

ATTACHMENT 1

ENVIRONMENTAL RESPONSE OBLIGATION ADDENDUM

(EROA)

ENVIRONMENTAL RESPONSE OBLIGATION ADDENDUM

INTRODUCTION: This addendum identifies the assurance required in the deed or contract. The following table lists the notices required to be included in the deed or contract. See section 5.0 of this attachment for the notice of the potential presence of Polychlorinated Biphenyls (PCBs) in all parcels that contain fluorescent light ballasts.

PARCEL NUMBER	LBP NOTICE	ACM NOTICE	OU2-PLUME NOTICE	HAZ-SUBST NOTICE	OE NOTICE
L2.1	YES	YES	NO	NO	YES
E4.1.1	YES	YES	YES	NO	YES
E4.2	YES	YES	YES	NO	YES
E4.3.1 (portion)	YES	YES	YES	NO	YES
L2.4.2	YES	YES	NO	YES	YES
L2.4.3.1	YES	YES	NO	NO	YES
L2.4.3.2	NO	NO	NO	NO	YES
L32.4.1.2 (former part of L32.4.1)	YES	YES	NO	YES	YES
L37	YES	YES	NO	YES	YES
S1.3.1	YES	YES	YES	YES	YES
S1.5.2	YES	YES	YES	YES	YES
S1.4	YES	YES	NO	YES	YES
S1.5.1.1	YES	YES	YES	YES	YES
E17 (former part of E2c.3.3)	YES	YES	YES	NO	YES
S2.1.3	YES	NO	NO	NO	YES
S2.1.4.1	YES	NO	NO	NO	YES
S2.5.1.1	NO	NO	YES	NO	YES
S2.5.1.2	NO	NO	YES	NO	YES
S2.5.2.1	NO	NO	YES	NO	YES
S2.5.2.2	NO	NO	YES	NO	YES

DEED ASSURANCES:

1.0 NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT

- a. The Grantee is hereby informed and does acknowledge that friable and nonfriable asbestos or asbestos-containing material (ACM) have been found on the Property, as described in the EBS and referenced asbestos surveys. The interior asbestos does not present a "release or threat of release into the environment" as defined by CERCLA.
- b. The Grantee covenants and agrees that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos; and that the Grantor assumes no liability for future remediation of asbestos or damages for personal injury, illness, disability, or death, to the Grantee, its successors or assigns, sublessees, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property, whether the Grantee, its successors or assigns have properly warned or failed to properly warn the individual(s) injured. The Grantee agrees to be responsible for any future remediation of ACM, as identified in the FOSET or found within buildings or structures on the Property. The Grantee agrees to provide the Army and regulators with a copy of all final reports pertaining to the remediation of any or all ACM identified in this FOSET or found within buildings or structures on the Property.
- c. Unprotected or unregulated exposures to asbestos in product manufacturing, shipyard, building construction workplaces have been associated with asbestos-related diseases. Both the Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency (EPA) regulate asbestos because of the potential hazards associated with exposure to airborne asbestos fibers. Both OSHA and EPA have determined that such exposure increases the risk of asbestos-related diseases, which include certain cancers and which can result in disability or death.
- d. The Grantee acknowledges that it has inspected the property as to its asbestos content and condition and any hazardous or environmental conditions relating thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the property, including, without limitation, any asbestos hazards or concerns.
- e. No warranties, either express or implied, are given with regard to the condition of the property, including, without limitation, whether the property does or does not contain asbestos or is or is not safe for a particular purpose. The failure of the Grantor to inspect, or to be fully informed as to the condition of all or any portion of the property offered, will not constitute grounds for any claim or demand against the United States.

- f. The Grantee further agrees to indemnify and hold harmless the Grantor, its officers, agents and employees, from and against all suits, claims, demands or actions, liabilities, judgments, costs and attorneys' fees arising out of, or in any manner predicated upon, exposure to asbestos on any portion of the Property after this conveyance of the Property to the Grantee or any future remediation or abatement of asbestos or the need therefor. The Grantee's obligation hereunder shall apply whenever the United States incurs costs or liabilities for actions giving rise to liability under this section.

