

SECTION 2.0 EXISTING CONDITIONS

2.1 GENERAL EXISTING CONDITIONS

This section describes existing conditions of each site and its associated improvements (facilities and infrastructure) thereon to be leased or conveyed to the SO. ~~All existing utility systems are currently owned and operated by the~~ The Government ~~but are under review~~ intends to convey all utilities within the housing areas unless conditions warrant retention for ~~possible privatization under a separate business agreement~~ economic or mission reasons. The condition of site improvements varies considerably among the neighborhoods depending highly on the original development dates (see Table 1). Additional detailed information may be found in the appendices as follows:

- Appendix B – Existing Inventory
- Appendix C – General Concept Map
- Appendix F – Technical References
- Appendix U – Lease of Property, Exhibit A – Description of Leased Premises
- Appendix U – Lease of Property, Exhibit B – Map of Leased Premises
- Appendix U – Lease of Property, Exhibit D – Environmental Baseline Surveys.

The Government has made every effort to ensure the accuracy of the information in this section. However, should a conflict exist between the general information in this section and the more detailed information in the appendices, the information in the appendices should be used.

2.2 PARCEL A

Parcel A₇ is located ~~north~~ south of ~~Street~~ Eglin Name ~~Boulevard~~ in ~~Parcel~~ Okaloosa County, as generally shown at General Concept Map (Appendix C) and more specifically shown in the Map of Leased Property (Exhibit B in Appendix U). ~~Civilian housing to~~ It is comprised of two residential areas (Ben's Lake and the north/south/east/west binds this parcel northwest section of Wherry) physically on the Eglin Cantonment. At the closing of the transaction, selected improvements identified below will be conveyed, and the land will be leased to the SO ~~for a period~~ under terms indicated in Section 1.3.1.2 'Leased Land', 'Lease of XX years Property' (Appendix U) and 'Operating Agreement' (Exhibit E of Appendix U) herein.

2.2.1 Jurisdiction

The legal jurisdiction of the property may be either proprietary, exclusive federal, or concurrent jurisdiction, as more specifically described herein: ~~{List the type of legal jurisdiction by parcel}~~ Parcel A is under Exclusive Federal Jurisdiction. The Government reserves the right to change the jurisdiction of the leased parcels at any time. Such change will not be the basis for a claim by the SO for property taxes or other costs.

2.2.2 Housing Units

~~{Describe the housing on the site, including number of units, year housing built, type of units (single family,~~

Parcel A consists of two neighborhoods residing on the Eglin Cantonment.

2.2.2.1 Ben's Lake

Built in 1948, these single-story, two-bedroom units are arranged in identical duplex, multiplex), size of attached garages or carports, construction materials, major renovations, etc. Sample text shown configurations.

The ~~site exterior wall construction~~ is ~~fully developed~~ stucco over concrete masonry units with a ~~combination of XXX duplex and single family housing~~ hung aluminum windows. ~~None of the units built in the 19XXs. Of the XXX units, XXX of the units have single ear garages, while the remaining units have a single carport. Unit structures are a combination garages or carports. The wood and brick frame on concrete slabs~~ framed floor is over a crawl space without insulation. ~~In 1997 and 1998 new pitched roofs with built asphalt shingles were constructed over the original flat built-up roofs. Exterior finishes are a combination of brick, wood, and stucco. XXX of the built up roofs have been replaced within the last XX years. All of the kitchens were remodeled approximately XX years ago, and XXX of the baths were renovated within the past XX years. Over XX% of the natural gas forced air furnaces and evaporative coolers have been replaced within the last XX years.~~ roof system.

2.2.2.2 Wherry

Constructed in 1951 and 1958, these single-story two, three, and four-bedroom units are arranged as multiplexes with randomly placed detached carports in the neighborhood. Construction is slab on grade, stucco on CMU walls and a 2:12 pitched roof with asphalt shingles.

2.2.3 Environmental

~~An~~ A draft Environmental Baseline Survey (EBS) ~~was completed and revealed~~ [briefly describe EBS findings as described in by Science Applications International Corporation states, "...no evidence of contamination at the Executive Summary, subject properties associated with their past or present use.g., asbestos, lead based paint, and chlordane in and around All MFH areas associated with the housing; however, the survey did not reveal any environmental conditions that would delay conveyance subject properties are classified as Category 1 and may undergo transfer of the improvements] ownership under Air Force Instruction (AFI) 32-7066." See Environmental Baseline Surveys (Exhibit D of Appendix U) for details. The draft EBS applies for all parcels of conveyed land.

According to the draft Environmental Baseline Survey (EBS) completed in August 2003 by the Science Applications International Corporation, "There is a single UST located at the Cherokee Elementary School (2580 Gaffney Road). The school is located approximately 100 yards from the Ben's Lake housing area. This 3,000-gallon UST is used to store heating oil. No spills/releases have been reported for this tank (EDR, 2003)."

2.2.4 Infrastructure

The following is a general description of the site improvements, including, but not limited to, utility systems. ~~There is a proposal for some utilities to be sold (privatized) to a private or public sector entity. This is discussed for each utility system below.~~

2.2.4.1 Electrical

~~[Indicate "not applicable" or provide system information (i.e., owner of system, provider of service, construction date~~

Currently, Parcel A receives all electrical power from Gulf Power. Gulf Power's high voltage, 115Kv (kilovolt), electrical transmission lines feed the Base West Gate substation. From the West Gate substation, any renovations, underground or overhead, capacity, general condition, what part of the system is to be three-phase high voltage (14.4Kv/24.9Kv) circuits feed Parcel A. If the SO decides to replace this line, the Government shall maintain 75 amps at a minimum. Section 2.2.6 identifies non-conveyed to the facilities that will require isolation meters.

2.2.4.1.1 Ben's Lake

Transition to underground service occurs at the intersection of Gaffney and Hatchee Roads and at the intersection of Hatchee and Eley Roads. Underground electrical service includes approximately 6,500-feet from the transitions to housing privatization SO, demarcation points units. Primary metering for conveyance, and what part of the system is to be privatized via utilities privatization and when).

[Address overhead/underground distribution, primary/Ben's Lake is located on Hatchee Road, just north of Boatner Road. All secondary lines, lines and transformers, street lighting, etc.] to the units will be conveyed for demolition and removal as identified on the electrical utility maps. The responsibility of maintenance of the electrical service (both primary and secondary) within the boundary of Ben's Lake housing area will initially be the responsibility of the SO. However, the SO shall coordinate with Civil Engineering (CE) prior to the demolition of these housing units and remove only the secondary service lines from the transformers to each of the housing units. The remaining electrical system should be returned to the base in serviceable condition as identified on the electrical utility maps in Technical References (Appendix F).

2.2.4.1.2 Wherry

Overhead services to Wherry are provided by a primary service line from the West Gate substation. The service lines continue along Hatchee Road to Nakina Drive. The metering cabinet serving this area is located off of Boatner Drive on the west side between units 10980 and 10984 Boatner Drive. The responsibility of maintenance of the electrical service (both primary and secondary) within the boundary of the Wherry housing area will be given to the SO. The SO shall maintain the size of the primary overhead line running through this area which also serves as an emergency back-up line for other facilities and shall be reconnected at the original ends. The SO shall coordinate with CE prior to replacement of this line and is responsible to ensure continued service. All electrical systems to be conveyed, re-conveyed or not conveyed are identified on the electrical utility maps in Technical References (Appendix F).

2.2.4.2 Natural Gas

[Indicate "not applicable" or provide system information.]

Okaloosa Gas owns and maintains the primary service lines in the Wherry housing area. The Government owns secondary gas lines from the regulator to the units, which will be conveyed to the SO. The services at Ben's Lake are Government owned and are to be conveyed to the SO. Presently, Okaloosa Gas maintains the natural gas services supporting Ben's Lake. The SO should anticipate negotiation of an agreement with Okaloosa Gas to take over the maintenance of these service lines.

2.2.4.3 Water

[Indicate "not applicable" or provide system information.]

The Government owns all water wells, towers and distribution lines servicing the installation. The Government requires access to sample and flush the entire water distribution system to ensure water quality. All fire hydrants within the housing areas are to be conveyed to the SO, who in turn shall comply with NFPA 24. All water utilities to be conveyed, re-conveyed or not conveyed are identified on the water utility systems maps in Technical References (Appendix F). Water consumption for the housing communities will be monitored and a water and sewage usage charge will be paid by the SO. The SO must coordinate with CE prior to beginning work on utilities.

