



APÉNDICE H

AUDITORIA AMBIENTAL FASE 1

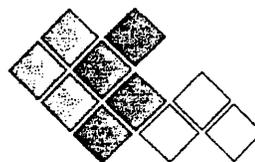
PHASE I ENVIRONMENTAL SITE ASSESSMENT

OLD GUÁNICA SUGAR MILL COMPLEX AND THREE ASSOCIATED PARCELS IN ENSENADA, GUÁNICA

PREPARED FOR:

**Puerto Ensenada Development Corporation
(PEDCO)
P.O. Box 195394
San Juan, PR 00919-5394**

PREPARED BY:

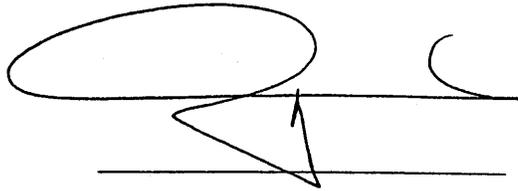


C S A Group

September 2001

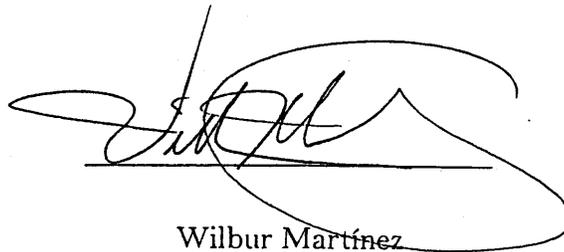
SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

The following environmental professionals have prepared and reviewed this Phase I Environmental Site Assessment Report for accuracy, content, and quality of presentation. The qualifications of the environmental professionals that participated in this assessment are included in Appendix I.

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a horizontal line and a small flourish.

Angel García

Director Environmental Engineering Department

A handwritten signature in black ink, featuring a large, stylized 'W' and 'M' with a horizontal line underneath.

Wilbur Martínez

Environmental Site Assessor

9/10/2001

Date

TABLE OF CONTENTS

SIGNATURES OF ENVIRONMENTAL PROFESSIONALS	ii
TABLE OF CONTENTS	iii
1.0. SUMMARY	1
2.0. Introduction	4
2.1. Purpose	4
2.2. Detailed Scope of Work	5
2.3. Significant Assumptions	5
2.4. Limitations and Exceptions	5
2.5. Special Terms and Conditions	6
2.6. User Reliance	6
3.0. SITE DESCRIPTION	8
3.1. Location and Legal Description	8
3.2. Site and Vicinity General Characteristics	8
3.3. Current Use of the Properties	9
3.4. Descriptions of Structures, Roads, Other Improvements on the Properties	9
3.5. Current uses of Adjoining Properties	10
4.0. USER PROVIDED INFORMATION	12
4.1. Information Reported by the User Concerning Environmental Liens or Activity and Use Limitations, or Specialized Knowledge or Experience	12
4.2. Valuation Reduction for Environmental Issues	12
4.3. Owner, Properties Manager, and Occupant Information	12
4.4. Reason for Performing Phase I	12
4.5. Other	13
5.0. RECORDS REVIEW	14
5.1. Standard Environmental Record Sources, Federal and State	14
5.1.1. U.S. Environmental Protection Agency (EPA) National Priority List (NPL)	14
5.1.2. U.S. EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)	15
5.1.3. CERCLIS No Further Remedial Action Planned (NFRAP) Site List	15
5.1.4. U.S. EPA Resource Conservation and Recovery Act (RCRA) Corrective Actions (CORRACTS) Treatment Storage and Disposal (TSD) Facilities List	15
5.1.5. U.S. EPA RCRA Non-CORRACTS TSD Facilities List	15
5.1.6. U.S. EPA RCRA Generators List	15
5.1.7. Federal Emergency Response Notification Systems (ERNS) List	15
5.1.8. State List of Hazardous Waste Sites Identified for Investigation or Remediation (State-Equivalent NPL or CERCLIS Site Lists)	16
5.1.9. State Landfill/Solid Waste Disposal List	16
5.1.10. State Leaking Underground Storage Tank (LUST) List	16
5.1.11. State Registered Underground Storage Tank (UST) List	16
5.2. Additional Environmental Record Sources	16
5.3. Physical Setting Source(s)	17
5.4. Historical Use Information Sources	17
5.4.1. Aerial Photographs	18
5.4.2. Fire Insurance Maps	18

5.4.3.	Properties Tax Files.....	18
5.4.4.	Recorded Land Title Records	18
5.4.5.	Historical U.S. Geological Survey Topographic Maps.....	18
5.4.6.	Local Street Directories.....	19
5.4.7.	Building Department Records	19
5.4.8.	Zoning/Land Use Records	19
5.4.9.	Other Historical Sources	19
6.0.	SITE RECONNAISSANCE.....	21
6.1.	Methodology and Limiting Conditions	21
6.2.	General Site Setting	22
6.3.	Exterior Observations	22
6.4.	Interior Observations.....	23
7.0.	INTERVIEWS.....	24
7.1.	Interview with Owner.....	24
7.2.	Interview with Site Manager	24
7.3.	Interviews with Occupants	24
7.4.	Interview with Local Government Officials.....	24
7.5.	Interview with Others.....	25
8.0.	FINDINGS.....	26
9.0.	OPINION.....	28
10.0.	CONCLUSIONS	30
11.0.	DEVIATIONS.....	31
12.0.	Additional Services.....	32
13.0.	REFERENCES.....	33
APPENDIX I:	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS	
APPENDIX II:	OLD GUÁNICA SUGAR MILL VICINITY MAP	
APPENDIX III:	OLD GUÁNICA SUGAR MILL SITE PLAN	
APPENDIX IV:	REGULATORY RECORDS	
APPENDIX V:	SITE RECONNAISSANCE PHOTOGRAPHS	
APPENDIX VI:	ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE	
APPENDIX VII:	MAP OF RECOGNIZED ENVIRONMENTAL CONDITIONS	

1.0. SUMMARY

Puerto Ensenada Development Corporation (PEDCO) has signed a purchase and sales agreement with the Puerto Rico Land Authority to acquire five parcels of land within the Municipality of Guánica, corresponding to the industrial area occupied by the Old Guánica Sugar Mill, three nearby areas that were part of the original Guánica Sugar Mill Complex and Company Town in the village of Ensenada, and a former golf course located in the Montalva Ward. As part of the real estate transaction, PEDCO desired to conduct a general inquiry regarding the risk of contamination affecting the four parcels of land located within the limits of the original Guánica Sugar Mill Complex and Company Town in the village of Ensenada, "the Properties". To that effect, PEDCO authorized CSA Group, Inc. ("CSA") on May 15, 2001 to proceed to perform a Phase I ESA in accordance with the American Society for Testing Materials (ASTM) Standard Practice E 1527-00.

Construction of the Old Guánica Sugar Mill began in 1901, with operations commencing in 1903. The village of Ensenada was a planned company town built to provide housing for the workers of the sugar mill. From its origins, the sugar mill complex was designed to be as self-sufficient as practicable. In addition to the sugar mill, the complex included facilities such as machine and carpenter shops, a railroad yard and railroad maintenance facilities, an electrical power plant, fuel storage facilities, a water pumping and distribution system, and a sewer and septic system.

The operation of the sugar mill ended in 1981. Since then, the industrial complex has remained idle, with some of the facilities being used for other purposes. Since 1981, the different areas of the sugar mill complex have been used to warehouse imported goods, store fuel for distribution, to operate the United States Department of Agriculture (USDA)'s Tick Control Program, and to manufacture wood particleboard from bagasse. The sugar mill building was dismantled in the mid 1990's. Only the support warehouses, shops, storage tanks, and other ancillary facilities remain. Fires and, more recently, hurricane Georges have damaged some of them. No industrial activity is presently taking place at the Old Guánica Sugar Mill complex.

The areas near the sugar mill complex include former residential areas, undeveloped land, and an old golf course that opened in 1913, and which by the mid 1980's lay abandoned.

After the Sugar Mill Building was dismantled in the mid 1990s, several pits were left exposed to the elements. Some of these pits contained oil (presumably used for lubrication) that has overflowed as a result of rains and running water discharged from an uncapped 12-inch well at the site. This has created artificial wetland conditions.

The Old Guánica Sugar Mill and the Ensenada community have an old sanitary sewer system with aboveground wrought iron piping that discharge through the Old Guánica Sugar Mill property, directly into Guánica Bay. This system has overflowed and has created a pond just north of the old smokestacks, and west of the Old Lime House Building.

The Warehouses and Old Locomotive House burned down circa 1998, and received further damage as a result of Hurricane Georges later that year. At the warehouses, burnt drums, possibly containing burnt grease and soda ash residues were observed. Both the Puerto Rico Land Authority and the USDA Tick Control Program had used the warehouse. However, the USDA Tick Control Program had vacated the site by 1997, and no pesticide residues are readily apparent among the burnt-out remains.

A number of abandoned cars from the USDA Tick Control Program can be found in the vicinity of the Warehouses, to the west. To the north of the Warehouses, abandoned spray tanks (believed to be empty) from the USDA Tick Control Program can also be found.

Evidence of oil spills or leaks can also be found on a hill south west of the Old Sugar Mill. Two of the three tanks located on this parcel were used to store bunker C fuel oil.

Possible asbestos transite material appears to have been used as siding at the Old Sugar Warehouse Annex, as well as partitions inside the Old Laboratory building. Floor tiles, possibly lead-containing, are also found in the Old Laboratory.

Inside the Old Sugar Warehouse and the Old Sugar Warehouse Annex, piles of oil-contaminated soil from a 1997 oil spill at the Punta Pera docks are currently being stored, and reportedly, there is an aboveground storage tank, presumably containing oil, in one of the buildings located immediately south of the Old Sugar Warehouse Annex.

There is an illegal dumpsite at the parcel located to the northeast of the Old Guánica Sugar Mill, by the mouth of the Río Loco. At the northernmost parcel, just south of Highway PR-116, mounds of demolition debris (generated after Hurricane Georges) can be found throughout the site.

A complete discussion of the environmental conditions found at the properties as a result of this Phase I Environmental Site Assessment (ESA) is presented in the following sections of this report.

2.0. INTRODUCTION

PEDCO has signed a purchase and sales agreement with the Puerto Rico Land Authority to acquire five parcels of land within the Municipality of Guánica, corresponding to the industrial area occupied by the Old Guánica Sugar Mill, three nearby areas that were part of the original Guánica Sugar Mill Complex and Company Town in the village of Ensenada, and a former golf course located in the Montalva Ward. As part of the real estate transaction, PEDCO desired to conduct a general inquiry regarding the risk of contamination affecting the four parcels of land located within the limits of the original Guánica Sugar Mill Complex and Company Town in the village of Ensenada, "the Properties" (see the Old Guánica Sugar Mill Vicinity Map in Appendix II). To that effect, PEDCO authorized CSA on May 15, 2001 to proceed to perform a Phase I ESA in accordance with the ASTM Standard Practice E 1527-00. This report contains the findings of the Phase I ESA.

2.1. Purpose

The purpose of this Phase I ESA is to conduct an environmental due diligence inquiry pursuant to good commercial and customary practice, as established by the procedures stated in the ASTM Standard Practice E 1527-00, to identify the presence or likely presence of recognized environmental conditions in connection with the Properties, including the presence or likely presence of any hazardous substances or petroleum products on the Properties under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances, or petroleum products into structures on the Properties or into the ground, groundwater, or surface water on the Properties, and to render an opinion on the impact of those recognized environmental conditions on the Properties. This includes hazardous substances or petroleum products even under conditions in compliance with laws. This is not intended to include, however, *de minimis* conditions that generally do not present a material risk of harm to public health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

In addition to the environmental issues addressed within the scope of ASTM Standard Practice E 1527-00, this Phase I ESA also includes an assessment of the presence of potential asbestos-containing materials (ACM) at the Properties.

2.2. Detailed Scope of Work

CSA scope for this effort was to conduct a Phase I ESA of the subject parcels of land in general accordance with the ASTM Standard Practice E 1527-00, except as otherwise stated herein. As part of this effort, CSA reviewed selected public records and historical information in connection with the Properties and adjacent properties, performed a visual assessment of the site, interviewed individuals knowledgeable of the uses and physical characteristics of the Properties and of the general area where the Properties are located, and summarizes in this report all of the information obtained. For this Phase I ESA, CSA relied also on the information collected during the Preliminary Environmental, Ecological, and Archeological Site Assessment (CSA, March 2001), which was generated as a result of procedures consistent with ASTM Standard Practices E 1527 and E 1528, and which CSA judged to not have materially changed since it was collected.

2.3. Significant Assumptions

The accuracy and completeness of record information varies depending on the source. Therefore, unless CSA has actual knowledge that certain information is incorrect, or unless it is obvious that certain information is incorrect in light of other information at the disposal of CSA at the time of this assessment, CSA will assume that the information provided by others for consideration as part of this assessment is correct, and CSA may rely on such information, as appropriate, for the purpose of determining any findings, opinions, or conclusions as part of this Phase I ESA.

2.4. Limitations and Exceptions

- A Phase I ESA cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the Properties. Performance of a Phase I ESA in accordance with the ASTM Standard Practice E 1527-00 is intended to reduce, but not eliminate uncertainty regarding the potential

for recognized environmental conditions in connection with the Properties, recognizing reasonable limits of time and costs.

- CSA does not warrant that documents, records, or reports prepared by others not under the direction of CSA that were used to determine the findings, opinions, or conclusions of the Phase I ESA are accurate or up to date.
- This Phase I ESA did not involve any testing or sampling; therefore, CSA will not be responsible for latent environmental conditions which are not obvious during the assessment and come to light sometime after the assessment is completed.

2.5. Special Terms and Conditions

This report has been prepared on behalf of and for the exclusive use of PEDCO for the purpose described in the introduction to this report. This report and the findings, conclusions, observations, specifications, or data contained in it shall not, in whole or in part, be disseminated or conveyed to any other party nor used by any other party without the express written consent from CSA Group, Inc. However, CSA recognizes that PEDCO may convey this report to the Seller and Lender associated with this real estate transaction.

2.6. User Reliance

This Phase I ESA was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same geographical area. CSA Group, Inc. observed the degree of care and skill generally exercised by other consultants under similar circumstances and conditions. CSA Group, Inc.'s findings and conclusions must be considered not as scientific certainties, but rather as our professional opinion concerning the significance of the limited data gathered during the course of the Phase I ESA. No other warranty, express or implied, is made. Specifically, CSA Group, Inc. does not and cannot represent that the property subject to this Phase I ESA contains no hazardous substances or petroleum products, as defined in the ASTM Standard Practice E 1527-00, or other latent condition beyond that observed by CSA Group, Inc. during this assessment.

Consistent with the ASTM Standard Practice E 1527-00, the records search performed for this Phase I ESA was limited to reasonably ascertainable information; that is, information that is:

1. publicly available,
2. obtainable from its source within reasonable time and cost constraints, and
3. practically reviewable.

Observations made during the properties and vicinity reconnaissance were limited to those obvious visual and physical (that is, by sense of smell) observations made while walking through the properties or driving through the immediate vicinity of the properties. These observations did not include looking under floors, above ceilings, or behind walls.

3.0. SITE DESCRIPTION

3.1. Location and Legal Description

The main parcel corresponds to the area occupied by the Old Guánica Sugar Mill and comprises approximately 54 cuerdas (1 cuerda = 0.97 acres) of land. This parcel of land is bound to the north and south by Road PR-3116 (formerly PR—116R), to the west by Road PR-325, and to the east by the Guánica Bay. The second parcel (from hereon referred to as “the northeast parcel”) occupies approximately 7 cuerdas of land to the west of the mouth of the Río Loco. This parcel is bound to the north by Road PR-3116, to the east by the Río Loco, to the south by Guánica Bay, and to the west by a private parcel of land. The third parcel (from hereon referred to as “the north parcel”) is comprised by approximately 9 cuerdas located to the south of Cerro del Abra. The parcel is bound to the north by Road PR-116 and a local road that provides access to the northern part of the village of Ensenada, to the east by the access road to a small housing development (informally known as “Paseo H. Oliver”), to the west by private properties, and to the south by a dirt road. The fourth parcel (from hereon referred to as “Cerro de los Tanques”) is located on a limestone hill to the southwest of the Old Guánica Sugar Mill and is comprised by approximately 24 cuerdas of land. This parcel is bound by the village of Ensenada to the north and west and by Road PR-325 to the east and south. The location of these parcels is shown in Appendix II, Old Guánica Sugar Mill Vicinity Map.