2.0 NOTICE OF THE PRESENCE OF LEAD-BASED PAINT

- a. The Grantee is hereby informed and does acknowledge that all buildings on the Property, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint (LBP). Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential dwelling was built prior to 1978 is notified that such property 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, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. "Residential Real Property" means dwelling units, common areas, building exterior surfaces, and any surrounding land, including outbuildings, fences and play equipment affixed to the land, available for use by residents but not including land used for agricultural, commercial, industrial, or other non-residential purposes, and not including paint on the pavement of parking lots, garages, or roadways and buildings visited regularly by the same child, 6 years of age or under, on at least two different days within any week, including day-care centers, preschools and kindergarten classrooms.
- b. Available information concerning known lead-based paint and/or lead-based paint hazards, the location of lead-based paint or lead-based paint hazards, and the condition of painted surfaces is contained in the *U. S. Army Environmental Hygiene Agency, Industrial Hygiene Survey No. 55-71-R25A-94 Lead-Based Paint Inspection in Military Housing Fort Ord, California, 1 November 1993 – 11 March 1994 (June 1994)*, the *Draft Report of Patton Park Lead Based Paint Risk Assessment, Fort Ord, California (December 2000)* and the Environmental Baseline Surveys, which have been provided to the Grantee. All purchasers must also receive the federally approved pamphlet on lead poisoning prevention. Buildings constructed prior to 1978 are assumed to contain lead-based paint. Buildings constructed after 1977 are assumed to be free of lead-based paint. No other surveys or studies assessing the possible presence of lead-based paint in former or existing buildings on the Property were performed by the Army. The Grantee hereby acknowledges receipt of the information described in this Subparagraph.

- c. The Grantee acknowledges that it has received the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards prior to execution of this Transfer.
- d. The Grantee covenants and agrees that it shall not permit the occupancy or use of any buildings or structures on the Property as Residential Real Property, as defined in paragraph A, above, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of the Property where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992) (hereinafter Title X).

The Grantee shall, after consideration of the guidelines and regulations established pursuant to Title X: (1) Perform a Risk Assessment if more than 12 months have elapsed since the date of the last Risk Assessment; (2) Comply with the joint HUD and EPA Disclosure Rule (24 CFR 35, Subpart H, 40 CFR 745, Subpart F), when applicable, by disclosing to prospective purchasers the known presence of lead-based paint and/or lead-based paint hazards as determined by previous risk assessments; (3) Abate lead dust and lead-based paint hazards in pre-1960 residential real property, as defined in paragraph A, above, in accordance with the procedures in 24 CFR 35; (4) Abate soil-lead hazards in pre-1978 residential real property, as defined in paragraph A, above, in accordance with the procedures in 24 CFR 35; (5) Abate lead-soil hazards following demolition and redevelopment of structures in areas that will be developed as residential real property; (6) Comply with the EPA lead-based paint work standards when conducting lead-based paint activities (40 CFR 745, Subpart L); (7) Perform the activities described in this paragraph within 12 months of the date of the lead-based paint risk assessment and prior to occupancy or use of the residential real property; and (8) Send a copy of the clearance documentation to the Grantor.

In complying with these requirements, the Grantee covenants and agrees to be responsible for any abatement or remediation of lead-based paint or lead-based paint hazards on the Property found to be necessary as a result of the subsequent use of the property for residential purposes. The Grantee covenants and agrees to comply with solid or hazardous waste laws that may apply to any waste that may be generated during the course of lead-based paint abatement activities.

- e. The Grantee further agrees to indemnify and hold harmless the Army, its officers, agents and employees, from and against all suits, claims, demands, or actions, liabilities, judgments, costs and attorneys' fees arising out of, or in a manner predicated upon personal injury, death or property damage resulting from, related to, caused by or arising out of lead-based paint or lead-based paint hazards on the Property if used for residential purposes.

3.0 NOTICE OF THE POTENTIAL FOR THE PRESENCE OF ORDNANCE & EXPLOSIVES

Based on a review of existing records and available information, none of the buildings or land proposed for transfer is known to contain unexploded ordnance (UXO). In the event the GRANTEE, its successors, and assigns, should discover any ordnance on the Property, it shall not attempt to remove or destroy it, but shall immediately notify the local Police Department and the Directorate of Law enforcement at the Presidio of Monterey and competent GRANTOR or GRANTOR designated explosive ordnance personnel will be dispatched promptly to dispose of such ordnance at no expense to the GRANTEE.

