IN-KIND CONSIDERATION

Mandatory Minimum In-Kind Consideration to be Provided:

Aquatic Center: A state-of-the-art swimming and water training facility to support physical readiness and family recreation. It would include a dual-pool system (competition/training pool and a leisure/recreation pool) designed with high-efficiency energy systems. The aquatic center would be constructed on Parcel 1, 2, 3, or 4 of Site 1. Fort Lee's preference would be Parcel 1 as depicted below. Any facility(s) requiring demolition prior to construction of the aquatic center will be at the sole cost and responsibility of the Lessee.

Image 1

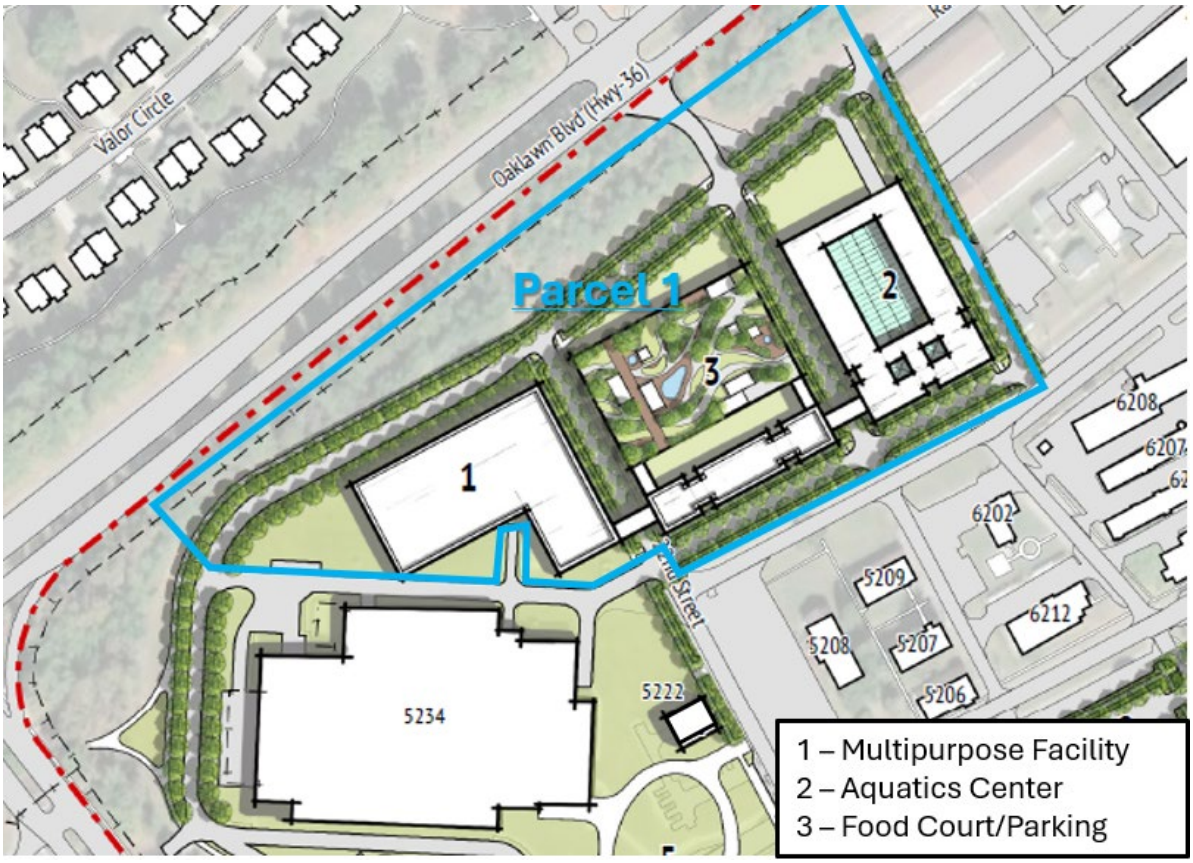
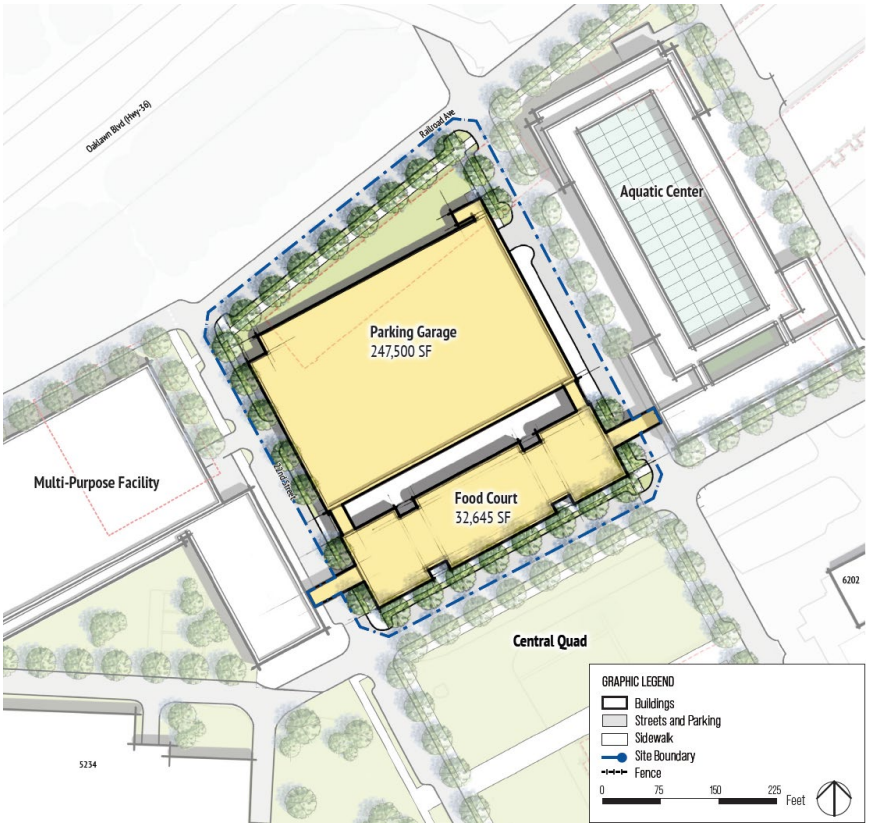


