

U.S. Department
of Transportation

United States
Coast Guard

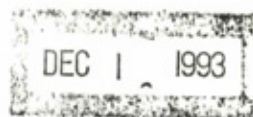


Commandant (G-ECV-4)
United States Coast Guard
RECEIVED
USCG ACTEUR

MAILING ADDRESS:
Washington, DC 20593-0001
(202) 267-1964

'93 DEC 10 10:09

11011



TW 12/10
CS 12/13
F 12/13
E

From: Commandant
To: Commander, Coast Guard Activities Europe
Subj: DISPOSAL OF REAL PROPERTY AT LORAN C STATION,
KARGABURUN, TURKEY
Ref: (a) ACTEUR ltr 5700 of 18 Aug 93
(b) COMDTINST M11011.9B, REAL PROPERTY MANAGEMENT
MANUAL, Ch 5

1. Board of Survey 96-001-93S dated 21 July 1993, forwarded by reference (a), is approved for the portion regarding disposal of real property. G-CFM will be responsible for the personal property disposal and G-NRN for the issues regarding the station closure.
2. The disposal must be in accordance with the existing terms of the agreement we have with the Turkish Government for the operation of the LORAN C Station, any pertinent laws, and with reference (b).
3. Upon completion of the real property disposal, please endorse and return the original of enclosure (1) to G-ECV-4C. In addition, please ensure the property is deleted from your real property inventory.
4. Questions regarding this matter may be directed to Marcia Eckman at (202) 267-0669.

J. A. RAUCH
By direction

Encl: (1) B/S 96-001-93S dtd 21 Jul 93

Copy: G-NRN
G-CFM

BOARD OF SURVEY

Survey No. 96-001-93S

LORAN STATION KARGARBURUN, TURKEY

JULY 1993

LIST OF ENCLOSURES

Enclosure 1	.....	Excerpts from March 1980 Cooperation Agreement
Enclosure 2	.....	Environmental Analysis Checklist
Enclosure 3	.....	Assessment of Past Practices
Enclosure 4	.....	SF-118, 118A, 118B, and 118C
Enclosure 5	.....	Photographs
Enclosure 6	.....	Vicinity Maps
Enclosure 7	.....	Engineering Certification
Enclosure 8	.....	Board of Survey Check-In Sheet
Enclosure 9	.....	Personal Property Inventory

BOARD OF SURVEY

SURVEY NO.

96-001-93S

PROPERTY IDENTIFICATION

LORAN STATION KARGABURUN, TURKEY
(original name LORSTA Targaburun)

DATE

21JUL93

GSA CONTROL NO.

61314

ITEM NO.	DESCRIPTION	DATE OF ACQUISITION OR CONSTRUCTION	ORIGINAL COST	EST. FAIR MARKET VALUE
1	LAND, described as follows: Shoreside area of 78.5 acres edge of Mamara Sea, Turkey Turkish owned land provided to U.S. Govt. for use as a Loran Station in accordance with updated 29 Mar 80 cooperation agreement.	1962	N/A	N/A
2	SIGNAL & POWER BUILDING: Single story building w/reinforced concrete columns and brick sides on concrete foundation, 6728 sf; contains timer room, equipment room, communications room, offices, general storage, hobby and carpenter shop, generator room, vehicle maintenance room/garage, electrician shop, and storage/gym room. Good condition.	1962	\$523,000.00	\$0.00
3	TRANSMITTER BUILDING: Single story building w/concrete columns and brick sides on concrete foundation, 1923 sf; contains equipment room, ET shop, transformer cage, electronic storage and two A/FPN-39 transmitters. Good condition.			\$0.00
4	PERSONNEL SUPPORT BUILDING: Single story building w/concrete columns and brick sides on concrete foundation, 6656 sf; contains kitchen facilities, dry stores, two large freezers, berthing for 16 people. Good condition.	1962		\$0.00
5	SERVICE BUILDING: Single story building w/concrete columns and brick sides on concrete foundation, 839 sf; contains laundry room, recreation room, and medical room. Fair condition.			\$0.00
6	BEACH HOUSE: Single story building w/concrete foundation, 600 sf. Good condition.	1962		\$0.00
7	COMMANDING OFFICER'S QUARTERS: Single story building w/galvanized steel siding on concrete foundation, 903 sf; contains berthing for 4 people. Fair condition.	1988	\$15,000.00	\$0.00

BOARD OF SURVEY

SURVEY NO.

