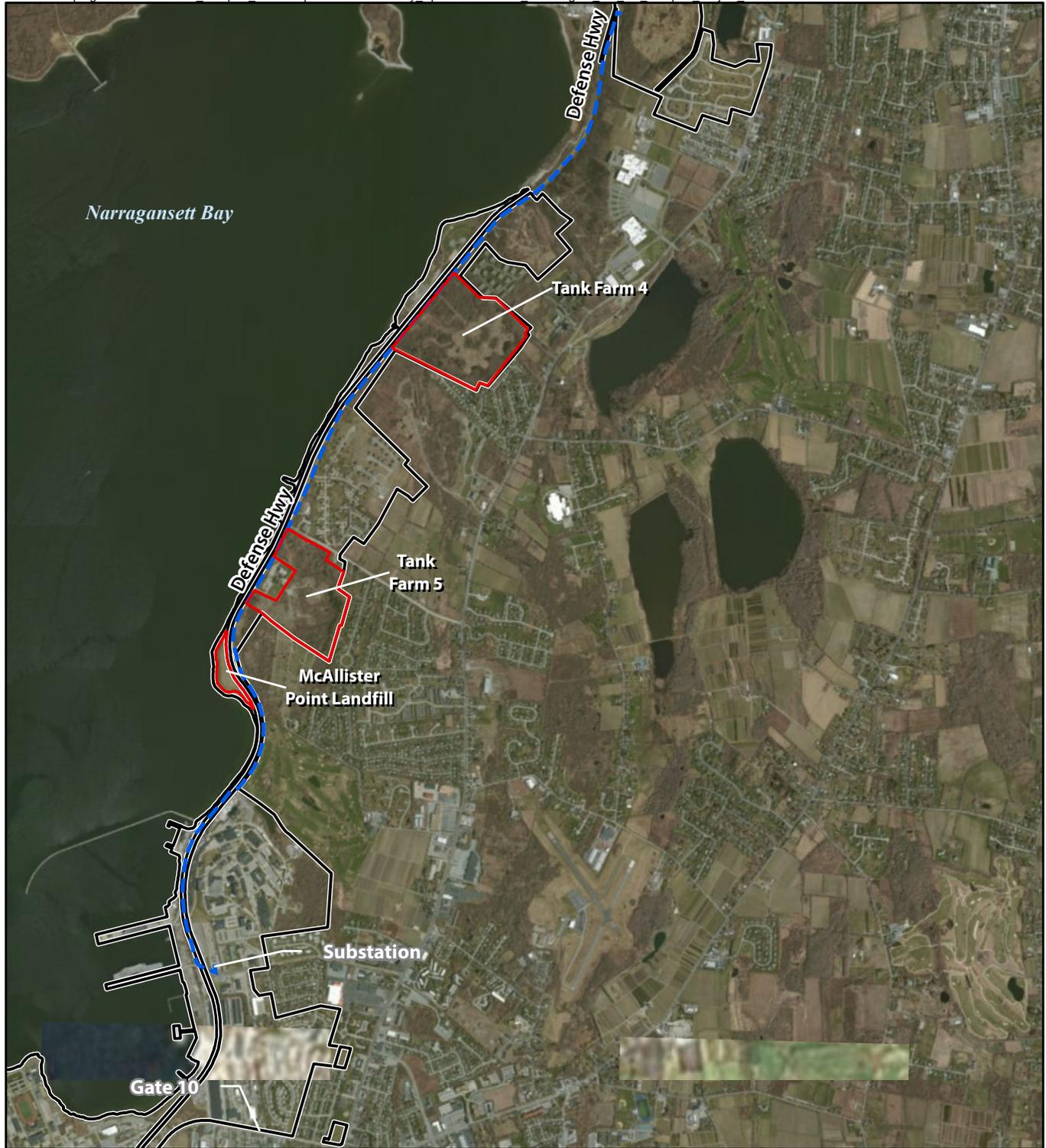


1. Overview



SCALE

0 0.25 0.5 Miles

Legend

-  Military Installation Boundary
-  Proposed On-base Solar Site Boundary
-  Navy Electrical Distribution Line

Figure 2-1
Proposed Solar Project Locations
NAVSTA Newport
Newport County, Rhode Island

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community
U.S. Department of the Navy 2014, ESRI 2011

2. Site Plan _McAllister Point Landfill



Narragansett Bay

Defense Hwy

Old Colony and
Newport Railway



SCALE

0 100 200 Feet

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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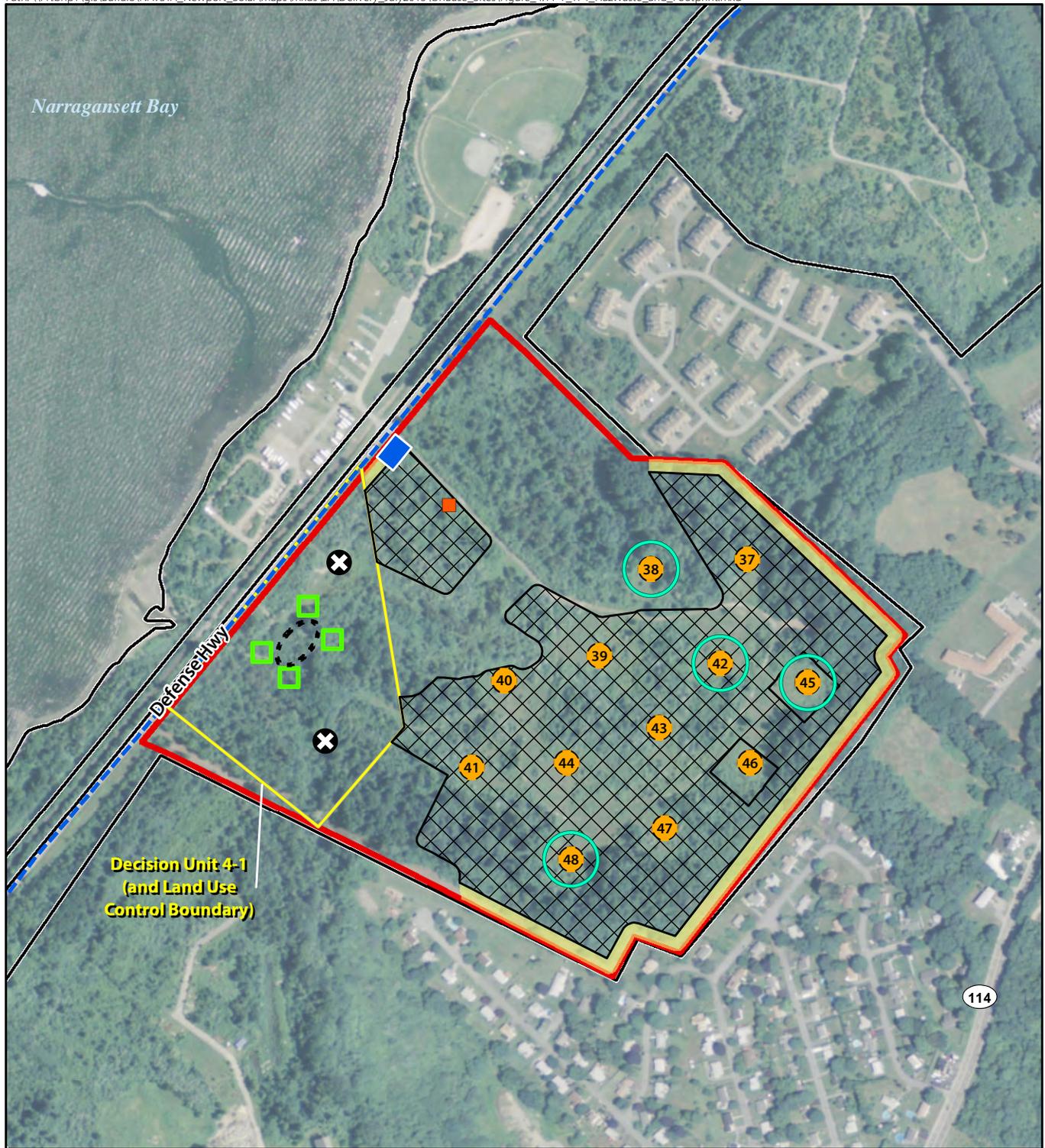
Legend