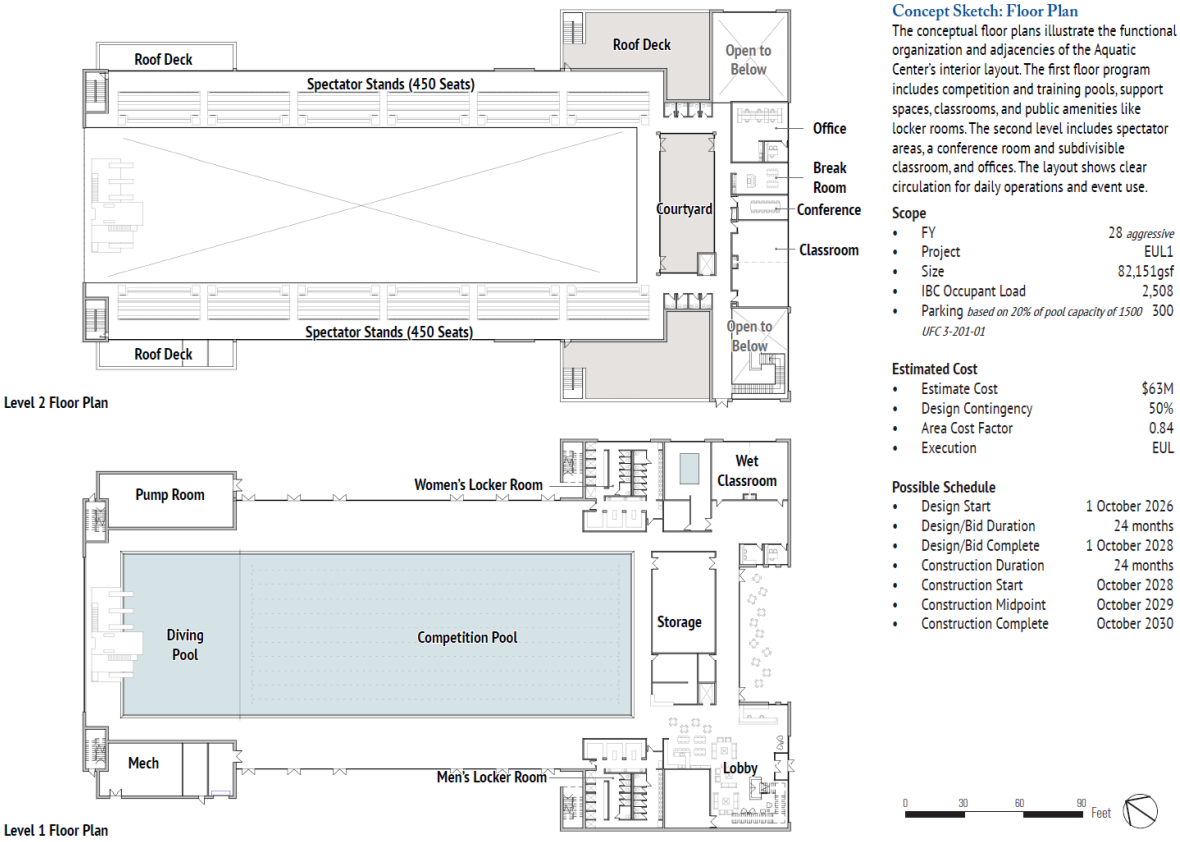
Image 2



At its sole cost and responsibility, Lessee will be required to design and construct the competition/training pool and leisure/recreation pool with the capability to support 900 spectators, reconfigurable lane layouts, and a dedicated dive tank. In addition to these minimum requirements, flexibility exists for facility configuration, overall design (i.e., retractable roof), retail spaces, administrative areas, and outdoor seating. Below is a conceptual layout.

