

APPENDIX B

**DRAFT FOSTs AND LEGAL DESCRIPTIONS
MCKINNEY GROUP B PARCELS**

DRAFT
FINDING OF SUITABILITY TO TRANSFER (FOST)
RSNC PARCEL
BUILDING T-2879
FORMER FORT ORD, CALIFORNIA

On the authority delegated to me by the Acting Deputy Assistant Secretary of the Army for Environment, Safety and Occupational Health (20 July 1995), and on the basis of an Environmental Baseline Survey (EBS) for the McKinney Homeless Act Group B Parcels, I have determined that the Rehabilitation Services of Northern California Valley Center (RSNC) Parcel, Building T-2879, at former Fort Ord, California (Property), is suitable for transfer to RSNC for employment services. The area to be assigned and transferred includes one building on approximately 0.25 acre (Plate 1).

A determination of the environmental condition of the Property was made by the United States Army by conducting an EBS that included reviewing existing environmental documents and making associated visual site inspections. The documents reviewed included the final Fort Ord Community Environmental Response Facilitation Act (CERFA) Report, April 1994, U.S. EPA Region IX's concurrence to the CERFA Report (19 April 1994), and various remedial investigation/feasibility studies documents. Comments received from U.S. EPA Region IX (8 December 1995) and California EPA DTSC (8 December 1995) on the 31 October 1995 Version 1 EBS/FOST/FOSL for the McKinney Group B Parcels have been reviewed and incorporated where possible. Unresolved comments are attached. The EBS indicated that the Property is environmentally suitable for transfer to RSNC. The results of the EBS are as follows:

- One building (T-2879) is located on the Property. The building was previously used as part of post headquarters for Fort Ord.
- An asbestos survey conducted by the Army shows that Building T-2879 contains nonfriable asbestos. At this time, the Army does not intend to remove or repair the ACM in this structure.
- Building T-2879 probably contains lead-based paint (LBP) because of its pre-1978 (1942) construction date. The Army does not intend to abate the LBP presumed to be present in this structure because it is not to be used for residential purposes.
- No elevated radon levels were detected on the Property during a 1990 survey at Fort Ord.
- No radiological surveys have been conducted within the Property because this building was not used to store radiological materials.
- There have been no reported releases of PCB-contaminated dielectric fluids on the Property.
- Ordnance and explosives (OE) investigations show that no potential OE locations are within or immediately adjacent to the Property.
- No underground or aboveground storage tanks or solid waste management units are present on the property, and no studies associated with them have been conducted by the Army for the Property.
- The final CERFA report identifies the property as being within a CERFA disqualified parcel because of its proximity to the Fort Ord Landfills (OU 2) groundwater contamination plume. However, on the basis of recent and historical groundwater sampling, the Property is approximately 5,000 feet from the landfill and approximately 400 feet from the western edge of

the groundwater plume exceeding OU 2 cleanup criteria. Groundwater beneath the Property is not believed to contain detectable concentrations of volatile organic compounds (VOCs). No groundwater monitoring wells are present on the property.

On the basis of the above results from the EBS certain terms, conditions, reservations, restrictions, and notifications are required. Disclosure of conditions and use restrictions are described below and will be included in the transfer documents.

NOTICE OF THE PRESENCE OF ASBESTOS. The Property existing on the date of this conveyance contains certain amounts of nonfriable asbestos. The GRANTEE covenants and agrees, on behalf of it, its successors and assigns, that in its use and occupancy of the Property, it will comply with all applicable laws relating to asbestos, and that the GRANTOR assumes no liability for damages for personal injury, illness, disability or death, to the GRANTEE, its successors or assigns, or to any other person including members of the general public, arising from or incident to the purchase, transportation, removal, handling, alterations, renovations, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property described in this Deed, regardless of whether the GRANTEE, its successors or assigns have properly warned or failed properly to warn the individual(s) injured.

NOTICE OF THE PRESENCE OF LEAD-BASED PAINT. The GRANTEE is hereby informed and does acknowledge that any Property existing on the date of this Deed which was constructed or rehabilitated prior to 1978 is presumed to contain lead-based paint. The GRANTEE, its successors and assigns, shall not permit the use of any such structure for residential habitation unless the GRANTEE has received certification from GRANTOR or others that the premises are safe or GRANTEE has eliminated the hazards of lead-based paint by treating any defective lead-based paint surface in accordance with all applicable laws and regulations. Residential structures are defined as any house, apartment, or structure intended for human habitation, including but not limited to a non-dwelling facility commonly used by children under 6 years of age such as a child care center, elementary school, or playground.

On the basis of the above information, I conclude that the RSNC Parcel, Building T-2879, should be assigned Department of Defense (DoD) Environmental Condition Category 1 and is transferable under CERCLA Section (§)120(h)(4) (contingent upon EPA approval). The deed for this transaction will contain:

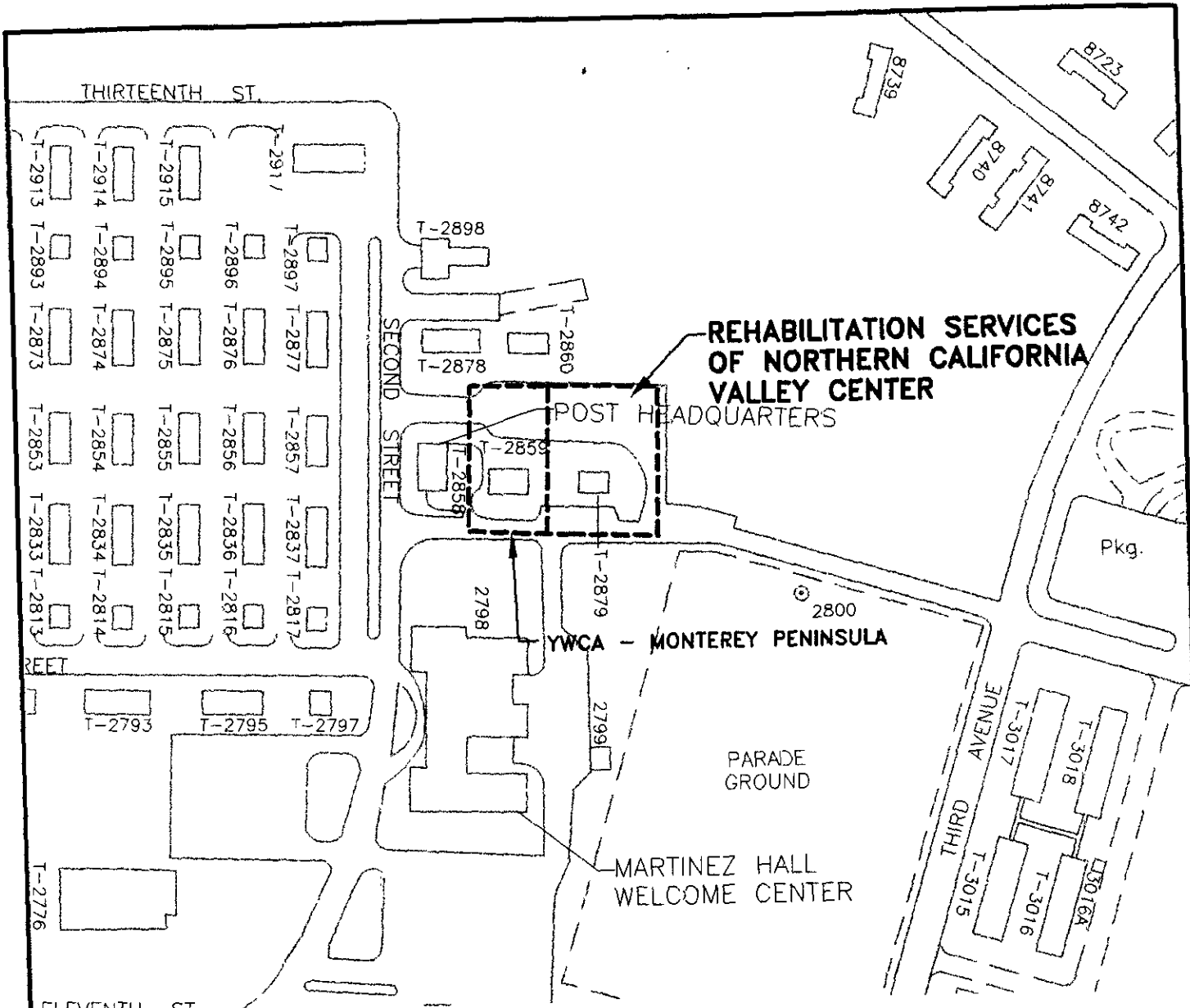
- The covenant under CERCLA §120(h)(4)(D)(i) warranting that any response action under CERCLA or corrective action found to be necessary after the date of transfer shall be conducted by the United States.
- The covenant under CERCLA §120(h)(4)(D)(ii) granting the United States access to the Property in any case in which response action or corrective action is found to be necessary after the date of transfer.

Toni B. Wainwright
Assistant Deputy Chief of Staff
Base Operations Support

UNRES LVED AGENCY COMMENT
McKINNEY GROUP B EBS/FOST/FOSL

US EPA 8 December 1995 Comment:

Public Law 102-484, as amended by Public Law 103-160, provides for indemnification by the military services when property on closing military bases is transferred. This law provides that the military indemnify persons and entities acquiring ownership or control of property at a closing military base from liability for personal injury and property damage resulting from the release or threatened release of a hazardous substance (such as asbestos), unless the person or entity acquiring the property contributed to the release. It is unclear whether the FOST's statements on the Army not assuming liability for the transferee's contact with asbestos are consistent with the indemnification required by law. To avoid confusion over the indemnification that the Army is required to provide, EPA recommends that the mention of future liability be deleted and that the statutory language be relied on to determine any future liability.



**REHABILITATION SERVICES
OF NORTHERN CALIFORNIA
VALLEY CENTER**

POST HEADQUARTERS

YWCA - MONTEREY PENINSULA

PARADE
GROUND

MARTINEZ HALL
WELCOME CENTER

EXPLANATION

----- PARCEL BOUNDARY



NOTE: PROPERTY BOUNDARIES INDICATED ARE APPROXIMATE AND ARE NOT INTENDED TO REPRESENT THE LEGAL DESCRIPTION OF THE PARCEL(S).