-  Military Installation Boundary
-  Proposed Solar Site Boundary
-  Estimated Solar Project Footprint
-  Planned Buffer (from conceptual drawing)
-  Conceptual Interconnection Area
-  Navy Electrical Distribution Line

Figure 2-4

**Proposed Solar Project Location:
McAllister Point Landfill
Naval Station Newport**
Newport County, Rhode Island

3a. Site Plan_Tank Farm 4



Decision Unit 4-1
(and Land Use
Control Boundary)

114



SCALE

0 250 500 Feet

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community
Navy, 2014

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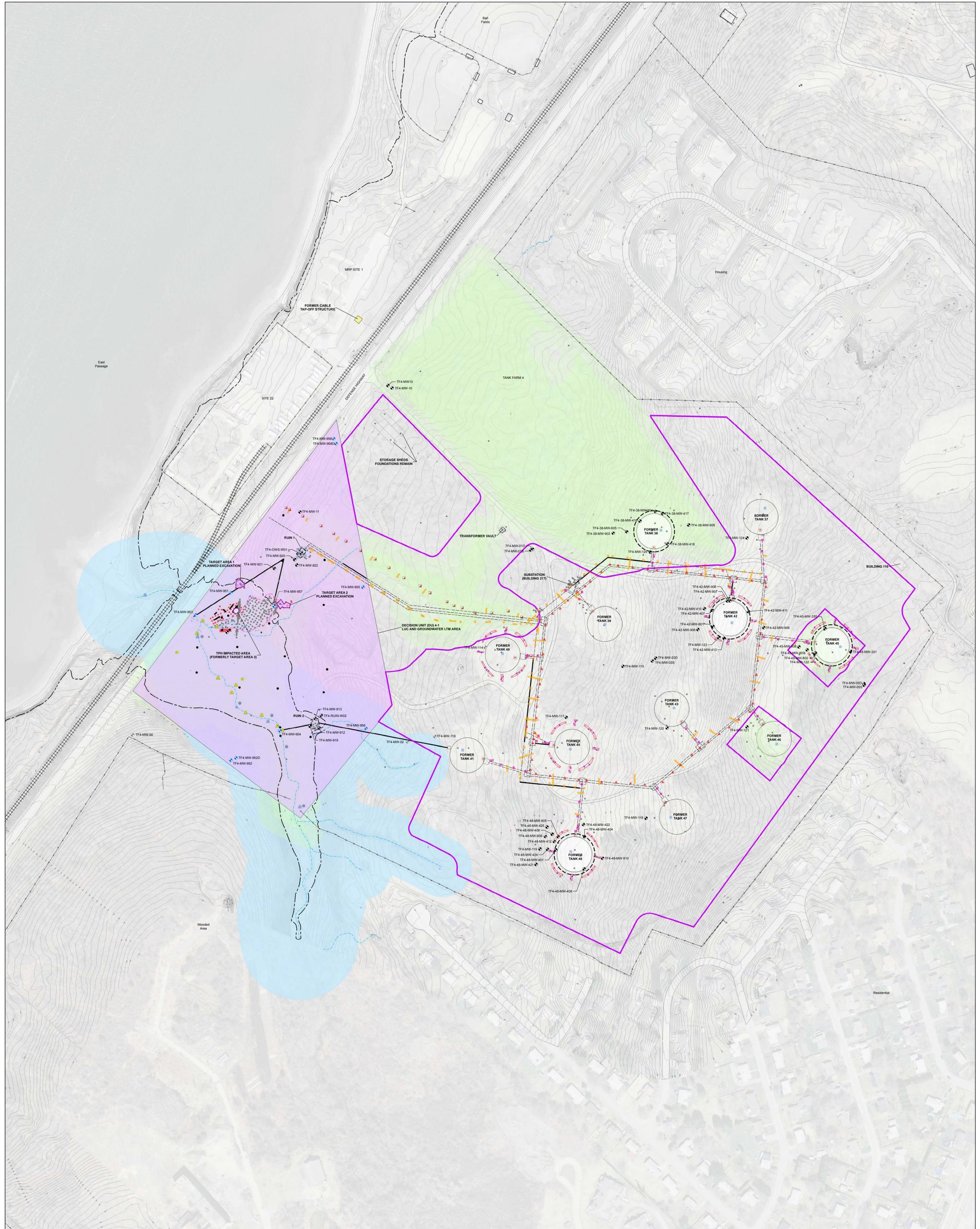
- | | |
|--|---------------------------------|
| Military Installation Boundary | 2005 Soil Excavation Area |
| Proposed Solar Site Boundary | Former Oil-Water Separator |
| Estimated Solar Project Footprint | Future Target Removal Area |
| 50 foot buffer (where project footprint meets a site boundary) | Demolished/Imploded Tank |
| Navy Electrical Distribution Line | RIDEM UST Land Use Control Area |
| Conceptual Interconnection Area | Transformer Vault* |
| CERCLA Decision Unit | |

Legend

Figure 4.11-1
Alternative Site Location
Tank Farm 4, IRP Site 12
Naval Station Newport
Newport County, Rhode Island

*Additional vaults and structures could be present at the site

3b. Environmental Details_Tank Farm 4



RESOLUTION CONSULTANTS

Drawn: JB 07/20/2015
 Approved: MK 07/20/2015
 Project #: 60272339

Legend

Planned Monitoring Well	Historical Sediment Sample Location	TRC Sediment Sample Location	TRC Well Point	Historical Test Pit	Delineated Wetland (Resolution and Ecology and Environment, Inc.)	Estimated Solar Project Footprint (avoids wetlands, CERCLA decision unit, and footprint buffer)	Category 1 - CERCLA	Remaining Piping Infrastructure
Existing Monitoring Well	Historical Soil Boring	TRC Surface Water Sample Location	TRC Structure Aqueous Sample Location	Chain Link Fence	50-Foot Perimeter Wetland	Category 2 - RIDEM	Removed Piping Infrastructure	Response Action Completed with Corrective Action Plan; ELURs to be Considered
Abandoned or Unusable Well	Historical Surface Water Sample Location	TRC Soil Sample Location	TRC Structure Solid Sample Location	Removal Action Conducted in 2005	Riverbank Wetland	Category 3 - Further Investigation Required	Response Action Completed with Corrective Action Plan; ELURs to be Considered	
PDI Boring Location				Excavation Target Area	Floodplain			

