

National Historic Lighthouse Preservation Act
Notice of Availability
NATIONAL HISTORIC LIGHTHOUSE PRESERVATION ACT OF 2000
NOTICE OF AVAILABILITY

Cabo San Juan Lighthouse & LORAN Station
May 19, 2006

The light station property described on the attached sheet has been determined to be excess to the needs of the United States Coast Guard. Pursuant to the National Historic Lighthouse Preservation Act of 2000, 16 U.S.C. 470, this property is being made available at no cost to eligible entities defined as Federal Agencies, state and local agencies, non-profit corporations, educational agencies, or community development organizations, for education, park, recreation, cultural, or historic preservation purposes.

Any eligible entity with an interest in acquiring the described property for a use consistent with the purposes stated above, should submit a letter of interest to the address listed below by **July 19, 2006**.

Letters of interest should include:

- Name of property
- Name of eligible entity
- Point of contact, title, address, phone and email
- Non-profit agencies must provide a copy of their state-certified articles of incorporation

Eligible entities that submit a letter of interest will be sent an application and given an opportunity to inspect the property. Building inspectors and/or contractors may accompany the applicant on the site visit. The completed application must be submitted to the Department of Interior within 90 days after receipt. The Department of Interior will review applications and select an eligible entity to receive the property. The General Services Administration will complete the conveyance to the selected recipient.

For more information on the disposal of lighthouses, please visit our web site at <http://www.cr.nps.gov/maritime/nhlpa/nhlpa.htm>.

Letters of interest should be directed to:

General Services Administration
Property Disposal Division
10 Causeway Street, Room 925
Boston, MA 02222
Attn: Frances Manning (617) 565-5841 or
Stefanie Palladino (617) 565-5704

A copy of the letter of interest should be sent to:

Ms. Aida Belen Rivera Ruiz, State Historic Preservation Officer
State Historic Preservation Office
P.O. Box 9066581
San Juan, Puerto Rico 00906-6581

National Historic Lighthouse Preservation Act Notice of Availability

May 19, 2006

GSA Control No.	1-U-PR-519
Property Identification	Cabo San Juan Lighthouse & LORAN Station
Property Address	Cabo San Juan Lighthouse Municipality of Fajardo, Puerto Rico 00738
Property Description	The Cabo San Juan Lighthouse site consists of 17.25 acres of improved land in three noncontiguous parcels and an additional 6.71 acres of utility and road right-of-way easements. A 2.6-acre parcel includes the Lighthouse, a single-story, brick and rubble masonry structure, with an attached 45-foot circular tower, built on a stone foundation. A 14.55-acre parcel includes the Signal and Power Building, a single-story concrete structure consisting of approximately 2,068 square feet. The facility houses USCG communications equipment, battery backup to commercial power, USCG emergency generator and fuel storage, and storage space. A 127-foot steel Transmitting Tower on a concrete foundation is on this parcel. Wiring and grounding systems supporting the communications equipment are attached to the tower. A .10-acre site includes a partially buried 18,000-gallon concrete cistern and a concrete Pump House which serves the Lighthouse property.
Condition of Property	The property is offered "AS IS" and "WHERE IS" without representation, warranty, or guarantee as to quality, quantity, title, character, condition, size or kind.
Range of Possible Uses	Historic Lights and Light Stations may be obtained for education, park, recreation, cultural, or historic preservation purposes.
Commercial Activities	Commercial activities are prohibited unless approved by the Secretary of the Interior.
Utilities	Puerto Rico Aqueduct and Sewer Authority provides commercial water service. There are two septic systems: one at the Lighthouse and one at the Signal and Power Building. Puerto Rico Electric Power Authority provides electrical service.
Historical Information	Property is listed on the National Register of Historic Places, reference number 81000692. Property must be maintained according to the Secretary of Interior's Standards for Rehabilitation. Historic covenants will be incorporated into the deed. Property is also listed on the Lighthouse System of Puerto Rico.
Aid to Navigation	The Federal aid to navigation located at the property remains the personal property of the United States.

National Historic Lighthouse Preservation Act Notice of Availability

	The United States reserves an unrestricted right for ingress and egress to maintain, operate, repair, replace or relocate the aid to navigation and any associated equipment, and an arc of visibility for said aid. No structures may be erected to interfere with the arc of visibility.
Aid to Communication	The Transmitting Tower antenna and associated equipment remain the personal property of the United States. The United States reserves an unrestricted right for ingress and egress to the Signal and Power Building and antenna to maintain communications and associated equipment. No structures may be erected or activities utilized that obstruct, interfere with, or otherwise adversely impact the operation of the communications equipment or the antenna.
Access	The USCG property lies within the boundaries of the Cabezas de San Juan Refuge, owned and managed by the Conservation Trust of Puerto Rico. Access to the USCG property is through the gated and guarded entrance to the Refuge and requires prior approval for access. The USCG has a deeded easement for right-of-way access to its property through the Refuge.
Easements to be retained by the Coast Guard	The U.S. Coast Guard shall retain an easement for an Arc of Visibility and an unrestricted right of access in, to, and across the Property to maintain, operate, service, repair, and install equipment as necessary to support its aid to navigation mission. Additionally, the U.S. Coast Guard shall retain the unrestricted right to relocate or add any aids to navigation, or communications towers and equipment (along with necessary right of egress/ingress), or make any changes on any portion of the property as may be necessary for navigation/public safety purposes.
Current Tenant	Any existing lease or license will be terminated before conveyance. Currently, the property is subject to a revocable license between the United States of America and the Conservation Trust of Puerto Rico.
Environmental Information	Based on the age of the structure located on the property and equipment therein, lead-based paint and asbestos may be present.
Inspection	Site inspection to be arranged. Qualified applicants will be notified as to day/time. Please contact Frances Manning at 617-565-5841 or Stefanie Palladino at 617-565-5704 for more information.
Notice Response Due Date	July 19, 2006
Attachments	None