2.2.4.4 Sewer

~~Indicate “not applicable” or provide~~

Eglin AFB treats its own sewage with an on-base waste water treatment plant system information. The Government would continue to own the wastewater treatment plant and all waste distribution lines outside of the housing community areas identified in the Family Housing Sanitary Sewer System map. The entire sanitary sewer system located within the defined housing areas including lift stations, force mains and lateral lines are to be conveyed to the SO (some are temporarily conveyed, refer to the water utility systems maps in Technical References (Appendix F)). The force mains running from the Plew Treatment Plant, through the on-base housing communities and continuing to the spray fields off of Hwy 85 will not be conveyed. Privatized housing community sewage consumption (K-gal, Kilo-gallons) is based on 70% of water usage. Manholes within the leased areas will be conveyed to the SO. Lines of ownership demarcation shall be at the following manhole locations:

Manhole #437 – Corner of May Road & Gaffney Road;

Manhole #477 – In front of Cherokee Elementary School, on Gaffney Road;

Manhole #478 – In front of the Child Development Center, on Gaffney Road; and

Manhole #498 – Beside the Youth Center ball fields; Corner of Hatchee Road & Gaffney Road.

The collection mains from these manholes through Ben’s Lake will be re-conveyed upon completion of demolition of the housing units. The SO shall coordinate with CE prior to beginning work on utilities.

2.2.4.5 Storm Drainage

~~Indicate “not applicable” or provide system information~~

The entire storm drainage system within Parcel A will be conveyed to the SO. The system, which is not extensive, is predominately surface drainage with some concrete pipe and culverts.

2.2.4.6 Telephone

~~Indicate “not applicable” or provide system information.~~

The telecommunications system within Parcel A is located underground and telephone service is provided by Sprint, with the exception of the Government-owned telephone cable described below.

2.2.4.7 Computer Network Lines

~~Indicate “not applicable” or provide system information.~~

There are Government maintained computer network lines to a limited number of the military family houses that will not be conveyed.

2.2.4.8 Cable TV

~~Indicate “not applicable” or provide system information.~~

The cable television (CATV) system, including lines and support facilities, is owned by Cox Communications Company and will not be conveyed.

2.2.4.9 Government Telephone Cable

~~Indicate “not applicable” or provide system information.~~

The Government telephone communication system serves all Key and Essential housing units. All Government communication cable is located underground. This telephone communication system will not be conveyed.

2.2.4.10 Pavements

~~[Indicate “not applicable” or provide system information.]~~

All pavements, including streets, driveways and sidewalks within Parcel A will be conveyed to the SO.

2.2.5 Other Improvements To Be Conveyed

~~[Identify “tot lots”/playgrounds, bus stops, maintenance complex, etc.]~~

All carports, sheds, bus shelters and garages associated with the family housing communities will be conveyed to the SO.

2.2.6 Other Real Estate Interests

~~[Identify real estate interest to be retained by~~

Certain utility infrastructure will continue to remain under the possession and control of the Government ~~or already conveyed.~~ Access easements to ~~others, including easements.~~ secondary service lines that supply wells shall be provided by the SO to the Government. Refer to Technical References (Appendix F) for all utility points of demarcation.

2.3 PARCEL B

~~[Placeholder for second parcel details. Follow Section 2.2 structure.]~~

Parcel B is located south of Eglin Boulevard in Okaloosa County, as generally shown at General Concept Map (Appendix C) and more specifically shown in the Map of Leased Property (Exhibit B in Appendix U). It is comprised of two residential areas (Capehart and the southeast section of Wherry) all physically on the Eglin Cantonment. At the closing of the transaction, selected improvements identified below will be conveyed, and the land will be leased to the SO for a period of 50 years under the terms indicated in Section 1.3.1.2 ‘Leased Land’, ‘Lease of Property’ (Appendix U) and ‘Operating Agreement’ (Exhibit E of Appendix U).

2.3.1 Jurisdiction

~~[Indicate base specific information.]~~

The legal jurisdiction of the property may be either proprietary, exclusive federal, or concurrent jurisdiction, as more specifically described herein: Parcel B is under Exclusive Federal jurisdiction. The Government reserves the right to change the jurisdiction of the leased parcels at any time. Such change will not be the basis for a claim by the SO for property taxes or other costs.

2.3.2 Housing Units

~~[Indicate base specific information~~

Parcel B consists of two neighborhoods residing on the Eglin Cantonment.]

2.3.2.1 Capehart

Developed in 1958, these single-story duplex and single family units with two, three, and four-bedroom mix were moderately renovated in phases during 1988, 1989, 1990, 1991, 1992, 1993, and 1997. All units have either an attached carport or one- or two- car garage. Construction consists of slab on grade. Exterior walls of stucco on load bearing concrete masonry units, and 1½:12 to 2:12 pitched built-up roof with gravel surfaces.

2.3.2.2 Wherry

Constructed in 1951 and 1958, these single-story two, three, and four-bedroom units are arranged as multiplexes with randomly placed detached carports in the neighborhood.

Construction is slab on grade, stucco on CMU walls and a 2:12 pitched roof with asphalt shingles.

2.3.3 **Environmental**

~~[Indicate base specific information.]~~

See Section 2.2.3.

2.3.4 **Infrastructure**

The following is a general description of the site improvements, including, but not limited to utility systems.

2.3.4.1 **Electric**

~~[Indicate “not applicable” or provide system information.]~~

~~[Address overhead~~

Currently, Parcel B receives all electrical power from Gulf Power. Gulf Power’s high voltage, 115Kv (kilovolt), electrical transmission lines feed the Base West Gate substation. From the West Gate substation, overhead three-phase high voltage (14.4Kv/~~underground distribution, primary/secondary lines, transformers, street lighting, etc.~~)24.9Kv) circuits feed Parcel B. Electrical utility systems to be conveyed, re-conveyed or not conveyed are identified on the electrical utility maps in Technical References (Appendix F). The SO shall coordinate with CE prior to beginning work on utilities.

Section 2.3.6 identifies facilities that will require isolation meters.

2.3.4.1.1 **Capehart**

Overhead service to Capehart is provided by one primary service line from the West Gate Substation. Transition to an overhead line occurs along the intersection of Hatchee Road and Nakina Drive. Capehart consists of approximately 11,000-feet of primary lines and 132 wooden poles servicing 498 family units.

The southwest portion of Capehart is serviced by the primary electrical circuit for Wherry described below. This circuit provides power to most of Capehart from the metering cabinet located on Nakina Drive southeast of Hatchee Road. This primary circuit also services the Bear Creek marina and Camp Robbins area, which are both isolated through separate metering.

2.3.4.1.2 **Wherry**

Overhead services to Wherry are provided by a primary service line from the West Gate substation. The service lines continue along Hatchee Road to Nakina Drive. The metering cabinet serving this area is located off of Boatner Drive on the west side between units 10980 and 10984 Boatner Drive.

2.3.4.2 **Natural Gas**

~~[Indicate “not applicable” or provide system information.]~~

Okaloosa Gas owns and maintains all of the primary natural gas service lines in Capehart and Wherry housing areas. The Government owns secondary gas lines from the regulator to the units, which will be conveyed to the SO. The SO should anticipate negotiation of an agreement with Okaloosa Gas to take over the maintenance of these service lines.

2.3.4.3 **Water**

~~[Indicate “not applicable” or provide system information.]~~

The Government owns all water wells, towers and distribution lines servicing the installation. The Government requires access to sample and flush the entire water distribution system to ensure water quality. All fire hydrants within the housing areas are to be conveyed to the SO, who in turn shall comply with NFPA 24. All water utilities to be conveyed, re-conveyed or not conveyed are identified on the water utility systems maps in Technical References (Appendix F). Water consumption for the housing communities will be monitored and a water and sewage usage charge will be paid by the SO. The SO must coordinate with CE prior to beginning work on utilities.

2.3.4.4 Sewer

~~Indicate “not applicable” or provide~~

Eglin AFB treats its own sewage with an on-Base waste water treatment plant system information.} The Government would continue to own the wastewater treatment plant and all waste distribution lines outside of the housing community areas identified in the Family Housing Sanitary Sewer System map. The entire sanitary sewer system located within the defined housing areas including lift stations, force mains and lateral lines are to be conveyed to the SO. The force mains running from the Plew Treatment Plant, through the on-base housing communities and continuing to the spray fields off of Hwy 85 will not be conveyed. These are identified on the Family Housing Sanitary Sewer System map. Privatized housing community sewage consumption (K-gal, Kilo-gallons) is based on 70% of water usage. Manholes within the leased areas will be conveyed to the SO. Lines of ownership demarcation shall be at the following manhole locations:

Manhole #461 – On Foster Drive, behind building 24;

Manhole #371 – Corner of Nakina Drive & Hatchee Road; and

Manhole #495 – Beside the “drop-in” child care center on Hatchee Road.