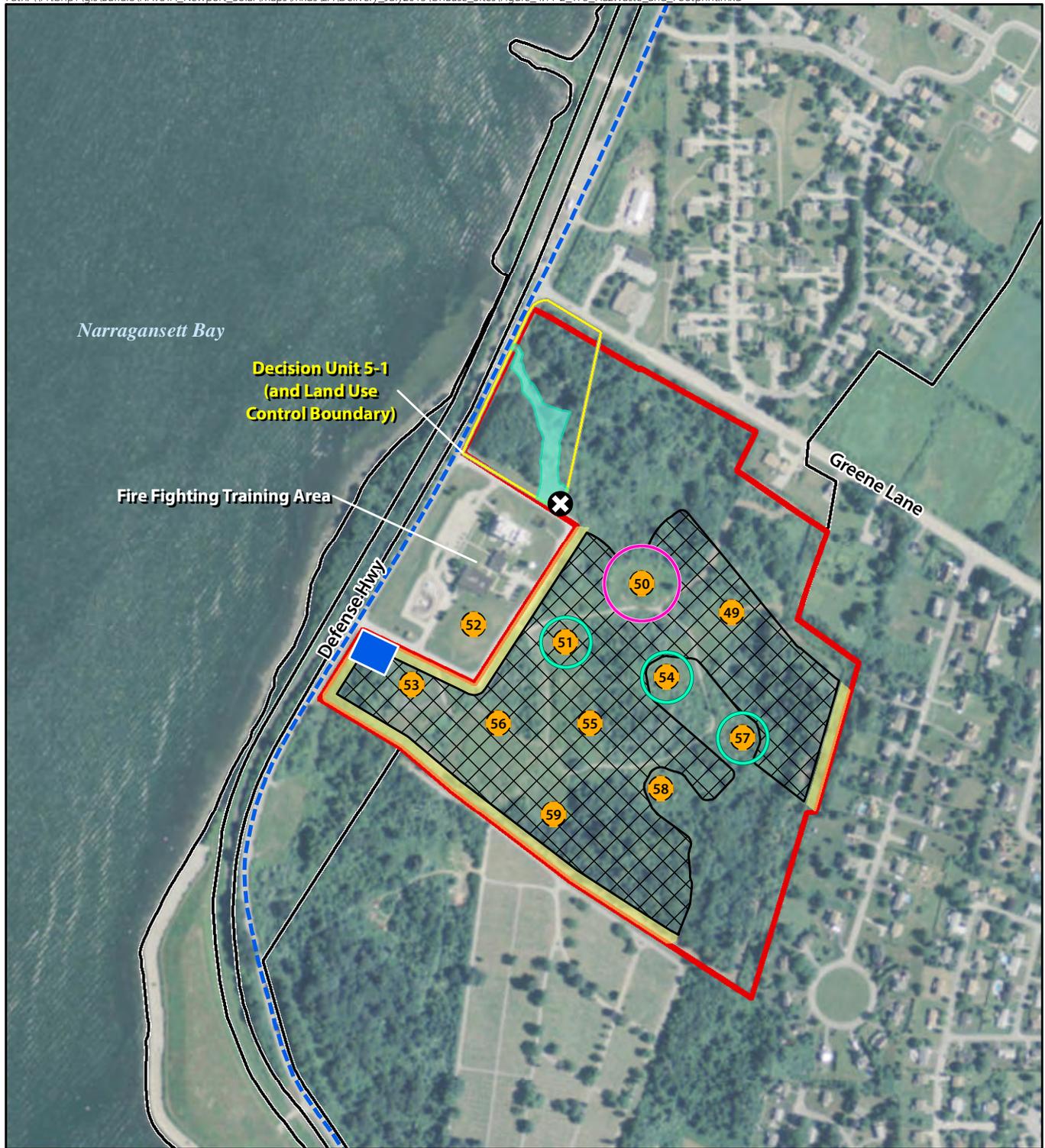
Scale in Feet

0 50 100

**FIGURE 1
SITE MAP**

SITE 12 - TANK FARM 4
NAVSTA NEWPORT, RHODE ISLAND

4a. Site Plan_Tank Farm 5



Narragansett Bay

Decision Unit 5-1
(and Land Use
Control Boundary)

Fire Fighting Training Area

Defense Hwy

Greene Lane



SCALE

0 250 500 Feet

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community Navy, 2014

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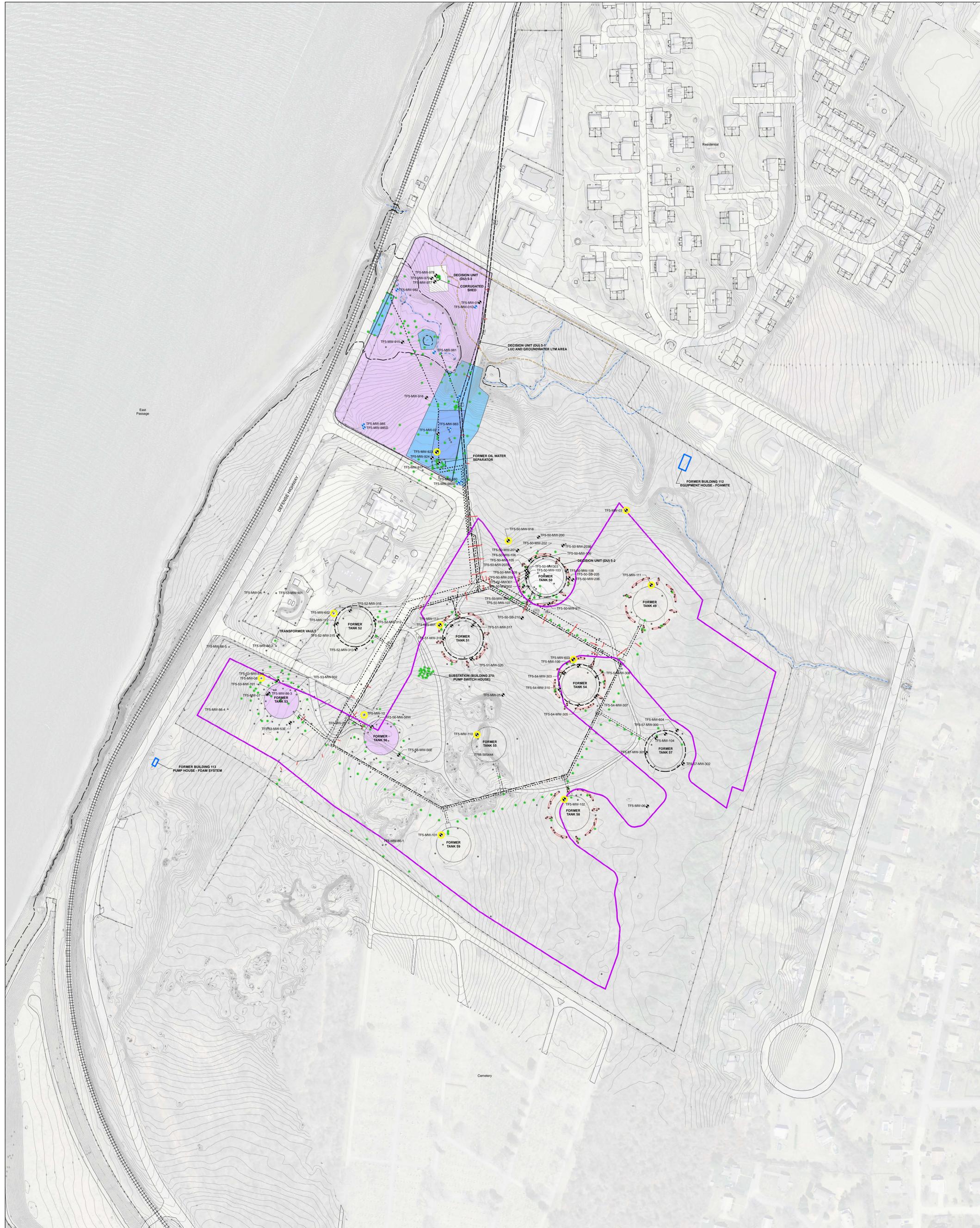
- Military Installation Boundary
- Proposed Solar Site Boundary
- Estimated Solar Project Footprint (30.79 acres)
- 50 foot buffer (where project footprint meets a site boundary)
- Conceptual Interconnection Area
- Navy Electrical Distribution Line

Legend

- Future Soil Cover Area
- CERCLA Decision Unit
- Former Oil-Water Separator
- Demolished/Imploded Tank
- Tank 50 150-foot-radius corrective action buffer
- RIDEM UST land use restriction will apply (dimension of area not to scale)

Figure 4.11-2
Alternative Site Location
Tank Farm 5, IRP Site 13
Naval Station Newport
Newport County, Rhode Island

4b. Environmental Details Tank Farm 5



Legend

<ul style="list-style-type: none"> Planned Monitoring Well (LTM) Existing Monitoring Well UST Trench Test Pit Samples Soil Boring Bottom Sediment & Water Sample Concrete Chase Sample Location 	<ul style="list-style-type: none"> Concrete Chip Sample Location Exit Piping Sample Location Fuel Line Sample Location Geoprobe Sample Location Navy Special Line Sample Shunt Pipe Sample Location 	<ul style="list-style-type: none"> Transect Test Pit Location UST Trench Chain Link Fence Floodplain Estimated Solar Project Footprint 	<ul style="list-style-type: none"> Approximate Location of Archaeological Site (Greenhouse Site #2316) Category 1 - CERCLA Category 2 - RIEM Category 3 - to be Determined 	<ul style="list-style-type: none"> Soil Cover Thickness 24-inch Soil Cover Planned for DU 5-1 6-inch Soil Cover Planned for DU 5-1 Petroleum Distribution (Remaining) Petroleum Distribution (Removed) Ring Drain/BSW Drainage (Remaining) Ring Drain/BSW Drainage (Removed) Stripper Line (Remaining) Pump Chamber Response Action and Corrective Action Plan Required 	<ul style="list-style-type: none"> Response Action Completed with Corrective Action Plan; ELURs to be Considered Areas of Potential PFCs Proposed PFC Sampling Location
---	---	---	--	--	--

