



**DRAFT**

**FINDING OF SUITABILITY TO  
TRANSFER (FOST) PARCEL 1A**

**Adak Naval Complex  
Adak Island, Alaska**

**February 2002**

**Engineering Field Activity Northwest  
Naval Facilities Engineering Command  
19917 – Seventh Avenue NE  
Poulsbo, WA 98370-7404**



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## DOCUMENT IDENTIFICATION

**Document Title:** Finding of Suitability to Transfer for Parcel 1A (Rev. 2)

**Site Name and Location:** Adak Naval Complex  
Adak Island, Alaska

**Report Coverage:** This report presents Finding of Suitability to Transfer (FOST) that supports base realignment and closure activities at the Adak Naval Complex, Adak, Alaska. This document was performed in accordance with DOD policy, BRAC guidance, and 40 CFR Part 373.

**Recipient Organization:** Engineering Field Activity, Northwest  
**Address:** Naval Facilities Engineering Command  
19917 Seventh Avenue NE  
Poulsbo, Washington 98370-7570

**TABLE OF CONTENTS**

**1.0 INTRODUCTION AND PURPOSE .....1**

1.1 Introduction.....1

1.2 Purpose.....2

1.3 References .....2

1.4 Document Outline .....3

**2.0 DESCRIPTION OF THE PARCEL 1A .....4**

**3.0 PROPERTY DISPOSITION PLAN .....7**

**4.0 ENVIRONMENTAL CONDITION OF THE PROPERTY.....7**

**5.0 REMEDIATION OF FOST PARCEL.....8**

5.1 Nature and Extent of Contamination and Other Environmental Issues .....9

5.2 Analysis of Intended Future Use.....13

5.3 Risk Analysis. ....14

5.4 Demonstration of the Remedial Actions’ “Operating Properly and Successfully” .....14

**6.0 USE RESTRICTIONS AND NOTIFICATIONS .....14**

6.1 Land Use Restrictions .....18

6.1.1 Deeds.....18

6.1.2 Soil Excavation Restrictions .....18

6.1.3 Downtown Groundwater Use Prohibition .....19

6.1.4 Inspections and Reporting.....19

6.1.5 Fishing Advisory and Ordnance Hazard Signs .....19

6.1.6 Ordnance Education Program.....20

6.2 Parcel 1A Notifications .....20

6.2.1 Hazardous Substances Notification .....20

6.2.2 Lead-Based Paint .....20

6.2.3 Asbestos-Containing Building Materials .....21

6.2.4 Ordnance and Explosives.....21

6.2.5 Radon.....21

6.2.6 Radionuclides.....22

6.2.7 PCBs.....22

6.2.8 Endangered Species .....22

6.2.9 Archaeological Resources.....22

6.2.10 Historic Resources .....22

**7.0 PUBLIC COMMENTS .....23**

**8.0 COORDINATION WITH REGULATORS.....23**

**9.0 FINDING OF SUITABILITY FOR TRANSFER .....23**

**10.0 REFERENCES.....25**

## **LIST OF FIGURES**

**Figure 1-1** Location of Adak Island, Alaska

**Figure 2-1** FOST Parcel 1A

## **LIST OF TABLES**

**Table 2-1** Legal Description of FOST Parcel 1A

**Table 5-1** Summary of Ordnance Investigation and Clearance Activities and Associated NOSSA and DDESB Approvals

**Table 6-1** Institutional Control Sites

## **LIST OF EXHIBITS**

**Exhibit 1** Equitable Servitude Restrictive Covenant Language To Be Included in Land Conveyance Documents

**Exhibit 2** NOSSA/DDESB Letter of Concurrence with FOST for Ordnance-Related Issue (PLACE HOLDER - NOT INCLUDED IN THIS VERSION)

**Exhibit 3** Environmental Condition Class of Chemical, Petroleum, Ordnance Sites, and Temporary Accumulation Points (TAPS)

**Exhibit 4** EPA Concurrence with OPS Determination

**Exhibit 5** Public Notice of Draft FOST

**Exhibit 6** List of Commenters to Draft FOST (PLACE HOLDER - NOT INCLUDED IN THIS VERSION)

**Exhibit 7** Responsiveness Summary (PLACE HOLDER - NOT INCLUDED IN THIS VERSION)

## LIST OF ACRONYMS AND ABBREVIATIONS

<b>AAC</b>	Alaska Administrative Code
<b>AAR</b>	After Action Report
<b>ACBM</b>	Asbestos-Containing Building Materials
<b>ACM</b>	Asbestos Containing Material
<b>ADEC</b>	Alaska Department of Environmental Conservation
<b>ADCRA</b>	Alaska Department of Community and Regional Affairs
<b>AHRS</b>	Alaska Heritage Resources Survey
<b>ANCSA</b>	Alaska Native Claims Settlement Act
<b>ARC</b>	Adak Reuse Corporation
<b>BLM</b>	Bureau of Land Management
<b>BRAC</b>	Base Realignment and Closure Act
<b>CAD</b>	Cartridge Actuated Device
<b>CERCLA</b>	Comprehensive Environmental Response, Compensation, and Liability Act
<b>CERFA</b>	Community Environmental Response Facilitation Act
<b>CFR</b>	Code of Federal Regulations
<b>DDESB</b>	Department of Defense Explosives Safety Board
<b>DoD</b>	Department of Defense
<b>DOI</b>	Department of Interior
<b>EBS</b>	Environmental Baseline Survey
<b>ECP</b>	Environmental Condition of the Property
<b>EPA</b>	U.S. Environmental Protection Agency
<b>ESA</b>	Endangered Species Act
<b>FOST</b>	Finding of Suitability to Transfer
<b>FR</b>	Federal Register
<b>FS</b>	Feasibility Study
<b>HE</b>	High Explosive
<b>HPA</b>	Historical Preservation Act
<b>HARP</b>	Historic and Archaeological Resource Protection
<b>HUD</b>	Housing and Urban Development
<b>IC</b>	Institutional Controls
<b>ICMP</b>	Institutional Control Management Plan
<b>LBP</b>	Lead Based Paint
<b>LRA</b>	Local Reuse Authority
<b>LTA</b>	Land Transfer Agreement
<b>MAUW</b>	Modified Advanced Underwater Weapons
<b>MOU</b>	Memorandum of Understanding
<b>NAVFAC</b>	Naval Facility
<b>NCP</b>	National Oil and Hazardous Substances Pollution Contingency Plan
<b>NOFA</b>	No Further Action
<b>NOSSA</b>	Naval Ordnance Safety and Security Activity
<b>NPL</b>	National Priorities List
<b>OE/UXO</b>	Ordnance and Explosives/Unexploded Ordnance
<b>OPS</b>	Operating Properly and Successfully
<b>OU</b>	Operable Unit

## **LIST OF ACRONYMS AND ABBREVIATIONS (continued)**

<b>PCB</b>	Polychlorinated Biphenyl
<b>PL</b>	Public Law
<b>PLO</b>	Public Land Order
<b>RASO</b>	Radiological Affairs Support Office
<b>RI</b>	Remedial Investigation
<b>ROD</b>	Record of Decision
<b>SWMU</b>	Solid Waste Management Unit
<b>TAC</b>	The Aleut Corporation

**DRAFT**

**ADAK NAVAL COMPLEX, ADAK ISLAND, ALASKA**

**FINDING OF SUITABILITY FOR TRANSFER**

for

**Parcel 1A**

*February 2002*

**ENGINEERING FIELD ACTIVITY, NORTHWEST**

Naval Facilities Engineering Command

19917 Seventh Avenue NE

Poulsbo, Washington 98370



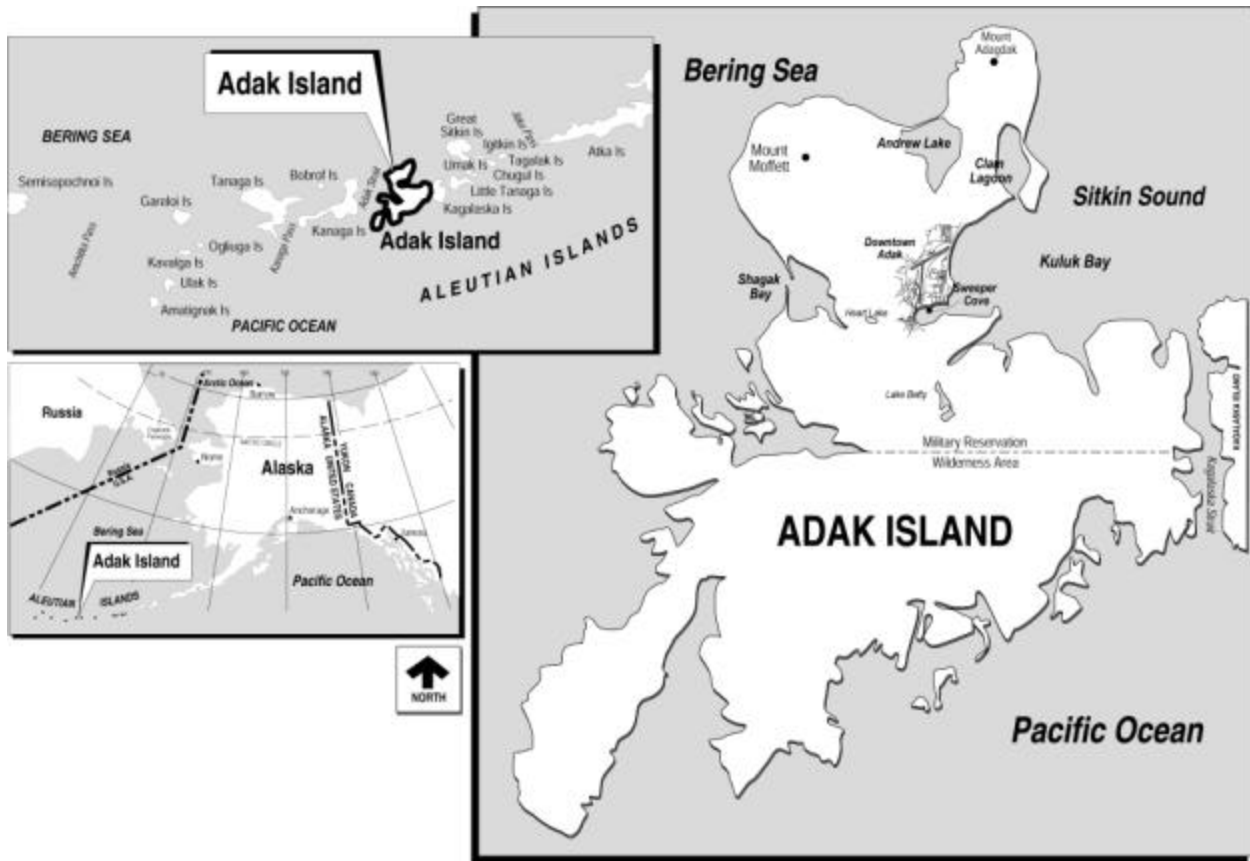


Figure 1-1. Location of Adak Island, Alaska

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## 1.2 Purpose

DoD policy states that the Head of the DoD Component with accountability over the property, or his/her designated representative, shall assess, determine, and document when properties where release or disposal of hazardous substances or petroleum products has occurred are suitable for transfer by deed. This assessment and determination will be based on an Environmental Baseline Survey (EBS) and will be documented in a FOST. In accordance with DoD's guidance pertaining to FOST documentation, this FOST also includes: (1) a declaration that the property is suitable for transfer (Section 9), (2) any restrictions on future use (Section 6), (3) results of the analysis of the intended future use (Section 5), and a statement of the notice, covenant, and access clauses (Section 9 and Exhibit 1).

## 1.3 References

This FOST incorporates (by reference) information contained in the documents described in Section 10, including DoD and EPA guidance specifically addressing transfer of BRAC property subject to CERCLA.

66 **1.4 Document Outline**

67

68 The FOST is organized in the following manner:

69

70 **Section 1, Introduction**--provides the background information related to the site, and  
71 defines the scope, purpose, and organization of the FOST.

72

73 **Section 2, Description of Parcel 1A**--identifies the location and size of the real property  
74 being transferred.

75

76 **Section 3, Property Disposition**--describes the manner in which the real property will be  
77 conveyed and how provisions of the National Environmental Policy Act (NEPA) have been  
78 met.

79

80 **Section 4, Environmental Condition of the Property**--defines the environmental condition  
81 of the property (by reference) of each site encompassed by the property transfer.

82

83 **Section 5, Remediation of FOST Parcel**--addresses the nature and extent of contamination,  
84 analysis of intended future use, and presents a risk analysis for the property being  
85 transferred.

86

87 **Section 6, Use Restrictions and Notifications**--provides notifications required under  
88 CERCLA and Housing and Urban Development (HUD) Title X, as well as language suitable  
89 for incorporation in the deed conveyance documents regarding any land use restrictions and  
90 institutional controls.

91

92 **Section 7, Public Comment**--documents the date and venue of public notice of availability  
93 of the FOST and references comments and responses generated during the public comment  
94 period.

95

96 **Section 8, Coordination with Regulators**--documents notification of EPA Region 10 and  
97 Alaska Department of Environmental Conservation (ADEC) of the Intent to Transfer the  
98 Property and Issue the FOST.

99

100 **Section 9, Finding of Suitability to Transfer**--documents the basis for execution of the  
101 covenant under CERCLA 120 (h)(3)(A)(ii)(I).

102

103 **Section 10, References**--lists the CERCLA decision documents, BRAC technical support  
104 documents, and DoD and EPA guidance documents that provide the foundation for  
105 supporting the transfer of real property at the Adak Naval Complex.

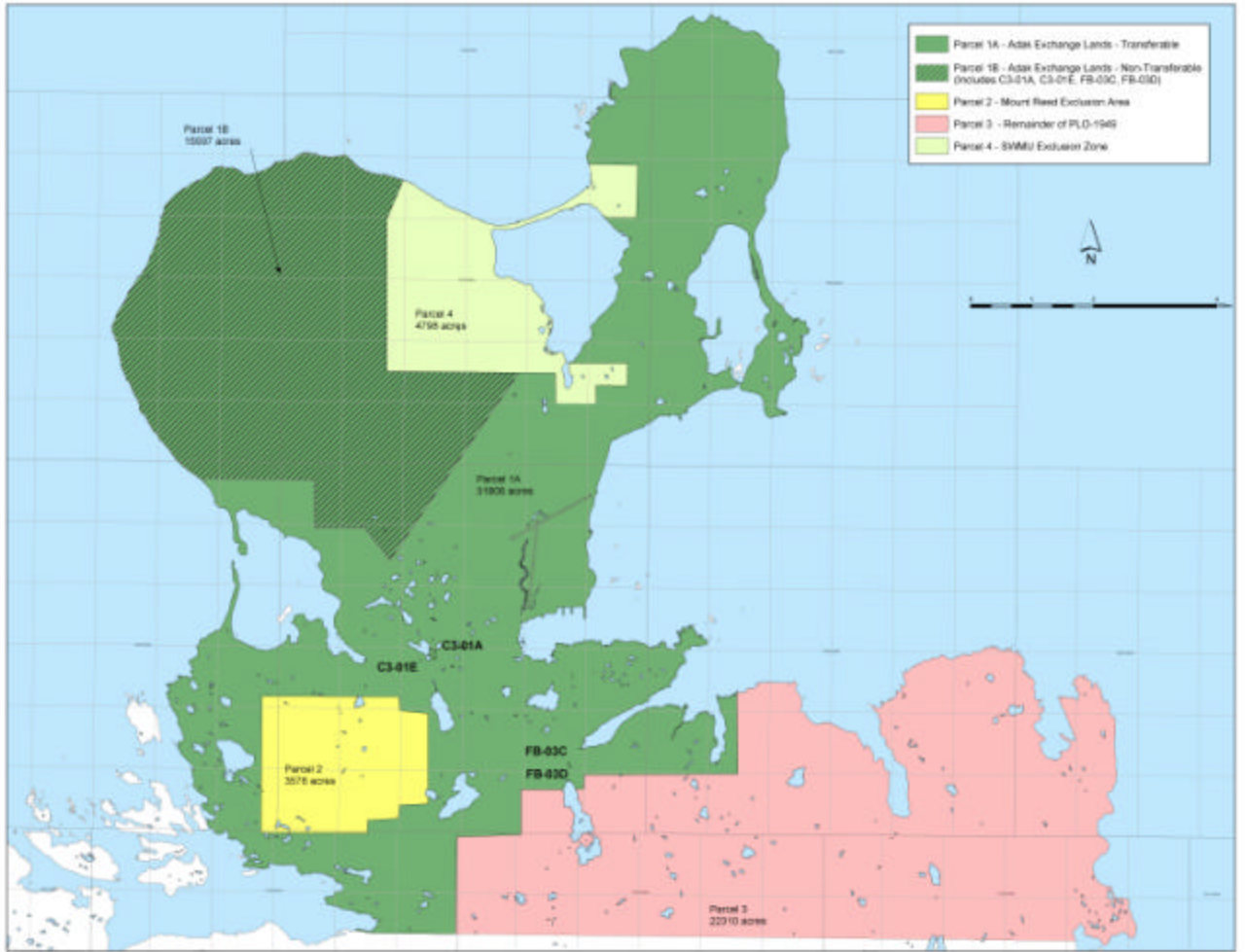
106

106 **2.0 DESCRIPTION OF THE PARCEL 1A**  
107

108 The property included in the military withdrawal on Adak Island is divided into five (5) parcels,  
109 only one of which, Parcel 1A, is the subject of the current FOST (Figure 2-1). These parcels are  
110 described below as:

