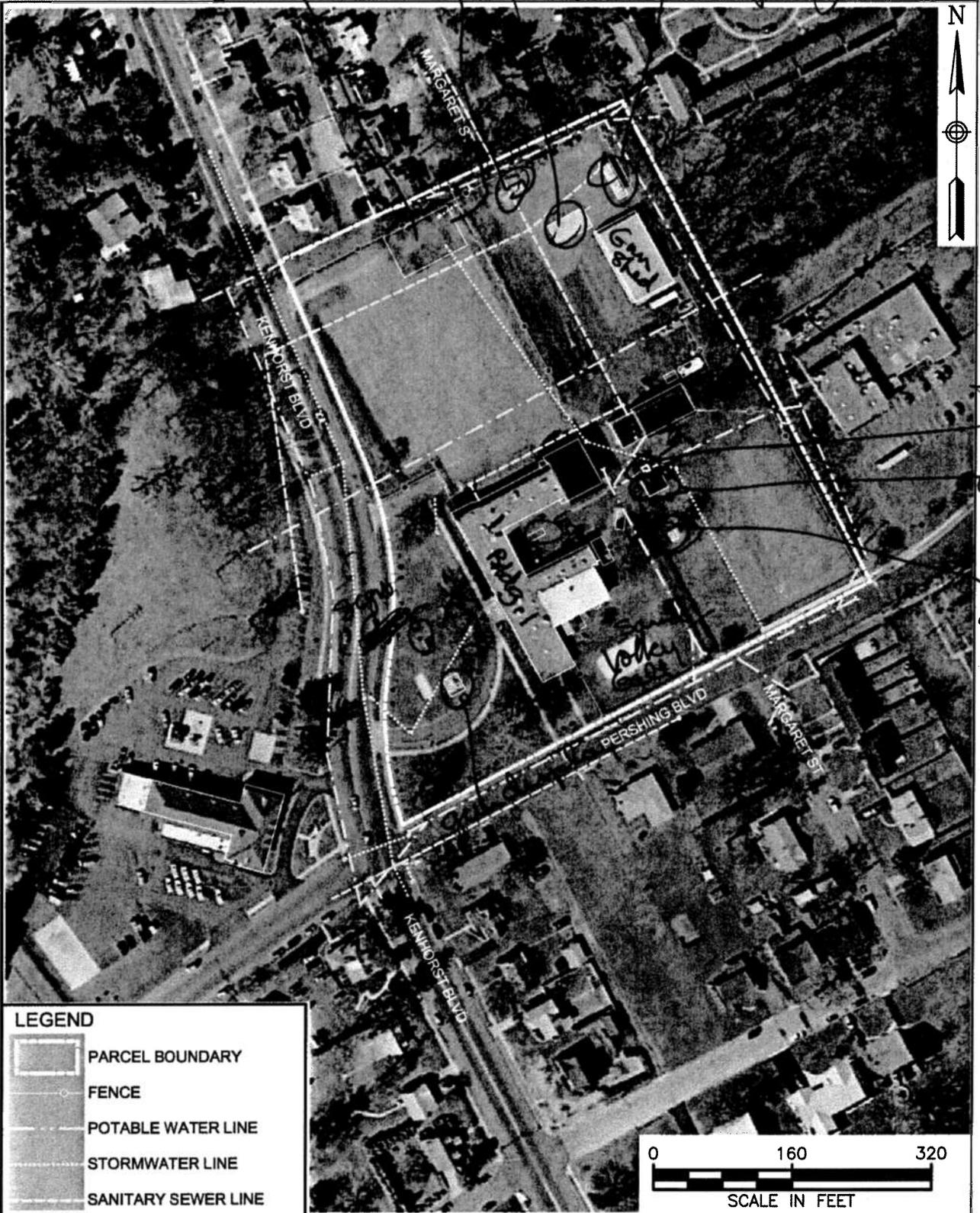
2. List of Land Use Controls required for Real Estate Action:

No Land Use Controls proposed assuming buildings will be demolished for proposed future use

11/9/10

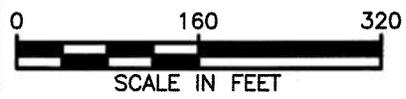
Catch Basin
Drains to street
Pump
Wash pad
Wash water Recycling