FIGURE 1
PROPOSED PFC SAMPLING LOCATIONS

SITE 13 - TANK FARM 5
 NAVSTA NEWPORT, RHODE ISLAND

5. ECP McAllister Point Landfill

Environmental Condition of Property (ECP) Checklist

Title:	Lease McAllister Point landfill for Solar Photovoltaic Array
Installation:	Naval Station Newport Rhode Island
Parcel/Site Location and Description:	<p>NAVSTA Newport is located approximately 60 miles southwest of Boston, Massachusetts, and 25 miles south of Providence, Rhode Island. This naval facility consists of approximately 1,000 acres located on the western shore of Aquidneck Island, adjacent to Narragansett Bay, in the towns of Portsmouth and Middletown, and in the city of Newport, Rhode Island. Training and research and development have been the primary activities at NAVSTA Newport from 1974 to present. Land use surrounding the base is residential, commercial, and industrial. McAllister Point Landfill (Site 1) occupies approximately 11.5 acres and is located in the central portion of the facility.</p> <p>NAVSTA Newport was placed on the National Priorities List (NPL) in 1989. Site 1 was one of the operable units identified as part of the NPL designation (OU1). Multiple investigations have been performed at OU1, including a remedial investigation (1992), additional groundwater investigation and Human Health Risk Assessment (1994), a Marine Ecological Risk Assessment (1997), and the Management of Migration Feasibility Study (FS) report (1999). The final remedy for OU1 was a presumptive remedy (Resource Conservation and Recovery Act [RCRA] C-Type cap) selected prior to completion of the other investigations. This is documented in the OU1 ROD, which was signed by the Navy and the EPA Region I in September 1993. A separate ROD was subsequently completed for the Management of Migration as OU4 (2000).</p> <p>The remedy for OU 1 included a multi-media, low permeability cap, installed to cover the landfill. The remedy for OU 4 included the dredging of contaminated sediment and debris from nearshore and offshore areas. These remedies require long term monitoring. Long-Term Monitoring (LTM) at the site includes sampling of groundwater, landfill gas, sediment, porewater, toxicity, and biota. LTM activities indicate that groundwater contaminant concentrations are stable or decreasing, marine sediment data indicate acceptable conditions, and landfill gas concentrations are low or non-detected. These data indicate that migration of contaminants to downgradient marine sediment and porewater does not appear to be occurring.</p>
Proposed Real Estate Action Description:	Lease land to commercial power utility under a Power Purchase Agreement.
Site Summary Information	
<p>Part 1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions is provided for each environmental condition.</p>	
A. Parcel/Site Uses:	
Prior Uses:	The McAllister Point Landfill at NAVSTA Newport was operated as a sanitary landfill over a 20-year period. From 1955 until the mid-1970's the site accepted all the wastes generated at the Naval facility, including waste from all operational areas (machine shops, ship repair, etc.), Navy housing areas (domestic refuse), and the 55 ships home-ported at Newport prior to 1973 (approximately 14 40-cubic yard containers daily). The materials disposed of at the landfill reportedly included spent acids, paints, solvents, waste oils (diesel, lubrication, and fuel), polychlorinated biphenyl (PCB)-contaminated transformer oil, domestic refuse, and construction debris.
Current Uses:	none
Future Uses:	Solar Photovoltaic
B. Contaminants:	Yes
	Soils: Volatile organic compounds (VOCs), base neutral acid extractable organic compounds (BNAs) (including Poly-nuclear aromatic hydrocarbons (PAHs)), pesticides,

Environmental Condition of Property (ECP) Checklist

If yes, identify contaminant & media:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use:

Hazardous Materials Storage:

Type of HM:

Type of Use and/or Storage:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

D. Treatment, Storage, Disposal of Hazardous Waste:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks:

UST No. Gals.

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

F. Above-Ground Storage Tanks:

AST No. Gals.

Source of information:

Environmental Condition of Property (ECP) Checklist

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyl's (PCB's):

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos:

If yes:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

J. Radon:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern:

Source of information:

Restrictions or Land Use Controls:

Environmental Condition of Property (ECP) Checklist

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species:

Yes

Source of information:

Threatened NLEB- Not likely to affect.
Integrated Natural Resource Mgmt Plan / Natural Resource Manager

Restrictions or Land Use Controls:

No

If yes, please identify and explain in detail in Section 2 below.

O. Natural or Cultural Resources:

No

Source of information:

Integrated Natural Resource Mgmt Plan / Natural Resource Manager and Integrated Cultural Resource Mgmt Plan / Cultural Resource Manager

Restrictions or Land Use Controls:

No

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:

Current Use:

Defense Highway and Undeveloped Open Space

Past Use:

Defense Highway and Undeveloped Open Space

Source of information:

Aerial Maps

Restrictions or Land Use Controls:

No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation?

No

If yes, please explain:

Source of information:

No records of receiving a Notice of Violation for McAllister Point Landfill.

Restrictions or Land Use Controls:

No

If yes, please identify and explain in detail in Section 2 below.

R. Additional information or comments regarding questions shown above (attach sheet(s) if additional room is needed):

None

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

Part 2. List of Restrictions or Land Use Controls (if any) required for Real Estate Action:

McAllister Point Landfill is a Navy Installation Restoration (IR) site. Restrictions are described in the following documents and references:

- (1) Any structures with their associated foundations, piping, wiring, utilities, etc. shall be constructed above the landfill cap with no intrusions into the existing cap;
- (2) A Health and Safety Plan (HASP) is required and workers disturbing soil must possess the 40 hour uncontrolled hazardous waste site training under 29 CFR 1910.120 Hazardous Waste Operations and Emergency Response (HAZWOPER);
- (3) due to the design/construction of the existing landfill cap, large and/or heavy vehicles, as well as any structures that place a large load onto the cap, will not be allowed on site;

Environmental Condition of Property (ECP) Checklist

- (4) as part of the landfill cap remedial design, there are existing gas vents and monitoring wells with risers, settlement platforms, and ground shot locations that cannot be disturbed or covered;
- (5) vehicle access to remedial components, like those in item 4 above, must be maintained at all times for O & M requirements;
- (6) use of pesticides at this site is also prohibited;
- (7) Site 1 Land Use Control (LUC) Remedial Design (RD) for McAllister Point Landfill Operable Unit 1 of February 2012, as amended;
- (8) Soil Management plan for Naval Station Newport, Newport RI dated June 3, 2010 as amended;
- (9) local instruction NAVSTANPTINST 5090.15C entitled, "Land Use Restrictions for Installation Restoration (IR) Sites and Other Contaminated Properties, as amended;
- (10) the Federal Facilities Agreement of 1992;
- (11) Rhode Island Coastal Resource Management Council (RICRMC) restrictions specified in their letter of March 24, 2015, including the submission of the design and plans as part of either a federal Consistency Determination for their concurrence or application for an assent;
- (12) design plans & specifications and work plans must be submitted to the Rhode Department of Environmental Management (RIDEM) and U.S. Environmental Protection Agency (USEPA) for their review and approval prior to installation/construction to demonstrate compliance with the restrictions specified in their letters of July 9, 2015 (RIDEM), July 6, 2015 (USEPA), and October 29, 2015 (USEPA).

NOTE: ITEMS 1 and 4 REFERENCED ABOVE CAN BE FOUND IN THE NAVSTA NEWPORT ADMINISTRATIVE RECORD (https://www.navfac.navy.mil/products_and_services/ev/products_and_services/env_restoration/installation_map/navfac_atlantic/midlant/newport.html).

Environmental Condition of Property (ECP) Checklist

3. Signature:

Based on the records reviews, site inspections, and interviews conducted for the proposed real estate action, the environmental conditions of the property are as stated in this document and this property is suitable for outgrant or transfer with the inclusion of the restrictions or Land Use Controls (if any) identified above.

ECP Checklist Preparer:

David D. Dorocz, P.E.	November 16, 2015
Print Name	Date

PWD Environmental:

DOROCZ.DAVID.D.1228616440 <small>Digitally signed by DOROCZ.DAVID.D.1228616440 DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USN, cn=DOROCZ.DAVID.D.1228616440 Date: 2015.11.16 08:24:03 -05'00'</small>	Environmental Director
Signature	Title

David D. Dorocz, P. E.	November 16, 2015
Print Name	Date

Environmental Professional (EBL(EV3)):

SCHIRMER.ROBERT.G.1229337374 374 <small>Digitally signed by SCHIRMER.ROBERT.G.1229337374 DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USN, cn=SCHIRMER.ROBERT.G.1229337374 Date: 2015.12.09 13:10:27 -05'00'</small>	NAVFAC Midlant ER Mgr
Signature	Title

Robert G Schirmer	Dec 9, 2015
Print Name	Date

Property Owner (Activity or Region):

The property Owner (Activity or Region) acknowledges and accepts the foregoing statement of environmental conditions and the restrictions or Land Use Controls (if any) that will be required for this real estate outgrant..

