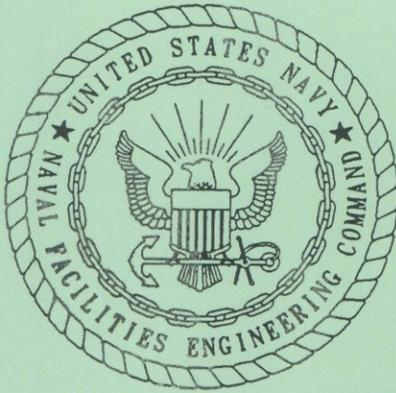


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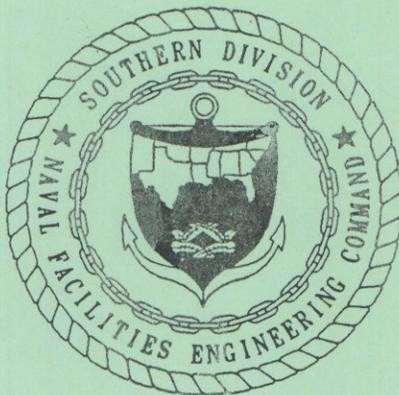
ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER BUILDINGS 2531 AND 2533  
FAIRWINDS CREDIT UNION AND STORAGE BUILDING NTC ORLANDO FL  
2/1/1997  
ABB ENVIRONMENTAL



**ENVIRONMENTAL BASELINE SURVEY  
FOR  
TRANSFER**

**BUILDINGS 2531 AND 2533  
FAIRWINDS CREDIT UNION  
AND  
STORAGE BUILDING**

**NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**



**FEBRUARY 1997**

**Prepared by:  
SOUTHERN DIVISION  
NAVAL FACILITIES ENGINEERING COMMAND  
NORTH CHARLESTON, SOUTH CAROLINA  
29419-9010**

**FINDING OF SUITABILITY TO TRANSFER**  
**Buildings 2531 and 2533**  
**FAIRWINDS CREDIT UNION AND STORAGE BUILDING**  
**NAVAL TRAINING CENTER, ORLANDO, FLORIDA**

I have reviewed the environmental Baseline Survey for Transfer (EBST) prepared to facilitate the proposed transfer of Buildings 2531 and 2533, the Fairwinds Credit Union and its Storage Building located on the Main Base, Naval Training Center (NTC), Orlando, FL, to the Fairwinds Credit Union. I have also reviewed those portions of the Reuse Plan for the NTC which are pertinent to the planned reuse of these buildings and their associated realty (hereinafter referred to as subject property). Based upon these reviews and in reliance upon the specific findings in the EBST, I have determined that the subject property is presently suitable for transfer to the Fairwinds Credit Union for business use and that such reuse would be in conformance with the said Reuse Plan.

Subject property was previously and is currently used as a credit union and storage building. A review of all reasonably ascertainable information available as of December 1996 reveals that no hazardous substances and/or petroleum products have been stored, released and/or disposed of on the subject property.

Construction of Buildings 2531 and 2533 was prior to 1978 and therefore both buildings are likely to have been painted with lead-based paint (LBP). A lead-based paint warning advisement will be provided to the Fairwinds Credit Union and will be made part of the transfer documents.

Asbestos containing materials (ACM) are present in both buildings, but only in materials that are non-friable and in good condition. There is no known damaged friable asbestos present.

In addition to the aforementioned lead-based paint advisory and in accordance with Section 120(h)(3) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980 (as amended by the Community Environmental Response Facilitation Act (CERFA) of 1992), any deed executed for transfer of the subject property is required to include a covenant warranting that:

(i) all remedial action necessary to protect human health and the environment with respect to any (hazardous) substances remaining on the property has been taken before the date of the transfer, and

(ii) any additional remedial action found to be necessary after the date of such transfer shall be conducted by the United States. The requirements of the covenant shall not apply in any case in which the person or entity to whom the property is transferred is a potentially responsible party with respect to the real property, and

(iii) the deed shall contain a clause granting the United States access to the property in any case in which additional remedial action or corrective action is found to be necessary on the parcel or adjacent parcels after the date of transfer

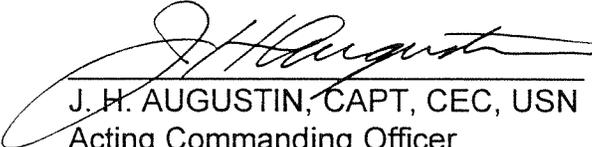
No Federal Facility Agreements (FFAs) or Interagency Agreements (IAGs) pertain to this property. The requirements of the National Environmental Policy Act (NEPA) of 1969 have been complied with in that a Record of Decision in support of this disposal was executed on 15 November 1996.

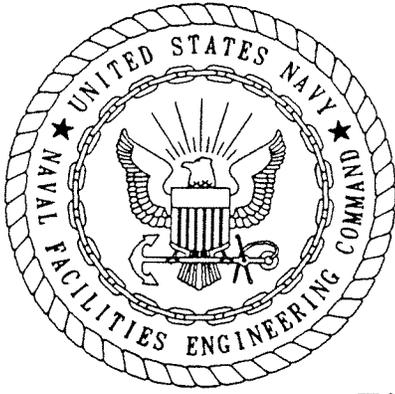
In accordance with Department of Defense (DOD) and Navy policy, notification of the Navy's intent to sign this Finding of Suitability to Transfer (FOST) has been given to the Environmental Protection Agency, the Florida Department of Environmental Protection and to the public via a published notification. All regulatory comments are included. There were no public comments.

This FOST, as well as the EBST for the subject property, shall be made part of the transfer agreement to the Fairwinds Credit Union and copies of same will be provided to the Fairwinds Credit Union as well as the appropriate EPA and FDEP representatives after execution of same.

NOW THEREFORE, based on the information contained herein, subject buildings, structures and land areas are hereby deemed suitable for transfer.

2/11/97  
(Date)

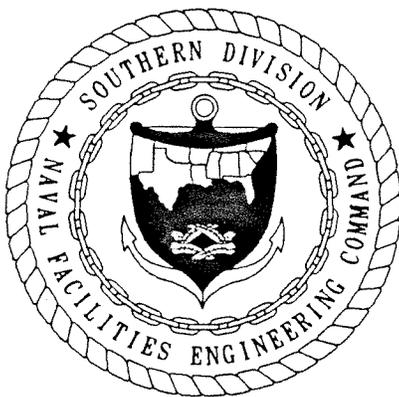
  
J. H. AUGUSTIN, CAPT, CEC, USN  
Acting Commanding Officer  
Southern Division  
Naval Facilities Engineering Command  
Charleston, SC



**ENVIRONMENTAL BASELINE SURVEY  
FOR  
TRANSFER**

**BUILDINGS 2531 AND 2533  
FAIRWINDS CREDIT UNION  
AND  
STORAGE BUILDING**

**NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**



**FEBRUARY 1997**

**Prepared by:  
SOUTHERN DIVISION  
NAVAL FACILITIES ENGINEERING COMMAND  
NORTH CHARLESTON, SOUTH CAROLINA  
29419-9010**

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

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**GLOSSARY**

ABB-ES	ABB Environmental Services, Inc.
ACM	asbestos-containing material
AST	aboveground storage tank
bls	below land surface
BRAC	Base Realignment and Closure
CAPE	Cape Environmental Management Inc.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERFA	Community Environmental Response Facilitation Act
DOD	Department of Defense
EBS	Environmental Baseline Survey
EBST	Environmental Baseline Survey for Transfer
EIS	Environmental Impact Statement
FDEP	Florida Department of Environmental Protection
FOST	Finding of Suitability to Transfer
IR	Installation Restoration
LBP	lead-based paint
msl	mean sea level
NPDES	National Pollution Discharge Elimination System
NTC	Naval Training Center
PCB	polychlorinated biphenyls
PW	Public Works
RCRA	Resource Conservation and Recovery Act
ROD	Record of Decision
SOUTHNAVFACENGCOM	Southern Division, Naval Facilities Engineering Command
TMP	Tank Management Plan
USEPA	U.S. Environmental Protection Agency
UST	underground storage tank

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

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**EXECUTIVE SUMMARY**

As a result of the Base Realignment and Closure Act of 1993, Naval Training Center (NTC), Orlando, Florida, and its associated properties are being disestablished as Department of Defense Installations. The Fairwinds Credit Union currently occupies Buildings 2531 and 2533 and have requested that transfer to them by deed be executed. Exhibit "1" is a site location map of the Base. The Environmental Impact Statement (EIS) required by the National Environmental Policy Act as part of the base closure process prior to transfer of any property has been completed and the Record of Decision (ROD) was signed on 15 November 1996.

The preparation of an Environmental Baseline survey is required by Department of Defense (DOD) policy for all leases, easements, transfers, sales, or acquisitions of real property. This EBS for Transfer (EBST) will also be used by the Navy in meeting its obligations under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. 9601 - 9675 United States Code Section 9620(h)(1), as amended by the Community Environmental Response Facilitation Act (CERFA) (Public Law 102-426).

This EBST documents the physical and environmental conditions of certain real property at NTC, Orlando, FL, resulting from storage, use and disposal of hazardous substances and petroleum products and their derivatives over the installation's history. The intention of this EBST is to establish a baseline for use by the Navy in making decisions prior to transferring the property to the Fairwinds Credit Union.

This report is based on information obtained through a records search, interviews and visual inspections of the subject property. The records search included a review of all reasonably available Navy records and those of other agencies, including a data search for the subject and nearby properties, existing environmental testing, restoration and compliance reports, assessments, surveys, and recorded chain of title documents for the property.

A site visit was conducted in December 1993 by ABB Environmental Services (ABB-ES) during the basewide EBS under contract to Southern Division-Naval Facilities Engineering Command. Findings under the Basewide EBS are included as Appendix A. A supplemental site visit was performed on 30 October 1996 by William Drawdy and Barbara Eller of Southern Division-Naval Facilities Engineering Command. Photographs were taken of the area and are included as Appendix B.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

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**ENVIRONMENTAL CONDITION SUMMARY:**

Site conditions since the basewide EBS in 1994 by ABB-ES are summarized as follows:

- The basewide EBS categorized the Credit Union, Building 2533 as 1/WHITE. There has been no known evidence discovered since the basewide EBS that would affect the original categorization of this building. The basewide EBS categorized Building 2531 as 7/GRAY due to 4 underground storage tanks removed in 1986. Since that time, plans for the old gas station have been reviewed and it has been determined that no tanks ever existed on this site. The tanks were actually south of subject property where McDonald's is presently located. This information changes the category of Building 2531 to 1/WHITE.
- Due to the age of both buildings, it is likely that both have been painted with lead-based paint. A statement regarding the hazards of lead-based paint and the responsibilities of the prospective purchasers is included as Appendix C.
- Asbestos containing materials (ACM) are present in both buildings, but only in materials that are non-friable and in good condition. There is no known damaged friable asbestos present.
- This EBST categorizes the subject property as 1/WHITE.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

---

**TABLE OF CONTENTS**

GLOSSARY .....	i
EXECUTIVE SUMMARY .....	ii
TABLE OF CONTENTS .....	iv
<b>1. PURPOSE OF THE ENVIRONMENTAL BASELINE SURVEY .....</b>	<b>1-1</b>
1.1. INTRODUCTION AND BACKGROUND .....	1-1
1.2. ORGANIZATION OF EBST .....	1-2
1.3. BOUNDARIES/PARCEL IDENTIFICATION .....	1-2
<b>2. SURVEY METHODOLOGY .....</b>	<b>2-1</b>
2.1. APPROACH AND RATIONALE .....	2-1
2.2. PROJECT CLASSIFICATION .....	2-2
2.3. RELATED DOCUMENTATION .....	2-3
2.4. DATA MANAGEMENT .....	2-4
<b>3. PAST AND CURRENT OPERATIONS .....</b>	<b>3-1</b>
<b>4. ENVIRONMENTAL SETTING .....</b>	<b>4-1</b>
4.1. PHYSIOGRAPHY .....	4-1
4.2. GEOLOGY .....	4-1
4.3. HYDROGEOLOGY .....	4-1
<b>5. FINDINGS FOR SUBJECT PROPERTY .....</b>	<b>5-1</b>
5.1. CHAIN OF TITLE REVIEW .....	5-1
5.2. USEPA, STATE AND LOCAL NOTICES OF VIOLATION: .....	5-1
5.3. HAZARDOUS SUBSTANCE/PETROLEUM PRODUCT MANAGEMENT PRACTICES: .....	5-1

