SITE SPECIFIC INFORMATION

Installation Summary:

Established in 1917 as Camp Lee during the First World War, today Fort Lee endures as the Home of Army Sustainment. It covers 5,907 acres and is 25 miles south of Richmond, Virginia, situated between I-95 and I-295. Major tenants of Fort Lee include the Combined Arms Support Command (CASCOM); Ordnance, Quartermaster, & Transportation Schools; Army Sustainment University; the Defense Contract Management Agency (DCMA); and the Defense Commissary Agency (DeCA). It is also home to the Army's Quartermaster and Army Women's Museums. Fort Lee hosts more than 70,000 trainees each year, with a total on-base and surrounding supported population of approximately 91,000.

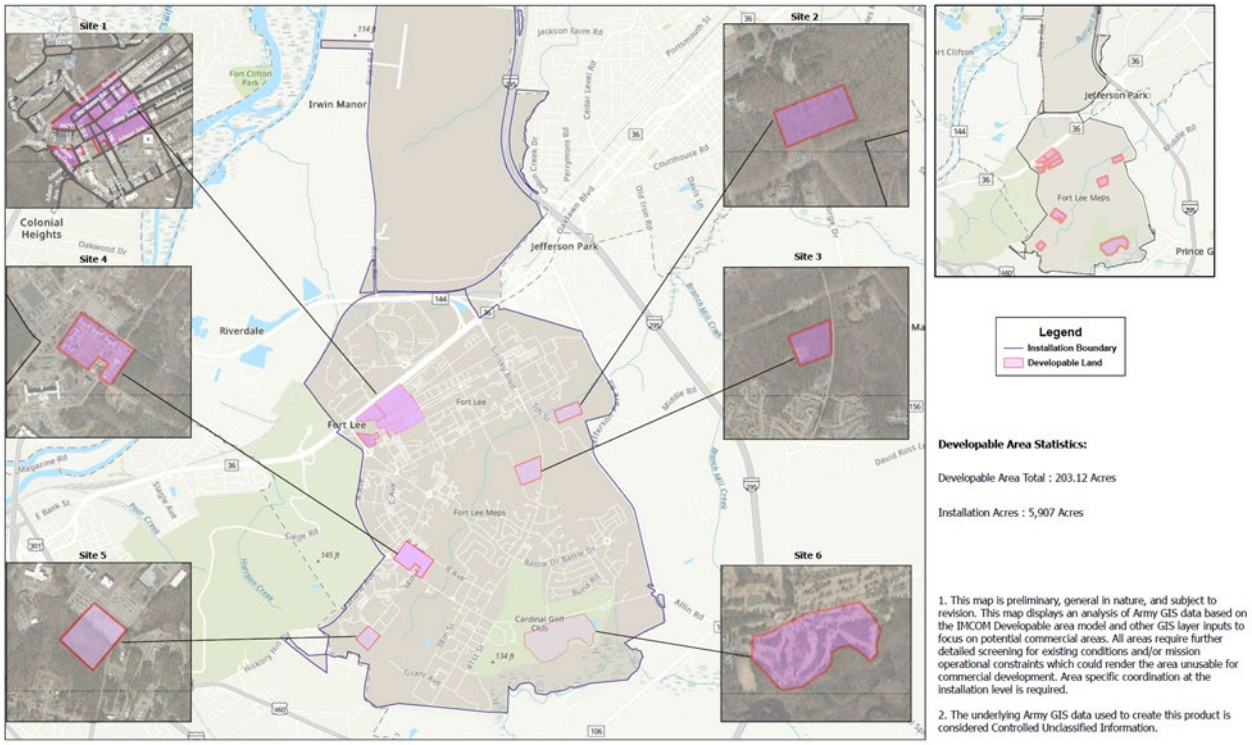
Available Properties:

Six (6) sites are available for lease. These six (6) sites total 203 acres; however, it is anticipated that only 187 acres are available for lease as approximately 16 acres from Site 1 may be excluded and designated for construction of facilities by the lessee as in-kind consideration to be provided to the Army as described further below.

Site	Acreage
Site 1	68.55
Site 2	11.49
Site 3	17.69
Site 4	24.61
Site 5	10.49
Site 6	70.29
Total	**203.12**

Map Identifying the Six (6) Sites Available for Lease:

Image 1



Site 1: Comprised of four (4) contiguous and one (1) adjacent parcel totaling 68.55 acres.