BOYER.DENNIS.RAY DAVIS.1142417843 <small>Digitally signed by BOYER.DENNIS.RAY DAVIS.1142417843 DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USN, cn=BOYER.DENNIS.RAY DAVIS.1142417843 Date: 2015.11.19 11:02:35 -05'00'</small>	Commanding Officer
Signature	Title

Captain Dennis R. Boyer	
Print Name	Date

Real Estate Professional:

The real estate professional(s) acknowledge these restrictions or Land Use Controls (if any) identified above and will ensure they are made apart of the outgrant document.

Signature	Title

Print Name	Date

6. ECP Tank Farm 4

Environmental Condition of Property (ECP) Checklist

Title:	Lease Tank Farm 4 for Solar Photovoltaic Arrays
Installation:	Naval Station Newport Rhode Island
Parcel/Site Location and Description:	<p>NAVSTA Newport is located approximately 60 miles southwest of Boston, Massachusetts, and 25 miles south of Providence, Rhode Island. This naval facility consists of approximately 1,000 acres located on the western shore of Aquidneck Island, adjacent to Narragansett Bay, in the towns of Portsmouth and Middletown, and in the city of Newport, Rhode Island. NAVSTA Newport was formerly known as the Naval Education and Training Center (NETC), established in the 1940s during World War II. Training and research and development have been the primary activities at NAVSTA Newport from 1974 to present. Land use surrounding the base is residential, commercial, and industrial. Tank Farm 4 (Site 12) occupies approximately 90 acres and is located within the northern portion of the NAVSTA Newport facility.</p> <p>NAVSTA Newport was placed on the National Priorities List (NPL) in 1989. Tank Farm 4 contains the remnants of 12 former 2.5-million-gallon-capacity underground storage tanks (USTs) originally used to store No. 6 fuel oil and later closed in place. Tank Farm 4 is partially fenced and signs are posted at entrances restricting access to authorized personnel.</p> <p>There is a Land Use Control (LUC) Remedial Design (RD) for Decision Unit (DU) 4-1 at Tank Farm 4, Site 12, Operable Unit 11, at the Naval Station (NAVSTA) Newport, Portsmouth, Rhode Island. The LUC RD was developed as part of the remedial design for DU 4-1 at Tank Farm 4 to address LUC implementation actions in accordance with the Record of Decision (ROD) for DU 4-1 at Tank Farm 4. DU 4-1 occupies approximately 14 acres at the southwestern corner of Tank Farm 4.</p> <p>UST 41 will be studied to determine if there is remaining contamination requiring CERCLA action. This tank is excluded from the Solar PV project footprint.</p>
Proposed Real Estate Action Description:	Lease land to commercial power utility under a Power Purchase Agreement.
Site Summary Information	
<p>Part 1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions is provided for each environmental condition.</p>	
A. Parcel/Site Uses:	
Prior Uses:	Tank Farm for the storage of Navy fuel oils in tank numbers (TNOs) 37-41, 42 (listed as 100 on condition maps), and 43-48.
Current Uses:	Bow hunting by local Navy employees during state-regulated deer hunting season by permit authorized by the Commanding Officer.
Future Uses:	Solar Photovoltaic
B. Contaminants:	
	Yes
If yes, identify contaminant & media:	<p>Outside DU 4-1: Elevated Arsenic, petroleum and other unknown contaminants in soil. Elevated petroleum and other unknown contaminants in groundwater.</p> <p>DU 4-1: manganese concentrations in soil pose potentially unacceptable risk to construction workers, polycyclic aromatic hydrocarbons (PAHs) concentrations in soil pose a potential unacceptable risk to potential future residents, and arsenic, cobalt, iron, and manganese concentrations in groundwater pose a potential unacceptable risk to potential future residents. Additionally, some chemicals are present in soil at</p>

Environmental Condition of Property (ECP) Checklist

concentrations exceeding state regulatory criteria (benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(g,h,i)perylene, benzo(a)pyrene, chrysene, dibenzo(a,h)anthracene, fluoranthene, pyrene, and manganese. No unacceptable human health risk was identified from site sediment or surface water.

Source of information:

Administrative record at <http://go.usa.gov/DyNw> or https://www.navfac.navy.mil/products_and_services/ev/products_and_services/env_restoration/installation_map/navfac_atlantic/midlant/newport.html; Land Use Control Remedial Design Decision Unit 4-1 at Tank Farm 4 (Site 12) Operable Unit 11, Naval Station Newport, Portsmouth, Rhode Island, dated April 16, 2014; and the closure assessment reports for each underground storage tank.

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use:

Hazardous Materials Storage:

Type of HM:

Type of Use and/or Storage:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

D. Treatment, Storage, Disposal of Hazardous Waste:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks:

UST No.

Facility ID: 3644 (previously 15007)
TNOs: 37-41, 42 (listed as 100 on condition maps) and 43-48

Gals.

Source of information:

Tank Records. Tanks demolished in place in mid 1990s. The Rhode Island Department of Environmental Management (RIDEM) has not issued closure certificates for underground storage tanks 37, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48 due to unresolved petroleum contamination in soil and groundwater. The records contain a draft Corrective Action Plan (CAP) for leaking tanks 38, 42, 45 & 48 that was never approved by RIDEM. Per phonecon on November 2, 2015, at 0930, between Sophia Kaczor / RIDEM and David Dorocz / Navy, RIDEM will issue closure certificates / no further actions for Tanks 37, 39, 40, 41, 43, 44, 46, and 47. In addition, RIDEM will issue conditional closure certificates for Tanks 38, 42, 45 and 48 requiring the Navy to resume the corrective action process to address soil and groundwater contamination.

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

F. Above-Ground Storage Tanks:

Environmental Condition of Property (ECP) Checklist

AST No. Gals.

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyl's (PCB's):

A hazardous material survey should be performed for the following buildings to determine if PCBs are present.

From Infads + Map Grid search
L4: None
L5: None
L6: None
M4: None
M5: None
M6: None
N5: None
N6: None

Source of information: From Autocad Base Condition Map
Transformer Vault - not in infads; shows up on the GRX also.
169 - not in infads
Ruins

Observations:
110 - abandoned facility still in place (observed and photographed 9 SEP 2015)
110 also shows up on the GRX.

Possible other facilities:
109 - was associated with facility 110. As 110 was not demolished, this facility may also still exist but heavy undergrowth precludes confirmation.

Buildings 109 and 110 are located outside of the solar array footprint.

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos:

If yes:

According to Asbestos Pgm. Mgr., direct buried and trenched abandoned piping containing TSI friable asbestos is present onsite.

A hazardous material survey should be performed for the following buildings to determine if asbestos is present.

From Infads + Map Grid search
L4: None
L5: None
L6: None

Environmental Condition of Property (ECP) Checklist

<u>Source of information:</u>	M4: None M5: None M6: None N5: None N6: None From Autocad Base Condition Map Tranformer Vault - not in infads; shows up on the GRX also. 169 - not in infads Ruins Observations: 110 - abandoned facility still in place (observed and photographed 9 SEP 2015) 110 also shows up on the GRX. Possible other facilities: 109 - was associated with facility 110. As 110 was not demolished, this facility may also still exist but heavy undergrowth precludes confirmation.
-------------------------------	---

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint:	<input type="text" value="Yes"/>
-----------------------	----------------------------------

<u>Source of information:</u>	According to LBP Pgm. Mgr., the soils in the vicinity of perimeter fence may contain lead from non intact painted surface. A hazardous material survey should be performed for the following buildings to determine if LBPs are present. From Infads + Map Grid search L4: None L5: None L6: None M4: None M5: None M6: None N5: None N6: None From Autocad Base Condition Map Tranformer Vault - not in infads; shows up on the GRX also. 169 - not in infads Ruins Observations: 110 - abandoned facility still in place (observed and photographed 9 SEP 2015) 110 also shows up on the GRX. Possible other facilities: 109 - was associated with facility 110. As 110 was not demolished, this facility may also still exist but heavy undergrowth precludes confirmation.
-------------------------------	---

