

FINDING OF SUITABILITY TO TRANSFER

**NAVAL RESERVE CENTER
DULUTH, MINNESOTA**



Prepared by:

**Department of the Navy
Base Realignment and Closure
Program Management Office Northeast
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September 2008

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NAVAL RESERVE CENTER
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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 Naval Reserve Center (NRC), Duluth, Minnesota (hereafter Subject Property) are environmentally suitable for deed transfer. The transferee shall be put on notice via the transfer deed that an abandoned underground steam line present on the Subject Property may potentially be wrapped with insulation that contains asbestos.

The asbestos notification and suitability for transfer decision are based on my review of information contained in four reports listed in Exhibit A (References): the *CERFA Identification of Uncontaminated Property at the Naval Reserve Center, Duluth, Minnesota* (the CERFA Report; Navy 2007); the *Environmental Baseline Survey, Parcel 1, 5019 Airport Road, Naval Reserve Center, Duluth, Minnesota* (Parcel 1 EBS; Navy, 2006a); the *Environmental Baseline Survey, Parcel 2, 5.27 Acres of Leased Land Adjacent to Naval Reserve Center, Duluth, Minnesota* (Parcel 2 EBS; Navy, 2006b); and the *Proposed Redevelopment Plan and Homeless Assistance Application for the U.S. Naval Reserve Center, 5019 Airport Road, Hermantown, Minnesota* (Redevelopment Plan; Hermantown Local Redevelopment Authority [LRA], 2007). Factors leading to this decision and other pertinent information related to property transfer requirements are stated below.

2.0 PROPERTY DESCRIPTION

NRC Duluth is located at 5019 Airport Road in Hermantown, Minnesota (Exhibit B). Navy-owned property which is the subject of this FOST consists of approximately 1.52 acres of land, which was acquired by transfer from the U.S. Air Force (USAF) on 2 June 1988. The Subject Property is identified as Parcel 1 in Exhibit B. Improvements on the property include a Reserve Center (Building 128) and one small building – an enclosed smoking area (unnumbered) constructed of wood-slatted walls, consisting of approximately 90 square feet. Building 128 is an approximately 13,392 square foot, two-story concrete-block building with stucco exterior constructed by the USAF as an administrative building in 1956. It was first occupied by the Navy in 1985, and was altered to create offices and classrooms to accommodate Naval Reserve use requirements. Over one-half of the 1.52-acre parcel is wooded land.

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A wood paneled storage shed (former Building 131), consisting of approximately 90 square feet, was located on Parcel 1 until it was demolished in June 2008. Naval Facilities Engineering Command Midwest prepared an Environmental Condition of Property Checklist (Exhibit C) for this building prior to the demolition.

Immediately adjacent and to the north is approximately 5.27 acres of land leased to the Government by the Duluth Airport Authority. The leased property comprises Parcel 2. Improvements on this property include an 841 square-foot garage (Building 201) with attached metal shed, asphalt parking lots, and open land. Parcel 2 is not covered by this FOST.

The NRC Duluth occupies the former Wing Headquarters for the now closed SAGE (Semi-Automatic Ground Environment) complex, a Cold War radar installation on the grounds of the former Duluth Air Force Base (now Duluth International Airport). The former SAGE facility, a large building located across Airport Road to the east, is now occupied by the laboratories of the University of Minnesota-Duluth Natural Resources Research Institute (NRRI).

The Local Redevelopment Authority (LRA) for the Subject Property is the City of Hermantown, Minnesota. It is planned that the Subject Property will be conveyed through a Public Benefit Conveyance for education purposes. Under the Redevelopment Plan (Hermantown LRA, 2007) the Subject Property is planned for redevelopment and reuse as an education and research center, as an expansion of the adjacent University of Minnesota-Duluth NRRI.

Exhibit D is the legal description and survey for the Subject Property. Exhibit E is the Visual Site Inspection Form and supporting documentation from the 11 October 2006 site visit associated with the CERFA Report for NRC Duluth (Navy, 2007). The supporting documentation includes building floor plans, historical site plans and drawings, and photographs taken during the October 2006 site visit.

3.0 SUMMARY OF ENVIRONMENTAL REQUIREMENTS AND NOTIFICATION

All available information concerning the past storage, release, or disposal of hazardous substances and/or petroleum products on NRC Duluth, as collected through record searches, historic aerial photographs, personnel interviews, and on-site visual inspections, is contained in the CERFA Report (Navy, 2007), Parcel 1 EBS (Navy, 2006a) and Parcel 2 EBS (Navy, 2006b). The following summarizes the findings as they relate to the Subject Property and the

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corresponding CERFA Condition of Property Classification assigned to the real property to be transferred.

A. Presence of Hazardous Substances

In accordance with Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), all deeds transferring federal property must provide notice as to those hazardous substances which it is known, based on a complete search of agency files, were stored for 1 year or more, released or disposed on the Subject Property in excess of those reportable quantities specified under 40 CFR 373, and all response actions taken to date to address any such releases or disposals.

All available records indicate that no hazardous substances are known to have been stored or released on the Subject Property in excess of their respective reportable quantities, thus, no deed notice is required in this instance.

B. Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) / Resource Conservation and Recovery Act (RCRA)

There are no records of any CERCLA responses or RCRA corrective actions associated with the Subject Property.

CERCLA Covenant: In accordance with CERCLA Section 120(h)(4)(D)(i), the deed transferring the Subject Property shall contain a covenant warranting that any response action or corrective action found to be necessary after the date of transfer shall be conducted by the United States.

CERCLA Access Clause: In accordance with CERCLA Section 120(h)(4)(D)(ii), the deed transferring the Subject Property shall contain a clause granting to the United States, its officers, agents, employees, contractors, and subcontractors the right to enter upon the transferred property in any case that remedial or corrective action is found to be necessary after the date of transfer. The right to enter to be set forth shall include the right to conduct annual physical inspections, tests, investigations, long term monitoring, 5-year reviews, and surveys, including, where necessary, drilling, test pitting, boring, and other similar activities. Such right shall also include the right to construct, operate, maintain, or undertake any other response or remedial action as required or necessary,

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including, but not limited to, monitoring wells, pumping wells, and treatment facilities. The United States retains the authority to enter to conduct investigations on adjacent parcels as well as the parcel subject to the transfer. These access rights are in addition to those granted to Federal, state, and local authorities under applicable environmental laws and regulations.

C. Presence of Petroleum Products and Derivatives

There are no records of any releases or disposal of petroleum products or their derivatives on the Subject Property.

D. Condition of Property Classification

In general accordance with Community Environmental Response Facilitation Act (CERFA) [Public Law 102-426, 19 October 1992 - Title 42, United States Code, Section 9620 (h)(4)] procedures, all real property at NRC Duluth was reviewed for potential release of hazardous substances, petroleum products, and petroleum product derivatives, then classified into one or more of the three following categories:

- **Category 1 (CERFA Uncontaminated)** – Real property on which no hazardous substances and no petroleum products or their derivatives are known to have been released or disposed of.

- **Category 2 (Known Release and/or Disposal)** – Real property on which hazardous substances and/or petroleum products or their derivatives are known to have been released or disposed of, including property where all response action necessary to protect human health and the environment with respect to hazardous substances or petroleum products/derivatives has been taken.

- **Category 3 (Potential Release and/or Disposal)** – Real property on which there is potential for hazardous substances and/or petroleum products or their derivatives to have been released or disposed of, and some level of further assessment or evaluation is required.

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Based on the findings that hazardous substances and/or petroleum products have not been used at NRC Duluth, except in *de minimis* quantities, and that there have been no known releases or disposal of hazardous substances or petroleum products, all property on Parcel 1 was classified as Category 1 - CERFA Uncontaminated [as defined above and in CERCLA Section 120 (h)(4)]. The CERFA Report for NRC Duluth was submitted to the Minnesota Pollution Control Agency (MPCA) on 15 December 2006. No comments were received.

The Parcel 1 EBS was performed in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) D6008-96 (2005) *Standard Practice for Conducting Environmental Baseline Surveys*, and Subject Property areas were classified using ASTM D5746-98 (2002) *Standard Classification of Environmental Condition of Property Area Types*. All areas on the Subject Property were classified as Type 1 - *Areas where no storage, release, or disposal of hazardous substances or petroleum products or their derivatives has occurred, including no migration of these substances from adjacent areas.*

E. Underground/Aboveground Storage Tank

There is nothing in the records to indicate there are or have been underground or aboveground storage tanks on the Subject Property.

F. Munitions and Explosives of Concern (MEC)

There is nothing in the records to indicate there are or have been MEC response actions or ordnance handling, storage, or disposal activities on the Subject Property.

G. Asbestos-Containing Material (ACM)

The Parcel 1 EBS states that a 2 January 1991 comprehensive ACM survey prepared by PSI/Hall-Kimbrell Division identified ACM in Building 128. The NRC Duluth files reviewed for the CERFA Report included a *Specification for Asbestos Removal at Naval Reserve Center Duluth, MN, Special Project No. R12-92* (Navy, 1995). The specification called for the removal of damaged insulation containing asbestos and replacement with a non-asbestos material. The NRC personnel interviewed during the 11 October 2006 CERFA Report site visit could not confirm whether this project was implemented.

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An abandoned underground steam line connecting the NRC Duluth boiler room to the NRRI building across Airport Drive is present, as depicted on the Site Plan included in Exhibit E. Based upon standard practices at the time of construction, it is assumed the underground steam piping is wrapped with insulation that contains asbestos. Damaged piping insulation was observed in the boiler room during the 11 October 2006 visual site inspection. The damaged insulation was not tested, but was visually determined to be made of fiberglass, not asbestos (see notes and photographs in Exhibit E). There is no reason to suspect that insulation on the underground portion of the piping is damaged.

Asbestos Notice and Covenant: The following covenant shall be included in the deed at the time of transfer - Presence of Underground Steam Piping Wrapped with Insulation Containing Asbestos: The GRANTEE, its successors and assigns, are hereby on notice and do acknowledge that an abandoned underground steam line present on the Property subject to this Quitclaim Deed may be wrapped with insulation that contains asbestos, the location and condition of which is more fully described in the document known as the Finding of Suitability to Transfer (FOST). The GRANTEE, by acceptance of this Quitclaim Deed, covenants and agrees, for itself, its successors and assigns, that in its use and occupancy of the Property (including demolition and disposal of existing improvements), it shall comply with all Federal, State and local laws relating to asbestos.

H. Lead-Based Paint (LBP), Target Housing and Residential Property

Building 128 was constructed prior to 1978, the year in which LBP was banned for consumer use, and is thus presumed to contain LBP. The NRC Duluth files reviewed for the CERFA Report included portions of an ACM/LBP survey prepared by BAT Associates, Inc. and dated 9 July 2001. X-Ray Fluorescence testing performed 28 June 2001 indicated the presence of LBP on some wooden window sashes and several bathroom walls.

LBP Hazards Advisory Statement: The LBP hazards advisory included as Exhibit F to this FOST will be provided to the transferee for execution at the time of transfer.

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I. Polychlorinated Biphenyls (PCBs)

The Parcel 1 EBS states the three pole-mounted transformers on the Subject Property were previously tested and found not to contain PCBs. A May 1994 Environmental Compliance Evaluation (ECE) in the NRC Duluth records indicates a PCB survey was performed in 1991 and a July 1998 ECE reported there were no PCBs on the Subject Property.

The records indicate PCBs were never stored, released or disposed of on the Subject Property.

J. Land and Groundwater Restrictions

The Navy will transfer all of the Subject Property without restrictions.

K. Environmental Compliance Agreements / Permits / Orders

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

L. Notification to Regulatory Agencies / Public

In accordance with Section C8.5.5.2 of the Base Redevelopment and Realignment Manual (DoD, 2006), the Minnesota Pollution Control Agency (MPCA) has been advised of the proposed transfer of the Subject Property, and copies of the CERFA Report (letter dated December 15, 2006) and this FOST (letter dated June 20, 2008) were provided to MPCA for review and comment. No comments were received on either document. Copies of all transfer documentation will be made available to the LRA for public access and to MPCA 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 discussed herein, and the covenants that will be contained in the deed, the property is suitable for transfer.