Herding Lawson Associates
Engineering and
Environmental Services

Rehabilitation Services of Northern California
Valley Center - Building T-2879
Finding of Suitability to Transfer
McKinney Group B Parcels
Former Fort Ord, California

1

DRAWN CSN
JOB NUMBER 25894 0017615

APPROVED *JR*

DATE 9/95

REVISED DATE

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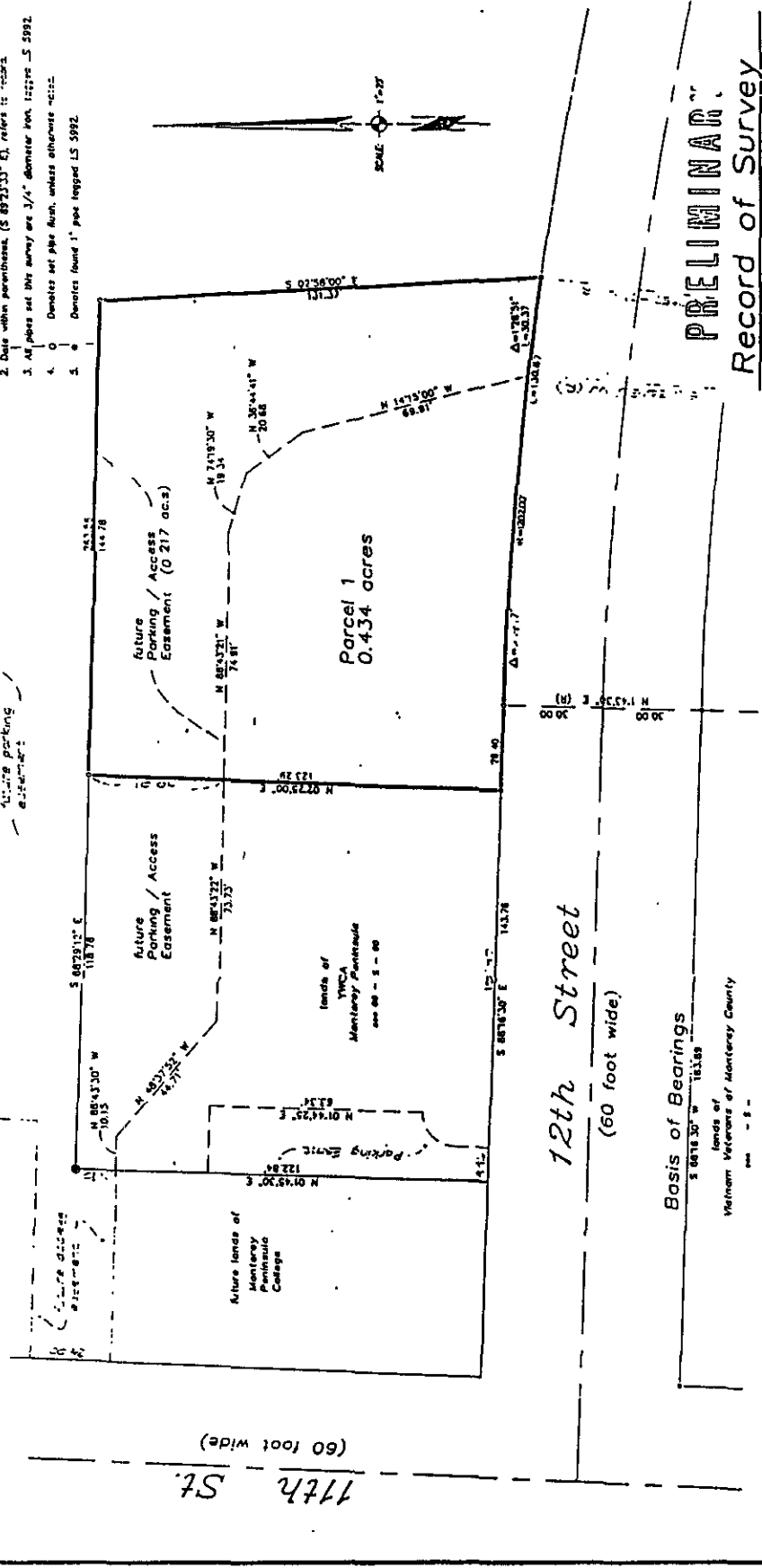
20

Notes

- 1. All distances and dimensions shown hereon are estimates in feet and decimals thereof.
- 2. Data within parentheses, (S 89°33'33" E), refers to corners.
- 3. All poles set this survey are 3/4" diameter iron, 122 1/2" LS 5992.
- 4. 0 Denotes set pipe flush, unless otherwise noted.
- 5. 6 Denotes found 1" pipe legged LS 5992.

Basis of Bearings

The bearing of N 71°00'00" W is shown on the map recorded in Volume 19 of Surveys at page 50, as local meridian, and taken as basis of bearings shown upon this map.



PRELIMINARY Record of Survey

Prepared for the Rehabilitation Services of Northern California by Monterey County Surveyors, Inc. 133 Santa Street, Salinas CA 95071 on 02-11-1998

Rehabilitation Services of Northern California



MONTEREY COUNTY SURVEYORS, INC. 133 Santa Street, Salinas CA 95071 on 02-11-1998

COUNTY RECORDER'S CERTIFICATE FILED THIS 11th DAY OF FEBRUARY 1998 AT THE REQUEST OF MONTEREY COUNTY SURVEYORS ASSOCIATED.

BY: COUNTY RECORDER

COUNTY SURVEYOR'S STATEMENT FILED THIS 11th DAY OF FEBRUARY 1998 AT THE REQUEST OF MONTEREY COUNTY SURVEYORS ASSOCIATED.

BY: COUNTY SURVEYOR



SURVEYOR'S STATEMENT: I, GARY P. WHITAKER, a duly licensed and sworn Surveyor under the laws of the State of California, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me on 02-11-1998.

Gary P. Whitaker LS 5992

DRAFT
FINDING OF SUITABILITY TO TRANSFER (FOST)
YWCA MONTEREY PENINSULA PARCEL
BUILDING T-2859
FORMER FORT ORD, CALIFORNIA

On the authority delegated to me by the Acting Deputy Assistant Secretary of the Army for Environment, Safety, and Occupational Health (20 July 1995), and on the basis of an Environmental Baseline Survey (EBS) for the McKinney Homeless Act Group B Parcels, I have determined that the Young Women's Christian Association - Monterey Peninsula (YWCA) Parcel, Building T-2859, at former Fort Ord, California (Property), is suitable for transfer to the YWCA for employment training uses. The area to be assigned and transferred includes one building on approximately 0.25 acre (Plate 1).

A determination of the environmental condition of the Property was made by the United States Army by conducting an EBS that included reviewing existing environmental documents and making associated visual site inspections. The documents reviewed included the final Fort Ord Community Environmental Response Facilitation Act (CERFA) Report, April 1994, U.S. EPA Region IX's concurrence to the CERFA Report (19 April 1994), and various remedial investigation/feasibility studies documents. Comments received from U.S. EPA Region IX (8 December 1995) and California EPA DTSC (8 December 1995) on the 31 October 1995 Version 1 EBS/FOST/FOSL for the McKinney Group B Parcels have been reviewed and incorporated where possible. Unresolved comments are attached. The EBS indicated that the Property is environmentally suitable for transfer to the YWCA. The results of the EBS are as follows:

- One building (T-2859) is located on the Property. The building was previously used as part of post headquarters for Fort Ord.
- An asbestos survey conducted by the Army shows that Building T-2859 contains nonfriable asbestos. At this time, the Army does not intend to remove or repair the ACM in this structure.
- Building T-2859 probably contains lead-based paint (LBP) because of its pre-1978 (1941), construction date. The Army does not intend to abate the LBP presumed to be present in this structure because it is not to be used for residential purposes.
- No elevated radon levels were detected on the Property during a 1990 survey at Fort Ord.
- No radiological surveys have been conducted within the Property because this building was not used to store radiological materials.
- There have been no reported releases of PCB-contaminated dielectric fluids on the Property.
- Ordnance and explosives (OE) investigations show that no potential OE locations are within or immediately adjacent to the Property.
- No underground or aboveground storage tanks or solid waste management units are present on the Property, and no studies associated with them have been conducted by the Army for the Property.
- The final CERFA report identifies the property as being within a CERFA disqualified parcel because of its proximity to the Fort Ord Landfills (OU 2) groundwater contamination plume. However, on the basis of recent and historical groundwater sampling, the Property is

approximately 5,000 feet from the landfill and approximately 400 feet from the western edge of the groundwater plume exceeding OU 2 cleanup criteria. Groundwater beneath the Property is not believed to contain detectable concentrations of volatile organic compounds (VOCs). No groundwater monitoring wells are present on the property.

On the basis of the above results from the EBS certain terms, conditions, reservations, restrictions, and notifications are required. Disclosure of conditions and use restrictions are described below and will be included in the transfer documents.

NOTICE OF THE PRESENCE OF ASBESTOS. The Property existing on the date of this conveyance contains certain amounts of nonfriable asbestos. The GRANTEE covenants and agrees, on behalf of it, its successors and assigns, that in its use and occupancy of the Property, it will comply with all applicable laws relating to asbestos, and that the GRANTOR assumes no liability for damages for personal injury, illness, disability or death, to the GRANTEE, its successors or assigns, or to any other person including members of the general public, arising from or incident to the purchase, transportation, removal, handling, alterations, renovations, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property described in this Deed, regardless of whether the GRANTEE, its successors or assigns have properly warned or failed properly to warn the individual(s) injured.

NOTICE OF THE PRESENCE OF LEAD-BASED PAINT. The GRANTEE is hereby informed and does acknowledge that any Property existing on the date of this Deed which was constructed or rehabilitated prior to 1978 is presumed to contain lead-based paint. The GRANTEE, its successors and assigns, shall not permit the use of any such structure for residential habitation unless the GRANTEE has received certification from GRANTOR or others that the premises are safe or GRANTEE has eliminated the hazards of lead-based paint by treating any defective lead-based paint surface in accordance with all applicable laws and regulations. Residential structures are defined as any house, apartment, or structure intended for human habitation, including but not limited to a non-dwelling facility commonly used by children under 6 years of age such as a child care center, elementary school, or playground.

On the basis of the above information, I conclude that the YWCA Parcel, Building T-2859, should be assigned Department of Defense (DoD) Environmental Condition Category 1 and is transferable under CERCLA Section (§)120(h)(4) (contingent upon EPA approval). The deed for this transaction will contain:

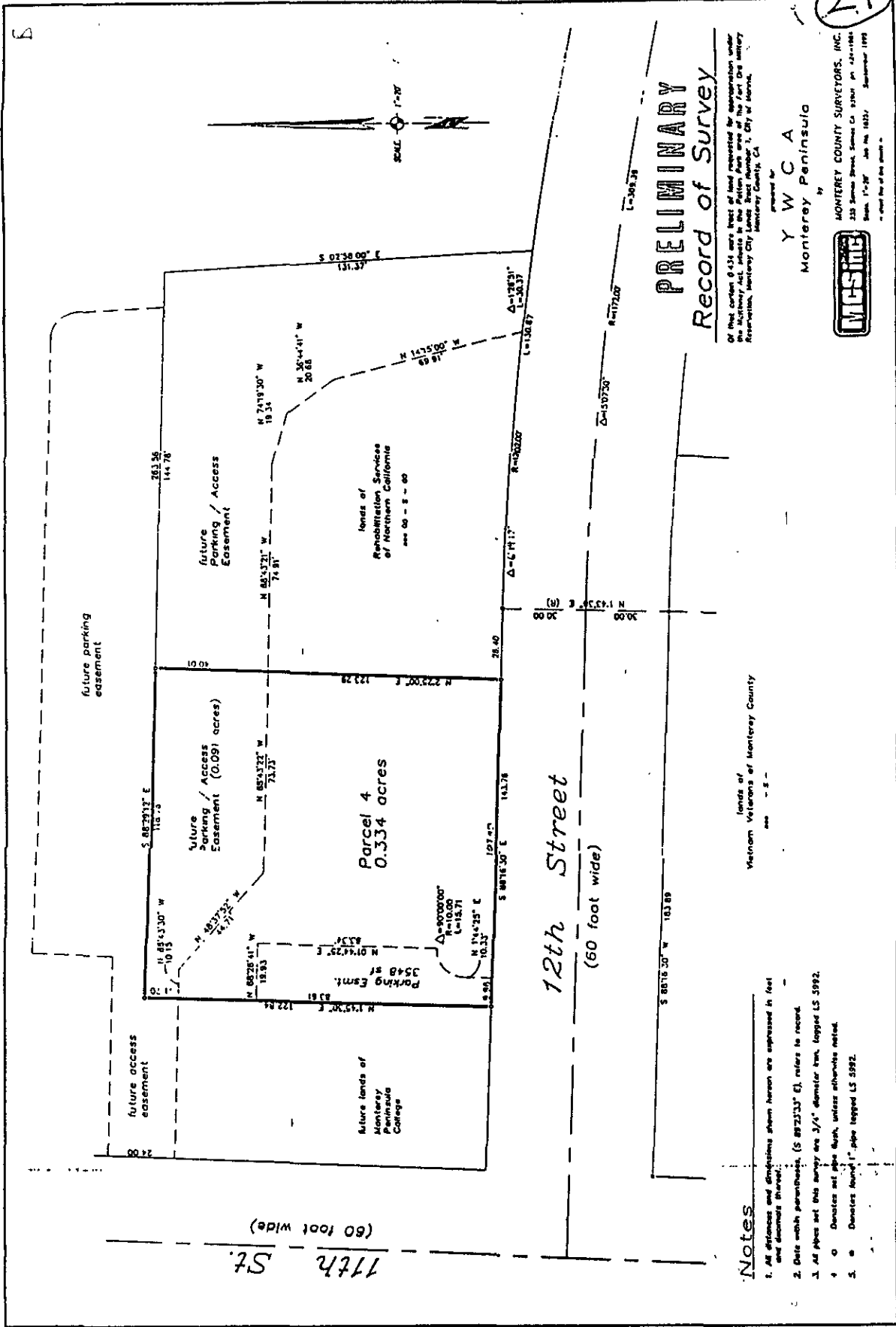
- The covenant under CERCLA §120(h)(4)(D)(i) warranting that any response action under CERCLA or corrective action found to be necessary after the date of transfer shall be conducted by the United States.
- The covenant under CERCLA §120(h)(4)(D)(ii) granting the United States access to the Property in any case in which response action or corrective action is found to be necessary after the date of transfer.