3.2. Site and Vicinity General Characteristics

Land use within the vicinity of the Old Guánica Sugar Mill is a mixture of industrial and residential. The neighborhood is officially characterized as “urban.” The village of Ensenada was originated along with the Old Guánica Sugar Mill, in a concept known as a “company town.” Construction of the Old Guánica Sugar Mill and the village of Ensenada begun in 1901 and flourished with the development of the sugar industry. With the Old Guánica Sugar Mill ceasing operations in 1981, most industrial activity in the area also ceased; the facilities of the Old Guánica Sugar Mill were essentially abandoned and allowed to deteriorate. As a result, other businesses in the area also disappeared, houses were abandoned, and lots became vacant. In the absence of the

industrial activity associated with the sugar mill, today, the character of the area is primarily residential.

3.3. Current Use of the Properties

The Properties are presently abandoned.

3.4. Descriptions of Structures, Roads, Other Improvements on the Properties

Construction of the Old Guánica Sugar Mill Complex began in 1901, with operations commencing in 1903. Today, the Old Guánica Sugar Mill Complex is comprised by the main and the Cerro de los Tanques parcels. From its origins, the sugar mill complex was designed to be as self-sufficient as practicable. In addition to the sugar mill, the complex included facilities such as machine and carpenter shops, a railroad yard and railroad maintenance facilities, an electrical power plant, fuel storage facilities, a water pumping and distribution system, and a sewer and septic system. The operation of the sugar mill ended in 1981. Since then, the industrial complex has remained idle, with some of the facilities being used for other purposes. Since 1981, the different areas of the sugar mill complex have been used to warehouse imported goods, store fuel for distribution, and to operate the Puerto Rico Department of Agriculture's Tick Control Program. The sugar mill building was dismantled in the mid 1990's. Only the support warehouses, shops, storage tanks, and other ancillary facilities remain. Fires and, more recently, hurricane Georges have damaged some of them. No industrial activity is presently taking place at the Old Guánica Sugar Mill Complex. Dirt roads provide access to the different areas of these two parcels. The Old Guánica Sugar Mill Site Plan is provided in Appendix III.

Other than dirt roads, there are no structures or other visible improvements in the north and northeast parcels.

Water supply to the Old Guánica Sugar Mill and the Ensenada village area is supplied by potable water wells. The Maria Antonia wells (sometimes referred to as Well M or wells Central Guánica and Central Guánica 2) appear as property of the Puerto Rico Land Authority, but have been reportedly transferred to the Municipality of Guánica. Once the Municipality of Guánica has all the required documentation, they will be

turned over to the Puerto Rico Aqueducts and Sewers Authority (PRASA). One of Maria Antonia wells supplies 1,000 gallons per minute (gpm) while the other one, which is currently not operating, has a reported capacity of 650 gpm. These wells date back to the early 1910s, and they currently supply raw water (without chlorination) to the Guánica Sugar Mill and Ensenada village area (the Central Guánica system). This area is not serviced by PRASA. The water from these wells, however, is also used as inflow to the Central Guánica Booster Pump Station [with a capacity of 600 gpm, or 0.86 million gallons per day (mgd)], where it is chlorinated and pumped to serve the rest of the Ensenada Ward, as well as the Playa Santa community in the Montalva Ward.

There is an existing 12" pipeline that travels from the Maria Antonia wells to the Old Guánica Sugar Mill area. The Old Guánica Sugar Mill and the Ensenada Village community is serviced by the Guánica Central System, a separate distribution system belonging to the Sugar Mill that pumps and distributes un-chlorinated water from the Maria Antonia wells.

There are two distribution reservoirs within the Central Guánica system. These tanks are old steel tanks that, according to PRASA personnel, do not comply with Puerto Rico Department of Health standards. These tanks are not operated by PRASA and are reportedly not in adequate conditions.

The Old Guánica Sugar Mill and the Ensenada Village community have an old sanitary sewer system (reportedly the first one ever constructed in Puerto Rico) with aboveground wrought iron piping. This sewer system discharges untreated water directly to the Guánica Bay, contaminating the area. The sewer system overflows repeatedly, according to PRASA personnel.

3.5. Current uses of Adjoining Properties

Adjacent properties to the Properties subject to this assessment are primarily residential, with a few properties of commercial/institutional use. These include a Neighborhood Police Station, a Boarding House for the Volunteers Corps, Churches, the Old Post Office Building (presently vacant), a School for the Volunteer Corps, the Old Volunteer Fire Department Building (presently a children day-care center), an Indoor Basketball and Volleyball Sports Facility, the Old Company Drug Store

(presently vacant), and the Old Company Hospital (presently vacant) (see the Old Guánica Sugar Mill Vicinity Map in Appendix II).

4.0. USER PROVIDED INFORMATION

4.1. Information Reported by the User Concerning Environmental Liens or Activity and Use Limitations, or Specialized Knowledge or Experience

PEDCO did not provide CSA with any title records or reported to CSA any currently recorded environmental liens or activity and use limitations against the Properties. Completion of a title search was not included in the scope of this Phase I ESA. PEDCO did not provide CSA with any other information concerning any specialized knowledge or experience that is material to recognized environmental conditions in connection with the Properties. Consistent with ASTM Standard Practice E 1527-00, CSA recommends that PEDCO check or engage a title company or title professional to check reasonably ascertainable recorded land title records for environmental liens or activity and use limitations currently recorded against the Properties.

4.2. Valuation Reduction for Environmental Issues

According to the Purchase and Sales Agreement, no special valuation reduction has been made to the value of the Properties to account for environmental conditions.

4.3. Owner, Properties Manager, and Occupant Information

The present owner of the Properties is the Puerto Rico Land Authority. The Puerto Rico Land Authority employee designated as the properties manager is Mr. Samuel Vélez, who reports to Mr. William Pérez, Chief of the Santa Rita Office of the Puerto Rico Land Authority in Guánica. The Properties are currently vacant.

4.4. Reason for Performing Phase I

The purpose of this Phase I ESA is for the Client to qualify for the innocent landowner defense to liability under the Comprehensive, Environmental Response, Compensation and Liability Act (CERCLA). Even though CERCLA does not generally apply to petroleum products, petroleum products are included within the scope of this Phase I ESA because they are of concern with respect to many parcels of commercial real estate and current custom and usage is to include an inquiry into the presence of petroleum products when doing an environmental site assessment of commercial real estate.

4.5. Other

Another objective of this Phase I ESA is, to identify obvious issues or constraints that will need to be addressed in the Master Plan for the proposed redevelopment of the Properties by PEDCO, and in the associated Environmental Impact Statement (EIS).

5.0. RECORDS REVIEW

5.1. Standard Environmental Record Sources, Federal and State

As part of this Phase I ESA, CSA contracted the services of Environmental Data Resources (EDR), Inc. to review the required federal and state databases for records regarding possible hazardous material handling, spills, storage, production, etc. at the Properties or in the vicinity of the Properties, that could constitute a recognized environmental condition. Records at EDR are organized by zip code. The zip code applicable to Ensenada is 00647. All of the record search distances required pursuant ASTM Standard Practice E 1527-00 fall within this zip code. However, to check for possible errors in the use of zip code, the zip code for the Municipality of Guánica, 00653, was also checked using the U.S. Environmental Protection Agency (EPA) database Envirofacts (accessible through the EPA Web page www.epa.gov) to search the NPL site list, the RCRA CORRACTS TSD facilities list, the RCRA Large Quantity Generators List, and the RCRA Small Quantity Generators List.

In addition to the databases reviewed by EDR and the EPA Envirofacts database records reviewed, CSA also reviewed the Puerto Rico Solid Waste Management Authority (SWMA) lists of active and inactive landfills in Puerto Rico, and the Environmental Quality Board's latest List of Leaking Underground Storage Tanks (LUSTs), and List of Registered Underground Storage Tanks (USTs).

The results of the EDR and EPA Envirofacts database searches, as well as the listings of LUSTs and registered USTs are included in Appendix IV, and are summarized in the following sections. The information provided by SWMA has been incorporated in Section 5.1.9.

5.1.1. *U.S. Environmental Protection Agency (EPA) National Priority List (NPL)*

No currently listed or de-listed NPL sites were identified within a 1-mile radius of the Properties.

5.1.2. ***U.S. EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)***

No CERCLIS listed sites were identified within a ½-mile radius of the Properties.

5.1.3. ***CERCLIS No Further Remedial Action Planned (NFRAP) Site List***

Neither the Properties nor adjoining properties (that is, any real property or properties the border of which is partially contiguous with that of the Properties, or that of the Properties but for a street, road, or other public thoroughfare separating them) appeared in the CERCLIS NFRAP Site list.

5.1.4. ***U.S. EPA Resource Conservation and Recovery Act (RCRA) Corrective Actions (CORRACTS) Treatment Storage and Disposal (TSD) Facilities List***

No RCRA CORRACTS TSD facilities were identified within a 1-mile radius of the Properties.

5.1.5. ***U.S. EPA RCRA Non-CORRACTS TSD Facilities List***

No RCRA non-CORRACTS TSD facilities were identified within a ½-mile radius of the Properties.

5.1.6. ***U.S. EPA RCRA Generators List***

The Land Authority, current owner of the Properties, appears listed as a small quantity and as conditionally exempt generator of hazardous waste. No adjoining properties were identified in the U.S. RCRA Large Quantity Generators or Small Quantity Generators lists.

5.1.7. ***Federal Emergency Response Notification Systems (ERNS) List***

No releases of oil or hazardous substances in connection with the Properties appear reported on the ERNS list.

5.1.8. ***State List of Hazardous Waste Sites Identified for Investigation or Remediation (State-Equivalent NPL or CERCLIS Site Lists)***

To date, Puerto Rico has no State-equivalent Superfund program. The purpose of Superfund Program of the Puerto Rico Environmental Quality Board (EQB) is to assist in the implementation of the Federal program.

5.1.9. ***State Landfill/Solid Waste Disposal List***

CSA reviewed the Puerto Rico Solid Waste Management Authority lists of active and inactive landfills in Puerto Rico. According to these lists, the closest active solid waste landfill to the Properties is the Yauco Municipal Landfill, which is located more than ½-mile away from the Properties. Therefore, according to the ASTM standard, it would not be considered a recognized environmental condition in connection with the Properties.

5.1.10. ***State Leaking Underground Storage Tank (LUST) List***

The EQB LUST list identifies one facility (No. 2-861874) at approximately ½ mile west of the main parcel, topographically up gradient from the Property. This facility corresponds to the Aquiles Service Station located at Kilometer marker 1.0, Road PR-3116.

5.1.11. ***State Registered Underground Storage Tank (UST) List***

The EQB UST list identifies two registered UST facilities within the Old Guánica Sugar Mill (Nos. 2-861391 and 2-861969) and one adjacent to the Old Guánica Sugar Mill, across Road PR-325, at 4+0 Calle Flores, corresponding to a Texaco Service Station.

5.2. **Additional Environmental Record Sources**

Other Environmental Record Sources reviewed for this Phase I ESA were the following:

- The Puerto Rico Aqueduct and Sewers Authority (PRASA) water production needs study for Puerto Rico (1996).

- The Guánica 1988 water supply systems map from the Commonwealth of Puerto Rico Aqueduct and Sewer Authority.
- The PRASA 1995 plans for the sanitary sewer system for the Salinas-Providencia Community.
- PRASA's Environmental Assessment for the improvements to the water distribution system for the Arenas, and Ensenada communities of Guánica, Puerto Rico (2000).

5.3. Physical Setting Source(s)

As part of this Phase I ESA CSA reviewed the current 7.5-Minute United States Geological Survey (USGS) Topographic Map for Guánica (USGS 1969, Photo-revised 1982). The topography in the vicinity of the Old Guánica Sugar Mill is generally flat, with the exception of the Cerro de los Tanques, a limestone hill located to the southwest of the Old Guánica Sugar Mill that tops at 40 meters above mean sea level and the north parcel that gently rises from 10 meters above mean sea level on its southern boundary to 20 meters above mean sea level on its northern boundary, towards the Cerro del Abra.

5.4. Historical Use Information Sources

Construction of the Old Guánica Sugar Mill began in 1901, with operations commencing in 1903. The village of Ensenada was a planned company town built to provide housing for the workers of the sugar mill. From its origins, the sugar mill complex was designed to be as self-sufficient as practicable. In addition to the sugar mill, the complex included facilities such as machine and carpenter shops, a railroad yard and railroad maintenance facilities, an electrical power plant, fuel storage facilities, a water pumping and distribution system, and a sewer and septic system.

The operation of the sugar mill ended in 1981. Since then, the industrial complex has remained idle, with some of the facilities being used for other purposes. Since 1981, the different areas of the sugar mill complex have been used to warehouse imported goods, store fuel for distribution, to operate the United States Department of Agriculture (USDA)'s Tick Control Program, and to manufacture wood particleboard from bagasse.

The sugar mill building was dismantled in the mid 1990's. Only the support warehouses, shops, storage tanks, and other ancillary facilities remain. Fires and, more recently, hurricane Georges have damaged some of them. No industrial activity is presently taking place at the Old Guánica Sugar Mill complex.

The areas near the sugar mill complex include former residential areas, undeveloped land, and an old golf course that opened in 1913, and which by the mid 1980's lay abandoned.

5.4.1. *Aerial Photographs*

As part of this Phase I ESA, CSA obtained for review, from the Puerto Rico Department of Transportation, Puerto Rico Highways Authority, aerial photographs for the years 1935, 1963, 1971, 1983, 1989, 1997, and 1998. East of the Old Locomotive House and the Old Blacksmith Shop, there is a plot of land that appears to be disturbed in the 1963 aerial photograph.

5.4.2. *Fire Insurance Maps*

No historical fire insurance maps were found for the period since 1940 to the present that covers the area where the Properties is located.

5.4.3. *Properties Tax Files*

Due to time and cost constraints, property tax files were not reasonably ascertainable for this Phase I ESA.

5.4.4. *Recorded Land Title Records*

PEDCO did not provide CSA with any title records.

5.4.5. *Historical U.S. Geological Survey Topographic Maps*

Historical U.S. Geological Survey Topographic Maps were not reviewed since they were not judged to provide sufficiently useful, accurate, or complete information concerning previous uses of the Properties or adjoining properties that could not be ascertained from other historical sources reviewed for this Phase I ESA.

5.4.6. *Local Street Directories*

Local street directories are directories published by private (or sometimes government) sources that show ownership, occupancy, and/or use of sites by reference to street addresses; most common of these are the “reverse telephone directories” that are organized by a street address followed by the occupant or business name, and then the phone number.

CSA contacted *ITT World Directories* offices in San Juan to determine the availability of street directories (phone books organized by street address rather than by last name/business name). *ITT World Directories* confirmed that no street directories have ever been available for Puerto Rico.

5.4.7. *Building Department Records*

Building department records means those records indicating permission of the local government to construct, alter, or demolish improvements on the property. Given the time and cost limitations, and that available site plans and interviews of Land Authority personnel can also be used to obtain this information, these records were excluded from this assessment.

5.4.8. *Zoning/Land Use Records*

The main and northeast parcels, and the portion of the Cerro de los Tanques parcel where fuel and water storage tanks are located had been zoned as I-2, Heavy Industry, and the north parcel and the southern portion of the Cerro de los Tanques parcel had been zoned as R-1, Residential Zone 1 (residential use lots of 900 m² or more). Currently, all of the Properties are zoned as DTS, Selective Tourism Development.

5.4.9. *Other Historical Sources*

Other historical sources of information reviewed for this Phase I ESA are the following:

- _____. Map of Guánica Centrale. 1909 (Corrected in 1911 and Revised in 1914).
- _____. Tenement Plan for the South Puerto Rico Sugar Company. 1952.