9-11-08

Date



David Drozd
Director
BRAC Program Management Office Northeast
Philadelphia, Pennsylvania

Exhibit A
References

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REFERENCES

ASTM, 2002. (ASTM International) ASTM D5746-98(2002) Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities. West Conshohocken, Pennsylvania, 2002.

ASTM, 2005. (ASTM International) ASTM D6008-96(2005) Standard Practice for Conducting Environmental Baseline Surveys. West Conshohocken, Pennsylvania, 2005.

DoD, 2006. (Department of Defense, Office of the Deputy Undersecretary of Defense (Installations and Environment)) DoD 4165.66-M Base Redevelopment and Realignment Manual. Washington, D.C., March 1, 2006.

Hermantown LRA, 2007. (Local Redevelopment Authority, City of Hermantown) Proposed Redevelopment Plan and Homeless Assistance Application for the U.S. Naval Reserve Center, 5019 Airport Road, Hermantown, Minnesota. Hermantown, Minnesota, November 2007.

Navy, 1995. (Engineering Field Activity, Midwest, Naval Facilities Engineering Command) Special Project R12-92: Asbestos Removal NRC, Duluth, MN, Revised Specification for Small Purchase Contract. Great Lakes, Illinois, February 1995.

Navy, 2006a. (Engineering Field Activity, Midwest, Naval Facilities Engineering Command) Environmental Baseline Survey, Parcel 1, 5019 Airport Road, Naval Reserve Center, Duluth, Minnesota. Great Lakes, Illinois, February 24, 2006.

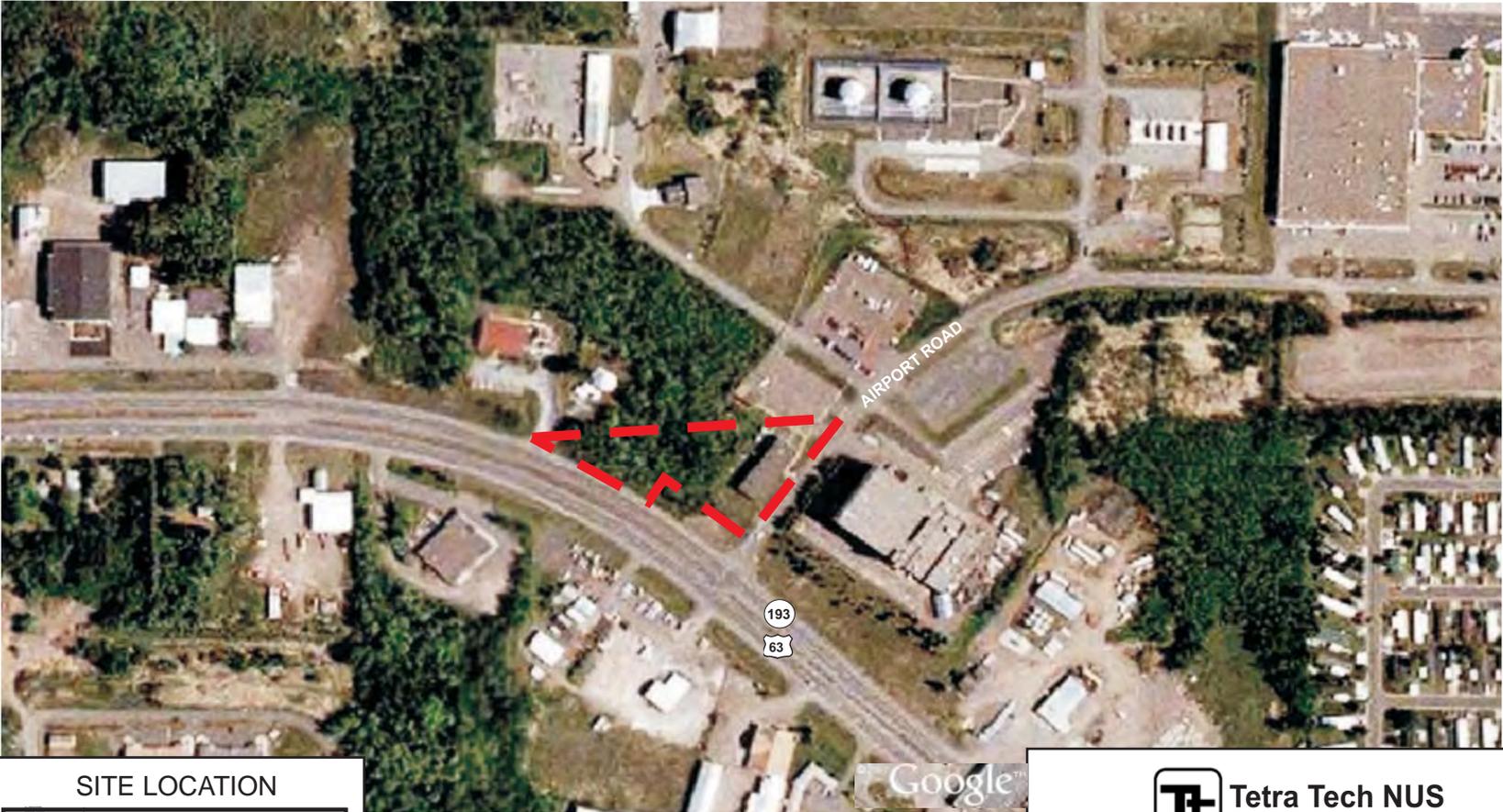
Navy, 2006b. (Engineering Field Activity, Midwest, Naval Facilities Engineering Command) Environmental Baseline Survey, Parcel 2, 5.27 Acres of Leased Land Adjacent to Naval Reserve Center, Duluth, Minnesota. Great Lakes, Illinois, September 2006.

Navy, 2006c. (Naval Reserve Center, Duluth, Minnesota) Various correspondence, memoranda and records. Duluth, Minnesota, October 11, 2006.

Navy, 2007. (Naval Facilities Engineering Command Mid-Atlantic) CERFA Identification of Uncontaminated Property at the Naval Reserve Center, Duluth, Minnesota. Norfolk, Virginia, April 2007.

Exhibit B

Site Map



SOURCE: Google Earth Pro 2006

LEGEND

 Parcel 1 Boundary

 Tetra Tech NUS	
NAVAL RESERVE CENTER DULUTH, MINNESOTA SITE MAP	
FILE	SCALE
Duluth_CERFA_1.cdr	1' = 190 Feet
FIGURE NUMBER	REV DATE
EXHIBIT B	0 3/3/08

Exhibit C

Environmental Condition of Property Checklist – Former Building 131

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

Installation:

Naval Reserve Center (NRC), Duluth, MN (Old Site)

Parcel/Site Location and Description:

Building 131, Storage Shed, located at 5019 Airport Road, Hermantown, MN

Proposed Real Estate Action Description:

Demolition/Removal

SITE SUMMARY INFORMATION

I. 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: Storage of Sea Cadet Uniforms and Gear

Current Uses: None

Future Uses: None

B. Contaminants: Yes No Unknown

If yes, identify contaminant and media:

Source of information:

EBS dated April 2006; CERFA dated April 2007

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 HIM: None

Type of Use and/or Storage:

Source of information: EBS dated April 2006; CERFA dated April 2007

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:

EBS dated April 2006; CERFA dated April 2007

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:

EBS dated April 2006; CERFA dated April 2007

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: _____

EBS dated April 2006; CERFA dated April 2007

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: _____

EBS dated April 2006; CERFA dated April 2007

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: _____

EBS dated April 2006; CERFA dated April 2007

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: _____

EBS dated April 2006; CERFA dated April 2007

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: _____

EBS dated April 2006; CERFA dated April 2007

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: _____

EBS dated April 2006; CERFA dated April 2007

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: _____

EBS dated April 2006; CERFA dated April 2007

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: _____

EBS dated April 2006; CERFA dated April 2007

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: _____

EBS dated April 2006; CERFA dated April 2007

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:

EBS dated April 2006; CERFA dated April 2007

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: None

Past Use: Naval Reserve Center

Source of information:

EBS dated April 2006; CERFA dated April 2007

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:

EBS dated April 2006; CERFA dated April 2007

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:

None

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

3. Signature:

Based on records reviews, site inspections, and interviews, the environmental professional(s) certify that the environmental conditions of the property are as stated in this document and this property is suitable for outgrant.

Environmental Professional:

Debra L. Ladd, P.E.
Signature

Facilities Management Director
Title

Debra L. Ladd, P.E.
Print Name

15 May 2008
Date

The real estate professional(s) acknowledge these restrictions and/or LUCs identified above and will ensure they are made a part of the outgrant document.

Real Estate Professional:

Stephanie Zamorski
Signature

Realty Specialist
Title

Stephanie Zamorski
Print Name

15 May 2008
Date

Property Owner (Activity or Region) acknowledges and accepts the foregoing statement of environmental conditions and the land use controls (if any) that will be required for this real estate outgrant:

Signature

Title

Print Name

Date

Exhibit D

Legal Description and Survey Map



LEGAL DESCRIPTION

A tract of land situated in the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4), Section 11, Township 50 North, range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota, being more particularly described as follows:

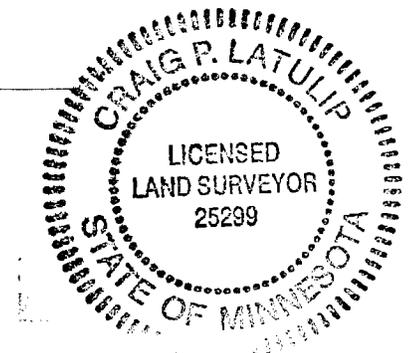
Commencing at the North quarter corner of said Section 11; thence South 89 degrees 18 minutes 56 seconds West, bearings based on Minnesota State Plane coordinates North Zone, along the North line of said Section 11, a distance of 914.61 feet to the Northerly right-of-way line of U.S. Highway 53 and the point of beginning of the parcel being described; thence southeasterly 283.05 feet, along said right-of-way line, said line being a non-tangential curve concave to the southwest, having a radius of 1564.39 feet, a central angle of 10 degrees 22 minutes 00 seconds, and having a 282.66 foot long chord which bears South 61 degrees 19 minutes 54 seconds East; thence North 33 degrees 55 minutes 47 seconds East, continuing along said right-of-way line, a distance of 25.02 feet; thence southeasterly, continuing along said right-of-way line, a distance of 196.67 feet to the center line of Washington Street, said line being a tangential curve concave to the southwest, with a radius of 1589.39 feet, and a central angle of 07 degrees 05 minutes 23 seconds; thence North 35 degrees 51 minutes 25 seconds East, along said center line, a distance of 297.73 feet to said North line of Section 11; thence South 89 degrees 18 minutes 56 seconds West, along said North line, a distance of 592.55 to the point of beginning. Containing 1.52 acres/66,211 Sq. Ft., more or less.

SUBJECT TO easements, reservations, or restrictions of record, if any.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Craig P. La Tulip
Craig P. La Tulip, MN License No. 25299

11/14/2007
Date



Certificate of Survey

NAVAL RESERVE CENTER DULUTH

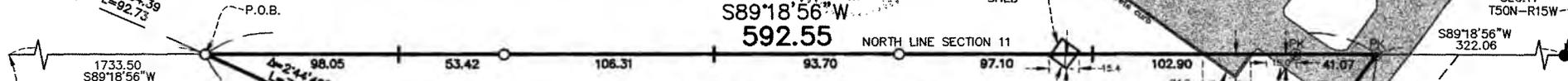
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Craig P. La Tulip
 Craig P. La Tulip, MN License No. 25299

May 22, 2007
 Date



3/4" IRON BAR WITH PUNCH MARK MNDOT R.O.W. MON.
 Ch=92.72
 ChBrg=S68°12'47"E
 L=323.47'
 R=1564.39
 L=92.73



AREA = 1.52 ACRES including Airport Road easement area
 1.30 ACRES excluding Airport Road easement area

EXISTING LEGAL DESCRIPTION

Duluth International Airport
 Minnesota
 Fee land to Navy

A tract of land situated in the NE1/4 NW1/4 of Section 11, Township 50 North, Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota, being more particularly described as follows:

Commencing at the North quarter corner of said Section 11;

thence West along the North line of said Section 11, a distance of 909.60 feet, to the Northerly right-of-way line of U.S. Highway 53, and the POINT OF BEGINNING;

thence Southeasterly along said Northerly right-of-way line, to the center of Washington Street;

thence Northeasterly along said center line, to said North line of Section 11;

thence West along said North line, to the point of beginning.