Toni B. Wainwright
Assistant Deputy Chief of Staff
Base Operations Support

UNRES LVED AGEN Y COMMENT
McKINNEY GROUP B EBS/FOST/FOSL

US EPA 8 December 1995 Comment:

Public Law 102-484, as amended by Public Law 103-160, provides for indemnification by the military services when property on closing military bases is transferred. This law provides that the military indemnify persons and entities acquiring ownership or control of property at a closing military base from liability for personal injury and property damage resulting from the release or threatened release of a hazardous substance (such as asbestos), unless the person or entity acquiring the property contributed to the release. It is unclear whether the FOST's statements on the Army not assuming liability for the transferee's contact with asbestos are consistent with the indemnification required by law. To avoid confusion over the indemnification that the Army is required to provide, EPA recommends that the mention of future liability be deleted and that the statutory language be relied on to determine any future liability.



DRAFT
FINDING OF SUITABILITY TO TRANSFER (FOST)
SALVATION ARMY, MONTEREY PENINSULA CORPS PARCEL
BUILDINGS 8124, 8126, AND 8264 THROUGH 8266
FORMER FORT ORD, CALIFORNIA

On the authority delegated to me by the Acting Deputy Assistant Secretary of the Army for Environment, Safety, and Occupational Health (20 July 1995), and on the basis of an Environmental Baseline Survey (EBS) for the McKinney Homeless Act Group B Parcels, I have determined that the Salvation Army, Monterey Peninsula Corps, Parcel at former Fort Ord, California (Property), is suitable for transfer to the Salvation Army for transitional housing. The area to be assigned and transferred includes five buildings on approximately 2 acres (Plate 1).

A determination of the environmental condition of the Property was made by the United States Army by conducting an EBS that included reviewing existing environmental documents and making associated visual site inspections. The documents reviewed included the final Fort Ord Community Environmental Response Facilitation Act (CERFA) Report, April 1994, U.S. EPA Region IX's concurrence to the CERFA Report (19 April 1994), and various remedial investigation/feasibility studies documents. Comments received from U.S. EPA Region IX (8 December 1995) and California EPA DTSC (8 December 1995) on the 31 October 1995 Version 1 EBS/FOST/FOSL for the McKinney Group B Parcels have been reviewed and incorporated where possible. Unresolved comments are attached. The EBS indicated that the Property is environmentally suitable for transfer to the Salvation Army. The results of the EBS are as follows:

- Five buildings (8124, 8126, and 8264 through 8266) are located on the Property. The buildings were previously part of the Hayes Park Housing Area.
- An asbestos survey conducted by the Army shows that Buildings 8124, 8126, and 8264 through 8266 contain nonfriable asbestos. At this time, the Army does not intend to repair or remove the ACM in these structures.
- The five buildings probably contain lead-based paint (LBP) because they were constructed prior to 1978 (1952). In accordance with Public Law 102-550, additional sampling and abatement of LBP in and around these five buildings will be performed by the Army because they are to be reused as residences.
- No elevated radon levels were detected on the Property during a 1990 survey at Fort Ord.
- No radiological surveys have been conducted within the Property because these buildings were not used to store radiological materials.
- There have been no reported releases of PCB-contaminated dielectric fluids on the Property.
- Ordnance and explosives (OE) investigations show that no potential OE locations are within or immediately adjacent to the Property.
- No underground or aboveground storage tanks or solid waste management units are present on the property, and no studies associated with them have been conducted by the Army for the Property.

- The final CERFA report identifies the Property as a CERFA with qualifiers parcel because of the suspected presence of ACM and LBP. The U.S. EPA concurred with the CERFA report that the Property is considered to be "CERFA uncontaminated".
- There are no groundwater monitoring wells and no known groundwater contamination beneath the Property.

On the basis of the above results from the EBS, certain terms, conditions, reservations, restrictions, and notifications are required. Disclosure of conditions and use restrictions are described below and will be included in the transfer documents.

NOTICE OF THE PRESENCE OF ASBESTOS. The Property existing on the date of this conveyance contains certain amounts of nonfriable asbestos. The GRANTEE covenants and agrees, on behalf of it, its successors and assigns, that in its use and occupancy of the Property, it will comply with all applicable laws relating to asbestos, and that the GRANTOR assumes no liability for damages for personal injury, illness, disability or death, to the GRANTEE, its successors or assigns, or to any other person including members of the general public, arising from or incident to the purchase, transportation, removal, handling, alterations, renovations, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property described in this Deed, regardless of whether the GRANTEE, its successors or assigns have properly warned or failed properly to warn the individual(s) injured.

NOTICE OF THE PRESENCE OF LEAD-BASED PAINT. The GRANTEE is hereby informed and does acknowledge that any Property existing on the date of this Deed which was constructed or rehabilitated prior to 1978 is presumed to contain lead-based paint. The GRANTEE, its successors and assigns, shall not permit the use of any such structure for residential habitation unless the GRANTEE has received certification from GRANTOR or others that the premises are safe or GRANTEE has eliminated the hazards of lead-based paint by treating any defective lead-based paint surface in accordance with all applicable laws and regulations. Residential structures are defined as any house, apartment, or structure intended for human habitation, including but not limited to a non-dwelling facility commonly used by children under 6 years of age such as a child care center, elementary school, or playground.

On the basis of the above information, I conclude that the Salvation Army Parcel should be assigned Department of Defense of Defense (DoD) Environmental Condition Category 1 and is transferable under Section §120(h)(4) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The deed for this transaction will contain:

- The covenant under CERCLA §120(h)(4)(D)(i) warranting that any response action under CERCLA or corrective action found to be necessary after the date of transfer shall be conducted by the United States.
- The covenant under CERCLA §120(h)(4)(D)(ii) granting the United States access to the Property in any case in which response action or corrective action is found to be necessary after the date of transfer.

Toni B. Wainwright
Assistant Deputy Chief of Staff
Base Operations Support

UNRES LVED AGENCY MMENT
McKINNEY GROUP B EBS/FOST/FOSL

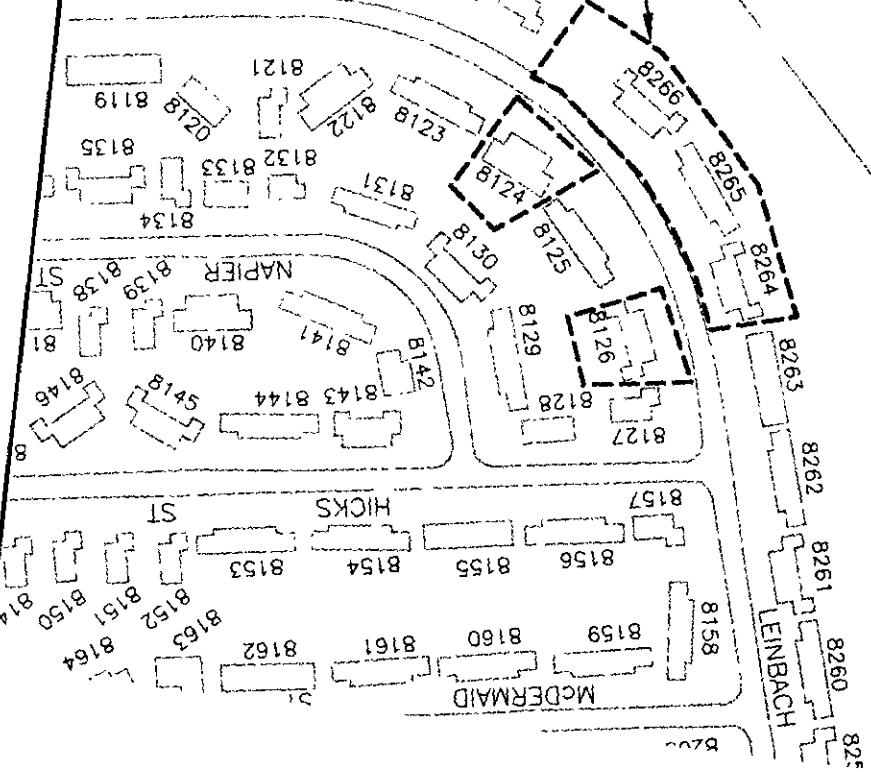
US EPA 8 December 1995 Comment:

Public Law 102-484, as amended by Public Law 103-160, provides for indemnification by the military services when property on closing military bases is transferred. This law provides that the military indemnify persons and entities acquiring ownership or control of property at a closing military base from liability for personal injury and property damage resulting from the release or threatened release of a hazardous substance (such as asbestos), unless the person or entity acquiring the property contributed to the release. It is unclear whether the FOST's statements on the Army not assuming liability for the transferee's contact with asbestos are consistent with the indemnification required by law. To avoid confusion over the indemnification that the Army is required to provide, EPA recommends that the mention of future liability be deleted and that the statutory language be relied on to determine any future liability.

HAYES PARK
FAMILY HOUSING
(676 UNITS)

PUMP WATER
HOUSE 4108

SALVATION ARMY
MONTEREY PENINSULA CORPS
(5 BUILDINGS)



EXPLANATION

--- PARCEL BOUNDARY

NOTE: PROPERTY BOUNDARIES INDICATED ARE APPROXIMATE AND ARE NOT INTENDED TO REPRESENT THE LEGAL DESCRIPTION OF THE PARCEL(S).



Harding Lawson Associates
Engineering and
Environmental Services

DRAWN
CSN

JOB NUMBER
25894 0017615

APPROVED
[Signature]

DATE
9/95

REVISED DATE

Salvation Army, Monterey Peninsula Corps
Buildings 8124, 8126, 8264, 8265 and 8266
Finding of Suitability to Transfer
McKinney Group B Parcels
Former Fort Ord, California

PLATE

1

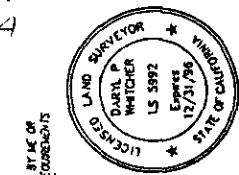


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Basis of Bearings

The bearing of N 14°02'56" W as shown on the Record of Survey map of the Ft. Ord Golf Courses received a Volume of Surveys at page 21, as found monumented, was taken as basis of bearings shown upon this map.

Ft. Ord Golf Courses
(Black Horse)
see 19-S-21



SURVEYOR'S STATEMENT
I, DARL P. WHITCHER, LICENSED LAND SURVEYOR, STATE OF CALIFORNIA, LICENSE NO. LS 5992, DO HEREBY CERTIFY THAT I HAVE PERSONALLY AND INDEPENDENTLY EXAMINED THE RECORDS OF THE LAND SURVEYORS ACT AT THE REQUEST OF SALVATION ARMY MONTEREY PENINSULA CORPS IN AUGUST OF 1995.