Parcel	Acreage
Parcel 1*	9.52
Parcel 2	19.25
Parcel 3	17.70
Parcel 4	15.53
Parcel 5*	6.55
Total	**68.55**

* All or a portion of Parcel 1 as depicted in Image 1 of Attachment B may not be available for lease as it is the preferred location of the aquatic center, multipurpose facility and food pavilion/parking. A portion of Parcel 4 as depicted in Image 8 of Attachment B may not be available for lease as it is the site of one of Fort Lee's preferred in-kind consideration projects, which is construction of a training pavilion. The

entirety of Parcel 5 will not be available for lease as it is the site of the existing museum and is strictly depicted to show the location of one of Fort Lee's preferred in-kind consideration projects.

Image 2

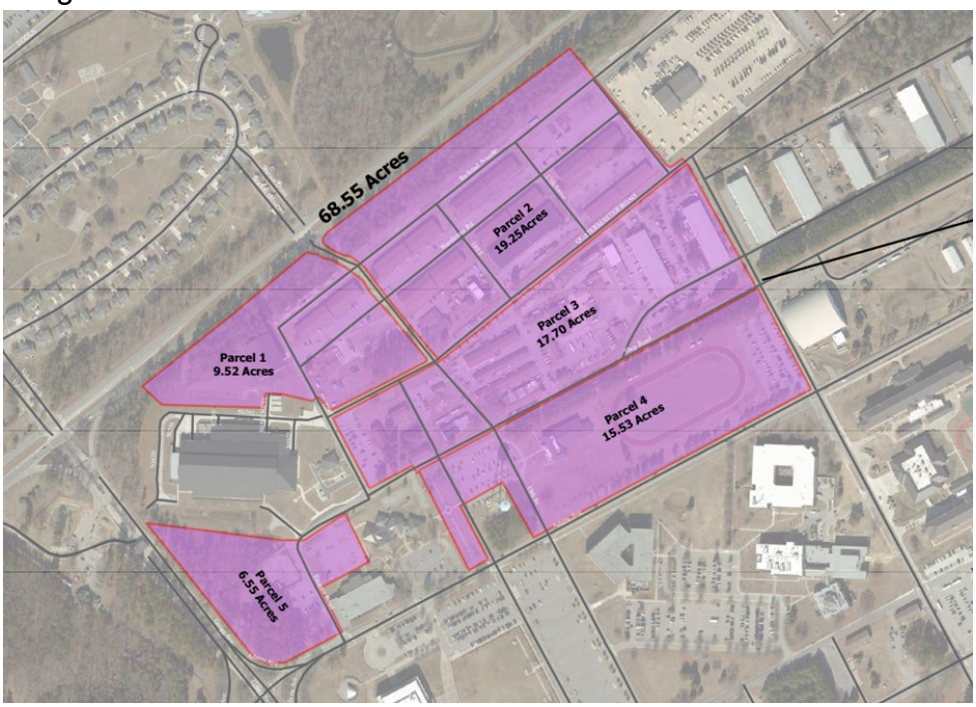
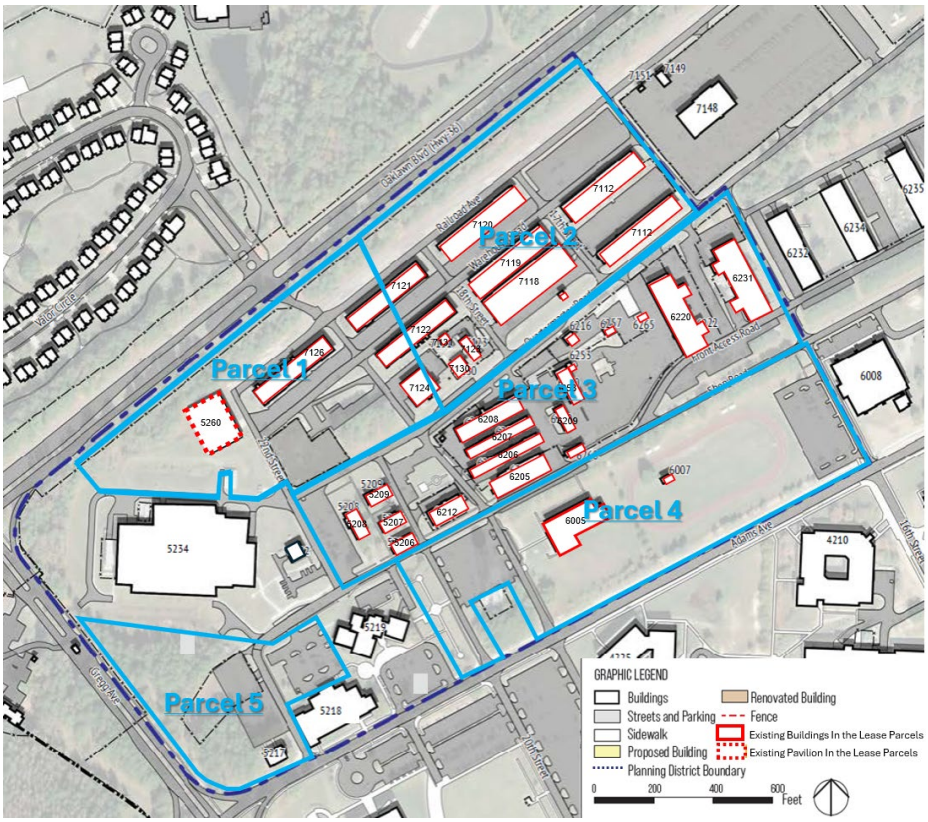
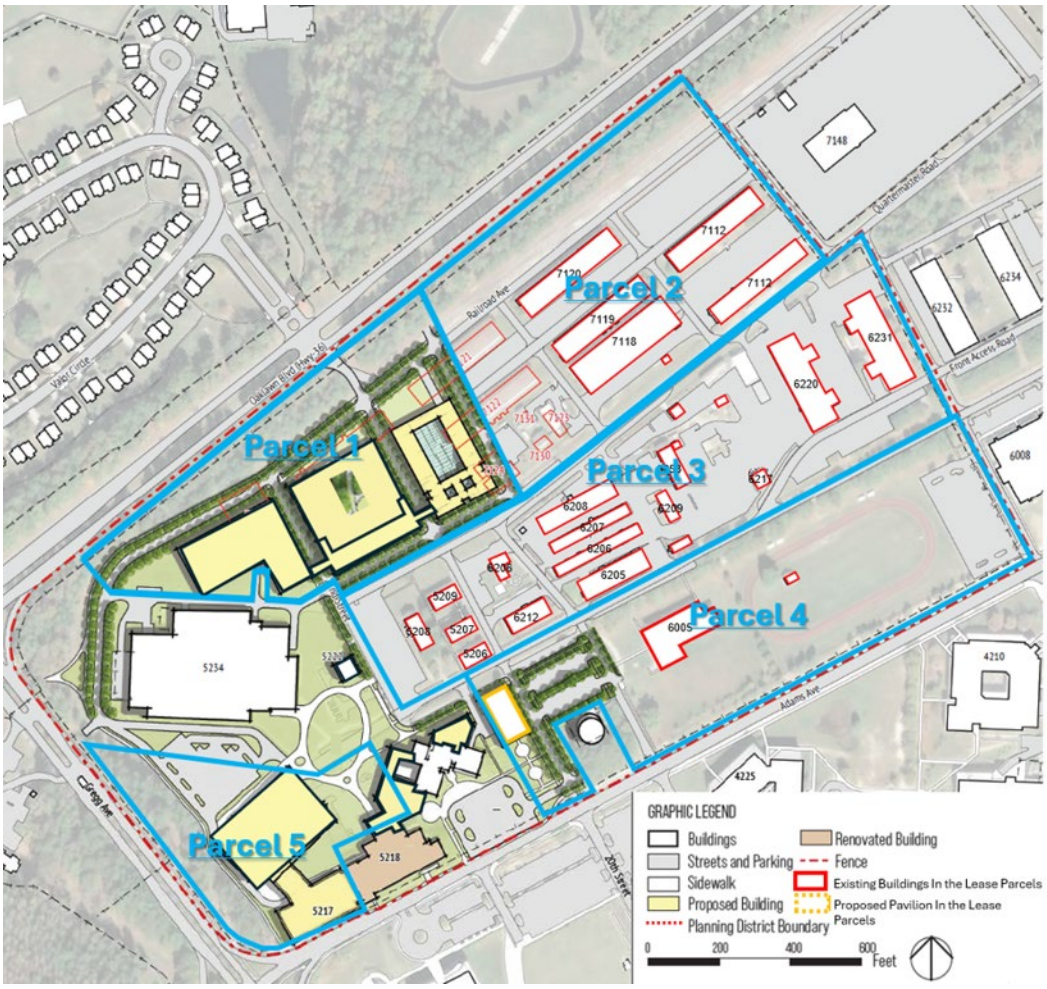


