ATTACHMENT J59

Ellington Field ANGB 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 Ellington Field ANGB. 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

Ellington Field ANGB 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 "*Ellington Field Air National Guard Base Electric Utility System.*"

- base.dgn
- elec.dgn
- ell-electric.dlv
- Kafb99br-BW.mst
- readme3.doc

PART 1, EXHIBIT B

Ellington Field ANGB Electric System Description of Premises

Electric Distribution System Description

The electric distribution system at Ellington Field Air National Guard Base (ANGB) 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

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

Where the utility is installed overhead, a 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed, is hereby granted to the Grantee to construct, reconstruct, inspect, patrol, maintain, operate, repair, add, remove and replace utility facilities and appurtenances thereto in, over, and through the right-of-way.

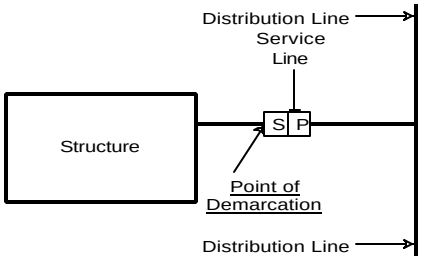
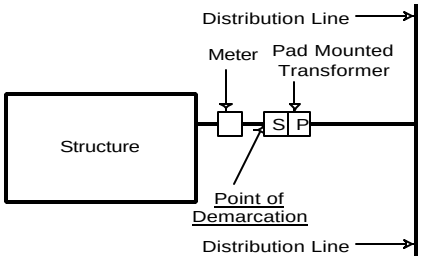
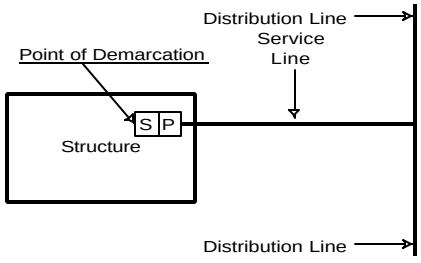
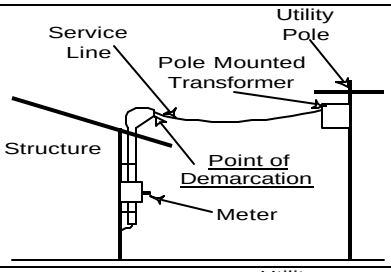
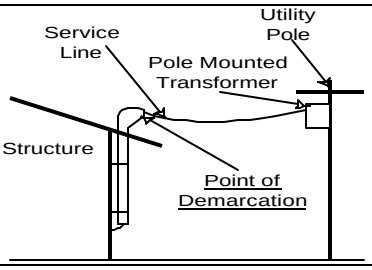
Where the utility is installed underground, a 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed, is hereby granted to the Grantee to construct, reconstruct, inspect, patrol, maintain, operate, repair, add, remove and replace utility facilities and appurtenances thereto in, over, and through the right-of-way.

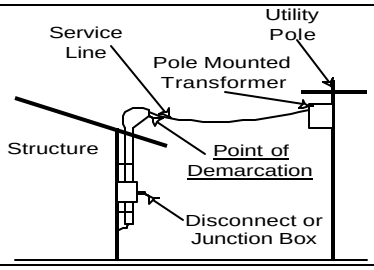
Authorization is hereby granted to the Grantee to continue operation and a right-of-way is granted for the utility to remain under, on, or through any building. Included is the right to inspect, patrol, maintain, operate, repair, add, remove and replace said utility as long as no undue interference with normal building operations occur. If the building owner modifies the building in a way such that utility operation is impaired, the Grantee shall relocate a part or all of its utility, at the expense of the Grantee, to separately negotiated rights-of-way. When the Grantee is required to relocate at the request of the building owner and the owner has not modified the building in a way that impairs utility operation the sole expense of relocating the utility shall be paid by the building owner. The Grantee may relocate to separately negotiated rights-of-way at any time at its own expense.