- _____ . Map of the North Yard, South Puerto Rico Sugar Company, Ensenada, Puerto Rico. 1964.
- Ramos, María E. La Muerte de un Gigante: Historia de la Central Guánica y el Poblado de Ensenada. Editorial Plaza Mayor. 1999.

6.0. SITE RECONNAISSANCE

6.1. Methodology and Limiting Conditions

As part of the Preliminary Environmental, Archeological, and Ecological Site Assessment (March 2001), CSA conducted a site reconnaissance of the Old Guánica Sugar Mill and general vicinity on February 13, 2001. This site reconnaissance covered the property occupied by the Old Guánica Sugar Mill, south of Road PR-3116 and east of road PR-325, as well as the Cerro de los Tanques parcel located on top of a hill to the southwest of the Old Guánica Sugar Mill, across from Road PR-325. Although the northeastern parcel located by the mouth of the Río Loco was not included in this assessment, it was visually observed during the site reconnaissance activities and photographs were taken. Mr. Samuel Vélez, properties manager, who represented the Puerto Rico Land Authority, the current site owner, accompanied CSA personnel during the site reconnaissance. The Transaction Screen Questionnaire in ASTM Standard Practice E 1528-00 was used during the site reconnaissance.

The site reconnaissance was conducted walking and driving through the parcels while using a 1997 aerial photo as the basis to identify existing structures and features, and an undated map of the Old Sugar Mill Complex provided by the Puerto Rico Land Authority that identifies reported locations of fuel and septic tanks in two of the properties. The Puerto Rico Land Authority had provided this map during the process of requesting proposals for the development of the land occupied by the Old Guánica Sugar Mill in 1999.

Subsequently, as part of this Phase I ESA effort, CSA personnel visited all four parcels of property on May 29 and June 2, 2001. During this visit, CSA personnel verified that no changes had occurred to the conditions observed in the three parcels originally visited in February 2000, and performed a site reconnaissance of the fourth (north) parcel also covered by this assessment.

The photographs taken during the site reconnaissance activities are included in Appendix V. The Transaction Screen Questionnaire is included in Appendix VI.

6.2. General Site Setting

Aside from the industrial setting of the Old Guánica Sugar Mill, the character of the area is primarily residential. No industrial activities are presently taking place at the Old Guánica Sugar Mill complex. The Sugar Mill Building was dismantled in the mid 1990's, and only support warehouses, shops, storage tanks, and other ancillary facilities remain. Fires and, more recently hurricane Georges in 1998 have damaged or destroyed some of them. The areas surrounding the Old Guánica Sugar Mill complex include current and former residential areas, empty commercial buildings, two churches, a police and a maritime police station, a gas service station, and undeveloped land. An Old Guánica Sugar Mill Site Plan is provided in Appendix II.

6.3. Exterior Observations

The Sugar Mill Building was dismantled in the mid 1990s. This left several pits exposed to the elements. Some of these pits contained oil (presumably used for lubrication) that has overflowed as a result of rains and running water discharged from an uncapped 12-inch well at the site (the well was not overflowing during the site visit, but it is known to overflow, especially after major rain events). This has created artificial wetland conditions.

The Old Guánica Sugar Mill and the Ensenada community have an old sanitary sewer system with aboveground wrought iron piping that discharge through the Old Guánica Sugar Mill property, directly into Guánica Bay. This system has overflowed and has created a pond just north of the old smokestacks, and west of the Old Lime House Building.

The Warehouses and Old Locomotive House burned down circa 1998, and received further damage as a result of Hurricane Georges later that year. At the warehouses, burnt drums, possibly containing burnt grease and soda ash residues were observed. Both the Puerto Rico Land Authority and the USDA Tick Control Program had used the warehouse. However, the USDA Tick Control Program had vacated the site by 1997, and no pesticide residues were visible among the burnt-out remains.

A number of abandoned cars from the USDA Tick Control Program are found in the vicinity of the Warehouses, to the west. To the north of the Warehouses, abandoned spray tanks from the USDA Tick Control Program can also be found. Based on information provided in later conversations with Mr. Samuel Vélez, the spray tanks are believed to be empty.

An attempt was made to inspect an area located east of the Old Locomotive House and the Old Blacksmith Shop that appears to be disturbed in a 1963 aerial photograph. However, this area was heavily overgrown with vegetation and could not be accessed during the site reconnaissance.

Evidence of oil spills or leaks was also found on the Cerro de los Tanques parcel. Two of the three tanks located on this parcel were used to store bunker C fuel oil.

Possible asbestos transite material was observed on the siding of the Old Sugar Warehouse Annex.

There is an illegal dumpsite at the northeast parcel, and at the north parcel, mounds of demolition debris (generated after Hurricane Georges) can be found throughout the site.

6.4. Interior Observations

Piles of oil-contaminated soil from a 1997 oil spill at the Punta Pera docks can be found stored inside the Old Sugar Warehouse and the Old Sugar Warehouse Annex.

Inside the Old Laboratory building, possible asbestos transite material was observed, as well as suspect lead-containing floor tiles.

CSA could not access the interior of some of the buildings. However, according to Mr. Samuel Vélez, most of the buildings whose interior could not be inspected were used for administrative duties and were not likely to have involved the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products. One exception would be in one of the buildings located immediately south of the Sugar Warehouse Annex where, according to Mr. Samuel Vélez, an aboveground storage tank, presumably containing oil is located.

7.0. INTERVIEWS

7.1. Interview with Owner

The owner of the Properties is the Puerto Rico Land Authority. The properties manager, Mr. Samuel Vélez, was interviewed as the Authority's representative.

7.2. Interview with Site Manager

Mr. Samuel Vélez, the properties manager for the Puerto Rico Land Authority, was interviewed during the Old Guánica Sugar Mill site reconnaissance conducted on February 13, 2001. According to Mr. Vélez, all of the USTs within the Old Sugar Mill property belonged to Esso Standard Oil, and have been removed. The information provided by Mr. Vélez has already been incorporated in the previous sections of this report.

7.3. Interviews with Occupants

There are presently no occupants in the Properties.

7.4. Interview with Local Government Officials

On September 5, 2001 CSA contacted the EQB Regional Office in Ponce to inquire about a letter sent to the Puerto Rico Sugar Corporation requesting information to evaluate the possibility for a release to have occurred at the Old Guánica Sugar Mill as a result of the warehouse fire in 1998. Mr. Wilfredo Vargas, Environmental Specialist, indicated that all documents related to this incident had been referred to the Legal Division at the EQB main offices in San Juan, and that the case number was OA-00-RP-81, Ref. 00-95. Subsequently, CSA contacted the EQB Legal Division in San Juan where José Gutierrez, Legal Technician, indicated that Mr. Alberto Ramos, environmental consultant to the Puerto Rico Sugar Corporation had answered the information request on September 5, 2000. In his reply, Mr. Ramos indicated that the materials present at the warehouse at the time of the fire included water softener resin, paints, and boiler water treatment chemicals that included aluminum sulfate, a phosphate solution, and hydrated lime, as well as empty electrical transformers that were stored pending final disposition. Mr. Gutierrez indicated that, at this time, there was no further action pending concerning this case, although the initial information

request included the request for environmental analyses to determine whether a release had occurred that were never provided by the Puerto Rico Sugar Corporation.

7.5. Interview with Others

On June 13, 2001, Mr. Wilbur Martínez of CSA met with Messrs. James Rodríguez of the Puerto Rico Sugar Corporation (subsidiary of the Puerto Rico Land Authority and previous owner of the Properties) and Alberto Ramos, Environmental Consultant to the corporation. Messrs. Rodríguez and Ramos are responsible for all environmental issues concerning the Old Guánica Sugar Mill. During the meeting, the current environmental conditions of the Old Guánica Sugar Mill were discussed. Among the topics discussed, the status of transformers and other electrical equipment containing poly-chlorinated biphenyls (PCBs) and the drums and other burnt-out residues observed in the burnt-out warehouse were addressed.

According to Messrs. Rodríguez and Ramos, all the PCB containing transformers were removed pursuant to an order issued by the EQB. After the meeting, Mr. Rodríguez produced documentation concerning the removal of these transformers, but it was not complete since Mr. Ramos had all of the files in his office. With respect to the burnt-out residues, Mr. Ramos indicated that the materials in storage at the warehouse at the time of the fire included water softener; water treatment chemicals (to prevent algae growth in cooling towers); soda ash; old, empty water fire extinguishers; and empty electrical transformers that were waiting disposition. Among the documents produced by Mr. Rodríguez after the meeting, there was a letter from the Ponce Regional Office of the EQB requesting specific information concerning the possibility for a release to have occurred as a result of the fire. Subsequently, CSA contacted the EQB to inquire about the status of this issue (see Section 7.4).

8.0. FINDINGS

The presence of oil residues in the vicinity of the dismantled Sugar Mill Building, and the evidence of oil spills at the former bunker C storage tanks constitute recognized environmental conditions, as defined in the ASTM Standard Practice E 1527-00. This is especially so for the oil found in the vicinity of the Old Sugar Mill Building since the exposure to inclement weather will continue to discharge oil contamination into the bay.

The presence of burnt drums possibly containing grease and soda ash, abandoned cars, presumably empty spray tanks of pesticide used in the USDA tick control program, and piles of oil-contaminated soil inside the Old Sugar Warehouse and the Old Sugar Warehouse Annex also constitute recognized environmental conditions.

The presence of a severely disturbed area in a 1963 aerial photo is also considered a recognized environmental condition, since it may represent disposal activity at the area.

The potential presence of an aboveground storage tank of used oil in a building south of the Old Sugar Warehouse Annex constitutes a recognized environmental condition

The site of the 1997 oil spill at the Punta Pera docks constitutes a historical recognized environmental condition, as defined in the ASTM Standard Practice E 1527-00, since the spill was remedied under the supervision of proper government authorities.

Although not exactly meeting the definition of a recognized environmental condition, the presence of overflowed sewage at the Properties constitutes a major issue of concern that will impact the redevelopment of the Properties. Also, the presence of potential asbestos and lead containing materials also represents an issue that will need to be addressed for the redevelopment of the Properties.

The presence, approximately ½ mile west in an up gradient direction from the Old Guánica Sugar Mill, of a gasoline station listed in the EQB LUST list constitutes a recognized environmental condition. Several USTs were also present at the Old Guánica Sugar Mill property and, according to Mr. Vélez, have been removed.

However, during the site reconnaissance, one of the removed tanks was left on the Property, near the Old Traffic House.

A map of Recognized Environmental Conditions identified during this assessment is included in Appendix VII.

9.0. OPINION

The presence of oil residues in pits within the vicinity of the dismantled Sugar Mill Building represents a recurrent source of contamination as rain or surface water runoff overflows the pits. At the bunker C storage tanks area, however, this problem is not as severe, given the nature of the bunker C fuel.

The exact contents of the burnt drums found at the former Warehouse Buildings area could not be determined during this assessment. The presumed soda ash residue could also be pesticide, although, according to the information provided by Messrs. Samuel Vélez and Alberto Ramos, no pesticides should be present in this area. These burnt-out residues are exposed to the elements and will spread contamination as it rains.

The current condition of the abandoned cars found in the area is unknown. The cars may be a potential source of oil contamination.

The nature of the pesticides used in the USDA Tick Control Program is unknown, and the current condition of the abandoned spray tanks found at the site is also unknown. These represent potential sources of pesticide contamination.

The oil-contaminated soil stored at the Old Sugar Warehouse and the Old Sugar Warehouse Annex, although not exposed to the elements, needs to be properly disposed of.

The presence of a severely disturbed area in a 1963 aerial photo may represent disposal activity at the area.

The potential presence of an aboveground storage tank of used oil in a building south of the Old Sugar Warehouse Annex needs to be confirmed, as well as the status of the USTs removed from the Old Guánica Sugar Mill property.

The presence of overflowed sewage at the Old Guánica Sugar Mill is a problem that, although not considered a recognized environmental condition, will need to be addressed in order for the property to be redeveloped.

The current remediation status of the gasoline station listed in the EQB LUST list at approximately ½ mile west in an up gradient direction from the Old Guánica Sugar Mill needs to be confirmed.

10.0. CONCLUSIONS

CSA has performed a Preliminary Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the Old Guánica Sugar Mill and three nearby properties, as described in Section 3.1, the Properties. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- The presence of oil contamination in the vicinity of the dismantled Sugar Mill Building.
- The evidence of oil contamination at the Bunker C storage tanks area.
- The presence of burnt drums possibly containing grease and soda ash at the former Warehouse Buildings area.
- The presence of abandoned cars west of the former Warehouse Buildings area.
- The presence of presumably empty spray tanks of pesticide used in the USDA Tick Control Program.
- The presence of piles of oil-contaminated soil in the Old Sugar Warehouse and the Old Sugar Warehouse Annex.
- The presence of a severely disturbed area shown in a 1963 aerial photo.
- The potential presence of an aboveground storage tank of used oil in a building south of the Old Sugar Warehouse Annex.
- The presence of a gasoline station listed in the EQB LUST list at approximately ½ mile west in an up gradient direction from the Old Guánica Sugar Mill.
- The unknown status of the sites where USTs were present and later removed from the property.

11.0. DEVIATIONS

Other Environmental Record Sources reviewed for this Phase I ESA were the following:

- The Puerto Rico Aqueduct and Sewers Authority (PRASA) water production needs study for Puerto Rico (1996).
- The Guánica 1983 water supply systems map from the Commonwealth of Puerto Rico Aqueduct and Sewer Authority.
- The PRASA 1995 plans for the sanitary sewer system for the Salinas-Providencia Community.
- PRASA's Environmental Assessment for the improvements to the water distribution system for the Arenas, and Ensenada communities of Guánica, Puerto Rico (2000).

Other historical sources of information reviewed for this Phase I ESA are the following:

- _____. Map of Guánica Centrale. 1909 (Corrected in 1911 and Revised in 1914).
- _____. Tenement Plan for the South Puerto Rico Sugar Company. 1952.
- _____. Map of the North Yard, South Puerto Rico Sugar Company, Ensenada, Puerto Rico. 1964.
- Ramos, María E. La Muerte de un Gigante: Historia de la Central Guánica y el Poblado de Ensenada. Editorial Plaza Mayor. 1999.

12.0. ADDITIONAL SERVICES

During the Properties site reconnaissance, CSA determined the presence of possible asbestos transite material used as siding on the Old Sugar Warehouse Annex. Also, inside the Old Laboratory building, possible asbestos transite material was observed, as well as suspect lead-containing floor tiles.

13.0. REFERENCES

- _____. Map of Guánica Centrale. 1909 (Corrected in 1911 and Revised in 1914).
- _____. Map of the North Yard, South Puerto Rico Sugar Company, Ensenada, Puerto Rico. 1964.
- _____. Tenement Plan for the South Puerto Rico Sugar Company. 1952.
- Autoridad para el Financiamiento de Infraestructura (AFI). Evaluación Ambiental para las Mejoras al Sistema de Distribución de Agua Comunidades Arenas y Ensenada, Guánica, Puerto Rico. 2000.
- Commonwealth of Puerto Rico Aqueduct and Sewer Authority. Water Supply Systems Map. Maps 15 and 16. 1983.
- Puerto Rico Aqueduct and Sewer Authority (PRASA). Estudio de Necesidad de Producción de Agua para Puerto Rico. 1996.
- PRASA. Sanitary Sewer System for Salinas-Providencia Community, Including Pump Station and Force Main to Eliminate Playa Santa Waste Water Treatment Plant, Guánica, Puerto Rico. 1995.
- Puerto Rico Department of Transportation, Puerto Rico Highways Authority. Aerial Photographs. 1935, 1963, 1971, 1983, 1989, 1997, and 1998.
- Puerto Rico Land Authority. Request for Proposal for Development of Former Guánica Sugar Mill. 1998.
- Puerto Rico Planning Board. Zoning Maps of Guánica, Sheet Nos. 5,6, and 9. May 25, 1994.
- Ramos, María E. La Muerte de un Gigante: Historia de la Central Guánica y el Poblado de Ensenada. Editorial Plaza Mayor. 1999.
- United States Geological Survey (USGS). 7.5 Minute Series (Topographic) Guánica Quadrangle. 1966 (Photo-revised 1982).