2.3.4.5 Storm Drainage

~~Indicate “not applicable” or provide system information~~

The entire storm drainage system within Parcel B will be conveyed to the SO.} The system, which is not extensive, is predominately surface drainage with some concrete pipe and culverts.

2.3.4.6 Telephone

~~Indicate “not applicable” or provide system information.}~~

The telecommunications system within Parcel B is located underground and telephone service is provided by Sprint, with the exception of the Government-owned telephone cable described below.

2.3.4.7 Computer Network Lines

~~Indicate “not applicable” or provide system information.}~~

There are Government maintained computer network lines to a limited number of the military family houses that will not be conveyed. Several family units located on Osceola Circle in Capehart housing receive Government network support. The main junction is located beside 726 Osceola with fiber optic cables proceeding to feed the remaining units to include 720 Osceola.

2.3.4.8 Cable TV

~~Indicate “not applicable” or provide system information.}~~

The cable television (CATV) system, including lines and support facilities, is owned by Cox Communications Company and will not be conveyed.

2.3.4.9 **Government Telephone Cable**

~~[Indicate “not applicable” or provide system information.]~~

The Government telephone communication system serves all Key and Essential housing units. All Government communication cable is located underground. This telephone communication system will not be conveyed.

2.3.4.10 **Pavements**

~~[Indicate “not applicable” or provide system information.]~~

All pavements, including streets, driveways and sidewalks within Parcel B housing areas will be conveyed to the SO.

2.3.5 **Other Improvements To Be Conveyed**

~~[Identify “tot lots”, bus stops, maintenance complex, etc.]~~

The Housing Maintenance Facility (Wherry), Manufactured Housing (Wherry), RV Storage Area (Capehart) and all carports, sheds, bus shelters and garages associated with the family housing communities will be conveyed to the SO.

2.3.6 **Other Real Estate Interests**

~~[Identify real estate interest to be retained by~~

The Housing Management Facility Office (Wherry) shall not be conveyed to the SO. Access easements to secondary service lines that supply wells will be provided to the Government ~~or already conveyed to others, including easements.~~ Refer to Technical References (Appendix F) for all utility points of demarcation.

2.4 PARCEL C

Parcel C is located at the eastern end of the Eglin Cantonment among base office buildings, south of Eglin Boulevard in Okaloosa County as generally shown at General Concept Map (Appendix C) and more specifically shown in the Map of Leased Property (Exhibit B in Appendix U). It is comprised of one residential area (Georgia Avenue) physically on the Eglin Cantonment. At the closing of the transaction, selected improvements identified below will be conveyed and the ground will be leased to the SO under terms indicated in Section 1.3.1.2 ‘Leased Land’, ‘Lease of Property’ (Appendix U) and ‘Operating Agreement’ (Exhibit E of Appendix U) herein.

2.4.1 Jurisdiction

The legal jurisdiction of the property may be either proprietary, exclusive federal, or concurrent jurisdiction, as more specifically described herein: Parcel C is under Exclusive Federal Jurisdiction. The Government reserves the right to change the jurisdiction of the leased parcels at any time. Such change will not be the basis for a claim by the SO for property taxes or other costs.

2.4.2 Housing Units

Parcel C consists of one neighborhood residing on the Eglin Cantonment.

2.4.2.1 Georgia Avenue (Historical)

Constructed in 1943, these five single-family dwellings consist of three and four-bedroom units located in a portion of Eglin Historical District which are listed in the National Historic Register. All of the units have attached garages with the exception of one unit having a detached garage. The exterior wall construction is wood frame with stucco finish. The main floor system is oak flooring on wood joists over a crawl space. The main roof systems are asphalt shingles

on 5:12 pitched wood framing and low-pitched built-up roof over enclosed porches. The window systems are aluminum single-hung and aluminum awning windows in the breezeways connecting to the garages.

2.4.3 **Environmental**

See Section 2.2.3.

2.4.4 **Infrastructure**

The following is a general description of the site improvements, including, but not limited to, utility systems.

2.4.4.1 **Electrical**

Currently, Parcel C receives all electrical power from Gulf Power. Gulf Power's high voltage, 115Kv (kilovolt), electrical transmission lines feed the Eglin Cantonment Substation. From the Eglin Cantonment substation, overhead three-phase high voltage (7.2Kv/12.4Kv) circuits feed Parcel C. Electrical utility systems to be conveyed, re-conveyed or not conveyed are identified on the electrical utility maps in Technical References (Appendix F). The SO shall coordinate with CE prior to beginning work on utilities.

2.4.4.1.1 **Georgia Avenue (Historical)**

Overhead service to Georgia Avenue is provided by a primary service line from the Eglin Cantonment substation. The SO will be responsible for the maintenance of the secondary service lines from transformers to the units. Upon completion of rank equivalent units elsewhere these service lines will be re-conveyed back to the Government.

2.4.4.2 **Natural Gas**

Okaloosa Gas owns and maintains all primary natural gas service lines in Georgia Avenue. The Government owns secondary gas lines from the regulator to the units, which will be conveyed to the SO. The SO should anticipate negotiation of an agreement with Okaloosa Gas to take over the maintenance of these service lines.

2.4.4.3 **Water**

The Government owns all water wells, towers and distribution lines servicing the installation. The Government requires access to sample and flush the entire water distribution system to ensure water quality. All fire hydrants within the housing areas are to be conveyed to the SO, who in turn shall comply with NFPA 24. All water utilities to be conveyed, re-conveyed or not conveyed are identified on the water utility systems maps in Technical References (Appendix F). Water consumption for the housing communities will be monitored and a water and sewage usage charge will be paid by the SO. The SO must coordinate with CE prior to beginning work on utilities.

2.4.4.4 **Sewer**

Eglin AFB treats its own sewage with an on-Base waste water treatment plant system. The Government would continue to own the wastewater treatment plant and all waste distribution lines outside of the housing community areas identified in the Family Housing Sanitary Sewer System map. The entire sanitary sewer system located within the defined housing areas including lift stations, force mains and lateral lines are to be conveyed to the SO (some are temporarily conveyed, refer to the water utility systems maps in Technical References (Appendix F)). The force mains running from the Plew Treatment Plant, through the on-base housing communities and continuing to the spray fields off of Hwy 85 will not be conveyed. These are identified on the Family Housing Sanitary Sewer System map. Privatized housing

community sewage consumption (K-gal, Kilo-gallons) is based on 70% of water usage. Manholes within the leased areas will be conveyed to the SO. Lines of ownership demarcation shall be at the following manhole locations:

Manhole #333 – Corner of Georgia Avenue & 4th Street.

2.4.4.5 Storm Drainage

The entire storm drainage system within Parcel C will be conveyed to the SO. The system, which is not extensive, is predominately surface drainage with some concrete pipe and culverts.

2.4.4.6 Telephone

The telecommunications system within Parcel C is located underground and telephone service is provided by Sprint, with the exception of the Government-owned telephone cable described below.

2.4.4.7 Computer Network Lines

There are Government maintained computer network lines to a limited number of the military family houses that will not be conveyed. Georgia Avenue units located within the interior of Eglin's industrial area also receive network support by fiber optic transmission.

2.4.4.8 Cable TV

The cable television (CATV) system, including lines and support facilities, is owned by Cox Communications Company and will not be conveyed.

2.4.4.9 Government Telephone Cable

The Government telephone communication system serves all Key and Essential housing units. All Government communication cable is located underground. This telephone communication system will not be conveyed.

2.4.4.10 Pavements

All pavements, including streets, driveways and sidewalks within Parcel C will not be conveyed to the SO.

2.4.5 Other Improvements To Be Conveyed

All carports, sheds, bus shelters and garages associated with the family housing communities will be conveyed to the SO.

2.4.6 Other Real Estate Interests

Not Applicable.

2.5 PARCEL D

Parcel D is located south of Eglin Boulevard in Okaloosa County, as generally shown at General Concept Map (Appendix C) and more specifically shown in the Map of Leased Property (Exhibit B in Appendix U). It is comprised of three residential areas (Hidden Oaks, New Plew and Old Plew) all physically on the Eglin Cantonment. At the closing of the transaction, selected improvements identified below will be conveyed, and the land will be leased to the SO for a period of 50 years under the terms indicated in Section 1.3.1.2 'Leased Land', 'Lease of Property' (Appendix U) and 'Operating Agreement' (Exhibit E of Appendix U).

2.5.1 Jurisdiction

The legal jurisdiction of the property may be either proprietary, exclusive federal, or concurrent jurisdiction, as more specifically described herein: Parcel D is under Exclusive Federal Jurisdiction. The Government reserves the right to change the jurisdiction of the leased parcels at

any time. Such change will not be the basis for a claim by the SO for property taxes or other costs.