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

---

5.4. CERCLA-RELATED CONTAMINATION (INSTALLATION RESTORATION PROGRAM)	5-1
5.5. STORAGE TANKS/OIL WATER SEPARATORS .....	5-1
5.6. ASBESTOS.....	5-1
5.7. PESTICIDES.....	5-2
5.8. POLYCHLORINATED BIPHENYLS (PCBs) .....	5-2
5.9. RADON.....	5-2
5.10. MEDICAL/BIOHAZARDOUS WASTE .....	5-2
5.11. ORDNANCE .....	5-2
5.12. LEAD .....	5-2
5.13. WATER/WASTEWATER.....	5-3
5.14. RADIOACTIVE AND MIXED WASTE .....	5-3
5.15. STRESSED VEGETATION AND STAINED AREAS.....	5-3
5.16. LANDFILL SITES.....	5-3
6. SUMMARY OF DATA FOR ADJACENT PROPERTIES .....	6-1
7. CONCLUSIONS .....	7-1
8. CERTIFICATION OF EBST.....	8-1
<b><u>EXHIBITS</u></b>	
BASE SITE LOCATION MAP .....	1
<b><u>APPENDICES</u></b>	
BASEWIDE EBS SUMMARY SHEETS .....	A

ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA

---

APPENDICES (Continued)

PHOTOGRAPHS OF THE PROPERTY ..... B

LEAD-BASED PAINT WARNING ..... C

SURVEY MAP W/LEGAL DESCRIPTION ..... D

DEED INFORMATION..... E

ASBESTOS REPORT SUMMARY SHEETS ..... F

EPA AND FDEP REGULATOR COMMENTS.....G

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

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**1. PURPOSE OF THE ENVIRONMENTAL BASELINE SURVEY**

**1.1. INTRODUCTION AND BACKGROUND**

The Naval Training Center (NTC) in Orlando, Florida, which includes four non-contiguous parcels (Main Base, McCoy and Herndon Annexes, and Area C), is currently undergoing Base Realignment and Closure (BRAC) activities. These activities include an Environmental Baseline Survey (EBS), which collects all reasonably ascertainable information regarding the environmental condition of real property resulting from the storage, use, and disposal of hazardous substances and petroleum products during the history of the installation. A basewide EBS was conducted by ABB Environmental Services, Inc. (ABB-ES) in November 1993 through January 1994, under contract to Southern Division-Naval Facilities Engineering Command (SOUTHNAVFACENGCOM). The basewide EBS report (ABB-ES, 1994) which is a compilation of all available information at the time of the survey, establishes a baseline for the Navy's use in making decisions concerning real property transactions. As specific buildings or parcels of land become available for transfer or lease, a supplemental EBS is conducted for each subject property to document the environmental condition at the time of title transfer or lease, noting any changes since the basewide EBS. The report, either an Environmental Baseline Survey for Lease (EBSL) or Environmental Baseline Survey for Transfer (EBST), is used to support a Finding of Suitability to Lease (FOSL) or Finding of Suitability to Transfer (FOST). The Environmental Impact Statement (EIS) required by the National Environmental Policy Act as part of the base closure process prior to transfer of any property is complete and the Record of Decision (ROD) was signed on 15 November 1996.

This EBST is specific to real property within the Main Base of the NTC, and includes Buildings 2531 and 2533 and their surrounding property. The property addressed in this EBST will be transferred to the Fairwinds Credit Union upon approval of a FOST. The Fairwinds Credit Union proposes to use the subject property for a Credit Union as it is currently used.

An EBS also assists the Navy in meeting its obligations under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as amended by the Community Environmental Response Facilitation Act (CERFA). An EBS is required by Department of Defense (DOD) policy before any property can be sold, leased, transferred and before easements may be granted.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

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An EBS helps the Navy to:

- √ Develop sufficient information to assess the health and safety risks on the property surveyed, and determine what actions are necessary to protect human health and the environment prior to a real property transaction.
- √ Support decisions for developing a Finding of Suitability to Lease/Finding of Suitability to Transfer and aid in determining lease, deed, or easement restrictions.
- √ Document and obtain regulator concurrence on uncontaminated property as required and defined under CERCLA Section 120(h)(4).
- √ Support notice, when required under Section 120(h)(1) of CERCLA, of the type, quantity, and time frame of any storage, release, or disposal of hazardous substances or petroleum products on the property.
- √ Identify data gaps concerning environmental contamination.
- √ Define potential environmental liabilities associated with real property transactions.
- √ Aid in determining possible effects on property valuation from any contamination/concerns identified.

### **1.2. ORGANIZATION OF EBST**

The organization of this EBST follows the format for a base-wide EBS prescribed by the NAVAL FACILITIES ENGINEERING COMMAND ENVIRONMENTAL BASELINE SURVEY GUIDANCE, March 1995.

### **1.3. BOUNDARIES/PARCEL IDENTIFICATION**

A Legal Survey of the property has been prepared and is included as Appendix D.

Specific buildings located on the property are described below:

Building 2531. Building 2531 is a dry goods storage facility for the Credit Union (Building 2533), located adjacent to it on the north side of Enterprise Street. The single-story, 640-square foot structure was built in 1943 of cinderblock walls on a concrete slab and a wood-framed gable roof with asphalt shingles. The building was originally a lavatory to adjacent Army Air Corps Barracks (Buildings 2529,

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

---

2532, 2533, and 2534) that were demolished in the past. The building is neither heated or cooled. An asphalt parking lot is adjacent to the building on the east side.

Building 2533. This single-story 10,450-square foot building is currently the Fairwinds Credit Union (formerly the Navy Orlando Federal Credit Union), located on the northeast corner of Enterprise Street and John Paul Jones Avenue. The building was constructed in 1974 on the foundations of two former Army Air Corps buildings (Buildings 2532 and 2533) which were constructed in 1943. Constructed of cinderblock and brick on a concrete slab, with a flat tar and gravel roof, the building has a drive-through with two windows on the north side, and two automated teller machines. There is a covered patio of the east side. The building is heated by a forced hot air system, and cooled by a 5-ton air conditioner and two window units. A transformer mounted on a concrete slab is located near the southeast corner of the building.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

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**2. SURVEY METHODOLOGY**

**2.1. APPROACH AND RATIONALE**

This EBST employs a variety of methods to obtain the necessary information to document the environmental condition of the property. This includes a comprehensive search of facility records and applicable federal, state, and local records as well as a visual walk-through site inspection. Therefore, the following steps are normally taken as a minimum:

1. Review of all surveys or inspection reports regarding asbestos, polychlorinated biphenyls (PCBs), lead (including lead-based paint), radon, underground storage tanks and piping systems, solid waste management units, air pollution inventories, Environmental Compliance Evaluation Program (ECE) reports, environmental engineering work place surveys, bioenvironmental engineering and annual industrial hygiene surveys.
2. Review of all Installation Restoration Program (IRP) studies or other documentation produced in accordance with procedures being carried out at the installation under CERCLA or the Solid Waste Disposal Act.
3. Review of any applicable federal, state, or local regulatory agency reports, notices of violation or noncompliance, corrective action agreements, compliance orders, Resource Conservation and Recovery Act (RCRA) Facility Assessments, or similar records.
4. Review of current and/or discontinued permits pertaining to an environmentally regulated activity e.g., air quality permits, National Pollutant Discharge Elimination System (NPDES) permits, RCRA Part B Permits, etc.
5. Review of all recorded chain of title, deed, other real property records, utility systems, or other available documents to ascertain prior uses of the real property which may have involved hazardous substances, otherwise contaminated the property, or created environmental or safety risks.
6. Performance of visual and physical walk-through inspections of the real property and of immediately adjacent properties to include any buildings, structures, equipment, pipe, pipelines, or other improvements. The walk-through is to determine or confirm the presence of environmentally hazardous conditions or concerns (unusual odors, stained soils, stressed vegetation, leachate seeps, or other indications of potential contamination).

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

---

7. Review of reasonably obtainable records of state and local governmental agencies that reflect the prior uses of both installation and adjacent real property.

8. Identification of all hazardous substances/petroleum products stored for one year or more, released, or disposed on the subject property. List actual or approximate types and quantities, the time or times of storage, any release into the environment or structures, or disposal of hazardous substances/petroleum products, to the extent that such information is reasonably available.

9. Conducting a physical inspection of adjacent property to the extent permitted by the owners/operators. "Adjacent properties" are normally defined as properties contiguous to the boundaries or the property being surveyed as well as other nearby properties, typically within a quarter-mile radius. Specifically, the survey addresses those properties relatively near the installation that could pose significant environmental concern and/or have a significant impact on the results of the EBS.

10. Review of all reasonably obtainable federal, state, and local government records of each adjacent property to ascertain if there has been a release of any hazardous substance or petroleum product or its derivatives (including aviation fuel and motor oil) which may migrate to the subject real property.

11. Interviews with current and/or former employees involved in operations concerning the property.

12. Interviews, where appropriate, with federal, state, and local environmental regulators.

Existing data on contaminants in the following media are considered in the evaluation: air, soil, ground and surface water, soil gas and vapor, leachate, sludge, and sediment. Common sources of contaminants in these media are: hazardous material/waste, lead (including lead-based paint), solid waste, PCBs, leakage from above and underground storage tanks, asbestos, petroleum spills, wastewater treatment and discharge, pesticides, radon, explosive ordnance disposal waste, biomedical waste, stationary air sources, radioactive waste, photochemical waste, oil, paints, solvents, and lubricants.

## **2.2. PROJECT CLASSIFICATION**

After an analysis of all the available data, the property can be categorized into the following seven categories.

1. WHITE - Areas where no storage, release, or disposal of hazardous substances or petroleum products occurred (including no migration of these substances from adjacent areas).

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

---

2. BLUE - Areas where only storage of hazardous substances or petroleum products has occurred but there is no evidence of release, disposal, or migration from adjacent areas.

3.LIGHT GREEN - Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, but at concentrations that do not require a removal or remedial action.

4.DARK GREEN - Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, and all remedial actions necessary to protect human health and the environment have been taken.

5.YELLOW - Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, removal and/or remedial actions are underway but all required remedial actions have not yet taken place (i.e., property awaiting further characterization or remedial action before it can be classified into one of the first four categories).

6.RED - Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, but required actions have not yet been implemented.

7.GRAY - Areas that are unevaluated or require additional evaluation.

Property in categories (1) through (4) are can be considered for transfer under CERCLA. Properties in categories (5) through (7) will not be considered for transfer until the necessary actions have been taken and the property has been reclassified into one of the first four categories.

### **2.3. RELATED DOCUMENTATION**

ABB-ES, 1994, Base Realignment and Closure (BRAC) Environmental Baseline Survey Report, Naval Training Center, Orlando, Florida. December

Cape Environmental Management, Inc., 1996, Friable Asbestos-Containing Material Survey of the Naval Training Center, Orlando, Florida. Volumes 1-7, October

Lichtler, W.F., et al., 1968, Water Resources of Orange County, Florida, Florida Geological Survey, Report of Investigations No. 50, 150p

Scott, Thomas M., 1978, Environmental Geology Series, Orlando Sheet: Florida Bureau of Geology, Map Series No. 85

Scott, Thomas M., 1988, The Lithostratigraphy of the Hawthorn Group (Miocene) of Florida: Florida Geological Survey, Bulletin No. 59, 148p

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

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**2.4. DATA MANAGEMENT**

Information for the EBST was obtained through a records search, review of aerial photographs, site inspections, and interviews. Most of the pertinent data are included as Appendices. All of the BRAC and environmental reports concerning NTC Orlando are maintained on file at SOUTHNAVFACENGCOM.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

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**3. PAST AND CURRENT OPERATIONS**

Prior to acquisition by the U. S. Army in 1943, the property was undeveloped land. Building 2531 has been used for general storage over the years and is currently used for paper storage by the Credit Union. Building 2533 has always served as a banking facility. Both buildings are occupied by Fairwinds Credit Union under a License issued by SOUTHNAVFAC.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

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**4. ENVIRONMENTAL SETTING**

**4.1. PHYSIOGRAPHY**

The Main Base of NTC, Orlando, is located on the Orlando Ridge, which is believed to be a remnant of the "Hawthorn Delta". The Orlando Ridge is part of the dissected northwest-southeast trending ridge system that includes the Mount Dora and Lake Wales ridges. The surface of the ridges represents a mature karst topography, as evidenced by the numerous circular lakes. The elevation of the ridge system ranges from 50 feet to as high as 310 feet above mean sea level (msl) (Scott, 1978). The elevation of Main Base ranges from approximately 95 to 125 feet above msl. The surface slopes gently toward the two lakes on base.

Surface water at the Main Base is directed by drain pipes and ditches to lakes Baldwin and Susannah, which in turn discharge via a county-owned drainage canal into the Little Econlockhatchee River approximately 4 miles east of the base.

**4.2. GEOLOGY**

The Main Base of NTC, Orlando, is underlain by undifferentiated silty sand and clayey, silty sand with thin beds of silty clay. The surficial sediments of upper Miocene to Pleistocene Age range in thickness from 75 to 100 feet (ABB-ES, BRAC site screening data, and Scott, 1988). Underlying the surficial sediments is the Hawthorn Group of Miocene Age, which is characterized by phosphatic gray-green clay and clayey sand and silt, and lenses of phosphatic sand and phosphatic limestone. The Hawthorn Group is approximately 100 feet thick in the area of Main Base (Scott, 1988). The Hawthorn Group unconformably overlies late Eocene marine limestone formations of the Ocala Group. The highly eroded Ocala Group is approximately 50 feet thick under the Main Base (Lichtler, 1968). The Ocala Group unconformably overlies the Avon Park Limestone, which unconformably overlies the Lake City Limestone, both of middle Eocene Age.