The tract of land herein described contains 1.15 acres, more or less.

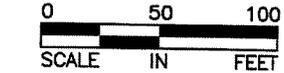
PROPOSED LEGAL DESCRIPTION

A tract of land situated in the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4), Section 11, Township 50 North, Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota, being more particularly described as follows:

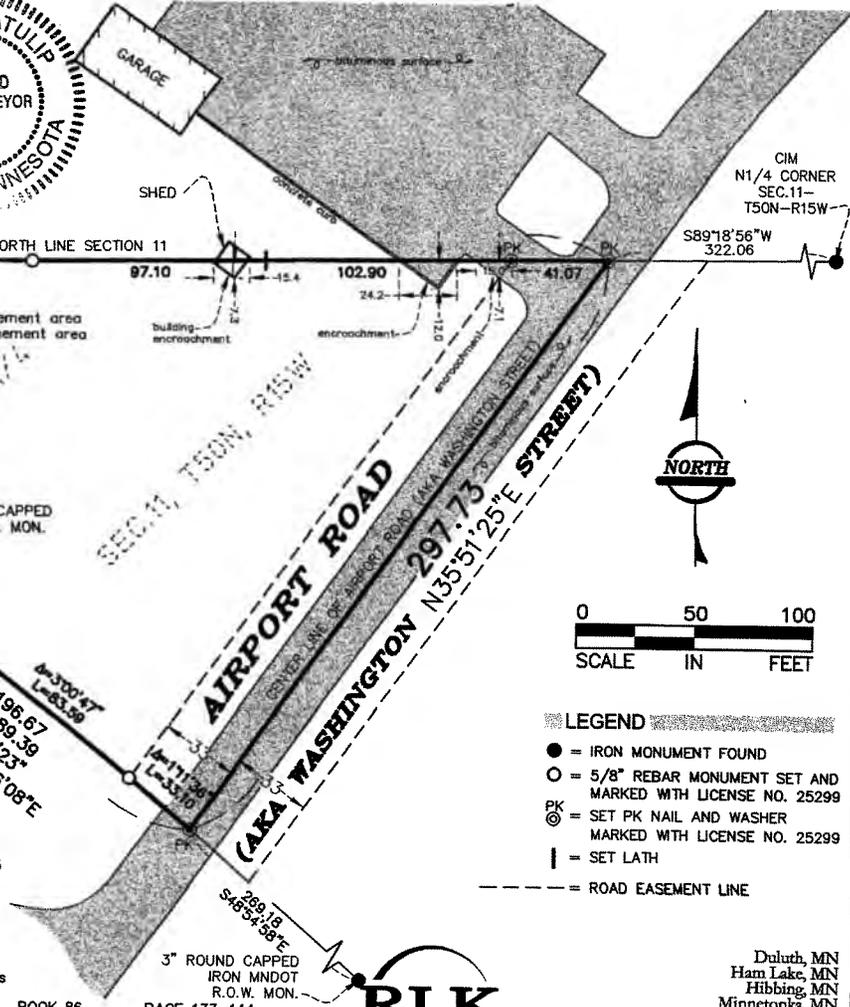
Commencing at the North quarter corner of said Section 11; thence South 89 degrees 18 minutes 56 seconds West, bearings based on Minnesota State Plane coordinates North Zone, along the North line of said Section 11, a distance of 914.60 feet to the Northerly right-of-way line of U.S. Highway 53 and the point of beginning of the parcel being described; thence southeasterly 283.05 feet, along said right-of-way line, said line being a non-tangential curve concave to the southwest, having a radius of 1564.39 feet, a central angle of 10 degrees 22 minutes 00 seconds, and having a 282.66 foot long chord which bears South 61 degrees 19 minutes 54 seconds East; thence North 33 degrees 55 minutes 47 seconds East, continuing along said right-of-way line, a distance of 25.02 feet; thence southeasterly, continuing along said right-of-way line, a distance of 196.67 feet to the center line of Washington Street, said line being a tangential curve concave to the southwest, with a radius of 1589.39 feet, and a central angle of 07 degrees 05 minutes 23 seconds; thence North 35 degrees 51 minutes 25 seconds East, along said center line, a distance of 297.73 feet to said North line of Section 11; thence South 89 degrees 18 minutes 56 seconds West, along said North line, a distance of 592.55 to the point of beginning.

SUBJECT TO easements, reservations, or restrictions of record, if any.

NOTES
 Horizontal coordinates are Minnesota North Zone FipsZone, North American Datum (NAD) 83.



- LEGEND**
- = IRON MONUMENT FOUND
 - = 5/8" REBAR MONUMENT SET AND MARKED WITH LICENSE NO. 25299
 - ⊙ = SET PK NAIL AND WASHER MARKED WITH LICENSE NO. 25299
 - | = SET LATH
 - - - = ROAD EASEMENT LINE



BOOK 86 PAGE 133-144
 Drawing File: 07-172-712_DWG
 Revised:
 RLK Project No. 2007172L
 Ttnus Project No. 112G00629

Duluth, MN
 Ham Lake, MN
 Hibbing, MN
 Minnetonka, MN
 Oakdale, MN
 Phone: 218 720 6219
 Fax: 218 720 6267
 www.rlkinc.com

May 22, 2007 10:06am
 C:\Users\rcr\OneDrive\2007-172-1\Drawings\07-172-712.dwg

Exhibit E

Visual Site Inspection Form and Supporting Documentation

**ATTACHMENT A
VISUAL SITE INSPECTION FORM
2006 CERFA REPORT**

Real Property Area: Bldg 128
Inspector(s): LAWSON ANDERSON (TENU) + DAWN KIRKALD
Escort: CDR ERIK ISAACSON (BRAC PMO NE)
CPO "DOC" GARCIA

Date of Initial Construction: 1956
Inspection Date: 10-11-06
Phone: 901-523-9500 (ANDERSON) FAX: 901-523-9502

Interviews: If escorted, list escort name below and complete an Interview Transcript. Also, list names of other people interviewed for this Area, and complete Transcript for each.

CDR ISAACSON
CPO GARCIA
PSC KENNETH BRANNING

Structure Description/Current Use: Indicate approx. size, number of rooms, type of floor, type of doors, and other information relevant to how well the building can contain interior leaks and spills.

2-STORY CONCRETE BLOCK BLDG W/ STUCCO EXTERIOR; APPROX 150' X 45'; SEE ATTACHED FLOOR PLANS (INTERIOR WALLS HAVE BEEN ALTERED SLIGHTLY); ADMINISTRATIVE BLDG → OFFICES AND CLASSROOMS; NO USE OF HAZARDOUS SUBSTANCES OR PETROLEUM

Visible Evidence of Previous Uses (indicate if there is evidence that a previous structure may have once existed on the site):

NONE

Hazardous Materials/Petroleum Products Observed

Current: NONE - JANITORIAL SUPPLIES ONLY
Evidence of Former Use: NONE

Describe the overall apparent condition of the structure: EXCELLENT

FORMER USAF

Describe the Heating/Cooling System: PREVIOUSLY STEAM HEATED VIA CONNECTION TO BLDG ON EAST ADJACENT PROPERTY,

Describe Current and Former Water Supplies: MUNICIPAL

NOW HEATED BY ONSITE NATURAL GAS BOILER

Describe Current and Former Wastewater Treatment: MUNICIPAL

Site Description Checklist: Check if any of the following were observed, and provide supporting notes on back:

Basement: N	Upper Floor(s): Y - SEE ATTACHED FLOOR PLAN
Floor Pits: BOILER ROOM CONDENSATE PIT	Utility Room(s): Y - BOILER ROOM
Closet(s): JANITOR'S CLOSETS	Underfloor Utilities: N
Exterior Storage Area: BLDG 131	Elevator(s): N
Sumps: SEE FLOOR PITS	

Adjacent Properties: Describe each adjacent property
NORTH - PARCEL 2 (LEASED) - PARKING LOTS, OPEN LAND GARAGE W/ FLEAM LOCKER (LAWN MOWER OIL + GAS), METAL SHED WITH DIRT FLOOR USED FOR MWR RECREATIONAL EQUIPMENT STORAGE, SOUTH - 4-LANE HWY; EAST - UNN OF NW - DULUTH NRR LABORATORIES; WEST - WOODS AND WEATHER SERVICE RADAR.

Observation Checklist: Check if any of the following were observed, and provide supporting notes on back:

USTs: N	ASTs: N
Odors: N	Pools of Liquid: N
Drums: N	Other Containers: JANITORIAL SUPPLIES
Stressed Vegetation: N	Stained Soils: Y (BLDG 201 ON PARCEL 2)
Electrical Equipment: Y	Labeled as PCB? N/A Non-PCB? N/A No PCBs per 1998 Env't Compliance Evaluation
Floor Drains: JANITOR CLOSETS/BATHROOMS ONLY	Sumps: Y - BOILER ROOM CONDENSATE PIT
Oil/Water Separators: N	Grease Traps: N
Floor Stains: N	Located Next to Cracks/Corrosion? N/A
Floor Cracks: N	Hairline? N/A Major? N/A
Floor Corrosion: N	Shallow? N/A To Soil? N/A
Holes in Wall: N	At Floor Seam? N/A Elsewhere? N/A
Satellite Accumulation Areas: N	Flammable Lockers: ADJACENT PROPERTY (BLDG 201 - GARAGE) IN NORTH
Floor Tiles: Y	Known to Contain Asbestos? ?
Other Possible ACM: Y	Friable? Nonfriable? Unknown? BOILER ROOM + JANITOR CLOSET PIPE INSULATION
Peeling Paint: NO	Surface Older than 1978? N
Evidence of Pesticide Use: N	Monitoring Wells: N
(Possible) Air Emissions Sources: BOILER	(Possible) UXO: N

Onsite Records: Look for the following while inspecting the area:

Hazardous Material Inventory Lists N	Warning Signage N
MSDSs Y (9) - ALL JANITORIAL SUPPLIES	Photographs Y
Record Binders REMAINS REVIEWED	

Use this space to prepare a sketch of the Area and to provide supporting notes concerning features checked on the front page.

