

ATTACHMENT J56

Laughlin AFB ROW Exhibits

This attachment includes the exhibits (A through D) for the Grant of Right-of-Way (Attachment J51) and specific to the utility systems on Laughlin AFB. This attachment is divided into four parts specific to each type of utility system (i.e. electric, natural gas, water, and wastewater). Each part includes the Grant of Right-of-Way exhibits specific to a utility system. The exhibits provide descriptive information for the utility 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).

The four parts of this attachment are:

- Part 1 - Electric Distribution System Exhibits A through D
- Part 2 - Natural Gas Distribution System Exhibits A through D
- Part 3 - Water Distribution System Exhibits A through D
- Part 4 - Wastewater Collection System Exhibits A through D

PART 1, EXHIBIT A

Laughlin AFB Electric System Maps

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

- Kafb99br-BW.mst
- LAUELEC.dlv
- LAUGHLIN-ELECT.TXT
- lgbase2.dgn
- lgelec.dgn
- readme3.doc

PART 1, EXHIBIT B

Laughlin AFB Electric System Description of Premises

Electric Distribution System Description

The electric distribution system at Laughlin AFB may be composed of substations with outdoor switchgear, overhead and underground conductors, utility poles, duct lines, raceways, manholes, pad-mount and pole-mount transformers, transformer pads, meters, and instrumentation related to metering of electricity delivered to end users throughout the Base.

Electric Distribution System Rights-Of-Way

Where the utility is installed overhead, a 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed.

Where the utility is installed underground, a 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed.

Electric 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. This point of demarcation will typically be at the point the utility enters a building structure or the load side of a transformer within a building structure. The table below identifies the type and general location of the point of demarcation with respect to the building for each scenario.

| Point of Demarcation | Applicable Scenario | Sketch |
|--|--|--------|
| Point of demarcation is the line side of the disconnect switch on the structure. | Underground service to the structure and there is a disconnect switch on the outside of the structure. | |

| Point of Demarcation | Applicable Scenario | Sketch |
|--|--|--------|
| <p>Point of demarcation is the line side of the main panel in the structure.</p> <p><i>Note: Disconnect switch may be installed at the structure at any time. Line side of disconnect switch will become the point of demarcation.</i></p> | <p>Pad Mounted Transformer located outside of structure with underground service to the structure and no meter or disconnect switch exists.</p> | |
| <p>Point of demarcation is the line side of the main panel in the structure.</p> | <p>Transformer located inside of structure.</p> <p><i>Note: Utility Owner must be granted 24-hour access to transformer room.</i></p> | |
| <p>Point of demarcation is the load side of the electric meter.</p> | <p>Electric meter is connected to the exterior of the building on an overhead secondary line.</p> | |
| <p>Point of demarcation is the line side of the main panel in the structure.</p> <p><i>Note: Disconnect switch may be installed at any time. Line side of the disconnect switch will become the point of demarcation.</i></p> | <p>Pole Mounted Transformer located outside of structure with secondary attached to outside of structure with no meter or disconnect switch.</p> | |
| <p>Point of demarcation is the line side of the disconnect switch or junction box on the structure.</p> | <p>Service may be overhead or underground. A disconnect switch is mounted to the exterior of the structure with no meter.</p> | |

Unique Points of Demarcation

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

| Building No. | Point of Demarcation Description |
|--|--|
| Airfield Lighting | The point of demarcation for airfield lighting is the line side of the disconnect switch in the building or vault housing the airfield lighting equipment. |
| Recreational, Parking, and Security Lighting fed from Buildings | The beginning point of demarcation for lighting fed from a building without a disconnect switch for the lighting on the out side of the building is the main panel in the building. If a disconnect switch for the lighting exists on the interior of the building the contractor shall relocate the switch to the exterior of the building. All appurtenances from the main panel or the exterior disconnect switch to and including the fixture are included in the purchase. <i>Note: Disconnect switch may be installed at the structure at any time. Disconnect switch will become the point of demarcation.</i> <i>Note: Lighting fed from directly from transformers is included with the privatized system.</i> |
| Cable TV amplifiers fed directly from transformers, street lighting, or security lighting. | For connections from the electric distribution system to Cable TV amplifiers, the cable service provider and the privatization contractor will establish the points of demarcation. |
| Emergency Warning Sirens fed directly from transformers | The point of demarcation for Emergency Warning Sirens will be the disconnect switch closest to the siren. Sirens will be owned and maintained by others. |
| Cathodic protection rectifiers fed from transformers | The point of demarcation for cathodic protection rectifiers will be the disconnect switch closest to the rectifier. Rectifiers will be owned and maintained by others. |
| Cathodic protection rectifiers fed from buildings. | The beginning point of demarcation is the main panel in the building. The ending point of demarcation will be the disconnect switch closest to the rectifier. Rectifiers will be owned and maintained by others. <i>Note: Disconnect switch may be installed at any time. Disconnect switch will become the point of demarcation.</i> |
| Sanitary sewer lift stations fed from buildings. | The beginning point of demarcation is the breaker for the lift station in the building. The ending point of demarcation will be the disconnect switch closest to the lift station. <i>Note: Disconnect switch may be installed at the building at any time. Line side of disconnect switch will become the starting point of demarcation.</i> |
| Airport Beacon Lights on buildings or water towers | The point of demarcation is the disconnect switch that supplies power to the airport beacon lights. |