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

Environmental Condition of Property (ECP) Checklist

J. Radon:	Unknown
<u>Source of information:</u>	Radon may be present in buildings.
Restrictions or Land Use Controls:	Yes
If yes, please identify and explain in detail in Section 2 below.	
K. Radiological Materials:	Unknown
<u>Source of information:</u>	No records could be found.
Restrictions or Land Use Controls:	No
If yes, please identify and explain in detail in Section 2 below.	
L. Solid/Bio-Hazardous Waste:	No
<u>Source of information:</u>	No records could be found.
Restrictions or Land Use Controls:	No
If yes, please identify and explain in detail in Section 2 below.	
M. Munitions and Explosives of Concern:	No
<u>Source of information:</u>	No records could be found.
Restrictions or Land Use Controls:	No
If yes, please identify and explain in detail in Section 2 below.	
N. Threatened or Endangered Species:	Yes
<u>Source of information:</u>	Threatened NLEB. Not likely to adversely effect determination. Final Bat Assessment Report 2009-2013. U.S. Fish and Wildlife Service Letter of August 12, 2015.
Restrictions or Land Use Controls:	Yes
If yes, please identify and explain in detail in Section 2 below.	
O. Natural or Cultural Resources:	Yes
<u>Source of information:</u>	Final Phase 1 Report, Archaeological Investigations to Support Construction and Operation of Solar Photovoltaic Systems at Multiple U.S. Navy Installations within NAVFAC Atlantic Area of Responsibility, NAVSTA Newport , Newport County, dated May 2015. State of Rhode Island, Historical Preservation & Heritage Commission concurrence letter of April 7, 2015. Integrated Natural Resource Management Plan / Natural Resource Manager. Integrated Cultural Resource management Plan / Cultural Resource Manager. Final Wetland Delineation Report for Naval Station Newport, Rhode Island, dated February 2015.
Restrictions or Land Use Controls:	Yes
If yes, please identify and explain in detail in Section 2 below.	
P. Use of Adjacent Property:	
Current Use:	Open space (undeveloped property), residential property and Defense Highway.

Environmental Condition of Property (ECP) Checklist

Past Use:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation?

If yes, please explain:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

R. Additional information or comments regarding questions shown above (*attach sheet(s) if additional room is needed*):

Perfluorinated Compounds (PFCs) - The Navy is sampling groundwater for fluorocarbons PFOA (perfluorooctanoic acid) and PFOS (perfluorooctane sulfonate) across the tank farm. The soils around Buildings 109 and 110, the former foamite buildings, may undergo sampling for PFOA/PFOS if these compounds are detected in groundwater. The USEPA may require additional restrictions in the Solar PV footprint if results of the Navy's investigation indicate PFCs are present.

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

Part 2. List of Restrictions or Land Use Controls (if any) required for Real Estate Action:

Tank Farm 4 (Site 12) is a Navy Installation Restoration (IR) site. Restrictions and conditions are described in the following documents and references:

- (1) Land Use Control Remedial Design Decision Unit 4-1 at Tank Farm 4 (Site 12) Operable Unit 11, Naval Station Newport, Portsmouth, Rhode Island, dated April 16, 2014;
- (2) use of lands that comprise Decision Unit 4-1 is prohibited;
- (3) use of the area within 50 feet of the perimeter fence is prohibited;
- (4) soils must managed in accordance with the Soil Management plan for Naval Station Newport, Newport RI dated June 3, 2010 as amended;
- (5) a Health and Safety Plan (HASP) is required and workers disturbing soil must possess the 40 hour uncontrolled hazardous waste site training under 29 CFR 1910.120 Hazardous Waste Operations and Emergency Response (HAZWOPER);
- (6) all work and site activities must conform with local instruction NAVSTANPTINST 5090.15C entitled, "Land Use Restrictions For Installation Restoration (IR) Sites And Other Contaminated Properties, as amended;
- (7) Federal Facilities Agreement of 1992 applies to Tank Farm 4;
- (8) Rhode Island Coastal Resource Management Council (RICRMC) restrictions specified in their letter of March 24, 2014, including the submission of the design and plans as part of either a federal Consistency Determination for their concurrence or application for an assent;
- (9) Design plans & specifications and work plans must be submitted to the Rhode Department of Environmental Management (RIDEM) and U.S. Environmental Protection Agency (USEPA) for their review and approval prior to installation/construction to demonstrate compliance with the restrictions specified in their letters of July 9, 2015 (RIDEM), July 6, 2015 (USEPA), and October 29, 2015 (USEPA);
- (10) use of Pesticides at the site are prohibited
- (11) no site work shall begin until a Preliminary Determination Application is approved by the Rhode Island Department of Environmental Management's, Fresh Water Wetlands Section (this includes the wetlands on top of the former tanks 45 & 46);
- (12) direct buried abandoned piping containing TSI friable asbestos may be encountered; (11) U.S. Fish and Wildlife Service Letter of August 12, 2015, prohibits tree clearing October 1 through April 14 and limitations on the acres that can be removed

Environmental Condition of Property (ECP) Checklist

are shown in "Figure A NS Newport Aerial TF4 V2. pdf"; (13) a hazardous material survey, which includes lead base paint and asbestos, must be performed before any building, structure, trench or ruin is disturbed;

(14) buildings must be tested for radon and, if necessary mitigated;

(15) the area within a 100 foot radius from the center of former underground storage tanks 38, 42, 45 and 48 is prohibited from use until such time that either RIDEM approved Corrective Action Plans are implemented or RIDEM issues Closure Certificates indicating no further action;

(16) the existing markers showing the center of the former underground storage tanks must be protected and maintained;

(17) Solar PV footprint may be restricted further if the results of the Navy's PFC investigation indicate these compounds are present in the project's footprint (EPA's concurrence is conditioned on the results being non detect);

(18) the area within a 100 foot radius from the center of former underground storage tank 41 or other area sufficient to provide access to perform any further investigations and cleanup (EPA letter of 29 October 2015) is excluded from the Solar PV project until such time that it is determined a CERCLA action is not required; and

(19) monitoring wells must be protected and vehicle access maintained at all times.

Environmental Condition of Property (ECP) Checklist

3. Signature:

Based on the records reviews, site inspections, and interviews conducted for the proposed real estate action, the environmental conditions of the property are as stated in this document and this property is suitable for outgrant or transfer with the inclusion of the restrictions or Land Use Controls (if any) identified above.

ECP Checklist Preparer:

David D. Dorocz, P. E.

Print Name

November 16, 2015

Date

PWD Environmental:

DOROCZ.DAVID.D.1228616440
Digitally signed by DOROCZ.DAVID.D.1228616440
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USN,
cn=DOROCZ.DAVID.D.1228616440
Date: 2015.11.16 08:35:50 -05'00'

Signature

Environmental Director

Title

David D. Dorocz, P. E.

Print Name

November 16, 2015

Date

Environmental Professional (EBL(EV3)):

SCHIRMER.ROBERT.G.1229337
374
Digitally signed by SCHIRMER.ROBERT.G.1229337374
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USN,
cn=SCHIRMER.ROBERT.G.1229337374
Date: 2015.12.09 13:11:50 -05'00'

Signature

NAVFAC ER Mgr

Title

Robert G Schirmer

Print Name

Dec 9, 2015

Date

Property Owner (Activity or Region):

The property Owner (Activity or Region) acknowledges and accepts the foregoing statement of environmental conditions and the restrictions or Land Use Controls (if any) that will be required for this real estate outgrant..

BOYER.DENNIS.RAY
DAVIS.1142417843
Digitally signed by BOYER.DENNIS.RAY DAVIS.1142417843
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USN,
cn=BOYER.DENNIS.RAY DAVIS.1142417843
Date: 2015.11.19 11:04:14 -05'00'

Signature

Commanding Officer

Title

Captain Dennis R. Boyer

Print Name

Date

Real Estate Professional:

The real estate professional(s) acknowledge these restrictions or Land Use Controls (if any) identified above and will ensure they are made part of the outgrant document.