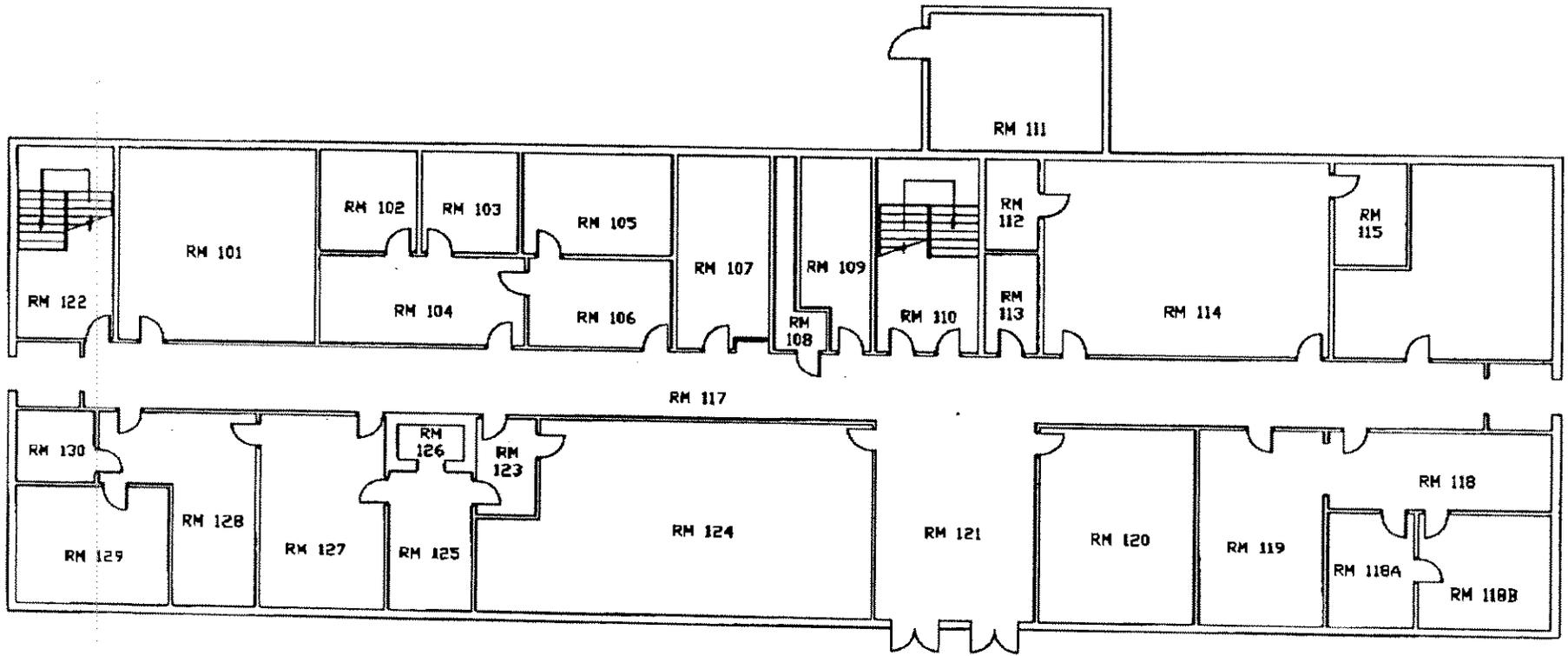
Boiler Room - 1986 Site Plan shows an existing 6-inch underground steam line entering the boiler room. The steam line appears to lead ^{via the Parcel 2 parking lot} to the former SAGE facility (now NRRI) which likely provided the steam for heating Bldg 128 when both facilities belonged to the Air Force. 1984 Repairs and Alterations drawings indicate the steam line enters the steam condensate sump/pump pit. The pit was holding a considerable amount of water at time of VSI. The water is believed to be groundwater. No sheen was observed. The underground steam line could serve as a contaminant migration pathway. How or where the steam line was disconnected is not known. (Photo VSI-8)

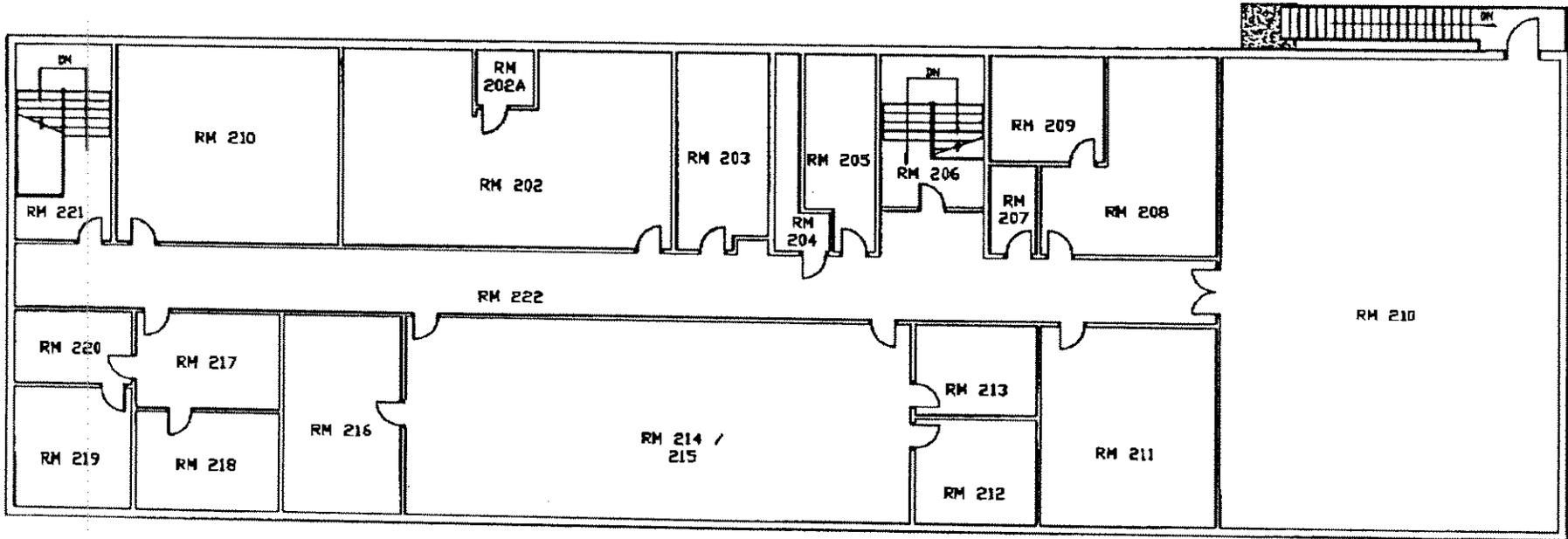
Damaged pipe insulation in boiler room was included in a proposed asbestos removal project specification (1995), but facility personnel do not know if the project was implemented. Damaged ^{PIPE} insulation was observed in the boiler room during the VSI (Photo VSI-7). It is not known if the insulation contains asbestos. Because it is inside the building, it will not affect the CERFA classification.

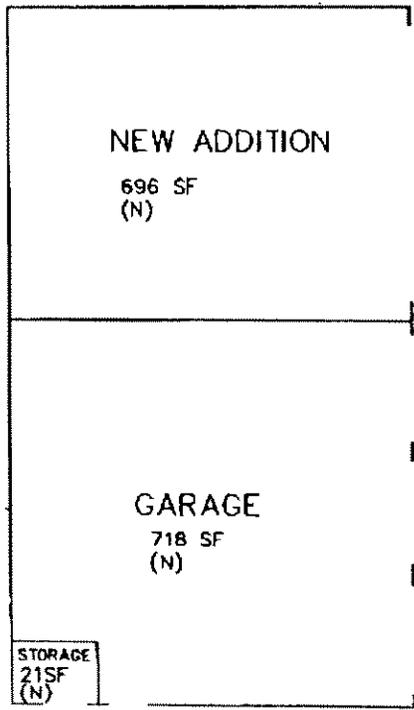
Garage (Bldg 201) - SEE ADJACENT PROPERTY OBSERVATIONS TABLE AND PHOTOGRAPHS

Bldg 131 (Storage) - non-hazardous storage (See Cadets uniforms and supplies)
↳ (Photos VSI-3 and VSI-4)

Unnumbered bldg on south side of Bldg 131 - smoking area (Photo VSI-5)