- 111
- 112 • Parcel 1A comprises approximately 31,590 acres of Adak Exchange Lands in  
113 Operable Unit (OU) B-1;
  - 114 • Parcel 1B comprises approximately 15,560 acres of Adak Exchange Lands in OU B-1  
115 that require additional cleanup (as set forth in the CERCLA OU B-1 Record of  
116 Decision (ROD) and scheduled for completion in 2002);
  - 117 • Parcel 2 comprises approximately 3,500 acres in the Mt. Reed Exclusion Zone;
  - 118 • Parcel 3 comprises approximately 22,000 acres as the Remainder of PLO-1949; and
  - 119 • Parcel 4 comprises approximately 4,200 acres as the Solid Waste Management Unit  
120 (SWMU) Exclusion Zone to be retained by the Navy pending further ordnance  
121 characterization and remediation.  
122

122



123  
124  
125  
126

**Figure 2-1 FOST Parcels (acreage estimates include water bodies in excess of 50 acres)**

126 Remediation for Ordnance and Explosives/Unexploded Ordnance (OE/UXO) contamination is  
 127 not yet complete for Parcels 1B and 3. A separate FOST will be prepared to support transfer of  
 128 these areas upon completion of all remedial activities required under the CERCLA program.  
 129 Parcels 2 and 3 will be transferred to another federal agency and will be documented separately  
 130 pursuant to Navy guidance applicable to such transfers. Parcel 4 includes areas with  
 131 documented OE/UXO contamination in several sites near Lake Andrew. Parcel 4 is being  
 132 retained by the Navy indefinitely and will be addressed in a separate FOST when remediation  
 133 necessary to support transfer has been completed. A complete description of the FOST Parcel  
 134 and facilities on this parcel is provided in the EBS (U.S. Navy 2001a). A summary table of  
 135 boundary corners from the legal description of Parcel 1A is shown in Table 2-1.  
 136

137 **Table 2-1. Boundary Corner Summary Table from the Parcel 1A Legal Description**  
 138

Boundary Corner Point ID	NORTHING (feet)	EASTING (feet)	LATITUDE 51° NORTH	LONGITUDE 176° WEST
146	326518.156	3105489.000	53' 30.50563"	46' 34.88057"
147	326402.500	3115304.750	53' 30.38112"	43' 58.41594"
150	322297.156	3115290.250	52' 49.89479"	43' 57.98013"
151	322263.313	3119504.750	52' 49.97926"	42' 50.81989"
155	319504.125	3121804.250	52' 22.99308"	42' 13.74861"
132	335649.781	3132889.500	55' 03.24826"	39' 19.48675"
133	335618.313	3136002.250	55' 03.21483"	38' 29.84115"
141	332999.063	3136042.250	54' 37.38821"	38' 28.83062"
142	332974.531	3139518.500	54' 37.44843"	37' 33.39796"
139	334549.906	3139496.750	54' 52.98239"	37' 33.96352"
140	334529.250	3142195.000	54' 53.00820"	36' 50.93251"
125	336466.094	3142227.250	55' 12.11148"	36' 50.68204"
126	336458.000	3137162.000	55' 11.59721"	38' 11.46438"
92	349284.156	3140005.750	57' 18.33074"	37' 27.88734"
99	348776.656	3140626.000	57' 13.37892"	37' 17.91737"
97	348894.813	3142580.000	57' 14.70961"	36' 46.74623"
94	349209.969	3142582.500	57' 17.81781"	36' 46.74922"
95	349209.531	3142635.000	57' 17.81790"	36' 45.91120"
90	349384.219	3142636.250	57' 19.54073"	36' 45.91501"
89	349384.656	3142584.000	57' 19.54065"	36' 46.74905"
54	354027.750	3142622.000	58' 05.33281"	36' 46.77440"
52	354088.469	3138757.750	58' 05.60214"	37' 48.47897"
252	308182.000	3151598.500	50' 33.94494"	34' 17.63667"
347	301106.500	3151692.500	49' 24.17626"	34' 15.24557"
349	301046.250	3138470.250	49' 22.49367"	37' 45.65588"
370	299792.531	3138441.500	49' 10.12756"	37' 45.93873"
373	299762.531	3133064.500	49' 09.35872"	39' 11.49614"
476	295883.344	3133066.000	48' 31.10417"	39' 10.91159"
479	295705.813	3127556.750	48' 28.85077"	40' 38.52957"
550	287350.719	3127434.500	47' 06.44593"	40' 39.22171"

139 **3.0 PROPERTY DISPOSITION PLAN**

140  
141 CERFA Parcel 1A is a portion of the property that was withdrawn from the public domain for  
142 use by the Navy for military purposes by PLO 1949, dated August 15, 1959 (24 Federal Register  
143 (FR) 6872). The Navy will submit a Notice of Intent To Relinquish PLO 1949 to the  
144 Department of the Interior, Bureau of Land Management (BLM). The BLM will then convey to  
145 TAC Parcel 1A of the Adak property in exchange for TAC's relinquishment of a similar acreage  
146 of prioritized, valid ANCSA surface and subsurface estate in accordance with § 14(h)(8)  
147 selections and associated entitlements described in the Land Transfer Agreement (LTA) (TAC,  
148 DOI, and the Department of the Navy 2000). The Interim Conveyance will contain all of the  
149 required CERCLA transfer covenants with regard to the FOST parcel.

150  
151 An environmental analysis of the relinquishment of the Navy public land withdrawal to DOI is  
152 not required under Navy regulations implementing the National Environmental Policy Act  
153 (NEPA) (OPNAVINST 5090.1B, 1999).

154  
155 **4.0 ENVIRONMENTAL CONDITION OF THE PROPERTY**

156  
157 Environmental Condition of Property (ECP) categories developed under BRAC by the DoD are  
158 assigned to FOST Parcels. The classifications are assigned both on the basis of the type of  
159 chemical releases (hazardous substances or petroleum) found at the properties and the status of  
160 the properties' cleanup activities. These ECP categories include the following ECP (DoD  
161 1996a):

- 162  
163 ECP 1 Areas where no release or disposal of hazardous substances or petroleum products  
164 has occurred (including migration from adjacent areas).  
165  
166 ECP 2 Areas where only the release or disposal of petroleum products has occurred.  
167  
168 ECP 3 Areas where release, disposal, or migration of hazardous substances has occurred,  
169 but at concentrations that do not require removal or remedial response.  
170  
171 ECP 4 Areas where release, disposal, or migration of hazardous substances has occurred,  
172 and all removal or remedial actions to protect human health and the environment  
173 have been taken.  
174 ECP 5 Areas where release, disposal, or migration of hazardous substances has occurred,  
175 and removal or remedial actions are underway, but all required remedial actions  
176 have not yet been taken.  
177  
178 ECP 6 Areas where release, disposal, or migration of hazardous substances has occurred,  
179 but required remedial actions have not yet been implemented.  
180  
181 ECP 7 Areas that are not yet evaluated or require additional evaluation.

182 Individual sites with ECP Classifications of 1, 2, 3, or 4 are designated as being currently  
183 suitable for transfer or lease. Those with ECP Classifications of 5, 6, or 7 are not currently  
184 suitable for transfer, but may be suitable for lease.

185  
186 Locations and classifications of individual sites are included as site maps and summary tables in  
187 the EBS (U.S. Navy 2001a). All of the property outside of individually listed sites has been  
188 assigned an ECP classification of 1. Except as noted below, all sites and remaining property  
189 comprising Parcel 1A are assigned an ECP classification of 1, 2, 3, or 4. Accordingly, Parcel 1A  
190 is suitable for transfer. However, notifications are required for the potential presence of  
191 OE/UXO, Asbestos Containing Material (ACM), and Lead Based Paint (LBP) within FOST  
192 parcels.

## 193 194 **5.0 REMEDIATION OF FOST PARCEL**

195  
196 For purposes of environmental investigation and remediation, Adak has been divided into three  
197 OUs. OU A addresses soil, sediment, surface water, and groundwater contamination by  
198 CERCLA hazardous substances, pollutants, or contaminants (hereinafter, collectively referred to  
199 as hazardous substances) and by petroleum products. OU A is composed of 58 CERCLA sites  
200 and 128 petroleum sites and encompasses Parcel 1A. OU B addresses OE/UXO areas of  
201 concern. OU B has been divided geographically into OU B-1 (155 sites) and OU B-2 (37 sites).

202  
203 Parcel 1A contains the OU B-1 sites, with the exception of two sites, C3-01 and FB-03. These  
204 sites lie within the boundary of Parcel 1A, but are not suitable for transfer at the present time.  
205 However, remedial activities will be completed by the time of transfer of Parcel 1A. An  
206 addendum to the FOST documenting certification of the completion of cleanup at these two sites  
207 will be included as an attachment to the Final version of the FOST. OU B-2 lies entirely outside  
208 Parcel 1A.

209  
210 The Remedial Investigation (RI) and Feasibility Study (FS) have been completed and a ROD  
211 executed for OU A (U.S. Navy, EPA, and ADEC 1999). All remedial actions selected for OU A  
212 have been completed. The RI/FS (U.S. Navy 2001d) and ROD (U.S. Navy, EPA, and ADEC  
213 2001) have been completed for OU B-1. With the exception of two sites noted above, remedial  
214 actions stipulated under the OU B-1 ROD for sites within Parcel 1A were completed in 2001.  
215 The ROD for OU B-1 was finalized in December 2001.

216  
217 In 1995, the State of Alaska, through the Alaska Department of Community and Regional Affairs  
218 (ADCRA), established a temporary Local Reuse Authority (LRA) consisting of stakeholders  
219 with potential reuse interest in Adak. The first conceptual reuse plan, prepared for the LRA in  
220 1996 by Tryck Nyman Hayes, Inc., presented three reuse scenarios-low use, middle use, and  
221 high use (Tryck Nyman Hayes, Inc. 1996).

222  
223 Thereafter, the Adak Reuse Corporation (ARC) was established to take the role of the LRA. A  
224 “revised final” plan was prepared for ARC by ASCG Consultants and released in August 1998  
225 (ASCG 1998). This plan was further refined (ASCG, 2000) and describes the future land uses

226 envisioned for Adak as (1) residential housing and school facilities (2) industrial and port  
227 facilities, including fishing fleet support, seafood processing, wastewater treatment, power plant  
228 operation, and domestic landfill operations (3) administration of USFWS facilities; and (4)  
229 recreational activities, including fishing, hunting, hiking, and eco-tours. Parcel 1A comprises the  
230 primary reuse property that will be transferred to TAC for residential, recreational, commercial,  
231 and industrial purposes. It contains virtually all of the buildings, utilities, and other  
232 improvements comprising the former Adak Naval Complex.

233

## 234 **5.1 Nature and Extent of Contamination and Other Environmental Issues**

235

236 Beginning in 1986 and continuing through various environmental agreements and regulatory  
237 programs, the Navy has identified Adak sites that have been contaminated by releases of  
238 hazardous substances or petroleum (or sometimes both). Adak was placed on the CERCLA  
239 National Priorities List (NPL) in May 1994.

240

241 Military activities on Adak that had environmental consequences included constructing training  
242 minefields, disposal of ammunition and ordnance, fuel supply, landfills, and vehicle and aircraft  
243 maintenance and repair. Also assessed were materials necessary to support Navy operations on  
244 Adak that have been stored, used, or disposed of on the property, including potentially hazardous  
245 substances such as solvents, paints, and other chemicals.

246

247 Environmental media on Adak affected by releases of hazardous substances were surface and  
248 subsurface soils, surface water, groundwater, and freshwater and marine sediments.

249

250 ***Chemical and Petroleum Contamination.*** The nature and extent of chemical and petroleum  
251 contamination comprising OU A is described in the OU A RI/FS and supporting documents  
252 (U.S. Navy 1995b, 1995c, 1998b, 1999b, 1999c, 1999d, 1999e).

253

254 ***Ordnance.*** Ordnance response, investigation and clearance of ordnance contamination have  
255 been conducted since 1945 in the course of several major efforts, including:

256

- 257 • Navy Explosive Ordnance Disposal (EOD) Incident Responses (1945-1995)  
258 (FWENC 1998a).
- 259 • EOD survey of four OE sites as part of the initial CERCLA investigation (1996).
- 260 • Downtown Adak surveys (1997-98) (FWENC 1997 and 1998b).
- 261 • Potential minefield investigations and clearance of SWMU 2 (training minefield  
262 north of Clam Lagoon 1998 and 2000) (Larson (SSPORTS) 1998, U.S. Navy  
263 2001d).
- 264 • Remote area investigations (1999-2001) for the OU B Preliminary  
265 Assessment/Site Investigation (PA/SI) (FWENC 2000a and 2000b) and the RI/FS  
266 (U.S. Navy 2001d).
- 267 • Remedial actions for OU B-1 sites (After Action Report (AAR), ECC 2002).

268

269 During the course of these investigations and cleanup activities on Adak, a wide variety of  
 270 ordnance items, from small arms ammunition (.22 through .50 caliber), anti-aircraft munitions  
 271 (20-mm, 37-mm, 40- mm), grenades (both hand and rifle-fired), mortars (60- mm, 81- mm), large  
 272 caliber artillery rounds (105- mm, 155- mm), torpedoes, and bombs (incendiary, practice, and  
 273 High Explosive (HE) were discovered, removed, and disposed of by the Navy and its  
 274 contractors. Most, if not all, of these items were stored and managed on the island during and  
 275 after WWII. Use of live ordnance on Adak was primarily limited to training ranges and their  
 276 associated impact areas during the WWII era.

277  
 278 All plans for investigative and cleanup activities to address OE/UXO contamination in Parcel 1A  
 279 have been reviewed and approved by Naval Ordnance Safety and Security Activity (NOSSA)  
 280 and/or DoD Explosives Safety Board (DDESB), prior to initiation of field work. NOSSA and/or  
 281 DDESB also reviewed post-investigation and cleanup reports to ensure OE/UXO clearance was  
 282 conducted as required to support current and future land uses within the parcel. A summary of  
 283 NOSSA and DDESB reviews and recommendations is included in Table 5-1. NOSSA/DDESB  
 284 approval of the FOST for Parcel 1A with respect to OE/UXO contamination is included as  
 285 Exhibit 2.

286  
 287 **Table 5-1. Summary of Ordnance Investigation and Clearance Activities and**  
 288 **Associated NOSSA and DDESB Approvals**  
 289

Ordnance Investigation or Clearance Activity	Year	Approval Authority	Approval Action	Reference
EOD Incident Responses	1945-1995	None	NA	FWENC 1998a
EODMU Eleven Detachment Whidbey survey of 4 sites as part of OU A RI/FS	1996	None	NA	NA
Downtown OE/UXO Surveys	1997-1998	DDESB	Priority I/II areas are "safe for human habitation" allows for interim lease	DDESB Memo, dated 5/1/98
		NOSSA	Agreement with DDESB's endorsement for Priority I/II reuse	NOSSA correspondance 8020 SerN7112/327 (5/18/98)
		NOSSA	Description of conditions for approval of commercial and residential use in Priority III area	NOSSA 8020 Ser N7112/403 (4/17/00)
Superintendent of Shipbuilding, Conversion, and Repair, Portsmouth, Virginia (SSPORTS) clearance of Clam Lagoon minefield	1998	NOSSA	Approval of SWMU #2 clearance workplan	NOSSA 8020 Ser N7112/211 (4/2/98)
	1998-2000	NOSSA	Approval of workplans to investigate potential minefields	NOSSA 8020 Ser N7112/529 (8/10/98)
Site reconnaissances of potential minefields				

Ordinance Investigation or Clearance Activity	Year	Approval Authority	Approval Action	Reference
		DDESB/ NOSSA	Approval for use of potential minefields for “recreational and related purposes”	DDESB correspondence (3/10/99) NOSSA 8020 Ser N7112/197 (3/31/99)
		DDESB/ NOSSA	Approval of removal of restrictions at Clam Lagoon minefield site	DDESB correspondence (no date) NOSSA 8020 Ser N7112/96 (2/3/00)
Remote Area Investigations	1999-2000	DDESB/ NOSSA	Review and approval of work plans	DDESB correspondence (11/4/99) NOSSA 8020 Ser N7112/174 (11/19/99)
		NOSSA	PA/SI “complies with reporting requirements of Ch.12 DOD Std 6055.9”	NOSSA 8020 Ser N7112/229 (3/8/00) and NOSSA 8020 Ser N7112/270(3/16/00)
		NOSSA	Approval of OU B RI/FS workplans	NOSSA 8020 Ser N7112/540 (5/15/00)
OU B-1 RI/FS	2000-2001	NOSSA	Approval of OU B-1 RI/FS	Ongoing
Remedial Action Design Workplans	2001	NOSSA	Approval of RAWP Workplans and Field Change Requests	NOSSA 8020 Ser N7112/8155 and 8153
Explosive Safety Remediation Plan (ESRP)	2001	NOSSA	Approval of ESRP	To Be Determined
Submittal of AAR for OU B-1	2001	DDESB/ NOSSA	Approval of AAR	To Be Determined

290  
291 **Asbestos.** Abatement of friable, damaged and accessible asbestos has occurred in all facilities.  
292 Intact, undisturbed asbestos-containing building materials (ACBMs) remain in place in less than  
293 35 buildings, primarily unoccupied storage space and laid-away facilities (U.S. Navy 1999f and  
294 2000a). The recommended in-place management program for the remaining ACBM is discussed  
295 in *Asbestos Management Plan for Former NAF Adak*, dated November 2000 (U.S. Navy 2000b).  
296

297 The Navy removed loose asbestos debris and abated or remediated (in place) asbestos found in  
298 more than 300 buildings in 1998. In 1999, the Navy demolished abandoned residential structures  
299 at Old Roberts Housing, New Roberts Housing, and Amulet Housing. Qualified workers, in  
300 accordance with regulatory requirements, removed ACBM encountered during these demolition  
301 activities and all ACBM was disposed of in dedicated asbestos cells in Roberts Landfill (U.S.

302 Navy 2001a). The activities summarized in this section have completed the Navy's actions on  
303 Adak and fulfilled their obligations under all applicable regulations.