Signature

Title

Print Name

Date

7. ECP Tank Farm 5

Environmental Condition of Property (ECP) Checklist

Title:	Lease Tank Farm 5 for Solar Photovoltaic Array
Installation:	Naval Station Newport, Rhode Island
Parcel/Site Location and Description:	<p>NAVSTA Newport is located approximately 60 miles southwest of Boston, Massachusetts, and 25 miles south of Providence, Rhode Island. This naval facility consists of approximately 1,000 acres located on the western shore of Aquidneck Island, adjacent to Narragansett Bay, in the towns of Portsmouth and Middletown, and in the city of Newport, Rhode Island. NAVSTA Newport was formerly known as the Naval Education and Training Center (NETC), established in the 1940s during World War II. Training and research and development have been the primary activities at NAVSTA Newport from 1974 to present. Land use surrounding the base is residential, commercial, and industrial. Tank Farm 5 (Site 13) occupies approximately 85 acres and is located within the northern portion of the NAVSTA Newport facility.</p> <p>NAVSTA Newport was placed on the National Priorities List (NPL) in 1989. Tank Farm 5 contains the remnants of 11 former 2.5-million-gallon-capacity underground storage tanks (USTs) originally used to store No. 6 fuel oil and later closed in place. Two of the USTs were also periodically used to store heating oil and waste oil. Tank Farm 5 is partially fenced and signs are posted at entrances restricting access to authorized personnel.</p> <p>There is a Land Use Control (LUC) Remedial Design (RD) for Decision Unit (DU) 5-1 at Tank Farm 5, Site 13, Operable Unit 2, at the Naval Station (NAVSTA) Newport, Middletown, Rhode Island. The LUC RD was developed as part of the remedial design for DU 5-1 at Tank Farm 5 to address LUC implementation actions in accordance with the Record of Decision (ROD) for DU 5-1 at Tank Farm 5. DU 5-1 occupies approximately 6 acres at the northwestern corner of Tank Farm 5.</p> <p>Tanks 53 and 56 were located at Tank Farm 5. These tanks were constructed in the 1940s and had a capacity of 2.52 million gallons. Fuel oils were stored in the tanks from WWII to 1974. From 1975 to 1984 the tanks were used in an oil recovery program to store used oil for alternate use as a heating fuel. Oil was observed overflowing from Tank 53 in 1990. Chlorinated and aromatic hydrocarbon compounds were detected in groundwater located in the vicinity of Tanks 53 and 56. In 1992, sludge, oil, and water were removed from the tanks and the interiors were cleaned. The tanks were demolished in 1998 and 1999. Each tank was closed in place by demolishing the roof and support structures, and then backfilled with clean fill. Both a source removal action and a management-of-migration alternative were implemented at this site, as follows. In 1995 and 1996, contaminated soil found near tank 53 was removed. A groundwater extraction and treatment/containment system was constructed in 1994 and was in operation for two years. The system was shut down in 1996 and demolished in 2008 since groundwater concentrations were below cleanup levels. The remedial objectives for Tanks 53 and 56 have been met. Five rounds of groundwater sampling conducted after the treatment system was shut down confirmed that the remedial action was successful. Exposure pathways that could result in unacceptable risks have been eliminated and the source of the contamination has been removed. A Record of Decision to document no further action is all that is needed to close this operable unit.</p> <p>UST 50 will be studied to determine if there is remaining contamination requiring CERCLA action. This tank is excluded from the Solar PV project footprint.</p>
Proposed Real Estate Action Description:	Lease land to commercial power utility under a Power Purchase Agreement
<p>Site Summary Information</p> <p>Part 1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions is provided for each environmental condition.</p>	

Environmental Condition of Property (ECP) Checklist

A. Parcel/Site Uses:

Prior Uses: Tank Farm for the storage of Navy fuel oils in tank numbers (TNOs) 49-52, 54-55, and 57-59. Waste oil and solvents were stored in TNOs 53 and 56.

Current Uses: Restricted access; no use.

Future Uses: Solar Photovoltaic

B. Contaminants: Yes

If yes, identify contaminant & media: Outside DU5-1: Elevated arsenic , and unknown other contaminants.
DU 5-1: arsenic, cobalt, iron and manganese concentrations in groundwater pose potentially unacceptable risk to hypothetical future residents. Additionally, arsenic is present in soil at concentrations exceeding the state regulatory criteria and manganese is present in soil at concentrations posing a potential risk to construction workers. No unacceptable human health risk was identified from site sediment or surface water.

Source of information: Administrative record at <http://go.usa.gov/DyNw> or https://www.navfac.navy.mil/products_and_services/ev/products_and_services/env_restoration/installation_map/navfac_atlantic/midlant/newport.html

Restrictions or Land Use Controls: Yes

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: Unknown

Hazardous Materials Storage: Unknown

Type of HM:

Type of Use and/or Storage:

Source of information: No records could be found.

Restrictions or Land Use Controls: No

If yes, please identify and explain in detail in Section 2 below.

D. Treatment, Storage, Disposal of Hazardous Waste: Yes

Source of information: Tanks 53 & 56 contained waste oils and solvents. No other records could be found.

Restrictions or Land Use Controls: No

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks:

UST No. Facility ID: 214 Tank Numbers (TNOS) 49-59. Gals. 27.5 million

Source of information: Tank Records. Tanks demolished in place in mid 1990s. The Rhode Island Department of Environmental Management (RIDEM) has not issued closure certificates or no further action letters for underground storage tanks 50, 51, 52 (outside of solar array footprint), 54 and 57 due to unresolved petroleum contamination in soil and groundwater. The records contain a draft Corrective Action Plan (CAP) for leaking tanks 51, 52, 54 & 57 that was never approved by RIDEM. A closure assessment was performed for the removal of the loop and shunt piping and RIDEM has not

Environmental Condition of Property (ECP) Checklist

issued a no further action.

Restrictions or Land Use Controls: Yes

If yes, please identify and explain in detail in Section 2 below.

F. Above-Ground Storage Tanks: No

AST No. [] Gals. []

Source of information: No records could be found.

Restrictions or Land Use Controls: No

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyl's (PCB's): Unknown

Source of information:

A hazardous material survey should be performed for the following buildings to determine if PCBs are present.

From Infads + Map Grid search
(Not including facilities associated with the OTC Fire Fighting School)
I9: None
I10: None
I11: None
I12: None
J10: None
J11: None
J12: None

Possible other facilities:
112 & 113 - Have similar function as 109 + 110 in TF-4. As 110 was not demolished, these facilities may also still exist but heavy undergrowth precludes confirmation. PWD has on hand construction drawing that call for the demolition of Bldg 112, but unable to confirm this work was completed due to undergrowth.

Buildings 112 and 113 are located outside of the solar array footprint.

Restrictions or Land Use Controls: Yes

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: Yes

If yes: Friable

Source of information:

According to the Asbestos Pgm. Mgr., direct buried and trenched abandoned piping containing TSI friable asbestos is present onsite.

A hazardous material survey should be performed for the following buildings to determine if asbestos is present.

From Infads + Map Grid search
(Not including facilities associated with the OTC Fire Fighting School)
I9: None
I10: None
I11: None
I12: None

Environmental Condition of Property (ECP) Checklist

J10: None
J11: None
J12: None

Possible other facilities:
112 & 113 - Have similar function as 109 + 110 in TF-4. As 110 was not demolished, these facilities may also still exist but heavy undergrowth precludes confirmation. PWD has on hand construction drawing that call for the demolition of Bldg 112, but unable to confirm this work was completed due to undergrowth.

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint:

According to the LBP Pgm. Mgr., the soils in the vicinity of the perimeter fence may contain lead from non intact painted surface.

A hazardous material survey should be performed for the following buildings to determine if LBPs are present.

From Infads + Map Grid search
(Not including facilities associated with the OTC Fire Fighting School)

I9: None
I10: None
I11: None
I12: None
J10: None
J11: None
J12: None

Possible other facilities:
112 & 113 - Have similar function as 109 + 110 in TF-4. As 110 was not demolished, these facilities may also still exist but heavy undergrowth precludes confirmation. PWD has on hand construction drawing that call for the demolition of Bldg 112, but unable to confirm this work was completed due to undergrowth.

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

J. Radon:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste:

Environmental Condition of Property (ECP) Checklist

Source of information: No record could be found.

Restrictions or Land Use Controls: No

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: Unknown

Source of information: No record could be found.

Restrictions or Land Use Controls: No

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: Yes

Source of information: Threatened NLEB. Not likely to adversely effect determination. Final Bat Assessment Report 2009-2013. U.S. Fish and Wildlife Service Letter of August 12, 2015.

Restrictions or Land Use Controls: Yes

If yes, please identify and explain in detail in Section 2 below.