**4.3. HYDROGEOLOGY**

Groundwater at NTC, Orlando, Main Base occurs in three aquifers: the shallow aquifer system, the intermediate aquifer system, and the Floridan aquifer system. The shallow aquifer system is an unconfined sand aquifer that extends from the water table to the top of the Hawthorn Group, and may be locally divided into a series of aquifers by discontinuous beds or lenses of silty clay. The water table ranges in depth from 1 to 20 feet below land surface (bls) (ABB-ES, BRAC site screening data). Groundwater movement is generally away from topographic high

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

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areas toward low areas of discharge. The shallow aquifer is recharged primarily by precipitation.

The intermediate aquifer system, if present, occurs in discontinuous, permeable lenses within the impermeable clays of the Hawthorn Group. The lenses are composed of sand and gravel, shell, or limestone. Poor recharge occurs by either downward leakage from the overlying shallow aquifer, or by upward leakage from the underlying Floridan aquifer. However, due to the discontinuous nature of the lenses, the poor hydraulic interconnections to the overlying and underlying aquifers makes the Hawthorn Group act primarily as a confining unit between the aquifers (Lichtler, 1968).

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

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**5. FINDINGS FOR SUBJECT PROPERTY**

**5.1. CHAIN OF TITLE REVIEW**

A legal title review was not conducted. However, according to Navy records, this property was acquired by the U.S. government in 1943 from various landowners. Appendix E contains acquisition records showing previous private landowners. Based on an aerial photograph dated 1939, the subject property was undeveloped prior to 1940. The U.S. Army Air Corps began construction of the Orlando Air Base in 1940, which expanded in 1943 to incorporate additional land that included the subject property. In 1947, the USAF assumed command of the facilities, which became the Orlando Air Force Base. The property title transferred to the Navy in 1968.

**5.2. USEPA, STATE AND LOCAL NOTICES OF VIOLATION:**

The Naval Training Center, Orlando, FL, has not received any Notices of Violation, Notices of Deficiency, or Warning Letters from the Florida Environmental Protection Department or the United States Environmental Protection Agency for non-compliance with environmental laws or regulations.

**5.3. HAZARDOUS SUBSTANCE/PETROLEUM PRODUCT  
MANAGEMENT PRACTICES:**

No hazardous substances are stored or used on the property other than small containers of normal household cleaning supplies. These are stored in an enclosed kitchen cabinet.

**5.4. CERCLA-RELATED CONTAMINATION (INSTALLATION  
RESTORATION PROGRAM**

The Installation Restoration (IR) Program identifies, investigates, and remediates contaminated sites on DOD property consistent with the requirements of CERCLA. There are no IR sites located on subject property.

**5.5. STORAGE TANKS/OIL WATER SEPARATORS**

There are no storage tanks or oil/water separators on subject property.

**5.6. ASBESTOS**

Cape Environmental Management, Inc. (CAPE) conducted an asbestos-containing materials (ACM) survey of buildings at the NTC in 1996. According to CAPE's

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

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report, (CAPE, 1996a), suspect ACM such as roofing materials, caulking, transite shingles, floor tiles, mastic and gypsum board were used in the construction of both buildings. All of the above-mentioned suspect ACM are non-friable and in good condition. There is no known damaged friable ACM present in either building. The summary sheets from CAPE's report (CAPE 1996a) are provided in Appendix F.

**5.7. PESTICIDES**

Pesticides were applied according to manufacturers' directions by certified personnel of the Public Works Office. These pesticides were not mixed or stored on the property.

**5.8. POLYCHLORINATED BIPHENYLS (PCBs)**

According to the BRAC Review of PCB Management Practices (ABB-ES, 1996a), there is no electrical or hydraulic equipment on the subject property that contains PCB-laden dielectric fluid.

**5.9. RADON**

According to Navy records, no radon testing has been performed inside these buildings. There are no Federal or State regulations requiring these Federally-owned buildings to be tested for radon.

**5.10. MEDICAL/BIOHAZARDOUS WASTE**

No medical or biohazardous waste is known to have been generated in these buildings.

**5.11. ORDNANCE**

No ordnance is known to have been used or disposed of on the subject property.

**5.12. LEAD**

Due to the dates of construction of both buildings, it is likely that they were painted with lead-based paint. Painted surfaces are in fair condition and no flaking was identified for Building 2533. Flaking paint was evident on the wood surfaces, doors, windows and gable ends of Building 2531. A statement regarding the hazards of lead-based paint and the responsibilities of the prospective purchasers is included in Appendix C.

There has been no lead in water testing in Building 2533. Building 2531 is a storage building and has no water supply.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

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**5.13. WATER/WASTEWATER**

Potable water is supplied to the entire Main Base by the Orlando Utilities Commission through five main water lines. Two chlorine gas pump stations maintain the chlorine level.

Storm water is directed by topography or ditches to storm water drains, and flows through a pipe system that has outfalls at Lake Baldwin or Lake Susannah. Overflow from these lakes is directed by County-owned canals to Little Econlockhatchee River approximately four miles east of Main Base.

All wastewater is discharged to the sewer system serving Main Base, which flows to the City of Orlando's Iron Bridge Regional Water Pollution Control facility via the Bennett Road pumping station. The collection/distribution system on base consists of both gravity and force mains and utilizes five lift stations.

**5.14. RADIOACTIVE AND MIXED WASTE**

No radioactive or mixed waste is known to have been generated or disposed of on subject property.

**5.15. STRESSED VEGETATION AND STAINED AREAS**

There are no areas on the property observed to have stressed vegetation or stained soil.

**5.16. LANDFILL SITES**

There are no landfill sites associated with subject property.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

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**6. SUMMARY OF DATA FOR ADJACENT PROPERTIES**

The land surrounding the property is all Navy-owned. There are no Study Areas surrounding the subject property. There are five buildings surrounding the property that have or have had petroleum storage tanks. Building 313 is due west of the subject property and it has a 550-gallon UST and a 50-gallon AST that service the building's emergency generator. These tanks were installed in 1988 and are scheduled for removal and assessment. There is no evidence of staining or leaks associated with these tanks. McDonald's is south of the subject property and is the site of a former gas station. Six USTs were removed from the McDonald's site in 1986. Building 2516, which is east of the subject property had four ASTs which have been removed with clean closure. Building 316 and the Sprint Building are southeast of the subject property. Both buildings have ASTs for emergency generators. There is no staining or evidence of leaks associated with these tanks. Ground water and surface water flow is to the northeast toward Lake Baldwin in this area. Therefore, the tanks at Building 313 are the only tanks that could be a source of contamination that could migrate onto the subject property. There is no evidence of any such contaminant release or migration at this time at Building 313 and the tanks will be assessed in accordance with the NTC Tank Management Plan.

**ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA**

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**7. CONCLUSIONS**

After review of all reasonably available information, the property addressed in this EBS is categorized as "WHITE." This classification means that no storage, release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).

USEPA Region IV and FDEP have reviewed this EBST and its attached FOST. Both concur with the findings of this EBST and FOST. Copies of their concurrence letters are provided in Appendix G.

Therefore the property is suitable for transfer.

ENVIRONMENTAL BASELINE SURVEY FOR TRANSFER  
BUILDINGS 2531 AND 2533  
CREDIT UNION AND CREDIT UNION STORAGE BUILDING  
NAVAL TRAINING CENTER  
ORLANDO, FLORIDA

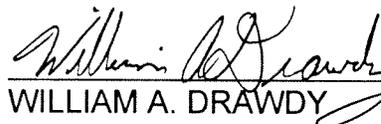
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8. CERTIFICATION OF EBST

This report describes the pertinent information obtained during the EBST assessment. I certify that the property conditions stated in this report are based on a review of available records, visual inspections, and interviews as noted and are true and correct, to the best of my knowledge and belief.

2/5/97

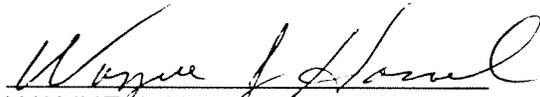
(Date)



WILLIAM A. DRAWDY  
Environmental Engineer  
Southern Division, Naval Facilities  
Engineering Command

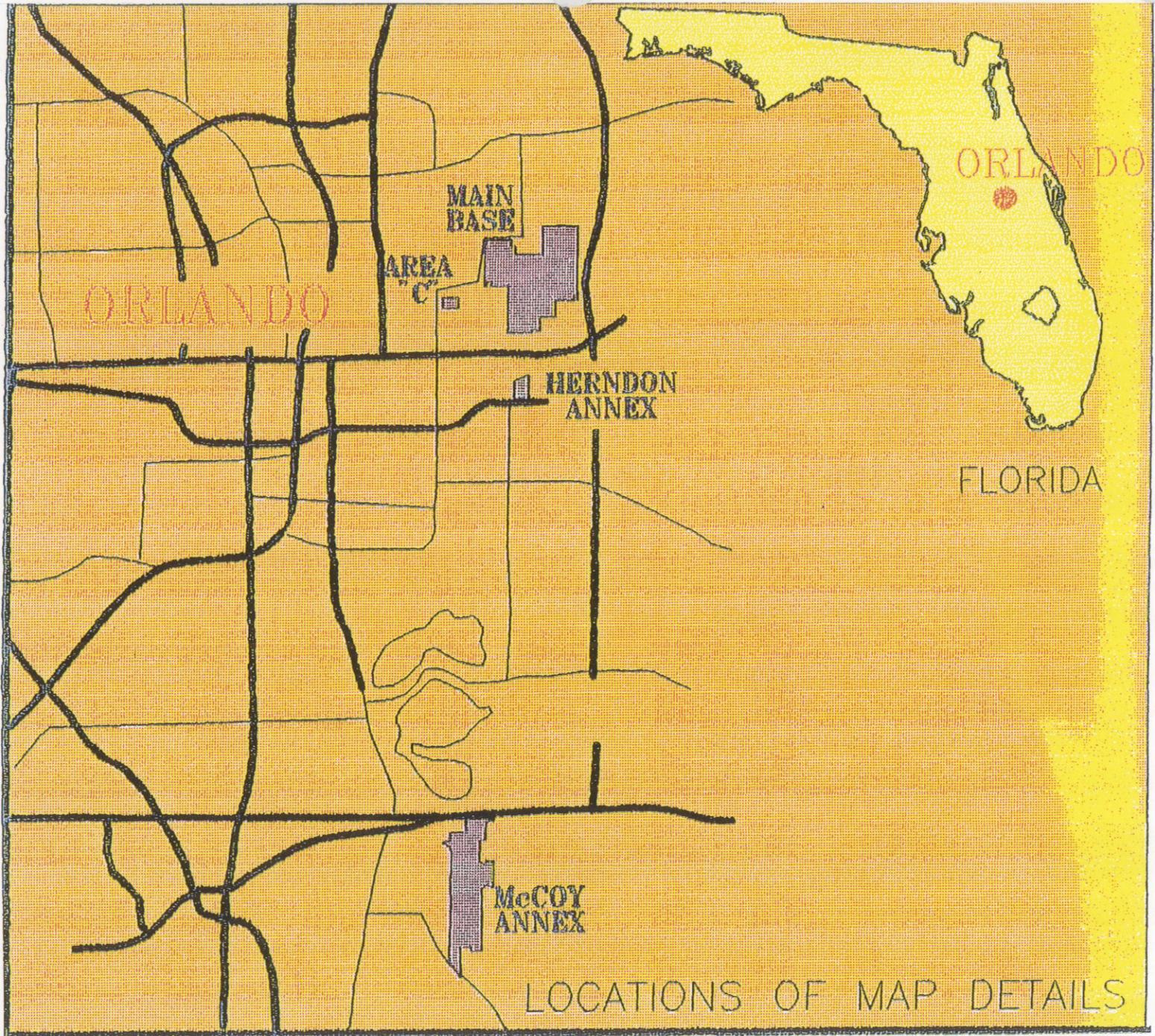
2/6/97

(Date)



WAYNE J. HANSEL, P.E.  
BRAC Environmental Coordinator  
for Naval Training Center, Orlando, FL  
Southern Division  
Naval Facilities Engineering Command

EXHIBIT 1



LOCATIONS OF MAP DETAILS

## EBS REPORT SITE SUMMARY

### BUILDING 2531 CREDIT UNION STORAGE 7/GREY

Building 2531 is currently used as a general storage structure for the Credit Union. The building is located north of Enterprise Street, adjacent to the Credit Union at the Naval Training Center, Main Base. The building occupies 640 square feet and was constructed in 1943. The single-story structure is built on a concrete slab and building materials include painted concrete block walls and a gabled roof. The building was noted to currently store dry goods, such as paper products and promotional items. Adjacent properties include the Credit Union (Building 2533) to the west, and asphalt parking areas on the other three sides. The parking area to the east once contained four USTs. The tanks were removed in 1986 and the contents, capacity, construction, age, and removal status of the USTs were not determined during the survey. Prior to the construction of Building 2531, the property was undeveloped.