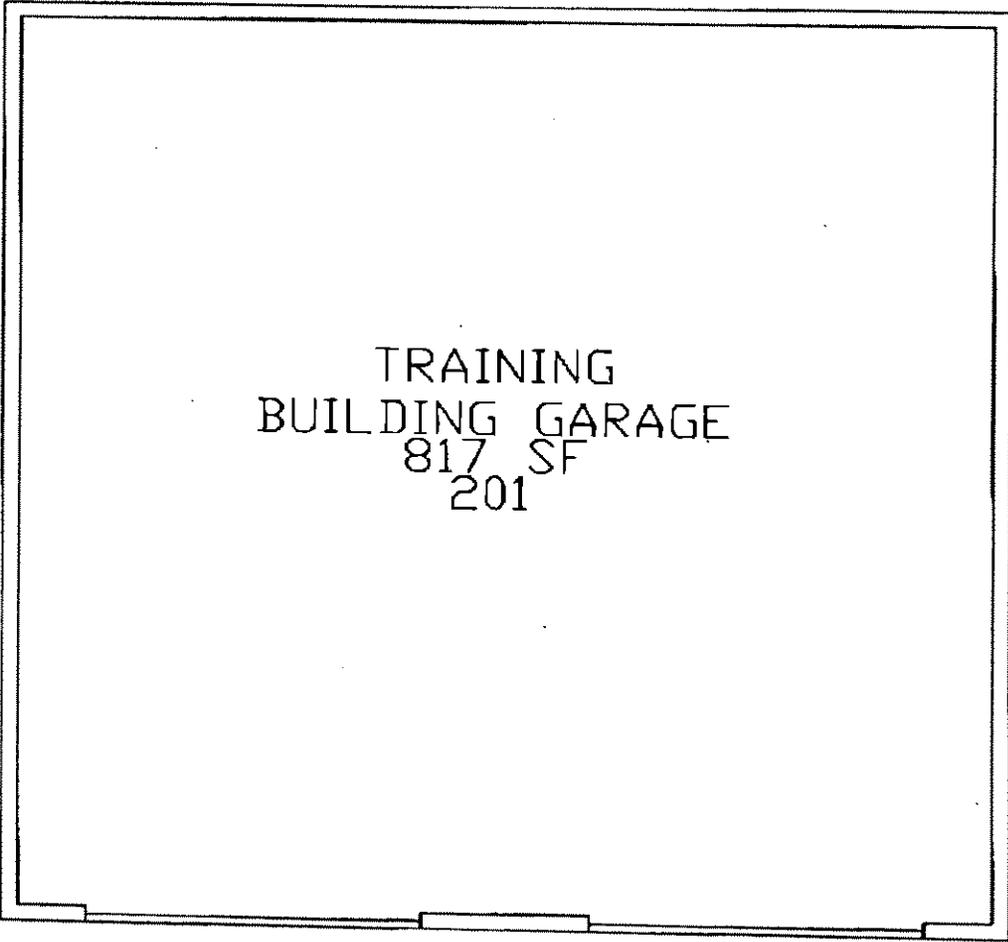






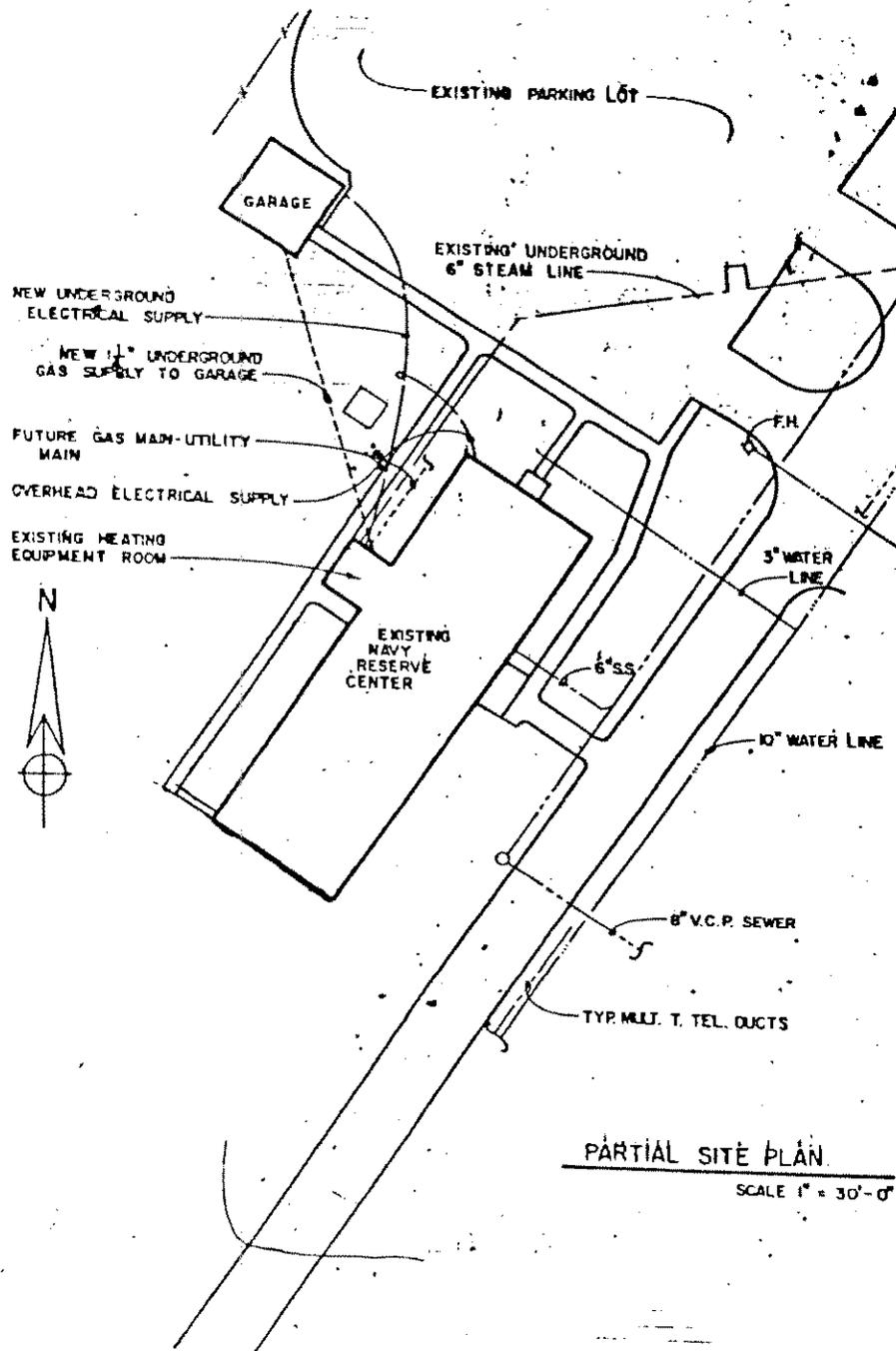
 FIRST FLOOR

F.P.M. DRAWING NO. DULO2A	NAVAL RESERVE READINESS COMMAND BODEN THIRTEEN FACILITIES PLANNING AND MAINTENANCE NAVAL TRAINING CENTER, GREAT LAKES, ILLINOIS
COPIED FROM:	NRC DULUTH, MN BUILDING #2, FIRST FLOOR FLOOR PLAN
DRAWN: BLU CARROLL	
CHECKED:	
APPROVED:	
REVISION:	DATE: 950525 SCALE: 1/8 SHEET OF

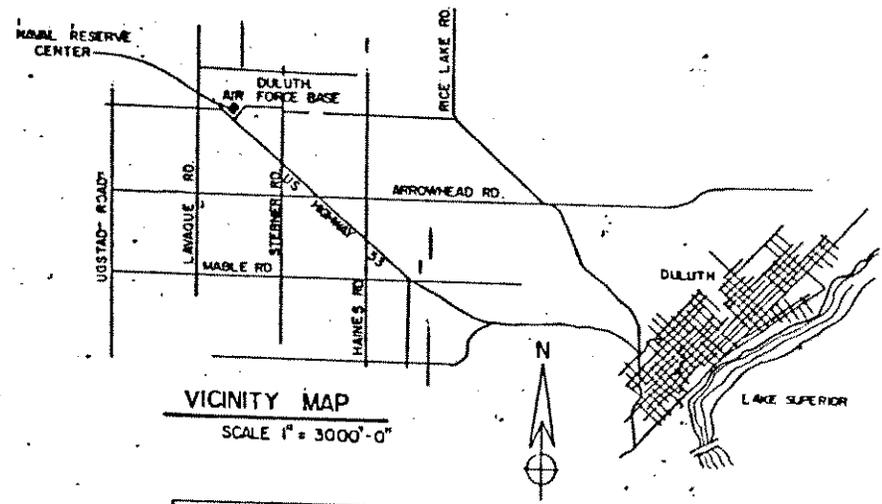


128	Main Level	101	Active Duty Admin	Navy	346	Duluth 128 - Reserve Center
128	Main Level	102	Medical Exam	JOINT		Duluth 128 - Reserve Center
128	Main Level	103	Doctor Office	JOINT		Duluth 128 - Reserve Center
128	Main Level	104	Medical Office	JOINT		Duluth 128 - Reserve Center
128	Main Level	105	Medical Office	JOINT		Duluth 128 - Reserve Center
128	Main Level	106	Medical Office	JOINT		Duluth 128 - Reserve Center
128	Main Level	107	Male Head	JOINT		Duluth 128 - Reserve Center
128	Main Level	108	Maintenance Hall	JOINT		Duluth 128 - Reserve Center
128	Main Level	109	Female Head	JOINT		Duluth 128 - Reserve Center
128	Main Level	110	Stairs	JOINT		Duluth 128 - Reserve Center
128	Main Level	111	Mech Equip	JOINT		Duluth 128 - Reserve Center
128	Main Level	112	Storage	Navy		Duluth 128 - Reserve Center
128	Main Level	113	Active Duty Admin	Navy		Duluth 128 - Reserve Center
128	Main Level	114	Training Office	Navy		Duluth 128 - Reserve Center
128	Main Level	115	Clothing Storeroom	Navy		Duluth 128 - Reserve Center
128	Main Level	116	Supply Office	Navy	315	Duluth 128 - Reserve Center
128	Main Level	117	Corridor	JOINT	854	Duluth 128 - Reserve Center
128	Main Level	118	Exercise Room	JOINT		Duluth 128 - Reserve Center
128	Main Level	118A	Exercise Room	JOINT		Duluth 128 - Reserve Center
128	Main Level	118B	Exercise Room	JOINT		Duluth 128 - Reserve Center
128	Main Level	119	Active Duty Admin	Navy		Duluth 128 - Reserve Center
128	Main Level	120	Training Library	Navy		Duluth 128 - Reserve Center
128	Main Level	121	Quarterdeck	JOINT		Duluth 128 - Reserve Center
128	Main Level	122	Stairs	JOINT		Duluth 128 - Reserve Center
128	Main Level	123	Access Room	JOINT		Duluth 128 - Reserve Center
128	Main Level	124	Active Duty Admin	Navy		Duluth 128 - Reserve Center
128	Main Level	125	Copy Room	Navy		Duluth 128 - Reserve Center
128	Main Level	126	Safe	Navy		Duluth 128 - Reserve Center
128	Main Level	127	Break Room	JOINT		Duluth 128 - Reserve Center
128	Main Level	128	Conference Room	JOINT		Duluth 128 - Reserve Center
128	Main Level	129	CO Office	Navy		Duluth 128 - Reserve Center
128	Main Level	130	Janitor Storage	JOINT		Duluth 128 - Reserve Center
128	Second	201	Classroom	JOINT		Duluth 128 - Reserve Center
128	Second	202	Classroom	JOINT		Duluth 128 - Reserve Center
128	Second	202A	Storage	Navy		Duluth 128 - Reserve Center
128	Second	203	Male Head	JOINT		Duluth 128 - Reserve Center
128	Second	204	Maintenance Hall	JOINT		Duluth 128 - Reserve Center
128	Second	205	Female Head	JOINT		Duluth 128 - Reserve Center
128	Second	206	Stairs	JOINT		Duluth 128 - Reserve Center
128	Second	207	Audio Visual Storage	Navy		Duluth 128 - Reserve Center
128	Second	208	Unit Admin	Navy		Duluth 128 - Reserve Center
128	Second	209	Unit Admin	Navy		Duluth 128 - Reserve Center
128	Second	210	Asseby Hall	JOINT		Duluth 128 - Reserve Center
128	Second	211	Unit Admin	Navy		Duluth 128 - Reserve Center
128	Second	212	Classroom	JOINT		Duluth 128 - Reserve Center
128	Second	213	Classroom	JOINT		Duluth 128 - Reserve Center

Building	Floor	Room Number	Room Name	Usage	Location
128	Second	214	Classroom	JOINT	Duluth 128 - Reserve Center
128	Second	215	Classroom	JOINT	Duluth 128 - Reserve Center
128	Second	216	Chiefs Mess	JOINT	Duluth 128 - Reserve Center
128	Second	217	Classroom	JOINT	Duluth 128 - Reserve Center
128	Second	218	Classroom	JOINT	Duluth 128 - Reserve Center
128	Second	219	Classroom	JOINT	Duluth 128 - Reserve Center
128	Second	220	Classroom	JOINT	Duluth 128 - Reserve Center
128	Second	221	Stairs	JOINT	Duluth 128 - Reserve Center
128	Second	222	Corridor	JOINT	Duluth 128 - Reserve Center
131					Duluth 131 - Garage
201	Main Level	1	Garage	Navy	Duluth 201 - Training
201	Main Level	2	Garage	Navy	Duluth 201 - Training
201	Main Level	3	Storage	Navy	Duluth 201 - Training

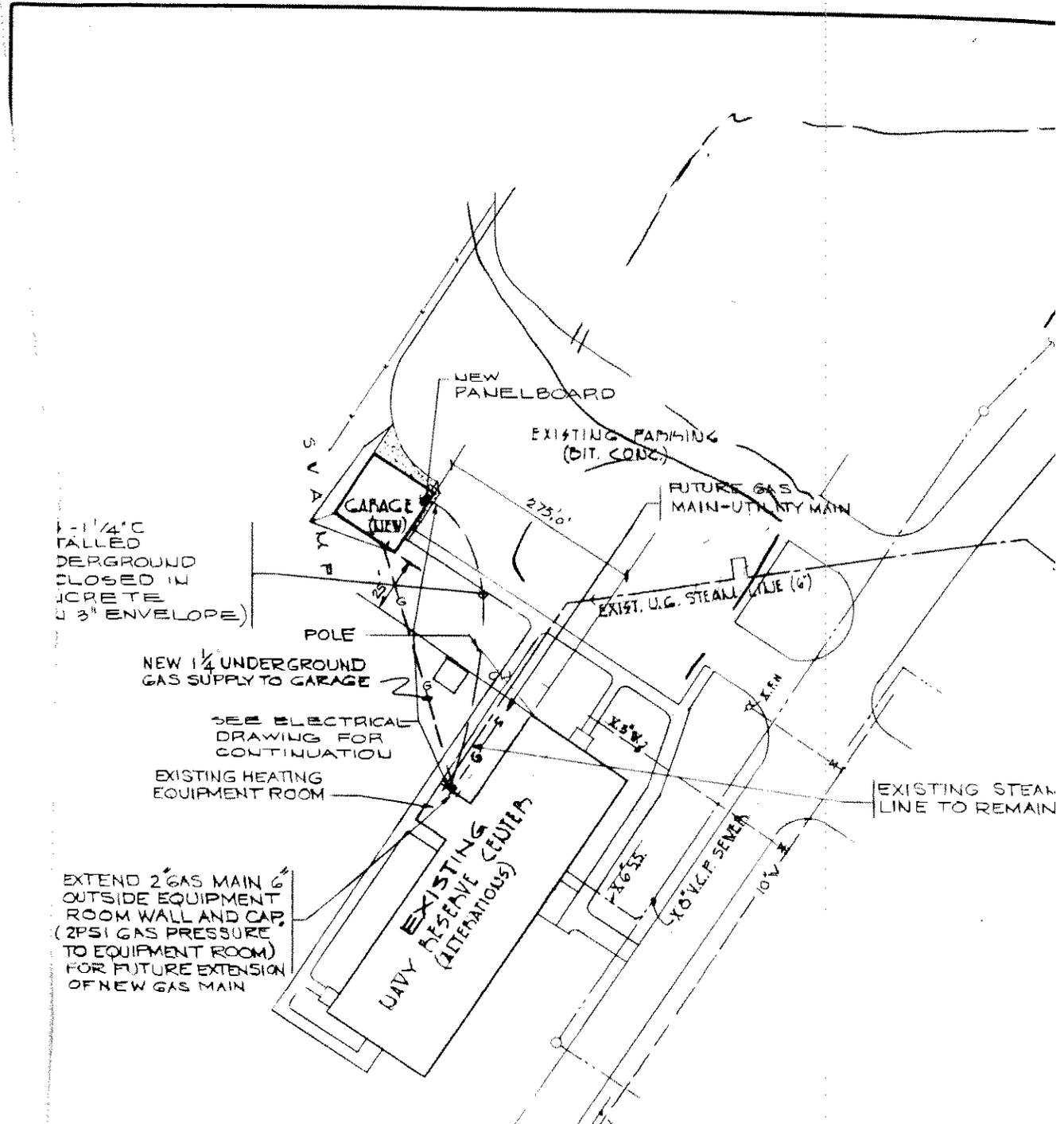


PARTIAL SITE PLAN
SCALE 1" = 30'-0"



VICINITY MAP
SCALE 1" = 3000'-0"

SYMBOL	DESCRIPTION	BY	DATE	APPROVAL
REVISIONS				
F.P.M. DRAWING NO.	NAVAL RESERVE READINESS COMMAND REGION THIRTEEN FACILITIES PLANNING AND MAINTENANCE NAVAL BASE, GREAT LAKES, ILLINOIS			
COPIED FROM:	NAVAL RESERVE CENTER DULUTH, MN			
DRAWN: D. SERVAS	SITE PLAN			
CHECKED:				
APPROVED:				
DATE: 21 OCT 86			SCALE: AS SHOWN SHEET 1 OF 1	



1-1 1/4" C
TALLED
DERGROUND
CLOSED IN
CRETE
(3" ENVELOPE)

NEW 1/4" UNDERGROUND
GAS SUPPLY TO GARAGE

SEE ELECTRICAL
DRAWING FOR
CONTINUATION

EXISTING HEATING
EQUIPMENT ROOM

EXTEND 2" GAS MAIN 6"
OUTSIDE EQUIPMENT
ROOM WALL AND CAP
(2PSI GAS PRESSURE
TO EQUIPMENT ROOM)
FOR FUTURE EXTENSION
OF NEW GAS MAIN

NEW
PANELBOARD

EXISTING FARMING
(BIT. CONC.)