2.5.2 Housing Units

Parcel D consists of four neighborhoods, all residing on the Eglin Cantonment.

2.5.2.1 Hidden Oaks

Built in 2001, Hidden Oaks comprises 126 two-bedroom duplex units. Six are wheelchair accessible and the remaining single-story units are adaptable. All units have single attached garages. Construction consists of slab on grade, wood frame with brick and vinyl siding for exterior walls.

2.5.2.2 New Plew

Developed in 1968, these single-story duplexes consist of three- and four-bedroom units with single and double detached front carports. Construction is slab on grade, exposed CMU exterior walls and 3:12 pitched roof with asphalt shingles.

2.5.2.3 Old Plew

Constructed in 1968 as two neighborhood areas for officers and enlisted personnel, these single- and two-story structures are configured as three- and four-bedroom units. Only the single-family CGO, FGO, and SOQ units have carports. Construction is the same for all the single-family, duplex and quad-plex units in this neighborhood. They consist of slab on grade, exposed CMU exterior walls painted and 3:12 pitched roof with asphalt shingles.

2.5.3 Environmental

See Section 2.2.3.

2.5.4 Infrastructure

The following is a general description of the site improvements, including, but not limited to utility systems.

2.5.4.1 Electrical

Currently, Parcel D receives all electrical power from Gulf Power. Gulf Power's high voltage, 115Kv (kilovolt), electrical transmission lines feed the Base West Gate substation. From the West Gate substation, overhead three-phase high voltage (14.4Kv/24.9Kv) circuits feed Parcel D. Electrical utility systems to be conveyed, re-conveyed or not conveyed are identified on the electrical utility maps in Technical References (Appendix F). The SO shall coordinate with CE prior to beginning work on utilities.

2.5.4.1.1 Hidden Oaks

Overhead service to Hidden Oaks is provided by one primary service line from the West Gate substation. Transitions to underground services occur in a metering cabinet located on Ash Drive, east of the water tower. The units have unit meter bases in place.

2.5.4.1.2 New Plew

Overhead service to New Plew (Azalea Manor - West End) is provided by a primary service line east of Hidden Oaks meter tap, transitioning to underground service at the intersection of Ash Drive, just East of Hidden Oaks metering cabinet.

Overhead service to New Plew (Azalea Manor - East End) is provided by a primary service line from the West Gate substation, continuing to the east of the Hospital and Visiting Officers Quarters on Boatner Road, transitioning to underground service between Ash and Elm Drives at the metering cabinet.

The electrical system in New Plew consists of approximately 5,000-feet of primary lines and 102 wooden poles.

2.5.4.1.3 Old Plew

Overhead service to Old Plew (Woodland Manor - West End) is provided by a primary service line from the West Gate substation, continuing to the east of the Hospital on Boatner Road, transitioning to underground service between Ash and Elm Drives at the metering cabinet.

Overhead service to Old Plew (Woodland Manor - East End) is provided by a primary service line from the West Gate substation, continuing to the east of the Hospital on Boatner Road, transitioning to underground service at the intersection of Boatner Road and Cypress Drive at the metering cabinet.

2.5.4.2 Natural Gas

Okaloosa Gas owns and maintains the primary natural gas service lines in Hidden Oaks. The Government owns secondary gas lines from the regulator to the units, which will be conveyed to the SO. The services in Old Plew and New Plew housing areas are Government owned and are to be conveyed to the SO. Presently, Okaloosa Gas maintains all natural gas services supporting these two areas. The SO should anticipate negotiation of an agreement with Okaloosa Gas to take over the maintenance of these service lines.

2.5.4.3 Water

The Government owns all water wells, towers and distribution lines servicing the installation. The Government requires access to sample and flush the entire water distribution system to ensure water quality. All fire hydrants within the housing areas are to be conveyed to the SO, who in turn shall comply with NFPA 24. All water utilities to be conveyed, re-conveyed or not conveyed are identified on the water utility systems maps in Technical References (Appendix F). Water consumption for the housing communities will be monitored and a water and sewage usage charge will be paid by the SO. The SO must coordinate with CE prior to beginning work on utilities.

2.5.4.4 Sewer

Eglin AFB treats its own sewage with an on-Base waste water treatment plant system. The Government would continue to own the wastewater treatment plant and all waste distribution lines outside of the housing community areas identified in the Family Housing Sanitary Sewer System map. The entire sanitary sewer system located within the defined housing areas including lift stations, force mains and lateral lines are to be conveyed to the SO. The force

mains running from the Plew Treatment Plant, through the on-base housing communities and continuing to the spray fields off of Hwy 85 will not be conveyed. These are identified on the Family Housing Sanitary Sewer System map. Privatized housing community sewage consumption (K-gal, Kilo-gallons) is based on 70% of water usage. Manholes within the leased areas will be conveyed to the SO. Lines of ownership demarcation shall be at the following manhole locations:

Manhole #876 – Southwest of the Visiting Officer Quarters off the roadway to the Waste Treatment Plant;

Manhole #908 – Corner of Ash Drive & Boatner Road, east side of the road; and

Manhole #912 – Corner of Memorial Trail & Boatner Road.

2.5.4.5 Storm Drainage

The entire storm drainage system within Parcel D will be conveyed to the SO. The system, which is not extensive, is predominately surface drainage with some concrete pipe and culverts.

2.5.4.6 Telephone

The telecommunications system within Parcel D is located underground and telephone service is provided by Sprint, with the exception of the Government-owned telephone cable described below.

2.5.4.7 Computer Network Lines

There are Government maintained computer network lines to a limited number of the military family houses that will not be conveyed.

2.5.4.8 Cable TV

The cable television (CATV) system, including lines and support facilities, is owned by Cox Communications Company and will not be conveyed. The SO should contact Cox Communications if development is identified in their CDP within 1000 feet of the communication tower located on Azalea Drive (Parcel D).

2.5.4.9 Government Telephone Cable

The Government telephone communication system serves all Key and Essential housing units. All Government communication cable is located underground. This telephone communication system will not be conveyed.

2.5.4.10 Pavements

All pavements, including streets, driveways and sidewalks within Parcel D will be conveyed to the SO.

2.5.5 Other Improvements To Be Conveyed

The Housing Supply and Storage Facilities (Hidden Oaks) and all carports, sheds, bus shelters and garages associated with the family housing communities will be conveyed to the SO.

2.5.6 Other Real Estate Interests

Not Applicable.

2.6 PARCELE

Parcel E is located north of Eglin Boulevard in Okaloosa County, as generally shown at General Concept Map (Appendix C) and more specifically shown in the Map of Leased Property (Exhibit B in Appendix U). It is comprised of one residential area (Poquito Bayou) located west of the Eglin Cantonment, east of Poquito Bayou and northeast of the larger Garnier Bayou. It is bound by a waterway to the west and a private residential neighborhood to the south. At the closing of the transaction, selected improvements

identified below will be conveyed and the ground will be leased to the SO under terms indicated in Section 1.3.1.2 'Leased Land', 'Lease of Property' (Appendix U) and 'Operating Agreement' (Exhibit E of Appendix U) herein.

2.6.1 **Jurisdiction**

The legal jurisdiction of the property may be either proprietary, exclusive federal, or concurrent jurisdiction, as more specifically described herein: Parcel E is under Exclusive Federal jurisdiction. The Government reserves the right to change the jurisdiction of the leased parcels at any time. Such change will not be the basis for a claim by the SO for property taxes or other costs.

2.6.2 **Housing Units**

Parcel E consists of one neighborhood residing on the Eglin Reservation.

2.6.2.1 **Poquito Bayou**

This remote neighborhood was developed in 1976 as single and two-story units. There are single-family and duplex units consisting of three and four-bedrooms with single-car garages in front. They were renovated in 1997 with new vinyl siding, insulated windows and metal exterior doors. Construction consists of slab on grade, wood framed exterior walls and 5:12 pitched roof with asphalt shingles.

2.6.3 **Environmental**

See Section 2.2.3.

2.6.4 **Infrastructure**

The following is a general description of the site improvements, including, but not limited to utility systems.

2.6.4.1 **Electric**

Currently, Parcel E receives all electrical power from Eglin's West Gate substation. From the West Gate substation, overhead service progresses to just south of Eglin Boulevard (Florida Hwy 85) within the Eglin Cantonment then turns to the north to a point where it crosses Highway 85 into the housing community along Sweetbay Circle. Electrical utility systems to be conveyed, re-conveyed or not conveyed are identified on the electrical utility maps in Technical References (Appendix F). The SO shall coordinate with CE prior to beginning work on utilities.

2.6.4.1.1 **Poquito Bayou**

Transition to underground service occurs on the North side of Eglin Boulevard Florida Hwy 85). The meter serving this community is located to the northwest of Hidden Oaks.