O. Natural or Cultural Resources: Yes

Source of information: Final Phase 1 Report, Archaeological Investigations to Support Construction and Operation of Solar Photovoltaic Systems at Multiple U.S. Navy Installations within NAVFAC Atlantic Area of Responsibility, NAVSTA Newport, Newport County, dated May 2015. State of Rhode Island, Historical Preservation & Heritage Commission concurrence letter of April 7, 2015. Integrated Natural Resource Management Plan / Natural Resource Manager. Integrated Cultural Resource management Plan / Cultural Resource Manager. Final Wetland Delineation Report for Naval Station Newport, Rhode Island, dated February 2015.

Restrictions or Land Use Controls: Yes

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:

Current Use: Open space (undeveloped property), residential property, Navy's Fire Fighter Trainer facility and Defense Highway.

Past Use: Open space (undeveloped property), residential property, Navy's Fire Fighter Trainer facility and Defense Highway.

Source of information: Aerial maps.

Restrictions or Land Use Controls: No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? Yes

If yes, please explain: LS 2227 issued for leaking UST TNOs 50, 51, 52, 54 and 57. Immediate Compliance order from RIDEM, dated February 15, 1990, regarding the cleanup and closure of TNOs 53 and 56. Letter of Deficiency from RIDEM, dated August 29, 2015, ordering the closure of Tank 53 and 56 under the RI Hazardous Waste Management Act.

Source of information: Tank records.

Environmental Condition of Property (ECP) Checklist

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

R. Additional information or comments regarding questions shown above (*attach sheet(s) if additional room is needed*):

Perfluorinated Compounds (PFCs) - The Navy is sampling groundwater for fluorocarbons PFOA (perfluorooctanoic acid) and PFOS (perfluorooctane sulfonate) across the tank farm. The soils around Buildings 112 and 113, the former foamite buildings, may undergo sampling for PFOA/PFOS if these compounds are detected in groundwater. The USEPA may require additional restrictions in the Solar PV footprint if results of the Navy's investigation indicate PFCs are present.

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

Part 2. List of Restrictions or Land Use Controls (if any) required for Real Estate Action:

Tank Farm 5 (Site 13) is a Navy Installation Restoration (IR) site. Restrictions are described in the following documents and references:

- (1) Land Use Control Remedial Design Decision Unit 5-1 at Tank Farm 5 (Site 13) Operable Unit 2, Naval Station Newport, Middletown, Rhode Island, dated July 23, 2014;
- (2) use of lands that comprise Decision Unit 5-1 is prohibited;
- (3) use of the area within 50 feet of the perimeter fence is prohibited;
- (4) soils must be managed in accordance with the Soil Management Plan for Naval Station Newport, Newport RI dated June 3, 2010 as amended;
- (5) a Health and Safety Plan (HASP) is required and workers disturbing soil must possess the 40 hour uncontrolled hazardous waste site training under 29 CFR 1910.120 Hazardous Waste Operations and Emergency Response (HAZWOPER);
- (6) all work and site activities must conform with local instruction NAVSTANPTINST 5090.15C entitled, "Land Use Restrictions For Installation Restoration (IR) Sites And Other Contaminated Properties, as amended; (5) Federal Facilities Agreement of 1992 applies to Tank Farm 4;
- (7) Rhode Island Coastal Resource Management Council (RICRMC) restrictions specified in their letter of March 24, 2014, including the submission of the design and plans as part of either a federal Consistency Determination for their concurrence or application for an assent;
- (8) Design plans & specifications and work plans must be submitted to the Rhode Department of Environmental Management (RIDEM) and U.S. Environmental Protection Agency (USEPA) for their review and approval prior to installation/construction to demonstrate compliance with the restrictions specified in their letters of July 9, 2015 (RIDEM), July 6, 2015 (USEPA), and October 29, 2015 (USEPA);
- (9) use of Pesticides at the site are prohibited
- (10) no site work shall begin until a Preliminary Determination Application is approved by the Rhode Island Department of Environmental Management's, Fresh Water Wetlands Section;
- (11) direct buried abandoned piping containing TSI friable asbestos may be encountered;
- (12) U.S. Fish and Wildlife Service Letter of August 12, 2015, prohibits tree clearing October 1 through April 14 and limitations on the acres that can be removed are shown in "Figure A NS Newport Aerial TF5 V2. pdf";
- (13) a hazardous material survey, which includes lead base paint and asbestos, must be performed before any building, structure, trench or ruin is disturbed;
- (14) the area within a 100 foot radius from the center of former underground storage tanks 50, 51, 54 and 57 is prohibited from use until such time that either RIDEM approved Corrective Action Plans are implemented or RIDEM issues Closure Certificates indicating no further action;
- (15) the existing markers showing the center of the former underground storage tanks must be protected and maintained;
- (16) Solar PV footprint may be restricted further if the results of the Navy's PFC investigation indicate these compounds are present in the project's footprint (EPA's concurrence is conditioned on the results being non detect);
- (17) the area within a 100 foot radius from the center of former underground storage tank 50 or other area sufficient to provide access to perform any further investigations and cleanup (EPA letter of 29 October 2015) is excluded from the Solar PV project until such time that it is determined a CERCLA action is not required;
- (18) use or disturbance of archaeological site RI 2519 is prohibited;
- (19) use of the area on both sides and within 50 feet of the loop and shunt piping is prohibited from use until such time the RIDEM issues a no further action on the Piping Closure Assessment; and

Environmental Condition of Property (ECP) Checklist

(19) monitoring wells must be protected and vehicle access to monitoring wells maintained at all times.

Environmental Condition of Property (ECP) Checklist

3. Signature:

Based on the records reviews, site inspections, and interviews conducted for the proposed real estate action, the environmental conditions of the property are as stated in this document and this property is suitable for outgrant or transfer with the inclusion of the restrictions or Land Use Controls (if any) identified above.

ECP Checklist Preparer:

David D. Dorocz, P. E.

Print Name

November 16, 2015

Date

PWD Environmental:

DOROCZ.DAVID.D.1228616440
Digitally signed by DOROCZ.DAVID.D.1228616440
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USN,
cn=DOROCZ.DAVID.D.1228616440
Date: 2015.11.16 08:46:57 -05'00'

Signature

Environmental Director

Title

David D. Dorocz, P. E.

Print Name

November 16, 2015

Date

Environmental Professional (EBL(EV3)):

SCHIRMER.ROBERT.G.1229337
374
Digitally signed by SCHIRMER.ROBERT.G.1229337374
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USN,
cn=SCHIRMER.ROBERT.G.1229337374
Date: 2015.12.09 13:13:11 -05'00'

Signature

NAVFAC Midlant ER Mgr

Title

Robert G Schirmer

Print Name

Dec 9, 2015

Date

Property Owner (Activity or Region):

The property Owner (Activity or Region) acknowledges and accepts the foregoing statement of environmental conditions and the restrictions or Land Use Controls (if any) that will be required for this real estate outgrant..

BOYER.DENNIS.RAY
DAVIS.1142417843
Digitally signed by BOYER.DENNIS.RAY DAVIS.1142417843
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cn=BOYER.DENNIS.RAY DAVIS.1142417843
Date: 2015.11.19 11:03:30 -05'00'

Signature

Commanding Officer

Title

Captain Dennis R. Boyer

Print Name

Date

Real Estate Professional:

The real estate professional(s) acknowledge these restrictions or Land Use Controls (if any) identified above and will ensure they are made apart of the outgrant document.

Signature

Title

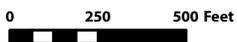
Print Name

Date

8. Tank Farm 4_Aproved USFWS Timber Footprint



SCALE



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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Legend

-  Military Installation Boundary
-  Estimated Solar Project Footprint Boundary
- Area to be cleared: 41 acres
- Area of potentially suitable summer roosting habitat for northern long-eared bat to be cleared: 17 acres

Figure A
Proposed Solar Project Footprint:
Tank Farm 4
Naval Station Newport
Newport County, Rhode Island

9. Tank Farm 5_Aproved USFWS Timber Footprint



Narragansett Bay

Defense Hwy

Fire Fighting Training Area

Greene Lane



SCALE

0 250 500 Feet

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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Legend

 Military Installation Boundary

 Estimated Solar Project Footprint Boundary
Area to be cleared: 34 acres
Area of potentially suitable summer roosting habitat for northern long-eared bat to be cleared: 9 acres

Figure B
Proposed Solar Project Footprint:
Tank Farm 5
Naval Station Newport
Newport County, Rhode Island