Plants and Substations

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

| Description | Facility Number | State Coordinates | Other Information |
|-----------------|-----------------|-------------------|------------------------------|
| Main Substation | 1000 | | Northwest Corner of the Base |

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

PART 1, EXHIBIT C

Laughlin AFB Electric System Physical Condition Report

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 Government and successful Offeror.

PART 1, EXHIBIT D

Laughlin AFB Electric System Environmental Baseline Survey

The following Environmental Baseline Surveys were prepared by Parsons ES. These documents are under separate cover and titled:

- “Utility System Privatization Environmental Baseline Survey for Laughlin Air Force Base, Del Rio, Texas”, September 1999.
- “Utility System Privatization Environmental Baseline Survey for Next Generation Radar (NEXRAD) Site, Laughlin Air Force Base, Laughlin, Texas”, September 1999.
- “Utility System Privatization Environmental Baseline Survey for Water Transmission Main, Laughlin Air Force Base, Laughlin, Texas”, September 1999.

PART 2, EXHIBIT A

Laughlin AFB Natural Gas Distribution System Maps

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

- Kafb99br-BW.mst
- LAUgas.dlv
- LAUGHLIN-GAS.TXT
- lgbase2.dgn
- lggas.dgn
- readme3.doc

PART 2, EXHIBIT B

Laughlin AFB Natural Gas Distribution System Description of Premises

Natural Gas Distribution System Description

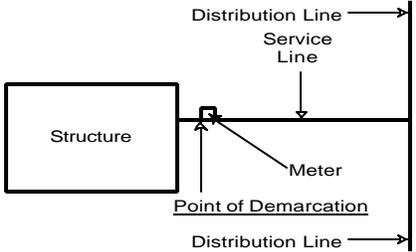
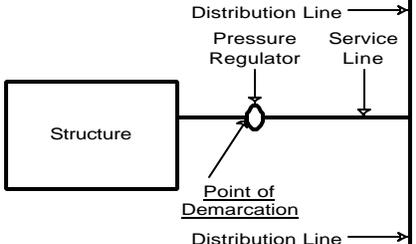
The natural gas distribution system at Laughlin AFB may be composed of the district regulator stations, distribution mains, valves, valve boxes, service lines, regulators, and meters used to deliver natural gas to end users throughout the Base. Cathodic protection system components including but not 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 sketch shows a horizontal 'Distribution Line' with arrows at both ends. A vertical 'Service Line' descends from the distribution line to a 'Meter' located on the side of a 'Structure' (represented by a rectangle). The 'Point of Demarcation' is marked with a vertical line and an arrow pointing to the downstream side of the meter.</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> |  <p>The sketch shows a horizontal 'Distribution Line' with arrows at both ends. A vertical 'Service Line' descends from the distribution line to a 'Pressure Regulator' located on the side of a 'Structure' (represented by a rectangle). The 'Point of Demarcation' is marked with a vertical line and an arrow pointing to the downstream side of the pressure regulator.</p> |

| Point of Demarcation | Applicable Scenario | Sketch |
|--|--|--------|
| Point of demarcation is the down stream side of the gas meter | Gas meter downstream of pressure regulator on service line feeding the facility. | |
| Point of demarcation is the down stream side of the pressure regulator. | Pressure regulator downstream of gas meter on 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.