Image 3



As depicted in the map below, Parcels 1, 4, and 5 are intended for construction of facilities by the lessee as in-kind consideration to be provided to the Army. As provided in the RFP, Offerors' proposals must include the design and construction of an aquatics center on Parcel 1, 2, 3, or 4 as in-kind consideration in order to be considered for award of the EUL. Additional in-kind consideration preferred by Army includes a multi-purpose facility and a food pavilion/parking that would also be constructed by the Lessee on Parcel 1, 2, 3, or 4. Expansion of the Army Transportation Museum on Parcel 5 is also desired by the Army as in-kind consideration, as well as reconstruction of a training pavilion located on Parcel 4.

Image 4



Site 1 is referred to as the Defense Community Enclave Hub and consists of multiple land uses to include industrial, administrative, and recreational. Approximately two-thirds of Site 1 is encumbered with World War II era buildings, most of which are warehouses. Site 1 includes the Fort Lee Directorate of Public Works (DPW) and Logistics Readiness Center (LRC) Headquarters, as well as other administrative and maintenance functions. Approximately 16 acres of Site 1 is intended for construction of facilities by the lessee as in-kind consideration to be provided to the Army.

The structures identified below are currently on Parcels 1 through 4 of Site 1. The Lessee shall be responsible for all costs associated with the demolition, removal, and proper disposal of existing structures on the parcels as part of its development activities.

Parcel 1:

1) One (1) World War II era structure that will be vacated prior to execution of a lease. Functions currently performed in this structure are being relocated to other areas of the Installation.

2) One covered area that houses military equipment that has been identified for relocation.

Parcel 1	
Facility Number	Size (SF)
7126	18,360

Parcel 2:

1) Twelve (12) structures totaling approximately 141,000 SF, including seven (7) World War II era wood structures totaling approximately 131,000 SF that must be renovated to current life-safety codes or demolished by the lessee. In addition, Parcel 2 houses a facility for hazardous material operations that is functionally obsolete. Functions currently performed in these structures are being relocated to other areas of the Installation. These buildings will be vacant prior to lease execution.

Parcel 2	
Facility Number	Size (SF)
7112	18,360
7114	15,012
7115	320
7118	24,389
7119	18,360
7120	18,360
7121	18,360

7122	18,360
7123	2,040
7124	5,942
7130	1,216
7131	576

Parcel 3:

1) Nineteen (19) structures totaling approximately 100,000 SF, most of which are World War II era wood structures. Parcel 3 is primarily administrative with operational maintenance laydown area(s) for LRC and DPW. Approximately 20,000 SF is being relocated with the rest of the space requiring relocation identification.

Parcel 3	
Facility Number	Size (SF)
5206	4,720
5207	4,720
5208	3,850
5209	4,720
6202	2,295
6205	10,522
6206	6,625
6207	6,025
6208	9,177
6209	2,025
6210	3,995
6212	3,500
6217	1,330
6220	21,666
6222	1,961
6231	21,420
6257	600

6260	195
6268	1,256

Parcel 4:

1) Two (2) structures, including a 15,500 SF administrative facility. Functions currently performed in these structures are being relocated to other areas of the Installation. These buildings will be vacant prior to lease execution.

Parcel 4	
Facility Number	Size (SF)
6005	15,533
6007	484

Site 2: Comprised of 11.49 acres.

Image 5

Site 2 is an undeveloped, forested area. The entirety of Site 2 is within the light maneuver training area 11 (TA 11), a non-kinetic but underutilized training area. The area has been reviewed in accordance with Army Regulation (AR) 350-19, Army Sustainable Range Program. The Assistant Secretary of the Army for Installations, Energy, and Environment has cognizance over the final determination to release this property from the training inventory upon execution of a lease.

Site 3: Comprised of 17.69 acres.

Image 6

Site 3 is an undeveloped, forested area. The entirety of Site 3 is within the light maneuver training area 15 (TA 15), a heavily utilized light maneuver training area. The area has been reviewed in accordance with Army Regulation (AR) 350-19, Army Sustainable Range Program. The Assistant Secretary of the Army for Installations, Energy, and Environment has cognizance over the final determination to release this property from the training inventory upon execution of a lease.

Site 4: Comprised of 24.61 acres.