4.0 NOTICE OF HAZARDOUS SUBSTANCE STORAGE, RELEASE, OR DISPOSAL

The Grantor hereby notifies the Grantee of the former storage release, or disposal of hazardous substances on the Property. The items typically stored on the Property are listed in the table at the end of this section. The information regarding this storage indicates that it was conducted in a manner that would not pose a threat to human health and the environment. Releases occurred at IA Site 24 (Parcel S1.4) from previous grease rack operations, ASTs and pesticide use. Soil samples collected from the site contained Aroclor 1260; 4,4'-DDT; dieldrin; chlordane; oil and grease and unknown hydrocarbons. Remediation of Site 24 is complete. Releases occurred on Parcel S1.3.1 from waste oil USTs 4534.1 and 4538.3 and at Interim Action (IA) Site 22. Remediation of waste oil impacted soil at the former UST locations is complete and the USTs were granted closure. Remediation at Site 22 included the removal of hydrocarbon impacted soil at a former grease rack location. Organic chemicals detected in soil at Site 22 considered to be site related included toluene, unknown petroleum hydrocarbons as diesel, total recoverable petroleum hydrocarbons, and oil and grease. Inorganic chemicals detected in soil at Site 22 considered to be site related for the purposes of a screening risk evaluation were barium, cadmium, total chromium, lead, mercury, nickel, selenium, and silver. Remediation of Site 22 is complete. A release occurred at Interim Action Site 14B (Parcel S1.5.1.1) from previous grease rack operations. Remediation at Site 14B included the removal of hydrocarbon impacted soil at the former grease rack location. Organic chemicals detected in soil at Site 14B considered to be site related included chrysene and petroleum hydrocarbons. Remediation of Site 14B is complete. This notice is given pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) § 120(h)(1) and (3), and no additional action is necessary under CERCLA to protect human health and the environment. CERCLA requires the Grantor to reserve a right of access to the Property in any case in which the potential for a response action or corrective action is found to be necessary. The Grantor shall give Grantee responsible notice of action requiring access to the Property, and Grantor shall, consistent with feasible methods for complying with these actions, endeavor to minimize the disruption of the Grantee's use of the Property.

LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
Building 4469 (Parcel L32.4.1.2)	Flammable Materials/Unknown	--	Multiple	--	Unknown	None / None
Former UST 4441.1 (Parcel L2.4.2)	Waste oil/500 gallons	--	Multiple	--	1974-1995	None / None
IA Site 24 Areas A2, B and C (Parcel S1.4)					1950's-1995	Yes / None
	Aroclor-1260/Unknown	PCBs	11096825	None assigned		
	4,4'-DDT/Unknown	DDT	50293	U061		
	Dieldren/Unknown	--	60571	P037		
	Chlordane/Unknown	--	57749	U036		
	Oil and grease/ Unknown	--	Multiple	--		
	Unknown hydro-carbons /Unknown	--	Multiple	--		
FTO-004 (Parcel S1.5.2)					Unknown - 1994	None / None
	Paint/25,000 lbs. per year	--	Multiple	--		
	Anti freeze/10,000 lbs per year	Ethylene Glycol	107211	None assigned		
	Paint thinner/8,000 lbs. per year	--	Multiple	--		
	Hydraulic fluid/5,000 lbs. per year	--	Multiple	--		
FTO-004 (Parcel S1.5.2) cont'd	Toner/1,000 lbs. per year	--	Multiple	--		None / None
	Adhesive brake cleaner/500 lbs. per year	--	Multiple	--		

LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	Oil filters/10,000 lbs. per year	N/A	N/A	N/A		
	Windshield deicer/500 lbs. per year	--	Multiple	--		
	Gasoline/1,000 lbs. per year	--	Multiple	--		
	Varnish/500 lbs. per year	--	Multiple	--		
	Lube oil/ 25,000 lbs. per year	--	Multiple	--		
	Brake shoes/5,000 lbs. per year	Asbestos	1332214	None assigned		
	Diesel/20,000 lbs. per year	--	Multiple	--		
FTO-005 (Parcel S1.3.1)					Unknown - 1994	None / None
	Spent solvent/4,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Brake shoes/ 1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste lube oil/ 15,000 lbs. per year	--	Multiple	--		
	Waste transmission fluid/1,000 lbs. per year	--	Multiple	--		
FTO-013 (Parcel S1.5.1.1)	Medical waste	--	--	--	1984-1992 ..	None / None
FTO-017 (Parcel S1.5.1.1)	Methylenedianiline/ Unknown	4,4'-methylenedianiline	101779	None assigned	Unknown - 1994	None / None
	Phenyl-mercuric propionate/Unknown	--	53404685	None assigned		
	Methylene chloride/Unknown	Dichloromethane	75092	U080		
	Uralite/Unknown	--	9011056	None assigned		

LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	Polyester resin/Unknown	--	109160	None assigned		
FTO-018 (Parcel S1.5.2)					1967 - 1994	None / None
	Paint equipment/100,000 lbs. per year	--	Multiple	--		
	Pesticides (warfarin, lindane, chlordane, sevin, baygon, diazinon, and rarely malathion)/ 60,000 lbs. per year	Warfarin	81812	None assigned		
		Lindane	58899	U129		
		Chlordane	57749	U036		
		Sevin	63252	None assigned		
		Baygon	114261	None assigned		
		Diazinon	333415	None assigned		
		Malathion	121755	None assigned		
FTO-023 (Parcel S1.5.1.1)	See below/~50 gallons per year				Unknown - 1994	None / None
	Used solvents	--	Multiple	--		
	Used paint	--	Multiple	--		
	Used potassium hydroxide	Caustic potash	1310583	None assigned		
FTO-025 (Parcel S1.3.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		

LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	Petroleum, oil, and lubricants (POL) contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-026 (Parcel S1.3.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-035 (Parcel S1.3.1)					Unknown-1994	None / None

LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-040 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		

LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
FTO-040 (Parcel S1.5.1.1) cont'd	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-041 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-044 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		

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LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-049 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-050 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		

LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-051 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-052 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		

LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	Ethylene Glycol	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-053 (Parcel SI 5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		

LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
FTO-054 (Parcel S1.4)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
FTO-054 (Parcel S1.4) cont'd	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-057 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		

LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-058 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-063 (Parcel S1.5.1.1)	Unknown	N/A	N/A	N/A	Unknown	None / None
FTO-064 (Parcel S1.5.1.1)	Unknown	N/A	N/A	N/A	Unknown	None / None
FTO-069 (Parcel S1.4)	Unknown	N/A	N/A	N/A	Unknown	None / None
Former USTs (Parcel S1.3.1)						
4534.1	Waste oil/550-gallon	--	Multiple	--	Unknown - 1991	Yes / None
4544.2	Waste oil/550-gallon	--	Multiple	--	1976 - 1996	None / None
4543.1	Waste oil/550-gallon	--	Multiple	--	1976 - 1996	None / None
4540.1	Waste oil/550-gallon	--	Multiple	--	1976 - 1992	None / None

LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
4547.1	Waste oil/550-gallon	--	Multiple	--	1976 - 1996	None / None
4548.1	Waste oil/550-gallon	--	Multiple	--	1976 - 1992	None / None
4538.2	Waste oil/550-gallon	--	Multiple	--	1976 - 1996	None/None
4538.3	Waste oil/275-gallon	--	Multiple	--	Unknown - 1996	Yes / None
IA Site 22 (Parcel S1.3.1)						
Grease	Rack Residue from grease rack operations	Toluene	108883	U220	1950s - 1995	Yes / None
		Cadmium	7440439	None assigned		
		Chromium	7440473	None assigned		
		Lead	7439921	U151		
		Mercury	7439976	None assigned		
		Nickel	7440020	None assigned		
		Selenium	7782492	None assigned		
		Silver	7440224	None assigned		
Former USTs Parcel S1.5.1.1						
1434.1	Stoddard Solvent/9,000- gallon	--	Multiple	--	1951 - 1995	None/None
1434.2	Stoddard Solvent/3,000- gallon	--	Multiple	--	1951 - 1995	None/None
1434.3	Stoddard Solvent/3,000- gallon	--	Multiple	--	1951 - 1992	None/None
1487.1	Waste Oil/550-gallon	--	Multiple	--	1976-1992	None/None
1489.2	Waste Oil/550-gallon	--	Multiple	--	1976-1995	None/None
1489.3	Waste Oil/275-gallon	--	Multiple	--	1976-1996	None/None
1492.1	Waste Oil/550-gallon	--	Multiple	--	1976-1996	None/None
1494.1	Waste Oil/550-gallon	--	Multiple	--	1976-1996	None/None

LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
1495.2	Waste Oil/550-gallon	--	Multiple	--	1976-1996	None/None
1495.3	Waste Oil/500 gallon	--	Multiple	--	1976-1996	None/None
1636.1	Waste Oil/1,000-gallon	--	Multiple	--	1985-1992	None/None
1680.1	Waste Oil/1,000-gallon	--	Multiple	--	1983-1996	None/None
1689.1	Waste Oil/1,000-gallon	--	Multiple	--	1985-1992	None/None
1697.2	Waste Oil/550-gallon	--	Multiple	--	1981-1992	None/None
1699.1	Waste Oil/550-gallon	--	Multiple	--	1981-1992	None/None
Existing UST (Parcel S1.5.1.1) 1422.1	Heating oil/2000 -gallon	--	Multiple	--	Unknown- 2000	Unknown/None
Parcel S1 4						
UST 3766.2	Waste Oil/5,000-gallon	--	Multiple	--	1941-1991	None/None
IA 14B						
(Parcel S1.5.1.1)	Residue from grease rack operations	1,2-Benzophenanthrene	Chrysene 218019	U050	1950s - 1994	Yes/None

*Chemical Abstract Service Registry Number

5.0 NOTICE OF THE POTENTIAL FOR THE PRESENCE OF POLYCHLORINATED BIPHENYLS (PCBs)

PCB's have been used widely as coolants and lubricants in transformers, capacitors, and other electrical equipment like fluorescent light ballasts. EPA considers PCB's to be probable cancer-causing chemicals in humans. PCB and PCB-contaminated items that will be disposed, must be stored in a hazardous waste storage facility. The Grantee is hereby informed that fluorescent light ballasts containing PCBs may be present on the Property. The PCB containing equipment does not currently pose a threat to human health or the environment. All PCB equipment is presently in full compliance with applicable laws and regulations. The Grantee agrees that its continued

possession, use and management of any PCB containing equipment will be in compliance with all applicable laws relating to PCBs and PCB containing equipment and that the Army shall assume no liability for the future remediation of PCB contamination or damages for personal injury, illness or disability or death to the Permittee, its successors or assigns, or to any other person, including members of the general public arising from or incident to future use, handling, management, disposition or any activity causing or leading to contact of any kind whatsoever with PCB containing equipment during the period of this Lease. The Grantee agrees to be responsible for any remediation of PCB containing equipment found to be necessary on the Premises resulting from its use or possession thereof. This section is to serve as notice of the potential presence of PCBs on any of the parcels. This notice is applicable to all buildings that contain fluorescent light ballasts.

6.0 NOTICE OF THE PRESENCE OF CONTAMINATED GROUNDWATER

The groundwater beneath Parcels S1.5.1.1, S1.5.2, S2.5.1.1, S2.5.1.2, S2.5.2.1, S2.5.2.2, E17, E4.1.1, E4.2, and E4.3.1, is contaminated with volatile organic compounds (VOCs), primarily trichloroethene (TCE), associated with OU2. The maximum estimated concentration of TCE in the groundwater beneath the Property is 43.7 ug/L (Parcel E4.3.1). The maximum estimated concentrations at or above aquifer cleanup levels (ACLs) of chemicals of concern frequently detected in the groundwater plume associated with OU2 in June 1999 are listed in the table below, the quantity released of these compounds is unknown.

Chemical Name	Regulatory Synonym	CASRN*	RCRA Waste Number	Concentration s (ug/l)	ACL
1,1-Dichloroethane	Ethane, 1,1-dichloro	75343	U076	ND	5.0
1,2-Dichloroethane	Ethane, 1,2-dichloro	107062	U077	ND	0.5
Cis-1,2-Dichloroethene	Ethene, 1,2-dichloro(E)	156605	U079	19.2	6.0
1,2-Dichloropropane	Propane, 1,2-dichloro	78875	U083	ND	1.0
Chloroform	Methane, trichloro	67663	U044	3.47	2.0
Tetrachloroethene	Ethene, tetrachloro	127184	U210	12.7	3.0
Trichloroethene	Ethene, trichloro	79016	U228	43.7	5.0
Vinyl chloride	Ethene, chloro	75014	U043	0.762	0.1

This notice is provided pursuant to CERCLA 120(h)(1) and (3). A pump-and-treat groundwater remediation system for OU2 is in place and shown to be operating effectively. Drilling of water wells or use or access to groundwater beneath the Property is prohibited, and will be recorded in the deed. A Covenant to Restrict us of Property (CRUP) within the "Groundwater Protection Zone" has been established between the United States Army, the State of California (DTSC), and the California Regional Water Quality Control Board, Central Coast Region.