| Building No. | Point of Demarcation Description |
|---------------------------------------|---|
| West Texas Gas, Inc Regulator Station | <p>The beginning point of demarcation is the downstream flange fitting at the West Texas Gas, Inc regulator station. The ending point of demarcation is as defined by the appropriate case above.</p> <p><i>Note: PG&E Texas supplies natural gas to Laughlin AFB through West Texas Gas, Inc. facilities</i></p> |

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.

| Description | Facility Number | State Coordinates | Other Information |
|---|-----------------|-------------------|-------------------|
| Regulator Station | | | |
| Note: Grantor retains access rights for Fire Department emergency response. | | | |

PART 2, EXHIBIT C

Laughlin AFB Natural Gas Distribution System Physical Condition Report

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 2, EXHIBIT D

Laughlin AFB Natural Gas Distribution System Environmental Baseline Survey

The following Environmental Baseline Surveys were prepared by Parsons ES. These documents are under separate cover and titled:

- “Utility System Privatization Environmental Baseline Survey for Laughlin Air Force Base, Del Rio, Texas”, September 1999.
- “Utility System Privatization Environmental Baseline Survey for Next Generation Radar (NEXRAD) Site, Laughlin Air Force Base, Laughlin, Texas”, September 1999.
- “Utility System Privatization Environmental Baseline Survey for Water Transmission Main, Laughlin Air Force Base, Laughlin, Texas”, September 1999.
- “Utility System Privatization Environmental Baseline Survey for Spofford Auxiliary Airfield, Spofford, Texas”, September 1999.

PART 3, EXHIBIT A

Laughlin AFB Water Distribution System Maps

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

- Kafb99br-BW.mst
- LAUwater.dlv
- LAUGHLIN-WATER.TXT
- lgbase2.dgn
- lgwater.dgn
- readme3.doc

PART 3, EXHIBIT B

Laughlin AFB Water Distribution System Description of Premises

Water Distribution System Description

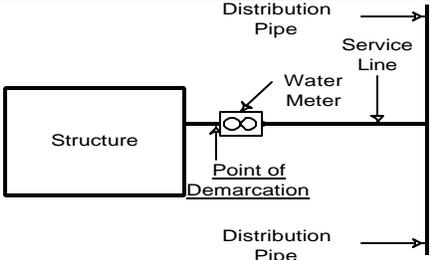
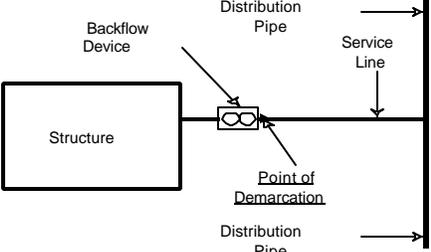
The water distribution system at Laughlin AFB may be composed of wells, well pumps, supporting emergency generator sets, water treatment equipment, chlorinators, water distribution mains, meters, booster station pumps, storage tanks, reservoirs, all related electrical controls, and computer hardware and software used to operate and control the production and delivery of water throughout the water distribution system.

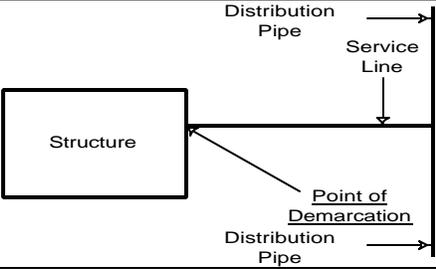
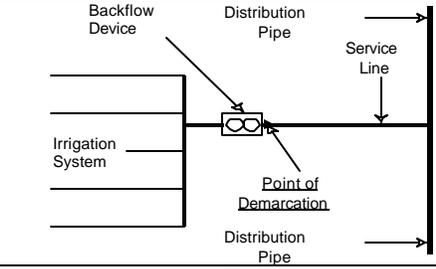
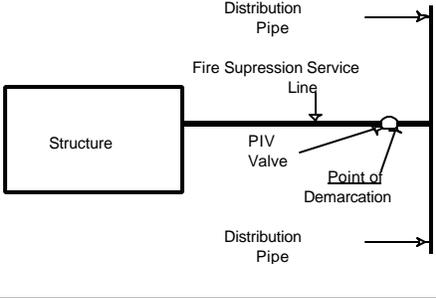
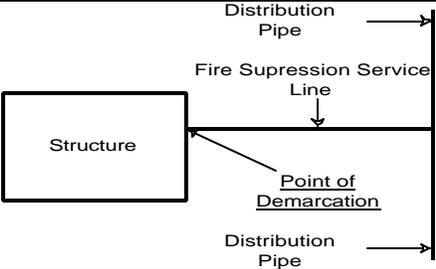
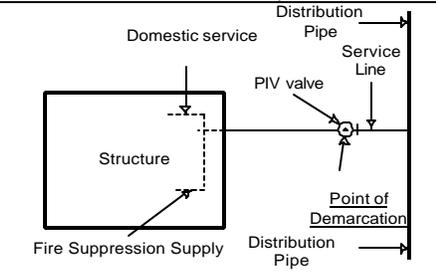
Water Distribution System Rights-Of-Way