112G00629\0800\112G00629GM02-3.DWG 11/05/10 MKB



LEGEND

	PARCEL BOUNDARY
	FENCE
	POTABLE WATER LINE
	STORMWATER LINE
	SANITARY SEWER LINE



**PARCEL FEATURES MAP
NAVY AND MARINE CORPS RESERVE CENTER
READING, PENNSYLVANIA**

SCALE AS NOTED	
FILE 112G00629GM02-3	
REV 1	DATE 11/05/10
FIGURE NUMBER EXHIBIT B-3	

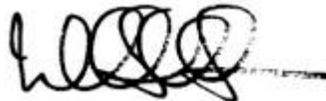
15 DEC 2012

MEMORANDUM FOR THE RECORD

Subj: FORMER NAVAL AND MARINE CORPS RESERVE CENTER READING, PA
VISUAL SITE INSPECTION OF 10 OCTOBER 2012

Ref: (a) FOST Site Inspection of Subject Property, 9 Nov 2010

1. This memorandum documents a visual site inspection of the Navy and Marine Corps Reserve Center (NMCRC), Reading, Pennsylvania (hereafter Subject Property) located at 615 Kenhorst Boulevard in Berks County and the City of Reading, Pennsylvania. The purpose of the 10 October 2012 site inspection is to update site information from reference (a).
2. Attendees: Paul Burgio, Willington Lin, Marty Schy, and James Rugh from NAVFAC BRAC Program Management Office.
3. Observations from the 10 October 2012 site visit follow:
 - No Petroleum products and derivatives were in use or located on the subject property.
 - No hazardous materials/hazardous wastes were found on the subject property.
 - No Polychlorinated Biphenyls (PCBs) transformers were found on the subject property.
 - No above ground storage tanks were found on the subject property.
 - No oil/water separator equipment was found on the subject property.
 - No stored munitions or explosives of concern were found on the subject property.
 - No equipment containing low-level radioactive sources were found on the subject property. The radon mitigation system is still present in the basement of Building 1, but inactive because there is no electrical power supplying the system.



W. LIN
BRAC Environmental Coordinator
NAVFAC BRAC PMO



Photo 1
East side of Administrative Building (Bldg. 1)
NMCRA Reading, October 10, 2012



Photo 2
Vehicle Maintenance Garage ("Motor T")
NMCRC Reading, November 9, 2010



Photo 3
Howitzer Shed (Building 8)
NMCRC Reading
October 10, 2012



Photo 4
Maintenance Storage Garage, Building 4
NMCRC Reading
October 10, 2012



Photo 5
Vehicle Wash Pad
NMCRC Reading, November 9, 2010

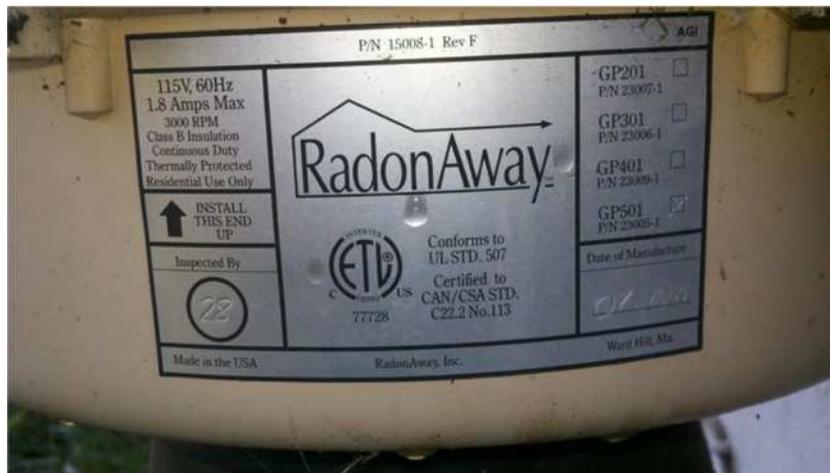


Photo 6
Radon Mitigation System, Basement of Building 1
Inactive Since September 2011
NMCRC Reading
October 10, 2012

