

DEPARTMENT OF THE ARMY
EXHIBIT C
LEASE NO. W912EK-1-06-4003
PRELIMINARY ASSESSMENT SCREENING (PAS)

1. REAL PROPERTY TRANSACTION:

This action consists of granting a 25 year Lease to Nonprofit Organization for Park and Recreational Purposes to Muslim Youth Camps of America, Inc., to use approximately 113.9 acres, more or less, involving 5 tracts of federally owned land acquired for the Coralville Lake Project. The land formerly was leased to the Mississippi Valley Girl Scouts for the same purpose.

2. COMPREHENSIVE RECORDS SEARCH: An internal records search was conducted on November 2, 2005, and included the following:

A. The acquisition documents, i.e. deeds or condemnation records, and three appraisals (appraisals for two tracts were not found in the archives), dated in the early 1950's, for the 5 tracts of land.

B. The file for the former Girl Scout lease.

C. Aerial photos, dated September 1975, and April 1986, respectively.

The action also was reviewed by the Rock Island District Engineering, Operations, and Programs and Project Management Divisions, including staff from the Coralville Lake Project, Environmental Analysis Branch, and Environmental Engineering Branch. They were asked to identify any records showing that hazardous substances were stored for one year or more, disposed of or released on the premises. No such records were identified.

In addition, a preliminary assessment for hazardous, toxic and radioactive waste (HTRW) was performed during the preparation of the Environmental Assessment (EA), dated September 16, 2002, to determine the potential for solid and special wastes on the project site. According to the EA, this screening included a field reconnaissance of the site and a search of appropriate databases. As a result of the lack of any identified HTRW sites and any evidence of activities at or near the site that would produce solid or special wastes, a Phase I HTRW assessment was deemed not necessary.

3. SITE INSPECTION: A site visit was conducted for the EA and, as provided above, there was no information revealed to indicate hazardous substance activity on the site.

4. FINDINGS: The conclusion of this PAS is that there is no known history of hazardous substance activity on the area to be included in the lease.

5. PURPOSE: This is a real property transaction record to serve as documentation for the hazardous substance contamination condition of the property. The proposed real property transaction of granting a lease for the proposed use as a youth camp operation should proceed.