A 26-foot-wide right-of-way extending 13 feet on each side of the utility for pipe sizes of 24 inches and less and a 50-foot-wide right-of-way extending 25 feet on each side of the utility for pipe sizes of greater than 24 inches, as installed.

Water Distribution System Points of Demarcation

The point of demarcation is defined as the point on the piping system where ownership changes from the utility owner to the building owner. The table below identifies the general locations of these points with respect to the building served.

| Point of Demarcation | Applicable Scenario | Sketch |
|---|---|--|
| Point of demarcation is the downstream side of the water meter or service valve | Water meter or service valve is located on the service line entering the structure within 25 feet of the exterior of the structure. |  |
| Point of demarcation is the upstream side of the backflow device. | Backflow device is located on the service line entering the structure. |  |

| Point of Demarcation | Applicable Scenario | Sketch |
|--|---|--|
| <p>Point where the service line enters the structure</p> <p><i>Note: Service valve may be installed within 25 feet of the structure at any time. Downstream side of the Service valve will become the point of demarcation.</i></p> | <p>No water meter, backflow device, or valve exists on the service line entering the structure within 25 feet of the exterior of the structure.</p> |  |
| <p>Point of demarcation is the upstream side of the backflow device.</p> | <p>Irrigation system fed directly from distribution system.</p> |  |
| <p>Point of demarcation is the upstream side of the PIV.</p> | <p>Fire suppression system on dedicated feed from water main.</p> |  |
| <p>Point of demarcation is where the service enters the building.</p> <p><i>Note: Service valve may be installed within 25 feet of the structure at any time. Downstream side of the Service valve will become the point of demarcation.</i></p> | <p>Fire suppression system on dedicated feed from water main with no PIV and service valve is greater than 25' from structure.</p> |  |
| <p>Point of demarcation is the upstream side of the PIV valve.</p> | <p>Fire suppression system on the same feed as domestic service from water main and service line has PIV valve.</p> |  |

| Point of Demarcation | Applicable Scenario | Sketch |
|---|---|--------|
| <p>Point of demarcation is where the service enters the building.</p> <p><i>Note: Service valve may be installed within 25 feet of the structure at any time. Service valve will become the point of demarcation.</i></p> | <p>Fire suppression system on the same feed as domestic service from water main and service line does not have PIV valve or service valve within 25 ' of structure.</p> | |

Unique Points of Demarcation

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

| Building No. | Point of Demarcation Description |
|---------------------------------|---|
| San Felipe Springs Pump Station | <p>The point of demarcation for the water supply line at the San Felipe pumping facility is the downstream side of the gate valve of the connection for the government's and city's pumps. Contractor shall own and maintain all equipment and piping from this point to the East including the pumps and the water system pipe line to the base.</p> |
| San Felipe Springs Pump Station | <p>The point of demarcation for the electrical supply at the San Felipe Springs pumping facility is the weatherhead on the structure. The Contractor shall own and maintain all switchgears, ductbanks panels, pump motors, and control systems. The contractor shall also own and maintain all equipment (generators, motors etc.) for the backup electrical power supply.</p> <p><i>Note: Control system includes all equipment required to support the control system such as fiber optic cable between San Felipe Springs and the base, flow indicators, pressure sensors, and tank level indicators at both San Felipe Springs and Facilities 2027 and 2028.</i></p> |
| 2027 and 2028 | <p>The point of demarcation at Facilities 2027 and 2028 is the secondary terminal spade of the pad mount transformer. The Contractor shall own and maintain the structures and all utilities and equipment, at these base facilities. Included in the purchase is the 600 kw standby generator unit and fuel tank, and ancillary fixed equipment, including refueling of the standby generator.</p> |