Exhibit E

Notice of Petroleum Products and Derivatives

**Documented during November 2010 Visual Site Inspection,
updated by October 2012 Visual Site Inspection**

Exhibit E
Navy and Marine Corps Reserve Center
Reading, Pennsylvania
Notice of Petroleum Products and Derivatives
Storage or Release¹

Owner	Description	AST or UST	Capacity (gal)	Contents	Year Installed	Yr. Removed	Notes
USMC	Wash Pad holding tank (not regulated)	Vault (under-ground)	2,000	Empty (wash water goes to treatment trailer)	2001	NA; abandoned in place	No release documented
USMC (Vehicle Maintenance Garage)	Fully contained, portable waste oil storage	AST	200	Waste Oil	2007	2011; Tank emptied when full and waste oil disposed properly	No release documented
USMC (Vehicle Maintenance Garage)	55-gallon drum	NA	220	15W40 motor oil	NA (periodic storage)	2011; containers disposed properly when empty	No release documented
USMC (Vehicle Maintenance Garage)	5-gallon cans	NA	25	80W90 gear oil	NA (periodic storage)	2011; containers disposed properly when empty	No release documented
USMC (Vehicle Maintenance Garage)	55-gallon drums	NA	110	Dexron VI antifreeze	NA (periodic storage)	2011; containers disposed properly when empty	No release documented
USMC (Vehicle Maintenance Garage)	0.5-gallon cans	NA	5	Hydraulic Fluid	NA (periodic storage)	2011; containers disposed properly when empty	No release documented

NA Not Applicable

USMC United States Marine Corps

1 As documented during the November 2010 Visual Site Inspection. Updated from October 2012 Visual Site Inspection.

Exhibit F

**Asbestos-Containing Materials
Hazard Disclosure and Acknowledgment Form**

**ASBESTOS-CONTAINING MATERIALS
HAZARD DISCLOSURE AND ACKNOWLEDGMENT FORM
NON-RESIDENTIAL STRUCTURES**

ASBESTOS WARNING STATEMENT

YOU ARE ADVISED THAT THE ADMINISTRATIVE BUILDING AND THREE OUTLYING BUILDINGS AT THE NAVY AND MARINE CORPS RESERVE CENTER, READING, PA WERE CONSTRUCTED WITH ASBESTOS-CONTAINING MATERIALS. INDIVIDUALS (WORKERS) MAY SUFFER ADVERSE HEALTH EFFECTS AS A RESULT OF INHALATION EXPOSURE TO ASBESTOS. THESE ADVERSE HEALTH EFFECTS INCLUDE ASBESTOSIS (PULMONARY FIBROSIS) AND MESOTHELIOMAS (BENIGN OR MALIGNANT TUMORS).

ACKNOWLEDGMENT

I acknowledge that:

1. I have read and understand the above-stated Asbestos Warning Statement.
2. I have received from the Government the following document(s): Finding of Suitability to Transfer, Navy and Marine Corps Reserve Center, Reading, Pennsylvania, Department of Navy (DON) Base Realignment and Closure (BRAC) Program Management Office, 2013; Final Environmental Condition of Property (ECP) Report for the Navy and Marine Corps Reserve Center Reading, Pennsylvania (ECP Report, Department of Navy [DoN] Base Realignment and Closure [BRAC] Program Management Office, 2006); CERFA Identification of Uncontaminated Property at the Navy and Marine Corps Reserve Center Reading, Pennsylvania (the CERFA Report; NAVFAC-Midlant, 2007); and Asbestos Identification Survey, Navy and Marine Corps Reserve Center, Reading, Pennsylvania (Accredited Environmental Technologies [AET], 2010a); representing the best information available to the Government as to the presence of and condition of asbestos-containing-materials hazards in the building(s) and underground utilities covered by this Deed.
3. I understand that my failure to inspect or to become fully informed of the condition of all or any portion of the property offered will not constitute grounds for any claim or demand for adjustment or withdrawal of any bid or offer made after its opening or tender.
4. I understand that, upon execution of this Deed, I shall assume full responsibility for preventing future asbestos exposure by properly managing and maintaining or, as required by applicable federal, State, or local laws or regulations, for abating any asbestos hazard that may pose a risk to human health.