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 transformer secondary terminal spade.	Pad Mounted Transformer located outside of structure with underground service to the structure and no meter exists.	
Point of demarcation is the transformer secondary terminal spade.	Three Phase CT metered service.	
Secondary terminal of the transformer inside of the structure	Transformer located inside of structure with no isolation device in place. Note: Utility Owner must be granted 24-hour access to transformer room.	
Point of demarcation is the point where the overhead conductor is connected to the weatherhead. Note: Contractor shall own and maintain the meter.	Electric meter is connected to the exterior of the building on an overhead secondary line.	
Point of demarcation is the point where the overhead conductor is connected to the weatherhead.	Pole Mounted Transformer located outside of structure with secondary attached to outside of structure with no meter.	

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the point where the overhead conductor is connected to the weatherhead.	Service may be overhead or underground. A disconnect switch or junction box is mounted to the exterior of the structure with no meter.	

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.
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.
Airport Beacon Lights on buildings	The point of demarcation is the disconnect switch that supplies power to the airport beacon lights.
Sanitary sewer lift stations fed directly from transformers	The point of demarcation is the control panel for the lift station.

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			

PART 1, EXHIBIT C

Ellington Field ANGB 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

Ellington Field ANGB Electric System Environmental Baseline Survey

Parsons ES prepared an Environmental Baseline Survey. The document is under separate cover and titled "*Utility System Privatization Environmental Baseline Survey for Ellington Field Air National Guard Base, Houston, Texas*", October 1999.

PART 2, EXHIBIT A

Ellington Field ANGB 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 "*Ellington Field Air National Guard Base Natural Gas Utility System.*"

- base.dgn
- GAS.dgn
- ell-gas.dlv
- Kafb99br-BW.mst
- readme3.doc

PART 2, EXHIBIT B

Ellington Field ANGB Natural Gas Distribution System Description of Premises

Natural Gas Distribution System Description

The natural gas distribution system at Ellington Field Air National Guard Base (ANGB) 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

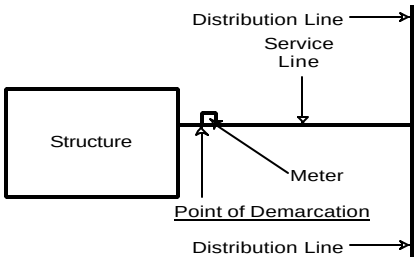
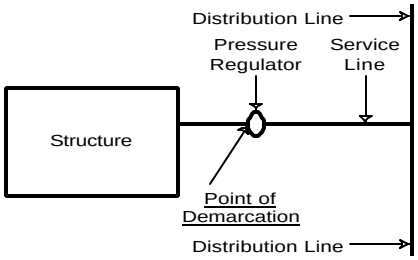
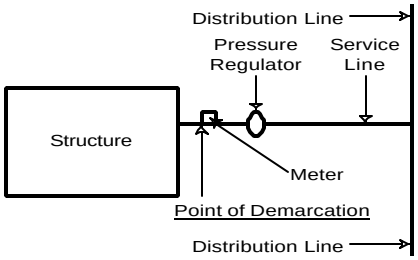
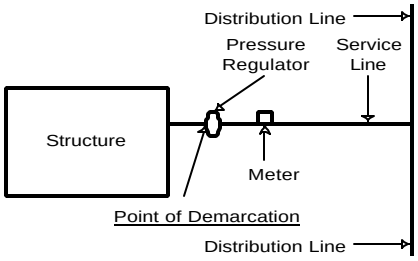
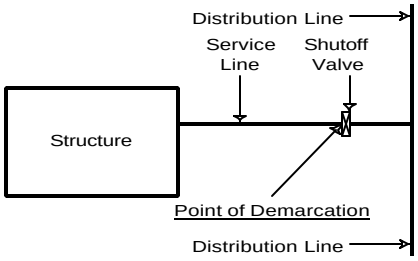
Subject to all conditions set forth in the Grant of Right-Of-Way, the Grantor grants to the Grantee a right-of-way for natural gas distribution as described in the following paragraphs.