Image 7

Site 4 contains five (5) barracks buildings and four (4) relocatable administrative facilities. These buildings are vacant and have been determined excess to Fort Lee's needs. As these facilities are beyond their economic and useful lifespan, lessee will be responsible for all demolition activities as part of any future development.

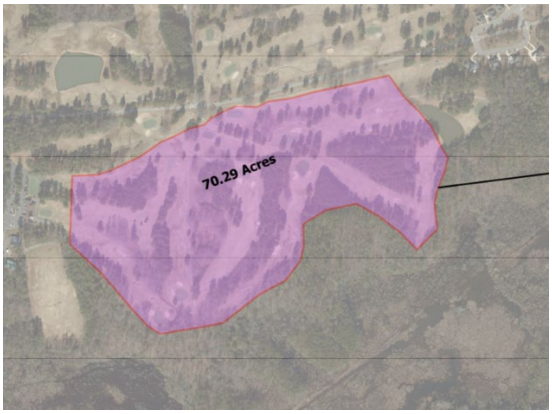
Site 5: Comprised of 10.49 acres.

Image 8

Site 5 consists of forested light maneuver training area (TA2) and a parking lot. The area has been reviewed in accordance with Army Regulation (AR) 350-19, Army Sustainable Range Program. The Assistant Secretary of the Army for Installations, Energy, and Environment has cognizance over the final determination to release this property from the training inventory upon execution of a lease.

Site 6: Comprised of 70.29 acres.

Image 9



Site 6 is currently utilized as 9 of the 27-hole Cardinal Golf Course. A 27-hole golf course is no longer sustainable, so this 70.29 acres encumbered with 9 holes is available for development. The other 18 holes will remain for FMWR function and operation.

Utilities at Fort Lee:

Electricity: Transmission service is provided by Dominion Energy. A115kV transmission line serves the Main Post Substation and nine (9), 13.2kV circuits feed the main cantonment.

Natural Gas: Natural gas is provided to the Installation from Columbia Gas. The natural gas distribution system is owned and operated by Fort Lee.

Water: Water risk for Fort Lee is 'Low (0-1)' (Source: WRI AQUEDUCT). American Water Military Services Group serves the Installation, as well as a neighboring locality.

Wastewater: Wastewater is distributed by Old Dominion Utility Services that also serves neighboring localities.

Fiber: COMCAST may have fiber in the vicinity of the properties.

Environmental Considerations:

Parcel Constraints:

Community Partnership Potential Parcel Constraints

Site #	Ac. Of Parcel	Ac. of Total Constraints	*% of Parcel Ac. w/ Constraints*	Type of Constraints
1.1	9.52	0.00	*0.00*	N/A
1.2	19.25	1.15	*5.97*	IRP
1.3	17.70	2.94	*16.59*	IRP
1.4	15.53	2.13	*13.71*	CR, IRP
1.5	6.55	0.18	*2.79*	WL
2	11.49	9.68	*84.25*	CR, WL
3	17.69	6.46	*36.52*	CR, IRP, WL
4	24.61	0.02	*0.10*	WL
5	10.49	6.03	*57.49*	CR, WL
6	70.29	16.44	*23.39*	CR, WL

Key for above Table:
Installation Restoration Program (IRP)
Cultural Resources (CR)
Permits (P) Environmental Permits required
Wetlands (WL)

Site 1:

Soil: The soil composition of Site 1 is primarily Urban land, which accounts for over 70% of the area, indicating significant existing or past development. The natural soils present include Slagle sandy loam (with 0-6% slopes), Lynchburg loam, and some Udorthents (loamy and clayey). The Slagle and Lynchburg soils are moderately to somewhat poorly drained with a seasonal high-water table.

Cultural Resources: Yes, CR

Protected Species/Wildlife: Yes, WL

Permits: TBD

Hazards: Yes, IRP

Parcel	Acreage	Primary Constraints	High-Risk Hazards / Environmental Concerns
Parcel 1	9.52 AC	Clean, minimal constraints	None identified; ideal for primary anchor facilities.
Parcel 2	19.25 AC	Installation Restoration Program (IRP)	None identified.
Parcel 3	17.70 AC	Installation Restoration Program (IRP)	None identified.
Parcel 4	15.53 AC	Cultural Resources (CR), Installation Restoration Program (IRP)	Site layout must avoid low-lying drainage zones.
Parcel 5	6.55 AC	Cultural Resources (CR), Wetlands (WL)	Bordered by some wetlands

Site 2:

Soil: The soil composition of Site 2 is dominated by the Kinston complex (60.8%), which is a poorly drained, frequently flooded soil found in floodplains. Slagle sandy loam is also present with slopes ranging from 2% to 10%. A small portion consists of Emporia soils on steep slopes (15-45%). The prevalence of Kinston soils and the presence of Bailey Creek could indicate significant wetness and potential flooding constraints.