304  
305 **Lead-Based Paint.** A comprehensive lead-based paint survey has been conducted at Adak (U.S.  
306 Navy 2001b). The current Navy policy governing lead-based paint evaluations is applied by  
307 following the "Lead-Based Paint Guidelines for Disposal of Department of Defense Residential  
308 Real Property – A Field Guide" (Interim Final, December 1999). This field guide incorporates  
309 the policy elements of the DoD / EPA agreement titled "Management of Lead-based Paint in  
310 Residential and Non-Residential Areas at BRAC Properties" (8/14/98) and the DoD policy,  
311 entitled "Lead-Based Paint Policy for Disposal of Residential Real Property."

312  
313 "Target housing" is housing constructed before 1978 in which a child age six (6) years or  
314 younger is expected to reside. This includes facilities that would accommodate children less  
315 than six (6) years of age for extended periods of time, such as day care and schools.  
316 Nonresidential structures identified for reuse are not considered target housing. The housing at  
317 Adak known as Eagle Bay and Sandy Cove was constructed after 1978, and would not be  
318 considered "target housing."

319  
320 When properly managed and maintained, lead-based paint poses little risk. If improperly man-  
321 aged, the deteriorating paint poses adverse health effects to those exposed, especially children  
322 under 6 years of age. It is important to maintain the paint in good condition and to repair and  
323 stabilize damaged paint.

324  
325 Results of the LBP survey are summarized in URS (in progress).

326  
327 **Hazardous Materials/Waste Management.** Comprehensive surveys were conducted in 1997  
328 and 2001 (U.S. Navy 1999a and 2001f) to identify and remove Navy hazardous materials and  
329 hazardous wastes that remained in Adak buildings after operational closure. Reuse activities are  
330 occurring on Parcel 1A, pursuant to a Lease between Navy and the ARC. Under the terms of  
331 that lease, ARC is responsible for properly managing and disposing of all hazardous materials  
332 used and hazardous wastes generated by such reuse activities.

333  
334 **Radon.** Housing units were screened for radon in 1991. All sampling detected levels of radon  
335 well below allowable limits (Martin Marietta 1994). Adak Island does not have the types of  
336 geologic terrane that typically generate radon (Coats 1956,  
337 <http://www.epa.gov/iaq/radon/zonemap.html>, visited 2/14/02).

338  
339 **Radionuclides.** The Navy's Radiological Affairs Support Office (RASO) conducted a  
340 radiological survey of Adak during the summer of 1997 (RASO 1998). No radiological sources  
341 of concern were identified in this comprehensive report.

342  
343 **PCBs.** Sites with Polychlorinated Biphenyl (PCB) contamination were investigated and  
344 remediated under CERCLA and SAERA regulatory authorities. All remediation of these sites,

345 pursuant to the ROD for OU A has been completed. Specific site summaries are described in  
346 Exhibit 3.

347  
348 **Endangered Species.** There are no known plant or wildlife species designated under the federal  
349 Endangered Species Act (ESA) present within Parcel 1A.

350  
351 **Archaeological Resources.** Eight of nine prehistoric sites investigated in 1999 were found to be  
352 eligible for listing on the National Register of Historic Places (National Register). During the  
353 1999 survey, an additional 20 sites were discovered and investigated on the eastern side of the  
354 island. These sites are potentially eligible for inclusion on the National Register. The sites  
355 encompass middens, fire pits, house foundations, and a burial site. The Navy has entered into a  
356 Memorandum of Understanding (MOU) that documents consultation pursuant to Section 106 of  
357 the Historical Preservation Act (HPA).

358  
359 **Historic Resources.** The *Historic and Archaeological Resources Protection (HARP) Plan* (U.S.  
360 Navy 1996b) identified three National Register resources from World War II and four sites  
361 where Cold War mission functions were conducted and potentially eligible for the National  
362 Register. These are:

- 363
- 364 • Adak Army Base and Adak Naval Operating Base National Historical Landmark  
365 (listed on the National Register).
  - 366 • The Old Chapel, sometimes referred to as the Bering Chapel. This chapel is Navy  
367 Facility T-4182 and has been assigned Alaska Heritage Resources Survey  
368 (AHRS) number ADK-155. This building is eligible for the National Register,  
369 but has not been formally listed.
  - 370 • Adak World War II Cultural Landscape Historic District is eligible for the  
371 National Register, but has not been formally listed.
  - 372 • The Circular Disposed Antenna Array, the Mt. Moffett Antenna Complex, the  
373 Naval Facility (NAVFAC) Compound, and the Modified Advanced Underwater  
374 Weapons (MAUW) Compound were considered to have sufficient integrity by the  
375 Alaska SHPO to be eligible for the National Register.
- 376

## 377 **5.2 Analysis of Intended Future Use.**

378

379 Parcel 1A currently contains undeveloped remote areas and residential, commercial and  
380 industrial developed land. Land use following transfer to TAC is expected to remain  
381 fundamentally the same as the Navy use, except at significantly reduced levels (ASCG 2000).  
382 TAC's current development plans for commercial and industrial uses include the use of the  
383 existing airfield, administrative buildings, and the existing port facilities at Sweeper Cove  
384 (including the seafood processing plant in the Blue Shed).

385

385 **5.3 Risk Analysis.**

386

387 All CERCLA sites within Parcel 1A have acceptable levels of risk under the current and future  
388 reuse scenarios, which comprise residential, recreational or industrial land uses. Details are  
389 included in the RI/FS for chemical and petroleum release sites (OU A) (U.S. Navy 1997a), the  
390 OU B-1 RI/FS (U.S. Navy 2001d), and an AAR by ECC (2002).

391

392 **5.4 Demonstration of the Remedial Actions' "Operating Properly and Successfully"**

393

394 CERCLA §120(h)(3) allows federal agencies to provide the requisite deed covenant once a  
395 remedial action is completely constructed and installed, but prior to achieving cleanup  
396 objectives, *if* the agency can demonstrate to the EPA (Regional) Administrator that the remedial  
397 action is "operating properly and successfully" (OPS) (EPA 1996). This term has been  
398 interpreted by EPA to mean that the remedial action is functioning in such a manner that it is  
399 expected to adequately protect human health and the environment when completed.

400

401 As described in the Final 5-Year Review for Adak (U.S. Navy 2001c), removal and remedial  
402 actions *have* been completed at the CERCLA sites and at the majority of petroleum release and  
403 ordnance sites (Exhibit 2). These actions have consisted of the following:

404

- 405 • Removal of underground storage tanks.
- 406 • Removal of contaminated soil and sediment.
- 407 • Treatment of contaminated soil and sediment by biopiles or thermal desorption.
- 408 • Pumping and treatment of groundwater at sites within Parcel 1A.
- 409 • Landfill capping.
- 410 • Monitoring of surface water and groundwater quality.
- 411 • A prohibition on the domestic use of groundwater in the "downtown" area.
- 412 • Installation of fish consumption advisory signs.
- 413 • Clearance of identified OE.
- 414 • Development and administration of an island-wide ordnance awareness  
415 educational program.

416

417 Based on communication between EPA Region 10 and the Navy (see Exhibit 4), no OPS  
418 determination is necessary for the remedies selected for sites within Parcel 1A because the Navy  
419 is able to demonstrate that all remedial actions required in the Records of Decision for OU A and  
420 OU B-1 have been completed..

421

422 **6.0 USE RESTRICTIONS AND NOTIFICATIONS**

423

424 The RODs for OU A and OU B-1 selected various use restrictions or institutional controls that  
425 ensure that the intended use of the property is consistent with protection of human health and the  
426 environment. The ROD establishes Institutional Controls (ICs) as an element of the selected  
427 remedy. Implementation of the land use and institutional controls is set forth in the Final Adak

428 Island Institutional Control Management Plan (ICMP) (U.S. Navy 2001e). Table 6-1 lists  
429 Institutional Control and their associated restrictions.  
430

447 **6.1 Land Use Restrictions**  
448

449 CERCLA, RCRA, and Alaska’s Oil and Hazardous Substances Pollution Control 18 Alaska  
450 Administrative Code (AAC) Chapter 75 require cleanup of hazardous substances that have been  
451 released into the environment to a degree that is determined to be protective of human health and  
452 the environment. The purpose of ICs is to ensure compliance with land use assumptions used in  
453 establishing cleanup levels. The investigations conducted by the Navy, in cooperation with the  
454 ADEC or EPA (or both), resulted in certain restrictions on the land, based on reasonable land-use  
455 considerations. Those land-use restrictions include areas restricted to industrial or outdoor  
456 recreational uses. Applicable land-use restrictions will be noted through equitable servitudes on  
457 the title of the sites where the restrictions apply.  
458

459 **6.1.1 Deeds**  
460

461 There are two types of ICs involving land transfer documents or deeds.  
462

463 **Notices.** 40 Code of Federal Regulations (CFR) Part 373 implementing Section 120(h) of  
464 the CERCLA requires notice of any hazardous substance that was stored for one (1) year  
465 or more, known to be released or disposed of in any contract for the sale or transfer of  
466 property.  
467

468 **Restrictive Covenants.** Navy policy regarding land-use controls requires that the United  
469 States insure that ICs ‘run with the land’ such that the immediate transferee and  
470 subsequent transferees are required to abide by the ICs. State real property laws  
471 determine the form of the restrictive covenant. ADEC draft guidance suggests that the  
472 restrictive covenant should take the form of an ‘equitable servitude.’  
473

474 Deed notices provide information to future purchasers of property by being contained in the title  
475 records of the property to inform future prospective purchasers. An equitable servitude is  
476 included in a deed (or, in the case of Adak, in the Interim Conveyance) by the grantor (seller)  
477 that transfers ownership of real property to the grantee (buyer). Such covenants or servitudes  
478 indicate that the grantor is not giving the grantee every possible right of ownership that could be  
479 given. Rather, the grantor reserves certain rights, and the grantee takes the property subject to  
480 the reserved rights of the grantor. As discussed in the ICMP, the deed or deeds that transfer  
481 parcels of property that have land-use restrictions will contain restrictive covenants or equitable  
482 servitudes that reserve those rights and uses. The grantor has the authority to enforce those  
483 equitable servitudes (reserved uses) against future owners. By this mechanism, the restrictions  
484 will be part of the title of the real property and will run with the land. Consequently, all future  
485 owners of the parcels will not be given the rights that are reserved. An example of an equitable  
486 servitude addressing the ICs is included in Exhibit 1.  
487

488 **6.1.2 Soil Excavation Restrictions**  
489

490 There are two types of soil excavation restrictions included in the ICMP.

491 **IC Excavation Permits Requirements.** The excavation permits are required for each  
492 proposed excavation at each of the institutional controls sites. The permits will be  
493 evaluated to determine whether a proposed project at an institutional control site is  
494 consistent with the land use restrictions.

495  
496 **Absolute Excavation Prohibitions.** At some sites such as former landfills (or where the  
497 remedy in place is a protective cover) excavation by non-Navy personnel is  
498 absolutely prohibited, although recreational land uses that add additional cover (e.g.  
499 ball field, golf course) may be permissible. Navy personnel will be allowed to  
500 excavate for the purposes of repairing caps, installing signs, etc. Additionally,  
501 excavation for the purpose of digging a domestic use well in the downtown area is  
502 prohibited. Excavation is also prohibited in areas where it is necessary to protect the  
503 integrity of the ongoing petroleum cleanups. Such prohibited use will be reflected in  
504 the equitable servitude on the title of the sites that have this restriction.

505

### 506 **6.1.3 Downtown Groundwater Use Prohibition**

507

508 Domestic use of groundwater in the downtown area is restricted due to the potential presence of  
509 petroleum products and other chemicals in the groundwater (see map of groundwater restriction  
510 area in Final ICMP, U.S. Navy 2001e). Domestic groundwater use is defined as that used by  
511 households or transients for human and animal consumption, cooking, bathing, showering,  
512 gardening, irrigation, or use on consumable food products, watering animals and any other  
513 domestic use. Visual inspections will be performed in the downtown area to detect the presence  
514 of unauthorized wells in the restricted area. The groundwater use restriction will be noted  
515 through an equitable servitude on the title of sites that have this restriction.

516

### 517 **6.1.4 Inspections and Reporting**

518

519 The institutional controls identified in this plan will be inspected and reported on an annual basis,  
520 or as necessary. The reports will assess the need for additional, or a reduction in, inspection  
521 requirements, as well as determine whether the institutional controls in place are effective. The  
522 annual reports will be the basis for evaluating the institutional controls effectiveness as part of  
523 the CERCLA 5-year review process. Due to the presence of chemicals above levels that allow  
524 for unrestricted land-use, the former Adak Naval Complex will continue to be subject to 5-year  
525 reviews pursuant to §300.430(f)(4)(ii) of the National Oil and Hazardous Substances Pollution  
526 Contingency Plan (NCP).

527

### 528 **6.1.5 Fishing Advisory and Ordnance Hazard Signs**

529

530 Fishing advisories signs will be posted for subsistence fishers because of low levels of PCBs  
531 detected in bottom fish and blue mussels of Sweeper Cove and Kuluk Bay. The advisory sign  
532 will state that it is recommended that the people limit their meals of rock sole and blue mussels  
533 to two, 8-ounce, servings per week. Such signs will be placed along the shorelines of the

534 affected water bodies. The Adak Elementary School has developed icons concepts for the signs  
535 as part of the ordnance safety awareness education plan.

536  
537 Ordnance hazard signs are in place on the island for sites that are not being transferred (i.e. those  
538 within Parcel 4). When required, they will be replaced with signs containing the icon concept  
539 developed by the Adak Elementary School. Fences and gates are also in place at areas in OU B-  
540 2 that will be retained by the Navy.

#### 541 542 **6.1.6 Ordnance Education Program**

543  
544 The Ordnance Education Program is intended to familiarize on-island residents and visitors  
545 about the need for ordnance awareness (i.e.. “Blue Card” training) on Adak. The ordnance  
546 awareness program is in place and it familiarizes personnel with: 1) the history of ordnance use,  
547 storage, handling and disposal on Adak Island; 2) basic characteristics of OE/UXO items on  
548 Adak; and 3) the procedures that should be followed if a suspected OE/UXO item is  
549 encountered.

### 550 551 **6.2 Parcel 1A Notifications**

#### 552 553 **6.2.1 Hazardous Substances Notification**

554  
555 CERCLA § 120(h)(3) requires that whenever federal property on which hazardous substances  
556 were stored, released or disposed of is transferred, each deed entered into for the transfer of such  
557 property shall include a notice of the type and quantity of such hazardous substances and of the  
558 time at which such storage, release, or disposal took place.

559  
560 *Notifications:* The CERCLA § 120(h)(3) notification will be included in the interim conveyance  
561 documents.

#### 562 563 **6.2.2 Lead-Based Paint**

564  
565 A LBP survey conducted for target housing on Adak confirmed that detectable levels of LBP are  
566 found associated with the exterior door trim and on a few interior walls (U.S. Navy 2001b). The  
567 results of this survey will be provided to the reuser of the property and will identify the presence  
568 of LBP hazards on a surface-by-surface basis. The reuser will be provided a lead hazard  
569 information pamphlet.

570  
571 *Notifications:* In the FOST Parcels, LBP may be present on exterior trim surfaces and some  
572 interior walls of buildings constructed on Adak prior to 1978. No part of the FOST Parcels, or  
573 any buildings, facilities or other improvements thereon, will be used (or permitted for use) for  
574 residential use or by children under six years of age, until lead-based paint in poor condition is  
575 appropriately addressed. Provisions in the LTA make LBP abatement the responsibility of the  
576 reuser, TAC. Abatement must occur within 12 months of the completed risk assessment or the  
577 LBP risk must be reevaluated to ensure that it reflects current conditions.

578 **6.2.3 Asbestos-Containing Building Materials**  
579

580 Currently, ACBMs remain in place in less than 35 buildings that are presently in use. These  
581 areas are used primarily as unoccupied storage space. ACBM also remains in some laid-away  
582 facilities. The majority of ACBM present is non-friable. Intact, undisturbed and appropriately  
583 maintained ACBM does not pose a significant health risk.  
584

585 Asbestos surveys have been conducted by the Navy, and the results of these surveys have been  
586 provided to TAC (U.S. Navy 1999f and 2000a). The recommended in-place management  
587 program for the remaining ACBM is discussed in the *Asbestos Management Plan for Former*  
588 *NAF Adak*, dated November 2000 (U.S. Navy 2000b). This document was provided to TAC.  
589

590 **Notifications:** ACBM exists on Adak. TAC shall, in its use and occupancy of the FOST  
591 Parcels, manage any asbestos in compliance with all federal, state, and local laws.  
592

593 **6.2.4 Ordnance and Explosives**  
594

595 Ordnance on Adak is regulated under several programs, including CERCLA, DDESB, and Navy  
596 Military Operations policies. Documentation of ordnance from historical archives, EOD incident  
597 reports, and ordnance surveys are described in the RI/FS for Operable Unit B-1 (U.S. Navy  
598 2000d). Remedial alternatives and final selected remedies are documented in the OU B-1 ROD  
599 (U.S. Navy 2001h).  
600

601 **Notifications:** Except as noted for sites C3-01 and FB-03, OE within Parcel 1A has been  
602 characterized and cleared, as required under the terms of the OU B-1 ROD. Remedial activities  
603 will be completed at sites C3-01 and FB-03 prior to the transfer of Parcel 1A. An addendum to  
604 the FOST for Parcel 1A certifying the cleanup of these two sites will be included with the final  
605 version of the FOST. OE may still exist on the Adak Naval Complex, regardless of the level and  
606 extent of previous ordnance surveys and clearance. No part of the Navy-retained Parcel 4 (the  
607 SWMU Exclusion Zone) will be used (or permitted for use) for residential or commercial use.  
608 Use is limited to trained EOD technicians or other individuals authorized for entry by the Navy.  
609

610 **6.2.5 Radon**  
611

612 Housing units were screened for radon in 1991. All sampling detected levels of radon well  
613 below allowable limits (Martin Marietta 1994). Adak Island does not have the types of geologic  
614 terrane that typically generate radon.  
615

616 **Notifications:** None.  
617

617 **6.2.6 Radionuclides**

618

619 The Navy's Radiological Affairs Support Office (RASO) conducted a radiological survey of  
620 Adak during the summer of 1997 (RASO 1998). No radiological sources of concern were  
621 identified in this comprehensive report.