A 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed, is hereby granted to the Grantee to construct, reconstruct, inspect, patrol, maintain, operate, repair, add, remove and replace utility facilities and appurtenances thereto in, over, and through the right-of-way.

Authorization is hereby granted to the Grantee to continue operation, and a right-of-way is granted for the utility to remain under, on, or through any building. Included is the right to inspect, patrol, maintain, operate, repair, add, remove, and replace said utility as long as no undue interference with normal building operations occurs. If the building owner modifies the building in a way such that utility operation is impaired, the Grantee shall relocate a part or all of its utility, at the expense of the Grantee, to separately negotiated rights-of-way. When the Grantee is required to relocate at the request of the building owner and the owner has not modified the building in a way that impairs utility operation, the sole expense of relocating the utility shall be paid by the building owner. The Grantee may relocate to separately negotiated rights-of-way at any time at its own expense.

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
The point of demarcation is the down stream side of the natural gas meter.	Natural gas service to the building is metered.	
The point of demarcation is the down stream side of the pressure regulator.	Natural gas service to the building is regulated but not metered.	
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 od 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
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
None			

PART 2, EXHIBIT C

Ellington Field ANGB 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

Ellington Field ANGB Natural Gas Distribution System Environmental Baseline Survey

Parsons ES prepared an Environmental Baseline Survey. The document is under separate cover and titled "*Utility System Privatization Environmental Baseline Survey for Ellington Field Air National Guard Base, Houston, Texas*", October 1999.

PART 3, EXHIBIT A

Ellington Field ANGB 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 "*Ellington Field Air National Guard Base Water Utility System.*"

- base.dgn
- water2.dgn
- ell-WATER.dlv
- Kafb99br-BW.mst
- readme3.doc

PART 3, EXHIBIT B

Ellington Field ANGB Water Distribution System Description of Premises

Water Distribution System Description

The water distribution system at Ellington Air National Guard Base (ANGB) 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

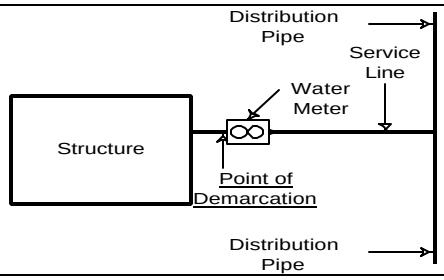
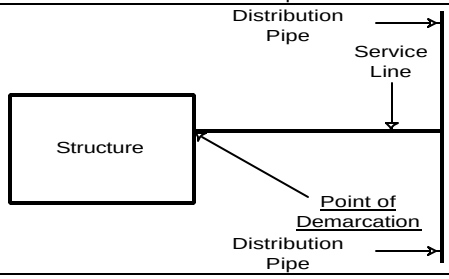
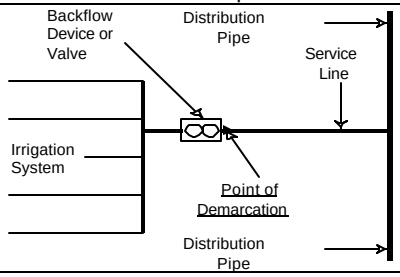
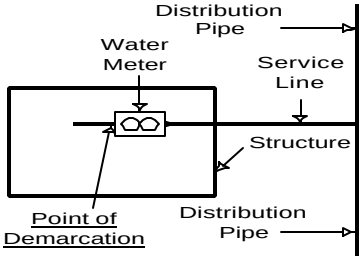
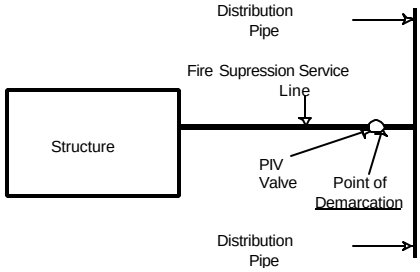
Subject to all conditions set forth in the Grant of Right-Of-Way, the Grantor grants to the Grantee a right-of-way for water distribution as described in the following paragraphs.