**APPENDIX I: QUALIFICATIONS OF ENVIRONMENTAL
PROFESSIONALS**

EDUCATION

M.S. Environmental Engineering - 1996

University of Michigan, Ann Arbor

B.S. Industrial Engineering - 1994

University of Puerto Rico, Mayagüez

Magna Cum Laude

PROFESSIONAL LICENSE

Registered Professional Environmental Engineer (Puerto Rico # 14861).

ORGANIZATIONS

Tau Beta Pi- National Engineer Honor Society

Alpha Pi Mu- National Industrial Engineering Honor Society

Sea Grant's Annual Coastal Cleanup-Group Coordinator

Phi Eta Mu Fraternity

Trained in industrial and environmental engineering, Eng. García has been involved in diverse environmental studies, preparing successful proposals, environmental assessments, landfill inspections, statistical analyses, and field data collection. Highly familiar with EPA and USCOE regulations, as well as GMP, Total Quality Management, JIT, and MRP.

PROFESSIONAL HISTORY

<i>Environmental Engineer</i> , CSA Architects & Engineers, Hato Rey, PR	1997 - Present
<i>Summer Intern</i> , Soiltech Company, San Juan, PR	1995
<i>Junior Engineer</i> , McGaw of Puerto Rico, Inc., Sabana Grande, PR	1993 - 1994

PROFESSIONAL EXPERIENCE

- *Monitoring Plan for the Río Grande de Arecibo Estuary* - Part of a three-person team conducting field studies and evaluations to comply with the construction permit issued by the Corps of Engineers for the North Coast Superaqueduct Project. Duties include: river flow and water quality measurements, phytoplankton and zooplankton monitoring, groundwater quality monitoring and sampling, supervising sampling and monitoring well installation, filing monthly and quarterly reports for an interagency committee of local and federal authorities, budgeting and purchasing field equipment.
- *Guajataca Diversion Channel Rehabilitation* - Performed field inspections and filed reports as part of the environmental evaluation and rehabilitation impact assessment. Conducted statistical data analyses for the Guajataca Dam safety yield report. Other duties include: cost estimation and purchasing field equipment, preparing monthly billing statements and cost performance summaries.
- *Culebrinas River Sanitary Survey* - Leader of one of two multidisciplinary units conducting a survey to catalog point and non-point sources of pollution along the entire Culebrinas River reach. Additional duties included: preparation of final report as well as scheduling and purchasing of field equipment. This study was submitted to the PR Department of Health as part of the "Administración Para el Financiamiento de la Infraestructura" (AFI) effort to construct a raw water intake at the Culebrinas River to relieve the effects of the 1998 drought affecting the northwest region of the island.
- *Lago de Cidra Reservoir Watershed Sanitary Survey, Toa Vaca Reservoir Watershed Sanitary Survey* - Project manager and leader of a six-person team conducting a survey to catalog point and non-point sources of pollution along the entire Lago Toa Vaca and Lago de Cidra reservoir watersheds. Duties included: scheduling, general budgeting, as well as edition and preparation of final report. This study was submitted to the PR Department of Health as part of the "Administración Para el Financiamiento de la Infraestructura" (AFI) and PRASA strategic projects denominated "Cidra Water Treatment Plant" and "Villalba Regional Water Treatment Plant".
- *Guajataca Reservoir Sanitary Survey* - Leader of one of two multidisciplinary units conducting a survey to catalog point and non-point sources of pollution along the entire Guajataca reservoir watershed. This study is part of the Guajataca River Watershed Management Master Plan and was submitted to the PR Department of Health as part of the "Administración Para el Financiamiento de la Infraestructura" (AFI) and PRASA strategic project called "Northwest Regional Aqueduct".

- Provided support to the U.S. Environmental Protection Agency (EPA) Multimedia Enforcement Division in Washington, DC. Provided technical assistance concerning the use of ISO 14001 Environmental Management Systems as a compliance remedy to be incorporated in a consent decree.
- Provided written and oral project status reports to Army Installation Commanders, civilian Army officials, and State and Federal regulators. Responsible for coordinating, with the Agency's Public Affairs Office, the setup of CERCLA Administrative Records, and the preparation of Proposed Plans and Records of Decision.
- Completed two RI/FSSs, five Remedial Investigations, and six Site Inspections.
- Responsible for supervising the coordination of technical support from the geology, chemistry, safety and risk assessment personnel assisting in projects.
- Project Manager for several Environmental Due Diligence Site Assessments for real estate transactions.
- Responsible for incorporating and developing, when necessary, quality assurance and quality control measures, as well as standard operating procedures into projects of the solid and hazardous waste management group.
- Project Manager for a life expectancy study for various PR landfills.
- Project Manager responsible for executing the Army's Installation Restoration Program at Newport Army Ammunition Plant, IN; Volunteer Army Ammunition Plant, TN; and Fort Benning, GA. Functioned as the technical team leader, and scoped, budgeted, and scheduled environmental investigation activities at each of the installations. Also functioned as Government Contracting Officer's Representative responsible for writing contract statements of work, evaluating contractor proposals and performance, and for overall project management. Contract-dollar-value of responsibilities in excess of \$5 million.
- CERCLA Remedial Enforcement Project Officer was responsible for preparing and negotiating CERCLA Consent Orders RI/FSSs at the Centre County Kepone and the Salford Quarry Superfund sites, respectively. Conducted CERCLA potentially responsible party (PRP) searches, and was responsible for overseeing the technical adequacy of the remedial work conducted by the PRPs. Managed the work performed by EPA contractors.
- Developed a conceptual design and evaluated the feasibility of implementing a solvent recovery consisting of a multi component azeotropic distillation followed by a liquid-liquid extraction process at a pharmaceutical facility.
- Analyzed the operations of a rotary drum filter at a pharmaceutical facility and provided recommendations on how to improve its performance.
- One year of undergraduate research experience in Aerobic Composting of Sewage Sludge.
- Advanced undergraduate courses in unitary processes in food technology (including freezing, drying, mixing of powders, and liquid-liquid extraction), air pollution modeling, and drinking water and wastewater treatment.

EDUCATION

B.S., Chemical Engineering, University of Puerto Rico, Mayaguez, Puerto Rico, 1987

TECHNICAL COURSES

- Basic Auditing Principles, 1998
- Environmental Site Assessments from A to Z (ASTM Phase I and II), 1998
- ISO 14001 Managers Workshop, 1998

TECHNICAL EXPERTISE

Thirteen (13) years of experience in environmental engineering and project management:

- Resource Conservation and Recovery Act (RCRA) permitting experience
- Toxic Substances Control Act (TSCA) permitting experience
- Regulatory enforcement and negotiation of settlements under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)
- Planning and management of CERCLA remedial investigations/feasibility studies (RI/FS)
- Quality Assurance Project Plans (QAPjPs)
- Contingency Plans for hazardous waste treatment and disposal facilities
- Health and Safety Plans for hazardous waste operations
- CERCLA Remedial Investigations/Feasibility Studies, Site Inspections, and Engineering Evaluation/Cost Analyses

PROFESSIONAL HISTORY

<i>Senior Scientist/Project Manager, CSA Group, San Juan, PR</i>	1998–present
Environmental Engineering Consultant , Science Applications International Corporation (SAIC), Abingdon, MD	1992-1998
Project Manager , U.S. Army Environmental Center, Aberdeen Proving Ground, MD	1989-1992
CERCLA Remedial Enforcement Project Officer , U.S. Environmental Protection Agency, Philadelphia, PA	1987-1989
Chemical Engineer Intern , Eli Lilly Industries, Inc., Mayaguez, PR	1986

PROJECT EXPERIENCE

- While employed at US EPA, wrote and negotiated CERCLA Consent Orders for performing RI/FS work at Superfund sites.
- Wrote portions of concept study to evaluate monitoring requirements and strategy, sampling and analysis QA/QC, and environmental (CERCLA and RCRA) and health and safety regulatory requirements applicable to a major U.S. Army environmental restoration program.
- Wrote portions of Engineering Evaluation/Cost Analysis (EE/CA) for an interim response action involving the destruction of chemical warfare agents recovered from an Army Superfund site.
- Supported the Army's Chemical Agents Demilitarization Program. Reviewed engineering designs and operational procedures for compliance with current federal, state, and local environmental regulations, including RCRA, CERCLA, and TSCA. Prepared analyses of new environmental regulations to evaluate their impact to the program. Supported the preparation of environmental permit documentation, and prepared responses to Notices of Deficiencies and public comments. Participated in quality control audits of other Chemical Agents Demilitarization Program contractors. Prepared Contingency Plans for Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDFs). Wrote OSHA 29 CFR 1910.120 Health and Safety Plans. Wrote Quality Assurance Project Plans (QAPjPs).
- Developed the work plan scope and sampling strategy for a \$5 million RI/FS at a site involving explosives and metals contamination in Karst terrain.
- Incorporated the routine use of aerial photography, geostatistics, and innovative field screening methods to reduce project costs and effectively focus RI/FS and Site Investigation sampling.

- 40-hour HAZWOPER 29 CFR 1910.120 (8-hour refresher, 05/99)
- The RCRA Compliance Institute, 1996.
- SAIC Principal Investigator training, 1994.
- Use of Geostatistics in Environmental Investigations, 1992.
- Developing Successful CERCLA Records of Decision, 1992.
- Successful Media Relations, 1992.
- Environmental Risk Assessment, 1991.
- U.S. Army, Contracting Officer's Representative, 1991.
- Cost Control & Budgeting of Environmental Restoration Projects at Federal Facilities, 1991.
- Coaching and Counseling, 1991.
- Treatment Technology for Contaminated Groundwater, 1990.
- Project Management, 1989.
- Compliance with Environmental Laws and Regulations, 1989.
- Fundamentals of Groundwater Contamination, 1989.
- Data Quality Objectives, 1989.
- Fundamental Principles of Negotiation, 1988.
- USEPA, Contract Administration, 1988.
- USEPA Hazardous Waste Management Response, 1987.

PROFESSIONAL LICENSES AND REGISTRATIONS

Engineer in Training, PR 1987 (not active)

PROFESSIONAL AFFILIATIONS

American Institute of Chemical Engineers (AIChE)

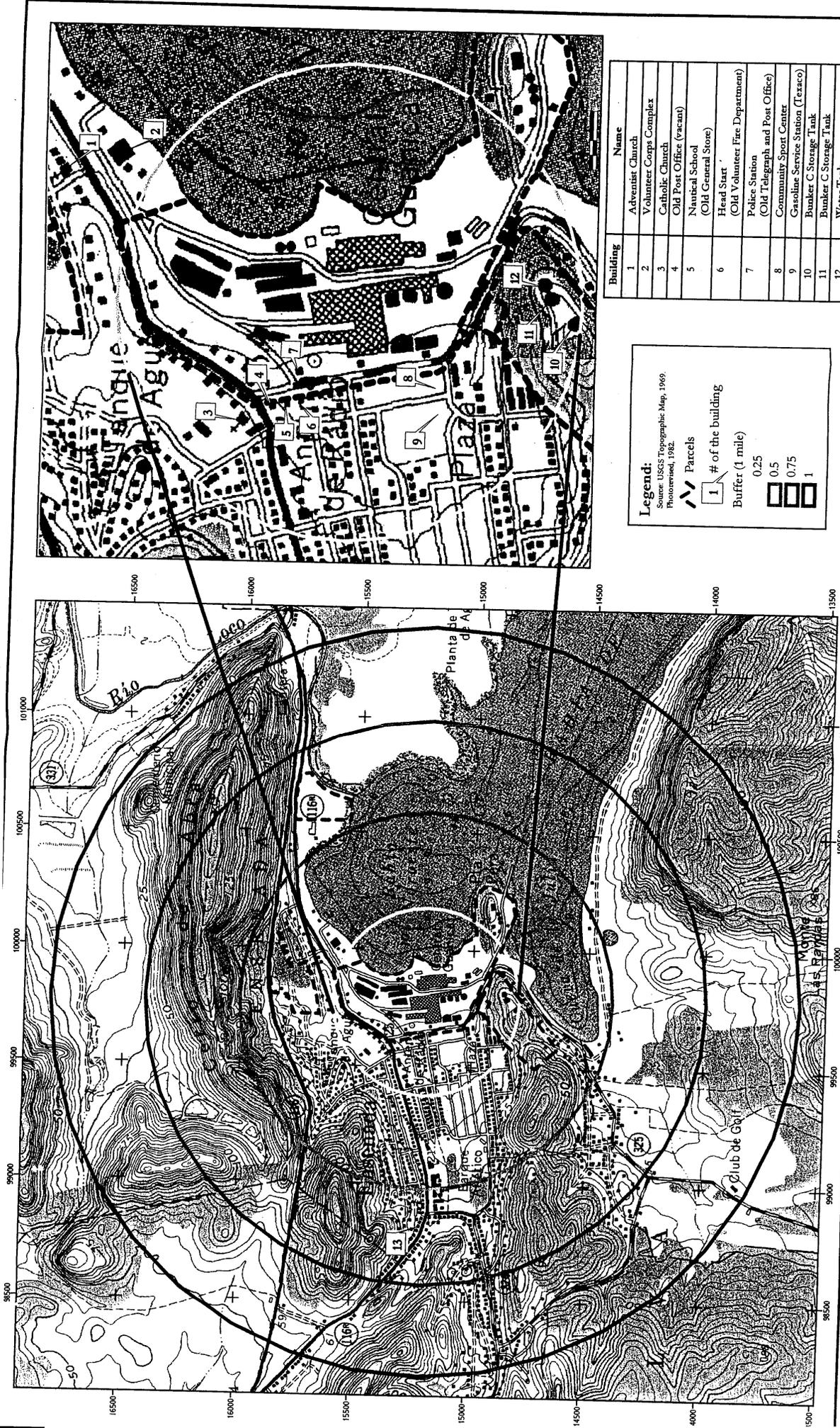
Society of Hispanic Professional Engineers, Washington, DC Chapter, Vice-President (1994-1995), Secretary (1993)

LANGUAGES

English and Spanish.