622

623 *Notifications:* None.

624

625 **6.2.7 PCBs**

626

627 PCB-containing equipment has been removed from the island. Remediation at sites with  
628 PCB contamination has been completed under the CERCLA program.

629

630 *Notifications:* None.

631

632 **6.2.8 Endangered Species**

633

634 There are no known plant or wildlife species designated under the federal ESA present within  
635 Parcel 1A.

636

637 *Notifications:* None.

638

639 **6.2.9 Archaeological Resources**

640

641 Archaeological surveys have identified pre-historic sites ranging from middens to fire pits and  
642 house foundations. Eight of nine prehistoric sites investigated in 1999 were found to be eligible  
643 for listing on the National Register of Historic Places (National Register). During the 1999  
644 survey, an additional 21 sites were discovered and investigated on the eastern side of the island.  
645 These sites are potentially eligible for inclusion on the National Register. Some of these sites are  
646 contained within Parcel 1A.

647

648 *Notifications:* In compliance with regulations (36 CFR Part 800.05) implementing Section 106  
649 of the National Historic Preservation Act (16 U.S.C. 470) a Memorandum of Agreement (MOA)  
650 was executed in February 1998 among Navy, US Fish and Wildlife Service, the Alaska State  
651 Historic Preservation Officer, and the Advisory Council on Historic Preservation. The MOA  
652 was amended in September 2001 to include information from the 1999 archaeological  
653 investigation. The MOA includes a provision requiring archaeologically sensitive areas to be  
654 identified on a map to be included in the land transfer documents. The Adak Land Transfer  
655 Agreement incorporates the MOA as an appendix.

656

657 **6.2.10 Historic Resources**

658

659 The *Historic and Archaeological Resources Protection (HARP) Plan* (U.S. Navy 1996b), and  
660 subsequent consultations with the Alaska State Historic Preservation Officer resulted in

661 identification of certain properties and structures within Parcel 1A considered as contributing to  
662 the Adak Army Base and the Adak Naval Operating Base National Historic Landmark Site  
663 already on the National Register, and a historic district known as Adak Island Cultural  
664 Landscape Historic District plus one individually eligible historic building (the Old Bering  
665 Chapel) located outside the Cultural Landscape Historic District, determined eligible for listing  
666 on the National Register. Additionally, certain sites and facilities related to Cold War mission  
667 operations were determined eligible for listing on the National Register.  
668

669 **Notifications:** In compliance with regulations (36 CFR Part 800.05) implementing Section 106  
670 of the National Historic Preservation Act (16 U.S.C. 470) a Memorandum of Agreement (MOA)  
671 was executed in February 1998 among Navy, US Fish and Wildlife Service, the Alaska State  
672 Historic Preservation Officer, and the Advisory Council on Historic Preservation. The MOA  
673 contains a provision stipulating that Navy will provide an opportunity for representatives of the  
674 National Park Service and State Historic Preservation Officer to meet on site with representatives  
675 of US Fish and Wildlife Service and TAC prior to property conveyance so that the values that  
676 make the property eligible for the National Register can be discussed and explained, and to give  
677 TAC the opportunity to execute a non-binding agreement to consider these values in their future  
678 use and development of the property. The Adak Land Transfer Agreement incorporates the  
679 MOA as an appendix. The Adak Land Transfer Agreement also contains a provision in which  
680 TAC agreed to grant a conservation easement in the Old Bering Chapel to the State of Alaska.  
681

## 682 **7.0 PUBLIC COMMENTS**

683  
684 On March 5, 2002, public notice of the proposed finding of suitability for transfer of Parcel 1A  
685 to TAC was provided by publication in the Anchorage Daily News Legal Notice section, and the  
686 notice was posted on Adak (see Exhibit 5). Comments were received from xx commenters (see  
687 Exhibit 6). All comments were addressed. See the Responsiveness Summary at Exhibit 7.  
688

## 689 **8.0 COORDINATION WITH REGULATORS**

690  
691 The State of Alaska and U.S. EPA Region 10 were notified of the initiation of the FOST on  
692 March 5, 2002, and invited to participate in reviewing the Draft FOST. For purposes of this  
693 document, the term "State of Alaska" shall mean ADEC, and such other agency or  
694 instrumentality of the State of Alaska as may have or as may acquire, by operation of law,  
695 regulatory jurisdiction concerning response actions. The State of Alaska and U.S. EPA also  
696 were provided a 30-day formal comment period on the Draft FOST, starting March 5, 2002.  
697

## 698 **9.0 FINDING OF SUITABILITY FOR TRANSFER**

699  
700 Parcel 1A has been assessed and evaluated for (a) the presence of hazardous substances and  
701 contamination and (b) the adequacy of ICs, use restrictions, contract provisions, and notifications  
702 to ensure that the intended use of this parcel is consistent with the protection of human health  
703 and the environment. This assessment and evaluation has adequately demonstrated that the

704 proposed use of Parcel 1A by TAC is consistent with the protection of human health and the  
705 environment.

706

707 **CERCLA § 120(h)(3)(A)(ii)(I)**

708 CERCLA § 120(h)(3)(A)(ii)(I) requires that a covenant warranting that all remedial action  
709 necessary to protect human health and the environment with respect to any hazardous substances  
710 remaining on property has been taken prior to property transfer. All remedial actions have been  
711 completed on Parcel 1A. These actions are documented in Sections 5 and 6 and Exhibit 4 of this  
712 FOST.

713

714 **CERCLA § 120(h)(3)(A)(ii)(II)**

715 The covenant required by CERCLA § 120(h)(3)(A)(ii)(II) will be included in the Interim  
716 Conveyance to ensure that additional response actions found to be necessary after the date of  
717 transfer (as a result of DOD activities) will be accomplished by the Navy.

718

719 **CERCLA § 120(h)(3)(A)(iii)**

720 A clause also will be included in the Interim Conveyance granting the United States access to the  
721 Parcel 1A, in any case upon reasonable notice where a remedial action, response action, or  
722 corrective action is found to be necessary after transfer as a result of DoD activities.

723

724 As required under CERCLA § 120(h) and DOD FOST guidance, notification of hazardous  
725 substance and petroleum product activities shall be provided in the conveyance documents.

726

727 Furthermore, adequate public notice of this proposed transfer has been provided, as documented  
728 in Section 7 of this FOST.

729

730 Parcel 1A, therefore, is suitable and eligible under CERCLA for transfer.

731

732 Based upon the above information, I conclude that Department of Defense requirements to reach  
733 a finding of suitability to transfer the subject property have been met, subject to the terms and  
734 conditions set forth in the attached equitable servitude (Exhibit 1).

735

736

737

738

739

740

741

742

743

\_\_\_\_\_(\_\_\_\_/\_\_\_\_/\_\_\_\_)

Captain Albert Verhofstadt  
Civil Engineer Corps, USN  
Commanding Officer  
Engineering Field Activity, Northwest  
Naval Facilities Engineering Command

744 **10.0 REFERENCES**

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**EXHIBIT 1**  
**DRAFT FEDERAL EQUITABLE SERVITUDE, EASEMENT, AND RIGHT OF ENTRY**  
**TO BE INCLUDED IN LAND CONVEYANCE DOCUMENTS**

## **EQUITABLE SERVITUDE, EASEMENT, AND RIGHT OF ENTRY**

This Equitable Servitude, Easement, and Right of Entry (hereinafter “Instrument”) is made by the United States of America, acting by and through the Department of Interior, Bureau of Land Management, whose address is 222 West 7<sup>th</sup> Avenue, Anchorage, Alaska 99513.

WHEREAS, the United States is the owner of certain real property subject to this Instrument (hereinafter the “Property”), which is more particularly described in Exhibit A which is attached hereto:

WHEREAS, the Property is a portion of a site remediated pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (hereinafter “CERCLA”), the Defense Environmental Restoration Program, 10 U.S.C. section 2701 et seq. and 18 Alaska Administrative Code Chapter 75. Under CERCLA, the environmental cleanups were divided into three operable units: Operable Unit A (CERCLA chemical and petroleum sites); Operable Unit B-1 (CERCLA ordnance sites on land proposed as suitable for transfer); and Operable Unit B-2 (CERCLA ordnance sites on land to be retained by the United States and ordnance sites that will be available for transfer after 2002). The Department of the Navy of the United States of America (hereinafter “Navy”), the lead agency under Executive Order 12580, circulated the Record of Decision (hereinafter, along with the Record of Decision for Operable Unit B-1 referenced below, the “ROD”) for Operable Unit A for public review and comment. The Operable Unit A ROD was agreed upon and signed by the Navy and the United States Environmental Protection Agency (hereinafter “US EPA”), and concurred with by the Alaska Department of Environmental Conservation (hereinafter, with its successors in administrative function “ADEC”) in April 2000. The Operable Unit B-1 ROD was agreed upon and signed by the Navy and the US EPA, and concurred in by the ADEC, in December 2001;

WHEREAS the Records of Decision for OUA and OUB-1 are available for inspection in Bureau of Land Management Case File No. [insert number after legislation passed];

WHEREAS, the major components of the selected remedy for the Operable Unit A CERCLA sites included excavation and treatment by thermal desorption of contaminated sediments and soils and recycling of treated sediment and soils as cover material at the

on-island Roberts Landfill; placement of a soil cover on one site; monitoring groundwater for petroleum compounds, semivolatile compounds, and volatile compounds; and implementing institutional controls on property to prohibit potential exposure to hazardous substances left on site;

WHEREAS, the major components of the selected remedy for the Operable Unit A petroleum sites included removal and treatment of petroleum-contaminated soils to meet State of Alaska cleanup requirements; recycling of treated soils as cover material at the on-island Roberts Landfill; monitored natural attenuation of petroleum chemicals in soil and groundwater; free-product recovery to the maximum extent practicable as an interim remedial measure, followed by final remediation to achieve cleanup levels under State of Alaska requirements for soils and groundwater; and implementing institutional controls to minimize the potential for direct contact, to restrict groundwater use, and/or to restrict excavation until remedial objectives have been met;

WHEREAS, the major components of the selected remedy for the Operable Unit B-1 ordnance sites are no further action with unlimited land use and maintenance of an educational awareness program for on-island residents and visitors;

WHEREAS, the Navy has not proposed remedies or completed remedial actions on the Property encompassing Operable Unit B-2, which generally includes lands to be retained by the United States;

WHEREAS, the United States has determined that the recording of this Instrument is necessary as an institutional control to effectuate certain requirements of the ROD; and

WHEREAS, the requirements, rights, covenants, conditions, prohibitions and restrictions of this Instrument (hereinafter "Provisions") are intended to protect human health and the environment.

NOW, THEREFORE, pursuant to the laws of Alaska and the common law, the United States does hereby reserve forever, subject to conditions, restrictions and limitations of record, an equitable servitude, easement, and right of entry over the Property of the nature and character and to the extent set forth below.

#### PROHIBITED ACTIVITIES:

##### 1. **Downtown Area.**

Unless otherwise specifically authorized in writing by the Department of the Navy the activities listed below are prohibited by any person or entity in the Downtown Area:

- (a) Any domestic use of Groundwater (the term "Groundwater" shall mean water beneath the surface of the ground), by extraction through wells or other means. Domestic use is defined as that used by households or transients for human and animal consumption, cooking, bathing, showering, gardening, irrigation, or use on consumable food products, watering animals and any other domestic use.

- (b) The injection or release of any fluids that may affect the flow direction of a chemical plume [in areas with chemically affected Groundwater].
- (c) Any action at or use of the Downtown Area, including, without limitation, subsurface utility repairs, construction or excavation activities, that results in or is reasonably likely to interfere with or impair the integrity of Groundwater monitoring wells or recovery systems or other structures, systems, procedures or devices constructed or implemented at the Property for cleanup.

A map generally depicting the Downtown Area is attached hereto as Exhibit B.

2. **Solid Waste Management Units 10, 14, 15, 16, 17, 24, 55, 60, 61 and 67, Source Areas 73, 77, 78, 80, 82, and 88; Antenna Field, USTs ANT-1, ANT-2, ANT-3, and ANT-4; Former Power Plant, Building T-1451; ROICC Contractor’s Area (UST ROICC 8); Runway 5-23 Avgas Valve Pit; GCI Compound, UST GCI-1; NMCB Building Area; UST, T-1416 Expanded Area; NORPAC Hill Seep Area; UST 10578, South of Runway 18-36 Area; Tanker Shed, UST 42494, and Yakutat Hangar, UST T-2039-A.**

Unless specifically authorized in writing by the Department of the Navy, the activity listed below is prohibited by any person or entity, in the Solid Waste Management Units 10, 14, 15, 16, 17, 24, 55, 60, 61 and 67, Source Areas 73, 77, 78, 80, 82, and 88, Antenna Field, USTs ANT-1, ANT-2, ANT-3, and ANT-4, Former Power Plant, Building T-1451, ROICC Contractor’s Area (UST ROICC 8), Runway 5-23 Avgas Valve Pit, GCI Compound, UST GCI-1, NMCB Building Area, Underground Storage Tank, T-1416 Expanded Area, NORPAC Hill Seep Area, UST 10578, South of Runway 18-36 Area, Tanker Shed, UST 42494, and Yakutat Hangar, UST T-2039-A: Residential Land Use (the term “Residential Land Use” shall include permanent or temporary living accommodations, child care facilities, schools, playgrounds, and hospitals).

3. **Solid Waste Management Units 18, 19, and 25 (White Alice and Roberts Landfills, respectively).**

Unless specifically authorized in writing by the Department of the Navy, the activities listed below are prohibited by any person or entity, except Department of the Navy personnel or their authorized representative:

- (a) excavation of soils or other materials; and
- (b) any activity that disturbs the ground surface of the landfill caps or its drainage system.

A map generally depicting the areas identified in Paragraphs 2 and 3 is attached hereto as Exhibit C.

## RIGHT OF ENTRY

The United States shall have reasonable right of entry and access to the Property for inspection, monitoring, and other activities consistent with the purposes of this Equitable Servitude, CERCLA 42 U.S.C. Section 9620(h)(3)(A)(iii) and in accordance with the *Agreement Concerning the Conveyance of Property at the Adak Naval Complex, Adak, Alaska, dated September 20, 2000, between the United States acting through the Secretary of Interior and the Secretary of the Navy, and The Aleut Corporation.*

## GENERAL PROVISIONS

- a. This Instrument is for the benefit of the United States and includes the perpetual right to enforce and implement the Provisions herein. Nothing herein shall be deemed to create in any third party the right to enforce this Instrument.
- b. All real estate, lots, parcels, or portions thereof located within or on the Property, and any lease, conveyance, or transfer covering or describing any part thereof or interest therein, shall be subject to the Provisions herein. By acceptance of such conveyance or transfer, each lessee, transferee or grantee and each of their heirs, successors, transferees or assigns agrees to be bound by the Provisions herein.
- c. The Provisions herein shall run with the land in perpetuity and shall be binding upon the United States, its successors, and assigns.
- d. To the maximum extent permitted by law, the Provisions herein shall not be subject to waiver or abandonment due to non-enforcement or violation of this Instrument or any of the Provisions herein on all or any portion of the Property. No waiver of the breach of any of the Provisions herein shall constitute a waiver of a subsequent breach of the same Provision or any other Provision. No right of action shall accrue for or on account of the failure of any person to exercise any right created by this Instrument nor for imposing any Provision, which may be unenforceable.
- e. This Instrument may be enforced by the United States on behalf of the United States Navy in a court of law. The interpretation and performance of this Instrument shall be governed by the laws of Alaska.
- f. Upon violation of any of the Provisions herein, the United States may seek any available legal or equitable remedy to enforce this Instrument and shall be entitled to recover damages for violations of the Provisions herein under applicable federal or state law.

g. Any notice, demand, request, consent, approval, or communication that a party desires or is required to give another shall be in writing and shall either be served personally or sent by first class mail, postage prepaid, addressed as follows:

To The United States:  
[Name and Address]

h. The determination that any Provision herein, or its application to any person or circumstance, is invalid shall not affect any other Provision herein or its application and the other Provisions herein shall remain in full force and effect.

i. Any general rule of construction to the contrary notwithstanding, this Instrument shall be construed so as to effect the purpose for which it was reserved by the United States. Any ambiguities shall be resolved in a manner that best accomplishes the purpose of this Instrument.

j. The United States shall include in any instrument conveying any interest in any portion of the Property a notice that is in substantially the following form:

NOTICE: The interest conveyed hereby is subject to an Equitable Servitude, Easement, and Right of Entry dated\_\_\_\_\_, 2002, recorded on \_\_\_ date at (AM/PM) by Serial No. \_\_\_\_\_, the Aleutian Islands Recording District, Third Judicial District, State of Alaska, in favor of, and enforceable by, the United States.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

---

(Signature)

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(Typed or printed name)

Notary Public in and for the State of \_\_\_\_\_  
residing at \_\_\_\_\_.  
My commission expires: \_\_\_\_\_

(SEAL)

**EXHIBIT 2**  
**NOSSA/DDESB LETTER OF CONCURRENCE WITH FOST FOR**  
**ORDNANCE-RELATED ISSUES**

**EXHIBIT 3**  
**ENVIRONMENTAL CONDITION CLASS OF CHEMICAL, PETROLEUM,  
ORDNANCE SITES, AND TEMPORARY ACCUMULATION POINTS (TAPS)**

