FINDING OF SUITABILITY TO LEASE
NAVAL SUPPORT ACTIVITY (WEST BANK)
NEW ORLEANS, LOUISIANA

1.0 PURPOSE

This Finding of Suitability to Lease (FOSL) documents that Naval Support Activity (NSA) New Orleans (West Bank), Louisiana, is environmentally suitable for a lease to State of Louisiana. This decision is based on a review of information in the Environmental Condition of Property (ECP) Report (2007). Factors leading to this decision and other pertinent information are stated below.

2.0 DESCRIPTION OF THE PROPERTY

The United States purchased approximately 193 acres near Mississippi River mile 92.8 on 14 February 1849 for the development of a Navy Yard. The Navy Yard was not constructed and in 1901 the Navy Station was commissioned. In September 1911, the Navy Station closed but reopened in 1915 as a Naval Ship repair yard until June 1939. However, the station reopened in December 1939 to handle transient naval personnel. In January 1962 the name was changed to the Naval Support Activity. A 374 foot pier on the Mississippi River is part of Naval Support Activity New Orleans. This FOSL does not include that portion of NSA New Orleans (West Bank) that contains the housing units that are currently under public private venture (PPV) with the Housing PPV firm.

3.0 SUMMARY OF ENVIRONMENTAL REQUIREMENTS AND NOTIFICATIONS

All available information concerning the past storage, release or disposal of any hazardous substances and/or petroleum products on NSA New Orleans (West Bank) was collected through record searches, available aerial photographs, personnel interviews and on-site visual inspections. The following paragraphs summarize those findings and the corresponding Department of Defense (DoD) environmental condition of property (ECP) classification assigned to the Subject Property.

A. Presence of Hazardous Substances

NSA New Orleans (West Bank) is permitted as a Resource Conservation and Recovery Act (RCRA) small quantity generator of hazardous waste. All hazardous waste generated at NSA New Orleans (West Bank) is initially stored at four satellite accumulations areas (Buildings 101, 701, 762, and H-100). Once the container is full, hazardous waste is moved to the 90-day storage area in Building 702 prior to disposal.

NSA New Orleans Safety Department maintains an Authorized Use List (AUL) to regulate the use and storage of hazardous materials (e.g., paint, aerosols, lubricants, fuels, cleaners, and various other chemicals). These are stored in 22

buildings on NSA New Orleans (West Bank). Locations of the storage areas are listed in Table 4-12 and Figure 4-14 of the attached ECP.

B. CERCLA/RCRA

The Navy developed the Installation Restoration (IR) program to address hazardous and toxic releases addressed by the Community Environmental Restoration and Compensation Liability Act (CERCLA) and RCRA. Fifteen potential contamination sources (PCSs) at eight locations were identified and investigated by the Navy between 1985 and 2005. As a result of the investigations, the Louisiana Department of Environmental Quality (LDEQ), and the Environmental Protection Agency (EPA), granted No Further Remedial Action Planned (NFRAP) status for most of the sites. The NFRAP status for the remaining sites, Building 80, Building 273, Building 704 (Site 9), and Building 264 is contingent upon the application of deed restrictions barring the land from residential use and any use of groundwater as potable water at the NSA (West Bank).

C. Presence of Petroleum Products and Derivatives

Building 80, Building 273, and Building 264 (Tank -42) were investigated under the RCRA program and are addressed above. Two tanks at Building 105 were removed in 2002 with all contaminated soils.

D UST/AST Storage Tanks

There are three underground storage tanks (USTs) located at Building 105 (Navy Exchange Gas Station). The tanks are double-walled fiberglass with interstitial monitoring and alarm systems.

Multiple aboveground storage tanks (ASTs) are located on NSA New Orleans (West Bank) at Buildings H-100, H-101, 64, 251, 267, 273, 416, 701, 709, and 752. The ASTs were inspected during the ECP site visit and all appeared to be in good condition with no current signs of spills or releases of product.

E. Munitions and Explosives of Concern

Munitions and explosives of concern (MEC) NSA New Orleans (West Bank) consisted of storage and handling of MEC in support of naval activities. Small arms and small arms ammunition are stored in Buildings 22, 267, and 716. Live fire training occurs in a portable firing range that can be moved around the station as needed. An outdoor firing range was identified on a map dated 30 June 1944

in the north-central portion of NSA New Orleans (West Bank). The range was not evident on later maps as of 1952. No further information was available for review. Station personnel indicated there was no known unexploded ordnance (UXO) at NSA New Orleans (West Bank).

F. Asbestos-Containing Material

A complete asbestos-containing material (ACM) survey has not been performed at NSA New Orleans (West Bank). Due to the date of construction of many of the stations buildings, the presence of ACM is generally likely. An ACM Hazard Notice has been provided as Exhibit 1 to this FOSL.

G. Lead-Based Paint, Target Housing and Residential Property

A complete lead-based paint (LBP) survey has not been performed at NSA New Orleans (West Bank). Due to the date of construction, it is likely that LBP is present. A LBP Hazard Notice has been provided as Exhibit 2 to this FOSL.

H. Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) can be found in electrical transformers manufactured prior to 1979 and in fluorescent light ballasts manufactured prior to the 1980s. All transformers are owned by the Navy and are considered PCB-free. Station personnel have stated that there are no PCB-containing fluorescent light ballast present.

4.0 SUITABILITY DETERMINATION

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

James E Anderson

JAMES ANDERSON
Director
Base Realignment and Closure
Program Management Office
Southeast

7/17/08
Date

ASBESTOS
ASBESTOS CONTAINING MATERIAL HAZARD DISCLOSURE AND ACKNOWLEDGEMENT FORM (NON-RESIDENTIAL STRUCTURES – TRANSFER)

1.0 ASBESTOS WARNING STATEMENT

YOU ARE ADVISED THAT BUILDINGS CONSTRUCTED PRIOR TO 1989, UTILITY SYSTEMS AND CORRIDORS, ALONG WITH ANY STRUCTURES OR IMPROVEMENTS ON THE PROPERTY MAY PRESENT EXPOSURE TO ASBESTOS FROM ASBESTOS CONTAINING MATERIAL THAT MAY PLACE PEOPLE AT RISK OF DEVELOPING ASBESTOSIS. WORKERS MAY ALSO SUFFER ADVERSE HEALTH EFFECTS FROM ASBESTOS DUST OR FUME EXPOSURE.

ACKNOWLEDGEMENT
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 Lease, and the Environmental Condition of Property report Naval Support Activity (West Bank) New Orleans, Louisiana representing the best information available to the Government as to the presence of Asbestos and Asbestos Containing Material hazards in the buildings covered by this Lease.
(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;
(4) I understand that upon execution of this Lease, 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 which may pose a risk to human health.

_____ _____
Transferee (or duly authorized agent) Date

EXHIBIT 2
LEAD-BASED PAINT HAZARD

DISCLOSURE AND ACKNOWLEDGEMENT FORM (NON-RESIDENTIAL STRUCTURES – LEASE)

LEAD WARNING STATEMENT

YOU ARE ADVISED THAT BUILDINGS 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 OR FUME EXPOSURE

ACKNOWLEDGEMENT
I acknowledge that:

(1) I have read and understand the above stated Lead Warning Statement;

(2) I have received from the Government the following document(s): **Environmental Condition of Property Naval Support Activity (West Bank) New Orleans, Louisiana,** representing the best information available to the Government as to the presence of Lead-Based Paint and Lead-Based Paint hazards in the buildings covered by this Lease

(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;

(4) I understand that upon execution of this Lease, 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 which may pose a risk to human health.

_____ _____
Lessee (or duly authorized agent) Date