Environmental concerns including the presences of lead-based paint, radon, asbestos, and PCBs were evaluated during the survey. Due to the age of the structure, it is likely that it has been painted with lead-based paint. A file review indicated that no radon survey has been conducted within the building. A previous asbestos survey did not detect asbestos in any sampled building materials. There is no electrical or hydraulic equipment known to contain PCBs associated with this property.

Based on a visual survey and a review of available background documents and aerial photographs, this structure is classified as 7/Grey. Petroleum products were previously stored onsite in four USTs. The subject property requires further evaluation to determine the removal status of the USTs.

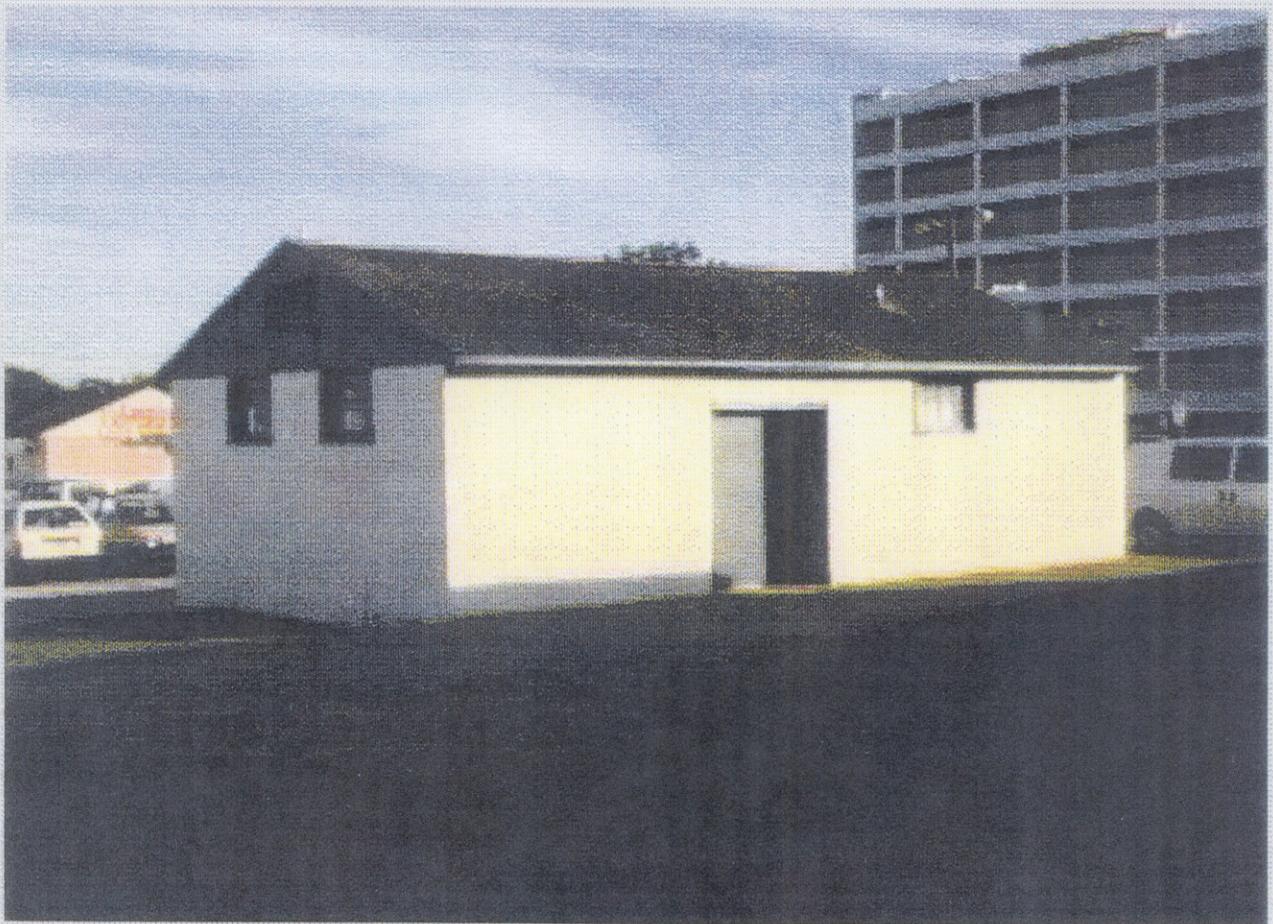
## EBS REPORT SITE SUMMARY

### BUILDING 2533 CREDIT UNION 1/WHITE

Building 2533 is currently operated as the Navy Orlando Federal Credit Union. It is located on the northeastern corner of the intersection of Enterprise Street and John Paul Jones Avenue at the Naval Training Center, Main Base. The building occupies 10,450 square feet and was constructed in 1943. The structure is built on a concrete slab and building materials include concrete block walls and a flat tar-and-gravel roof. Adjacent properties include an asphalt parking area to the east, Enterprise street to the south, John Paul Jones Avenue to the west, and undeveloped property to the north. Prior to the building's construction, the property was undeveloped. The building, extensively remodeled in 1973, has always been operated as a bank.

Environmental concerns including the presence of lead-based paint, lead in the drinking water, radon, asbestos, and PCBs were evaluated during the survey. Due to the age of the Building, it likely that it has been painted with lead-based paint. Painted surfaces appeared to be in fair condition. A file review indicated no testing has been performed in this structure to determine the concentration of lead in the potable water. A records review indicated that no asbestos or radon testing has been performed; however, no asbestos is known to be associated with the structure. In addition, there was no electrical or hydraulic equipment known to contain PCBs associated with this property.

Based on a visual survey of the building and a review of available background documents and aerial photographs, Building 2533 is classified as 1/White. Observations and reviewed records indicate no apparent storage, release, or disposal of hazardous substances or petroleum products. The current and past uses at or in the immediate vicinity of this structure do not appear to have had any adverse environmental impacts.



Date: December 21, 1993  
Time: 1538

Building No. 2531  
Credit Union Storage  
west side





Date: December 21, 1993  
Time: 1646

Building No. 2533  
Credit Union  
northwest side





LEAD-BASED PAINT HAZARD  
DISCLOSURE AND ACKNOWLEDGEMENT FORM  
(NON-RESIDENTIAL STRUCTURES-SALE)

LEAD WARNING STATEMENT

PURCHASER IS ADVISED THAT BUILDINGS CONSTRUCTED PRIOR TO 1978 MAY PRESENT EXPOSURE TO LEAD FROM LEAD-BASED PAINT THAT MAY PLACE YOUNG CHILDREN AT RISK OF DEVELOPING LEAD POISONING. LEAD POISONING IN YOUNG CHILDREN MAY PRODUCE PERMANENT NEUROLOGICAL DAMAGE. PURCHASER IS FURTHER ADVISED THAT LEAD POISONING ALSO POSES A PARTICULAR RISK TO PREGNANT WOMEN. PURCHASER SHOULD OBTAIN FROM SELLER ALL ALL AVAILABLE INFORMATION ADDRESSING THE PRESENCE OF LEAD-BASED PAINT AND ANY POSSIBLE LEAD-BASED PAINT HAZARDS ON THE OFFERED PROPERTY(IES) AS CONTAINED IN ANY RISK ASSESSMENTS OR PROPERTY INSPECTIONS PREVIOUSLY PERFORMED BY THE SELLER.

ACKNOWLEDGEMENT

I acknowledge that: (1) I have read and understand the above stated Lead Warning Statement;  
(2) I have received from the Seller the following document(s): \_\_\_\_\_

\_\_\_\_\_ representing the best information available to Seller as to the presence of Lead-Based Paint and Lead-Based Paint hazards in the building(s) covered by this contract; (3) I have received the lead hazard information pamphlet entitled **Lead-Based Paint: Protect Your Family**; (4) I understand that my failure to inspect, or to become fully informed as to the condition of all or any portion of the property offered will not constitute grounds for any claim or demand for adjustment or withdrawal of any bid or offer made after its opening or tender; (5) I understand that upon execution of this contract, I shall assume full responsibility for preventing future lead exposure by properly managing and maintaining or, as required by applicable federal, state or local laws or regulations, for abating any lead based paint hazard which may pose a risk to human health.

\_\_\_\_\_  
Purchaser (or duly authorized agent)

Date: \_\_\_\_\_

0.21	C-271	GREEK M. MASH	0.22
2.00	C-272	FRANK EHLER, ET. UX.	0.22
0.39	C-273	HANFORD COMSTOCK TODD, JR.	0.22
0.21		FRANK EHLER, ET. UX.	0.22
0.21		F. H. B. E. J. MORRISON	0.22
0.21		TRUSTEES, INTERNAL IMPROVEMENT FUND	0.35
0.21	C-277	TRUSTEES, INTERNAL IMPROVEMENT FUND	1.27
0.44	C-278	WAYNE ELLIS, ET. UX.	0.22
0.21	C-279	CARL JANSEN	0.22
0.21	C-280	TRUSTEES, INTERNAL IMPROVEMENT FUND	0.22
0.21	C-281	GUY R. LYON	0.22
0.39	C-282	TRUSTEES, INTERNAL IMPROVEMENT FUND	0.22
0.44	C-283	JOHN & HELEN GAINSBACK	0.22
0.44	C-284	ELIZABETH JANSEN	0.22
0.44	C-285	CARL JANSEN	0.22
0.21	C-286	CONRAD AAKRE	1.57
0.21	C-287	EFTON MOORE, ET UX	0.22
0.44	C-288	FARRELL L. HORNBECK, ET. UX.	0.74
0.21	C-289	DR. ALFRED C. TAYLOR, ET. UX.	4.21
0.39	C-290	HAROLD J. HALLIGAN	0.29
1.30	C-291	ELIZABETH HALE	0.22
0.65	C-292	LILLIAM ATWATER DANIEL, ET. VIR.	0.22
0.44	C-293	JUDSON A. DE FRANK, ET UX	0.45
0.21	C-294	TRUSTEES, INTERNAL IMPROVEMENT FUND	0.45
1.00	C-295	ANDREW BOSSOS, ET UX	0.22
1.26	C-296	MAYME E. WILLIAMS	0.90
0.87	C-297	CHARLES H. VAN NEST	0.45
0.21	C-298	ANDREW BOSSOS, ET UX	0.22
0.65	C-299	EDITH FISHER, ET VIR	0.68
0.21	C-300	TRUSTEES, INTERNAL IMPROVEMENT FUND	0.36
0.21	D-301	DAVID WARREN TISDALE, ET UX	0.45
0.21	D-302	HORACE S. HULL	0.22
0.21	D-303	MRS. OHELLO DAVIS	0.45
0.44	D-304	CHRIST SCHUNDELMAYER & VIOLA S. WALKER	0.22
0.87	D-305	SESSLER W. WALKER, ET. UX	0.22
0.39	D-306	H. W. BARR, ET AL	0.22
0.21	D-307	TAX EQUITIES, INC.	0.22
1.52	D-308	ANNA ELLIS MEREDITH	0.22
0.21	D-309	S. I. CONNELL, ET UX	2.00
0.21	D-310	RUBY D. BREVARD	0.50
0.44	D-311	R. J. BURNS, ET UX	0.58
0.87	D-312	MARY L. CONNELL, ET VIR	0.24
0.21	D-313	W. B. & L. M. CONNELL	0.99
0.56	D-314	ALBERT R. HENDERSON, ET UX	0.40
0.21	D-315	ANNIE MARIE UPCHURCH ROOS, ET VIR	0.24
4.61	D-316	W. D. & L. M. CONNELL	0.25
0.22	D-317	MRS. JANE E. DAVENPORT	0.83
0.21	D-318	ROBERT N. NORTH	0.34
0.21	D-318A	H.C. CONE, ET UX	0.45
0.65			
0.44			
1.00			
0.21			
0.21			
0.39			
1.11	E-320	MYRA E. LOVELL, ET VIR	2.93
0.21	E-321	FLA CITRUS PRODUCTION CREDIT ASSOCIATION	0.10
0.21	E-322	BERT F. RUFF, ET UX	0.16
0.21	E-323	JOHN DE LUZ, ET UX	0.31
0.21	E-324	MRS. J. A. PFEFFER	0.16
0.21	E-325	MINERVA ZEHNER	0.16
0.21	E-326	E. G. ELSTAD	0.16
2.38	E-327	JOHN DE LUZ, ET. UX.	0.31
0.21	E-328	L. B. SAFFER, ET. AL.	0.16
0.21	E-329	ERNEST C. ELSTAD	0.62
0.18	E-330	JOHN DE LUZ, ET UX	0.26
0.18	E-331	ROLLING COLLEGE	0.16
0.18	E-332	JOHN DE LUZ, ET. UX.	1.40
0.18	E-333	D. S. MOONEY	0.16
0.18	E-334	MRS. HELEN GILBERT	0.002
0.39	E-335	A. D. KEMP, ET UX	3.91
0.87	E-336	GERTRUDE WILLIAMS, ET VIR	0.42
0.21	E-337	VAHAN B. AZADIAN, ET AL	0.04
0.21	E-338	J. R. HOWARD, ET. AL.	0.16
0.21	E-339	J. R. HOWARD, ET. AL.	0.69
0.13	E-340	J. R. HOWARD, ET. AL.	0.69