Image 3

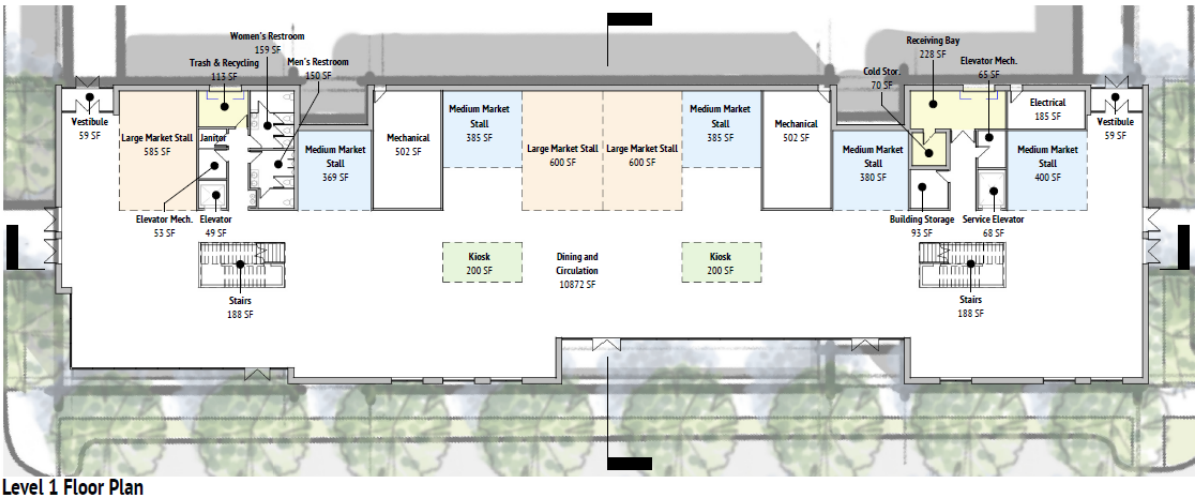
Image 4



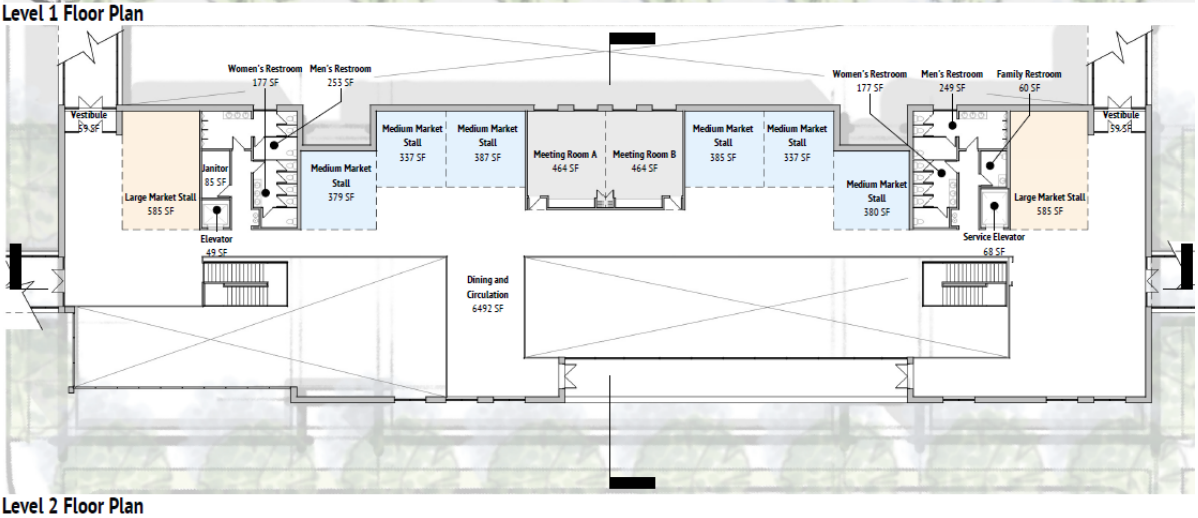
Additional In-Kind Consideration Preferred by Fort Lee:

Food Pavilion: A modern dining venue, integrated closely with the recreation centers to maximize foot traffic. Fort Lee's preference is that it support the surrounding area facilities and enhance the experience of patrons utilizing the aquatics center. The food pavilion could be connected directly to parking. To support the high volume of daily visitors, a multi-tier parking garage is paired directly with the food court pavilion, creating a seamless retail experience. The food pavilion would be constructed on Parcel 1, 2, 3, or 4 of Site 1. Fort Lee's preference would be Parcel 1 as depicted in Images 1 and 2 above. A conceptual layout is provided below as Image 5. Any facility(s) requiring demolition prior to construction of the food pavilion will be at the sole cost and responsibility of the Lessee.