Without the express written consent of the Grantor in each case first obtained, neither the Grantee, its successors of assigns, nor any other person or entity acting for or on behalf of the Grantee, its successors of assigns, shall interfere with any response action being taken on the Property by or on behalf of the Grantor, or interrupt, relocate, or interfere with any remediation system now or in the future located on, over, through, or across any portion of the Property.

The deed will reserve a nonexclusive easement to allow continued access for the Army (or its designated contractor) and the regulatory agencies to permit necessary groundwater monitoring at wells located on the Property and the installation of new treatment or monitoring wells if required for the pump and treat operations. Furthermore, the deed will prohibit all others from tampering with the groundwater monitoring wells.

7.0 GRANTOR RESERVATION OF ACCESS

The Grantor reserves a right of access to any and all portions of the Property for environmental investigation and remediation, or other corrective action. This reservation includes the right of access to and use of, to the extent permitted by law, available utilities at reasonable cost to the Grantor. These rights shall be exercisable in any case in which a remedial action, response

action or corrective action is found to be necessary after the date of conveyance of the Property, or such access is necessary to carry out a remedial action, response action or corrective action on adjoining property. Pursuant to this reservation, the United States and its officers, agents, employees, contractors, and subcontractors shall have the right (upon reasonable notice to the Grantee, or the then owner and any authorized occupant of the Property) to enter upon the herein described tracts of land and conduct investigations and surveys, to include drillings, test-pitting, borings, data and/or record compilation, and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary under applicable authorities, including but not limited to monitoring wells, pumping wells, and treatment. Grantee agrees that notwithstanding any other provisions of the Deed, the Grantor assumes no liability to the Grantee, the then owner, or any other person, should the grantor's exercise of its rights hereunder interfere with the Grantee's use of the Property.

CONTRACTUAL ASSURANCES

PROJECTED SCHEDULE OF REMEDIAL INVESTIGATION/FEASIBILITY STUDY

OE Agreement	Apr	2000
Track 0 ROD	Sept	2001*
RI	Jan	2004
FS	Jan	2004
Proposed Plans	July	2004
ROD	July	2005

* It is anticipated that the parcels identified in this early transfer will meet the requirements for inclusion in the Track 0 (No Action) ROD. Track 0 areas are those with no evidence of OE use.

8.0 DEFERRED WARRANTY

The Army, with the concurrence of U.S. EPA Region IX and DTSC, shall execute and deliver to the Grantee, or its successor and assigns, an appropriate document, containing a warranty that all response actions necessary to protect human health and the environment with respect to any substances remaining on the property on the date of transfer have been taken, as required by law. This warranty shall be in a form that is recordable in the Office of the Recorder, Monterey County, California.

9.0 BUDGETING FOR RESPONSE ACTIONS

The Army has submitted and will continue to submit through its established budget channels to the Director of the Office of Management and Budget a request for funds that adequately addresses schedules for investigation and completion of all response actions required. Expenditure of any Federal funds for such investigations or response actions is subject to congressional authorization and appropriation of funds for that purpose. The Army will submit

its funding request for the projects needed to meet the schedule of necessary response actions as follows:

- a. The projects for the necessary Remedial Investigation/ Feasibility Study (RI/FS) will be identified to and coordinated with the BRAC Cleanup Team (BCT).
- b. After coordination with the BCT, the projects will be submitted through TRADOC to HQDA for funding validation and approval.
- c. All correspondence regarding these projects will recite that these projects are being undertaken on property being transferred pursuant to CERCLA §120(h)(3)(C) and that once validated, approved, and funded, the funding may not be withdrawn without the consent of the Assistant Secretary of the Army for Installations and Environment.