Grantee (or duly authorized agent)

Date

Exhibit G

Lead-Based Paint Hazard Disclosure and Acknowledgment Form

**LEAD-BASED PAINT HAZARD
DISCLOSURE AND ACKNOWLEDGMENT FORM**

LEAD WARNING STATEMENT

YOU ARE ADVISED THAT STRUCTURES CONSTRUCTED PRIOR TO 1978 MAY PRESENT EXPOSURE TO LEAD FROM LEAD-BASED PAINT THAT MAY PLACE YOUNG CHILDREN AT RISK OF DEVELOPING LEAD POISONING. LEAD POISONING IN YOUNG CHILDREN MAY PRODUCE PERMANENT NEUROLOGICAL DAMAGE. YOU ARE FURTHER ADVISED THAT LEAD POISONING ALSO POSES A PARTICULAR RISK TO PREGNANT WOMEN. WORKERS MAY ALSO SUFFER ADVERSE HEALTH EFFECTS FROM LEAD DUST AND FUME EXPOSURE

ACKNOWLEDGMENT

I acknowledge that:

1. I have read and understand the above stated Lead Warning Statement;
2. I have received from the Federal Government the following document(s): Finding of Suitability to Transfer, Navy and Marine Corps Reserve Center, Reading, Pennsylvania, Department of Navy (DON) Base Realignment and Closure (BRAC) Program Management Office, 2013; Final Environmental Condition of Property (ECP) Report for the Navy and Marine Corps Reserve Center Reading, Pennsylvania (ECP Report, Department of Navy [DoN] Base Realignment and Closure [BRAC] Program Management Office, 2006); CERFA Identification of Uncontaminated Property at the Navy and Marine Corps Reserve Center Reading, Pennsylvania (the CERFA Report; NAVFAC-Midlant, 2007); and Lead-Based Paint Inspection Report, Navy and Marine Corps Reserve Center, Reading, Pennsylvania (Accredited Environmental Technologies [AET], 2010b), representing the best information available to the Government as to the presence of Lead Dust, Lead-Based Paint, and Lead-Based Paint hazards for the buildings covered by this Deed;
3. I understand that my failure to inspect, or to become fully informed as to the condition of all or any portion of the property offered will not constitute grounds for any claim or demand for adjustment or withdrawal of any bid or offer made after its opening or tender; and
4. I understand that upon execution of this Deed, I shall assume full responsibility for preventing future lead exposure by properly managing and maintaining or, as required by applicable Federal, state, or local laws or regulations, for abating any lead-based paint hazard that may pose a risk to human health.

Grantee (or duly authorized agent)

Date

Exhibit H

Comments and Responses

**PADEP Letter dated 25 February 2013
No Navy Response Required**



pennsylvania

DEPARTMENT OF ENVIRONMENTAL PROTECTION
ENVIRONMENTAL CLEANUP AND BROWNFIELDS PROGRAM

February 25, 2013

Mr. Willington Lin, P.E.
Department of the Navy
Base Realignment and Closure
Program Management Office, Northeast
4911 South Broad Street
Philadelphia, PA 19112-1303

Re: Draft Finding of Suitability to Transfer
Navy and Marine Corps Reserve Center, Reading, PA
Reading City, Berks County

Dear Mr. Lin:

The Pennsylvania Department of Environmental Protection (DEP) has reviewed the Navy's Draft Finding of Suitability for Transfer (FOST) report dated February 2013 for the referenced property. The Navy is requesting DEP's concurrence of the proposed transfer pursuant to Section 120 (h)(4) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

Based on the FOST, the DEP regional files and the information noted above, DEP concurs with the Navy that all removal and remedial actions necessary to protect human health and the environment have been taken and the property is transferable under CERCLA Section 120 (h)(4).

Transfer of this property may require compliance with Pennsylvania Act 68, the Uniform Environmental Covenants Act (UECA), including the placement of deed restrictions/ environmental covenants regarding the future use of the property, as stated in the deed for the property, unless specifically exempted under paragraph 6517 (a)(3). Please provide a copy of recorded deed restrictions/ environmental covenants to my attention.

DEP reserves any rights and authorities relating to information not contained or referenced in this document whether such information was known when this document was issued or discovered after such issuance.

Sincerely,

John F. Krueger
Program Manager
Environmental Cleanup and Brownfields Program

email: W. Harner, DEP