Image 5



Level 1 Floor Plan



Level 2 Floor Plan

Floor Plan Graphic Legend

Leasable Market Spaces:

- 2 Large (500-600 SF)
- 6 Medium (300-400 SF)
- 2 Small Kiosks (200 SF)
- 2 Meeting Spaces
- Support Spaces
- Net to Gross (NTG) Spaces

Multipurpose Facility: A highly flexible indoor athletics and event space capable of hosting command functions, sports leagues, and community gatherings is desired by Fort Lee. It would be designed with a massive clear-span athletic turf area, secondary gymnasiums, and classrooms to maximize utility. A primary objective of Fort Lee is the ability to host ceremonies for Fort Lee Command Functions. The multipurpose facility would be constructed on Parcel 1, 2, 3, or 4 of Site 1. Fort Lee's preference would be Parcel 1 as depicted in Images 1 and 2 above and Image 6 below. A conceptual layout is provided as Image 7 below. Any facility(s) requiring demolition prior to construction of the multipurpose facility center will be at the sole cost and responsibility of the Lessee.

Image 6

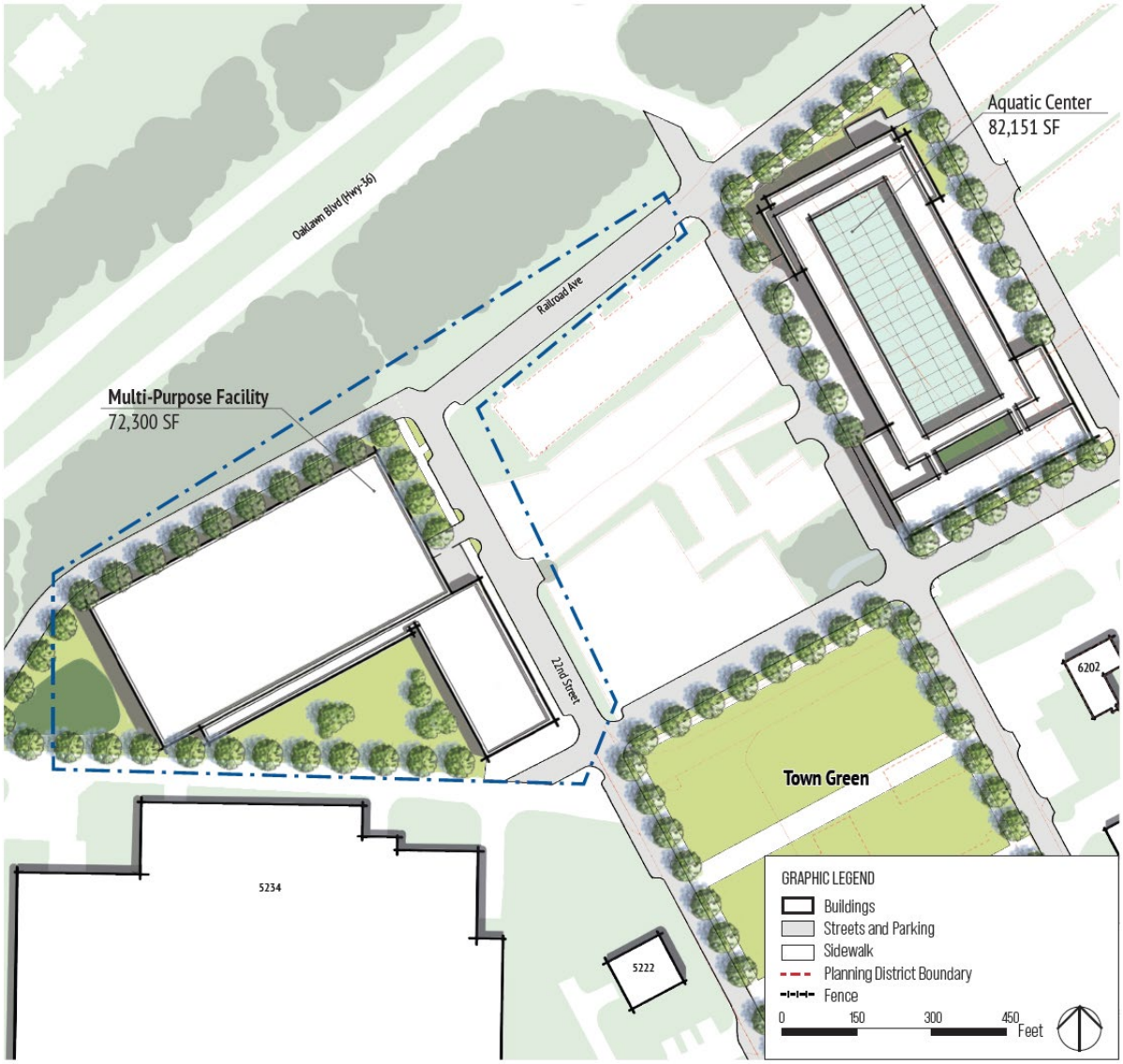
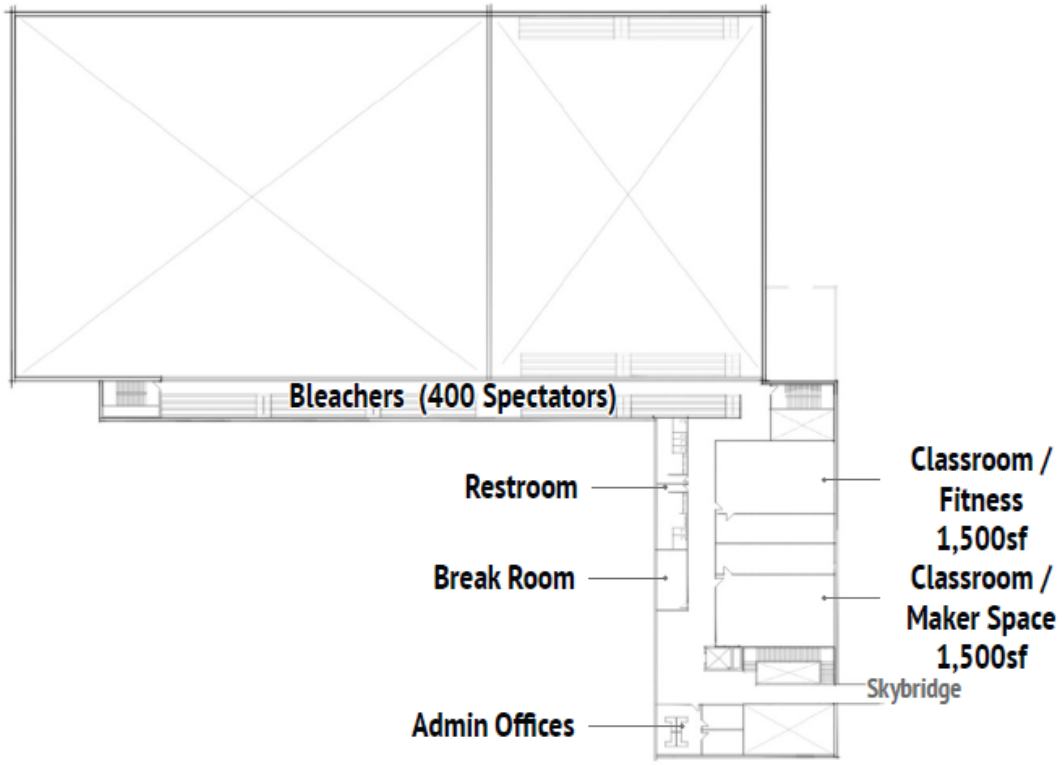
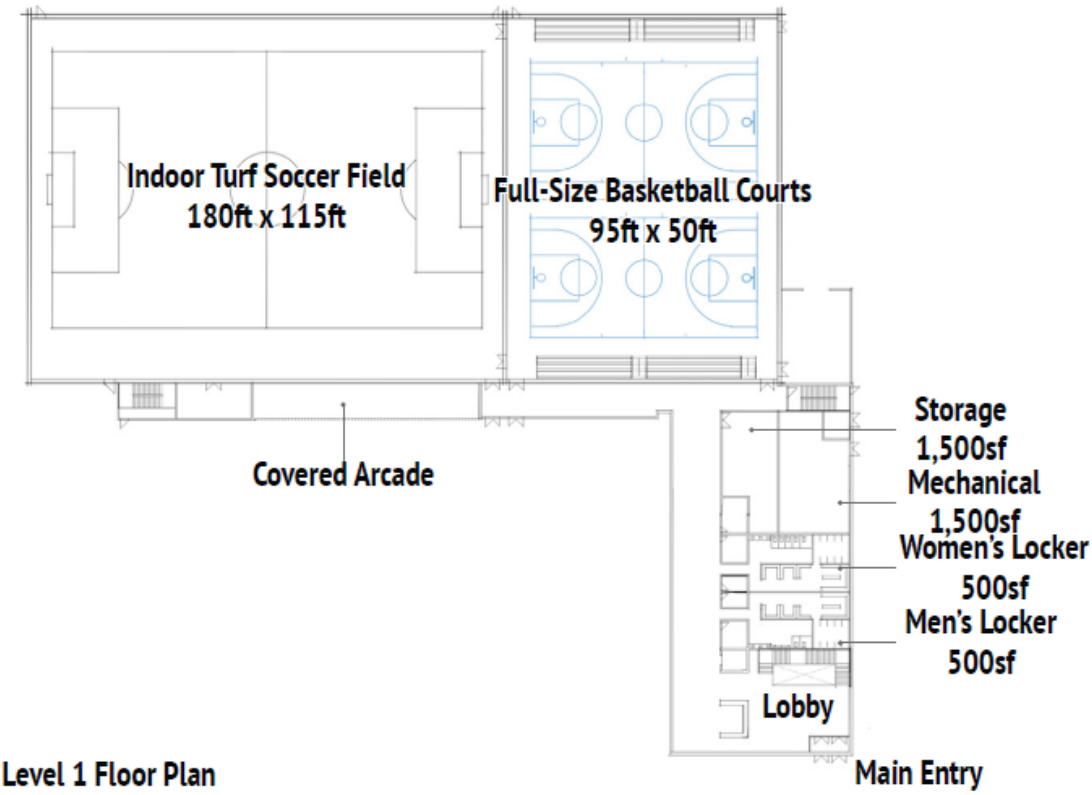