**Environmental Condition of Chemical, Petroleum, and Ordnance Sites  
and TAP Sites on Adak in CERFA Parcel 1A**

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
<b>PARCEL 1A, ADAK EXCHANGE LANDS LOCATED IN OU B-1- ORDNANCE SITES</b>						
AP-01	5-4	WWII Ammunition Pier - Land-based Area	CERCLA	o	Historical ordnance transfer area. No OE/UXO found during Priority I and II Area Investigation. NOFA selected in OU B1 ROD.	1
AP-02	5-4	WWII Ammunition Pier - Area beneath the former pier	CERCLA	o	Historical ordnance transfer area. RI/FS complete.	1
BC-04 <sup>e</sup>	NS	Blind Cove/Campers Cove Range Safety Fan #1	CERCLA	o	Historical range safety fan for 155-mm gun. Area overlies LEPs 1 and 3. NOFA selected in the OU B1 ROD.	1
BC-07 <sup>e</sup>	5-4	Blind Cove/Campers Cove Firing Point #2	CERCLA	o	Historical firing point for 155-mm gun. RI complete. No OE/UXO found. NOFA selected in OU B1 ROD	1
BC-08 <sup>e</sup>	NS <sup>f</sup>	Blind Cove/Campers Cove Range Safety Fan #2	CERCLA	o	Historical range safety fan for 155-mm gun. Area overlies LEPs 1 and 3. NOFA selected in the OU B1 ROD.	1
B1-02 <sup>e</sup>	NS	Bay of Islands Impact Area - Range Safety Fan	CERCLA	o	Historical range safety fan for 155-mm gun. Area overlies LEPs 1A, 1B and 2. NOFA selected in OU B1 ROD.	1
CWS-01	5-4	Chemical Warfare Materials Warehouses	CERCLA	o	Historical storage site for CWM. Preliminary Source Evaluation completed during OU A investigations. No evidence of residuals or impact found. NOFA selected in OU B1 ROD.	1
C3-01A	5-4	Combat Range #3 - Eastern Disposal Site	CERCLA	o	Site located within historical maneuver area. Disposal area found during site investigation. OE/UXO removed. RI/FS and remedial action not complete.	7 <sup>h</sup>
C3-01B	5-4	Combat Range #3 - Single Mortar #1 in C3-01	CERCLA	o	Site located within historical maneuver area. Single mortar found and removed during site investigation. RI/FS complete.	4
C3-01C	5-4	Combat Range #3 - Single Mortar #2 in C3-01	CERCLA	o	Site located within historical maneuver area. Single mortar found and removed during site investigation. RI/FS complete.	4
C3-01D	5-4	Combat Range #3 - Single Mortar #3 in C3-01	CERCLA	o	Site located within historical maneuver area. Single mortar found and removed during site investigation. RI/FS complete.	4

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
C3-01E	5-4	Combat Range #3 - Single Mortar #4 in C3-01	CERCLA	o	Site located within historical maneuver area. Single mortar found and removed during site investigation. RI/FS not complete.	7 <sup>#</sup>
C3-01F	5-4	Combat Range #3 - Remainder of C3-01	CERCLA	o	Historical maneuver area. RI complete. No OE/UXO found. NOFA selected in OU B1 ROD.	1
C3-02	5-4	Combat Range #3 - Mortar Site	CERCLA	o	Site located within historical maneuver area. Single mortar found and removed during site investigation. RI complete.	4
C3-04A	5-4	Combat Range #3 - Bomb Booster Site	CERCLA	o	Site located within historical maneuver area. Bomb booster found and removed during site investigation. RI/FS complete.	4
C3-04B <sup>c</sup>	5-4	Combat Range #3 - Remainder	CERCLA	o	Historical maneuver area. RI complete. No OE/UXO found. NOFA selected in OU B1 ROD.	1
C6-01A	5-4	Combat Range #6 - Mortar Impact Area	CERCLA	o	Site located within historical maneuver area. Mortars found and removed during site investigation. RI/FS and remedial action complete.	4
C6-01B <sup>c</sup>	5-4	Combat Range #6 - Area Within the Military Reservation	CERCLA	o	Historical maneuver area. RI complete. Single rifle grenade found and removed during RI. NOFA selected in OU B1 ROD.	1
MM-12 <sup>c</sup>	5-4	Mt. Moffett Impact Area – Range Safety Fan #1	CERCLA	o	Historical range safety fan for 155-mm gun. Area overlies LEPs 1B and 4. NOFA selected in the OU B1 ROD.	1
MM-13 <sup>c</sup>	5-4	Mt. Moffett Impact Area – Range Safety Fan #2	CERCLA	o	Historical range safety fan for 90-mm gun. Area overlies LEPs 1A & B and 4. NOFA selected in the OU B1 ROD.	1
MM-15 <sup>c</sup>	5-4	Mt. Moffett Impact Area – Range Safety Fan #3	CERCLA	o	Historical range safety fan for 90-mm gun. Area overlies LEPs 1A & B and 4. NOFA selected in the OU B1 ROD.	1
MM-16 <sup>c</sup>	5-4	Mt. Moffett Impact Area – Range Safety Fan #4	CERCLA	o	Historical range safety fan for 90-mm gun. Area overlies LEPs 1A & B and 4. NOFA selected in the OU B1 ROD.	1
MM-18 <sup>c</sup>	5-4	Mt. Moffett Impact Area – Range Safety Fan #5	CERCLA	o	Historical range safety fan for 90-mm gun. Area overlies LEPs 1A & B and 4. NOFA selected in the OU B1 ROD.	1

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
MM-19 <sup>e</sup>	5-4	Mt. Moffett Impact Area – Range Safety Fan #6	CERCLA	o	Historical range safety fan for 90-mm gun. Area overlies LEPs 1A & B and 4. NOFA selected in the OU B1 ROD.	1
MM-21 <sup>e</sup>	5-4	Mt. Moffett Impact Area – Range Safety Fan #7	CERCLA	o	Historical range safety fan for 155-mm gun. Area overlies LEPs 1A & B and 4. NOFA selected in the OU B1 ROD.	1
DL-01	5-4	Davis Lake Ordnance Warehouses	CERCLA	o	Warehouses historically assigned to Davis Lake Ordnance Group. No OE/UXO found during preliminary site investigation or Priority Area I & II Investigation. NOFA selected in OU B1 ROD.	1
DM-01	5-4	Lake De Marie Impact Area - Mortar Impact Area	CERCLA	o	Site located within historical 90-mm target area. RI complete. No OE/UXO found. NOFA selected in OU B1 ROD.	1
DM-03	5-4	Lake De Marie Impact Area - Firing Point #1	CERCLA	o	RI complete. No OE/UXO found. NOFA selected in OU B1 ROD.	1
DM-04 <sup>e</sup>	NS	Lake De Marie Impact Area - Range Safety Fan #1	CERCLA	o	Historical range safety fan for 90-mm gun. Area overlies LEP 1. NOFA selected in the OU B1 ROD.	1
DM-05	5-4	Lake De Marie Impact Area - Firing Point #2	CERCLA	o	RI complete. No OE/UXO found. NOFA selected in OU B1 ROD.	1
DM-06B <sup>c</sup>	5-4	Lake De Marie Impact Area - Remainder	CERCLA	o	RI complete. No OE/UXO found. NOFA selected in OU B1 ROD.	1
FBAP-01	5-4	Finger Bay Ammunition Pier - Land-based Area	CERCLA	o	Historical ordnance transfer point. No OE/UXO found during site investigation. NOFA selected in OU B1 ROD.	1
FBAP-02	5-4	Finger Bay Ammunition Pier - Area beneath the former pier	CERCLA	o	Historical ordnance transfer point. RI/FS complete.	1
FBDS-01	5-4	Finger Bay Dynamite Storage Area	CERCLA	o	No OE/UXO found during site investigation. NOFA selected in OU B1 ROD.	1
FB-01	5-4	Finger Bay Impact Area - Mortar Firing Site	CERCLA	o	RI/FS complete.	1
FB-02	5-4	Finger Bay Impact Area - Mortar Range Safety Fan	CERCLA	o	Historical range safety fan for mortar target area. NOFA selected in OU B1 ROD.	1
FB-03	5-4	Finger Bay Impact Area - Mortar Impact Area	CERCLA	o	RI not complete.	7 <sup>#</sup>
FB-04	5-4	Finger Bay Impact Area - Projectile Firing Site	CERCLA	o	RI/FS complete.	1

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FB-05	5-4	Finger Bay Impact Area - Projectile Range Safety Fan	CERCLA	o	Historical range safety fan for projectile target area. NOFA selected in OU B1 ROD.	1
FB-06	5-4	Finger Bay Impact Area - Projectile Impact Area	CERCLA	o	RI complete. No OE/UXO found. NOFA selected in OU B1 ROD.	1
FB-07	5-4	Finger Bay Impact Area - Abandoned Mortar Site	CERCLA	o	RI complete. Three OE items found and removed during site investigation. NOFA selected in OU B1 ROD.	4
FB-08	5-4	Finger Bay Impact Area - Flare Disposal Site	CERCLA	o	RI complete. Partially burned flares found and removed during investigation. NOFA selected in OU B1 ROD.	4
FB-09	5-4	Finger Bay Impact Area - Rifle Grenade Site	CERCLA	o	RI complete. Single rifle grenade found and removed during site investigation. NOFA selected in OU B1 ROD.	4
GUN-01 <sup>c</sup>	5-4	20-mm Gun Emplacements	CERCLA	o	RI/FS complete (Parcel 1 locations only).	1
GUN-02 <sup>c</sup>	5-4	37-mm Gun Emplacements	CERCLA	o	RI/FS complete (Parcel 1 locations only).	1
GUN-03 <sup>c</sup>	5-4	40-mm Gun Emplacements	CERCLA	o	RI/FS complete (Parcel 1 locations only).	1
HH-01	5-4	Hammer Head Cove - Remainder	CERCLA	o	No documented historical ordnance use. NOFA selected in OU B1 ROD.	1
HH-02	5-4	Hammer Head Cove - Impact Area	CERCLA	o	Historical target area for .50-caliber weapons. NOFA selected in OU B1 ROD.	1
HL-01	5-4	Haven Lake Ammunition Storage Area - HE Hand Grenade Site	CERCLA	o	Site located within historical ordnance storage area. Single HE Hand Grenade found and removed during site investigation. RI complete. NOFA selected in OU B1 ROD.	4
HL-02	5-4	Haven Lake Ammunition Storage Area - 60-mm PD Fuze Site	CERCLA	o	Site located within historical ordnance storage area. Single point detonating fuze found and removed during site investigation. RI complete. NOFA selected in OU B1 ROD.	4
HL-03	5-4	Haven Lake Ammunition Storage Area - Remainder	CERCLA	o	Historical ordnance storage area. No OE/UXO found during site investigation. NOFA selected in OU B1 ROD.	1
HP-01	5-4	Husky Pass Training Area	CERCLA	o	Historical maneuver area. RI/FS complete.	4
MC-01	5-4	Mobile Advanced Underwater Weapons (MAUW) Complex	CERCLA	o	Abandoned ordnance found near site during OU A investigation. No OE/UXO found during Priority I & II Investigation. NOFA selected in OU B1 ROD.	1
MF-04 to MF 28	5-4	All Potential Minefield Locations Outside of Parcel 4	CERCLA	o	No OE/UXO found during Minefield Investigation. NOFA selected in OU B1 ROD. (25 sites)	1

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ML-01A	5-4	Mitt Lake Impact Area - Mortar Impact Area	CERCLA	o	Mortars found and removed during RI. RI/FS and remedial action complete.	4
ML-01B	5-4	Mitt Lake Impact Area - Single Mortar Site	CERCLA	o	Single mortar found and removed during site investigation. RI/FS complete.	4
ML-01C	5-4	Mitt Lake Impact Area - Remainder of ML-01	CERCLA	o	RI complete. No OE/UXO found. NOFA selected in OU B1 ROD.	3
ML-02A	5-4	Mitt Lake Impact Area - Single Mortar	CERCLA	o	Single 20-mm projectile found and removed during RI. RI/FS complete.	4
ML-02B	5-4	Mitt Lake Impact Area - 20/40-mm Impact Area	CERCLA	o	Numerous single 20-mm projectiles found and removed during RI. RI/FS complete.	4
ML-03	5-4	Mitt Lake Impact Area - Mortar Fuze Casing Area	CERCLA	o	Single mortar fuze casing found and removed during site investigation. RI complete. NOFA selected in OU B1 ROD.	4
ML-04	5-4	Mitt Lake Impact Area - 20-mm Outlier	CERCLA	o	Single 20-mm projectile found and removed during site investigation. RI complete. NOFA selected in OU B1 ROD.	4
ML-05	5-4	Mitt Lake Impact Area- Bivouac 20 mm	CERCLA	o	Single 20-mm projectile found and removed during site investigation. RI complete. NOFA selected in OU B1 ROD.	4
ML-06	5-4	Mitt Lake Impact Area- Suspected Maneuver Area	CERCLA	o	Single ammo clip of blanks found and removed during site investigation. NOFA selected in OU B1 ROD.	4
ML-07	5-4	Mitt Lake Impact Area- Range Safety Fan	CERCLA	o	No OE/UXO found during site investigation. NOFA selected in OU B1 ROD.	1
NM-02	5-4	NAF/Lake De Marie Magazine - Multiple CAD Site	CERCLA	o	Located within historical ordnance storage area. CADs found and removed during site investigation. RI complete. NOFA selected in OU B1 ROD.	4
NM-03	5-4	NAF/Lake De Marie Magazine - Single CAD Site	CERCLA	o	Located within historical ordnance storage area. Single CAD found and removed during site investigation. RI complete. NOFA selected in OU B1 ROD.	4

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NM-04	5-4	NAF/Lake De Marie Magazine - Hand Grenade Site	CERCLA	o	Located within historical ordnance storage area. Single hand grenade found and removed during site investigation. RI complete. NOFA selected in OU B1 ROD.	4
NM-05	5-4	NAF/Lake De Marie Magazine - Remainder	CERCLA	o	Historical ordnance storage area. No OE/UXO found during site investigation. NOFA selected in OU B1 ROD.	1
NSGA -01	5-4	Naval Security Group Activity Magazine	CERCLA	o	Historical ordnance storage area. No OE/UXO found during site investigation. NOFA selected in OU B1 ROD.	1
SB-02 <sup>c</sup>	NS	Scabbarb Bay Impact Area - Range Safety Fan #1	CERCLA	o	Historical range safety fan for 90-mm gun. Area overlies LEPs 1 and 3. NOFA selected in the OU B1 ROD.	1
SB-03 <sup>c</sup>	NS	Scabbarb Bay Impact Area - Range Safety Fan #1	CERCLA	o	Historical range safety fan for 90-mm gun. Area overlies LEPs 1 and 3. NOFA selected in the OU B1 ROD.	1
SB-04 <sup>c</sup>	NS	Scabbarb Bay Impact Area - Range Safety Fan #1	CERCLA	o	Historical range safety fan for 90-mm gun. Area overlies LEPs 1 and 3. NOFA selected in the OU B1 ROD.	1
SH-01	5-4	Shagak Bay Gun Emplacement	CERCLA	o	RI/FS complete.	1
SAR-06 through SAR-15	5-4	All Small Arms Ranges Outside of Parcel 4	CERCLA	o	Investigated during the OU A work. NOFA selected in the OU B1 ROD.	1
SA92-01	5-4	Source Area #92 - Finn Field Bomb Burn Site	CERCLA	o	Investigated and remediated during OU A work. NOFA selected in OU B1 ROD.	3
UA-01	5-4	Urban Area - Flare Site	CERCLA	o	OE found and removed during site investigation. RI complete. NOFA selected in OU B1 ROD.	4
UA-02	5-4	Urban Area - Incendiary Bomblet Area	CERCLA	o	OE found and removed during site investigation. RI complete. NOFA selected in OU B1 ROD.	4
UA-03	5-4	Urban Area - Priority Areas I and II Remainder	CERCLA	o	OE/UXO found and removed during Priority Area I and II Investigation. NOFA selected in OU B1 ROD.	4
UA-04	5-4	Urban Area - Priority Area III Remainder	CERCLA	o	OE/UXO found and removed during Priority Area III Investigation. NOFA selected in OU B1 ROD.	4
RW-01	5-4	WWII Runway Ordnance Handling Area - Practice Bomb Site	CERCLA	o	Single practice bomb found and removed during Priority Area III Investigation. RI/FS complete. NOFA selected in OU B1 ROD.	4

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RW-02	5-4	WWII Runway Ordnance Handling Area - Remainder	CERCLA	o	No OE/UXO found during priority area investigations. NOFA selected in OU B1 ROD.	1
TBS-01	5-4	WWII Temporary Bomb Storage	CERCLA	o	No OE/UXO or evidence of impact found during Priority Area I and II Investigation. NOFA selected in OU B1 ROD.	1
ZP-01	5-4	Zeto Point Impact Area	CERCLA	o	RI complete. No OE/UXO found. NOFA selected in OU B1 ROD.	1
<b>PARCEL 1A, ADAK EXCHANGE LANDS LOCATED IN OU B-1 - CHEMICAL SITES</b>						
SWMU 2	5-1	SWMU 2, Causeway Landfill and Minefield	CERCLA	PCBs, PAHs, m	Landfill was investigated under CERCLA. Minefield area was cleared of ordnance by the Navy in 1998. Institutional controls selected for landfill in OU A ROD.	4
SWMU 3	5-1	SWMU 3, Clam Lagoon Landfill	CERCLA	---	Not a landfill. No COPCs detected in soils. NOFA selected in OU A ROD.	1
SWMU 4	5-1	SWMU 4, South Davis Road Landfill	CERCLA	PCBs, PAHs, m	This landfill received construction debris from Mitchell Airfield. Area has been covered and contoured. COPCs in subsurface soils were determined to pose excessive risk to ecological receptors. Institutional controls were selected in OU A ROD.	4
SWMU 5	5-1	SWMU 5, North Davis Road Landfill	CERCLA	---	This site is not a landfill; it was misidentified. No COPCs noted. NOFA selected in OU A ROD.	1
SWMU 10	5-1	SWMU 10, Old Baler Building	CERCLA	PCBs, m, PAHs	Refuse baler; demolished in 1992. COPCs in soils. Institutional controls selected in OU A ROD.	4
SWMU 11	5-1	SWMU 11, Palisades Landfill	CERCLA	ms	Landfill closed in 1970. Interim remedial action completed. Institutional controls and monitoring selected in OU A.	4
SWMU 13	5-1	SWMU 13, Metals Landfill	CERCLA	m	Landfill active until 1993. Remedial action under RCRA completed early in 1997 by capping, re-contouring, and re-vegetating the landfill. Shoreline stabilization has been implemented during the 2000 field season. Institutional controls and monitoring selected in OU A ROD.	4
SWMU 16	5-1	SWMU 16, Former Firefighting Training Area	CERCLA	PCBs, PAHs, s	Burn pits for firefighting training used 1970-1989. As part of interim remedial action, burn pit soils were removed and treated in 1996, and PCB-contaminated soil	4