Plants and Towers

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 and towers as described below.

| Description | Facility Number | State Coordinates | Other Information |
|-----------------------------|-----------------|-------------------|--|
| Chlorination Unit | | | Supplementary Treatment |
| Water Storage Tank | | | 1,000,000 gallon, Arkansa Ave |
| Elevated water Storage Tank | | | 300,000 gallon, 6 th Street |
| Elevated water Storage Tank | | | 100,000 gallon, 6 th Street |

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

PART 3, EXHIBIT C

Laughlin AFB Water Distribution System Physical Condition Report

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 3, EXHIBIT D

Laughlin AFB Water Distribution System Environmental Baseline Survey

The following Environmental Baseline Surveys were prepared by Parsons ES. These documents are under separate cover and titled:

- “Utility System Privatization Environmental Baseline Survey for Laughlin Air Force Base, Del Rio, Texas”, September 1999.
- “Utility System Privatization Environmental Baseline Survey for Next Generation Radar (NEXRAD) Site, Laughlin Air Force Base, Laughlin, Texas”, September 1999.
- “Utility System Privatization Environmental Baseline Survey for Water Transmission Main, Laughlin Air Force Base, Laughlin, Texas”, September 1999.
- “Utility System Privatization Environmental Baseline Survey for Spofford Auxiliary Airfield, Spofford, Texas”, September 1999.

PART 4, EXHIBIT A

Laughlin AFB Wastewater Collection System Maps

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

- Kafb99br-BW.mst
- LAUwaste.dlv
- LAUGHLIN-WASTE.TXT
- lgbase2.dgn
- lgsewer.dgn
- lgstorm.dgn
- readme3.doc

PART 4, EXHIBIT B

Laughlin AFB Wastewater Collection System Description of Premises

Wastewater Collection System Description

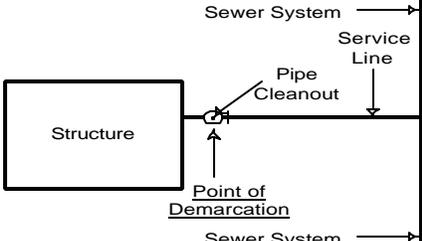
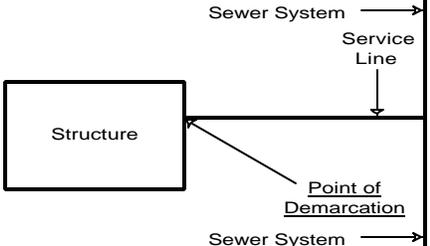
The wastewater collection system at Laughlin AFB may be composed of collection piping, manholes, final discharge meters, lift stations, supporting emergency generators sets (if any), and electrical controls associated with the lift stations and emergency generator sets.

Wastewater Collection System Rights-Of-Way

A 26-foot-wide right-of-way extending 13 feet on each side of the utility for pipe sizes of 24 inches and less and a 50-foot-wide right-of-way extending 25 feet on each side of the utility for pipe sizes of greater than 24 inches, as installed.

Wastewater Collection System Points of Demarcation

The point of demarcation is defined as the point on the wastewater collection pipe where ownership changes from the utility owner to the building owner. The table below identifies the general locations of these points with respect to the building served.

| Point of Demarcation | Applicable Scenario | Sketch |
|---|--|--|
| Point of demarcation is the upstream side of cleanout device. if within 10' of the building perimeter | No flow meter exists and a wastewater system cleanout is located within 10 feet of the building perimeter on the service line. |  |
| Point of demarcation is where the service line exits the structure. <i>Note: A new cleanout device should be installed within 10' of building during any stoppage or maintenance action. The upstream side of cleanout device will then become the new point of demarcation.</i> | No flow meter or cleanout exists on the service line exiting the structure. |  |

| Point of Demarcation | Applicable Scenario | Sketch |
|---|---|--------|
| <p>Point of demarcation is the downstream side of grease trap or oil/water separator.</p> | <p>Grease trap or Oil/water separator</p> | |

Unique Points of Demarcation

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

| Building No. | Point of Demarcation Description |
|--------------|----------------------------------|
| None | |

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.

| Description | Facility Number | State Coordinates | Other Information |
|-------------------------------|-----------------|-------------------|-------------------|
| Wastewater Treatment Facility | | | |