Aquatic Center
82,151 SF
Oaklawn Blvd (Hwy 36)
Railroad Ave
Multi-Purpose Facility
72,300 SF
22nd Street
6202
Town Green
5234
5222
GRAPHIC LEGEND
Buildings
Streets and Parking
Sidewalk
Planning District Boundary
Fence
0
150
300
450
Feet

Image 7



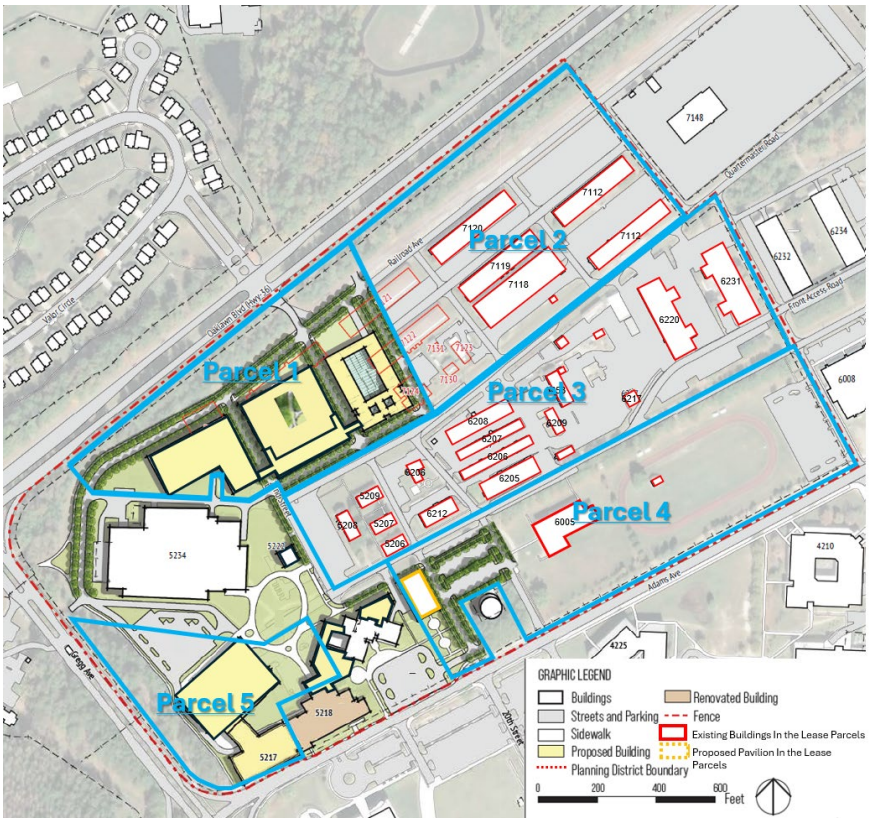
Level 2 Floor Plan



Level 1 Floor Plan

Training Pavilion: For the training pavilion currently located on Parcel 1 of Site 1 that must be demolished prior to construction of a multipurpose facility if such multipurpose facility is to be constructed within that area, Fort Lee would like a training pavilion built on Parcel 4 of Site 1 as outlined in yellow on Image 8 below. Fort Lee's preference is the training pavilion be constructed in close proximity to the existing museums on Parcel 5 of Site.

Image 8



Army Transportation Museum Expansion: Expansion of the existing museum on Parcel 5 of Site 1 is desired that would include a soaring, glass-enclosed atrium that would act as a new entrance and focal point, as well as accommodate display of large-scale military transport vehicles in a climate-controlled environment. Fort Lee desires modern exhibition space with climate-controlled display environments designed specifically to house, preserve, and display the Army's legacy transportation artifact collection. Images 9 through 11 depict the desired museum expansion.