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					was disposed of off site in 1997. Institutional controls were selected in the OU A ROD.	
SWMU 16A	5-1	SWMU 16A, PCB Stockpile Area (subarea of SWMU 16)	CERCLA	PCBs	A limited soil removal was performed during 1996. Institutional controls were selected for SWMU 16A in the OU A ROD.	4
SWMU 18	5-1	SWMU 18, South Sector Drum Disposal Area	CERCLA	ms	In 1992, 20 empty drums were removed to Roberts Landfill. Institutional controls and monitoring selected in OU A ROD.	4
SWMU 19	5-1	SWMU 19, Quarry Metal Disposal Area	CERCLA	ms	Site was a permitted landfill now located within the current White Alice Landfill. Groundwater monitoring in progress. Institutional controls and monitoring selected in OU A ROD.	4
SWMU 20	5-1	SWMU 20, White Alice/Trout Creek Disposal Area	CERCLA	PAHs	Approximately 100 55-gallon drums and about 7 cubic yards of soils containing PCBs removed in 1992. PCBs, cPAHs, and lead are COPCs in soils. Institutional controls selected in OU A ROD.	4
SWMU 21A	5-1	SWMU 21A, White Alice Upper Quarry	CERCLA	PCBs	The site was a quarry and location where drums of PCB-containing oil were disposed of. PCB-contaminated soil was removed and cover was set in place in 1992. Institutional controls selected in OU A ROD.	4
SWMU 21B	5-1	SWMU 21B, White Alice Lower Quarry	CERCLA	ms	Drum and debris site. Removal action completed in 1993. NOFA selected in OU A ROD.	4
SWMU 21C	5-1	SWMU 21C, White Alice East Disposal Area	CERCLA	PAHs	Construction, asphaltic debris deposited. No inorganics exceeded background values. NOFA selected in OU A ROD.	4
SWMU 23	5-1	SWMU 23, Heart Lake Drum Disposal Area	CERCLA	PCBs, m, PAHs	20 drums and a tank were removed in 1994. Very low levels of COPCs in soil. Institutional controls selected in OU A ROD.	4
SWMU 25	5-1	SWMU 25, Roberts Landfill	CERCLA	ms	Landfill has been used since 1950. The entire landfill will be closed under Alaska DEC solid waste regulations. Institutional controls selected in OU A ROD. Groundwater monitoring in progress.	4

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SWMU 26	5-1	SWMU 26, Mitt Lake Drum Disposal Area	CERCLA	m	Empty drums removed 1980-1982; original contents (if any at time of disposal) unknown. Copper detected; limited removal of stained soil conducted. NOFA selected in OU A ROD.	3
SWMU 27	5-1	SWMU 27, Lake Leone Drum Disposal Area	CERCLA	ms	Approximately 100 drums were deposited in pond in late 1970s to early 1980s. Drums were removed in 1997 and sediments were covered. NOFA selected in OU A ROD.	4
SWMU 28	5-1	SWMU 28, Lake Betty Drum Disposal Area	CERCLA	ms	30-gal drums of bleach and debris removed in 1994. NOFA selected in OU A ROD.	4
SWMU 29	5-1	SWMU 29, Finger Bay Landfill	CERCLA	PCBs, m, PAHs	Landfill used for refuse disposal. Drums removed in 1996. Very low levels of COPCs detected in soil and groundwater. Groundwater monitoring in progress. Institutional controls selected in OU A ROD.	3
SWMU 30	5-1	SWMU 30, Magazine 4 Landfill	CERCLA	ms	Site is not a landfill; it was misidentified. Additional sediment sampling completed. NOFA selected in OU A ROD.	3
SWMU 42	5-1	SWMU 42, GSE Steam Clean Oil/Water Separator	CERCLA	p	Oil/water separator showed no leaks. No further work warranted if unit is no longer in use; otherwise, normal maintenance required. NOFA selected in OU A ROD.	2
SWMU 43	5-1	SWMU 43, AIMD Acid Battery Storage Area	CERCLA	m	Drained batteries stored outside on concrete; neutralized and stored in drum. Batteries removed. NOFA selected in OU A ROD.	3
SWMU 51	5-1	SWMU 51, NSGA Transportation Building 10354 Waste Storage Area	CERCLA	m and p	Damaged batteries within building removed. Petroleum hydrocarbons detected in earlier investigations. No COPCs noted. NOFA selected in OU A ROD.	3
SWMU 52, 53, 59	5-1	SWMUs 52, 53, and 59, Former Loran Station	CERCLA	PCBs, m, PAHs	Potentially hazardous debris and USTs in abandoned buildings were removed in 1990 and 1991. Institutional controls selected in OU A ROD.	4
SWMU 54	5-1	SWMU 54, NMCB Battery Storage Area	CERCLA	m	In 1991, a few batteries stored on ground were flipped over, with soil staining. In 1993, no batteries or staining observed. NOFA selected in OU A ROD.	3
SWMU 65	5-1	SWMU 65, Contractor's Camp Fire/Demolition Site	CERCLA	ms	This location has been burned and burned/twisted rubble are present. No source identified. No staining observed in	3

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					1993. No COPCs identified. NOFA selected in OU A ROD.	
SWMU 66	5-1	SWMU 66, Palisades Lake PCB Spill	CERCLA	PCBs	Stained soil noted at the site but records indicate no PCBs in transformers. Sampling in 1986 and 1988 showed no PCBs. NOFA selected in OU A ROD.	3
SWMU 67	5-1	SWMU 67, White Alice PCB Spill Site	CERCLA	PCBs, PAHs	A PCB spill occurred in 1982. The PCB spill area was capped. Institutional controls selected in OU A ROD.	4
SWMU 68	5-1	SWMU 68, New Pesticide Storage Area	CERCLA	Pesticides	Pesticide storage since 1987. NOFA selected in OU A ROD.	3
SWMU 69	5-1	SWMU 69, Ski Lodge Waste Pile	CERCLA	ms	Timbers, metal, empty drums. NOFA selected in OU A ROD.	3
SWMU 70	5-1	SWMU 70, Davis Road Asphalt Drums	CERCLA	PAHs	Several asphalt drums removed in 1991. NOFA selected in OU A ROD.	3
SWMU 71	5-1	SWMU 71, NSGA Fueling Facility	CERCLA	---	Drums of linseed oil removed. No COPCs identified. NOFA selected in OU A ROD.	1
SWMU 72	5-1	SWMU 72, NSGA Transportation Building 10354	CERCLA	ms	Batteries and debris removed. NOFA selected in OU A ROD.	2
SA 75	5-1	SA 75, Asphalt Storage Area	CERCLA	PAHs	Mogas ASTs gone. Very low levels of COPCs in soil. NOFA selected in OU A ROD.	3
SA 76	5-1	SA 76, Old Line Shed Building	CERCLA	PCBs, PAHs, m	Former storage area. Very low levels of COPCs in soil and groundwater. Institutional controls selected in OU A ROD.	3
SA 83	5-1	SA 83, Former Chiefs Club Station	CERCLA	---	AST removed. No petroleum-affected soils present. NOFA selected in OU A ROD.	1
SA 90	5-1	SA 90, Husky Road Landfill	CERCLA	---	Construction debris temporarily stored here, then moved to Metals Landfill. NOFA selected in OU A ROD.	1

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SA 91	5-1	SA 91, Airplane Crash Sites	CERCLA	ms	Crash sites from 1940s. Little debris present in 1993. NOFA selected in OU A ROD.	3
SA 92	5-1	SA 92, Waste Ordnance Pile (Fin Field)	CERCLA	p	Ordnance, including napalm and burster tubes, cleared from the site in 1995 by the Navy. Petroleum in soil and groundwater investigated under CERCLA. NOFA selected in OU A ROD and OU B1 ROD.	4
SA 94	5-1	SA 94, Chemical Weapons Disposal Areas	CERCLA	ms	Six areas (Area 1, Finger Bay Ammunition Pier; Area 2, Unnatural Mounds; Area 3, Naval Magazine; Area 4, Bomb Burn Site [SA 92]; Area 5, Haven Lake and Lake Jean; and Area 6, Chemical Warfare Service Warehouse) investigated during RI/FS to identify evidence of storage, handling, or disposal of chemical weapons, munitions, or ordnance items. NOFA has been selected in the OU A ROD. These areas were addressed separately in OU B for ordnance issues.	3
SA 95	5-1	SA 95, Transformer Disposal Area	CERCLA	PCBs	Transformers removed in early 1990s. Limited soil removal in 1995. NOFA selected in OU A ROD.	4
SSC	5-1	South Sweeper Creek	CERCLA	PCBs, PAHs	PCBs and total organics in fish tissue and sediment. A sediment removal action was completed in 1999. Institutional controls were selected in the OU A ROD.	4
SC KB	5-1	Sweeper Cove, Kuluk Bay	CERCLA	PCBs, m	PCBs and total organics in fish tissue and sediment. Institutional controls selected in OU A ROD.	4
See Site Name	NS	Andrew Lake (Aquatic)	CERCLA	PCBs, m	Investigated under CERCLA. Human health and ecological risk evaluated in RI/FS not high enough to require removal or remediation. NOFA selected in OU A ROD.	3
See Site Name	NS	Clam Lagoon (Aquatic)	CERCLA	PCBs, m	Investigated under CERCLA. Human health and ecological risk evaluated in RI/FS. NOFA selected in OU A ROD.	3

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SWMU 12	5-2; No. 61	SWMU 12, Quartermaster Road Debris Disposal Area (a.k.a. Quartermaster Site)	CERCLA/SAERA	p and m	Metal and other nonhazardous debris removed. USTs removed. Petroleum in soils. NOFA under SAERA selected in OU A ROD based on 18 AAC 75 Method 4 criteria.	3
SWMU 14	5-2; No. 62	SWMU 14, Old Pesticide Disposal Area	CERCLA/SAERA	p and m	Building 1471 used as a pesticide handling and motor vehicle filling station. Pesticide rinse water discharged to downfield 1980-1984. Polyaromatic hydrocarbons (PAHs) and polychlorinated bi-phenols (PCBs) detected but not above carcinogenic, noncarcinogenic risk levels. COPCs in soils and groundwater; no pesticides detected. Investigated under CERCLA and SAERA. Institutional controls selected under CERCLA in the OU A ROD. Monitored natural attenuation and institutional controls selected for petroleum under SAERA in OU A ROD.	4
SWMU 15	5-2; No. 63	SWMU 15, Future Jobs/DRMO (Former Hazardous Waste Storage)	CERCLA/SAERA	PCBs, PAHs, s, p	Former hazardous waste storage area. Soils with PCBs removed in 1992. Relatively low levels of COPCs in soils and groundwater. Investigated under CERCLA and SAERA. Institutional controls selected in OU A ROD. Monitored natural attenuation and institutional controls selected for petroleum under SAERA in OU A ROD.	4
SWMU 17	5-2; No. 64	SWMU 17, Power Plant 3 Area	CERCLA/SAERA	PCBs, p, PAHs, m	COPCs and petroleum in soil and groundwater from tanks, oil/water separators, and drums. Surface water cleanup action completed in 1992. Presence of COPCs in various media investigated under CERCLA. Removal of contaminated sediments was completed 1999. Source control and institutional controls were selected under CERCLA in the OU A ROD. Petroleum release occurred in 1995. Petroleum contamination investigated under SAERA. Aesthetic remedy completed in 1998. Free-product recovery system in operation under SAERA and was the remedy selected under SAERA in the OU A ROD.	4
SWMU 22	5-2; No. 1	SWMU 22, Drum Storage	CERCLA/	p and ms	Empty drums removed in 1991. NOFA selected under	3

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		South of Tank Farm A (a.k.a. Avgas Drum Storage Area South of Tank Farm A)	SAERA		SAERA in OU A ROD.	
SWMU 24	5-2; No. 65	SWMU 24, Hazardous Waste Container Storage Facility (a.k.a. Hazardous Waste Storage Facility)	CERCLA/SAERA	PCBs, p	Former interim status hazardous waste storage. RCRA closure completed by reducing PCB concentrations on concrete, asphalt. Investigated under SAERA. NOFA selected under SAERA in OU A ROD.	4
SWMU 31	5-2; No. 2	SWMU 31, Runway 18-36 Avgas Drum Disposal	CERCLA/SAERA	p	Geophysical survey in 1989 found no drums. NOFA selected under SAERA in OU A ROD.	2
SWMU 34	5-2; No. 3	SWMU 34, Steam Plant 4 Used Oil Storage Area (a.k.a. Steam Plant 4 Used Oil AST)	CERCLA/SAERA	p	Oil AST and drum removed. NOFA selected under SAERA in OU A ROD.	2
SWMU 35	5-2; No. 16	SWMU 35, GSE Used Oil Tank (a.k.a. Ground Support Equipment Building)	CERCLA/SAERA	p	Investigated under SAERA. NOFA selected under SAERA in OU A ROD.	2
SWMU 41	5-2; No. 4	SWMU 41, GSE Used Oil Storage Area (a.k.a. Ground Support Equipment Used-Oil Storage Area)	CERCLA/SAERA	p	Oil storage rack removed. NOFA selected under SAERA in OU A ROD.	2
SWMU 44	5-2; No. 5	SWMU 44, AIMD Used Oil Storage Area	CERCLA/SAERA	p and ms	Three drums rested on concrete; oil no longer stored. No releases reported. NOFA selected under SAERA in OU A ROD.	3
SWMU 45	5-2; No. 6	SWMU 45, Sewage Treatment Plant (inc. SWMUs 46, 47, 48, 49, and 50) (a.k.a. Sewage Treatment Plant Petroleum Contamination)	CERCLA/SAERA	p and ms	Petroleum in oxidation ditch in 1988. No subsequent petroleum observed. NOFA selected under SAERA in OU A ROD.	3
SWMU 55	5-2; No. 17	SWMU 55, Public Works Transportation Department Waste Storage Area	CERCLA/SAERA	PCBs, s, p	PCBs and PAHs in sediments; PCE and petroleum in surface soils. Institutional controls selected under CERCLA in OU A ROD; NOFA selected under SAERA in OU A ROD.	3

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
SWMU 56	5-2; No. 18	SWMU 56, Public Works Transportation Department Storage Tank	CERCLA/SAERA	p	UST T-1441-A removed in 1993. NOFA selected under SAERA in OU A ROD.	2
SWMU 57	5-2; No. 19	SWMU 57, Refueling Dock Oil/Water Separator (a.k.a. Fuels Facility Refueling Dock)	CERCLA/SAERA	p	UST 10418-A removed in 1993; AST 10418-B removed in 1994. NOFA selected under SAERA in OU A ROD.	2
SWMU 58	5-2; Nos. 49/66	SWMU 58, NSGA 10348 JP-5 Tank (a.k.a. Heating Plant 6)	CERCLA/SAERA	p	USTs removed in 1994 and 1995. A release occurred in 1998. Aesthetic remedy completed in 1998. Free-product recovery has been determined to be no longer necessary. Institutional controls selected under SAERA in OU A ROD.	2
SWMU 60	5-2; No. 67	SWMU 60, Tank Farm A	CERCLA/SAERA	p	ASTs removed in 1958 and 1993. Release investigation in 1993 showed petroleum at two locations. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
SWMU 61	5-2; No. 68	SWMU 61, Tank Farm B	CERCLA/SAERA	p	Release investigation conducted in 1992. 30 USTs removed in 1993. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
SWMU 62	5-2; No. 69	SWMU 62, Housing Area Fuel Leak (a.k.a. New Housing Fuel Leak)	CERCLA/SAERA	p	Leaks of JP-5 fuel occurred in 1988. Free-product recovery has been determined to be no longer necessary. Institutional controls selected under SAERA in OU A ROD.	2
SWMU 64	5-2; No. 70	SWMU 64, Tank Farm D	CERCLA/SAERA	p	The site was used to store avgas and JP-5. A limited release investigation was conducted in 1992 at oldest tanks. NOFA selected under SAERA in OU A ROD based on 18 AAC 75 criteria.	2