APPENDIX II: OLD GUÁNICA SUGAR MILL VICINITY MAP

APPENDIX III: OLD GUÁNICA SUGAR MILL SITE PLAN



Building	Name
1	Adventist Church
2	Volunteer Corps Complex
3	Catholic Church
4	Old Post Office (vacant)
5	Nautical School (Old General Store)
6	Head Start (Old Volunteer Fire Department)
7	Police Station (Old Telegraph and Post Office)
8	Community Sport Center
9	Gasoline Service Station (Texaco)
10	Bunker C Storage Tank
11	Bunker C Storage Tank
12	Water Tank
13	Aquiles Service Station (Ujipiano)

Legend:
 Source: USGS Topographic Map, 1969
 Photorevised, 1982

▭ Parcels

▭ # of the building

○ Buffer (1 mile)

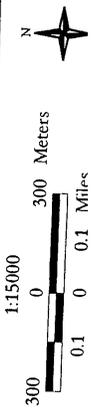
○ 0.25

○ 0.5

○ 0.75

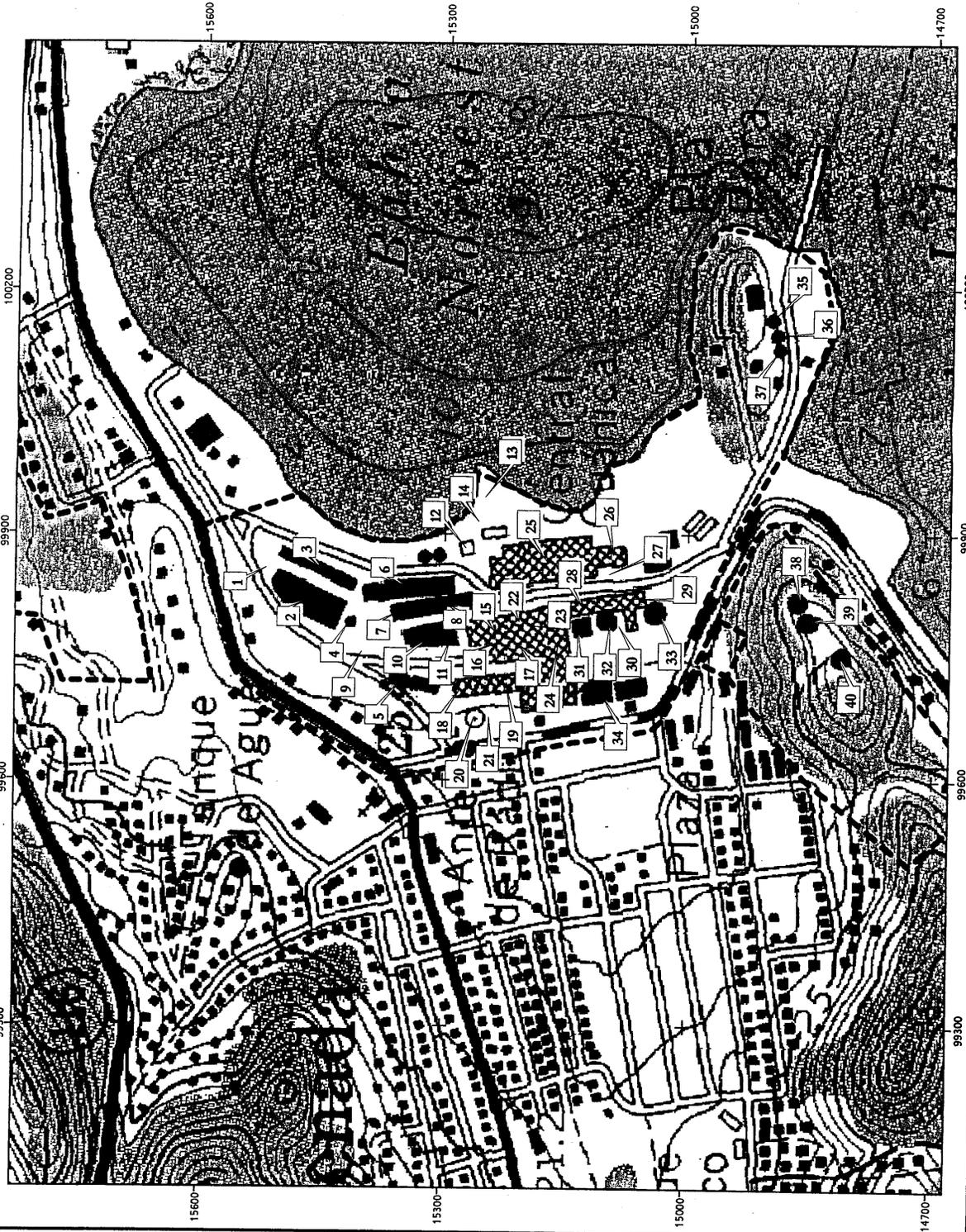
○ 1

Old Guánica Sugar Mill Vicinity Map



* Coordinates in State Plane NAD 27





Building	Name
1	Garage
2	Warehouses (burned down)
3	Locomotive House (partially burned)
4	Traffic House (Train Dispatch)
5	Warehouse
6	Blacksmith Shop
7	Locomotive House/Machine Shop
8	Electric Plant Deposito Office/Blacksmith Shop
9	Lime Kiln
10	Lime House
11	Ice House
12	Spray Pond
13	Salt Water House Intake Area
14	Salt Water Pump Station
15	Electric Plant (removed)
16	Filter Press Building (removed)
17	Boiler House (removed)
18	Bagasse Room (removed)
19	Boiler House (removed)
20	Hot Water Tank
21	Hot Water Tank
22	Sugar Refinery Building
23	Boiling House (removed)
24	Mill Houses (removed)
25	Sugar Warehouse
26	Sugar Warehouse Annex
27	Deposito
28	Carpenter Shop
29	Machine Shop
30	Former Foundry Area (removed)
31	Laboratory
32	Molasses Tank (removed)
33	Molasses Tank
34	Sugarcane Wash Building
35	Used Oil Storage Tank
36	Molasses Tank
37	Molasses Tank
38	Water Tank
39	Bunker C Storage Tank (empty)
40	Bunker C Storage Tank (empty)

Legend:
 Source: USGS Topographic Map, 1969
 Photorevised, 1982

Parcels

1 # of the building

* Coordinates in State Plane NAD 27

100 0 100 Meters

1:5000

Old Guánica Sugar Mill Site Plan



EDR ZIP/PLUS™ REPORT

Puerto Rico
Puerto Rico
Ensenada, PR 00647

July 20, 2001

Inquiry Number: 658603.1s

July 20, 2001

The Source
For Environmental
Risk Management
Data

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

APPENDIX IV: REGULATORY RECORDS

ZIP CODE FINDINGS SUMMARY

<u>Database</u>	<u>Total Sites</u>
 <u>FEDERAL ASTM STANDARD</u>	
NPL	0
CERCLIS	0
CERC-NFRAP	0
CORRACTS	0
RCRIS-TSD	0
RCRIS Lg. Quan. Gen.	0
RCRIS Sm. Quan. Gen.	1
ERNS	0
 <u>STATE ASTM STANDARD</u>	
State Haz. Waste	0
LUST	0
UST	0
 <u>FEDERAL ASTM SUPPLEMENTAL</u>	
CONSENT	0
ROD	0
Delisted NPL	0
FINDS	2
HMIRS	0
MLTS	0
NPL Liens	0
PADS	0
RAATS	0
TRIS	0
TSCA	0

* Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

CITY FINDINGS

Site	Database(s)	EDR ID Number	EPA ID Number
------	-------------	---------------	---------------

NO SITES FOUND

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA
Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version: 01/23/01
Date Made Active at EDR: 02/16/01
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/05/01
Elapsed ASTM days: 11
Date of Last EDR Contact: 02/05/01

Proposed NPL: Proposed National Priority List Sites

Source: EPA
Telephone: N/A

Date of Government Version: 01/23/01
Date Made Active at EDR: 02/16/01
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/05/01
Elapsed ASTM days: 11
Date of Last EDR Contact: 02/05/01

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA
Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/28/00
Date Made Active at EDR: 02/28/01
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/29/00
Elapsed ASTM days: 61
Date of Last EDR Contact: 03/26/01

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA
Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 12/28/00
Date Made Active at EDR: 02/28/01
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/29/00
Elapsed ASTM days: 61
Date of Last EDR Contact: 03/26/01

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/23/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/05/01
Date of Next Scheduled EDR Contact: 05/07/01

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/07/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/09/01
Date of Next Scheduled EDR Contact: 07/09/01

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4526

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 05/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 04/24/01
Date of Next Scheduled EDR Contact: 07/23/01

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/30/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/09/01
Date of Next Scheduled EDR Contact: 07/09/01

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 08/01/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/02/01
Date of Next Scheduled EDR Contact: 07/02/01

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/20/01
Date of Next Scheduled EDR Contact: 05/21/01

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-260-3936

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/01/00
Database Release Frequency: Annually

Date of Last EDR Contact: 02/12/01
Date of Next Scheduled EDR Contact: 05/14/01

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Made Active at EDR: N/A
Database Release Frequency: N/A

Date of Data Arrival at EDR: N/A
Elapsed ASTM days: N/A
Date of Last EDR Contact: 03/26/01

LUST: Leaking Underground Storage Tanks

Source: Environmental Quality Board
Telephone: 809-767-8181

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/10/00
Date Made Active at EDR: 08/14/00
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 07/19/00
Elapsed ASTM days: 26
Date of Last EDR Contact: 02/26/01

UST: Underground Storage Tank Facilities

Source: Environmental Quality Board
Telephone: 787-767-8056

Date of Government Version: 07/18/00
Date Made Active at EDR: 08/01/00
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 07/19/00
Elapsed ASTM days: 13
Date of Last EDR Contact: 02/26/01

EDR PROPRIETARY DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

HISTORICAL AND OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 1999 from the U.S. Fish and Wildlife Service.

CERCLIS Query Results

Consolidated facility information (from multiple EPA systems) was searched to select facilities

ZIP CODE: 00647

STATE ABBREVIATION: PR

EPA REGION CODE: 2

Results are based on data extracted on JUL-19-2001

Total Number of Facilities Displayed: 0

CERCLIS Query Results

Consolidated facility information (from multiple EPA systems) was searched to select facilities

ZIP CODE: 00653

STATE ABBREVIATION: PR

EPA REGION CODE: 2

Results are based on data extracted on JUL-19-2001

Note: Click on the underlined CORPORATE LINK value for links to that company's environmental web pages. Click on the underlined MAPPING INFO value to obtain mapping information for the facility. Click on the underlined SITE_EPA_ID value to view a detailed report for the facility. Click on the underlined RECORD OF DECISION value for a RODS Site Report. Click on the underlined "View Facility Information" link to view EPA Facility information for the facility.

[Go To Bottom Of The Page](#)

Facility Information

SITE EPA ID	Facility Information	SITE NAME	ADDRESS	COUNTY	SITE SMSA	FEDERAL FACILITY	NPL STATUS	CORPORATE LINK	MAPPING INFO	RECORD OF DECISION (ROD) INFO	EP/ REGIO I.LIN
PRD091171264	View Facility Information	OCHOA FERTILIZER CO	STREET # 33 KM.1.9 GUANICA, PR 00653	GUANICA	4840	N	Not on the NPL	No	MAP	No	No

[Go To Top Of The Page](#)

Total Number of Facilities Displayed: 1

CERCLIS Query Results

Consolidated facility information (from multiple EPA systems) was searched to select facilities

ZIP CODE: 00653

STATE ABBREVIATION: PR

EPA REGION CODE: 2

Results are based on data extracted on JUL-19-2001

Note: Click on the underlined CORPORATE LINK value for links to that company's environmental web pages. Click on the underlined MAPPING INFO value to obtain mapping information for the facility. Click on the underlined RECORD OF DECISION value for a RODS Site Report. Click on the underlined "View Facility Information" link to view EPA Facility information for the facility.

[Go To Bottom Of The Page](#)

SITE EPA ID:	PRD091171264	SITE NAME:	OCHOA FERTILIZER CO
STREET ADDRESS:	STREET # 33 KM 1.9	FACILITY INFORMATION	View facility information
CITY NAME:	GUANICA	OWNERSHIP STATUS:	Unknown
STATE ABBR:	PR	FEDERAL FACILITY:	N
ZIP CODE:	00653	NPL STATUS:	Not on the NPL
COUNTY NAME:	GUANICA	SITE INCIDENT TYPE:	
CORPORATE LINK:	No	RECORD OF DECISION (ROD) INFO:	No
LATITUDE:		EPA REGIONAL LINK:	No
LONGITUDE:		MAPPING INFO:	MAP
SITE SMSA:	4840		

Enforcement and Cleanup Actions

Action ID	Planned Start Date	Planned End Date	Actual Start Date	Actual End Date	Responsibility	Platform Outcome	Urgency
001			10/01/1993	09/07/1994	State, Fund Financed	Low	
001				06/29/1992	State, Fund Financed		

Site Description

Description Text
THIS IS AN INACTIVE SITE ABOUT 112 ACRES. THE PREVIOUS OWNERS (CARIBE NITROGEN CORPORATION) MANUFACTURED AMMONIA AND SULFURIC ACID AT THE SITE UNTIL 1968.

Go To Top Of The Page

Total Number of Facilities Displayed: 1



Envirofacts Warehouse | [Overview](#) | [Law/EPA](#) | [Query](#) | [Model](#) | [Feedback](#) | [EF Home](#) | [Report Error](#)

Hazardous Waste Data

RCRAInfo Query Results

Consolidated facility information (from multiple EPA systems) was searched to select facilities

ZIP CODE: 00647

STATE ABBREVIATION: PR

EPA REGION CODE: 02

Results are based on data extracted on JUL-27-2001

Note: Click on the underlined CORPORATE LINK value for links to that company's environmental web pages. Click on the underlined MAPPING INFO value to obtain mapping information for the facility. Click on the underlined EPA FACILITY ID value to view EPA Facility information for the facility.

[Go To Bottom Of The Page](#)

HANDLER NAME: CENTRAL GUANICA HANDLER ID: PRD987379443

STREET: 325 KM 0.4 & 1116 KM 2.3 EPA FACILITY ID: PRD987379443

CITY: GUANICA CORPORATE LINK: No

STATE: PR COUNTY: GUANICA

ZIP CODE: 00653 MAPPING INFO: MAP

EPA REGION: 2

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
RIVERA JOSE	PO BOX 116	MERCEDITA	PR	00715	(787) 842-4191	Notification

HANDLER / FACILITY CLASSIFICATION

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND OR INDUSTRIAL FURNACE	STORAGE	TREATMENT
Cond. Exempt Gen					

HANDLER NAME: CHACONS - ENVIRONMENTAL OIL CLEANING HANDLER ID: PRR000000596
 STREET: CARR 332 KM 3.4 - BO ARENAS EPA FACILITY ID: PR0002094688
 CITY: ENSENADA CORPORATE LINK: No
 STATE: PR COUNTY: GUANICA
 ZIP CODE: 00647 MAPPING INFO: MAP
 EPA REGION: 2

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
CHACON ALFREDO	CARR 332 KM 3.4 - BO ARENAS	ENSENADA	PR	00647	(787) 821-3508	Notification

HANDLER / FACILITY CLASSIFICATION

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND OR INDUSTRIAL FURNACE	STORAGE	TREATMENT
Transporter					

HANDLER NAME: TEXACO PR INC - WILLIAM ALVERIO HANDLER ID: PRD000689364
 STREET: RD 189 KM 1.7 EPA FACILITY ID: 000011443776
 CITY: CAGUAS CORPORATE LINK: No
 STATE: PR COUNTY: CAGUAS
 ZIP CODE: 00647 MAPPING INFO: MAP
 EPA REGION: 2

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
BETANCOURT JOSE	PO BOX 4429	SAN JUAN	PR	009024429	(787) 783-6110	Notification

HANDLER FACILITY CLASSIFICATION

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND OR INDUSTRIAL FURNACE	STORAGE	TREATMENT
Cond.Exempt Gen					

[Go To Top Of The Page](#)

Total Number of Facilities Displayed: 3

RCRAInfo Query Results

Consolidated facility information (from multiple EPA systems) was searched to select facilities

ZIP CODE: 00653

STATE ABBREVIATION: PR

EPA REGION CODE: 02

Handler Type Selected: TSDs Subject to Corrective Action

Results are based on data extracted on JUL-27-2001

Total Number of Facilities Displayed: 0



RCRAInfo Query Results

Consolidated facility information (from multiple EPA systems) was searched to select facilities

ZIP CODE: 00653

STATE ABBREVIATION: PR

EPA REGION CODE: 02

Handler Type Selected: TSDs Corrective Action Workload

Results are based on data extracted on JUL-27-2001

Total Number of Facilities Displayed: 0



RCRAInfo Query Results

Consolidated facility information (from multiple EPA systems) was searched to select facilities

ZIP CODE: 00653

STATE ABBREVIATION: PR

EPA REGION CODE: 02

Handler Type Selected: Large Quantity Generator

Results are based on data extracted on JUL-27-2001

Total Number of Facilities Displayed: 0

Envirofacts
Warehouse

Hazardous Waste Data

Overview Law Enforcement Query Model Feedback EF Home Report Error

RCRAInfo Query Results

Consolidated facility information (from multiple EPA systems) was searched to select facilities

ZIP CODE: 00653

STATE ABBREVIATION: PR

EPA REGION CODE: 02

Handler Type Selected: **Small Quantity Generator**

Results are based on data extracted on JUL-27-2001

Note: Click on the underlined CORPORATE LINK value for links to that company's environmental web pages. Click on the underlined MAPPING INFO value to obtain mapping information for the facility. Click on the underlined EPA FACILITY ID value to view EPA Facility information for the facility.