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

PART 4, EXHIBIT C

Laughlin AFB Wastewater Collection System Physical Condition Report

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 4, EXHIBIT D

Laughlin AFB Wastewater Collection System Environmental Baseline Survey

The following Environmental Baseline Surveys were prepared by Parsons ES. These documents are under separate cover and titled:

- “Utility System Privatization Environmental Baseline Survey for Laughlin Air Force Base, Del Rio, Texas”, September 1999.
- “Utility System Privatization Environmental Baseline Survey for Next Generation Radar (NEXRAD) Site, Laughlin Air Force Base, Laughlin, Texas”, September 1999.
- “Utility System Privatization Environmental Baseline Survey for Water Transmission Main, Laughlin Air Force Base, Laughlin, Texas”, September 1999.
- “Utility System Privatization Environmental Baseline Survey for Spofford Auxiliary Airfield, Spofford, Texas”, September 1999.

Table of Contents

LAUGHLIN AFB ROW EXHIBITS.....1

LAUGHLIN AFB ELECTRIC SYSTEM MAPS2

LAUGHLIN AFB ELECTRIC SYSTEM DESCRIPTION OF PREMISES3

 ELECTRIC DISTRIBUTION SYSTEM DESCRIPTION.....3

 ELECTRIC DISTRIBUTION SYSTEM RIGHTS-OF-WAY3

 ELECTRIC DISTRIBUTION SYSTEM POINTS OF DEMARCATION3

 UNIQUE POINTS OF DEMARCATION.....5

 PLANTS AND SUBSTATIONS.....5

LAUGHLIN AFB ELECTRIC SYSTEM PHYSICAL CONDITION REPORT.....6

LAUGHLIN AFB ELECTRIC SYSTEM ENVIRONMENTAL BASELINE SURVEY7

LAUGHLIN AFB NATURAL GAS DISTRIBUTION SYSTEM MAPS8

LAUGHLIN AFB NATURAL GAS DISTRIBUTION S YSTEM DESCRIPTION OF PREMISES9

 NATURAL GAS DISTRIBUTION SYSTEM DESCRIPTION.....9

 NATURAL GAS DISTRIBUTION SYSTEM RIGHTS-OF-WAY9

 NATURAL GAS DISTRIBUTION SYSTEM POINTS OF DEMARCATION9

 UNIQUE POINTS OF DEMARCATION.....10

 PLANTS.....10

LAUGHLIN AFB NATURAL GAS DISTRIBUTION SYSTEM PHYSICAL CONDITION REPORT...11

LAUGHLIN AFB NATURAL GAS DISTRIBUTION SYSTEM ENVIRONMENTAL BASELINE SURVEY12

LAUGHLIN AFB WATER DISTRIBUTION SYSTEM MAPS13

LAUGHLIN AFB WATER DISTRIBUTION SYSTEM DESCRIPTION OF PREMISES14

 WATER DISTRIBUTION SYSTEM DESCRIPTION.....14

 WATER DISTRIBUTION SYSTEM RIGHTS-OF-WAY.....14

 WATER DISTRIBUTION SYSTEM POINTS OF DEMARCATION14

 UNIQUE POINTS OF DEMARCATION.....16

 PLANTS AND TOWERS.....16

LAUGHLIN AFB WATER DISTRIBUTION SYSTEM PHYSICAL CONDITION REPORT17

LAUGHLIN AFB WATER DISTRIBUTION SYSTEM ENVIRONMENTAL BASELINE SURVEY18

LAUGHLIN AFB WASTEWATER COLLECTION SYSTEM MAPS19

LAUGHLIN AFB WASTEWATER COLLECTION SYSTEM DESCRIPTION OF PREMISES20

 WASTEWATER COLLECTION SYSTEM DESCRIPTION.....20

 WASTEWATER COLLECTION SYSTEM RIGHTS-OF-WAY20

 WASTEWATER COLLECTION SYSTEM POINTS OF DEMARCATION.....20

 UNIQUE POINTS OF DEMARCATION.....21

 PLANTS.....21

LAUGHLIN AFB WASTEWATER COLLECTION SYSTEM PHYSICAL CONDITION REPORT.....22

LAUGHLIN AFB WASTEWATER COLLECTION SYSTEM ENVIRONMENTAL BASELINE SURVEY23

TABLE OF CONTENTSI