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
SWMU 74	5-2; No. 20	SWMU 74, Old Batch Facility	CERCLA/SAERA	PAHs, p	Asphalt produced in 1950s to 1960s. COPCs detected in soil and groundwater, but below cancer and noncancer risk levels. Investigated under CERCLA and SAERA. Aesthetic remedy and removal action completed in 1998. NOFA selected in OU A ROD under CERCLA and SAERA.	3
SA 73	5-2; Nos. 49/66	SA 73, NSGA Oil/Water Separator (a.k.a. Heating Plant 6)	CERCLA/SAERA	p	UST removed in 1994. Free-product recovery and institutional controls selected under SAERA in OU A ROD. Free-product recovery has been determined to be no longer necessary.	2
SA 77	5-2; No. 50	SA 77, Fuel Division Area Drum Storage (a.k.a. Fuels Facility Refueling Dock, Small Drum Storage Area)	CERCLA/SAERA	p and ms	Drums containing petroleum residuals and rags. RCRA closure completed; NOFA selected in OU A ROD. Petroleum issues investigated under SAERA. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	4
SA 78	5-2; No. 51	SA 78, NSGA Transportation USTs (a.k.a. Old Transportation Building)	CERCLA/SAERA	p	UST 10583 removed in 1993; UST 10584 not found. Site paved with asphalt. No free product observed since October 1997, and none has been recoverable. Free-product recovery, institutional controls, and monitored natural attenuation selected under SAERA in OU A ROD.	2
SA 79	5-2; No. 52	SA 79, Main Road Pipeline (a.k.a. Main Road Pipeline, North End [MRP-MW15] and South End)	CERCLA/SAERA	p	Petroleum in soil. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
SA 80	5-2; No. 53	SA 80, Steam Plant 4 USTs (a.k.a. Steam Plant No. 4)	CERCLA/SAERA	p	UST 27090 removed in 1993. Free-product recovery has been determined to be no longer necessary. Institutional controls selected under SAERA in OU A ROD.	2
SA 81	5-2; No. 12	SA 81, NSGA Gun Turret Hill USTs (a.k.a. Gun Turret Hill)	CERCLA/SAERA	p	USTs removed in 1993. NOFA selected under SAERA in OU A ROD.	2
SA 82	5-2; No. 54	SA 82, NSGA P80, P81 USTs (a.k.a. P-80/P-81 Buildings)	CERCLA/SAERA	p	USTs removed. Free-product recovery has been determined to be no longer necessary. Institutional controls, and monitored natural attenuation selected under SAERA in OU A ROD.	2

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
SA 84	5-2; No. 13	SA 84, Sand Shed	CERCLA/SAERA	p	Building demolished and removed. NOFA selected under SAERA in OU A ROD.	2
SA 85	5-2; No. 14	SA 85, New Baler Building	CERCLA/SAERA	p	Petroleum in soil and groundwater. NOFA selected under SAERA in OU A ROD.	2
SA 86	5-2; No. 55	SA 86, Old Happy Valley Child Care Center	CERCLA/SAERA	p	AST was on site. NOFA selected under SAERA in OU A ROD.	2
SA 87	5-2; No. 56	SA 87, Old Zeto Point Wizard Station USTs	CERCLA/SAERA	p	USTs 10517-A, 10588, 10592, 10518-A, and 10582 removed in 1993 and 1994. NOFA selected under SAERA in OU A ROD.	2
SA 88	5-2; No. 57	SA 88, NSGA P70 Energy Generator UST (a.k.a. P-70 Energy Generator)	CERCLA/SAERA	p	UST 10578 removed in 1993. Petroleum in soils. Free-product recovery and institutional controls selected under SAERA in OU A ROD. Free-product recovery has been determined to be no longer necessary.	2
SA 89	5-2; No. 58	SA 89, Tank Farm C	CERCLA/SAERA	p	ASTs crushed in place in 1985. NOFA selected under SAERA in OU A ROD.	2
SA 96	5-2; No. 15	SA 96, NORPAC Hill Debris Site	CERCLA/SAERA	p	Debris contaminated with diesel-range organics and transformers removed in 1994. NOFA selected under SAERA in OU A ROD.	2
SA 97	5-2; No. 59	SA 97, Generator Debris Site	CERCLA/SAERA	p	Debris removed in 1994. Petroleum in soils. NOFA selected under SAERA in OU A ROD.	2
<b>PARCEL 1A, ADAK EXCHANGE LANDS LOCATED IN OU B-1 - PETROLEUM SITES</b>						
See Site Name	5-2; No. 21	Administration Building UST 30004-A	SAERA	p	JP-5 UST removed in 1995. AST removed. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 71	Amulet Housing, Well AMW-706 Area	SAERA	p	Petroleum contamination, source unknown. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 72	Amulet Housing, Well AMW-709 Area	SAERA	p	Petroleum contamination, source unknown. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 73	Antenna Field, USTs ANT-1 through ANT-4	SAERA	p	JP-5 USTs removed in 1993. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site	5-2; No. 22	Armory UST 10311-A	SAERA	p	JP-5 UST removed in 1994. AST in place. NOFA	2

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
Name					selected under SAERA in OU A ROD.	
See Site Name	5-2; No. 23	Artillery Battalion, USTs ART-1 and ART -2	SAERA	p	Abandoned tanks removed in 1993. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 74	ASR-8 Facility, UST 42007-B	SAERA	p	JP-5 UST removed in 1995. AST removed. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 75	Bering Chapel, UST 42090-A	SAERA	p	JP-5 UST removed in 1995. AST in place. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 76	Boy Scout Camp, West Haven Lake, UST BS-1	SAERA	p	JP-5 UST removed in 1993. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 7	Boy Scout Camp, South Haven Lake, UST BS-2	SAERA	p	JP-5 UST removed in 1993. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 24	CDAA Complex USTs 10580 and 10654	SAERA	p	JP-5 UST removed in 1994. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 25	Clam Road Truck Fill Stand	SAERA	p	Spills or piping leaks. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 26	Cold Storage Facility AST T-1440	SAERA	p	Oils and fuels stored on site. JP-5 AST removed in 1994. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 77	Contractor's Camp Burn Pad	SAERA	p	Investigated under SAERA but not on official SAERA site list. Source reduction selected under SAERA in OU A ROD.	2
See Site Name	5-1; No. 27	Contractor's Pad (formerly known as Navy Pad) T-1706	SAERA	p	Tank removed in 1996. No free product encountered on site. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 28	Drum Disposal Area at Tank Farm D	SAERA	p	Abandoned drums. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 29	Elementary School UST 42017-A	SAERA	p	JP-5 UST removed in 1995. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 78	Finger Bay Quonset Hut UST FBQH-1	SAERA	p	UST removed in 1997. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
See Site Name	5-2; No. 79	Former Power Plant, Building T-1451	SAERA	p	Three ASTs removed on an unknown date. Abandoned pipelines also present at site. Aesthetic remedy completed in 1998. Soil cover with monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 80	GCI Compound, UST GCI-1	SAERA	p	UST removed in 1995. Free-product recovery and institutional controls selected under SAERA in OU A ROD. No free product observed since October 1997.	2
See Site Name	5-2; No. 81	Girl Scout Camp, UST GS-1	SAERA	p	JP-5 UST removed in 1993. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 82	Housing Area (Arctic Acres)	SAERA	p	No free product observed since October 1996. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 8	Housing Outfall Area (Sandy Cove)	SAERA	p	Outfall of petroleum contamination from Sandy Cove Housing. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 83	Kuluk Housing HST-6C	SAERA	p	Used-oil UST removed in 1995. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 84	Kuluk Recreation Center UST 30034	SAERA	p	JP-5 UST removed in 1994. AST in place. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 30	Line Crew Building UST 2776	SAERA	p	Three USTs removed in 1996. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 128	Loran Station USTs V149A, V149B, V149C	SAERA	p	USTs (including UST LS) have been removed. Petroleum in soils; debris from buildings on north and west slope. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 85	MAUW Compound UST 24000-A	SAERA	p	JP-5 UST removed in 1994. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 31	MAUW Compound UST 24032-B	SAERA	p	JP-5 UST removed in 1994. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 9	McDonalds Restaurant UST 42065-A	SAERA	p	Investigated under SAERA. NOFA selected under SAERA in OU A ROD.	2
See Site	5-2; No. 86	Medical Center UST 27088	SAERA	p	JP-5 UST removed in 1995. AST removed. NOFA	2

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
Name					selected under SAERA in OU A ROD.	
See Site Name	5-2; No. 89	Mt. Moffett Power Plant 5 USTs 10574, 10575, 10576, 10577	SAERA	p	JP-5 USTs removed in 1994. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 87	Mt. Moffett Power Plant 5 Used Oil AST	SAERA	p	Used-oil AST removed in 1994. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 88	Mt. Moffett Power Plant 5 Used Oil Pit	SAERA	p	Used-oil pit removed in 1994. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 90	Mt. Moffett Tower Mogas AST and Used Oil AST	SAERA	p	Used ASTs removed in 1996. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 91	NAVFAC Compound USTs 20052 and 20053	SAERA	p	JP-5 USTs removed in 1994. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 32	Navy Exchange Building UST 30026	SAERA	p	JP-5 UST removed in 1995. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 92	Navy Exchange Building UST 30027-A	SAERA	p	Used-oil UST removed in 1993. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 33	Navy Exchange Building, UST 30033	SAERA	p	Tank removed in 1997. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 93	New Roberts Housing UST HST-7C	SAERA	p	Used-oil UST removed in 1995. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 34	New Transportation Building O/W 10644	SAERA	p	Oil/water separator removed in 1994. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 35	New Transportation Building, UST 10590	SAERA	p	Used-oil UST removed in 1995. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 36	New Transportation Building, UST 10591	SAERA	p	Used-oil UST removed in 1995. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; Nos. 94/95	NMCB Building Area, UST T-1416-A	SAERA	p	UST removed. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	3
See Site	5-2; Nos.	NMCB Building Area, T-	SAERA	p	Free-product recovery in progress. Monitored natural	2

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Name	94/95	1416 Expanded Area			attenuation and institutional controls also selected under SAERA in OU A ROD. The site is being further investigated and interim remedial measures are being evaluated.	
See Site Name	5-2; No. 96	NORPAC Hill Seep Area	SAERA	p	Petroleum contamination; source unknown. Free-product recovery in progress. Product recovery, monitored natural attenuation, and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 10	NSGA Filling Station, Mogas and JP-5 ASTs	SAERA	p	ASTs removed. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 97	Officer Hill and Amulet Housing, UST 31047-A	SAERA	p	JP-5 UST removed in 1995. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 98	Officer Hill and Amulet Housing, UST 31049-A	SAERA	p	JP-5 UST removed in 1995. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 99	Officer Hill and Amulet Housing, UST 31050-A	SAERA	p	JP-5 UST removed in 1995. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 100	Officer Hill and Amulet Housing, UST 31051-A	SAERA	p	JP-5 UST removed in 1995. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 101	Officer Hill and Amulet Housing, UST 31052-A	SAERA	p	JP-5 UST removed in 1995. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 102	Officer Hill and Amulet Housing, UST 31053-A	SAERA	p	JP-5 UST removed in 1995. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 103	Old Fuel Truck Shop UST 10520-A	SAERA	p	Used-oil UST removed in 1993. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 37	Old Fuel Truck Shop UST 10520-B	SAERA	p	JP-5 UST removed in 1993. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; no. 127	Pantograph Pad	SAERA	p	NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 104	Pumphouse 5 Area	SAERA	p	Piping or valve leaks. NOFA selected under SAERA in OU A ROD.	2

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
See Site Name	5-2; No. 105	Quarters A UST 42200	SAERA	p	JP-5 UST removed in 1996. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 38	ROICC Contractor's Area UST ROICC-5	SAERA	p	JP-5 UST removed in 1995. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 39	ROICC Contractor's Area UST ROICC-6	SAERA	p	JP-5 UST removed in 1995. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 106	ROICC Contractor's Area UST ROICC-7	SAERA	p	JP-5 UST removed in 1995. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 107	ROICC Contractor's Area UST ROICC-8	SAERA	p	JP-5 UST removed in 1995. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 40	ROICC Warehouse UST ROICC-1	SAERA	p	JP-5 UST removed in 1995. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 108	ROICC Warehouse UST ROICC-2	SAERA	p	JP-5 UST removed in 1995. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 109	ROICC Warehouse UST ROICC-3	SAERA	p	JP-5 UST removed in 1995. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 41	ROICC Warehouse UST ROICC-4	SAERA	p	JP-5 UST removed in 1995. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 110	Runway 5-23 Avgas Valve Pit	SAERA	p	Petroleum contamination from pit. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 111	Sewage Lift Station 10 UST 42483-A	SAERA	p	JP-5 UST removed in 1995. AST in place. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 42	Sewage Lift Station 11 UST 42484-A	SAERA	p	JP-5 UST removed in 1995. AST in place. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 112	Shack O-52, UST O-52	SAERA	p	JP-5 UST removed in 1994. NOFA selected under SAERA in OU A ROD.	2
See Site	5-2; No. 43	Shack O-69, UST-B	SAERA	p	Diesel UST removed in 1994. NOFA selected under	2

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
Name					SAERA in OU A ROD.	
See Site Name	5-2; No. 113	South Avgas Pipeline at North Sweeper Creek	SAERA	p	Pipeline leaks. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 114	South of Runway 18-36 Area	SAERA	p	Free-product recovery has been determined to be no longer necessary. Institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 118	Tank Farm B to Tank Farm C Pipeline, Area A	SAERA	p	Pipeline leaks. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 119	Tank Farm B to Tank Farm C Pipeline, Area B	SAERA	p	Pipeline leaks. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 120	Tank Farm B to Tank Farm C Pipeline, Area C	SAERA	p	Pipeline leaks. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 121	Tank Farm B to Tank Farm C Pipeline, Area D	SAERA	p	Pipeline leaks. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 44	Tank Farm B to Tank Farm C Pipeline, Area E (Truck Fill Stand)	SAERA	p	Pipeline leaks. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 45	Tank Farm B to Tank Farm C Pipeline, Area F	SAERA	p	Pipeline leaks. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 122	Tank Farm B to Tank Farm C Pipeline, Area G	SAERA	p	Pipeline leaks. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 46	Tank Farm C to NSGA Pipeline, Area A	SAERA	p	Pipeline leaks. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 123	Tank Farm C to NSGA Pipeline, Area B	SAERA	p	Pipeline leaks. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 47	Tank Farm C to NSGA Pipeline, Area C	SAERA	p	Pipeline leaks. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 48	Tank Farm C to NSGA Pipeline, Area D	SAERA	p	Pipeline leaks. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 11	Tank Farm C to NSGA Pipeline, Area E (Truck Fill Stand)	SAERA	p	Dispenser leaks. NOFA selected under SAERA in OU A ROD.	2
See Site	5-2; No. 115	Tanker Shed UST 42494	SAERA	p	JP-5 UST removed in 1995. Free-product recovery and	2

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
Name					institutional controls selected under SAERA in OU A ROD.	
See Site Name	5-2; No. 116	Telephone Exchange Building UST 10324-A	SAERA	p	JP-5 UST removed in 1994. AST in place. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 117	Telephone Substation UST T-100-B	SAERA	p	UST removed in 1993. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; No. 124	USGS (NOAA) Building USTs NOAA-A, -C, and -D	SAERA	p	USTs NOAA-A and NOAA-C removed in 1993. UST NOAA-D never located. NOFA selected under SAERA in OU A ROD.	2
See Site Name	5-2; Nos. 125/ 126	Yakutat Hangar UST T-2039-A	SAERA	p	Used-oil UST removed in 1993. Free-product recovery has been determined to be no longer necessary. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
See Site Name	5-2; Nos. 125/ 126	Yakutat Hangar USTs T-2039-B, -C	SAERA	p	JP-5 USTs removed in 1995. Aesthetic remedy completed in 1998. Monitored natural attenuation and institutional controls selected under SAERA in OU A ROD.	2
<b>PARCEL 1A, ADAK EXCHANGE LANDS LOCATED WITHIN OU B-1 - TAPs AND OTHER ENVIRONMENTAL SITES</b>						
E01	5-3	Administration, Bldg. 30004	BRAC	m, s, p, ms	Former print shop TAP. Lead-contaminated wastes, batteries and acid, solvent, paints, oil, and grease formerly stored or used on site.	1
E02	5-3	AIMD Hangar, Bldg. 10209	BRAC	s, p	TAP for GSE and AIMD. Various oils and solvents stored or used in building.	1
E03	5-3	Air Traffic Control Tower, Bldg. 10206 Photo Shop	BRAC	ms	Former TAP location was darkroom. When surveyed in October 1988, no fixing or developing chemicals present.	1
E05	5-3	Armory, Bldg. 42455	BRAC	ms	Spent ammunition cartridges, gun cleaning debris, POL, miscellaneous paint, and cleaning supplies inside the building when visited in June 1998.	1
E06	5-3	Armory, Bldg. 42457	BRAC	ms	Storage of rifle bore cleaner (nitrobenzene-based).	1
E07	5-3	ASWOC, Bldg. 30028	BRAC	ms	Facility used for aviation support. Electrical equipment, fluorescent light fixtures, transformers, and fire extinguishers used or stored at site.	1
E08	5-3	Auto Salvage Yard south of Old Roberts Housing	BRAC	p, ms	Used oil, fuels, and batteries and acid removed from vehicles that are stored on site.	1

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
E09	5-3	Barracks/Security UST 10344	BRAC	p	JP-5 UST removed in 1995.	2
E10	5-3	Bayshore Highway, UST C	BRAC	ms	Unknown UST removed in 1994.	2
E11	5-3	Bering Galley, Bldg. 10281	BRAC	p, ms	Former mess hall; former heat shop TAP. Used oil and antifreeze stored or used on site.	1
E12	5-3	Birchwood Bachelor Enlisted Quarters, Bldg. 27050	BRAC	m	Mercury switches in each room.	1
E13	5-3	Blue Shed, Bldg. T-1446	BRAC	ms	When visited in June 1988, north central part of Blue Shed used to store chemical products. The north area used to store gas cylinders, various chemical products, and building materials. South area was used to store refrigerators, firefighting materials. Part of the facility now houses the Adak Seafood Processing Plant.	1
E14	5-3	Boiler Shed V-71	BRAC	p	Oils and fuels stored or used on site.	1
E15	5-3	CDAA UST 10594	BRAC	p	JP-5 UST removed in 1994.	2
E16	5-3	Child Care, Bldg. 42064	BRAC	ms	Fluorescent light fixtures, smoke detectors were noted during February 1997 site visit.	1
E17	5-3	Classified Materials Incinerator Bldg. 30031	BRAC	s, p, ms	Oils, fuels, inorganics, VOCs, and SVOCs stored or used on site. Building used for equipment storage. Two ASTs on site in February 1997; they are inactive.	1
E18	5-3	Contractor's Camp, Pad 12	BRAC	ms	Former TAP site used by environmental restoration contractors consists of concrete pad, a small shed, and AST. Status of tank undocumented.	1
E19	5-3	CPO Club, Bldg. 35001	BRAC	ms	Former dining hall; a 5,000-gallon AST on site, presumed empty in February 1997 survey.	1
E20	5-3	Explosive Ordnance Disposal, Bldg. 10272	BRAC	ms	Former TAP located northwest of the building collected used oil and investigation-derived wastes. Inactive 500-gallon AST 10272-A present on site but status unknown.	1
E21	5-3	Fire and Crash Facility Bldg. 10202	BRAC	p	Oils and fuels formerly stored on site.	1
E22	5-3	Fire Station, Bldg. 10466	BRAC	p	Oils and fuels stored on site.	1
E23	5-3	Fleet Hospital Warehouse, Bldg. 42518	BRAC	ms	Storage area for non-PCB transformers.	1
E25	5-3	Fuels Facility USTs 10252	BRAC	p	Abandoned tank 10253-A removed in 1993. Used-oil	1