[Go To Bottom Of The Page](#)

HANDLER NAME: CORP AZUCARERA DE PR CENTRAL GUANICA HANDLER ID: PRR000009969

STREET: CARR 116 KM 7.6 EPA FACILITY ID: PR0001399997

CITY: GUANICA CORPORATE LINK: No

STATE: PR COUNTY: GUANICA

ZIP CODE: 00653 MAPPING INFO: MAP

EPA REGION: 2

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
FIGUEROA CARLOS J	PO BOX 364269	SAN JUAN	PR	009364269	(787) 749-8943	Notification

No SIC Codes are available for the facility listed above.

[Go To Top Of The Page](#)

Total Number of Facilities Displayed: 1



RCRAInfo Query Results

Consolidated facility information (from multiple EPA systems) was searched to select facilities

ZIP CODE: 00653

STATE ABBREVIATION: PR

EPA REGION CODE: 02

Handler Type Selected: **Permitting/Closure/Post-Closure Progress Report**
(Land Disposal , Incinerator , Boiler and/or Industrial Furnace , Storage and Treatment)

Results are based on data extracted on JUL-27-2001

Total Number of Facilities Displayed: 0

RCRAInfo Query Results

Consolidated facility information (from multiple EPA systems) was searched to select facilities

ZIP CODE: 00653

STATE ABBREVIATION: PR

EPA REGION CODE: 02

Results are based on data extracted on JUL-27-2001

Note: Click on the underlined CORPORATE LINK value for links to that company's environmental web pages. Click on the underlined MAPPING INFO value to obtain mapping information for the facility. Click on the underlined EPA FACILITY ID value to view EPA Facility information for the facility.

[Go To Bottom Of The Page](#)

HANDLER NAME: CENTRAL GUANICA HANDLER ID: PRD987379443

STREET: 325 KM 0.4 & 1116 KM 2.3 EPA FACILITY ID: PRD987379443

CITY: GUANICA CORPORATE LINK: No

STATE: PR COUNTY: GUANICA

ZIP CODE: 00653 MAPPING INFO: MAP

EPA REGION: 2

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
RIVERA JOSE	PO BOX 116	MERCEDITA	PR	00715	(787) 842-4191	Notification

HANDLER / FACILITY CLASSIFICATION

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND OR INDUSTRIAL FURNACE	STORAGE	TREATMENT
Cond. Exempt Gen					

HANDLER NAME: COQUI LIGHTER CO HANDLER ID: PRD000706317
 STREET: CARR OCHOA 333 KM 1 HMO EPA FACILITY I.D. PRD000706317
 CITY: GUANICA CORPORATE LINK: No
 STATE: PR COUNTY: GUANICA
 ZIP CODE: 00653 MAPPING INFO: MAP
 EPA REGION: 2

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
TORRES RADAMES	CARR OCHOA 333 KM 1 HMO	GUANICA	PR	00653	(787) 821-2424	Notification

No Handler/Facility classification information is available for the facility listed above.

HANDLER NAME: CORP AZUCARERA DE PR CENTRAL GUANICA HANDLER ID: PRR000009969
 STREET: CARR 116 KM 7.6 EPA FACILITY ID: PR0001399997
 CITY: GUANICA CORPORATE LINK: No
 STATE: PR COUNTY: GUANICA
 ZIP CODE: 00653 MAPPING INFO: MAP
 EPA REGION: 2

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
FIGUEROA CARLOS I	PO BOX 364269	SAN JUAN	PR	009364269	(787) 749-8943	Notification

HANDLER / FACILITY CLASSIFICATION

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND OR INDUSTRIAL FURNACE	STORAGE	TREATMENT
Small Generator					

STREET: STATE RD #116 KM 7.6
 CITY: GUANICA
 STATE: PR
 ZIP CODE: 00653
 EPA REGION: 2

PRR000001594
 EPA FAC ID: PR000139997
 CORPORATE LINK: No
 COUNTY: GUANICA
 MAPPING INFO: MAP

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
CARLO LUIS	PO BOX 9477	SANTURCE	PR	009089477	(787) 722-3072	Notification

No Handler/Facility classification information is available for the facility listed above.

HANDLER NAME: DEPT OF ED - AUREA E QUILES CLAUDIO HANDLER ID: PR0000339986
 STREET: HWY 333 KM 0.5
 CITY: GUANICA
 STATE: PR
 ZIP CODE: 00653
 EPA REGION: 2

EPA FACILITY ID: PR0000339986
 CORPORATE LINK: No
 COUNTY: GUANICA
 MAPPING INFO: MAP

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
ORTIZ MARIA	PO BOX 759 PROGRAMA CIENCIAS DIR	SAN JUAN	PR	009360759	(787) 821-2800	Notification

No Handler/Facility classification information is available for the facility listed above.

HANDLER NAME: ESCUELA FRANKLIN D ROOSEVELT HANDLER ID: PRD987378627
 STREET: 13 DE MARZO EPA FACILITY ID: 000011205960
 CITY: GUANICA CORPORATE LINK: No
 STATE: PR COUNTY: GUANICA
 ZIP CODE: 00753 MAPPING INFO: MAP
 EPA REGION: 2

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
QUINONES IVONNE	DEPT OF EDUCATION SCI PROG PO BOX 759	HATO REY	PR	00919	(787) 753-9255	Notification

HANDLER / FACILITY CLASSIFICATION

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND OR INDUSTRIAL FURNACE	STORAGE	TREATMENT
Cond.Exempt Gen					

HANDLER NAME: ESSO STANDARD OIL CO - PR SC-378 HANDLER ID: PRR000001446
 STREET: CALLE 25 DE JULIO - FINCA 404 EPA FACILITY ID: PR0001399989
 CITY: GUANICA CORPORATE LINK: No
 STATE: PR COUNTY: GUANICA
 ZIP CODE: 00653 MAPPING INFO: MAP
 EPA REGION: 2

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
RAMOS ANA GLORIA	PO BOX 364269	SAN JUAN	PR	009364269	(787) 792-2920	Notification

No Handler/Facility classification information is available for the facility listed above.

HANDLER NAME: GUANICA SIP HANDLER ID: PRD000689
 STREET: YAGER ST EPA FACILITY ID: PRD000689
 CITY: GUANICA CORPORATE LINK: No
 STATE: PR COUNTY: GUANICA
 ZIP CODE: 00653 MAPPING INFO: MAP
 EPA REGION: 2

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
PUJOLS JULIO	YAGER ST	GUANICA	PR	00653	(787) 754-3216	Notification

No Handler/Facility classification information is available for the facility listed above.

HANDLER NAME: MOLINOS NACIONALES INC HANDLER ID: PRD980299507
 STREET: CARR 333 KM 1.9 EPA FACILITY ID: PRD980299507
 CITY: GUANICA CORPORATE LINK: No
 STATE: PR COUNTY: GUANICA
 ZIP CODE: 00653 MAPPING INFO: MAP
 EPA REGION: 2

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
RODRIGUEZ A	CARR 333 KM 1.9	GUANICA	PR	00653	(787) 821-2230	Notification

No Handler/Facility classification information is available for the facility listed above.

HANDLER NAME: N & N TRANSPORT INC HANDLER ID: PRR000011726
 STREET: CARR 332 KM 1.1 FINCA EPA FACILITY ID: 000009638458
 CITY: GUANICA CORPORATE LINK: No
 STATE: PR COUNTY: GUANICA

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
NIETO LUIS FLO	PO BOX 860	GUANICA	PR	00653	(787) 821-3069	Notification

HANDLER / FACILITY CLASSIFICATION

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND OR INDUSTRIAL FURNACE	STORAGE	TREATMENT
Transporter					

HANDLER NAME: OCHOA FERTILIZER CO INC HANDLER ID: PRD091171264
 STREET: ST #333 KM 1.9 EPA FACILITY ID: PRD091171264
 CITY: GUANICA CORPORATE LINK: No
 STATE: PR COUNTY: GUANICA
 ZIP CODE: 00653 MAPPING INFO: MAP
 EPA REGION: 2

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
PEREZ ROBERTO	ST #333 KM 1.9	GUANICA	PR	00653	(787) 821-2200	Notification

No Handler/Facility classification information is available for the facility listed above.

HANDLER NAME: PLAYA SANTA STP HANDLER ID: PRD000691329
 STREET: STATE RD 325 KM 5.2 EPA FACILITY ID: PRD000691329
 CITY: GUANICA CORPORATE LINK: No
 STATE: PR COUNTY: GUANICA
 ZIP CODE: 00653 MAPPING INFO: MAP
 EPA REGION: 2

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
PUJOLS JULIO	STATE RD 325 KM 5.2	GUANICA	PR	00653	(787) 754-3216	Notification

No Handler/Facility classification information is available for the facility listed above.

HANDLER NAME: PR INDUSTRIAL DEVELOPMENT CO HANDLER ID: PRR000008060
 STREET: RD PR 116 KM 27 CARENERO WARD EPA FACILITY ID: PR0002295541
 CITY: GUANICA CORPORATE LINK: No
 STATE: PR COUNTY: GUANICA
 ZIP CODE: 00653 MAPPING INFO: MAP
 EPA REGION: 2

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
RODRIGUEZ IGDALIE	PO BOX 362350	SAN JUAN	PR	009362350	(787) 758-4747	Notification

No Handler/Facility classification information is available for the facility listed above.

HANDLER NAME: PUERTO RICO IND DEV CO HANDLER ID: PR0000287284
 STREET: RD 333 KM 0.2 EPA FACILITY ID: PR0000287284
 CITY: GUANICA CORPORATE LINK: No
 STATE: PR COUNTY: GUANICA
 ZIP CODE: 00653 MAPPING INFO: MAP
 EPA REGION: 2

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
MALDONADO MARGARITA	PO BOX 362350	SAN JUAN	PR	00936	(787) 754-1615	Notification

Facility classification information is available for the facilities listed above.

HANDLER NAME: TALLER SANTA RITA HANDLER ID: PRD118157403
STREET: RD 116 3.2 INT EPA FACILITY ID: PRD118157403
CITY: GUANICA CORPORATE LINK: No
STATE: PR COUNTY: GUANICA
ZIP CODE: 00653 MAPPING INFO: MAP
EPA REGION: 2

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF INFORMATION
VALLE OSCAR	RD 116 3.2 INT	GUANICA	PR	00653	(787) 896-1065	Notification

No Handler/Facility classification information is available for the facility listed above.

[Go To Top Of The Page](#)

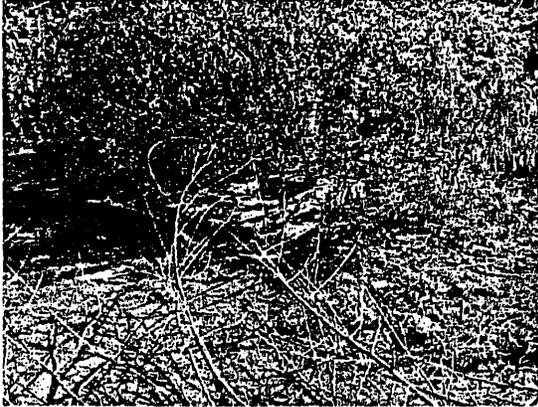
Total Number of Facilities Displayed: 15

AltFacility#	Facility Name	Street Address	City	Name	Notification D
2-860357	Gulf #801 (Antes Shell S/S #3875)	RD. 116, KM. 2.8	Guanica	Caribbean Petroleum Corporation	Amended
2-860682	GUANICA SERVICE STATION	RD. 116 KM 26.3	Guanica	SHELL COMPANY P.R. LMTD.	Closure
2-861056	SHELL S/S #002720	YAGUER ST. #12	Guanica	SHELL COMPANY P.R. LMTD.	Closure
2-861351	EDWARD SERVICE STATION	25 DE JULIO ST. ESQ. S.S. RODRIGUEZ	Guanica	EDWARD CORDERO VELEZ	Amended
2-861391	CENTRAL GUANICA	Carr 116 km 7.6	Guanica	ESSO STANDARD OIL CO PR	Closure
2-861403	ESSO- Panaderia Rivera (antes Panaderia La Familia)	59 SS RODRIGEZ ST.	Guanica	ESSO STANDARD OIL CO PR	Closure
2-861788	GUANICA S/S #861	25 DE JULIO ST. #37	Guanica	TEXACO PUERTO RICO INC	Amended
2-861871	SIXTO ALMODOVAR # 863	FLORES ST. 440 ENSENADA	Guanica	TEXACO PUERTO RICO INC	Amended
2-861874	Las Colinas S/S	RAMAL 116, KM 1.0 ENSENADA	Guanica	Aquiles Quiñones Ortiz	Amended
2-861969	CENTRAL GUANICA	BARRIO ENSENADA, CARR. 1116 INT. CARR	Guanica	CORPORACION AZUCARERA DE PR	Amended
2-861970	TALLER SANTA RITA	Bo. Santa Rita	Guanica	CORPORACION AZUCARERA DE PR	Amended
2-861987	ESSO SERVICE STATION 2 P-380	CALLE 25 DE JULIO	Guanica	ESSO STANDARD OIL CO PR	New
2-890051	GUANICA C.O.	RD 116 KM 21.2 Bo. Ensenada	Guanica	PUERTO RICO TELEPHONE CO	Amended
2-940019	GARAGE RAMOS	S.S. RODRIGUEZ ST. #47	Guanica	ERNESTO RAMOS	Amended
2-950044	ASDA GUANICA	RD. 116 KM 21.3 CIENAGAS WARD	Guanica	ADM.SERV.DESARROLLO AGROPECUARIO	Closure
2-980095	Estación de Servicio	Carr 333 km 3.6	Guanica	Sen Federico Ayala/Norma Olivera	Amended
2-860036	PHILLIPS P.R. CORE INC.	ROAD 710 KM 1.3 LAS MAREAS WARD	Guayama	PHILLIPS P.R. CORE INC.	Closure
2-860080	Area Transporte-Guayama	CARR.# 3 FRENTE AL CEMENTERIO KM. 138.5	Guayama	Administracion Servicios Generales	Amended
2-860213	GULF S/S #195	ROAD 3 KM 135.2	Guayama	Caribbean Petroleum Corporation	Amended
2-860300	Gulf S/S #096	RD. 3 KM 134.2 ALGARROBO WARD	Guayama	Caribbean Petroleum Corporation	Amended
2-860310	GULF S/S #107	RD #3 KM 140.5	Guayama	Caribbean Petroleum Corporation	Amended
2-860751	MAINTENANCE SHOP	RD #3 KM 136.4	Guayama	Autoridad de Energia Electrica	Closure
2-860968	Acosta S/S	RD. #33, KM. 141.9	Guayama	Wilson Acosta Anaya	Amended
2-861042	SHELL S/S #002844	RD. #179, KM. 0.8 CAIMITAL WARD	Guayama	SHELL COMPANY P.R. LMTD.	Amended
2-861059	Sánchez S/S	RD. #3, KM. 147.7 Bo. Mosquito	Guayama	Luis Sánchez Ramirez	Amended
2-861060	SHELL S/S #002852	RD. #3, KM. 139.9	Guayama	SHELL COMPANY P.R. LMTD.	Amended
2-861224	ESSO S/S CO-427	Carr. # 3 km. 138.3	Guayama	ESSO STANDARD OIL CO PR	Amended
2-861228	Esso S/S CO-463	Carr. # 3 km. 140.7	Guayama	ESSO STANDARD OIL CO PR	Amended
2-861229	ESSO S/S CO-462	Carr. 179 km. 1.9 Barrio Guamani	Guayama	ESSO STANDARD OIL CO PR	Amended
2-861231	ESSO S/S CO-465	Carr. # 3 km. 134.3 Salida a Arroyo	Guayama	ESSO STANDARD OIL CO PR	Amended