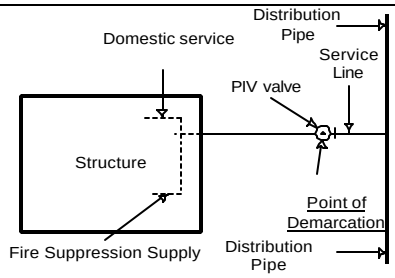
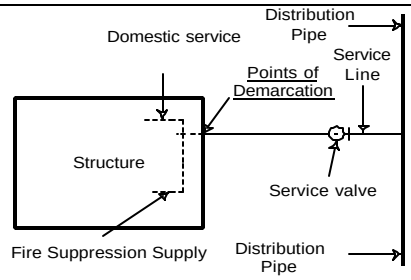
A 26-foot-wide right-of-way extending 13 feet on each side of the utility for pipe sizes of 24 inches and less and a 50-foot-wide right-of-way extending 25 feet on each side of the utility for pipe sizes of greater than 24 inches, as installed, is hereby granted to the Grantee to construct, reconstruct, inspect, patrol, maintain, operate, repair, add, remove and replace utility facilities and appurtenances thereto in, over, and through the right-of-way.

Authorization is hereby granted to the Grantee to continue operation, and a right-of-way is granted for the utility to remain under, on, or through any building. Included is the right to inspect, patrol, maintain, operate, repair, add, remove, and replace said utility as long as no undue interference with normal building operations occurs. If the building owner modifies the building in a way such that utility operation is impaired, the Grantee shall relocate a part or all of its utility, at the expense of the Grantee, to separately negotiated rights-of-way. When the utility owner is required to relocate at the request of the building owner and the owner has not modified the building in a way that impairs utility operation, the sole expense of relocating the utility shall be paid by the building owner. The Grantee may relocate to separately negotiated rights-of-way at any time at its own expense.

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 Valve (closest apparatus to the exterior of the structure)	Water meter or valve is located on the service line entering the structure within 25 feet of the exterior of the structure.	
Point where the service line enters the structure. *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.*	No water meter, backflow device, or valve exists 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.	Irrigation system fed directly from distribution system.	
Point of demarcation is the downstream side of the Water Meter.	Water meter is located on the service line entering the structure within the structure.	
Point of demarcation is the upstream side of the PIV valve.	Fire suppression system on dedicated feed from water main.	

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the upstream side of the PIV valve.	Fire suppression system on the same feed as domestic service from water main and service line has PIV valve.	
Point of demarcation is where the service enters the building. *Note: Service valve may be installed within 25 feet of the structure at any time. Service valve will become the point of demarcation.*	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 feet of structure.	

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 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
None			

PART 3, EXHIBIT C

Ellington Field ANGB 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

Ellington Field ANGB Water Distribution System Environmental Baseline Survey

Parsons ES prepared an Environmental Baseline Survey. The document is under separate cover and titled "*Utility System Privatization Environmental Baseline Survey for Ellington Field Air National Guard Base, Houston, Texas*", October 1999.

PART 4, EXHIBIT A

Ellington Field ANGB 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 "*Ellington Field Air National Guard Base Wastewater Utility System.*"

- base.dgn
- sansewer.dgn
- ell-WASTE.dlv
- Kafb99br-BW.mst
- readme3.doc

PART 4, EXHIBIT B

Ellington Field ANGB Wastewater Collection System Description of Premises

Wastewater Collection System Description

The wastewater collection system at Ellington Field Air National Guard Base (ANGB) 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