STATE OR PROVINCE LINE \_\_\_\_\_

COUNTY \_\_\_\_\_

CIVIL DISTRICT PRECINCT \_\_\_\_\_

LAND-GRANT LINE \_\_\_\_\_

CITY, VILLAGE, OR BOROUGH \_\_\_\_\_

CEMETERY, SMALL PARK, ETC. \_\_\_\_\_

TOWNSHIP LINE \_\_\_\_\_

SECTION LINE \_\_\_\_\_

AVIGATION EASEMENT \_\_\_\_\_

FEE SIMPLE \_\_\_\_\_

SCALE: IN FEET

WAR DEPARTMENT, O.C.E.  
CONSTRUCTION DIVISION

REAL ESTATE

# ORLANDO AIR FORCE BASE

MILITARY RESERVATION

RECOMMENDED: *William A. Langford* DATE *7-25-46*  
CADASTRAL ENGINEER

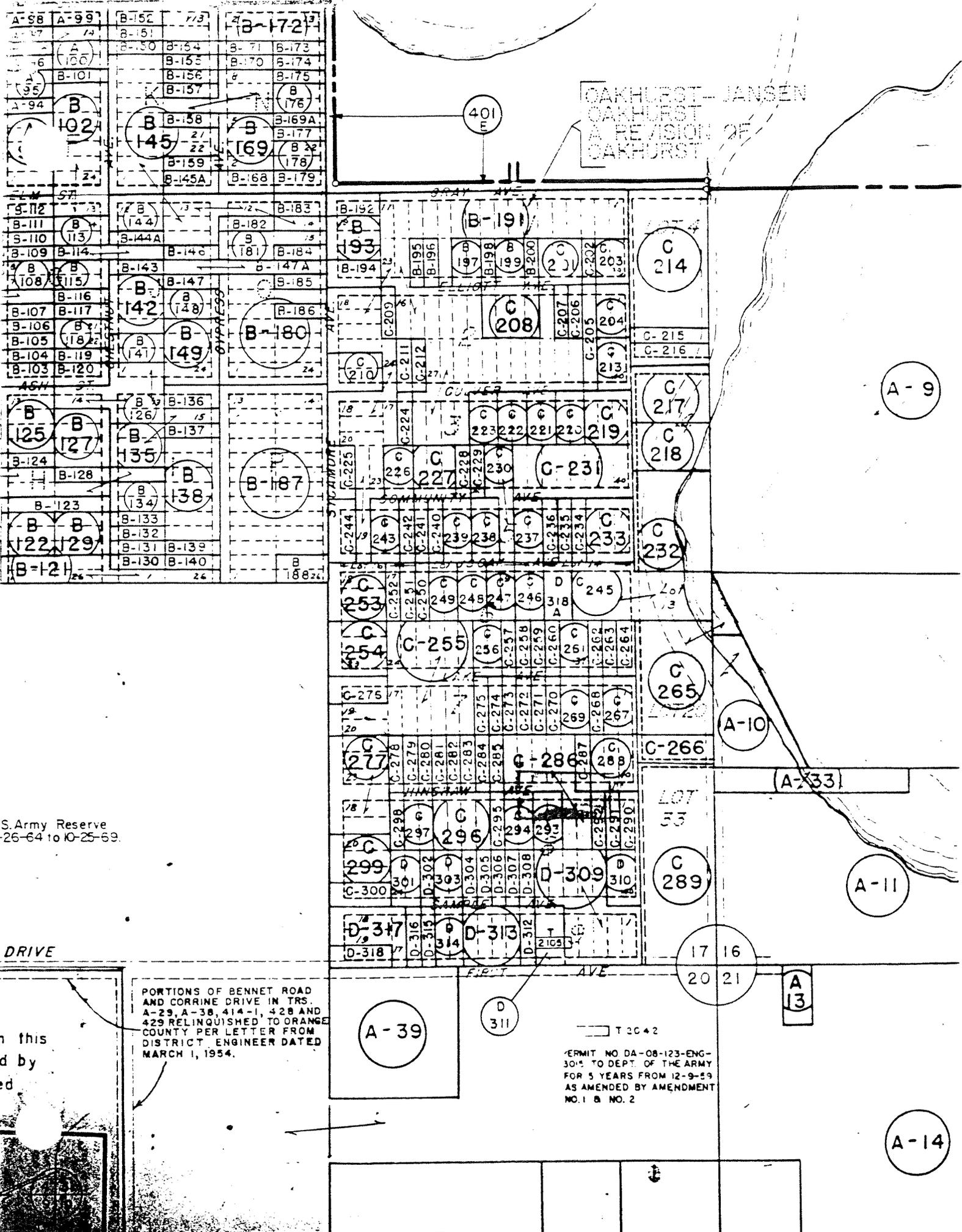
APPROVED: *Indonesian* DATE *8/1/46*  
DIVISION REAL ESTATE OFFICER

COMPILED: E. M. S. TRACED: E. M. S. CHECKED: \_\_\_\_\_  
FEB. 8, 1945.

DATE	BY	REVISIONS	AB
11-16-48	EMS	DUE TO FINAL AUDIT	
8-7-57	R.W.	1.47 ACRES DISPOSED OF, (PORTION OF TR. A-38) AS SHOWN	
3-11-59	C.E.P.	DUE TO SUPPLEMENTAL AUDIT	
6-22-64	EMN		

DRAWING NO. 583

NTC Orlando, FL  
 Fair Winds Federal Credit Union



OAKHURST-JANSEN  
 OAKHURST  
 A REVISION OF  
 OAKHURST

S. Army Reserve  
 -26-64 to K-25-69.

DRIVE

PORTIONS OF BENNET ROAD  
 AND CORRIE DRIVE IN TRS.  
 A-29, A-38, 414-1, 428 AND  
 429 RELINQUISHED TO ORANGE  
 COUNTY PER LETTER FROM  
 DISTRICT ENGINEER DATED  
 MARCH 1, 1954.

PERMIT NO DA-08-123-ENG-  
 3015 TO DEPT. OF THE ARMY  
 FOR 5 YEARS FROM 12-9-59  
 AS AMENDED BY AMENDMENT  
 NO. 1 & NO. 2

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A-14

TRACT NO. C-285

Parcel of land situated in the County of Orange, State of Florida, more particularly described as follows:

Lot 31, Block 7, Oakhurst Revision, recorded in Flat Book H, page 114, Public Records of Orange County, Florida, together with their right to share in tract described as Community Center, containing 0.22 acres, more or less.

TRACT NO. C-286

*Deed 3 March 1943*

Parcel of land situated in the County of Orange, State of Florida, more particularly described as follows:

Lots 32, 33, 34, 35, and 36, in Block 7, and Lots 4 and 5 in Block 8, in a Revision of Oakhurst, as recorded in Flat Book H, page 114, of the Public Records of Orange County, Florida, together with their right to share in tract described as Community Center, and containing 1.57 acres, more or less.

TRACT NO. C-287

*Civil Action 155 D.T. No. 7 Filed 9 June 1943*

All that tract or parcel of land lying in Orange County, Florida, and being Lot 37 in Block 7 in a revision of Oakhurst, as recorded in Flat Book H, Page 114, in Public Records of Orange County, Florida, and containing 0.22 of an acre, more or less.

TRACT NO. C-288

*Deed 2 April 1943*

Parcel of land situated in the County of Orange, State of Florida, more particularly described as follows:

Lots 38, 39, and 40, Block 7, Oakhurst Revision, recorded in Flat Book "H", page 114, Public Records of Orange County, Florida; together with their right to share in tract described as Community Center and containing 0.74 acres, more or less.

TRACT NO. C-289

Parcel of land situated in the County of Orange, State of Florida, more particularly described as follows:

Lot 33, Oakhurst, recorded in Flat Book G, page 97, Public Records of Orange County, Florida, together with their right to share in tract described as Community Center, and containing 4.21 acres, more or less.

TRACT NO. C-290

All that tract or parcel of land lying in Orange County, Florida, and being Lot 1 in Block 8, in a Revision of Oakhurst, as recorded in Flat Book H, Page 114, in public records of Orange County, Florida, and containing 0.29 of an acre, more or less.

TRACT NO. C-291

*Decd 15 April 1943*

Parcel of land situated in the County of Orange, State of Florida, more particularly described as follows:

Lot 2, Block 8 of Revision of Oakhurst, according to plat recorded in Flat Book "H", page 114, of the Public Records of Orange County, Florida; together with their right to share in tract described as Community Center, and containing 0.22 acres, more or less.

TRACT NO. C-292

*Decd 1 March 1943*

Parcel of land situated in the County of Orange, State of Florida, more particularly described as follows:

Lot 3, Block 8, in a Revision of Oakhurst Subdivision, recorded in Flat Book "H", page 114, of the Public Records of Orange County, Florida; together with their right to share in tract described as Community Center, and containing 0.22 acres, more or less.

TRACT NO. C-293

*Civil Action 155 D.T. No. 8 filed 24 June 1943*

All that tract or parcel of land lying in Orange County, Florida, and being Lots 6 and 7, Block 8, in a revision of Oakhurst, as recorded in Flat Book H, Page 114, public records of Orange County, Florida, and containing 0.45 of an acre, more or less.

TRACT NO. C-294

*Civil Action 155 D.T. No. 2 filed 25 March 1943*

All that tract of land being in Orange County, Florida, and being Lots 8 and 9 of Block 8 in a Revision of Oakhurst, as recorded in Flat Book "H", page 114, of the Public Records of Orange County, and containing 0.45 of an acre, more or less.

TRACT NO. C-295

All that tract of land being in Orange County, Florida, and being Lot 10 in Block 8, in a Revision of Oakhurst, as recorded in Flat Book H, Page 114, in Public Records of Orange County, Florida, and containing 0.22 of an acre, more or less.

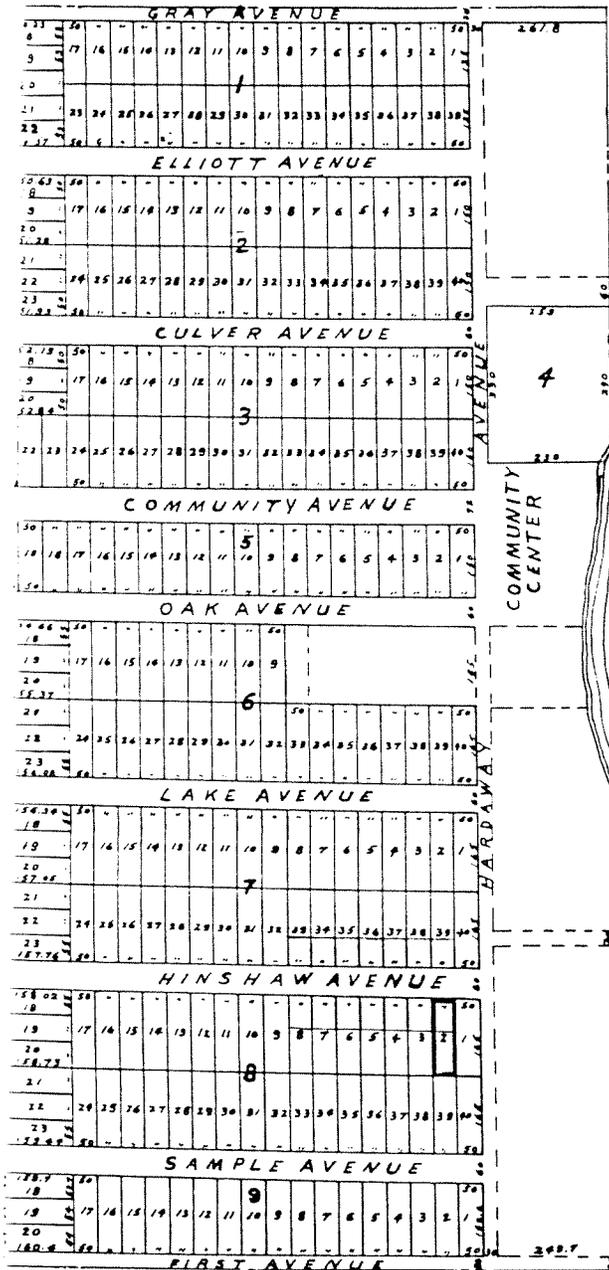
TRACT NO. C-296

All that tract of land lying in Orange County, Florida, and being Lots 11, 12, 13, and 14 of Block 8 of a revision of Oakhurst Subdivision as recorded in Flat Book H, Page 114 in public records of Orange County, Florida, and containing 0.90 acre, more or less.