Day P. Number: LS 5992

COUNTY SURVEYOR'S STATEMENT
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8796 OF THE LAND SURVEYORS ACT THIS _____ DAY OF _____

Fred L. Nelson
Deputy County Surveyor
LS 6417

COUNTY RECORDER'S CERTIFICATE
FILED THIS _____ DAY OF _____ 1995
AT _____ OF COUNTY OF _____
AT THE REQUEST OF M.C.S., INC.

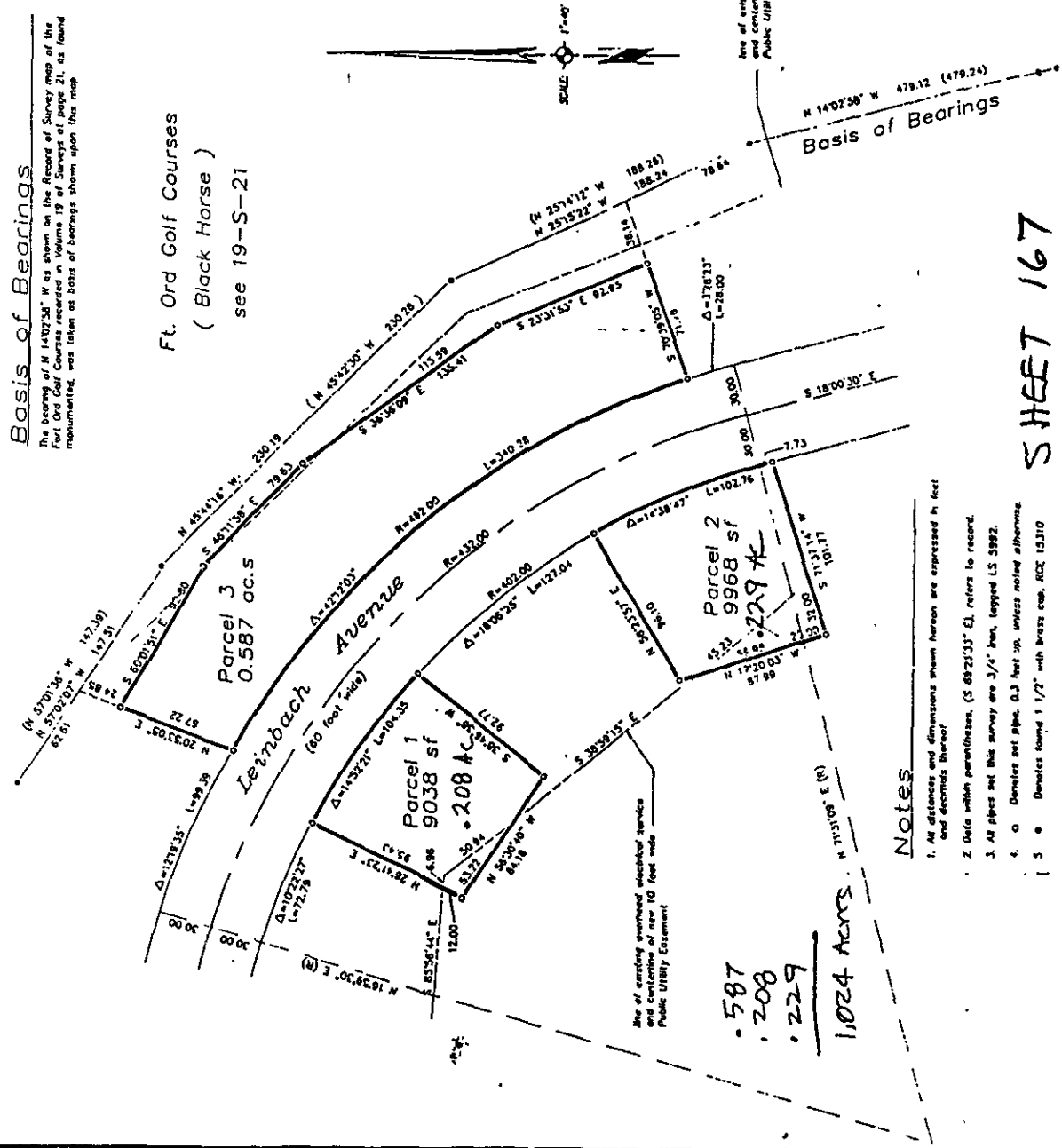
Bruce
County Recorder
R/E _____
S/A _____

Record of Survey

Of these properties requested for appropriation under the McNary Act, parcels in the Hayes Park housing unit of the Fort Ord Military Reservation, Rancho Hoche Baum, City of San Jose, Monterey County, Ca.

prepared by
**Salvation Army
Monterey Peninsula Corps**

MONTEREY COUNTY SURVEYORS, INC.
233 Salinas Street, Salinas, Ca. 95076 P. 424-1984
Surveyors at Large Jan. 10, 1928 April 1995



Notes

- All distances and dimensions shown herein are expressed in feet and decimals thereof.
- Data within parentheses, (S 69°23'37" E), refers to record.
- All pipes are 3/4" dia, except as noted.
- Devices set pipe, 0.3 feet dia, unless noted otherwise.
- Devices found 1/2" with brass cap, RDC 15,310

0.587
0.208
0.229
1.024 AC

SHEET 167

8

DRAFT
FINDING OF SUITABILITY TO TRANSFER (FOST)
SHELTER PLUS PARCEL
FORMER FORT ORD, CALIFORNIA

In my capacity as the Acting Deputy Assistant Secretary of the Army for Environment, Safety, and Occupational Health, and on the basis of an Environmental Baseline Survey (EBS) for the McKinney Homeless Act Group B Parcels, I have determined that the Shelter Plus Parcel at former Fort Ord, California (Property), is suitable for transfer to Shelter Plus for emergency shelter purposes. The area to be assigned and transferred includes one habitable building (3095) on approximately 3.5 acres (Plate 1).

A determination of the environmental condition of the Property was made by the United States Army by conducting an EBS that included reviewing existing environmental documents and making associated visual site inspections. The documents reviewed included the final Fort Ord Community Environmental Response Facilitation Act (CERFA) Report, April 1994, U.S. EPA Region IX's concurrence to the CERFA Report (19 April 1994), and various remedial investigation/feasibility studies documents. Comments received from U.S. EPA Region IX (8 December 1995) and California EPA DTSC (8 December 1995) on the 31 October 1995 Version 1 EBS/FOST/FOSL for the McKinney Group B Parcels have been reviewed and incorporated where possible. Unresolved comments are attached. The EBS indicated that the Property is environmentally suitable for transfer to Shelter Plus. The results of the EBS are as follows:

- One building (3095) is located on the Property. Building 3095 was the former Lightfighter Lodge.
- An asbestos survey conducted by the Army shows that Building 3095 does not contain asbestos.
- Building 3095 is not considered to contain lead-based paint (LBP) because of its post-1978 (1986) construction date.
- No elevated radon levels were detected on the Property during a 1990 survey at Fort Ord.
- No radiological surveys have been conducted within the Property because the building was not used to store radiological materials.
- There have been no reported releases of PCB-contaminated dielectric fluids on the Property.
- Ordnance and explosives (OE) investigations show that no potential OE locations are within or adjacent to the Property.
- No underground or aboveground storage tanks or solid waste management units are present on the property, and no studies associated with them have been conducted by the Army for the Property.
- The final CERFA report identifies the Property as a CERFA disqualified parcel because of its location above the Fort Ord Landfills (OU 2) groundwater contamination plume; remediation of the contaminated groundwater is underway. The Army has received concurrence from the U.S. EPA (4 January 1996) that the pump-and-treat system for remediation of the OU 2 groundwater plume is in place and operating "properly and successfully". The total estimated concentration of volatile organic compounds (VOCs) in groundwater beneath the Property is approximately

20 micrograms per liter. A table showing maximum VOC concentrations elsewhere in the OU 2 groundwater plume is attached (Table 1).

- The Baseline Risk Assessment for OU 2 indicates that the groundwater does not pose a threat to occupants of the Shelter Plus Parcel provided that groundwater from the contaminated aquifer is not used for drinking water. This use will be prohibited.

On the basis of the above results from the EBS, certain terms, conditions, reservations, restrictions, and notifications are required. Disclosure of conditions and use restrictions are described below and will be included in the transfer documents.

NOTICE OF THE PRESENCE OF CONTAMINATED GROUNDWATER. The groundwater beneath the property is contaminated with volatile organic compounds (VOCs). The maximum estimated total VOC concentration in the groundwater beneath the Property is 20 micrograms per liter. This notice is provided pursuant to Section 120(h)(1) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). A pump-and-treat groundwater remediation system is in place and shown to be operating properly and successfully. No well drilling or use of groundwater will be permitted on the Property.

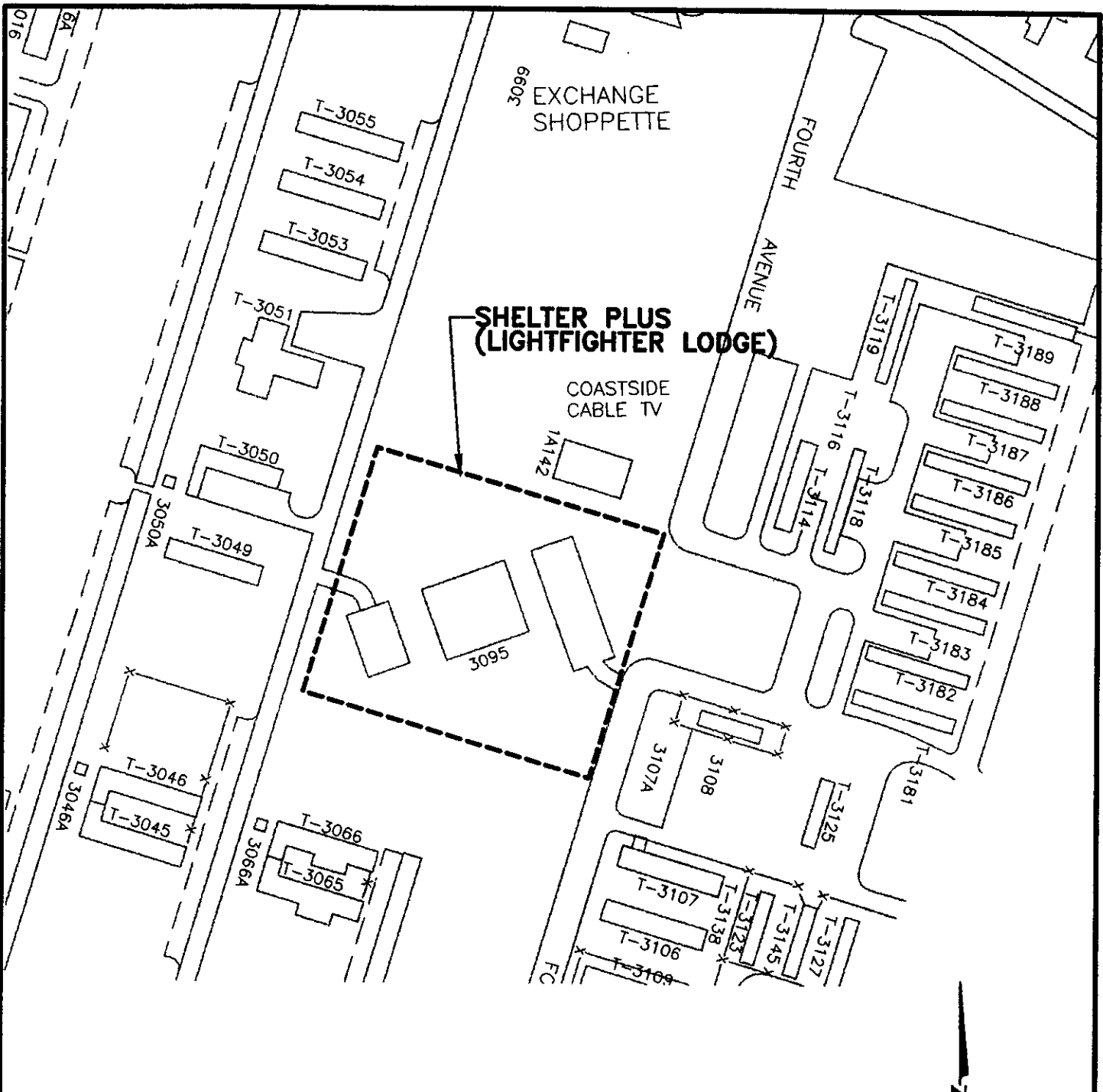
On the basis of the above information, I conclude that the Shelter Plus Parcel should be assigned Department of Defense (DoD) Environmental Condition Category 4 and is transferable under CERCLA Section (§)120(h)(3). The deed for this transaction will contain:

- The covenant under CERCLA §120(h)(3)(B)(i) warranting that all remedial action under CERCLA necessary to protect human health and the environment with respect to hazardous substances remaining on the Property has been taken
- The covenant under CERCLA §120(h)(3)(B)(ii) warranting that any remedial action under CERCLA found to be necessary after the date of transfer shall be conducted by the United States
- The clause under CERCLA §120(h)(3)(C) granting the United States access to the Property in any case in which remedial action or corrective action is found to be necessary after the date of transfer.