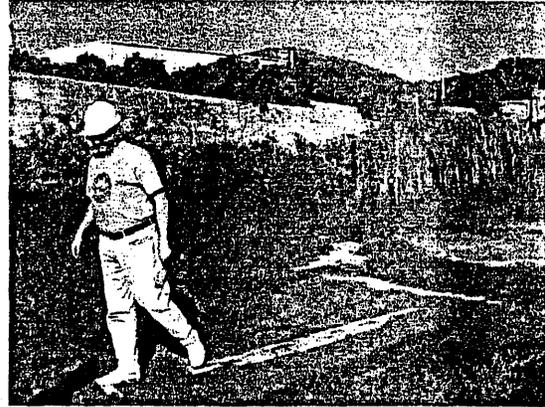
4500

312	86-1455	Culebra	Playa Sardinias 2	Esso/Asoc. Pescadores Culebra	No	Asociación Pescadores		
313	96-0058	Culebra	Calle Pedro Marquez 3		No	Garajie Ricky		1-Dec-97
314	86-0353	Dorado	Carr. 695 Km 1.5	American Petroleum Corp.	No	Doravilla s/s	Ustl Removal	23-May-00
315	86-0321	Dorado		Caribbean Petroleum Corp	No	Gulf	Product in Well	
316	97-0031	Dorado	Obras Publicas	Obras Publicas	No	Municipio de Dorado	Ustl Removal	19-Jan-99
317	92-0091	Dorado	Carr 693 Calle 2, Dorado del Mar	Prasa	No	Pump STA, Dorado del Mar	Closure Report	23-Aug-95
318	86-0861	Dorado	Calle Marginal	Shell	No			
319	86-1466	Dorado	Calle Estacion 92	Bencikser de P.R	Yes	Bencikser de P.R	Closure Report	25-Oct-95
320	86-0353	Dorado	Doraville Calle 695 km 1.5	Gulf/Chevron/Suc. Ramon Roig	Yes	Iris I. Martinez	Closure Report	19-Aug-94
321	86-1944	Dorado	P.R. Cement	Puerto Rican Cement	Yes		Product in Well	
322	86-1706	Fajardo		Caribbean Petroleum Corp.	No	Gulf	Spill	19-May-99
323	86-0287	Fajardo	Carr. 3, Km. 43.5	Caribbean Petroleum Corporation	No	Gulf #073		
324	91-0132	Fajardo	Carr. 3 km 51.6	Gasolinias Puerto Rico	No	Manuel Agosto S/S (5403)		
325	89-0175	Fajardo	Carr #3 km 45.2	Gulf 156	No	Caribbean Petroleum	Ustl Removal	10-May-00
326	98-0103	Fajardo	Carr 194 km 1.7	Hogar Envejecientes Villa Santiago	No	National Church Residence	Ustl Removal	20-Jul-00
327	86-0796	Fajardo	Obras Publicas Municipal	Municipio de Fajardo	No	Shell	Closure	15-Jul-99
328	86-0087	Fajardo	Carr 796 km 1.0 Paraiso	Port Authority	No	Diego Jimenez Airport		
329	86-1967	Fajardo		Ports Authority	No			
330	89-0079	Fajardo	Carr.3 Int.985 Bo. Quebrada	PR Telephone Company	No	Fajardo Celular	Closure Report	12-Jan-00
331	86-0974	Fajardo	General Valero 252	Shell	No	Shell 252 (Sigo Perez)		
332	86-1703	Fajardo	Carr 194 y Calle Mair/ Urb. Barail	Texaco	No	Barail S/S 376	Product in Well	16-Sep-96
333	90-0066	Fajardo	Fajardo	Departamento de Salud	Yes	Hospital Regional	Closure Report	8-Feb-95
334	89-0081	Fajardo	Calle General Valero	PR Telephone Company	Yes	Oficina Central Fajardo	Closure Report	16-Jun-93
335	86-0305	Florida		Caribbean Petroleum Corp	No	Gulf 102	Product in Well	
336	86-0357	Guánica	Carr. 166 Km. 24.7	Shell Company (PR) LTD.	No	Shell #3875	Ustl Removal	11-Aug-99
337	86-1874	Guánica	Carr 116	Ulpiano	No			
338	95-0044	Guánica			No	Asda	Closure Report	1-Feb-98
339	86-1351	Guánica	Calle 25 de Julio Esq. Sebastian Rodriguez	Esso	No	Esso S/S	Product in Well	20-Oct-97
340	98-0062	Guayama	Carr. 744 Final Central Machete	COMPANIA DE FOMENTO INDUSTRIAL	No	COMPANIA FOMENTO IND	Ustl Removal	20-Sep-99
341	86-1231	Guayama		Esso	No	Esso	Free Product on MW's	
342	90-0069	Guayama	Ave. veteranos Urb Santa Rosa	Hospital Santa Rosa	No	Hospital Santa Rosa	Ustl Removal	1-Feb-99
343	92-0117	Guayama	Calle Calimano 162 Norte	Jose M. Sabatier Castro	No	Jose M. Sabatier Castro		
344	93-0007	Guayama	Urb. La Hacienda, Ave Principal	Lata Aluminio Reynolds Inc.	Yes	Hospital de Guayama	Site Assessment	1-Oct-97
345	86-1530	Guayama	Carr 3 km 140.8	Shell	Yes	Mr. Manuel Santiago	Closure Activities	17-Oct-94
346	86-0968	Guayama		Caribbean Petroleum Corp	Yes		Product in Well	28-Oct-96
347	86-0350	Guayanilla			No	Gulf 345		14-Oct-97

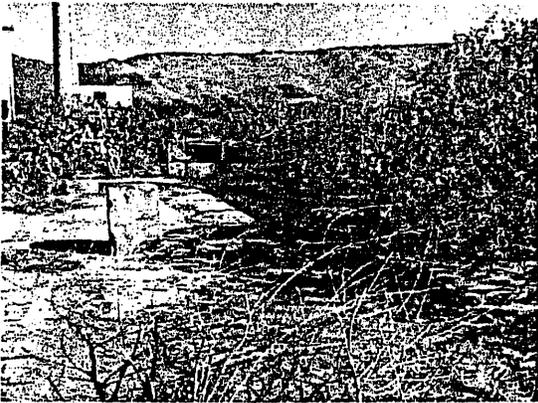
APPENDIX V: SITE RECONNAISSANCE PHOTOGRAPHS



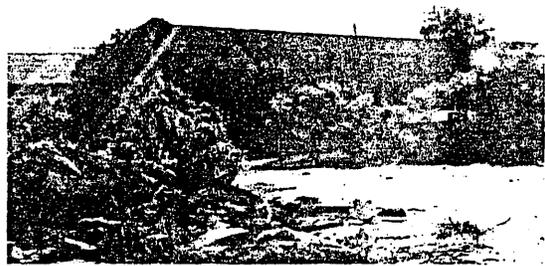
Remains of Possible Septic Tank (2/13/01)



View of Wetlands Area Formed from Water Spilled from Uncapped Well (2/13/01)



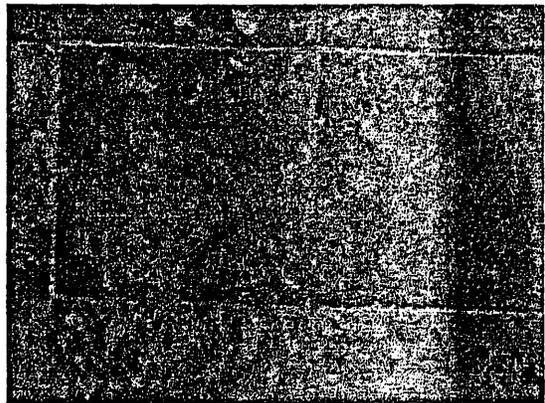
Remains of Sugarcane Wash Pit (2/13/01)



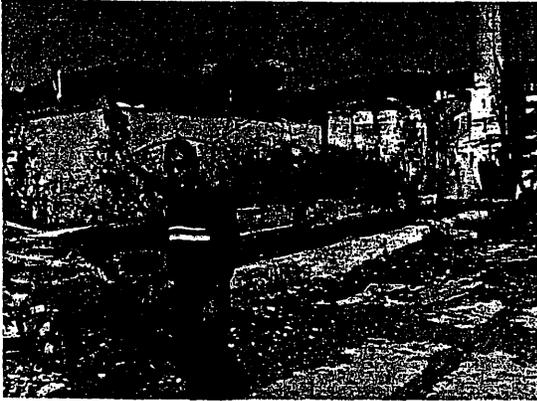
Former Laboratory Building (Possible Asbestos Inside Paneling and Suspect Lead-Containing Tiles (2/13/01)



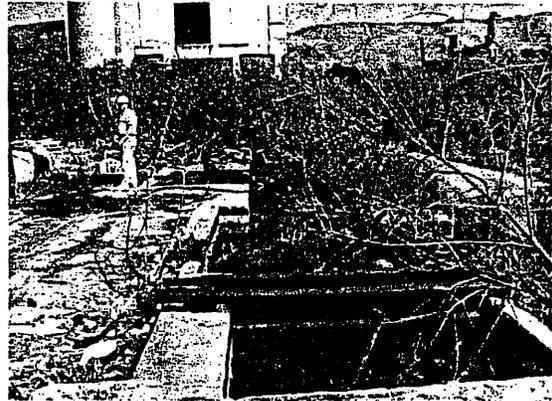
Remains of Abandoned (Uncapped) 12-Inch Groundwater Well (2/13/01)



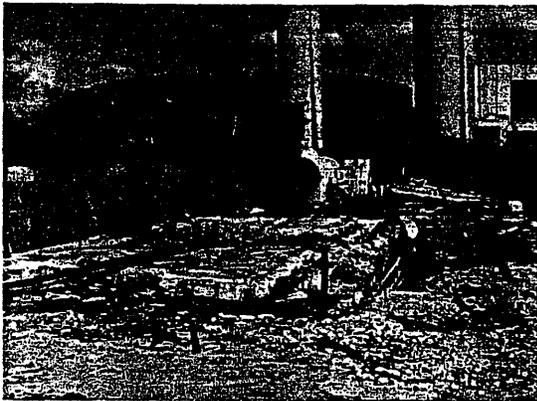
Green Tiles Inside Former Laboratory Building (Suspected to Contain Lead) (2/13/01)



Pit in Former Mills Area (2/13/01)



**Pits in Mills Area (Notice Oily Water)
(2/13/01)**



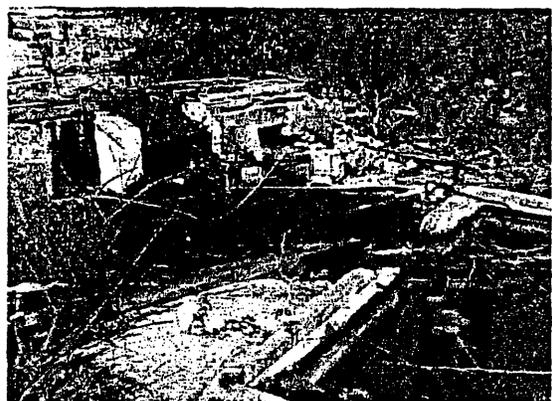
**Mills Area Oil Pits (Notice Oily Water)
(2/13/01)**



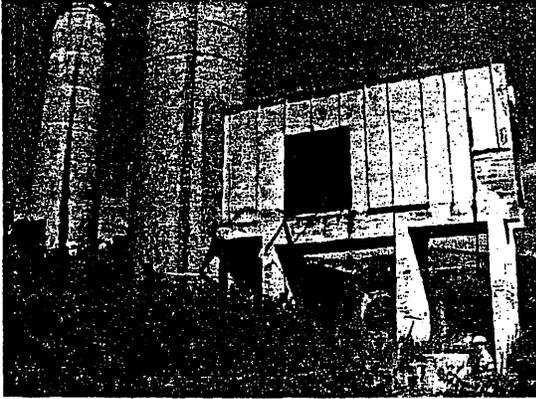
**Pits in Mills Area (Notice Oily Water)
(2/13/01)**



**Smaller Pit Next to Mills Area (Oily Water)
(2/13/01)**



**Pits in Mills Area (Notice Oily Water)
(2/13/01)**



**Smokestacks and Former Boiler House Area
(2/13/01)**



Sewage Pond Behind Lime House (2/13/01)



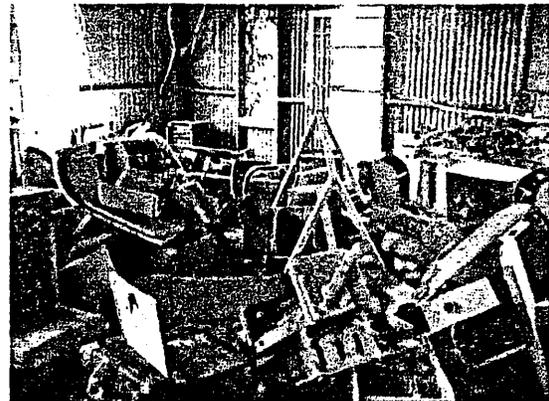
**Debris inside Former Boiler House Area
(2/13/01)**



Ice House (2/13/01)



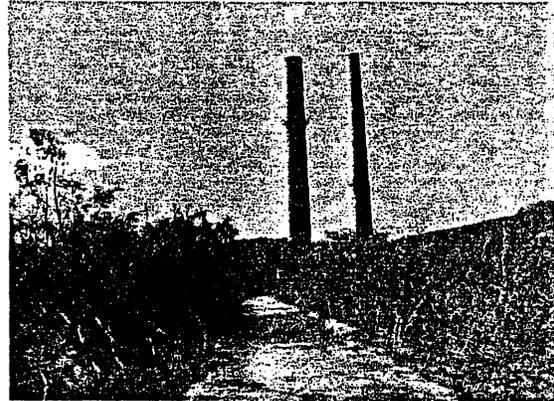
Sewage Pond Behind Lime House (2/13/01)



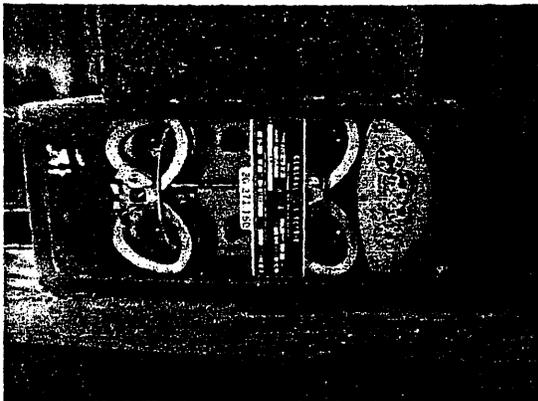
Interior of the Ice House (2/13/01)



Interior of the Ice House (2/13/01)



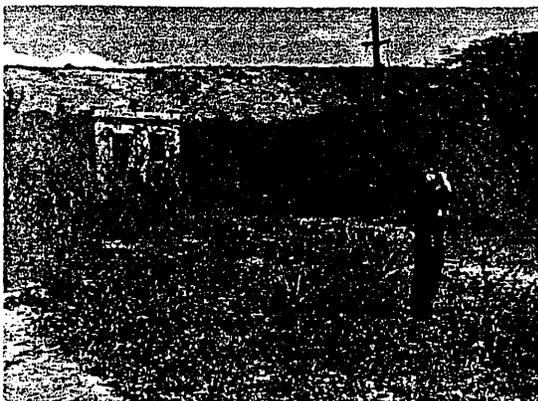
View South from Internal Road (Notice Sewage Pond Extending Over the Road) (2/13/01)



Interior of the Ice House (2/13/01)



Removed Underground Storage Tank Abandoned Behind Traffic House (2/13/01)



Former Location of Underground Storage Tanks Next to Traffic House (2/13/01)



Burned Warehouse Area (Notice Burnt Drums) (2/13/01)



Burned Warehouse Area (Notice Burnt Fire Extinguishers) (2/13/01)



Burned Warehouse Area (Notice Burnt Fire Extinguishers) (2/13/01)



Burned Warehouse Area (Notice White Residue in Burnt Drum) (2/13/01)



Burned Warehouse Area (Notice White Residue) (2/13/01)



Burned Warehouse Area (Notice Burnt Drums) (2/13/01)