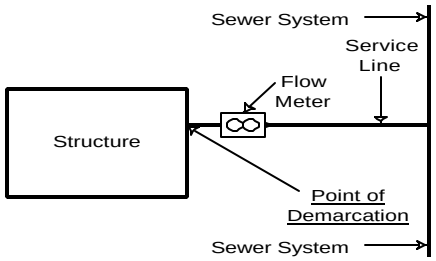
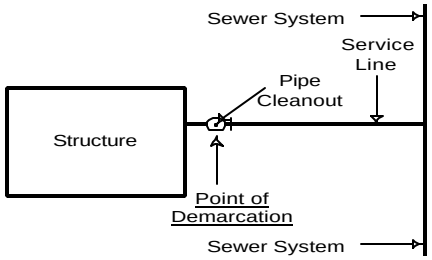
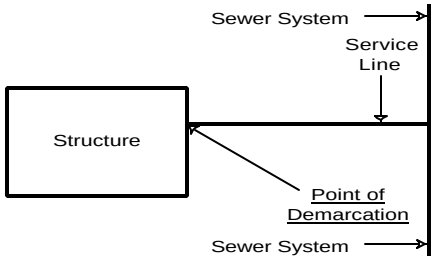
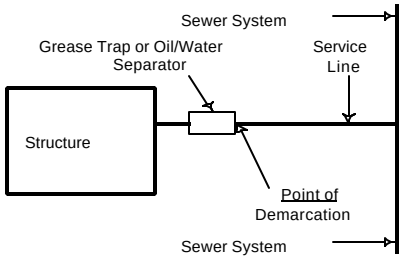
Subject to all conditions set forth in the Grant of Right-Of-Way, the Grantor grants to the Grantee a right-of-way for wastewater collection as described in the following paragraphs.

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, is hereby granted to the Grantee to construct, reconstruct, inspect, patrol, maintain, operate, repair, add, remove and replace utility facilities and appurtenances thereto in, over, and through the right-of-way.

Authorization is hereby granted to the Grantee to continue operation, and a right-of-way is granted for the wastewater collection system to remain under, on, or through any building. Included is the right to inspect, patrol, maintain, operate, repair, add, remove, and replace said wastewater collection system as long as no undue interference with normal building operations occurs. If the building owner modifies the building in a way such that the wastewater collection system operation is impaired, the Grantee shall relocate a part or all of its wastewater collection system, at the expense of the Grantee, to separately negotiated rights-of-way. When the Grantee is required to relocate at the request of the building owner and the owner has not modified the building in a way that impairs utility operation, the sole expense of relocating the wastewater collection system shall be paid by the building owner. The Grantee may relocate to separately negotiated rights-of-way at any time at its own expense.

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 where the service line exits the structure *Note: A new cleanout device should be installed within 25' of building during any stoppage or maintenance action. The downstream side of the cleanout device will then become the new point of demarcation.*	Wastewater system flow meter is located on the service line exiting the structure.	
Point of demarcation is the downstream side of the cleanout device.	No flow meter exists and a wastewater system cleanout is located within 25 feet of the building perimeter on the service line exiting the structure.	
Point where the service line exits the structure *Note: A new cleanout device should be installed within 25' of building during any stoppage or maintenance action. The downstream side of the cleanout device will then become the new point of demarcation.*	No flow meter or cleanout exists within 25 feet of the building perimeter on the service line exiting the structure.	
Point of demarcation is the downstream side of grease trap or oil/water separator.	Grease trap or Oil/water separator	

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
Sanitary sewer lift station electrical supply	The point of demarcation is from the line side of the control panel for the lift station.
Connection to Public Sanitary Sewer System	The point of demarcation is where the wastewater collection system exits the base boundary.

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
None			

PART 4, EXHIBIT C

Ellington Field ANGB 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

Ellington Field ANGB Wastewater Collection System Environmental Baseline Survey

Parsons ES prepared an Environmental Baseline Survey. The document is under separate cover and titled "*Utility System Privatization Environmental Baseline Survey for Ellington Field Air National Guard Base, Houston, Texas*", October 1999.

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