Raymond J. Fatz
Acting Deputy Assistant Secretary of the Army
(Environment, Safety, and Occupational Health)

**Table 1. Maximum Chemical Concentration by Aquifer Zone
OU 2 Groundwater Plume
Former Fort Ord, California**

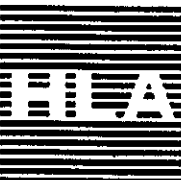
Aquifer Zone	Substance	Concentration ($\mu\text{g/L}$)
Upper Aquifer Zone	1,1,1-trichloroethane	31
	1,1,2,2-tetrachloroethane	0.6
	1,1-dichloroethane	12
	1,1-dichloroethene	4.6
	1,2-dichlorobenzene	3.7
	1,2-dichloroethane	6.9
	1,2-dichloropropane	8.6
	1,4-dichlorobenzene	4.3
	benzene	2.6
	bromodichloromethane	3.1
	bromoform	3.1
	chloroform	16
	cis-1,2-dichloroethane	54
	dibromochloromethane	4.2
	methylene chloride	130
	tetrachloroethene	8.2
	trans-1,2-dichloroethane	4.1
	trichloroethene	80
	trichlorofluoromethane	52
	vinyl chloride	8
180-Foot Aquifer Zone	1,1,1-trichloroethane	0.6
	1,2-dichlorobenzene	0.6
	1,2-dichloropropane	1
	benzene	1.4
	carbon tetrachloride	0.7
	chloroform	1.6
	chloromethane	0.5
	cis-1,2-dichloroethane	4.6
	cis-1,3-dichloropropene	1.8
	ethylbenzene	1.2
	methylene chloride	1.2
	tetrachloroethene	1.8
	toluene	0.6
	trans-1,2-dichloroethane	1.8
	trichloroethene	50
	vinyl chloride	1.2
	400-Foot Aquifer Zone	1,1,1-trichloroethane
methylene chloride		1.1
tetrachloroethene		0.9
toluene		2.1



EXPLANATION

----- PARCEL BOUNDARY

NOTE: PROPERTY BOUNDARIES INDICATED ARE APPROXIMATE AND ARE NOT INTENDED TO REPRESENT THE LEGAL DESCRIPTION OF THE PARCEL(S).



Harding Lawson Associates
 Engineering and
 Environmental Services

Shelter Plus (Lightfighter Lodge)
Building 3095
 Finding of Suitability to Transfer
 McKinney Group B Parcels
 Former Fort Ord, California

PLATE

1

DRAWN CSN JOB NUMBER 25894 0017615

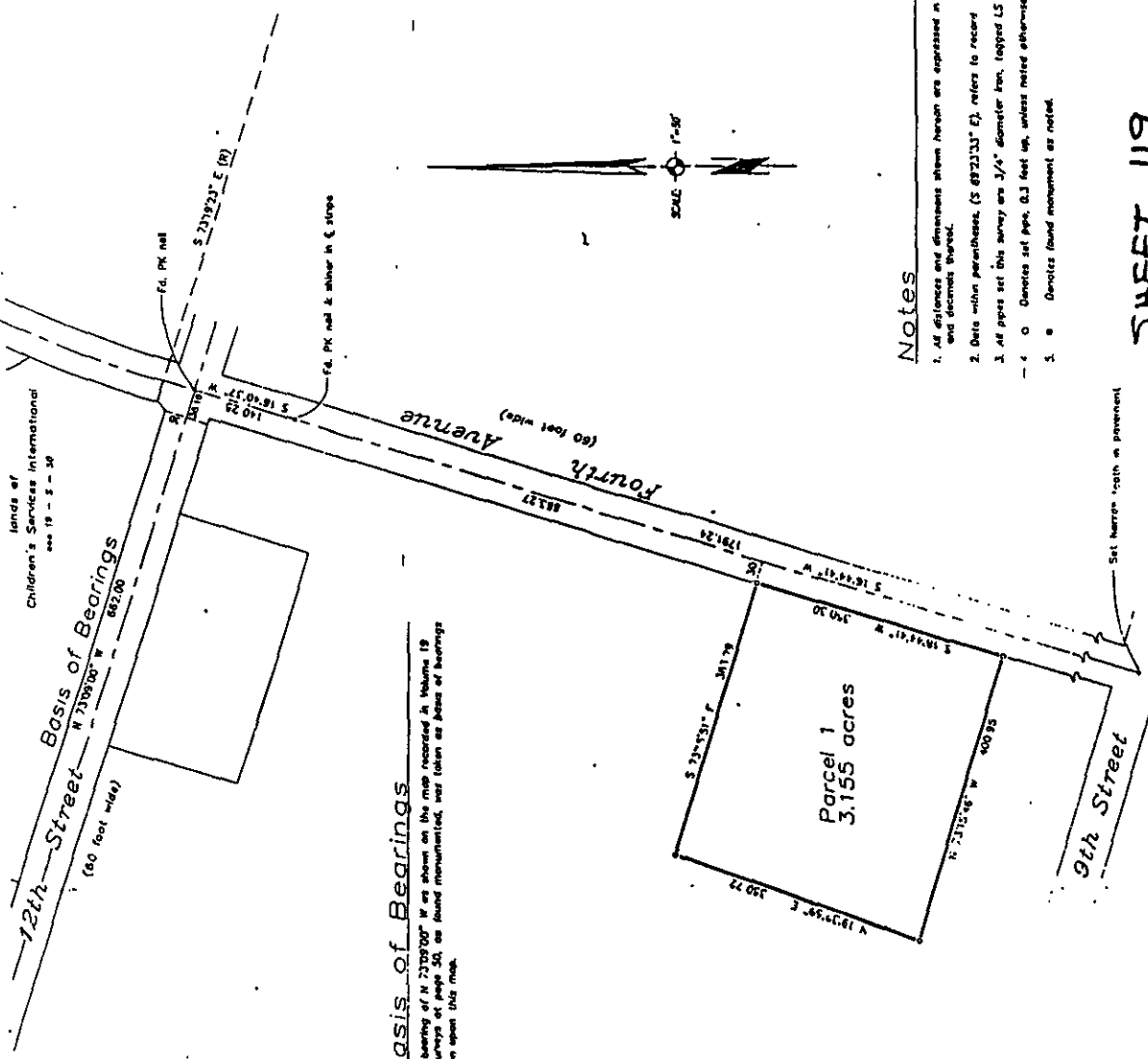
APPROVED *[Signature]*

DATE 9/95

REVISED DATE

25894-0017615-000
19950914.10.0

lands of
Children's Services International
see 19 - 5 - 30



SURVEYOR'S STATEMENT
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS
OF THE LAND SURVEYORS ACT AT THE REQUEST OF
SHELTER PLUS IN AUGUST OF 1995.



Daryl P. Whitaker LS 5892

COUNTY SURVEYOR'S STATEMENT
THIS MAP WAS RECKONED IN ACCORDANCE WITH SECTION 8704
OF THE LAND SURVEYORS ACT ON DATE _____

EDWARD L. WALSH
DEPUTY COUNTY SURVEYOR LS 5147

COUNTY RECORDER'S CERTIFICATE
THIS MAP WAS RECORDED IN VOLUME 19
OF SURVEYS AT PAGE _____
AT THE REQUEST OF MAGES, INC.

BRUCE A. REEVES
COUNTY RECORDER
BY: _____
DATE: _____

PRELIMINARY

Record of Survey

Of that certain 3.155 acre tract of land requested for registration under
the Nationality Act, located in the Patton Park area of the Fort Crockett
Reservation, Monterey County, State of California, City of Marina.

prepared by
Shelter Plus



MONTEREY COUNTY SURVEYORS, INC.
238 Marina Street, Marina, CA 93955
Phone (408) 242-1234 Fax (408) 242-1235
August 1995

Notes

1. All distances and dimensions shown hereon are expressed in feet and decimals thereof.
2. Data within parentheses, (S 49°23'33" E), refers to record.
3. All pages set this survey are 3/4" diameter iron, legged LS 5992
4. 0.000000 set pgs. 0.3 feet up, unless noted otherwise
5. 0.000000 found monument as noted.

SHEET 119

2

DRAFT
FINDING OF SUITABILITY TO TRANSFER (FOST)
POPE JOHN XXIII AIDS MINISTRY PARCEL
BUILDINGS 8759 THROUGH 8764
FORMER FORT ORD, CALIFORNIA

In my capacity as the Acting Deputy Assistant Secretary of the Army for Environment, Safety, and Occupational Health, and on the basis of an Environmental Baseline Survey (EBS) for the McKinney Homeless Act Group B Parcels, I have determined that the Pope John XXIII AIDS Ministry (John XXIII), Buildings 8759 through 8764, at former Fort Ord, California (Property), is suitable for transfer to John XXIII for transitional housing. The area to be assigned and transferred includes six buildings on approximately 5 acres (Plate 1).

A determination of the environmental condition of the Property was made by the United States Army by conducting an EBS that included reviewing existing environmental documents and making associated visual site inspections. The documents reviewed included the final Fort Ord Community Environmental Response Facilitation Act (CERFA) Report, April 1994, U.S. EPA Region IX's concurrence to the CERFA Report (19 April 1994), and various remedial investigation/feasibility studies documents. Comments received from U.S. EPA Region IX (8 December 1995) and California EPA DTSC (8 December 1995) on the 31 October 1995 Version 1 EBS/FOST/FOSL for the McKinney Group B Parcels have been reviewed and incorporated where possible. Unresolved comments are attached. The EBS indicated that the Property is environmentally suitable for transfer to John XXIII. The results of the EBS are as follows:

- Six buildings (8759 through 8764) are located on the Property. The buildings were part of the Patton Park Family Housing Area.
- An asbestos survey conducted by the Army shows that Buildings 8759 through 8764 contain nonfriable and friable asbestos. At this time, the Army does not intend to remove or repair the ACM in these structures.
- Buildings 8759 through 8764 probably contain lead-based paint (LBP) because of their pre-1978 (1962) construction dates. The Army does not intend to abate the LBP presumed to be present in these structures.
- No elevated radon levels were detected on the Property during a 1990 survey at Fort Ord.
- No radiological surveys have been conducted within the Property because these buildings were not used to store radiological materials.
- There have been no reported releases of PCB-contaminated dielectric fluids on the Property.
- Ordnance and explosives (OE) investigations show that no potential OE locations are within or adjacent to the Property.
- No underground or aboveground storage tanks or solid waste management units are present on the property, and no studies associated with them have been conducted by the Army for the Property.