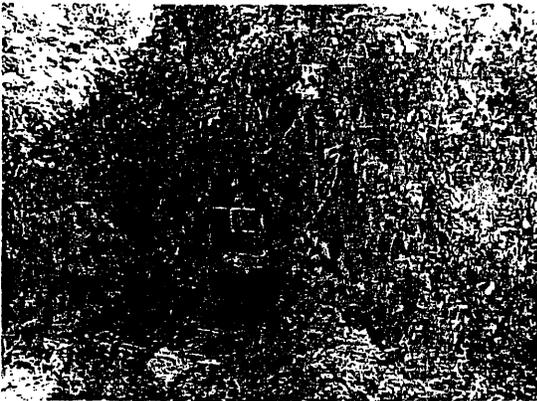
Former Garage and Service Station (Notice Hydraulic Lifts) (2/13/01)



Abandoned Pressurized Gas Tanks at the Former Garage and Service Station (2/13/01)



Abandoned Spray Tanks from USDA Tick Control Program (Near Former Garage and Service Station) (2/13/01)



Abandoned Car Near Former Garage and Service Station (2/13/01)



Used-Oil Contaminated Soil Piles Inside Old Sugar Warehouse (2/13/01)



Abandoned Car Near Former Garage and Service Station (2/13/01)



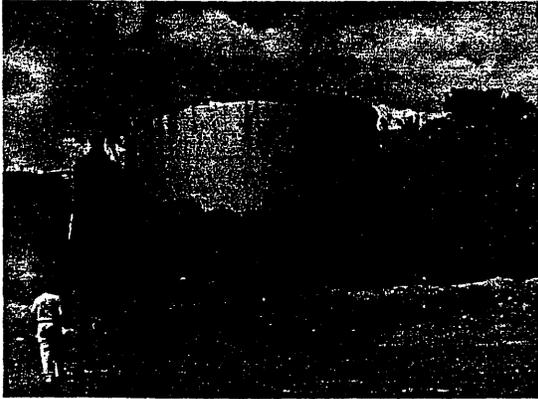
Used-Oil Contaminated Soil Piles Inside Old Sugar Warehouse (2/13/01)



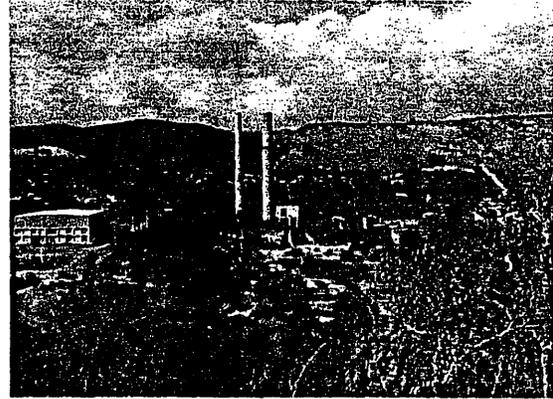
Used-Oil Contaminated Soil Piles Inside Old Sugar Warehouse Annex (2/13/01)



Septic Tank in Punta Pera (Reportedly Sealed) (2/13/01)



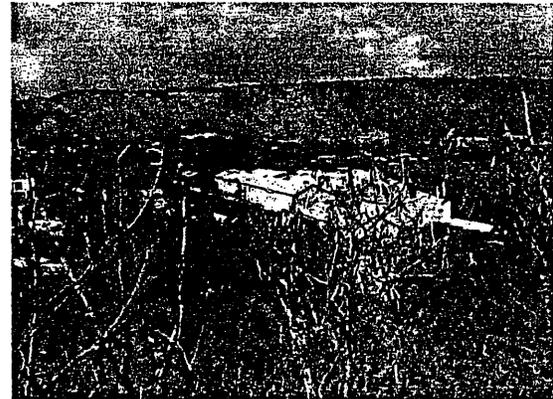
Former Used-Oil Storage Tank (Site of 1997 Spill) (2/13/01)



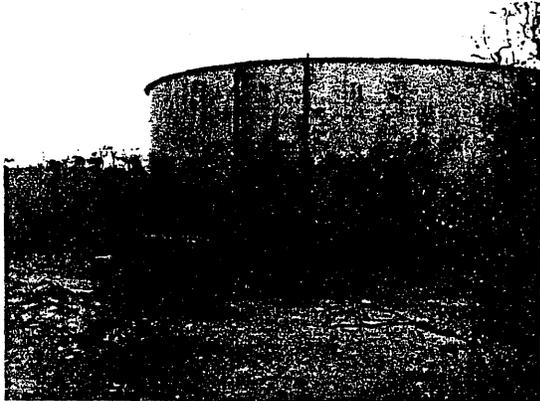
View of the Former Sugarcane Wash and Mills Area (2/13/01)



Storage Tanks in Punta Pera Dock Area (6/2/01)



View of the Former Sugar Warehouse and Annex (2/13/01)



**Southernmost Storage Tank in Tank Hill
(Bunker C) (5/29/01)**



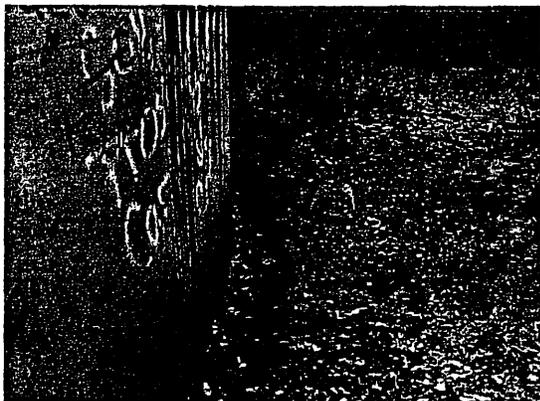
Oil Spill Area in Tank Hill (2/13/01)



**Middle Storage Tank in Tank Hill (Bunker C)
(5/29/01)**



**Northernmost Storage Tank in Tank Hill
(Water) (Notice Overflow) (5/29/01)**



**Evidence of Oil Spill from Middle Storage
Tank (2/13/01)**



**Northernmost Storage Tank in Tank Hill
(Water) (Notice Overflow) (5/29/01)**



Illegal Garbage Dump Site in Northeastern Parcel (2./13/01)



Mound of Demolition Debris in North Parcel (From Hurricane Georges in 1998) (6/2/01)



Illegal Garbage Dump Site in Northeastern Parcel (2./13/01)



Mound of Demolition Debris in North Parcel (From Hurricane Georges in 1998) (6/2/01)



Illegal Garbage Dump Site in Northeastern Parcel (2./13/01)



Mound of Demolition Debris in North Parcel (From Hurricane Georges in 1998) (6/2/01)



**Mound of Demolition Debris in North Parcel
(From Hurricane Georges in 1998) (6/2/01)**

**APPENDIX VI: ENVIRONMENTAL SITE ASSESSMENT
QUESTIONNAIRE**



Description of previous uses:

Previous use of property	Owner	Use	Dates
	Sugar Mill	Since 1903	
Previous use of properties to north			
Previous use of properties to south			
Previous use of properties to east			
Previous use of properties to west			

3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal processing or recycling facility (if applicable identify which.)?

Diesel station
My home has a Gasoline station in the Back

Yes No Unk

3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill or as a waste treatment, storage disposal, processing or recycling facility (if applicable, identify which)? (See 1b.)

Terraco across the street.

Yes No Unk

4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleanser, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)?

Yes No Unk

4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)? (See 1b)

Yes No Unk



5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?

Yes No Unk

5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?

Yes No Unk

6a. Are there currently any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?

Yes No Unk

6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?

Yes No Unk

7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?

Yes No Unk

7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?

Yes No Unk

8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?

Yes No Unk

8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?

Yes No Unk

9a. Is there currently any stained soil on the property?

Yes No Unk

9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?

Yes No Unk

10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?

Yes No Unk



10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?

Yes No Unk

11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?

Yes No Unk

11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?

Yes No Unk

12a. Is there currently evidence of leaks, spills or staining by substances other than water or foul odors associated with any flooring drains, walls, ceiling or exposed grounds on the property?

Yes No Unk

12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?

Yes No Unk

13a. If the property is served by a private well or non-public water system, is there evidence or do you have knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?

Yes No Unk

13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?

Yes No Unk

(Note: If conducting Site Visit, continue on Question 18a)

14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?

Yes No Unk

15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?

Yes No Unk



15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?

Yes No Unk

15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?

Yes No Unk

15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?

Yes No Unk

16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?

Yes No Unk

17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?

Yes No Unk

18a. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?

Yes No Unk

18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?

Yes No Unk

19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?

Yes No Unk

20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?

Yes No Unk

*none observed
according to Mr. Velez, all
were removed*



Government Records/Historical Sources Inquiry

W/A

21. Do any of the following Federal government record systems list the property or any property within the circumference of the area noted below:

- National Priorities List within 1.0 mile (1.6. km)? Yes No
- CERCLIS List - within 0.5 mile (0.8 km)? Yes No
- CERCLIS NFRAP site list (property and adjoining properties) Yes No
- RCRA CORRACTS Facilities-within 1.0 mile (1.6km)? Yes No
- RCRA non-CORRACTS TSD Facilities-within 0.5 (0.8km)? Yes No
- Federal RCRA generators list (property and adjoining properties) Yes No
- Federal ERNS list (property only) Yes No

22. Do any of the following state record systems list the property or any property within circumference of the area noted below:

List maintained by state environmental agency of hazardous waste sites identified for investigation or remediation that is the state agency equivalent to NPL -within approximately 1.0 mile (1.6km)? Yes No

List maintained by state environment agency of sites identified for investigation or remediation that is the state equivalent to CERCLIS - within 0.5-mile (0.8-km)? Yes No

Leaking Underground Storage Tank (LUST) List-within 0.5. Mile (0.8 km)? Yes No

Solid Waste/Landfill Facilities-within 0.5 mile (0.8 Km)? Yes No

23. Based upon a review of fire insurance maps or consultation with the local fire department serving the property, all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property? Yes No N/A



The preparer of the transaction screen questionnaire must complete and sign the following statement.
 (For definition of "preparer" and "user", see 5.3 or 3.3.25).

This questionnaire was completed by:

Name Wilbur Martin
 Title Env. Site Assessor
 Firm CSA Group, Inc.
 Address _____

 Phone No. 787-754-6800
 Date 2/13/2001

If the preparer is different than the user, complete the following

Name of user _____
 User's address _____

 User's Phone No. _____
 Preparer's relationship to site _____
 Preparer's relationship to user (for example, principal, employee agent, consultant) _____

Copies of the completed questionnaire have been filed at:

Copies of the completed questionnaire have been mailed or delivered to:

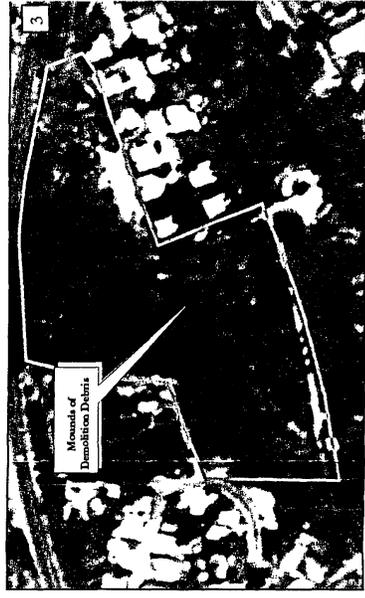
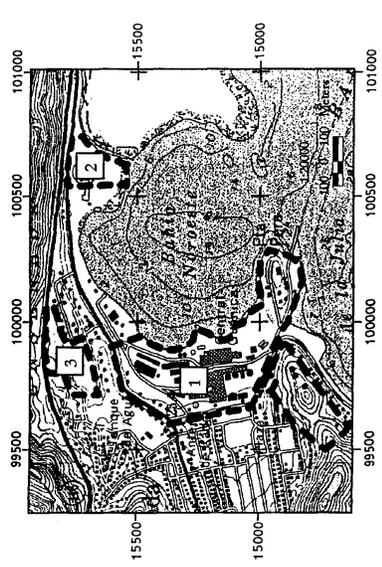
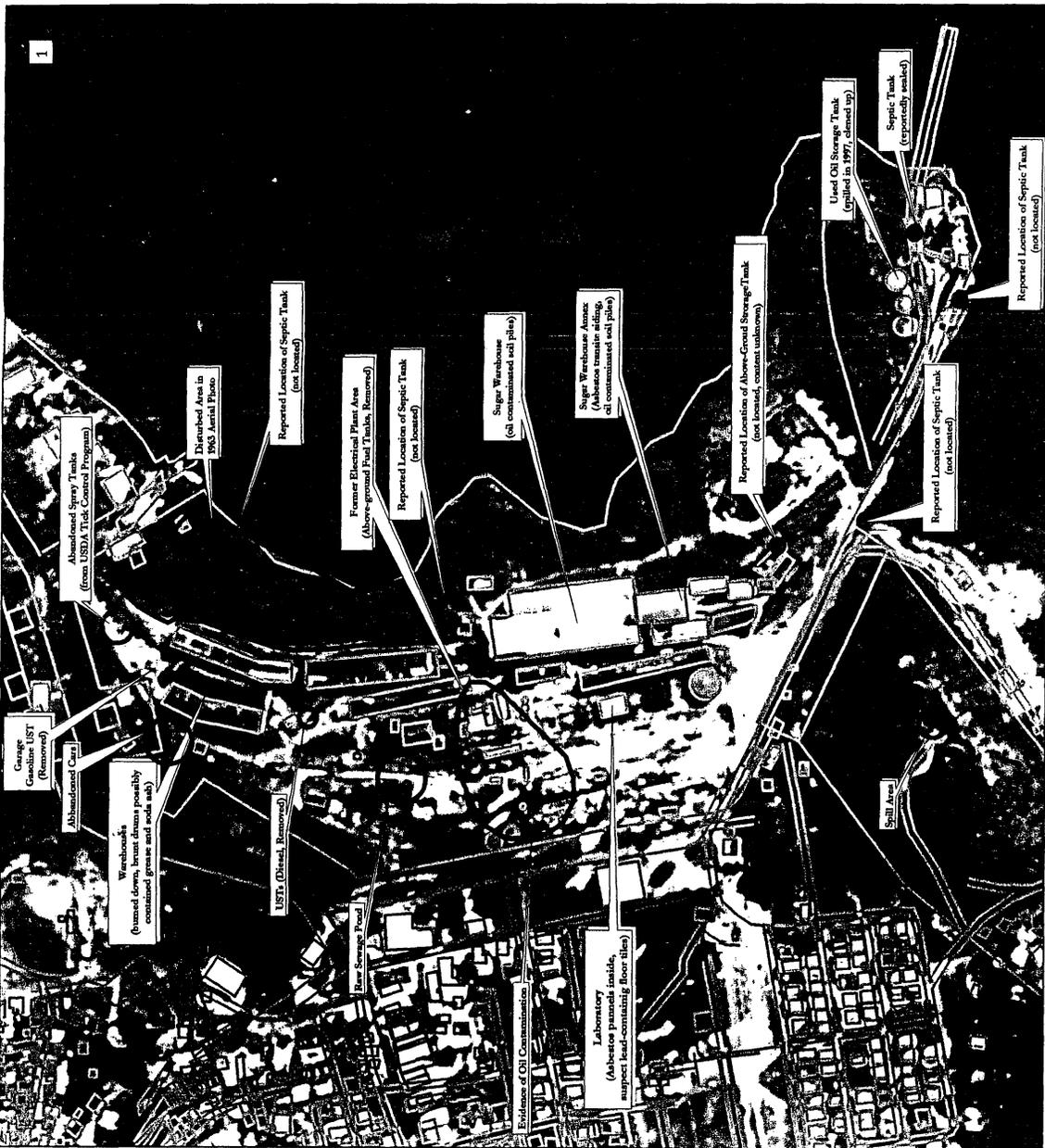
Preparer represents that to be the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

 2/13/2001
 Signature Date

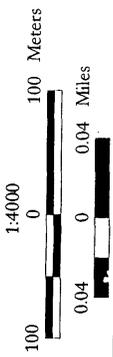
 Signature Date

 Signature Date

**APPENDIX VII: MAP OF RECOGNIZED ENVIRONMENTAL
CONDITIONS**



* Coordinates in State Plane NAD 27



Recognized Environmental Conditions
Proposed Old Guánica Sugar Mill Development