FUTURE GAS
MAIN-UTILITY MAIN

EXIST. U.G. STEAM LINE (6")

EXISTING STEAM
LINE TO REMAIN

DUTY
EXISTING
RESERVE SCOUTS
(ALTERNATIVES)

1-X 6" S.S.
1-X 6" V.C.P. SENE

S
V
A
M
P

225' 0"

POLE

1-X 8"

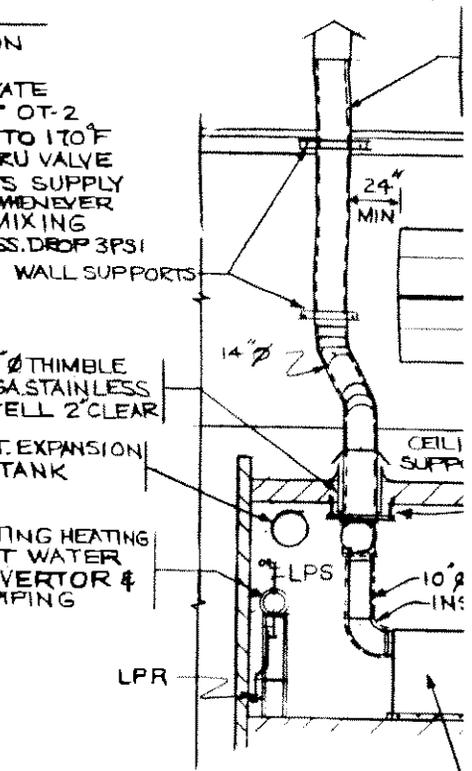
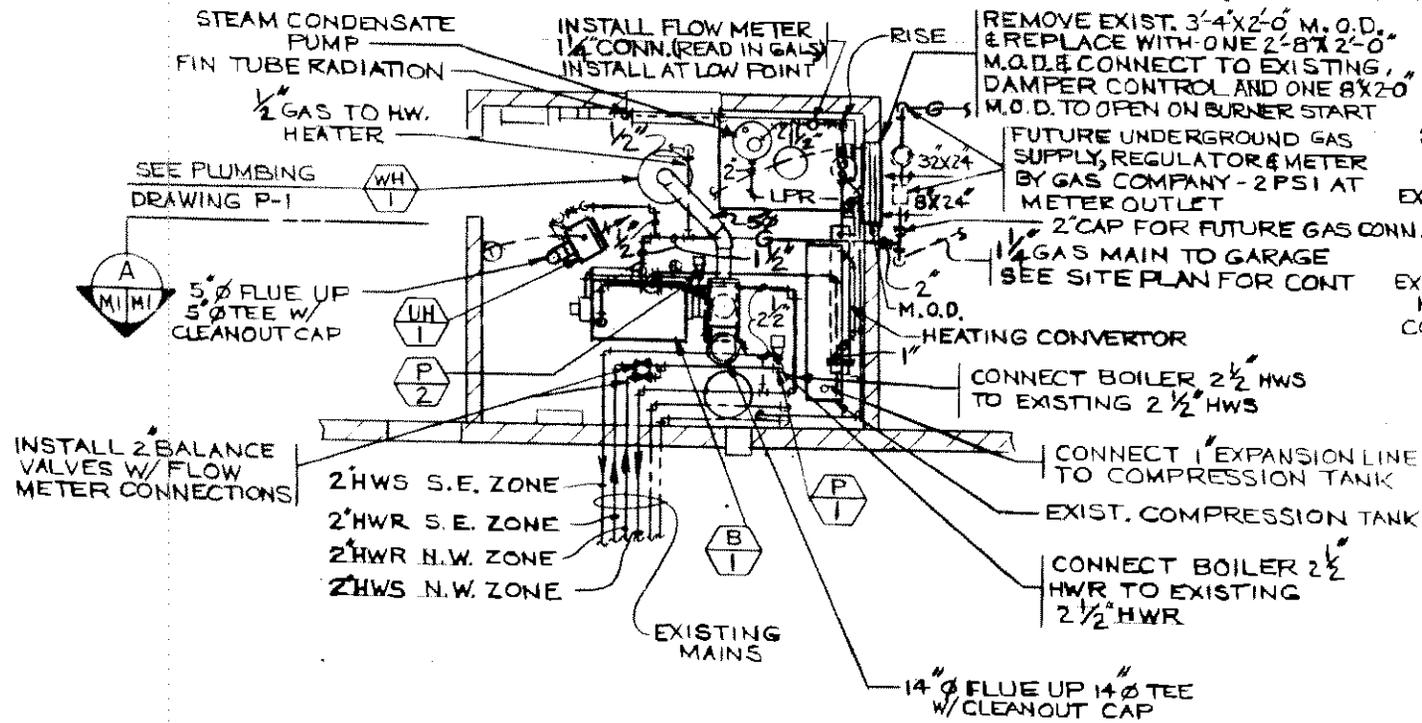
10' 0"

HOT WATER DIRECT RADIATION PIPING DIAGRAM

HOT WATER SYSTEM TEMPERATURE CONTROL

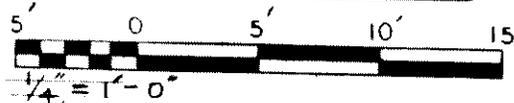
VARIABLE WATER TEMPERATURE OF 200°F TO 100°F TO THE SYSTEM FROM THE BOILER IN RELATION TO OUTDOOR TEMPERATURE

- 1.) OUTDOOR THERMOSTAT OT-1 IS SET AT 65°F. A FALL IN TEMPERATURE BELOW 65°F WILL ACTIVATE BOILER CONTROL PANEL TO START BURNER AND PUMPS P-1 AND P-2.
- 2.) OUTDOOR THERMOSTAT OT-2 THROUGH MASTER CONTROL PANEL AND BOILER SUB-MASTER SETS BOILER LEAVING WATER 200°F TO 170°F IN RELATION TO OUTDOOR TEMP. THROUGH THIS RANGE 3WAY VALVE OPERATES AS STRAIGHT THRU VALVE WITH RETURN PORT CLOSED. THRU TEMP. RANGE 170°F TO 100°F THE SUB-MASTER FOR 3-WAY VA. SETS SUPPLY WATER TEMP. IN RELATION TO OUTDOOR TEMP.
- 3.) BOILER RECIRCULATING PUMP P-1 WILL OPERATE WHENEVER THE BOILER OPERATES. FLOW SWITCH STOPS BOILER ON PUMP FAILURE.
- 4.) EXISTING ZONE 3WAY MIXING VALVES CONTROLLED BY ROOM THERMOSTATS TO MAINTAIN SPACE CONDITIONS, MAX 3WAY VA PRESS. DROP 3PSI



BOILER ROOM PLAN

SCALE: 1/4" = 1'-0"



SECTION

SCALE: 1/4" = 1'-0"

R SCHEDULE

FLOW	R.D.	BOILER	REMARKS
WT	LWT	FT.	HP.
30	200	1	18.1

BOILER TO BE CAST IRON SECTIONAL TYPE GAS FIRED W/ FORCED DRAFT FIRING W/ BAROMETRIC DAMPER FOR 30 P.S.I. WORKING PRESSURE. 2 PSI GAS SUPPLY AT THE BURNER GAS TRAIN INLET BURNER MOTOR 1/2 HP 115 VOLT 1Ø

REVISIONS				
LTR	DESCRIPTION	PREP'D BY	DATE	APPROVED

HEATER SCHEDULE

AIR	CEM	OUTLET	RPM	GAS	MOTOR	REMARKS
EAT		VEL		CONN	HP	ELECT
60	600	680	1500	1/2"	1/30	120V GAS FIRED W/GAS PRESS. REGULATOR 2 PSI GAS SUPPLY
45	1480	987	1140	1/2"	1/8	120V GAS FIRED W/GAS PRESS. REGULATOR 2 PSI GAS SUPPLY

UNIT HEATERS TO HAVE DOUBLE DEFLECTION DISCHARGE LOWERS

MECHANICAL ABBREVIATIONS

B	BOILER
U.H.	UNIT HEATER
P	PUMP
E.A.T.	ENTERING AIR TEMPERATURE
EW.T.	ENTERING WATER TEMPERATURE
L.W.T.	LEAVING WATER TEMPERATURE
P.D.	PRESSURE DROP
G.P.M.	GALLONS PER MINUTE
C.F.M.	CUBIC FEET PER MINUTE
MBH	1000 BTU PER HOUR
M.O.D.	MOTOR OPERATED DAMPER
M.V.D.	MANUAL VOLUME DAMPER
F.D.	FLOOR DRAIN
DN	DOWN

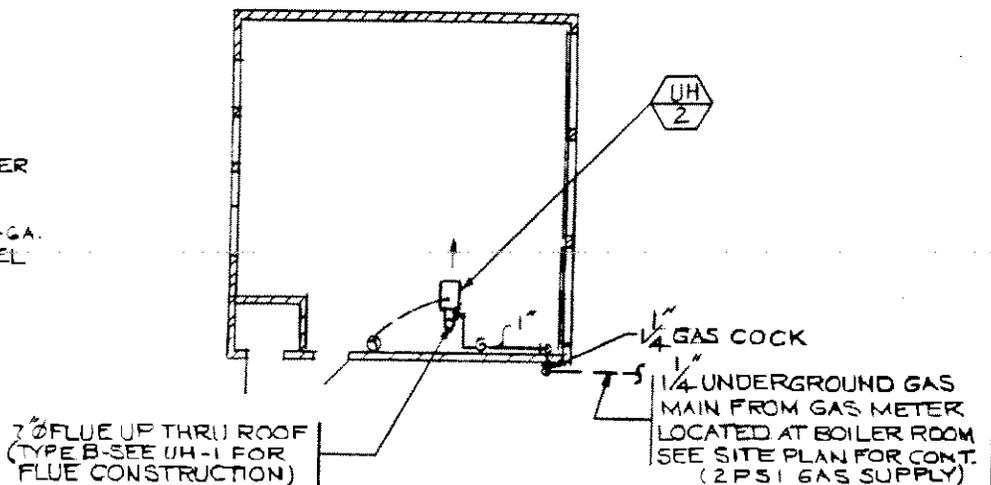
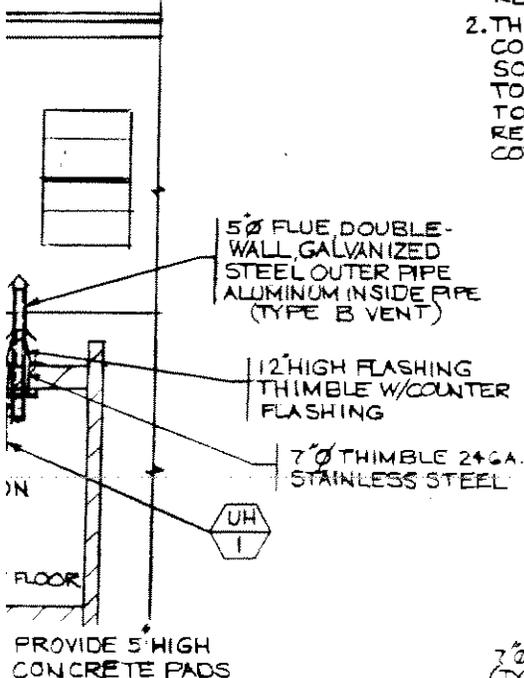
MECHANICAL SYMBOLS

