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5653-95-008  
July 28, 1995

Mr. Jim Colter  
Remedial Project Manager  
Northern Division  
Naval Facilities Engineering Command  
10 Industrial Highway  
Lester, PA 19113

Reference: Clean Contract No. N62472-90-D-1298  
CTO 221

Subject: Transmittal of Status Report on Halliburton NUS Investigation of Prior  
Uses of NWIRP Calverton

Dear Mr. Colter:

To support the preparation of the Basewide Phase I EBS for NWIRP Calverton, Halliburton NUS sent a planner to NAVFAC's offices in Lester, Pennsylvania to review property acquisition records. The purpose of this records search was to examine the name of the last property owner prior to Navy acquisition, and based on those names, identify properties owned by industrial or commercial interests that would have had past uses capable of causing environmental concern. Halliburton NUS performed this review in lieu of a chain-of-title investigation normally recommended by ASTM 1527-94 performed as part of the EBS process. While Halliburton NUS recognizes that this approach may not identify all potential past commercial or industrial land uses, we believe that similar limitations would still be experienced if an expensive and time-consuming chain-of-title investigation was performed.

The records search occurred during the period of July 24, 1995 through July 26, 1995 at the offices of NAVFAC Northern Division, located in Lester, Pennsylvania. Records are kept in NAVFAC Northern Division's Real Estate Division who provided the files for HNUS's review. The relevant files were kept in three drawers and separated into Civil 114, Civil 84, individual parcel acquisitions, and leases. Although the files were reasonably organized, all relevant information was not available in the property records.

Each file was reviewed in order to identify potential commercial or industrial land owners whose past activities could have contributed to property contamination. HNUS assumed that deeds associated with land owners who likely would not have engaged in site contaminating

activities, such as realty companies, private individuals, and Suffolk County did not require further analysis. Below are lists of suspicious deeds and suspicious leases which HNUS has determined require further investigation to establish if prior uses could have generated contamination or hazardous materials.

LIST OF SUSPICIOUS DEEDS		
Parcel	Last Grantor Before Navy's Acquisition	Address From Title
231	L.D.S. Construction Corporation	No address on title
109.4	Grumman Aircraft Engineering	South Oyster Bay Road, Bethpage, NY
282.39	Long Island Lighting Company	250 Old County Road, Minola, NY
40	Montauk Building Corporation	C/O of J. Frederick Dugan, 6 E. Main Street, Riverhead, N.Y.
41	Montauk Building Corporation	C/O of J. Frederick Dugan, 6 E. Main Street, Riverhead, N.Y.
Subdivision "F", Lots 897 to 899	Montauk Building Corporation	C/O of J. Frederick Dugan, 6 E. Main Street, Riverhead, N.Y.
Subdivision "F", Lots 910 to 915	Montauk Building Corporation	C/O of J. Frederick Dugan, 6 E. Main Street, Riverhead, N.Y.
Subdivision "F", Lots 906 to 908	Montauk Building Corporation	C/O of J. Frederick Dugan, 6 E. Main Street, Riverhead, N.Y.
39	Winoba Corporation	522 Fifth Ave., NYC
166.6 - Subdivision "D". Lots 21 to 24, Block 33	Hornell Hay Company	Hackensack, NJ
Subdivision "G", Lots 26 to 28, Block 18	Oakwood Company	No address on title
Parcel 194.5, Lots 17 and 41, Block 38	Hudwill Corporation	7 West 45th Street, NYC

Although suspicious deeds and leases have been identified, an attempt to determine past land uses should be conducted. There are two aspects of this investigation. Determining if the land was developed for a commercial/industrial use prior to 1952 and establishing past land uses on the property.

In order to determine if the land was developed for commercial/industrial uses prior to 1952 three methods will be used:

- 1) An attempt will be made to obtain a pre-1950s land use map from the county to determine if the parcel in question was zoned for commercial/industrial use;
- 2) Pre-1950 aerial photos will be analyzed to determine if land was disturbed and what type(s) of structures were on the land;
- 3) An attempt to obtain 1950s tax maps will be made. This is currently being pursued by NAVFAC Northdiv.

An attempt to determine past land use activities will be made by establishing what activities companies were involved with when they owned the land prior to 1950. Such activities will be established by attempting to contact the company if it is still in business or by checking business licenses from the 1950s if it has gone out of business. The methods involved in locating companies are:

- 1) Investigating corporate names in business directories;
- 2) Looking up the company's name in local phone books;
- 3) Contacting local directory assistance;
- 4) Contacting the local business licensing organization.

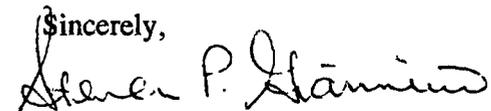
LIST OF SUSPICIOUS LEASES		
Designation	Lessee	Purpose
NOy(R)-68270	Town of Riverhead	Used for treatment of waste material, 45 ac. of unimproved land
NFR-7026	Grumman Aerospace Corporation	temporary radar check tower
NF(R)-24994	Wading River Fire District	5 acres of vacant land for fire fighting training
NF(R)-27326	Wading River Fire District	1.5 acres for fire fighting training
NF(R)-36771	FAA of DOT	Use of .22 acres and a 30 foot wide right-of-way
N62472-81-RP-00293	Long Island Lighting Company	Replaces an existing 69 KV transmission line w/a 345 KV transmission line

Suspicious leases should be further investigated. Since these are Navy leases there is concern about potential lessee contamination of Navy property and identification of PRP. HNUS will review VSIs to determine evidence of past use, and if storage or disposal occurred on that property. After HNUS determines past uses, we will make recommendations. These recommendations will be:

- 1) No evidence of concern;
- 2) Definite environmental contamination;
- 3) More information/sampling required.

If you have any questions, comments, or concerns please contact me at (301) 258-8674 or Rick Seiden at (301) 258-8533.

Sincerely,

A handwritten signature in cursive script that reads "Steven P. Giannino". The signature is written in black ink and is positioned above the printed name.

Steven P. Giannino  
Project Manger, CTO #221

CC: R. Seiden  
P. Doub  
File 4.2