Cultural Resources: Yes, CR

Protected Species/Wildlife: Yes, WL

Permits: TBD

Hazards: None Known

Site 3:

Soil: The soil composition of Site 3 consists mainly of Emporia fine sandy loam (45.4%) and Emporia and Slagle soils (26.1%). Other soils include Lynchburg-Slagle complex and Norfolk fine sandy loam. These soils are generally well-drained to moderately well-drained loams and sandy loams, with slopes ranging from 2% to 15%.

Cultural Resources: Yes, CR

Protected Species/Wildlife: Yes, WL

Permits: TBD

Hazards: Yes, IRP

Site 4:

Soil: The soil composition of Site 4 is a mix of Urban land-Udorthents complex (36.2%), Emporia fine sandy loam (29.7%), Norfolk fine sandy loam (14.7%), and Slagle sandy loam (16.6%). The natural soils are well-drained to moderately well-drained sandy loams with gentle slopes (0-6%). The significant portion of urban land reflects existing urban development that has already occurred in this area.

Cultural Resources: No

Protected Species/Wildlife: Yes, WL

Permits: TBD

Hazards: None Known

Site 5:

Soil: The soil composition of Site 5 is primarily Norfolk fine sandy loam (37.6%), Bonneau loamy sand (20.9%), and Slagle sandy loam (22.6% on 2-6% slopes and 6.8% on 0-2% slopes). It also contains a portion of Urban land-Udorthents complex (12.1%). The soils are mostly well-drained to moderately well-drained, suitable for development, with gentle slopes.

Cultural Resources: Yes, CR

Protected Species/Wildlife: Yes, WL

Permits: TBD

Hazards: None Known

Site 6:

Soil: The soil composition of Site 6 is dominated by Emporia fine sandy loam (63.9%) and Slagle sandy loam (33.4%), both on 2 to 6 percent slopes. There are also small areas of Emporia and Slagle soils on steeper slopes and minor Kinston complex soils. These are primarily well-drained to moderately well-drained loamy soils, characteristic of the area's coastal plain setting.

Cultural Resources: Yes, CR

Protected Species/Wildlife: Yes, WL

Permits: TBD

Hazards: None Known

Legislative Jurisdiction at Fort Lee:
Fort Lee has a combination of proprietorial, concurrent, and exclusive legislative jurisdiction.
Proprietorial: The federal government has only the same rights in the land as does any other landowner. However, there exists a right of the federal government to perform the functions delegated to it by the Constitution and directed by statutory enactment of Congress without interference from any source. Subject to these conditions, the state retains all of the legislative jurisdiction over the area it would have if a private individual rather than the United States owned the land. The state may not impose its regulatory power directly upon the federal government nor may it tax the federal land, but it may tax a lessee's interest in the land if state law permits. The state may not regulate the actions of residents of the land in any way which might directly interfere with the performance of a federal function.

Concurrent: Both state and federal laws are applicable in a concurrent legislative jurisdiction area. Both federal and state governments may enforce their respective laws and punish an offender for an offense committed in the area. The state, subject to the exemption of the federal government, retains its right to tax. The regulatory powers of the state may be exercised in the area, but not in such a manner as to interfere with federal functions.

Exclusive: Exclusive legislative jurisdiction exists when the federal government acquires all of the state's judicial, legislative and administrative authority, and the state concerned has not reserved to itself the right to exercise any of the authority concurrently with the federal government, except the right to serve state civil or criminal process for activities that occurred outside of the area. Since there are no federal general municipal laws, the state law in effect at the time such exclusive jurisdiction is acquired generally governs with respect to civil matters. The criminal laws of the state are generally adopted within areas of exclusive federal jurisdiction under 18 U.S.C. § 13 (the Assimilative Crimes Statute). As a result, laws governing both criminal offenses and certain civil matters may be ambiguous or non-existent in some cases. Offerors should therefore familiarize themselves with jurisdictional matters to best determine how to address the enforcement of civil matters on the Property, such as enforcement of contractual obligations, which may be addressed through choice of law provisions.