TRACT NO. C-297

Parcel of land situated in the County of Orange, State of Florida, more particularly described as follows:

Lots 15 and 16, Block 8, of Revision of Oakhurst, recorded in Flat Book "H", page 114, Public Records of Orange County, Florida; together with their right to share in tract described as Community Center, and containing 0.45 acres, more or less.

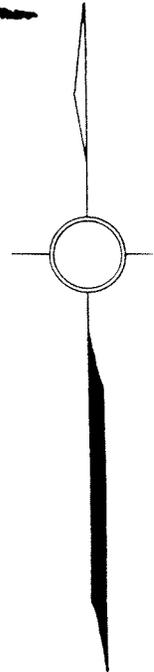


# A REVISION OF OAKHURST

RECORDED IN PLAT BOOK  
"H" PAGE 114 ORANGE  
COUNTY FLORIDA

SCALE: 1 INCH = 200 FT.

Air Force School of Applied Tactics  
Orlando, Florida



*Street Closure Documents*

MEET 7 - NOVEMBER 19th, 1943

Upon motion by Commissioner Davis, seconded by Commissioner McClure and unanimously carried, the following resolution was passed:

WHEREAS, under date of 19th day of April, 1943, the Board of County Commissioners of Orange County, Florida, passed its resolution closing, vacating and abandoning certain roads and streets therein described, and

WHEREAS, said resolution contained reservations covering replacement for roads and streets closed by said resolution, and

WHEREAS, the Board of County Commissioners does not desire that the reservations above mentioned impair the right or title of United States to the detriment of the Orlando Air Base, and

WHEREAS, the military authorities of the Base are providing replacement by the use of a section of road covered by the resolution,

NOW, THEREFORE BE IT RESOLVED, by the Board of County Commissioners of Orange County, Florida, that the reservations contained in that certain resolution of this Board under date of April 19, 1943, be and the same are hereby waived and relinquished.

BE IT FURTHER RESOLVED, by the Board of County Commissioners of Orange County that it hereby closes, vacates and abandons those certain roads and streets described in the certificate of the State Defense Council set out in the aforementioned resolution of April 19, 1943, and does hereby perpetually dedicate said roads and streets to the use of the Federal Government in Orange County, Fla.

(Letter filed - United States Atty.)

Recorded Commissioner's Record 17,  
Page 502

*(Meeting of November 19, 1943)*

WHEREAS, on the 2nd day of April, A.D. 1943, the Board of County Commissioners of Orange County, Florida, received from the State Defense Council of Florida, a certificate, the exact contents of which are as follows:

STATE OF FLORIDA )  
                  ) SS  
COUNTY OF LEON  )

Under authority of Chapter 20674, Laws of Florida, Acts of 1941, the State Defense Council of Florida has determined and does hereby certify that:

1. That the property acquired by the United States of America in connection with the Air Force School of Applied Tactics in Orange County, Florida, is a defense area which is expedient to the promotion of State and National Defense and to the war effort. Said defense area is shown and described on map attached hereto and made a part hereof.

2. That it is expedient to the promotion of State and National Defense and the war effort that the following described roads and streets, to-wit:

*BEHREND* (That certain road running along the center line of the  $W\frac{1}{2}$  of the  $E\frac{1}{2}$  of Section 20, Township 22 South, Range 30 East, from the south line of the  $NE\frac{1}{4}$  of the  $SE\frac{1}{4}$  to the north line of said Section; and that certain road traversing the boundary line between Sections 17 and 20, *CORINNE DRIVE* from the east line of the  $W\frac{1}{2}$  of the  $W\frac{1}{2}$  of said Section to the east boundary thereof; and extending easterly from the west line of Section 16 and 21 a distance of approximately 180 feet on the Section line between Section 16 and 21; and that certain road running along the east line of Section 17 and the west line of Section 16, and following Lake Corinne on its westerly edge where the same lies in Section 17 from the south boundary line of said Sections 16 and 17 to the south line of the  $W\frac{1}{2}$  of said Sections 16 and 17, and that certain road running along the center line of the  $N\frac{1}{2}$  of the  $E\frac{1}{2}$  of Section 20, from the center line of the  $W\frac{1}{2}$  of the  $E\frac{1}{2}$  of said Section to the east boundary line thereof; and extending easterly along the center line of the  $W\frac{1}{2}$  of the  $N\frac{1}{2}$  of said Section 21 approximately 960 feet, thence continuing around the northerly waterline of Lake Susannah in said Section 21 for a distance of approximately 275 feet, and

The following streets in Tinker Heights Subdivision, to-wit: Wright Street from its easterly intersection with Boulevard to the east line of the  $NE\frac{1}{4}$  of the  $SE\frac{1}{4}$ , Section 20, Township 22 South, Range 30 East; Boulevard from its intersection with the north line of the  $SE\frac{1}{4}$  of the  $NE\frac{1}{4}$  of the  $SE\frac{1}{4}$  Section 20, Township 22 South, Range 30 East, to the south line of the  $N\frac{1}{2}$  of the  $SE\frac{1}{4}$ , Section 20, Township 22 South, Range 30 East;

the north 25 feet of Marks Street from its easterly intersection with the Winter Park Highway to its intersection with Boulevard; the 25-foot unnamed street from its intersection with Lake Gear to its intersection with the north line of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 20, Township 22 South, Range 30 East, all of the above being according to plat of Tinker Heights Subdivision recorded in Plat Book M, page 93, of the public records of Orange County, Florida, and

All Streets and roadways in Oakhurst-Jansen, according to plat recorded in Plat Book G, page 97, of the public records of Orange County, Florida, and

All streets and roadways in a Revision of Oakhurst, according to plat recorded in Plat Book H, at page 114, of the public records of Orange County, Florida, and

All streets and roadways in Orlando Park Replat, except Cypress Avenue from its intersection with the north line of Oak Street to the north line of said Subdivision, according to plat recorded in Plat Book K, at page 107, of the public records of Orange County, Florida, and

All streets in the Second Section of Orlando Park except Glen Ridge Way, according to plat recorded in Plat Book N, at page 27, of the public records of Orange County, Florida, and

All streets in Parron's Subdivision, according to plat recorded in Plat Book J, at page 122, of the public records of Orange County, Florida,

which form a part of and lie within said defense area, be closed, vacated and abandoned as roads and streets and be dedicated thereafter for said defense area purposes for the use of said Air Force School of Applied Tactics.

It is directed that this certificate be forthwith transmitted to the Board of County Commissioners of Orange County, Florida.

IN WITNESS WHEREOF the State Defense Council of Florida affixes its seal and subscribes the name of its Chairman and its Executive Director hereunto duly authorized, this \_\_\_\_\_ day of March A.D. 1943.

STATE DEFENSE COUNCIL

BY /s/ SPESSARD L. HOLLAND  
Chairman

/s/ GEO. L. PURR, JR.,  
Executive Director

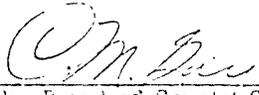
WHEREAS, said certificate has been entered among the records of

this meeting of the Board of County Commissioners of Orange County, being the first meeting of said Board since receipt of said certificate;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA, that it hereby forever closes, vacates and abandons those certain roads and streets described in said certificate of the State Defense Council set forth above, and does hereby perpetually dedicate said roads and streets for defense area purposes to the use of and as appurtenances of said Air Force School of Applied Tactics in Orange County, Florida, so long as the said roads and streets are used for defense area purposes, and

PROVIDED THAT, WHEREAS, there is no alternative route or connection between the highways or right-of-ways so breached, the County Commissioners reserve the continued use of said portion of the highway or right-of-ways until, and this resolution is revocable unless, an alternative route or routes of connection of similar specifications as said portion of the highway or right-of-ways, is provided and dedicated by the owner or owners of the defense area, and accepted by the County Commissioners within sixty days.

I HEREBY CERTIFY that this is a true and correct copy of a resolution adopted by the Board of County Commissioners of Orange County, Florida, on the 19th day of April, 1943.

  
Clerk, Board of County Commissioners,  
Orange County, Florida.

Parcel C-296

DEED BOOK 600 PAGE 217

STATE OF FLORIDA,  
ORANGE COUNTY.

THIS DEED, made the 3rd day of March, A. D. 1943,  
by CONRAD ACKRE, an unmarried man, of the County of Orange, State  
of Florida, hereinafter called the Grantor, to THE UNITED STATES  
OF AMERICA, hereinafter called the Grantee,

W I T N E S S E T H :

That the said Grantor, in consideration of Five  
Hundred Fifty Dollars (\$550.00), the receipt whereof is hereby  
acknowledged, does give, grant, bargain, sell, alien, remise,  
release, enfeoff, convey and confirm unto the said Grantee and  
its assigns in fee simple the lands situate in Orange County, State  
of Florida, described as follows:

Parcel of land situated in the County of Orange  
State of Florida, more particularly described as  
follows:

Lots 32, 33, 34, 35 and 36, in Block 7, and  
Lots 4 and 5 in Block 8, in a REVISION OF OAKHURST,  
as recorded in Plat Book H, page 114, of the  
Public Records of Orange County, Florida; together  
with their right to share in tract described as  
Community Center.



TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the said Grantee and its assigns in fee simple.

And the said Grantor, for himself and his heirs and legal representatives, covenant with said Grantee, its legal representatives and assigns: That said Grantor is indefeasibly seized of said land in fee simple; that said Grantor has full power and lawful right to convey said lands in fee simple, as aforesaid; that it shall be lawful for said Grantee, its legal representatives and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all encumbrances; that said Grantor, his heirs and legal representatives, will make such further assurances to perfect the fee simple title to said land in said Grantee, its legal representatives and assigns as may reasonably be required; and that said Grantor does hereby fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of said Grantor the day and year first above written.

Signed, sealed and delivered in the presence of:

John Whimbish  
George Murphy

*Conrad Ackre*

\_\_\_\_\_ (SEAL)

Conrad Ackre.

DEED BOOK 600 PAGE 219

STATE OF FLORIDA ) ss  
COUNTY OF ORANGE )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, CONRAD ACKRE, an unmarried man, to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Orlando, Orange County, Florida, this the 3<sup>rd</sup> day of March, A. D. 1943.



Kate Whitish

Notary Public, State of Florida at large,  
My commission expires Feb. 6, 1945,  
Bonded by American Surety Co. of N.Y.

Notary Public, State of Florida at large,  
My commission expires Feb. 6, 1945,  
Bonded by American Surety Co. of N.Y.

Parcel C-288

STATE OF FLORIDA,  
ORANGE COUNTY.

DEED BOOK 603 PAGE 73

THIS DEED, made the 2<sup>nd</sup> day of April, A. D. 1943,  
by FARRELL L. HORNBECK, otherwise known as F. L. HORNBECK,  
and LOIS G. HORNBECK, his wife, of the County of Orange,  
State of Florida, hereinafter called the Grantors, to  
THE UNITED STATES OF AMERICA, hereinafter called the Grantee,

W I T N E S S E T H :

That the said Grantors, in consideration of One  
Hundred Fifty Dollars (\$150.00), the receipt whereof is here-  
by acknowledged, do give, grant, bargain, sell, alien, remise,  
release, enfeoff, convey and confirm unto the said Grantee  
and its assigns in fee simple the lands situate in Orange  
County, State of Florida, described as follows:

Parcel of land situated in the County of Orange,  
State of Florida, more particularly described as  
follows:

Lots 38, 39 and 40, Block 7, CANNHURST REVICICK,  
recorded in Plat Book "H", page 114, Public  
Records of Orange County, Florida; together  
with their right to share in tract described  
as Community Center.

E-3  
52



TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the said Grantee and its assigns in fee simple.

And the said Grantors, for themselves and their heirs and legal representatives and assigns: That said Grantors are indefeasibly seized of said land in fee simple; that said Grantors have full power and lawful right to convey said lands in fee simple, as aforesaid; that it shall be lawful for said Grantee, its legal representatives and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all encumbrances; that said Grantors, their heirs and legal representatives, will make such further assurances to perfect the fee simple title to said land in said Grantee, its legal representatives and assigns as may reasonably be required; and that said Grantors do hereby fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of said Grantors the day and year first above written.

Signed, sealed and delivered in the presence of:

State Commercial  
Charles E. Whittle

Farrell L. Hornbeek (SEAL)  
Farrell L. Hornbeek,  
otherwise known as  
F. L. Hornbeek.

Lois G. Hornbeek (SEAL)  
Lois G. Hornbeek

E-3  
53

STATE OF FLORIDA ) ss  
COUNTY OF ORANGE )

DEED BOOK 603 PAGE 75

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, FARRELL L. HORNBECK, otherwise known as F. L. HORNBECK, and LOIS G. HORNBECK, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY that the said LOIS G. HORNBECK, known to me to be the wife of the said FARRELL L. HORNBECK, otherwise known as F. L. HORNBECK, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said Deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead, or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said Deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal at Orlando, Orange County, Florida, this the 2 day of April, A. D. 1943.



