

**ATTACHMENT J53**

# Dyess AFB ROW Exhibits

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This attachment includes the exhibits (A through D) for the Grant of Right-of-Way (Attachment J51) and specific to the natural gas distribution system on Dyess AFB. The exhibits provide descriptive information for the natural gas distribution system Right-of-Way. The exhibits are; Exhibit A (maps), Exhibit B (points of demarcations), Exhibit C (physical condition reports), and Exhibit D (environmental baseline survey).

**PART 1, EXHIBIT A**

# Dyess AFB Natural Gas Distribution Maps

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Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled “*Dyess Air Force Base Natural Gas Utility System.*”

- BASE.dgn
- BLDGS.DGN
- FENCES.DGN
- G-GAS.dlv
- Kafb99br-BW.mst
- readme3.doc

**PART 1, EXHIBIT B**

# Dyess AFB Natural Gas Distribution Description of Premises

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## Natural Gas Distribution System Description

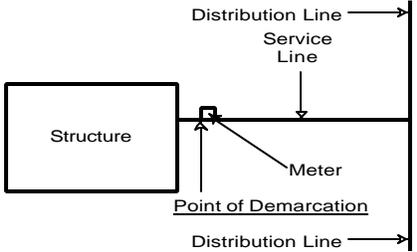
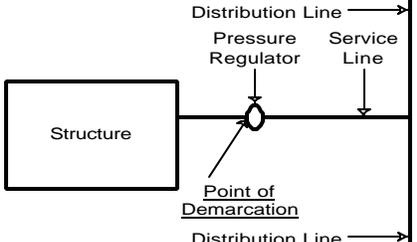
The natural gas distribution system at Dyess Air Force Base (AFB) may be composed of the district regulator stations, distribution mains, valves, valve boxes, service lines, regulators, and meters used to deliver natural gas to end users throughout the base. Cathodic protection system components including but not limited to anodes and test stations, out-of-service distribution mains, and service lines are also part of the natural gas distribution system.

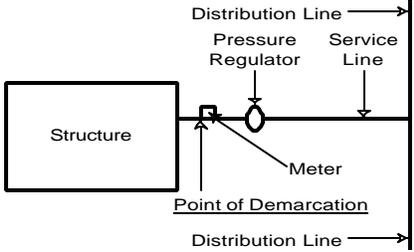
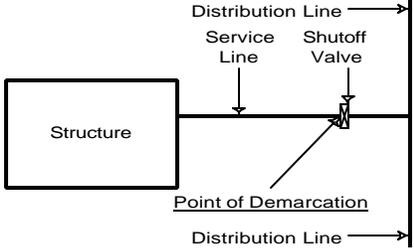
## Natural Gas Distribution System Rights-Of-Way

A 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed.

## Natural Gas Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the utility owner to the building owner. The table below identifies the type of service and general location of the point of demarcation with respect to the building served.

Point of Demarcation	Applicable Scenario	Sketch
<p>The point of demarcation is the down stream side of the natural gas meter.</p>	<p>Natural gas service to the building is metered.</p>	
<p>The point of demarcation is the down stream side of the pressure regulator.</p>	<p>Natural gas service to the building is regulated but not metered.</p>	

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the down stream side of the closest apparatus to the exterior of the facility	More than one apparatus is connected to the service line feeding the facility.	
Point of demarcation is the closest shutoff valve to the exterior of the building.	No meter or regulator exists at the facility.	

## Unique Points of Demarcation

The following table list anomalous points of demarcation that do not fit any of the above scenarios.

### Attachment 1: Unique Points of Demarcation

Building No.	Point of Demarcation Description
Lone Star Gate Stations	The beginning point of demarcation is the downstream flange fitting at each of the two Lone Star gate stations. The ending point of demarcation is as defined by the appropriate case above.

## Plants

Subject to all conditions set forth in the Grant of Rights-Of-Way the Grantor grants to the Grantee a right-of-way for plants as described below.

### Attachment 2: Plants

Description	Facility Number	State Coordinates	Other Information
Regulation Station # 1			
Regulation Station # 2			
Regulation Station # 3			

Note: Grantor retains access rights for Fire Department emergency response.

**PART 1, EXHIBIT C**

# **Dyess AFB Natural Gas Distribution Physical Condition Report**

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The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared by the Air Force and successful Offeror.

**PART 1, EXHIBIT D**

# Dyess AFB Natural Gas Distribution Environmental Baseline Survey

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An Environmental Baseline Survey was prepared by Earth Technologies. The document is under separate cover and titled "Utility System Privatization Environmental Baseline Survey, Dyess Air Force Base, Texas", October 1999.

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