- The final CERFA report identifies the Property as a CERFA disqualified parcel because of its location above the Fort Ord Landfills (OU 2) groundwater contamination plume; remediation of the contaminated groundwater is underway. The Army has received concurrence from the U.S. EPA (4 January 1996) that the pump-and-treat system for remediation of the OU 2 groundwater plume is in place and operating "properly and successfully". The total estimated concentration of volatile organic compounds (VOCs) in groundwater beneath the Property is approximately 20 micrograms per liter. A table showing maximum VOC concentrations elsewhere in the OU 2 groundwater plume is attached (Table 1).
- The Baseline Risk Assessment for OU 2 indicates that the groundwater does not pose a threat to occupants of the John XXIII Parcel provided that groundwater from the contaminated aquifer is not used for drinking water. This use will be prohibited.

On the basis of the above results from the EBS, certain terms, conditions, reservations, restrictions, and notifications are required. Disclosure of conditions and use restrictions are described below and will be included in the transfer documents.

NOTICE OF THE PRESENCE OF ASBESTOS. The Property existing on the date of this conveyance contains certain amounts of nonfriable asbestos. The GRANTEE covenants and agrees, on behalf of it, its successors and assigns, that in its use and occupancy of the Property, it will comply with all applicable laws relating to asbestos, and that the GRANTOR assumes no liability for damages for personal injury, illness, disability or death, to the GRANTEE, its successors or assigns, or to any other person including members of the general public, arising from or incident to the purchase, transportation, removal, handling, alterations, renovations, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property described in this Deed, regardless of whether the GRANTEE, its successors or assigns have properly warned or failed properly to warn the individual(s) injured.

NOTICE OF THE PRESENCE OF LEAD-BASED PAINT. The GRANTEE is hereby informed and does acknowledge that any Property existing on the date of this Deed which was constructed or rehabilitated prior to 1978 is presumed to contain lead-based paint. The GRANTEE, its successors and assigns, shall not permit the use of any such structure for residential habitation unless the GRANTEE has received certification from GRANTOR or others that the premises are safe or GRANTEE has eliminated the hazards of lead-based paint by treating any defective lead-based paint surface in accordance with all applicable laws and regulations. Residential structures are defined as any house, apartment, or structure intended for human habitation, including but not limited to a non-dwelling facility commonly used by children under 6 years of age such as a child care center, elementary school, or playground.

NOTICE OF THE PRESENCE OF CONTAMINATED GROUNDWATER. The groundwater beneath the property is contaminated with volatile organic compounds (VOCs). The maximum estimated total VOC concentration in the groundwater beneath the Property is 20 micrograms per liter. This notice is provided pursuant to Section 120(h)(1) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). A pump-and-treat groundwater remediation system is in place and shown to be operating effectively. No well drilling or use of groundwater will be permitted on the Property.

On the basis of the above information, I conclude that the John XXIII Parcel should be assigned Department of Defense (DoD) Environmental Condition Category 4 and is transferable under CERCLA Section (§)120(h)(3). The deed for this transaction will contain:

- The covenant under CERCLA §120(h)(3)(B)(i) warranting that all remedial action under CERCLA necessary to protect human health and the environment with respect to hazardous substances remaining on the Property has been taken
- The covenant under CERCLA §120(h)(3)(B)(ii) warranting that any remedial action under CERCLA found to be necessary after the date of transfer shall be conducted by the United States
- The clause under CERCLA §120(h)(3)(C) granting the United States access to the Property in any case in which remedial action or corrective action is found to be necessary after the date of transfer.

Raymond J. Fatz
Acting Deputy Assistant Secretary of the Army
(Environment, Safety, and Occupational Health)

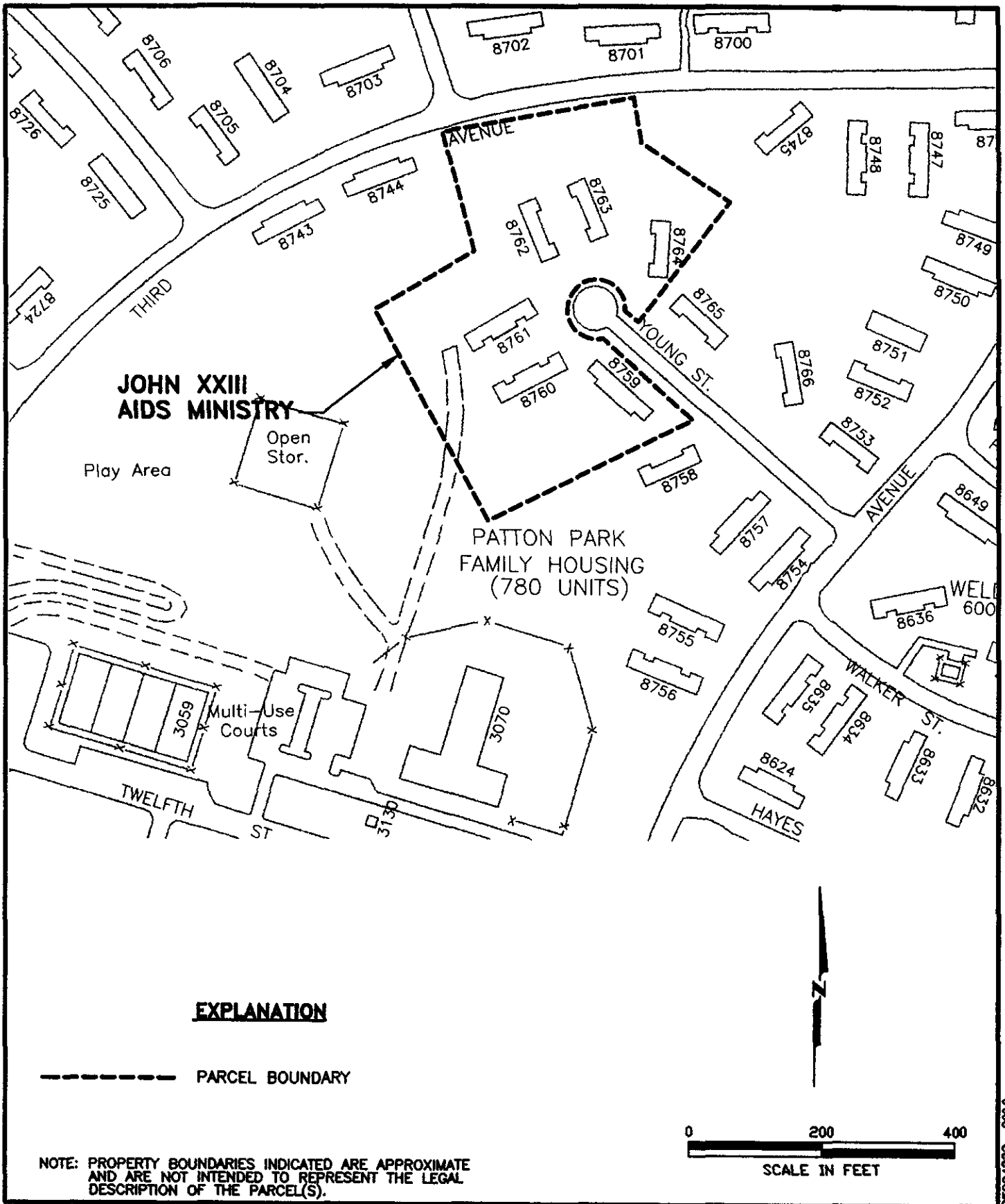
UNRES LVED AGEN Y MMENT
McKINNEY GROUP B EBS/FOST/FOSL

US EPA 8 December 1995 Comment:

Public Law 102-484, as amended by Public Law 103-160, provides for indemnification by the military services when property on closing military bases is transferred. This law provides that the military indemnify persons and entities acquiring ownership or control of property at a closing military base from liability for personal injury and property damage resulting from the release or threatened release of a hazardous substance (such as asbestos), unless the person or entity acquiring the property contributed to the release. It is unclear whether the FOST's statements on the Army not assuming liability for the transferee's contact with asbestos are consistent with the indemnification required by law. To avoid confusion over the indemnification that the Army is required to provide, EPA recommends that the mention of future liability be deleted and that the statutory language be relied on to determine any future liability.

**Table 1. Maximum Chemical Concentration by Aquifer Zone
OU 2 Groundwater Plume
Former Fort Ord, California**

Aquifer Zone	Substance	Concentration ($\mu\text{g/L}$)
Upper Aquifer Zone	1,1,1-trichloroethane	31
	1,1,2,2-tetrachloroethane	0.6
	1,1-dichloroethane	12
	1,1-dichloroethene	4.6
	1,2-dichlorobenzene	3.7
	1,2-dichloroethane	6.9
	1,2-dichloropropane	8.6
	1,4-dichlorobenzene	4.3
	benzene	2.6
	bromodichloromethane	3.1
	bromoform	3.1
	chloroform	16
	cis-1,2-dichloroethane	54
	dibromochloromethane	4.2
	methylene chloride	130
	tetrachloroethene	8.2
	trans-1,2-dichloroethane	4.1
	trichloroethene	80
	trichlorofluoromethane	52
	vinyl chloride	8
180-Foot Aquifer Zone	1,1,1-trichloroethane	0.6
	1,2-dichlorobenzene	0.6
	1,2-dichloropropane	1
	benzene	1.4
	carbon tetrachloride	0.7
	chloroform	1.6
	chloromethane	0.5
	cis-1,2-dichloroethane	4.6
	cis-1,3-dichloropropene	1.8
	ethylbenzene	1.2
	methylene chloride	1.2
	tetrachloroethene	1.8
	toluene	0.6
	trans-1,2-dichloroethane	1.8
	trichloroethene	50
	vinyl chloride	1.2
400-Foot Aquifer Zone	1,1,1-trichloroethane	2.2
	methylene chloride	1.1
	tetrachloroethene	0.9
	toluene	2.1



EXPLANATION

----- PARCEL BOUNDARY

NOTE: PROPERTY BOUNDARIES INDICATED ARE APPROXIMATE AND ARE NOT INTENDED TO REPRESENT THE LEGAL DESCRIPTION OF THE PARCEL(S).