96-001-93S

PROPERTY IDENTIFICATION

DATE

21 JUL 93

GSA CONTROL NO.

61314

CONTINUATION PAGE - 2

ITEM NO.	DESCRIPTION	DATE OF ACQUISITION OR CONSTRUCTION	ORIGINAL COST	EST. FAIR MARKET VALUE
8	NAVIGATION AND TRAFFIC AIDS: Includes: a. LORAN TRANSMITTING TOWER; steel with steel and aluminum guys, 625 ft. Tower destroyed in Feb 93 collapse. b. LOG PERIODIC ANTENNA: Steel with steel guys, 125 ft. c. COMMUNICATIONS ANTENNA: Steel with steel guys, 40 ft. d. MISC. ANTENNAS: Three fiberglass whip, 35 ft.	1962		\$0.00
9	RECREATION COURT: Poor condition.	1962		\$0.00
10	FUEL OIL TANKS: 4 each 10,000 capacity. Good condition.	1962		\$0.00
11	WATER TANKS: 2 each 10,000 gallon underground concrete tanks. Good condition.	1962		\$0.00
12	UTILITY SYSTEMS: Includes water, sewage, electricity.	1962		\$0.00
NOTE: Only total cost of original construction is known. Individual bldg costs are not known with exception of COQ. Signal & Power Bldg cost includes all remaining buildings and navigation aids.				

REAL PROPERTY BOARD

CERTIFY THAT WE HAVE EXAMINED THE LISTING OF REAL PROPERTY AND FIND THE FACTS AS STATED

DATE

21 JULY 1993

SIGNATURE OF MEMBER

LCDR R. M. LOESCH

SIGNATURE OF MEMBER

LCDR J. S. PUNTINO

SIGNATURE OF MEMBER

LTJG J. L. ROSARIO

CONVENING FIELD COMMAND

DATE

☒ Concur with recommendation of Board. Referred to District/Area/Support Center/HQ Unit for consideration.

Laurence H. Somers CAPT USCG
SIGNATURE OF CONVENING AUTHORITY

UNIT

DATE

13 Aug 93

☐ Board is referred to MLC for consideration.

☐ Recommendation of Board is not approved, returned to convening authority.

☒ Board is referred to Headquarters for consideration (HQ Units).

Laurence H. Somers CAPT USCG
SIGNATURE OF DISTRICT/AREA CHIEF OF STAFF/
COMMANDING OFFICER OF SUPPORT CENTER/HQ UNIT

MAINTENANCE AND LOGISTICS COMMAND

DATE

NOT APPLICABLE

☐ Recommendation of Board is approved.

☐ Board is referred to Headquarters for consideration.

☐ Recommendation of Board is not approved, returned with comments.

SIGNATURE OF MLC DEPUTY COMMANDER

COAST GUARD HEADQUARTERS

DATE

DEC 1 1993

☒ Recommendation of Board is approved.

☒ Property will be disposed of as recommended.

☐ Recommendation of Board is not approved.

The Board of Survey is approved for the disposal of the real property i.a.w. the Agreement, any applicable laws and the Real Property Management Manual.

SIGNATURE

HEADQUARTERS/MLC/HQ UNIT

DATE

Property disposed of as directed. Returned to final approving authority.