Image 9

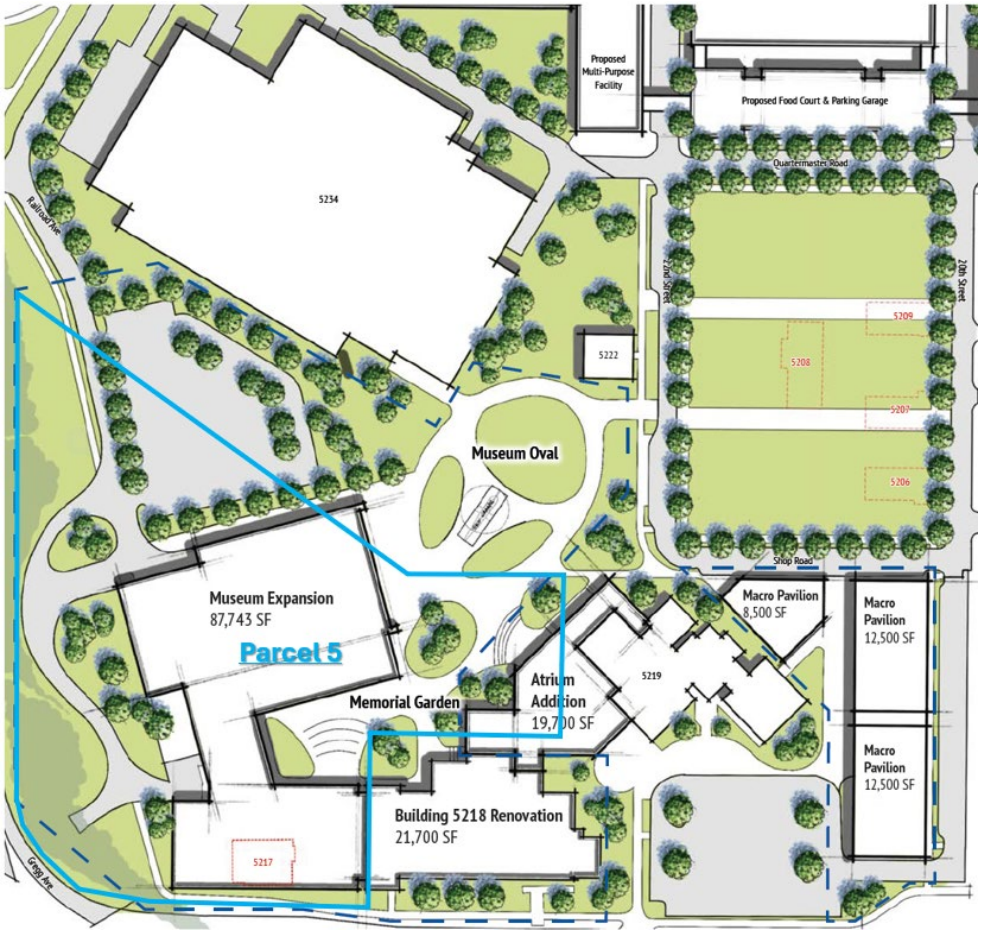
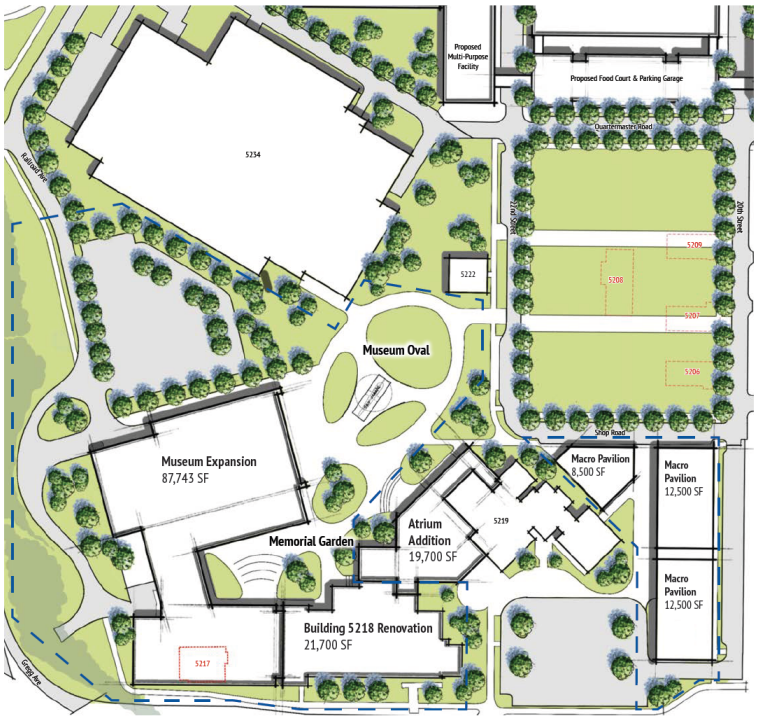


Image 10



Concept Sketch: Site Plan

The Museum Expansion is fully integrated into the DCE's walkable, community-oriented framework. The building engages the adjacent museum oval and enriches the surrounding area with a memorial garden, which creates a welcoming pedestrian space within the courtyard defined by the facility's massing. The expansion strengthens the consolidated museum campus and supports its mission to share the story of logistics in the Army.

The facility also enhances connections to nearby planned civic, commercial, and recreational destinations. Its site plan reflects the DCE vision by arranging buildings, streets, and open spaces in a way that encourages pedestrian movement and supports strong functional relationships among facilities. Close access to planned shared amenities, including parking and food service, further improves the user experience and supports overall connectivity throughout the DCE.