CLERK'S No. 99791

Notary Public, State of Florida at large.  
My commission expires Feb. 6, 1945.  
Bonded by American Surety Co. of N.Y.

Kate Winick

6-3  
54

Filed in the office of the Clerk of the Circuit Court of Orange County, Florida on the 9th day of April, A. D. 1943 at 3:41 o'clock P.M. and recorded in DEED Book No. 603 on page 73-75 and record verified.  
Clerk By DA [Signature] Deputy

Parcel C-271

DEED BOOK 608 PAGE 432

STATE OF FLORIDA,  
ORANGE COUNTY.

THIS DEED, made the 15<sup>th</sup> day of April, A. D. 1943,  
by ELIZABETH HALE, a widow, of the County of Franklin,  
State of New York, hereinafter called the Grantor, to THE UNITED  
STATES OF AMERICA, hereinafter called the Grantee,

W I T N E S S E T H :

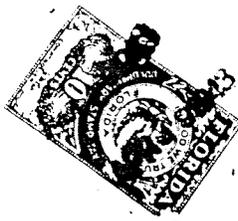
That the said Grantor, in consideration of Seventy-five  
Dollars (\$75.00), the receipt whereof is hereby acknowledged,  
does give, grant, bargain, sell, alien, remise, release, enfeoff,  
convey and confirm unto the said Grantee and its assigns in  
fee simple the lands situate in Orange County, State of Florida,  
described as follows:

Parcel of land situated in the County of Orange,  
State of Florida, more particularly described as  
follows:

Lot 2, Block 8 of REVISION OF OAKHURST,  
according to plat recorded in Plat Book "H",  
page 114, of the Public Records of Orange  
County, Florida; together with their right  
to share in tract described as Community  
Center.

E-24

H4



TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the said Grantee and its assigns in fee simple

And the said Grantor, for herself and her heirs and legal representatives, covenants with said Grantee, its legal representatives and assigns: That said Grantor is indefeasibly seized of said land in fee simple; that said Grantor has full power and lawful right to convey said lands in fee simple, as aforesaid; that it shall be lawful for said Grantee, its legal representatives and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all encumbrances; that said Grantor, her heirs and legal representatives, will make such further assurances to perfect the fee simple title to said land in said Grantee, its legal representatives and assigns as may reasonably be required; and that said Grantor does hereby fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of said Grantor the day and year first above written.

Signed, sealed and delivered in the presence of:

Clifford Wm O'Neil

Henry Carmel

Elizabeth Hale (SEAL)

Elizabeth Hale (SEAL)

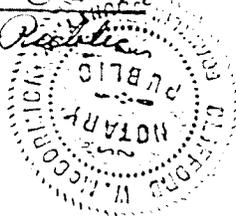
E-24

45-

STATE OF NEW YORK ) ss  
COUNTY OF Franklin )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ELIZABETH HALE, a widow, to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Saranac Lake  
Franklin County, New York, this the 15 day of  
April, A. D. 1943.

Lyford W. Oriskany  
Notary Public  


CLERK'S No. 100087.

Filed in the office of the Clerk of the  
Circuit Court of Orange County, Florida  
on the 19th day  
of April A.D. 1943  
at 3:25 o'clock P. M. and recorded  
in DEED Book No. 603  
on page 432-434 and record verified.

6-24

46

W. M. Gay Clerk



Parcel C-292

STATE OF FLORIDA,  
ORANGE COUNTY.

DEED BOOK 600 PAGE 263

THIS DEED, made the 4th day of March A. D.,  
1943, by LILLIAN ATWATER DANIEL and WILLIAM JACKSON DANIEL,  
her husband, of the County of Orange, State of Florida,  
hereinafter called the grantors, to THE UNITED STATES OF AMERICA,  
hereinafter called the grantee,

W I T N E S S E T H :

That the said grantors, in consideration of Two  
Thousand Six Hundred Dollars (\$2,600.00), the receipt whereof  
is hereby acknowledged, do give, grant, bargain, sell, alien,  
remise, release, enfeoff, convey and confirm unto the said  
grantee and its assigns in fee simple the lands situate in  
Orange County, State of Florida, described as follows:

Parcel of land situated in the County  
of Orange, State of Florida, more  
particularly described as follows:

Lot 3, Block 8, in a Revision of Oakhurst  
Subdivision, recorded in Plat Book "H"  
page 114, of the public records of Orange  
County, Florida; together with their right  
to share in tract described as Community Center.

TO HAVE AND TO HOLD the same, together with the  
hereditaments and appurtenances, unto the said grantee and  
its assigns in fee simple.



And the said grantors, for themselves and their heirs and legal representatives, covenant with said grantee, its legal representatives and assigns: That said grantors are indefeasibly seized of said land in fee simple; that said grantors have full power and lawful right to convey said lands in fee simple, as aforesaid; that it shall be lawful for said grantee, its legal representatives and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all encumbrances; that said grantors, their heirs and legal representatives, will make such further assurances to perfect the fee simple title to said land in said grantee, its legal representatives and assigns as may reasonably be required; and that said grantors do hereby fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever.

WITNESS, the hands and seals of said grantors the day and year first above written.

Lillian Atwater Daniel (SEAL)  
Lillian Atwater Daniel

Signed, sealed and delivered in the presence of:

William Jackson Daniel (SEAL)  
William Jackson Daniel

James McChesney  
Luie Winbick

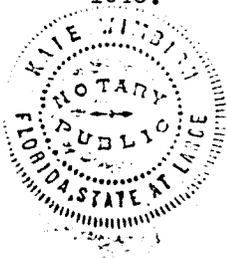
STATE OF FLORIDA )  
                          : SS  
ORANGE COUNTY     )

DEED BOOK 600 PAGE 265

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, LILLIAN ATWATER DANIEL and WILLIAM JACKSON DANIEL, her husband, to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, that the said LILLIAN ATWATER DANIEL, known to me to be the wife of the said WILLIAM JACKSON DANIEL, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead, or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS, my hand and official seal at Orlando,  
Orange County, Florida, this the 4th day of March A. D.,  
1943.



Kate Winick

Notary Public, State of Florida at large.  
My commission expires Feb. 6, 1945.  
Bonded by American Surety Co. of N. Y.

**TABLE 1  
SUMMARY OF SUSPECT FRIABLE ACM**

**FACILITY #** 2531  
**FACILITY DESCRIPTION** COMMUNITY STORAGE

HA NO	DESCRIPTION OF FRIABLE SUSPECT ACM	APPROXIMATE LOCATION *	CONDITION OF MATERIAL **	MATERIAL TYPE	SAMPLED BY/ YEAR ***	REFERENCE SAMPLE NOS.	ASBESTOS-CONTAINING (YES/NO)
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NO SUSPECT FRIABLE ACM WAS IDENTIFIED IN THIS BUILDING

**KEY:** ACM = ASBESTOS-CONTAINING MATERIAL      FG = FIBERGLASS      TSI = THERMAL SYSTEMS INSULATION      S/R = SUPPLY/RETURN  
 HA = HOMOGENEOUS AREA      MISC. = MISCELLANEOUS AREA      CW = CHILLED WATER      (<=) = LESS THAN OR EQUAL TO  
 N/A = NOT APPLICABLE      SURF. = SURFACING      HW = HEAT WATER

**NOTES:** \* INFORMATION PROVIDED IN PARENTHESIS INDICATES CURRENT ROOM/SPACE USAGE WHICH IS SUBJECT TO CHANGE UPON VACANCY OR RE-USE.  
 \*\* CONDITION OF MATERIAL IS NOT PROVIDED FOR NON-ACM.  
 \*\*\* REFERENCE PREVIOUS REPORTS FOR SAMPLES COLLECTED PRIOR TO THIS SURVEY (1996). TABLE 3 OF THIS REPORT PROVIDES A SUMMARY OF ANALYSIS FOR SAMPLES COLLECTED BY CAPE IN 1996.

**TABLE 2  
SUMMARY OF SUSPECT NON-FRIABLE ACM**

**FACILITY #** 2531  
**FACILITY DESCRIPTION** COMMUNITY STORAGE

THESE MATERIALS WERE NOT SAMPLED OR ASSESSED AS PART OF THE SCOPE OF THIS PROJECT.

DESCRIPTION OF NON-FRIABLE SUSPECT ACM IDENTIFIED DURING INSPECTION	APPROXIMATE LOCATION
ROOFING, SHINGLE	ROOF
ROOF FLASHING/SEALER MATERIAL	ROOF
CAULKINGS/PUTTIES ON WINDOW FRAMES	THROUGHOUT
TRANSITE-TYPE SHINGLES	BUILDING EXTERIOR

**KEY:**  
 ACM = ASBESTOS-CONTAINING MATERIAL  
 HA = HOMOGENEOUS AREA  
 N/A = NOT APPLICABLE

FG = FIBERGLASS  
 MISC. = MISCELLANEOUS  
 SURF. = SURFACING

TSI = THERMAL SYSTEMS INSULATION  
 CW = CHILLED WATER  
 HW = HEATED WATER

S/R = SUPPLY/RETURN  
 DIA. = DIAMETER

**TABLE 3  
SUMMARY OF BULK SAMPLES COLLECTED  
BY CAPE IN 1996**

**FACILITY #:** 2531  
**FACILITY DESCRIPTION:** COMMUNITY STORAGE

THIS TABLE PROVIDES A SUMMARY OF SAMPLES COLLECTED BY CAPE IN 1996 (SAMPLES OF SUSPECT FRIABLE ACM NOT PREVIOUSLY SAMPLED OR NOT SAMPLED SUFFICIENTLY TO SATISFY AHERA REQUIREMENTS).  
REFERENCE PREVIOUS REPORTS FOR SAMPLES COLLECTED PRIOR TO THIS SURVEY (1996).

HA NO.	MATERIAL DESCRIPTION	BULK SAMPLE #	INITIAL PLM ANALYSIS (% AND TYPE)	POINT COUNT ANALYSIS (% AND TYPE) *	ASBESTOS- CONTAINING (YES/NO)
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NO SAMPLES WERE COLLECTED IN 1996 BY CAPE IN THIS BUILDING

<b>KEY:</b>	AMO = AMOSITE	PLM = POLARIZED LIGHT MICROSCOPY	N/A = NOT APPLICABLE	SURF. = SURFACING	HW = HEAT WATER
	CHR = CHRYSOTILE	ACM = ASBESTOS-CONTAINING MATERIAL	FG = FIBERGLASS	TSI = THERMAL SYSTEM INSU	S/R = SUPPLY/RETURN
	NAD = NO ASBESTOS DETECTED	HA = HOMOGENEOUS AREA	MISC. = MISCELLANEOUS	CW = CHILLED WATER	

**NOTE:** \* ALL FRIABLE ACM WHICH CONTAINS 1% OR LESS ASBESTOS BY PLM MUST BE FURTHER ANALYZED BY POINT COUNTING TO ESTABLISH IF THE MATERIAL ACTUALLY CONTAINS LESS THAN 1% ASBESTOS.  
MATERIALS CONTAINING GREATER THAN 1% ASBESTOS ARE NOT POINT COUNTED.

**TABLE 4  
ASSESSMENT AND COST ESTIMATE FOR  
DAMAGED FRIABLE ACM**

FACILITY #: 2531  
FACILITY DESCRIPTION: COMMUNITY STORAGE

HA NO.	MATERIAL DESCRIPTION	APPROXIMATE LOCATION OF DAMAGE	HA QUANTITY	TYPE OF DAMAGE	ACCESSIBILITY	RECOMENDED RESPONSE ACTION	ESTIMATED COST (\$)
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NO DAMAGED FRIABLE ACM WAS IDENTIFIED IN THIS BUILDING

KEY :	EA = EACH	ACM = ASBESTOS-CONTAINING MATERIAL	FG = FIBERGLASS	TSI = THERMAL SYSTEMS INSULATION	S/R = SUPPLY/RETURN
	LF = LINEAR FEET	HA = HOMOGENEOUS	MISC. = MISCELLANEOUS	CW = CHILLED WATER	
	SF = SQUARE FEET	N/A = NOT APPLICABLE	SURF. = SURFACING	HW = HEAT WATER	

NOTES :  
\* TOTAL DOES NOT INCLUDE FEES FOR CONTINGENCY, PROFESSIONAL ASBESTOS CONSULTING, A/E DESIGN, PROJECT ADMINISTRATION, OR INDUSTRIAL HYGIENE SURVEILLANCE AND AIR MONITORING DURING CONSTRUCTION. REFERENCE THE FACILITY-WIDE COST ESTIMATE (PROVIDED IN VOLUME I) FOR LINE ITEM COSTS ASSOCIATED WITH CONTINGENCY, DESIGN, AIR MONITORING, AND CONSTRUCTION ADMINISTRATION. THESE BUDGETARY COSTS ARE BASED ON A MULTI-BUILDING PROJECT BASIS. IN THE CASE OF A BUILDING WITH A SMALL AMOUNT OF ACM, SEVERAL BUILDINGS SHOULD BE COMBINED INTO A SINGLE PROJECT FOR COST EFFECTIVENESS.