	MANUAL AIR VENT
	THERMOMETER
	PRESSURE GAUGE
	STRAINER
	CHECK VALVE
	REDUCER
	HOT WATER HEATING SUPPLY
	HOT WATER HEATING RETURN
	LOW PRESSURE STEAM SUPPLY
	LOW PRESSURE CONDENSATE RET.
	GAS
	GATE VALVE
	PLUG VALVE OR COCK
	3-WAY VALVE
	GLOBE VALVE
	PRESSURE REDUCING VALVE
	UNION
	VENT
	CONDENSATE PUMP DISCHARGE
	PIPING AND EQUIPMENT TO BE REMOVED
	BALANCE VALVE WITH FLOW MEASURING CONNECTIONS

GENERAL NOTES

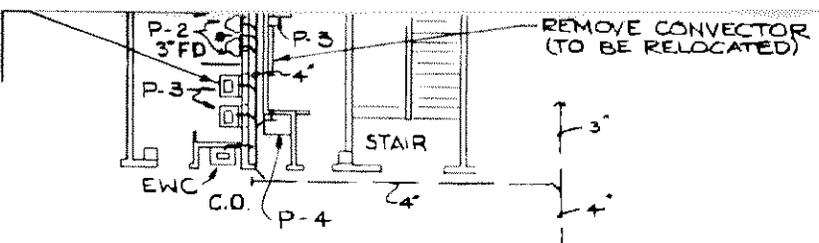
1. ALL GAS COCKS TO BE LOCAL GAS COMPANY APPROVED GAS COCKS, COMPLY WITH GAS COMPANY UNDERGROUND GAS PIPING INSTALLATION REQUIREMENTS
2. THE EXISTING DIRECT RADIATION FOR THE 1ST AND 2ND FLOORS CONSISTS OF SLOPE TOP WALL HUNG HOT WATER FIN TUBE CONVECTORS. SOME OF THE EXISTING CONVECTOR COVERS ARE REMOVED AND ARE TO BE REINSTALLED ON THE EXISTING CABINETS. COVERS ARE ADJACENT TO THE CONVECTORS. SIZES VARY FROM SW-6'-32'-26" TO SW6'-56'-26". REINSTALL 10 EXISTING COVERS ON THE 1ST FLOOR AND 2 EXISTING COVERS ON THE 2ND FLOOR.

L STAINLESS STEEL
E WALL INSULATED
-FLUE SPECIFIED
RES ONLY 2" CLEARANCE
IMBUSTIBLES



PLAN OF EQUIPMENT GARAGE

CLOSED URINALS AND LAVS
(FIXTURES TO BE RELOCATED
FOR THE INSTALLATION OF
NEW SHOWER)



IST FLOOR PLAN EXISTING
SCALE: 1/8" = 1'-0" 5' 0' 5' 10'

REMOVE EXISTING LAV. (P-3), UR. (P-2)
AND WC. (P-1) MENS TOILET ONLY
(EXISTING FIXTURES TO BE RELOCATED)

NOTE:
// PIPING AND EQUIP. TO BE REMOVED

ATING PIPING
(D)

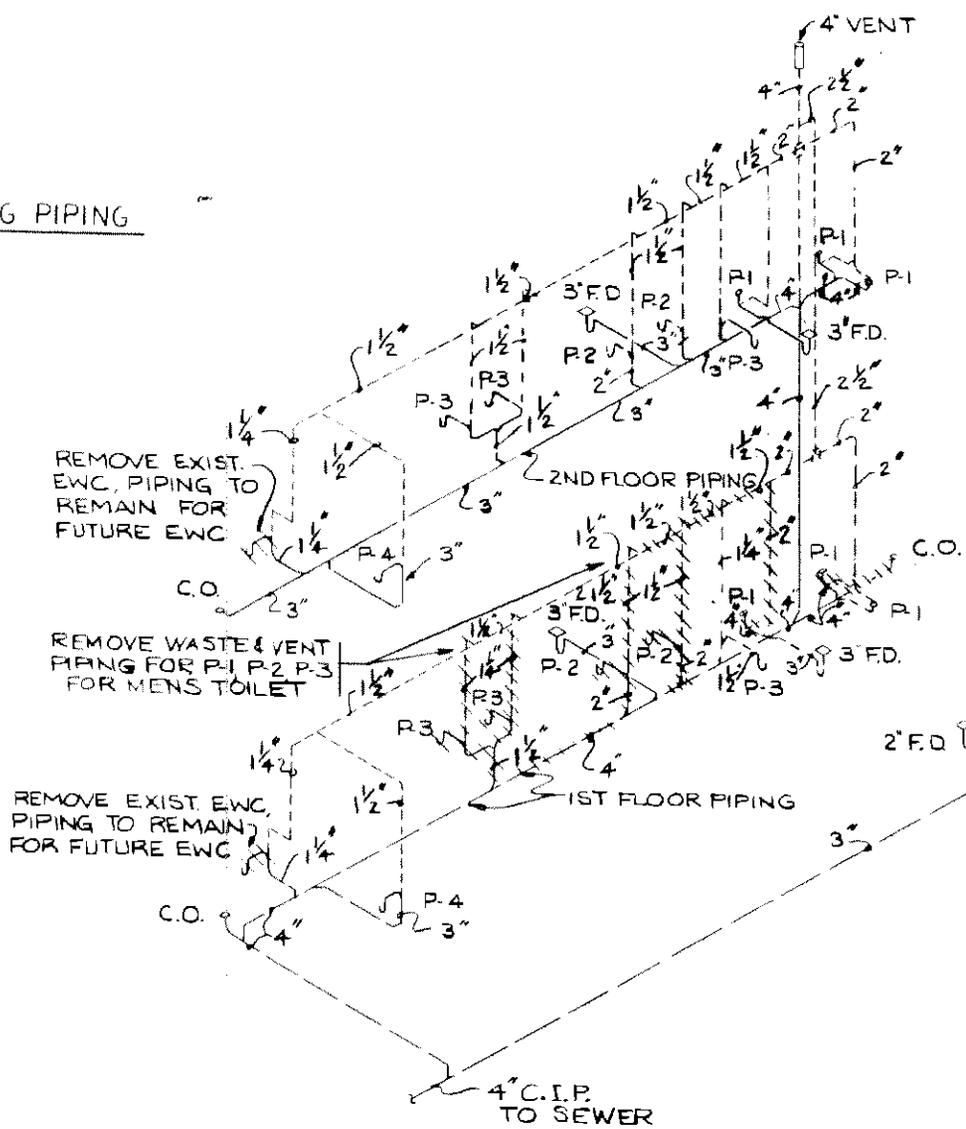


DIAGRAM OF EXISTING WASTE AND VENT
PIPING

STEEL SUMP AND
SUMP PUMP IN
EQUIPMENT ROOM
PUMP PIT

CHECK GRAPHIC SCALES BEFORE USING

DOLIO AND METZ LTD
ARCHITECTS AND ENGINEERS
808 S. LA SALLE STREET - CHICAGO, ILL. 60604
D.S.M. PROJECT NO. 30586

DWN DR CHK IMS APP RH
DATE 1/2/84



P.W.C. DWS. NO. DU-12-839	
DR. BY	A-86308
LEAD CODE	ST BY
CIVIL/STR.	
MECH.	
ELECT.	
ARCH.	
DIR. PROB. ENGR. DIV.	DATE
APPROVED	DATE
COMMANDING OFFICER	
APPROVED FOR COMBRAND	DATE
CPD FOR COMMANDER NPEC	

DEPARTMENT OF THE NAVY NAVAL FACILITIES ENGINEERING COMBANT		
NAVY PUBLIC WORKS CENTER, GREAT LAKES, ILL		
NAVAL RESERVE CENTER (AFB) DULUTH		
REPAIRS & ALTERATIONS		
EXISTING EQUIPMENT ROOM PLAN & EXISTING PIPING DIAGRAMS		
SIZE	CODE IDENT. NO.	NAVYAC DRAWING NO.
F	80091	2072220
SCALE AS NOTED		CONSTR. CONTR. NO. M62472-83-C-711
		SHEET MP-10P 11

CERFA Visual Site Inspection Photographs



Photo VSI-1: Building 128 facing north. Light snow on ground. (Source: TtNUS, 11Oct 2006)



Photo VSI-2: Building 128 facing south (rear of building). Boiler room extends out from building. (Source: TtNUS, 11Oct 2006)

CERFA Visual Site Inspection Photographs

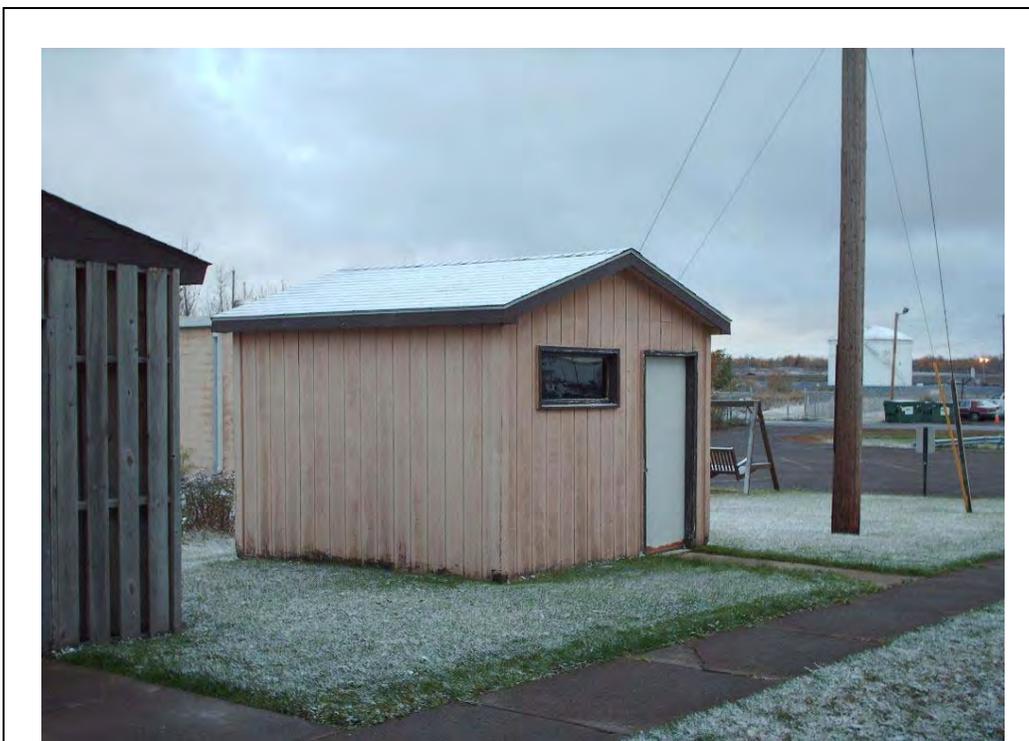


Photo VSI-3: Building 131 (storage shed). (Source: TtNUS, 11Oct 2006)



Photo VSI-4: Building 131 contents – Sea Cadets uniforms and supplies. (Source: TtNUS, 11Oct 2006)

CERFA Visual Site Inspection Photographs



Photo VSI-5: Unnumbered building (smoking area) south of Building 131. (Source: TtNUS, 11Oct 2006)



Photo VSI-6: Building 128 boiler. (Source: TtNUS, 11Oct 2006)

CERFA Visual Site Inspection Photographs



Photo VSI-7: Damaged insulation in boiler room. Asbestos content untested, but visually identified as fiberglass insulation. (Source: TtNUS, 11Oct 2006)