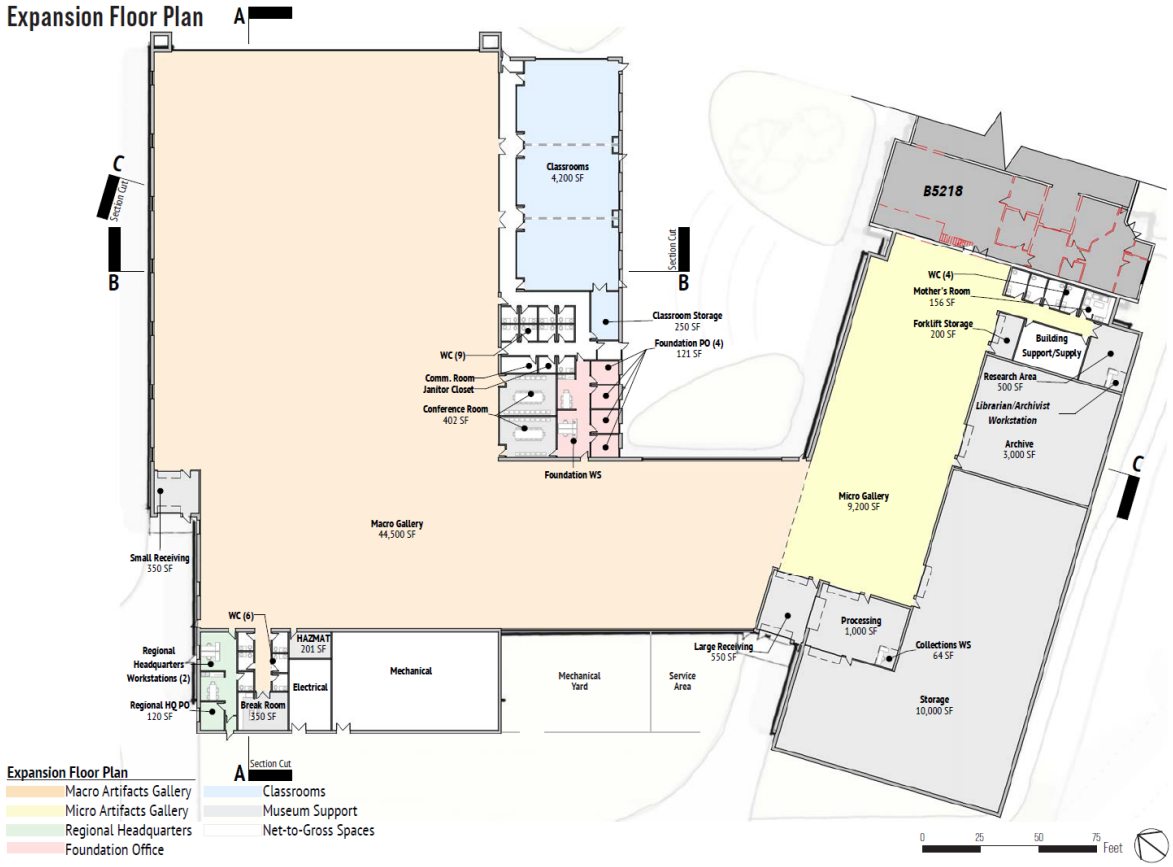
Access to the loading areas is facilitated by a dedicated road extending off Railroad Ave to the west of the facility, curved to provide the appropriate approach and departure angles for large trucks. A spur in the road provides a turnaround for trucks when accessing the micro gallery loading dock. The grade will need to be addressed in this area to allow for proper maneuvering of vehicles and cargo.

Demolition required prior to/part of construction: Building 5217

GRAPHIC LEGEND
- Buildings
- Streets and Parking
- Sidewalk
- Site Boundary
- Fence

0 75 150 225 Feet

Image 11


Expansion Floor Plan
A
C
Section Cut
B
Classrooms
4,200 SF
Section Cut
B
B5218
Classroom Storage
250 SF
Foundation PO (4)
121 SF
WC (9)
Comm. Room
Janitor Closet
Conference Room
402 SF
Foundation WS
WC (4)
Mother's Room
156 SF
Forklift Storage
200 SF
Building
Support/Supply
Research Area
500 SF
Librarian/Archivist
Workstation
Archive
3,000 SF
C
Micro Gallery
9,200 SF
Macro Gallery
44,500 SF
Small Receiving
350 SF
WC (6)
HAZMAT
201 SF
Regional
Headquarters
Workstations (2)
Electrical
Mechanical
Mechanical
Yard
Service
Area
Large Receiving
550 SF
Processing
1,000 SF
Collections WS
64 SF
Regional HQ PO
120 SF
Break Room
350 SF
Storage
10,000 SF
Section Cut
A
Expansion Floor Plan
Macro Artifacts Gallery
Micro Artifacts Gallery
Regional Headquarters
Foundation Office
Classrooms
Museum Support
Net-to-Gross Spaces
0
25
50
75
Feet