SIGNATURE

BOARD OF SURVEY NO. 96-001-93S

LORAN STATION KARGABURUN, TURKEY (Original Name: Targabarun)

FINDINGS:

1. Coast Guard Activities, Europe, letter of 11000 dated 23 April 1993 convened a formal Board of Survey for the purpose of surveying improvements on Loran-C Station Kargaburun, Turkey, part of the Mediterranean Sea Loran-C Station chain.
2. The 1992 Federal Radionavigation Plan published by the Department of Transportation and the Department of Defense states that "the DOD requirement for the Loran-C system will end December 31, 1994. Operations conducted by the United States Coast Guard at overseas stations will be phased out by the end of 1994. In the case of stations located outside the U.S., discussions continue between the U.S. and the respective foreign governments concerning the continuation of service after the DOD requirement terminates." [Ref: pp. 1-8] As a result, there will be no need for the Mediterranean Sea Loran-C chain after 31 December 1994.
3. On 25 February 1993, the 625 foot tall Loran-C transmitting antenna collapse under heavy snow load. The transmitting antenna has not been replaced and the Loran-C signal is no longer being transmitted.
4. Loran Station Kargaburun is located on the northern coast of the Sea of Marmara, Province of Tekirdag, Republic of Turkey at a site called Targabarun Common Defense Installation. The installation coordinates are 40°58'N, 27°53'E. The station is operated in accordance with the 29 March 1980 "Agreement for Cooperation on Defense and Economy between the Governments of the United States of America and of the Republic of Turkey in accordance with Articles II and III of the North Atlantic Treaty" (Copy of selected portions of agreement provided in Enclosure (1)) and the Joint United States Military Missions for Aid to Turkey July 1970 "Implementing Agreement for the Targabarun Common Defense Installation" (Classified document). The property is owned by the Republic of Turkey.
5. The buildings with the exception of the Commanding Officer's Quarters were built in 1962. The Commanding Officer's Quarters was built in 1988. The buildings are of no historical significance. Listing or eligibility for listing in the National Register of Historical Places is not applicable to these buildings.
6. The Environmental Analysis Checklist is attached as Enclosure (2). An Environmental Assessment of Past Practices has been conducted and is attached as Enclosure (3). This property is categorically excluded from further environmental documentation per National Environmental Policy Act (COMDTINST M16475.1B) paragraph 2.B.2.b.

7. All structures are in fair to good condition. Upon termination of Loran Station Kargaburun, all buildings will be turned over to the Republic of Turkey in accordance with the JUSMMAT Implementation Agreement and the U.S. Government/Republic of Turkey March 1980 cooperation agreement listed in paragraph 4 of this document. The U.S. Government has no further use for the property.

8. There ^{are} ~~is~~ two underground water storage tanks. There are no known underground fuel oil storage tanks.

9. The property does not contain operating sound signals.

10. The property is not located in a flood plain or wetland and is not subject to flooding.

11. SF-118, 118A, 118B, and 118C are attached in Enclosure (4).

12. The Federal Property Information Checklist has not been completed and submitted to the U.S. Department of Housing and Urban Development (HUD) in accordance with the Stewart B. McKinney Homeless Assistance Act. HUD review is not applicable as the property belongs to the Republic of Turkey and all buildings will be turned over to the Republic of Turkey.

13. Photographs, Vicinity Maps, Engineering Certification, and Real Property Board of Survey Check Sheet are attached as Enclosures (5-8), respectively.

14. The Personal Property Inventory is attached as Enclosure (9). The transmitter and associated electronics equipment are older technology which are no longer being used in the continental United States Loran-C chains.

OPINIONS:

1. The structures on Loran Station Kargaburun are structurally sound and in good condition.

2. The 625 foot Loran-C Transmitting Antenna and associated guys are complete destroyed as a result of the 25 February 1993 antenna collapse.

3. The Coast Guard and the U.S. Government have no further uses for the land and the remaining improvements after termination of Loran-C operations.

4. The Coast Guard and the U.S. Government should not retain the remaining improvements or rights to the land.

5. The U.S. Government should turn over the remaining improvements to the Republic of Turkey.

6. The transmitter and associated electronics equipment which are no longer being used in the continental United States Loran-C chains should be determined as excess personal property.

RECOMMENDATIONS:

1. That all buildings (remaining improvements) and the remains of the destroyed 625 foot Loran-C transmitting antenna be declared excess to the needs of the Coast Guard, turned over to the Republic of Turkey in accordance with existing cooperation agreement, and removed from the real property records.

2. That all excess personal property (excluding morale equipment) be transferred to the Republic of Turkey.