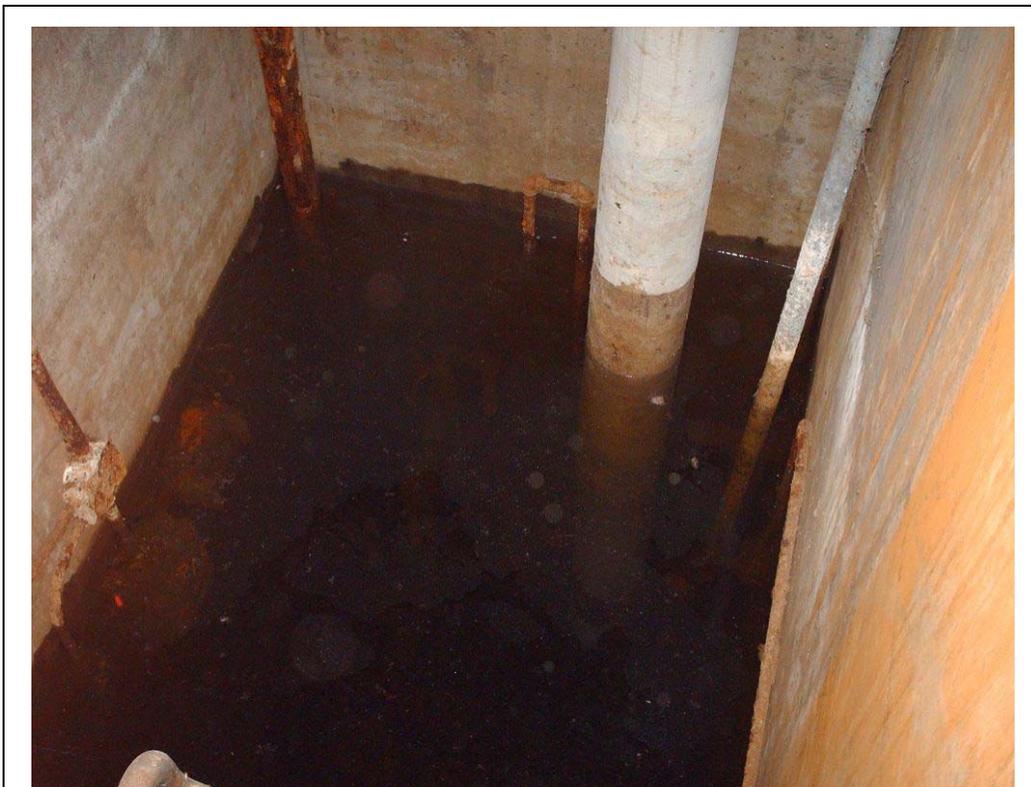


Photo VSI-8: Boiler condensate pit. Former steam lines enter beneath water (suspected to be groundwater). (Source: TtNUS, 11Oct 2006)

CERFA Visual Site Inspection Photographs

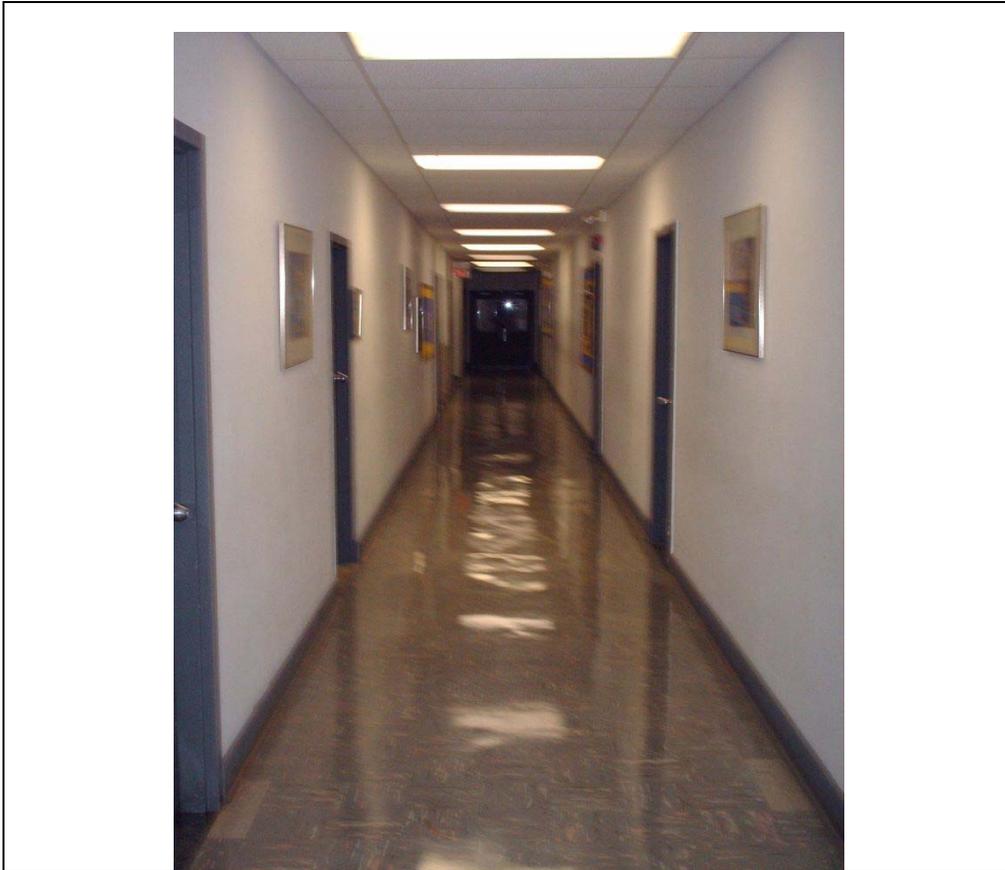


Photo VSI-9: Building 128 – typical hallway. (Source: TtNUS, 11Oct 2006)



Photo VSI-10: Building 128 – typical classroom. (Source: TtNUS, 11Oct 2006)

CERFA Visual Site Inspection Photographs



Photo VSI-11: Building 128 – typical office space. (Source: TtNUS, 11Oct 2006)

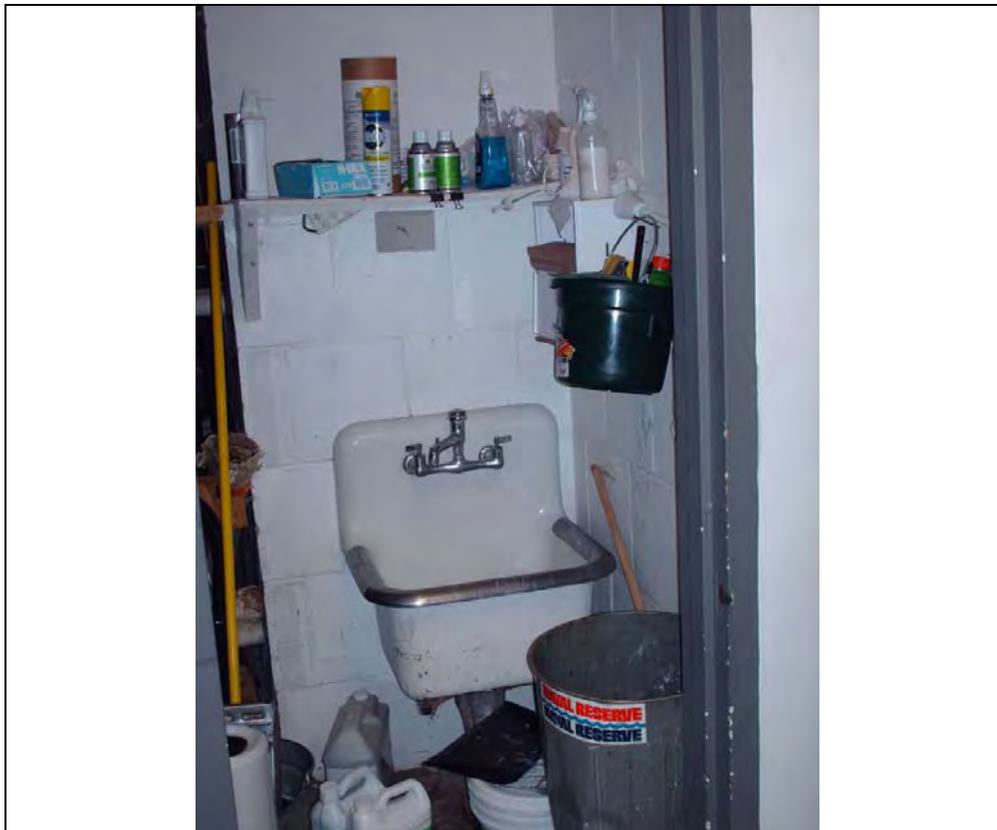


Photo VSI-12: Building 128 –Janitor's closet. (Source: TtNUS, 11Oct 2006)

CERFA Visual Site Inspection Photographs



Photo VSI-13: Building 128 – medical office sharps disposal. (Source: TtNUS, 11Oct 2006)

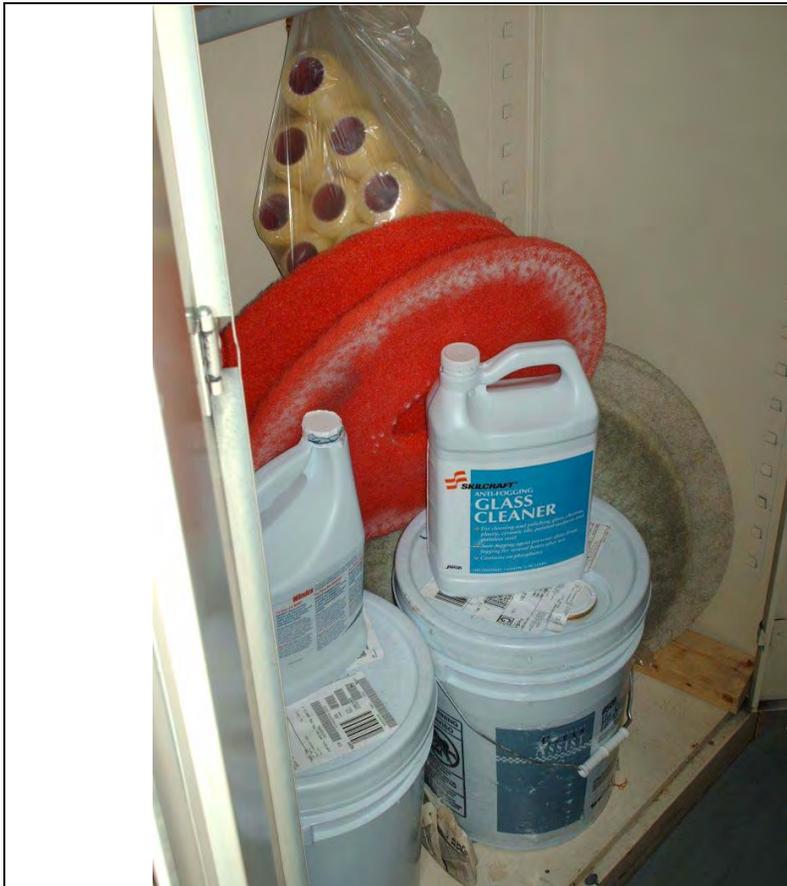


Photo VSI-14: Building 128 – typical janitorial supply cabinet. (Source: TtNUS, 11Oct 2006)

CERFA Visual Site Inspection Photographs



Photo VSI-15: Building 128 – used fluorescent light bulbs in storage closet.
(Source: TtNUS, 11Oct 2006)



Photo VSI-16: Wooded area of Parcel 1 on west side of Building 128.
Weather Service radar in background. (Source: TtNUS, 11Oct 2006)

Exhibit F

Lead-Based Paint Hazards Advisory Statement

**LEAD-BASED PAINT HAZARD
DISCLOSURE AND ACKNOWLEDGEMENT 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

ACKNOWLEDGEMENT

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): *CERFA Identification of Uncontaminated Property at the Naval Reserve Center, Duluth, Minnesota* and *Finding of Suitability to Transfer, Naval Reserve Center, Duluth, Minnesota*, representing the best information available to the Government as to the presence of Lead-Based Paint and Lead-Based Paint hazards for the buildings covered by this Transfer;
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 Transfer, 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.

Transferee (or duly authorized agent)

Date