Harding Lawson Associates
Engineering and Environmental Services

John XXIII Aids Ministry
Bldgs. 8759, 8760, 8761, 8762, 8763, and 8764
Finding of Suitability to Transfer
McKinney Group B Parcels
Former Fort Ord, California

PLATE

1

DRAWN CSN JOB NUMBER 25894 0017615

APPROVED

[Signature]

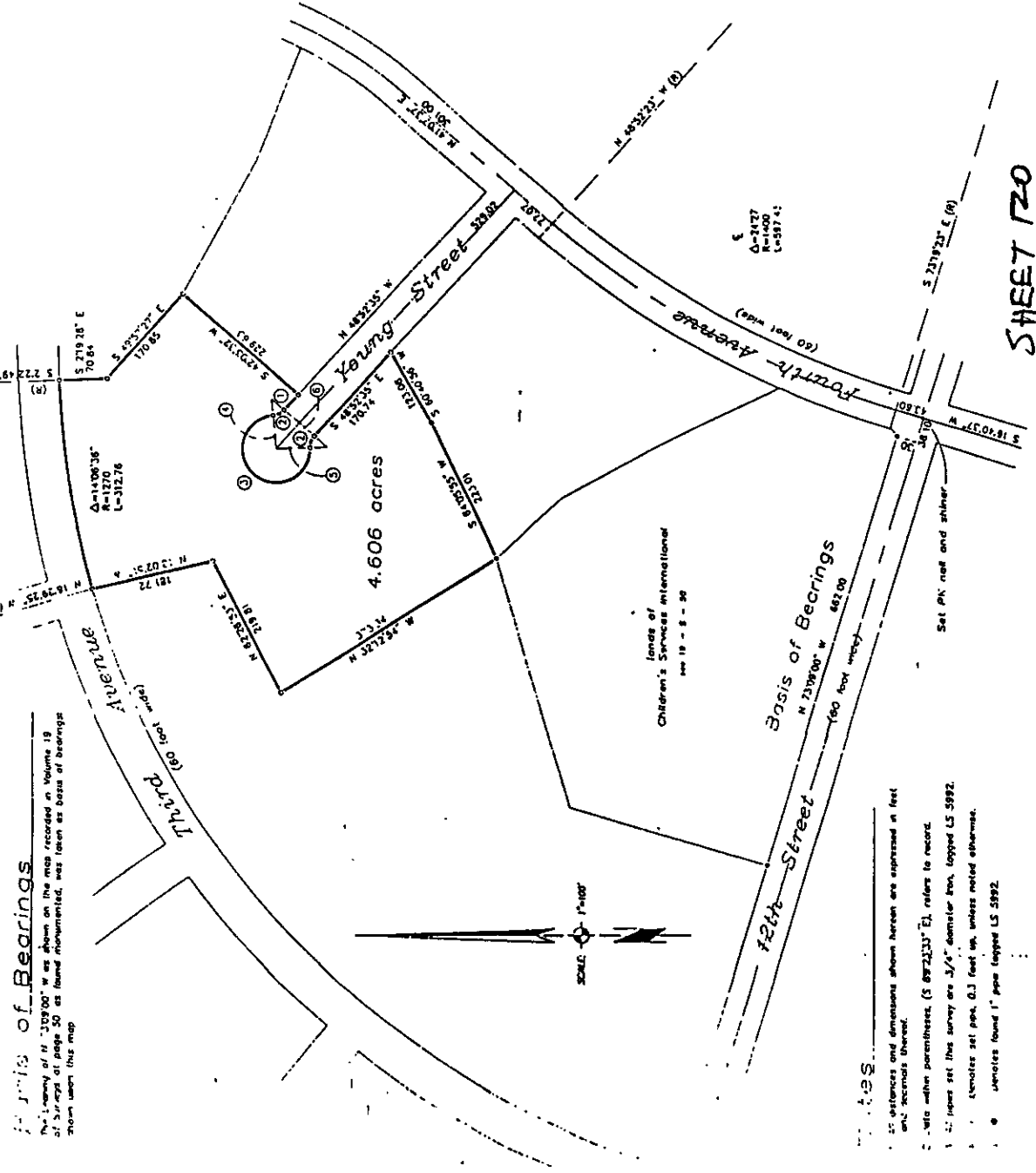
DATE 9/95

REVISED DATE

25894.003 2000
19951222.1127

Basis of Bearings

The bearing of S 310°00' W was shown on the map recorded in Volume 19 of Survey of page 30 as found monumented, was taken as basis of bearings from which this map



SURVEYOR'S STATEMENT
 I, JOHN XXIII AIDIS, SURVEYOR, A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF JOHN XXIII AIDS MINISTRY IN AUGUST, 1993.



John P. Wheeler LS 5992

COUNTY SURVEYOR'S STATEMENT
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8796 OF THE LAND SURVEYORS ACT THIS _____ DAY OF _____ 1993.

709 L. WELLS
 COUNTY SURVEYOR
 LS 4497

COUNTY RECORDER'S CERTIFICATE
 FILED THIS _____ DAY OF _____ 1993
 AT _____ IN THE OFFICE OF _____ RECORDERS, INC.

BRUCE A. REEVES
 COUNTY RECORDER

BY _____ DEPUTY _____ S.R. _____

COURSE	LENGTH	BEARING	AREA
1	N 48°32'35" W	31.40	
2	Δ=175°00'	R=25	L=18.69
3	Δ=285°40'00"	R=50	L=231.64
4	S 83°37'25" W (R)		
5	N 1°47'25" W (R)		
6	N 41°07'25" W (R)		

PRELIMINARY Record of Survey

Of that certain 4.606 acre tract of land requested for monumentation under the McCaffrey Act, shown in the Preliminary Plan recorded in the Office of the County Recorder, Monterey County, California, at the City of Marina.

Prepared for
John XXIII Aids Ministry



MONTEREY COUNTY SURVEYORS, INC.
 238 Salinas Street, Salinas, CA 95071 PH 438-1164
 Fax 438-1167 JAB 06.18.93 August 1993

- 1. Distances and dimensions shown herein are expressed in feet and decimals thereof.
- 2. All within parentheses, (S 89°23'37" E), refers to record.
- 3. All least set this survey are 3/4" diameter iron, topped LS 5992.
- 4. All denotes set pins, 0.3 feet up, unless noted otherwise.
- 5. All denotes found 1" pins topped LS 5992.

DRAFT
FINDING OF SUITABILITY TO TRANSFER (FOST)
YWCA MONTEREY PENINSULA PARCEL
BUILDINGS 3099, 8751 THROUGH 8758, AND 8765 THROUGH 8766
FORMER FORT ORD, CALIFORNIA

In my capacity as the Acting Deputy Assistant Secretary of the Army for Environment, Safety, and Occupational Health, and on the basis of an Environmental Baseline Survey (EBS) for the McKinney Homeless Act Group B Parcels, I have determined that the Young Women's Christian Organization-Monterey Peninsula (YWCA) Parcel, at former Fort Ord, California (Property), is suitable for transfer to the YWCA for transitional housing. The area to be assigned and transferred includes 11 buildings on 6.75 acres (Plate 1).

A determination of the environmental condition of the Property was made by the United States Army by conducting an EBS that included reviewing existing environmental documents and making associated visual site inspections. The documents reviewed included the final Fort Ord Community Environmental Response Facilitation Act (CERFA) Report, April 1994, U.S. EPA Region IX's concurrence to the CERFA Report (19 April 1994), and various remedial investigation/feasibility studies documents. Comments received from U.S. EPA Region IX (8 December 1995) and California EPA DTSC (8 December 1995) on the 31 October 1995 Version 1 EBS/FOST/FOSL for the McKinney Group B Parcels have been reviewed and incorporated where possible. Unresolved comments are attached. The EBS indicated that the Property is environmentally suitable for transfer to the YWCA. The results of the EBS are as follows:

- Eleven buildings (3099, 8751 through 8758, and 8765 through 8766) are located on the Property. The buildings were part of the Patton Park Family Housing Area.
- An asbestos survey conducted by the Army shows that Building 3099 contains nonfriable asbestos and that Buildings 8751 through 8758 and 8765 through 8766 contain friable and nonfriable asbestos. At this time, the Army does not intend to remove or repair the ACM in these structures.
- Building 3099 is not considered to contain lead-based paint (LBP) because of its post-1978 (1980) construction date.
- Buildings 8751 through 8758 and 8765 through 8766 probably contain LBP because of their pre-1978 (1962) construction date. The Army does not intend to abate the LBP presumed to be present in these buildings.
- No elevated radon levels were detected on the Property during a 1990 survey at Fort Ord.
- No radiological surveys have been conducted within the Property because these buildings were not used to store radiological materials.
- There have been no reported releases of PCB-contaminated dielectric fluids on the Property.
- Ordnance and explosives (OE) investigations show that no potential OE locations are within or adjacent to the Property.

- No underground or aboveground storage tanks or solid waste management units are present on the property, and no studies associated with them have been conducted by the Army for this Property.
- The final CERFA report identifies the Property as a CERFA disqualified parcel because of its location above the Fort Ord Landfills (OU 2) groundwater contamination plume; remediation of the contaminated groundwater is underway. The Army has received concurrence from the U.S. EPA (4 January 1996) that the pump-and-treat system for remediation of the OU 2 groundwater plume is in place and operating properly and successfully. The total estimated concentration of volatile organic compounds (VOCs) in groundwater beneath the Property is approximately 20 micrograms per liter. A table showing maximum VOC concentrations elsewhere in the OU 2 groundwater plume is attached (Table 1).
- The Baseline Risk Assessment for OU 2 indicates that the groundwater does not pose a threat to occupants of the YWCA Parcel provided that groundwater from the contaminated aquifer is not used for drinking water. This use will be prohibited.

On the basis of the above results from the EBS, certain terms, conditions, reservations, restrictions, and notifications are required. Disclosure of conditions and use restrictions are described below and will be included in the transfer documents.

NOTICE OF THE PRESENCE OF ASBESTOS. The Property existing on the date of this conveyance contains certain amounts of nonfriable asbestos. The GRANTEE covenants and agrees, on behalf of it, its successors and assigns, that in its use and occupancy of the Property, it will comply with all applicable laws relating to asbestos, and that the GRANTOR assumes no liability for damages for personal injury, illness, disability or death, to the GRANTEE, its successors or assigns, or to any other person including members of the general public, arising from or incident to the purchase, transportation, removal, handling, alterations, renovations, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property described in this Deed, regardless of whether the GRANTEE, its successors or assigns have properly warned or failed properly to warn the individual(s) injured.

NOTICE OF THE PRESENCE OF LEAD-BASED PAINT. The GRANTEE is hereby informed and does acknowledge that any Property existing on the date of this Deed which was constructed or rehabilitated prior to 1978 is presumed to contain lead-based paint. The GRANTEE, its successors and assigns, shall not permit the use of any such structure for residential habitation unless the GRANTEE has received certification from GRANTOR or others that the premises are safe or GRANTEE has eliminated the hazards of lead-based paint by treating any defective lead-based paint surface in accordance with all applicable laws and regulations. Residential structures are defined as any house, apartment, or structure intended for human habitation, including but not limited to a non-dwelling facility commonly used by children under 6 years of age such as a child care center, elementary school, or playground.

NOTICE OF THE PRESENCE OF CONTAMINATED GROUNDWATER. The groundwater beneath the property is contaminated with volatile organic compounds (VOCs). The maximum estimated total VOC concentration in the groundwater beneath the Property is 20 micrograms per liter. This notice is provided pursuant to Section (§)120(h)(1) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). A pump-and-treat groundwater remediation system is in place and shown to be operating effectively. No well drilling or use of groundwater will be permitted on the Property.

On the basis of the above information, I conclude that the YWCA Parcel should be assigned Department of Defense (DoD) Environmental Condition Category 4 and is transferable under CERCLA Section (§)120(h)(3). The deed for this transaction will contain:

- The covenant under CERCLA §120(h)(3)(B)(i) warranting that all remedial action under CERCLA necessary to protect human health and the environment with respect to hazardous substances remaining on the Property has been taken
- The covenant under CERCLA §120(h)(3)(B)(ii) warranting that any remedial action under CERCLA found to be necessary after the date of transfer shall be conducted by the United States
- The clause under CERCLA §120(h)(3)(C) granting the United States access to the Property in any case in which remedial action or corrective action is found to be necessary after the date of transfer.