2.6.4.2 **Natural Gas**

The natural gas service lines in Poquito Bayou are Government owned and will be conveyed to the SO. Presently, Okaloosa Gas maintains all natural gas services supporting Poquito Bayou. The SO should anticipate negotiation of an agreement with Okaloosa Gas to take over the maintenance of these service lines.

2.6.4.3 **Water**

Poquito Bayou housing area receives water services from Okaloosa County. The SO will be responsible for all lines conveyed by the Government. All fire hydrants will be conveyed to the SO. The SO shall coordinate with CE prior to beginning work on utilities.

2.6.4.4 Sewer

Poquito Bayou sewer services are provided by the city of Shalimar. The Government is to convey ownership of the lift station and all associated Government maintained service lines. Manholes within the leased areas will be conveyed to the SO. Lines of ownership demarcation shall be at manhole locations. The SO shall coordinate with CE prior to beginning work on utilities.

2.6.4.5 Storm Drainage

The entire storm drainage system within Parcel E will be conveyed to the SO. The system, which is not extensive, is predominately surface drainage with some concrete pipe and culverts.

2.6.4.6 Telephone

The telecommunications system within Parcel E is located underground and telephone service is provided by Sprint, with the exception of the Government-owned telephone cable described below.

2.6.4.7 Computer Network Lines

There are Government maintained computer network lines to a limited number of the military family houses that will not be conveyed.

2.6.4.8 Cable TV

The cable television (CATV) system, including lines and support facilities, is owned by Cox Communications Company and will not be conveyed.

2.6.4.9 Government Telephone Cable

The Government telephone communication system serves all Key and Essential housing units. All Government communication cable is located underground. This telephone communication system will not be conveyed.

2.6.4.10 Pavements

All pavements, including streets, driveways and sidewalks within Parcel E housing areas will be conveyed to the SO.

2.6.5 Other Improvements To Be Conveyed

All carports, sheds, bus shelters and garages associated with Parcel E will be conveyed to the SO.

2.6.6 Other Real Estate Interests

The storage building (#10441) shall not be conveyed to the SO.

2.7 PARCEL F

Parcel F is remotely located at the western end of the Eglin AFB, north of Ft. Walton Beach and west of Garnier Bayou in Okaloosa County, as generally shown at General Concept Map (Appendix C) and more specifically shown in the Map of Leased Property (Exhibit B in Appendix U). It is comprised of one area (Camp Pinchot) bound to the south and west by private residential neighborhoods and the east by Garnier Bayou. At the closing of the transaction, selected improvements identified below will be conveyed and the land will be leased to the SO under terms indicated in Section 1.3.1.2 'Leased Land', 'Lease of Property' (Appendix U) and 'Operating Agreement' (Exhibit E of Appendix U) herein.

2.7.1 Jurisdiction

The legal jurisdiction of the property may be either proprietary, exclusive federal, or concurrent jurisdiction, as more specifically described herein. Parcel F is under Exclusive Federal Jurisdiction. The Government reserves the right to change the jurisdiction of the leased parcels at

any time. Such change will not be the basis for a claim by the SO for property taxes or other costs.

2.7.2 Housing Units

Parcel F consists of one neighborhood residing on the Eglin Reservation.

2.7.2.1 Camp Pinchot (Historical)

Camp Pinchot, Historical District, was constructed between 1912 and 1944. There are four units; one single family 3-bedroom GOQ with a detached carport, one single family 2-bedroom GOQ with a detached garage, one single family 3-bedroom CGO unit, and one single family 2-bedroom JNCO unit. All the units are composed of wood frame in the historic Florida Cracker vein with board and batten siding. The main floors are wood on wood joists with a crawl space below. The roof systems are asphalt shingles on mostly 6:12 sloped wood structures.

2.7.3 Environmental

See Section 2.2.3.

2.7.4 Infrastructure

The following is a general description of the site improvements, including, but not limited to, utility systems.

2.7.4.1 Electric

Currently, Parcel F at Eglin AFB receives all electrical power from Eglin's West Range substation. Parcel F is fed from the substation's overhead distribution lines. The meter cabinet is located on Lewis Turner, Florida Highway 189. Electrical utility systems to be conveyed, re-conveyed or not conveyed are identified on the electrical utility maps in Technical References (Appendix F). The SO shall coordinate with CE prior to beginning work on utilities.

2.7.4.1.1 Camp Pinchot (Historical)

Camp Pinchot (Historical) has overhead electrical service from the West Range substation. This parcel is not currently metered.

2.7.4.2 Natural Gas

The natural gas services at Camp Pinchot are owned and maintained by Okaloosa Gas. The Government owns secondary gas lines from the regulator to the units, which will be conveyed to the SO. Each unit has been metered, but the greenhouse requires metering by the SO. The SO should anticipate negotiation of an agreement with Okaloosa Gas to take over the maintenance of these service lines.

2.7.4.3 Water

Camp Pinchot receives services through area site wells and storage tanks owned and maintained by the Government. The Government will not transfer ownership of wells, however it will require the SO to maintain the supply lines. The Government will transfer ownership of storage tanks to the SO. Fire hydrants will be conveyed to the SO. The SO shall coordinate with CE prior to beginning work on utilities.

2.7.4.4 Sewer

Eglin AFB treats its own sewage with an on-Base waste water treatment plant system. The Government would continue to own the wastewater treatment plant and all waste distribution lines outside of the housing community areas identified in the Family Housing Sanitary Sewer System map. The entire sanitary sewer system located within the defined housing areas including lift stations, force mains and lateral lines are to be conveyed to the SO. These are

identified on the Family Housing Sanitary Sewer System map. The SO shall coordinate with CE prior to beginning work on utilities.

Camp Pinchot is serviced by a septic system to include tanks and field lines which would be transferred to the SO.

2.7.4.5 Storm Drainage

The entire storm drainage system within Parcel F will be conveyed to the SO. The system, which is not extensive, is predominately surface drainage with some concrete pipe and culverts.

2.7.4.6 Telephone

The telecommunications system within Parcel F is located underground and telephone service is provided by Sprint, with the exception of the Government-owned telephone cable described below.

2.7.4.7 Computer Network Lines

There are Government maintained computer network lines to a limited number of the military family houses that will not be conveyed.

2.7.4.8 Cable TV

The cable television (CATV) system, including lines and support facilities, is owned by Cox Communications Company and will not be conveyed.

2.7.4.9 Government Telephone Cable

The Government telephone communication system serves all Key and Essential housing units. All Government communication cable is located underground. This telephone communication system will not be conveyed.

2.7.4.10 Pavements

All pavements, including streets, driveways and sidewalks within Parcel F housing areas will be conveyed to the SO.

2.7.5 Other Improvements To Be Conveyed

All carports, sheds, bus shelters and garages and a boat house associated with the family housing communities will be conveyed to the SO. The Visiting Officer Quarters (VOQs) Lodging, pump house, two storage buildings and greenhouse at Camp Pinchot will be conveyed.

2.7.6 Other Real Estate Interests

Not Applicable.

2.8 PARCEL G

Parcel G is remotely located at the western end of the Base, north of Fort Walton Beach and west of Garnier Bayou in Okaloosa County, as generally shown at General Concept Map (Appendix C) and more specifically shown in the Map of Leased Property (Exhibit B in Appendix U). The Camp Pinchot expansion area is bound to the south and west by private residential neighborhoods and the east by Garnier Bayou. At the closing of the transaction, selected improvements identified below will be conveyed, and the land will be leased to the SO for a period of 50 years under the terms indicated in Section 1.3.1.2 'Leased Land', 'Lease of Property' (Appendix U) and 'Operating Agreement' (Exhibit E of Appendix U).

2.8.1 Jurisdiction

The legal jurisdiction of the property may be either proprietary, exclusive federal, or concurrent jurisdiction, as more specifically described herein: Parcel G is under Exclusive Federal

jurisdiction. The Government reserves the right to change the jurisdiction of the leased parcels at any time. Such change will not be the basis for a claim by the SO for property taxes or other costs.

2.8.2 Housing Units

There are currently no housing units on Parcel G.

2.8.3 Environmental

See Section 2.2.3.

2.8.4 Infrastructure

There are currently no site improvements or utility systems in Parcel G.

2.8.5 Other Real Estate Interests

Not Applicable.

2.9 PARCEL H

Parcel H is remotely located at the western end of the Base, north of Fort Walton Beach and east of Garnier Bayou in Okaloosa County as generally shown at General Concept Map (Appendix C) and more specifically shown in the Map of Leased Property (Exhibit B in Appendix U). The North GERC expansion area is bound to the south by private residential neighborhoods and the west by Garnier Bayou. At the closing of the transaction, the land may be leased to the SO under the terms indicated in Section 1.3.1.2 'Leased Land', 'Lease of Property' (Appendix U) and 'Operating Agreement' (Exhibit E of Appendix U).

