

ATTACHMENT J60

Seguin AAF 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 Seguin Auxiliary Air Field (AAF). This attachment is divided into four parts specific to each type of utility system (i.e. electric and water). 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 - Water Distribution System Exhibits A through D

PART 1, EXHIBIT A

Seguin AAF Electric System Maps

There are no maps of the Seguin AAF electric system.

PART 1, EXHIBIT B

Seguin AAF Electric System Description of Premises

Electric Distribution System Description

The electric distribution system at Seguin AAF 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 points of demarcation (where ownership starts and stops) for the service line to the fire station are the load side of the current electric provider's disconnect switch on the utility pole (where service enters the site) and line side of the disconnect switch or junction box at

the fire station. Where a disconnect switch or junction box does not exist, the point of demarcation is the line side of the transformers that feeds the fire station. For the other service line, the points of demarcation is the load side of the current electric provider's transformer on the utility pole (where the service enters the site) and the line side of the disconnect switch or junction box at the two Runway Supervisory Units. Where a disconnect switch or junction box does not exist, the point of demarcation is the line side of the transformers that feeds the two RSUs. The demarcation point at the old historic site is the line side of the transformer that feeds the site.

Plants and Substations

Description	Facility Number	State Coordinates	Other Information
None			

PART 1, EXHIBIT C

Seguin AAF 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

Seguin AAF Electric System Environmental Baseline Survey

The Air Force has determined that it is not required or necessary for the Government to conduct an EBS prior to the sale of this utility system.

PART 2, EXHIBIT A

Seguin AAF Water Distribution System Maps

There are no maps of the Seguin AAF electric system.

PART 2, EXHIBIT B

Seguin AAF Water Distribution System Description of Premises

Water Distribution System Description

The water distribution system at Seguin AAF 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 points of demarcation (where ownership starts and stops) are the downstream side of the meter (where the 1 inch water main enters the site) and the point where the 1 inch water main enters the fire station.

Plants and Towers

There are no plants or towers included in the Seguin AAF water distribution system.

PART 2, EXHIBIT C

Seguin AAF 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 2, EXHIBIT D

Seguin AAF Water Distribution System Environmental Baseline Survey

The Air Force has determined that it is not required or necessary for the Government to conduct an EBS prior to the sale of this utility system.

Table of Contents

SEGUIN AAF ROW EXHIBITS.....J60-1

SEGUIN AAF ELECTRIC SYSTEM MAPSJ60-2

SEGUIN AAF ELECTRIC SYSTEM DESCRIPTION OF PREMISESJ60-3

 ELECTRIC DISTRIBUTION SYSTEM DESCRIPTION.....J60-3

 ELECTRIC DISTRIBUTION SYSTEM RIGHTS-OF-WAYJ60-3

 ELECTRIC DISTRIBUTION SYSTEM POINTS OF DEMARCATIONJ60-3

 ELECTRIC DISTRIBUTION SYSTEM POINTS OF DEMARCATIONJ60-**ERROR! BOOKMARK NOT DEFINED.**

 UNIQUE POINTS OF DEMARCATION.....J60-**ERROR! BOOKMARK NOT DEFINED.**

 PLANTS AND SUBSTATIONS.....J60-4

SEGUIN AAF ELECTRIC SYSTEM PHYSICAL CONDITION REPORT.....J60-5

SEGUIN AAF ELECTRIC SYSTEM ENVIRONMENTAL BASELINE SURVEYJ60-6

SEGUIN AAF WATER DISTRIBUTION SYSTEM MAPSJ60-7

SEGUIN AAF WATER DISTRIBUTION SYSTEM DESCRIPTION OF PREMISESJ60-8

 WATER DISTRIBUTION SYSTEM DESCRIPTION.....J60-8

 WATER DISTRIBUTION SYSTEM RIGHTS-OF-WAYJ60-8

 WATER DISTRIBUTION SYSTEM POINTS OF DEMARCATIONJ60-8

 PLANTS AND TOWERS.....J60-9

SEGUIN AAF WATER DISTRIBUTION SYSTEM PHYSICAL CONDITION REPORT J60-10

SEGUIN AAF WATER DISTRIBUTION SYSTEM ENVIRONMENTAL BASELINE SURVEY ..J60-11

TABLE OF CONTENTSJ60-I