Raymond J. Fatz
Acting Deputy Assistant Secretary of the Army
(Environment, Safety, and Occupational Health)

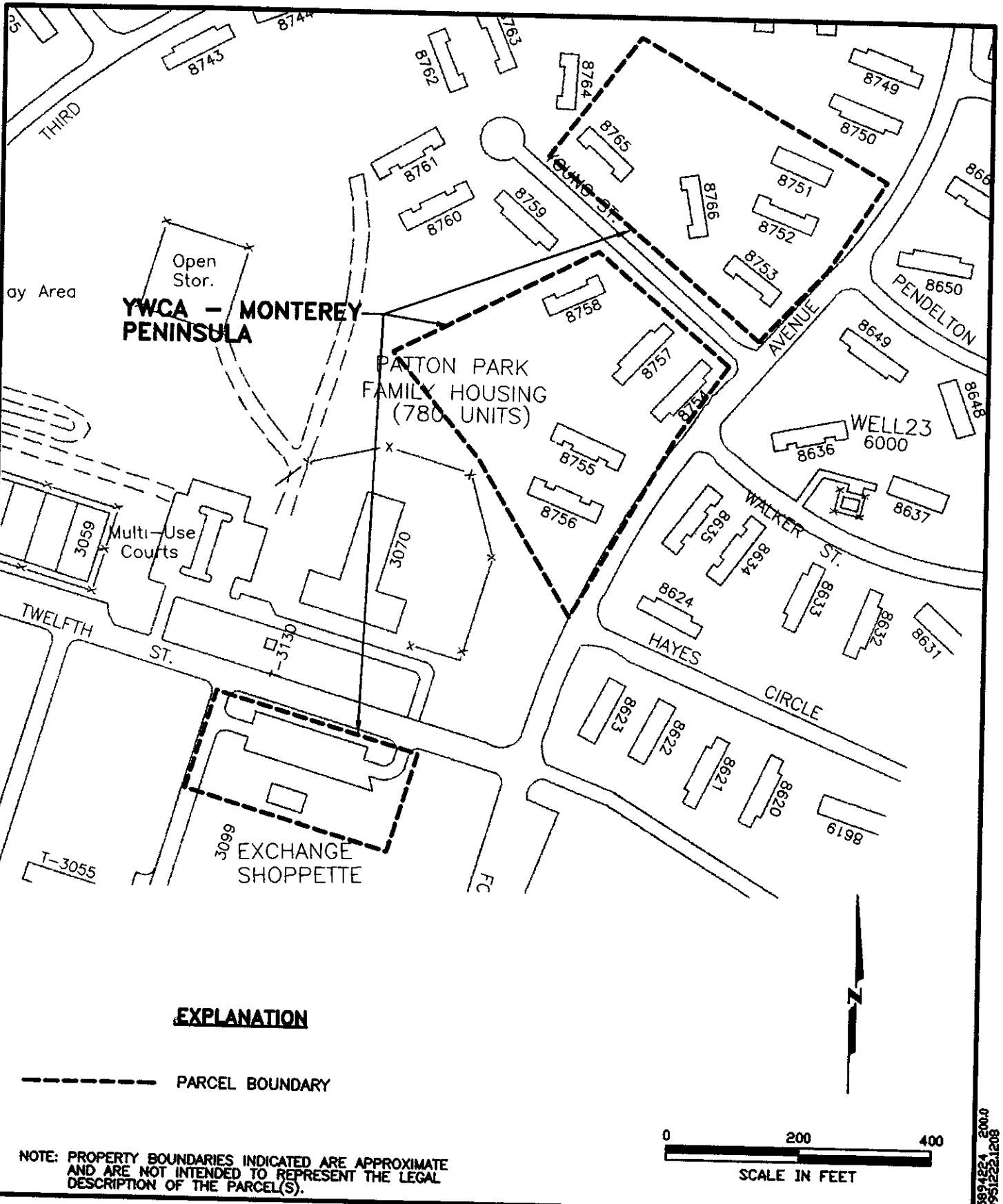
UNRESOLVED AGENCY COMMENT
McKINNEY GROUP B EBS/FOST/FOSL

US EPA 8 December 1995 Comment:

Public Law 102-484, as amended by Public Law 103-160, provides for indemnification by the military services when property on closing military bases is transferred. This law provides that the military indemnify persons and entities acquiring ownership or control of property at a closing military base from liability for personal injury and property damage resulting from the release or threatened release of a hazardous substance (such as asbestos), unless the person or entity acquiring the property contributed to the release. It is unclear whether the FOST's statements on the Army not assuming liability for the transferee's contact with asbestos are consistent with the indemnification required by law. To avoid confusion over the indemnification that the Army is required to provide, EPA recommends that the mention of future liability be deleted and that the statutory language be relied on to determine any future liability.

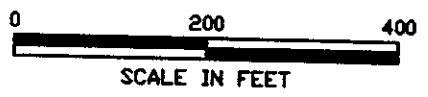
**Table 1. Maximum Chemical Concentration by Aquifer Zone
OU 2 Groundwater Plume
Former Fort Ord, California**

Aquifer Zone	Substance	Concentration ($\mu\text{g/L}$)
Upper Aquifer Zone	1,1,1-trichloroethane	31
	1,1,2,2-tetrachloroethane	0.6
	1,1-dichloroethane	12
	1,1-dichloroethene	4.6
	1,2-dichlorobenzene	3.7
	1,2-dichloroethane	6.9
	1,2-dichloropropane	8.6
	1,4-dichlorobenzene	4.3
	benzene	2.6
	bromodichloromethane	3.1
	bromoform	3.1
	chloroform	16
	cis-1,2-dichloroethane	54
	dibromochloromethane	4.2
	methylene chloride	130
	tetrachloroethene	8.2
	trans-1,2-dichloroethane	4.1
	trichloroethene	80
	trichlorofluoromethane	52
	vinyl chloride	8
180-Foot Aquifer Zone	1,1,1-trichloroethane	0.6
	1,2-dichlorobenzene	0.6
	1,2-dichloropropane	1
	benzene	1.4
	carbon tetrachloride	0.7
	chloroform	1.6
	chloromethane	0.5
	cis-1,2-dichloroethane	4.6
	cis-1,3-dichloropropene	1.8
	ethylbenzene	1.2
	methylene chloride	1.2
	tetrachloroethene	1.8
	toluene	0.6
	trans-1,2-dichloroethane	1.8
	trichloroethene	50
vinyl chloride	1.2	
400-Foot Aquifer Zone	1,1,1-trichloroethane	2.2
	methylene chloride	1.1
	tetrachloroethene	0.9
	toluene	2.1



EXPLANATION

----- PARCEL BOUNDARY



NOTE: PROPERTY BOUNDARIES INDICATED ARE APPROXIMATE AND ARE NOT INTENDED TO REPRESENT THE LEGAL DESCRIPTION OF THE PARCEL(S).



Harding Lawson Associates
Engineering and Environmental Services

YWCA - Monterey Peninsula
Buildings 3099, 8751-8758, 8765 and 8766
Finding of Suitability to Transfer
McKinney Group B Parcels
Former Fort Ord, California

PLATE
1

DRAWN CSN
JOB NUMBER 25894 0017615

APPROVED
[Signature]

DATE 9/95

REVISED DATE

25894-224 200.0 19951222.1208

Basis of Bearings

The bearings of N 73°00' 00" W as shown on this map recorded in Volume 19 of Surveys of page 50, as found monumented, are taken as basis of bearings shown upon this map.

SURVEYOR'S STATEMENT
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF YWCA MONTEREY PENINSULA IN AUGUST OF 1953.



Clay P. Wagner LS 5982

COUNTY SURVEYOR'S STATEMENT
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8714 OF THE LAND SURVEYORS' ACT THIS _____ DAY OF _____

WILLIAM L. HILSON DEPUTY COUNTY SURVEYOR LS 4487

Δ-1417125
 R-4660
 L-163,46

COUNTY RECORDS' CERTIFICATE
 FILED THIS _____ DAY OF _____ 1953
 AT _____ IN VOLUME _____ OF SURVEYS AT PAGE _____
 AT THE REQUEST OF MONTEREY COUNTY SURVEYORS INC.

Bruce A. Reeves
 COUNTY RECORDS

BY: BOBMY

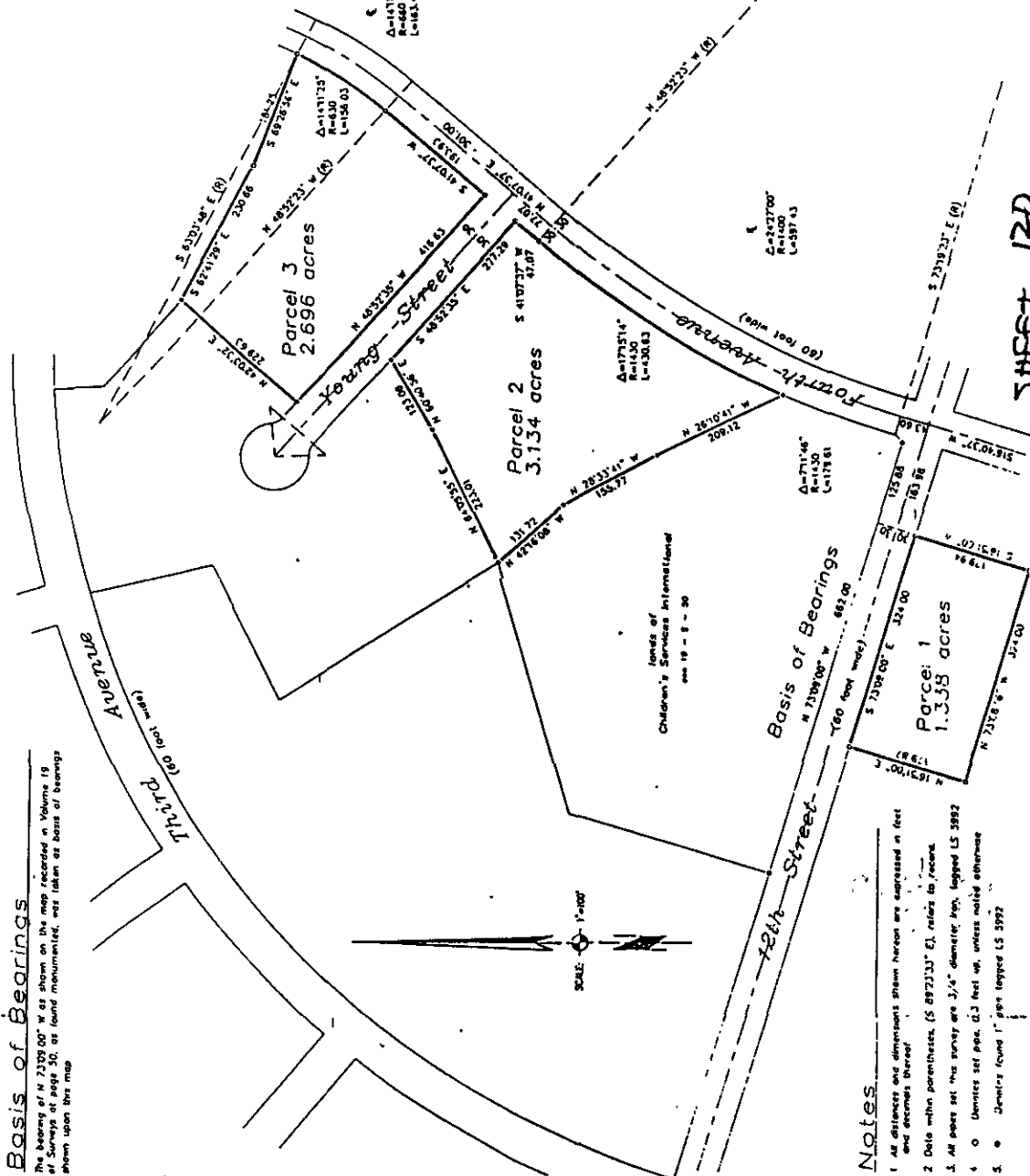
Record of Survey

OF THIS JURISDICTION OF THIS STATE AND IN ACCORDANCE WITH THE PROVISIONS OF THE MONTEREY ACT, SUBJECT TO THE PROVISIONS OF THE PART-CITY POLICY RESOLUTION, MONTEREY CITY TRACT NUMBER 1, IN THE CITY OF YWCA, MONTEREY COUNTY, CALIF.

Presented by
YWCA Monterey Peninsula



BY
MONTEREY COUNTY SURVEYORS, INC.
 233 Seaside Street, Seaside, CA 95576
 Phone 1-408-755-1100
 August 1953



Notes

- All distances and dimensions shown hereon are expressed in feet and decimals thereof.
- Data within parentheses, (S 89°23'33" E), refers to corners.
- All areas set this survey are 3/4" diameter iron, lagged LS 5882.
- Corners set per. 0.3 feet up, unless noted otherwise.
- Corners found 1" deep lagged LS 5992.

SHEET 120

2