2.9.1 Jurisdiction

The legal jurisdiction of the property may be either proprietary, exclusive federal, or concurrent jurisdiction, as more specifically described herein: Parcel H is under Exclusive Federal jurisdiction. The Government reserves the right to change the jurisdiction of the leased parcels at any time. Such change will not be the basis for a claim by the SO for property taxes or other costs.

2.9.2 Housing Units

There are currently no housing units on Parcel H.

2.9.3 Environmental

See Section 2.2.3.

2.9.4 Infrastructure

There are currently no existing site improvements or utility systems in Parcel H.

2.10 PARCEL I

Parcel I is remotely located northwest of the Eglin Cantonment in Okaloosa County, as generally shown at General Concept Map (Appendix C) and more specifically shown in the Map of Leased Property (Exhibit B in Appendix U). It is comprised of one residential area (Camp Rudder) located on the Eglin Reservation and surrounded by unimproved land. Camp Rudder is also described as Aux. Field 6. At the closing of the transaction, selected improvements identified below will be conveyed and the land will be leased to the SO under terms indicated in Section 1.3.1.2 'Leased Land', 'Lease of Property' (Appendix U) and 'Operating Agreement' (Exhibit E of Appendix U) herein.

2.10.1 **Jurisdiction**

The legal jurisdiction of the property may be either proprietary, exclusive federal, or concurrent jurisdiction, as more specifically described herein. Parcel I is under Proprietary Jurisdiction. The Government reserves the right to change the jurisdiction of the leased parcels at any time. Such change will not be the basis for a claim by the SO for property taxes or other costs.

2.10.2 **Housing Units**

Parcel I consists of one neighborhood residing on the Eglin Reservation.

2.10.2.1 **Camp Rudder**

A small housing area consisting of 25 family units constructed in 1975 and remotely located from the Eglin Cantonment. Units have attached single carports. These three and four-bedroom, single-family unit and duplex units were remodeled with new bathrooms in 1991 and re-roofed in 1994. Construction consists of slab on grade, wood frame with stucco on exterior walls, and painted wood siding below the gable ends.

2.10.3 **Environmental**

See Section 2.2.3.

2.10.4 **Infrastructure**

The following is a general description of the site improvements, including, but not limited to, utility systems.

2.10.4.1 **Electric**

Currently, Parcel I at Eglin AFB receives electrical power from Valparaiso Substation and West Gate Substation. At these stations, the Government purchases 115Kv power from Gulf Power Company. Each of the base housing areas is fed from the substations overhead distribution lines. Electrical utility systems to be conveyed, re-conveyed or not conveyed are identified on the electrical utility maps in Technical References (Appendix F). The SO shall coordinate with CE prior to beginning work on utilities.

2.10.4.1.1 **Camp Rudder**

Camp Rudder electrical services run underground to an area primary meter servicing the immediate housing community of 25 units. Electrical power is transferred to the site from the West Range substation (7.2/12.5Kv) with an inline switching station between the two points. Each duplex is currently metered. The secondary service lines from the transformers to the housing units will be conveyed to the SO and removed prior to demolition of the housing units.

2.10.4.2 **Natural Gas**

Camp Rudder currently has no natural gas service.

2.10.4.3 **Water**

The Government owns all water wells, towers and distribution lines servicing the installation. The Government requires access to sample and flush the entire water distribution system to ensure water quality. All fire hydrants within the housing area will not be conveyed to the SO. All water utilities to be conveyed, re-conveyed or not conveyed are identified on the water utility systems maps in Technical References (Appendix F). Water consumption for the housing communities will be monitored and a water and sewage usage charge will be paid by the SO. The SO shall be responsible for capping the water service lines and the water mains prior to demolition of the housing units. The SO must coordinate with CE prior to beginning work on utilities.

2.10.4.4 **Sewer**

Eglin AFB treats its own sewage with an on-Base waste water treatment plant system. The Government would continue to own the wastewater treatment plant and all waste distribution lines outside of the housing community areas identified in the Family Housing Sanitary Sewer System map. The entire sanitary sewer system located within the defined housing areas to include lift stations, force mains and lateral lines are to be conveyed to the SO. These are identified on the Family Housing Sanitary Sewer System map. Manholes within the leased areas will be conveyed to the SO. Lines of ownership demarcation shall be at manhole locations.

Camp Rudder units are serviced by the base treatment plant. Unit laterals and area mains will be conveyed to the SO.

2.10.4.5 **Storm Drainage**

The entire storm drainage system within Parcel I will be conveyed to the SO. The system, which is not extensive, is predominately surface drainage with some concrete pipe and culverts.

2.10.4.6 **Telephone**

The telecommunications system within Parcel I is located underground and telephone service is provided by Sprint, with the exception of the Government-owned telephone cable described below.

2.10.4.7 **Computer Network Lines**

There are Government maintained computer network lines to a limited number of the military family houses that will not be conveyed.

2.10.4.8 **Cable TV**

The cable television (CATV) system, including lines and support facilities, is owned by Cox Communications Company and will not be conveyed.

2.10.4.9 **Government Telephone Cable**

The Government telephone communication system serves all Key and Essential housing units. All Government communication cable is located underground. This telephone communication system will not be conveyed.

2.10.4.10 **Pavements**

All pavements, including streets, driveways and sidewalks within Parcel I housing areas will be conveyed to the SO.

2.10.5 **Other Improvements To Be Conveyed**

All carports, sheds, bus shelters and garages associated with the family housing communities will be conveyed to the SO.

2.10.6 **Other Real Estate Interests**

Not Applicable.

2.11 **PARCEL J**

Parcel J is located north of US Highway 98 in Okaloosa County on Hurlburt Field, as generally shown at General Concept Map (Appendix C) and more specifically shown in the Map of Leased Property (Exhibit B in Appendix U. It is comprised of two residential areas (Live Oak Terrace and Pine Shadows) located on Hurlburt Field. Tully Street to the north, McMillan Street to the south, Simpson Avenue to the east, and the Eglin Reservation to the west bound this parcel. At the closing of the transaction, selected

improvements identified below will be conveyed and the land will be leased to the SO under terms indicated in Section 1.3.1.2 'Leased Land', 'Lease of Property' (Appendix U) and 'Operating Agreement' (Exhibit E of Appendix U) herein.

2.11.1 Jurisdiction

The legal jurisdiction of the property may be either proprietary, exclusive federal, or concurrent jurisdiction, as more specifically described herein: Parcel J is under Proprietary Jurisdiction. The Government reserves the right to change the jurisdiction of the leased parcels at any time. Such change will not be the basis for a claim by the SO for property taxes or other costs.

2.11.2 Housing Units

Parcel J consists of two neighborhoods physically on Hurlburt Field.

2.11.2.1 Live Oak Terrace

A medium sized community consisting of 100 units built in 1976, these single-story, four-bedroom units are arranged in identical duplex configurations. The exterior wall construction is stucco and vinyl siding over wood framing on reinforced concrete slabs. Windows are single hung aluminum windows. The wood framed roofs have a 4:12 pitch and the composition shingle roofs were replaced in 1990-1991. All units have a one car carport and concrete driveways.

All of the composition shingle roofs were replaced on these units in the last fifteen years. All of the kitchens were remodeled approximately 15 years ago, and the bathrooms have had only minor repairs/maintenance since they were constructed in 1976. Heating and cooling is provided with individual electric geothermal heat pumps that were installed less than ten years ago.

2.11.2.2 Pine Shadows

This site is fully developed with 206 single story duplex housing units built in 1957. All units have single-car carports. Unit structures are concrete block/brick and wood framed construction on concrete slab-on-grade foundations with composition shingle roofs with a 2:12 pitch. Exterior finishes are a combination of brick, stucco, and vinyl siding. All of the composition shingle roofs were replaced on these units in 1993. Kitchens at 84 of the units were remodeled approximately five years ago, 122 of the kitchens were remodeled 20 years ago, and none of the bathrooms have been completely renovated since they were constructed in 1957. The bathrooms have had minor repair and maintenance work performed over the years. Heating and cooling is provided with individual gas fired central heating and cooling split systems that were installed less than ten years ago.

2.11.3 Environmental

See Section 2.2.3.

2.11.4 Infrastructure

The following is a general description of the site improvements, including, but not limited to, utility systems.