**TABLE 1  
SUMMARY OF SUSPECT FRIABLE ACM**

**FACILITY #** 2533  
**FACILITY DESCRIPTION** CREDIT UNION

HA NO	DESCRIPTION OF FRIABLE SUSPECT ACM	APPROXIMATE LOCATION *	CONDITION OF MATERIAL **	MATERIAL TYPE	SAMPLED BY/ YEAR ***	REFERENCE SAMPLE NOS.	ASBESTOS-CONTAINING (YES/NO)
1	CEILING TILE, 2' x 2', GROOVED/PINHOLE	VARIOUS LOCATIONS THROUGHOUT	N/A	MISC.	CAPE 1992	2533-01-01 2533-01-02 2533-01-03	No
2	CEILING TILE, 2' x 2', PITTED	NORTH ROOMS	N/A	MISC.	CAPE 1996	NTC-2533-2-01 NTC-2533-2-02 NTC-2533-2-03	No
3	CEILING TILE, 2' x 4', PINHOLE	EAST - OFFICES	N/A	MISC.	CAPE 1992	2533-03-01 2533-03-02 2533-03-03	No
4	CEILING TILE, 1'x1', GROOVED/PINHOLE	CENTRAL - RECORDS ROOM	N/A	MISC.	CAPE 1992	2533-02-01 2533-02-02 2533-02-03	No
5	CEILING TILE, 2' x 4', GROOVED/PINHOLE	EAST - ROOMS	N/A	MISC.	CAPE 1992	2533-04-01 2533-04-02 2533-04-03	No

**KEY:** ACM = ASBESTOS-CONTAINING MATERIAL      FG = FIBERGLASS      TSI = THERMAL SYSTEMS INSULATION      S/R = SUPPLY/RETURN  
 HA = HOMOGENEOUS AREA      MISC. = MISCELLANEOUS      CW = CHILLED WATER      (<=) = LESS THAN OR EQUAL TO  
 N/A = NOT APPLICABLE      SURF. = SURFACING      HW = HEATED WATER      DIA. = DIAMETER

**NOTES:** \* INFORMATION PROVIDED IN PARENTHESIS INDICATES CURRENT ROOM/SPACE USAGE WHICH IS SUBJECT TO CHANGE UPON VACANCY OR RE-USE.  
 \*\* CONDITION OF MATERIAL IS NOT PROVIDED FOR NON-ACM.  
 \*\*\* REFERENCE PREVIOUS REPORTS FOR SAMPLES COLLECTED PRIOR TO THIS SURVEY (1996). TABLE 3 OF THIS REPORT PROVIDES A SUMMARY OF ANALYSIS FOR SAMPLES COLLECTED BY CAPE IN 1996.

**TABLE 2  
SUMMARY OF SUSPECT NON-FRIABLE ACM**

**FACILITY #** 2533  
**FACILITY DESCRIPTION** CREDIT UNION

THESE MATERIALS WERE NOT SAMPLED OR ASSESSED AS PART OF THE SCOPE OF THIS PROJECT.

<b>DESCRIPTION OF NON-FRIABLE SUSPECT ACM IDENTIFIED DURING INSPECTION</b>	<b>APPROXIMATE LOCATION</b>
BASE, COVE AND MASTIC	THROUGHOUT
FLOOR COVERING UNDER CARPET (ASSUMED TO BE PRESENT)	CORRIDORS & OFFICES - THROUGHOUT
FLOOR TILE AND MASTIC, 12" x 12"	SW ROOM, ATM, NORTH - ROOMS
VINYL SHEET FLOORING, BACKING AND MASTIC	NORTH - CENTRAL ROOM (BREAKROOM)
GYPSUM BOARD AND JOINT COMPOUND WALLS & CEILING	THROUGHOUT
ROOFING, BUILT-UP	ROOF
MASTIC ON DUCTS, WHITE	ABOVE SUSPENDED CEILING, THROUGHOUT

**KEY:** ACM = ASBESTOS-CONTAINING MATERIAL  
HA = HOMOGENEOUS AREA  
N/A = NOT APPLICABLE

FG = FIBERGLASS  
MISC. = MISCELLANEOUS  
SURF. = SURFACING

TSI = THERMAL SYSTEMS INSULATION  
CW = CHILLED WATER  
HW = HEATED WATER

S/R = SUPPLY/RETURN  
DIA. = DIAMETER

**TABLE 3  
SUMMARY OF BULK SAMPLES COLLECTED  
BY CAPE IN 1996**

**FACILITY #:** 2533  
**FACILITY DESCRIPTION:** CREDIT UNION

THIS TABLE PROVIDES A SUMMARY OF SAMPLES COLLECTED BY CAPE IN 1996 (SAMPLES OF SUSPECT FRIABLE ACM NOT PREVIOUSLY SAMPLED OR NOT SAMPLED SUFFICIENTLY TO SATISFY AHERA REQUIREMENTS).  
REFERENCE PREVIOUS REPORTS FOR SAMPLES COLLECTED PRIOR TO THIS SURVEY (1996).

HA NO.	HA DESCRIPTION	BULK SAMPLE #	INITIAL PLM ANALYSIS (% AND TYPE)	POINT COUNT ANALYSIS (% AND TYPE) *	ASBESTOS-CONTAINING (YES/NO)
2	CEILING TILE, 2' x 2', PITTED	NTC-2533-2-01	NAD	N/A	NO
		NTC-2533-2-02	NAD		
		NTC-2533-2-03	NAD		

<b>KEY:</b>	AMO = AMOSITE	PLM = POLARIZED LIGHT MICROSCOPY	N/A = NOT APPLICABLE	SURF. = SURFACING	HW = HEATED WATER	DIA. = DIAMETER
	CHR = CHRYSOTILE	ACM = ASBESTOS-CONTAINING MATERIAL	FG = FIBERGLASS	TSI = THERMAL SYSTEM INSU	S/R = SUPPLY/RETURN	
	NAD = NO ASBESTOS DETECTED	HA = HOMOGENEOUS AREA	MISC. = MISCELLANEOUS	CW = CHILLED WATER	TRE = TREMOLITE	

**NOTE:** \* ALL FRIABLE ACM WHICH CONTAINS 1% OR LESS ASBESTOS BY PLM WERE FURTHER ANALYZED BY POINT COUNTING TO CONFIRM THE PRESENCE OR ABSENCE OF ASBESTOS. MATERIALS CONTAINING GREATER THAN 1% ASBESTOS ARE NOT POINT COUNTED.

**TABLE 4  
ASSESSMENT AND COST ESTIMATE FOR  
DAMAGED FRIABLE ACM**

**FACILITY #:** 2533  
**FACILITY DESCRIPTION:** CREDIT UNION

HA NO.	MATERIAL DESCRIPTION	APPROXIMATE LOCATION OF DAMAGE	HA QUANTITY	TYPE OF DAMAGE	ACCESSIBILITY	RECOMENDED RESPONSE ACTION	ESTIMATED COST (\$)
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NO DAMAGED FRIABLE ACM WAS IDENTIFIED IN THIS BUILDING

KEY :    EA = EACH                      ACM = ASBESTOS-CONTAINING MATERIAL                      FG = FIBERGLASS                      TSI = THERMAL SYSTEMS INSULATION                      S/R = SUPPLY/RETURN  
           LF = LINEAR FEET                HA = HOMOGENEOUS                      MISC. = MISCELLANEOUS                      CW = CHILLED WATER  
           SF = SQUARE FEET                N/A = NOT APPLICABLE                      SURF. = SURFACING                      HW = HEAT WATER

**NOTES :**

\* TOTAL DOES NOT INCLUDE FEES FOR CONTINGENCY, PROFESSIONAL ASBESTOS CONSULTING, A/E DESIGN, PROJECT ADMINISTRATION, OR INDUSTRIAL HYGIENE SURVEILLANCE AND AIR MONITORING DURING CONSTRUCTION. REFERENCE THE FACILITY-WIDE COST ESTIMATE (PROVIDED IN VOLUME I) FOR LINE ITEM COSTS ASSOCIATED WITH CONTINGENCY, DESIGN, AIR MONITORING, AND CONSTRUCTION ADMINISTRATION. THESE BUDGETARY COSTS ARE BASED ON A MULTI-BUILDING PROJECT BASIS. IN THE CASE OF A BUILDING WITH A SMALL AMOUNT OF ACM, SEVERAL BUILDINGS SHOULD BE COMBINED INTO A SINGLE PROJECT FOR COST EFFECTIVENESS.



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 4  
ATLANTA FEDERAL CENTER  
100 ALABAMA STREET, S.W.  
ATLANTA, GEORGIA 30303-3104

February 3, 1997

4WD-FFB

Mr. Wayne J. Hansel  
Southern Division  
Naval Facilities Engineering Command  
P.O. Box 190010  
Charleston, SC 29419-9010

SUBJ: Environmental Baseline Survey for Transfer, Building 2531 and 2533, Fairwinds Credit Union and Storage building, Naval Training Center Orlando, Florida

Dear Mr. Hansel:

The United States Environmental Protection Agency (EPA) has completed the review of the Environmental Baseline Survey for Transfer Building 2531 and 2533, Fairwinds Credit Union and Storage building, Naval Training Center (NTC) Orlando.

The property qualifies as a clean parcel under CERCLA 120(H). The facility has complied with all the requirements of CERCLA 120(h) as amended by CERFA, in that they performed:

- (1) a detailed search of federal government records
- (2) searched recorded chain of title documents
- (3) viewed aerial photographs which may reflect prior uses of the property
- (4) a visual inspection of the property
- (5) a physical inspection of adjacent properties
- (6) reviewed reasonably obtainable government records (Federal, state and local) of adjacent properties
- (7) Interviewed present and former employees

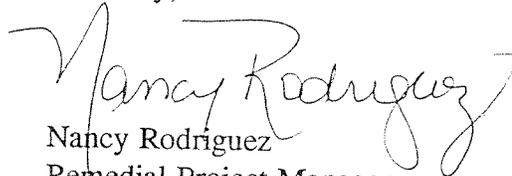
Further the Navy has stated that this proposed use is consistent with the reuse Plan. Additionally, there is no need for CERCLA 120(H) notice provisions pursuant to 40 CFR 373, because the same is inapplicable to a parcel at which there has been no release or disposal of hazardous substances. Further, the facility has indicated that there are no IAGs nor FFA's for

which the prospective purchaser need be advised. Finally, the required covenants have been given and the Navy has even included the Chain of Title documents with this package.

This FOST appears to meet all the Statutory and regulatory mandates for transfer, based on the unchallenged acceptance of the veracity of information proffered by the military component. Further the military has reviewed adjacent parcels within a quarter mile radius and have found no hazardous substances which have the propensity for migration to the subject parcel.

As a result of the afore-delineated, EPA concurs with the transfer of this parcel. If you have any questions, please call me at (404) 562-8536.

Sincerely,



Nancy Rodriguez  
Remedial Project Manager

cc: William Drawdy, SouthDiv  
John Mitchell, FDEP  
Lt. Gary Whipple, NTC Orlando



# Department of Environmental Protection

Lawton Chiles  
Governor

Twin Towers Building  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400

Virginia B. Wetherall  
Secretary

December 30, 1996

Mr. Wayne Hansel  
Code 18B7  
Southern Division  
Naval Facilities Engineering Command  
P.O. Box 190010  
North Charleston, South Carolina 29419-0068

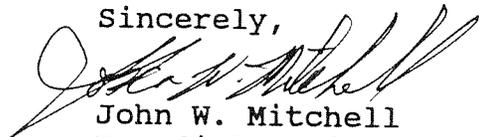
RE: Draft Finding of Suitability to Transfer (FOST) and Draft  
Environmental Baseline Survey (EBS) for Credit Union and  
Storage Building, Main Base, NTC Orlando.

Dear Mr. Hansel:

I have completed the technical review of the subject document dated December 1996 (received December 12, 1996). I have no comments on the draft documents. I agree with a FOST for the Credit Union and Storage Building and that the subject properties are categorized as 1/White.

If I can be of any further assistance with this matter, please contact me at (904) 921-9989.

Sincerely,



John W. Mitchell

Remedial Project Manager

cc: William Drawdy, Navy, SouthDiv  
Lt. Gary Whipple, NTC Orlando  
Nancy Rodriguez, USEPA Region 4  
Bill Bostwick, FDEP Central District  
John Kaiser, ABB, Orlando  
Oscar "Mac" McNeil, Bechtel, Knoxville  
Steve McCoy, Brown and Root, Oak Ridge

TJB

JRC  
for

JJC



ESN