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
		and 10253-A			UST 10252 removed in 1994. Facility is still in use.	
E24	5-3	Fuel Pier 10	BRAC	ms	Pier is still in use.	1
E26	5-3	GCI Small Engine Repair, Bldg. 42352	BRAC	ms	Former small engine repair TAP. Facility was clean and empty during October 1998 visit.	1
E27	5-3	Ground Electronics Maintenance Garage, Bldg. T-1451	BRAC	s, p, ms	Former TAP. Solvents, Freon, oils, and batteries and acid formerly stored on site.	1
E28	5-3	Ground Support Equipment Warehouse, Bldg. 27044	BRAC	ms	Three or four former TAPs: north wall outside, northeast corner inside, west wall inside (never identified), and paint shed.	1
--	5-3	Hazardous Materials Storage, Bldgs. 10655 and 10656	BRAC	p, s, ms	Oils, fuels, solvents, and inorganics formerly stored at NSGA. Buildings could not be located.	1
E29	5-3	Hazardous Waste Accumulation Facility	BRAC	ms	RCRA Subtitle C 270-day waste accumulation area (formerly known as the "less-than-90-day accumulation area").	1
E30	5-3	Laundry/Dry Cleaners, Bldg. 10203	BRAC	ms	Former TAP. PCE (perchloroethene) formerly stored and used on site. Building has been closed.	1
E31	5-3	Line Crew, Bldg. 2776	BRAC	p, ms	Current TAP; used oil, batteries and acid, and creosote formerly or currently used or stored on site.	1
E32	5-3	Maintenance Building 10253	BRAC	s, p	Solvents and oils formerly stored or used on site. Building has been closed.	1
E33	5-3	Medical Clinic, Bldg. 27049	BRAC	m, ms	Former TAP in x-ray room, darkroom, and/or Room D-34. Wastes would have included amalgam, mercury, and silver compounds, lead backing for x-ray film, x-ray developer, fixer solutions, hydrochloric acid, and biological wastes.	1
E34	5-3	Mt. Moffett Buildings	BRAC	p	Oils, fuels, and batteries stored or used on site. Site closed.	1
E35	5-3	Museum UST 42108	BRAC	ms	UST removed in 1995.	2
E37	5-3	Navy Exchange (NEX) Commissary and Garage, Bldg. 30027	BRAC	p, ms	Former TAP in northeast corner of garage. Fuels, oils, batteries and acids, and antifreeze used or stored on site.	1
E36	5-3	NAVFAC, Bldg. 10501	BRAC	s, ms, p	Lube oils, ethyl alcohol, paint thinner, Freon, chlorinated	1

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
					solvents, and Stoddard solvent formerly stored or used on site. Site is closed.	
E38	5-3	New Baler, Bldg. 42602	BRAC	ms	Solid nonhazardous waste compactor inactive. A 2,000-gallon AST is part of the baler unit. It was half full of petroleum fuel during the October 1998 site inspection and there was standing water in floor drains and the sump under the baler. Some 200 gallons of pine oil has been removed since the inspection.	1
E39	5-3	New Classic Wizard Station, Bldg. 10641	BRAC	ms	Located in NSGA. UPS room had approximately 200 batteries; three 200-gallon ASTs on site, one for each of three diesel generators. NSGA facilities are closed.	1
E40	5-3	NMCB, Bldg. T-1416 (Heat Shop)	BRAC	ms	Active TAP site is located inside Building T-1416. Inactive TAP within two steel boxes (or connexes) outside west wall of building.	1
E41	5-3	Officer Hill and Amulet Housing, UST 31044-A	BRAC	p	JP-5 UST removed in 1995. AST in place.	2
E42	5-3	Officer Hill and Amulet Housing, UST 31045-A	BRAC	p	JP-5 UST removed in 1995.	2
E43	5-3	Officer Hill and Amulet Housing, UST 31046-A	BRAC	p	JP-5 UST removed in 1995.	2
E44	5-3	Officer Hill and Amulet Housing, UST 31048-A	BRAC	p	JP-5 UST removed in 1995.	2
E45	5-3	Old Wizard Station, Bldg. 42007	BRAC	p and ms	One 100-gallon and one 1,100-gallon AST on site; also batteries, electrical equipment. Facility is closed.	1
E46	5-3	Paint/Oil Storage Bldg. 10254	BRAC	p, s, ms	Oils, paints, and solvents formerly stored on site. Building has been closed.	1
E47	5-3	Pat Kelly Air Terminal Bldg. 30003, UST 30003-A	BRAC	p	JP-5 UST removed in 1995. AST in place.	2
E48	5-3	Pesticide Storage, Bldg. 42088	BRAC	ms	Pesticides formerly used and stored on site. Building closed.	1
E49	5-3	Port Operations, Bldg. 42077	BRAC	ms	Port Operations building is still use by firefighters for materials storage.	1
E50	5-3	Power Plant 3, Bldg. 10284	BRAC	ms	Current TAP located beside back door.	1

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
E51	5-3	Power Plant 3 Day Oil Vault T0284-A, -B, and -C	BRAC	p	Bunker C tanks removed in 1995.	2
E52	5-3	Public Works, Bldg. T-1470	BRAC	ms	Former TAP sites in paint storage room and central tool room. Paint storage room currently in use.	1
E53	5-3	Public Works, Bldg. T-1474	BRAC	m, ms	When visited in June 1998, building was used to store asbestos removal supplies, insecticide sprayer, mercury inhibitor, asphaltic cement, expanding polyurethane foam, radioactive electron tubes, and personal protective equipment.	1
E54	5-3	Public Works Transportation Tire Shop, Bldg. 42354	BRAC	ms	Former TAP. Used tires and used oil present during October 1998 site visit.	1
E55	5-3	Public Works Transportation Waste Storage, Bldg. 42081	BRAC	p, s, ms	Oils, fuels, solvents, and inorganics formerly stored on site. Building demolished. Only slab is left.	3
E56	5-3	Quality Assurance Fuels Lab, Bldg. 10255	BRAC	s, p	Solvents and fuels formerly stored on site. Facility is closed.	3
E57	5-3	Rawin Apartment, Bldg. 27080	BRAC	ms	Housing; formerly used for weather forecasting. When surveyed in February 1997, compressed hydrogen gas and emergency lights with batteries were present.	1
E58	5-3	Red Shed, Bldg. T-1441	BRAC	ms	Current TAP north side of building, exterior metal shed at door. When inspected in 1998, the Red Shed was in use for vehicle maintenance.	1
E04	5-3	Sandy Cove Housing 134	BRAC	p	Petroleum vapors have been reported in housing unit. Soil under crawl space was removed and replaced with clean fill in 1989.	3
E70	5-3	Sandy Cove Housing 167	BRAC	p	Petroleum vapors have been reported in housing unit. Soil under crawl space was removed and replaced with clean fill in 1989.	3
E59	5-3	Security/Veterinarian, Bldg. 42063	BRAC	ms	Fluorescent light fixtures, electrical equipment.	1
E60	5-3	Sewage Lift Station 4 UST 40326-A	BRAC	p	JP-5 UST removed in 1995.	2

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
E61	5-3	Sewage Lift Station 7 UST 42479-A	BRAC	p	JP-5 UST removed in 1995. AST in place.	2
E62	5-3	Sewage Lift Station 12 UST 42486-A	BRAC	p	JP-5 UST removed in 1995. AST in place.	2
E63	5-3	Sewage Lift Station 13 UST 42488-A	BRAC	p	JP-5 UST removed in 1995. AST in place.	2
E64	5-3	Sewage Treatment Works, Bldg. 30046	BRAC	p, ms	Oils, fuels, inorganics, VOCs, and SVOCs formerly stored on site. Building has been closed.	1
E65	5-3	Steam Plant 4, Bldg. 10328	BRAC	ms	When visited in June 1998, two 550-lb sodium hydroxide vessels (apparently empty) and various pumps, washers, tanks, boilers, and machinery present.	1
E66	5-3	Supply Pier 5 42014	BRAC	p	Fuels stored on site.	1
E67	5-3	Tanker Shed, Bldg. 42494	BRAC	p, ms	Former TAP. When visited in 1998, POL present; also miscellaneous paints, propylene glycol, welding equipment, compressors, vehicle parts, and cylinders of compressed gases. AST ESC-153 and 1,100-gallon JP-5 AST were also present.	1
E68	5-3	Telephone Exchange UST T-100-A	BRAC	p	JP-5 UST removed.	2
E69	5-3	Truck Refueler Station, Bldg. 10257	BRAC	p	Fuels stored on site.	1
E71	5-3	Vehicle Wash Rack UST 30032-A	BRAC	p	JP-5 UST removed in 1995.	2
E72	5-3	Vehicle Wash Shed, Bldg. 30032	BRAC	ms and p	Oils and fuels stored on site.	3
E73	5-3	VP Hangar, Bldg. 30000	BRAC	ms	Former less-than-90-day accumulation area under RCRA. Former TAP used as an aerosol can puncture station. When inspected in 1998, the hangar stored Smart Ash burners (used for incinerating oiled materials such as booms and rags) and large appliances, compressors, and electrical generators or transformers.	1
E74	5-3	VP Hangar, UST 30000-A	BRAC	p	Diesel UST removed in 1994.	2
E75	5-3	White Alice AF601 -A, -B	BRAC	p	JP-5 USTs removed in 1994.	2

Site Designation	Figure Reference (in Final EBS-U.S. Navy 2001a)	Site Name <sup>a</sup>	Regulatory Process <sup>b</sup>	Type of Contaminant	Current Status	Environ. Condition Class <sup>c</sup>
E76	5-3	White Shed, Bldg. T-1443	BRAC	ms	Bay B was formerly used as a less-than-90-day accumulation area under RCRA. In October 1998, it contained building materials, propane tanks and cylinders, supplies, car parts, and large appliances.	1
E77	5-3	Yakutat Auto Hobby Shop T-2039	BRAC	ms	The back (east) bay was the former TAP location.	1

<sup>a</sup>First name shown is name under CERCLA; name in parenthesis (a.k.a.\_\_\_\_) is name under SAERA, if it is different.

<sup>b</sup>Regulatory process: CERCLA/SAERA indicates the site was originally named under the CERCLA process but was later also investigated under SAERA. For some sites the OU A ROD provides a remedy under both SAERA and CERCLA. For other sites where only petroleum contamination was determined to pose a risk, a remedy was selected in the OU A ROD only under SAERA.

<sup>c</sup>Environmental condition classifications (DoD 1996a):

<sup>d</sup>The following abbreviations are used to indicate the type of hazardous substance present, or formerly present, on a particular site:

o = OE/UXO

c = OE/UXO chemicals

p = petroleum

m = metals

ms = miscellaneous (see current status of site)

s = solvents

<sup>e</sup>These areas are contained within two or more land exchange parcels. In the case of range safety fans, the areas pass over multiple exchange parcels.

<sup>f</sup>NS = Not Shown; range safety fan overlapping multiple parcels and/or AOCs or a small caliber gun grouped with others at multiple locations.

<sup>#</sup> These sites will be addressed in an addendum to the Parcel 1A FOST

ADEC - Alaska Department of Environmental Conservation

AIMD - Aircraft Intermediate Maintenance Detachment

AST - aboveground storage tank

avgas - aviation gasoline

BRAC - Base Realignment and Closure Act

CDAA - circular disposed antenna array

CFC - chlorofluorocarbon

CERCLA - Comprehensive Environmental Response, Compensation, and Liability Act of 1980

CERFA - Community Environmental Response Facilitation Act

COPC - chemical of potential concern

DEC-SW - Department of Environmental Conservation solid waste management regulations

DRMO - Defense Reutilization Marketing Office

EOD - explosive ordnance disposal  
FFA - Federal Facilities Agreement  
FS - feasibility study  
GCI - General Communications, Inc.  
GSE - ground support equipment  
JP-5 - jet petroleum No. 5  
LEP - Land Exchange Parcel  
MAUW - Modified Advanced Underwater Weapons  
mogas - motor vehicle gasoline  
NAF - Naval Air Facility  
NAVFAC - Naval Facility  
NOFA - no further action (required)  
NMCB - Naval Mobile Construction Battalion  
NOAA - National Oceanic and Atmospheric Administration  
NORPAC - North Pacific  
NSGA - Naval Security Group Activity  
OE - ordnance and explosives  
OU - operable unit  
PAH - polyaromatic hydrocarbon  
PCB - polychlorinated biphenyl  
PCE - perchlorethene  
POL - petroleum oil and lubricants  
QA - quality assurance  
RCRA - Resource Conservation and Recovery Act  
RI - remedial investigation  
ROD - Record of Decision  
ROICC - Resident Officer in Charge of Construction  
SA - source area  
SAERA - State-Adak Environmental Restoration Agreement  
SVOC - semivolatile organic compound  
SWMU - solid waste management unit  
TAP - temporary accumulation point  
USGS - U.S. Geological Survey  
UST - underground storage tank  
UXO - unexploded ordnance  
VOC - volatile organic compound  
VP - fixed wing patrol squadron

**EXHIBIT 4**  
**EPA CONCURRENCE WITH OPS DETERMINATION**



**DEPARTMENT OF THE NAVY**  
ENGINEERING FIELD ACTIVITY, NORTHWEST  
NAVAL FACILITIES ENGINEERING COMMAND  
19917 7TH AVENUE N.E.  
POULSBO, WASHINGTON 98370-7570

5090-ADAK  
Ser 05ER.2MM/0720  
January 15, 2002

Mr. Kevin Oates  
US Environmental Protection  
222 West 7<sup>th</sup> Street  
Mail Stop 19  
Anchorage, AK 99513

Dear Mr. Oates:

**SUBJECT: CERCLA OPERATING PROPERLY AND SUCCESSFUL  
DETERMINATION**

The purpose of this letter is to confirm our discussions regarding EPA (Interim) Guidance for Evaluation of Federal Agency Demonstrations that Remedial Actions are Operating Properly and Successfully (OPS) under CERCLA Section 120 (h)(3) August 1996, and the application of this guidance to completion of the Finding of Suitability to Transfer real estate on the military reservation at Adak Island, Alaska.

In summary, based on previous discussions, the Navy and EPA are in agreement that no OPS demonstration is required for OU-A and OU-B1 on Adak because the Navy is in a position to provide the CERCLA 120 (h)(3) covenant that all necessary remedial actions have been taken. Documentation that remedies in place have achieved remedial action objectives is provided by the recently approved Five Year Review for the CERCLA site at Adak Island.

The Navy will prepare the Finding of Suitability to Transfer for Parcel 1A to reflect the above application of EPA's guidance relevant to demonstration of OPS. Should you have any further questions regarding this matter please contact me at (360) 396-0070.

Sincerely,

**MARK S. MURPHY**  
Remedial Project Manager  
By direction of the  
Commanding Officer

Copy to: Elim Yoon, Alaska Dept. of Environmental Conservation

**EXHIBIT 5**  
**PUBLIC NOTICE OF DRAFT FOST**

**Public Notice**  
**Draft Finding of Suitability To Transfer (FOST) for Parcel 1A**  
**Adak Naval Complex**

The Navy invites you to participate in a public comment period concerning the Intent to Sign the Finding of Suitability To Transfer (FOST) for Parcel 1A within the Adak Naval Complex. This FOST describes the proposed transfer of real property from the Navy to the Department of Interior for conveyance to The Aleut Corporation (TAC).

**Public Comment Period**  
**Tuesday, March 5, 2002 through Wednesday, April 3, 2002**

**AVAILABILITY TO THE PUBLIC**

This FOST, and other significant documents concerning the closure and transfer of real property within the former military base on Adak Island, are available to the public at the following locations:

**Bob Reeve High School**  
**Adak Island, AK**  
**Contact: Mark Burnham**  
**Phone: 907-592-8170**

**The Library Reserve Room**  
**University of Alaska, Anchorage**  
**3211 Providence Drive**  
**Anchorage, Alaska 99508**  
**Contact: Librarian, Reserve Room**  
**Phone: (907) 786-1871**

**Engineering Field Activity NW**  
**Naval Facility Engineering Command**  
**19917 - 7th Avenue NE**  
**Poulsbo, WA 98370-7570**  
**Contact: Mark Murphy**  
**Phone: 360-396-0070**

The deadline for submitting comments concerning the FOST is April 3, 2002. Send comments to: **Mark Murphy, PE, Engineering Field Activity Northwest, 19917-7th Avenue NE, Poulsbo, Washington 98370-7570, Fax: (360) 396-0857**. Electronic comments can be delivered to: [murphyms@efanw.navfac.navy.mil](mailto:murphyms@efanw.navfac.navy.mil).

Public input will be considered prior to signature of the FOST. The BRAC Cleanup Team (BCT) comprising the Navy, EPA, and ADEC will review and address all comments received within the 30-day comment period.

**EXHIBIT 6**  
**LIST OF COMMENTERS TO DRAFT FOST**

**EXHIBIT 7**  
**RESPONSIVENESS SUMMARY**