2.11.4.1 Electrical

Currently, Hurlburt Field receives and purchases all electrical power from Gulf Power. Gulf Power's high voltage, 115 Kv (kilovolt), electrical transmission lines feed the Hurlburt Field substation. A 12.5 Kv three phase electrical feed line, which is dedicated to base housing, passes through a master meter adjacent to the building 90300 (Base Pool) at the corner of McMillan Street and Cody Avenue. These distribution lines then feed a pad mounted switch

panel in the parking lot of the Housing Management Office that in-turn feeds each of the three housing areas (Live Oak Terrace, Pine Shadows, and Soundside in Parcel K). Refer to Technical References (Appendix F).

2.11.4.1.1 **Live Oak Terrace**

Underground electrical service lines enter Live Oak from Pine Shadows Housing Area from the south. This electrical distribution system is currently owned and maintained by the Government. Gulf Power provides the electrical commodity to the Government. The Live Oak electrical primary distribution system and secondary service lines to the housing units are in good condition, completely underground, and were installed in 1999. All underground primary electrical distribution lines, switching gear, and pad mounted transformers shall remain the property of the Government and be maintained by the Government. The secondary underground electrical service lines that carry power from the pad mounted transformers to the housing units shall be conveyed to the SO along with the exterior service panels at the individual units and the electrical system of each unit. The street lighting system, its underground electrical distribution system, the hike and bike trail lighting system, and its underground distribution system shall all be conveyed to the SO.

There are electrical meter boxes installed at each unit.

2.11.4.1.2 **Pine Shadows**

Underground electrical distribution enters the Pine Shadows Housing Area from the east through an underground primary feeder along McMillan St. This electrical distribution system is owned and maintained by the Government. The system is completely underground and was installed within the last ten years. All underground primary electrical distribution lines, switching gear, and pad mounted transformers shall remain the property of the Government and shall be maintained by the Government. The secondary underground electrical service lines that carry power from the pad mounted transformers to the housing units shall be conveyed to the SO along with the exterior service panels at the individual units and the electrical system of each unit. The street lighting system, its underground electrical distribution system, the hike and bike trail lighting system, and its underground distribution system shall all be conveyed to the SO.

There are electrical meter boxes installed at 76 of the units on Acha St, Harrison St, and Walters St. The remaining 130 units in Pine Shadows have one meter box for each duplex building that provide power for both units in the duplex.

2.11.4.2 **Natural Gas**

Okaloosa Gas owns 100% of the existing primary gas lines on Hurlburt Field, including ownership of the lines in Pine Shadows military family housing. The Government owns secondary gas lines from the regulator to the units, which will be conveyed to the SO. Individual gas meters will have to be installed for each unit at Pine Shadows. Presently, Okaloosa Gas maintains all natural gas services supporting Hurlburt Field. The SO should anticipate negotiation of an agreement with Okaloosa Gas to take over the maintenance of these service lines. There is no natural gas service to the Live Oak Terrace housing area, this housing area is 100 percent electric with geo-thermal electric heat pumps.

2.11.4.3 **Water**

The Government owns all water wells, towers and distribution lines. The Government shall convey only the water service laterals from the curb stops (shutoff valves) to the housing units

in Parcel J. All water mains and service laterals from the water mains to the curb stops shall not be conveyed. A new water meter shall be required on the existing 6" water supply main and shall be installed by the SO just north of street address number 2 Bakke St where the water main enters Live Oak Terrace. This new water meter and others required below shall accurately measure water flow forward and in reverse since this water system is on a loop. These meters shall be equipped with a surface mounted electronic water meter sending unit, allowing meter reading with a hand held receiver on the surface. Refer to water utility drawings in Technical References (Appendix F). All fire hydrants shall not be conveyed to the SO.

The connection between Live Oak Terrace and Pine Shadows is at the tee connection of the two 6 inch mains with shutoff valves just south of the corner of Mayo Street and McMillan Street. A new water meter shall also be required on the 6 inch main where it enters Pine Shadows northeast of the intersection of Weaver Ave and McMillan St and a third water meter shall be required on the 6 inch line from the Child Development Center that taps into the 6 inch main running along Weaver Avenue. All new meters required are shown on the Hurlburt Field Water Utility distribution drawings in Technical References (Appendix F).

2.11.4.4 **Sewer**

Currently Hurlburt Field treats their own sewage with an on-Base waste water treatment plant. The treatment plant will not be conveyed. The Government also owns and maintains the sewerage system including service laterals, mains and forced mains. The sewerage lift stations, force mains, manholes, and gravity mains in Parcel J shall not be conveyed to the SO and shall remain the property of the Government and shall continue to be maintained by the Government. The laterals within Parcel J that connect the housing units to the gravity mains shall be conveyed to the SO. Refer to the sewer utility drawings in Technical References (Appendix F).

Sewage consumption (K-gal, Kilo-gallons) is based on 70% of water usage. Shortly after project closing a coordination meeting shall be required between the SO and the Chief of the Water and Waste department at the 16 Civil Engineering Squadron Hurlburt Field to familiarize the SO with the standard procedures to follow in maintenance and repair of the conveyed portions of the waste water system.

2.11.4.5 **Storm Drainage**

The entire storm drainage system within the Hurlburt Field housing areas will be conveyed to the SO. The system consists of curb inlets, concrete pipe, and culverts which drain to drainage creeks that eventually drain into Santa Rosa Sound to the south.

2.11.4.6 **Telephone**

The telecommunications system within the Hurlburt Field housing area is located underground and telephone service is provided by Sprint.

2.11.4.7 **Computer Network Lines**

There are no Government maintained computer network lines to houses in the Live Oak or Pine Shadows housing area.

2.11.4.8 **Cable TV**

The underground cable television (CATV) system is owned by Cox Communications Company and will not be conveyed.

2.11.4.9 **Government Telephone Cable**

There are no Government telephone communication system lines in the Live Oak or Pine Shadows housing areas.

2.11.4.10 Pavements

All pavements, including streets, driveways, paved hiking paths, and sidewalks within Parcel J will be conveyed to the SO.

2.11.5 Other Improvements To Be Conveyed

The fenced, crushed stone RV storage lot adjacent to the maintenance facility and used exclusively by the residents of Hurlburt Field Base Housing, will be conveyed to the SO.

Seven family housing playgrounds with newly replaced equipment in Parcel J will be conveyed to the SO.

There are also eight brick with metal roof bus stops that were constructed in 1999 and are distributed throughout the two housing areas. These will be conveyed to the SO.

The Housing Supply/Storage and Housing Maintenance Facility is approximately 4,010 square feet, is located just to the north of the Pine Shadows Housing area and just to the east of Mayo Street. This facility was constructed in 1999 and is a pre-engineered metal building with office space, warehouse space, work area, an outdoor storage yard, a single wide trailer, and a pre-cast concrete paint storage shed. This facility with all the above mentioned amenities shall be conveyed to the SO.

2.11.6 Other Real Estate Interests

The existing Hurlburt Field Housing Management Office is approximately 3,300 square feet, was constructed in 1999, and is constructed of steel framing, concrete masonry exterior walls, and standing seam metal roofing. The Housing Management Office is located at the corner of Weaver Avenue and McMillan Street. This facility will not be conveyed to the SO.

2.12 PARCEL K

Parcel K is located just to the south of US Highway 98, southwest of the intersection of Cody Avenue and US 98 and north of the Santa Rosa Sound in Okaloosa County, as generally shown at General Concept Map (Appendix C) and more specifically shown in the Map of Leased Property (Exhibit B in Appendix U). It is comprised of the Soundside Manor housing area and is located on Hurlburt Field. At the closing of the transaction, selected improvements identified below will be conveyed, and the land will be leased to the SO for a period of 50 years under the terms indicated in Section 1.3.1.2 'Leased Land', 'Lease of Property' (Appendix U) and 'Operating Agreement' (Exhibit E of Appendix U).

2.12.1 Jurisdiction

The legal jurisdiction of the property may be either proprietary, exclusive federal, or concurrent jurisdiction, as more specifically described herein: Parcel K is under Proprietary Jurisdiction. The Government reserves the right to change the jurisdiction of the leased parcels at any time. Such change will not be the basis for a claim by the SO for property taxes or other costs.

2.12.2 Housing Units

Parcel K consists of the Soundside Manor housing area on Hurlburt Field.

2.12.2.1 Soundside Manor

Sixty existing units were built in 1957. Fifty-two of these units are arranged in identical duplex configurations, and eight are single family detached units. The remaining fourteen existing units were constructed in 1997. The exterior wall construction is a combination of brick veneer over concrete block wall construction, stucco, and vinyl siding with wood framed sloped composition shingle roofs. The composition shingle roofs were replaced in 1993. All units have a carport for one car and concrete driveways except one GOQ, which has a two-car garage.

These units are in fair condition. All of the kitchens were remodeled approximately 15 years ago, and the bathrooms have had only minor repairs since they were constructed in 1957. Heating and cooling is provided with gas fired furnaces and split type air conditioning systems that were installed less than ten years ago. The windows are single hung aluminum windows and all the units have reinforced concrete slab foundations.

The fourteen existing units constructed in 1997 are single family units with one and two car garages. They are wood framed with brick veneers and vinyl siding, on reinforced concrete foundations. They have 5:12 sloped composition shingle roofs and gas fired furnaces and split air conditioning units.

2.12.3 Environmental

See Section 2.2.3.

2.12.4 Infrastructure

The following is a general description of the site improvements, including, but not limited to, utility systems.

2.12.4.1 Electrical

Refer to 2.11.4.1 for description of electrical provider and transmission system.

2.12.4.1.1 Soundside Manor

Underground electrical distribution enters the Soundside Manor Housing Area from the Pine Shadows Housing area to the north through underground conduits under US Highway 98. This electrical distribution system is completely underground and was installed within the last ten years. The existing Parcel K electrical distribution system shall be conveyed to the SO. The SO shall make the required arrangements to sever the above mentioned underground connections with the Government electrical distribution system to the north of US highway 98 and make the required arrangements with Gulf Power Company to connect the conveyed Parcel K electrical distribution system to the primary electrical service owned by Gulf Power Company, which is adjacent to the north boundary of Soundside Housing area. The primary electrical power to the lift station number 1 building (#92420) shall not be conveyed to the SO and will be severed from the conveyed electrical distribution system. Electrical meters shall be installed at the Outdoor Recreation building (#92473) and the Hurlburt Field Marina facility (#92423). Refer to the electrical utility drawings in Technical References (Appendix F).

2.12.4.2 Natural Gas

Okaloosa Gas Company owns and maintains 100% of the existing primary gas lines on Hurlburt Field, including ownership of the mains and service lines in the Soundside military family housing area. The Government owns secondary gas lines from the regulator to the units, which will be conveyed to the SO. Natural gas service is supplied to all three housing areas through a three inch gas main which connects to a ten inch Okaloosa Gas Co gas main just to the west of the guard house on Hume Drive. The natural gas master meter for all three housing areas is located at the Okaloosa County Gas District reducing station shown on the natural gas main drawing in Technical References (Appendix F). The SO should anticipate negotiation of an agreement with Okaloosa Gas to take over the maintenance of these service lines.

2.12.4.3 Water

The Government currently owns and maintains the water distribution system in Parcel K. All of the existing water distribution system in Parcel K shall be conveyed to the SO. The SO shall

make the required arrangements with Okaloosa County to connect the existing Parcel K water distribution system to the existing Okaloosa County water main that is adjacent to the north boundary of Parcel K along the right of way of US Highway 98; severing the Parcel K water distribution system from the Government owned water distribution system. The SO will also make required alterations to the existing water distribution system to maintain the Government water service to the sewage lift station number 1 and add one short section of 6 inch water main (approximately 500 feet) to the Hurlburt Field water distribution system to maintain a loop in that system. The SO shall install water meters at the service lines to the Hurlburt Field Marina facility (#92423), the Outdoor Recreation building (#92473), and the marina wash rack. Refer to the water utility drawings in Technical References (Appendix F).

2.12.4.4 Sewer

Currently the Government owns and maintains the Parcel K sewage system including service laterals, mains and wastewater treatment plant. All of the Parcel K sewage collection system shall be conveyed to the SO with the exception of the lift station number 1 located to the east of Parcel K (just off of Whitbeck Street) and the section of 12 inch sewer main from manhole 15 to lift station number 1. The SO shall make the required arrangements with Okaloosa County to run a new forced main from the conveyed lift station number 2 on the western edge of the Hurlburt Field Marina to the nearest county owned sewage manhole on US Highway 98 and sever the sewer main connection to the Government owned sewage collection system. The SO shall also be required to provide a new eight inch gravity main along the eastern section of Hume Drive to a new manhole at the corner of Whitbeck Street and Lewis Drive, and install a new lift station at that location with a forced main back to the conveyed lift station number 2. Refer to the sewer utility drawings in Technical References (Appendix F).

Sewage consumption (K-gal, Kilo-gallons) is based on 70% of water usage. Shortly after project closing a coordination meeting shall be required between the SO and the Chief of the Water and Waste department at the 16 Civil Engineering Squadron Hurlburt Field to familiarize the SO with the standard procedures to follow in maintenance and repair of the conveyed portions of the waste water system.

2.12.4.5 Storm Drainage

The entire storm drainage system within Parcel K will be conveyed to the SO. The system, which is not extensive, is predominately surface drainage with some concrete pipe and culverts. The existing retention pond is sufficient to cover the current density.

2.12.4.6 Telephone

The telecommunications system within Parcel K is located underground and is in good condition. Telephone service is provided and maintained by Sprint.

2.12.4.7 Computer Network Lines

There are Government maintained computer network lines to a limited number of the military family units on the western section of Hume Drive that will not be conveyed.

2.12.4.8 Cable TV

The cable television (CATV) system is owned by Cox Communications Company and will not be conveyed. This includes lines and support facilities.

2.12.4.9 Government Telephone Cable

The Government telephone communication system serves all Key and Essential housing units. All Government communication cable is located underground. This telephone communication system will not be conveyed.

There are Government maintained digital (ISDN) lines to a limited number of family housing units on the western section of Hume Drive that will not be conveyed to the SO.

2.12.4.10 Pavements

All pavements, including streets, driveways, paved hiking paths, and sidewalks within Parcel K shall be conveyed to the SO.

2.12.5 Other Improvements To Be Conveyed

In Parcel K there are two brick and metal roof bus stops that were constructed in 1999. There is also a children's playground built in 2002, west of the intersection of McIntosh Court and Hume Drive and tennis/basketball courts just east of number 33 McIntosh Court. The existing back yards of the housing units that border on the Santa Rosa Sound are protected by aluminum and pressure treated wood seawall/bulkhead with two wooden docks. All of the above support facilities will be conveyed to the SO. Existing street lighting and lighting along the existing hiking paths shall also be conveyed to the SO.

2.12.6 Other Real Estate Interests

There is a guardhouse at the entrance to this housing area that is manned by Air Force security forces and will continue to be manned by Air Force security forces. The guard house shall not be conveyed to the SO. The overhead pedestrian walkway shall not be conveyed to the SO.

2.13 2.4 REFUSE AND RECYCLING

RefuseFor Parcels A, B, C, D, E, F and I refuse and recycling collection are performed by Urrita Inc., P.O. Box 130, 106 West Court Square, Abbeville, AL 36130. This contract is in an option year and will be up for [period]renewal in September of [performance]-2004.

~~2.5 SNOW AND ICE REMOVAL~~

~~Snow and ice removal~~For Parcels J and K, refuse and recycling collection are performed by Urrita Inc., 106 W. Court Sq, Abbeville, AL 36130. This contract is in an option year and will be up for [period]renewal in September of [performance]-2004.

~~[Indicate as "not applicable" if necessary]~~

No refuse and recycling collection are performed on Parcels G and H.}

All refuse and recycling contracts include a termination for convenience clause. The Government may exercise this clause in accordance with the SO's CDP and Property Management Plan.

2.14 NOT USED

2.15 2.6 GROUNDS MAINTENANCE

~~[Indicate base specific information]~~

For Eglin AFB Parcels A, B, C, D, E, F and I the housing grounds maintenance is currently performed by the residents, except for some GOQ and SOQ units where prison inmate workers perform housing maintenance.}

For Hurlburt Field Parcels J and K, the housing grounds maintenance contractor is Randy's Logging Company, Chipley, Florida. This contract will be re-competed and awarded on 1 April 2004 for one year with month by month options out to two and one half years.

For Eglin AFB Parcels G and H there is currently no housing grounds maintenance.

All grounds maintenance contracts include a termination for convenience clause. The Government may exercise this clause in accordance with the SO's CDP and Property Management Plan.

2.16 ~~2.7~~ OTHER CONTRACTS

~~[Indicate base-specific information if applicable.]~~

For Eglin AFB Parcels A, B, C, D, E, F and I the base housing maintenance is currently conducted by the base. No housing maintenance contract currently exists.

For Hurlburt Field Parcels J and K, the base housing maintenance contractor is Thomco Enterprises Inc, 55 Mayo Street, Hurlburt Field FL. This contractor performs all service calls and change of occupancy maintenance (COM) in all three housing areas. This contract is being renewed and awarded on 1 April 2004 for one year with month by month options out to two and one half years to the existing housing maintenance contractor Thomco Enterprises, Inc.

For Eglin AFB Parcels G and H there is currently no housing maintenance.

All other contracts include a termination for convenience clause. The Government may exercise this clause in accordance with the SO's CDP and Property Management Plan.