

CESAM-OP-CO (405-10f)

25 February 2002

MEMORANDUM FOR CESAM-RE-MM/ATTN: William L. Lawrence

SUBJECT: Agreement for Gradual Withdrawal of Consortium and for Full Assumption
by Northeast Mississippi Community College

We concur with subject proposal.

Atch
TRVWMD Ltr,
Dtd 2/25/02 w/agrmt

(b)(6)

Operations Manager

13 April 1993

7.6

MEMORANDUM THRU CESAM-OP-R

FOR CESAM-RE-M

SUBJECT: Joint Survey and Inspection of Condition of Government Leased Property, Crows Neck Environmental Center, Lease no. DACW01-1-80-115, Tombigbee River Valley Water Management District, Lessee

1. The Joint Survey and Inspection of Condition of Government Leased Property was completed after several meetings had been held on 10 March 1993 by (b)(6) of the Bay Springs Resource Office and Mr. Matthew Miller, Director of the Crows Neck Environmental Education Center. Mr. Miller is an employee of the North Mississippi Environmental Education Consortium Inc. who is the sublessee for this property.

2. During one of the meetings when the inspection was taking place Mr. Sonny Wier, Director of the Tombigbee Valley Water Management District was present and mentioned the following items which were of concern to him:

a. Noise in the cafeteria and amphitheater that air coming from heating and air conditioning ducts makes when the units are operating.

b. The lack of an eyewash unit in the laboratory area.

c. The excessive height of the bottom step on the stairs entering the multipurpose building next heat pump units.

d. The electrical outlets in the reception area are mounted in such a manner so that they stick up above the floor. Mr. Wier wanted them mounted so that the outlets were flush with the floor.

3. There were other items that were of concern but were covered by the construction contractor's warranty and have since been corrected. The items listed in paragraph 2 above are not construction deficiencies. These items were incorporated into this facility as a part of the original design. Therefore, there is little that can be done to make the construction contractor make any changes.

4. Representatives of the lessee have been present on many inspections for this facility during the construction phase and have been involved in the planning for the facility all thorough the development process. These facilities were constructed in accordance with the plans and specifications. We feel that there is little that can be done by anyone about the concern mentioned in 2a above. We also feel that the noise made by the air through the ducts is not excessive and that if the lessee desires the changes made mentioned in 2b thorough 2d they should bear the burden of making these changes.

13 April 1993

SUBJECT: Joint Survey and Inspection of Condition of Government Leased Property, Crows Neck Environmental Center, Lease no. DACW01-1-80-115, Tombigbee River Valley Water Management District, Lessee

5. Mr. Miller signed the Joint Survey and Inspection on or about 06 April 1993. Mr. Miller was not available to sign the report prior to that date because of prior commitments. After Mr. Miller signed we delivered the report to the office of the Tombigbee River Valley Water Management District in an effort to get Mr. Sonny Wier, Director of the Water Management District to sign the report.

6. Mr. Wier was not available but his secretary told Mr. Gray that that the report would have to be presented to the Board of Directors for the Water Management District for their concurrence. She told (b)(6) that the meeting was on 13 April 1993.

7. On 9 April 1993 we received a letter from Mr. Wier stating that the President of The Directors of the Water Management District had voiced concern about the problem with the noise from the air from the cooling and heating unit mentioned above. The letter stated that the signing of Joint Survey and Inspection Report would be delayed until that problem was corrected. The letter further stated that this concern and other concerns previously expressed (2b - 2d above) would have to be corrected before the final report could be accepted. A copy of Mr. Wier's letter is attached.

8. In a telephone conversation between (b)(6) and Mr. Wier on 13 April 1993, Mr. Wier stated that the concern expressed in 2a above would have to be taken up with the President of the Board. Mr. Wier did not specifically state that the items mentioned in 2b thorough 2d would have to be discussed with the President of the Board. You may want to discuss these items with Mr. Wier. The President of the Board is Mr. Earnst George of Macon, MS. His telephone number is (601)726-4275.

9. We have attempted to the best of our ability to get these reports completed and signed but have been unable to obtain the signature of the lessee. Therefore, we are returning the reports to your office in the hope that you may be able to complete the arrangements with the lessee to finalize the lease agreement.

10. If you have any questions regarding the matter please call (b)(6) (b)(6) or (b)(6) at (b)(6)

Encl as

(b)(6)

Resource Manager



STATE OF MISSISSIPPI

Tombigbee River Valley Water Management District

ROBERT S. WEIR
EXECUTIVE DIRECTOR

April 8, 1993

**Mr. Garvin Gray
U. S. Army Corps of Engineers
Bay Springs District
Route 1, Box 320
Dennis, MS 38838**

Re: Crow's Neck Inspection Agreement

Dear Mr. Gray:

The President of our Board of Directors has voiced concern about the noise relating to the heating and cooling unit. Until such problem is corrected, the signing of the Inspection Report will be delayed. This should also include other concerns that we have provided to you.

All of these concerns should be corrected before the final report is accepted.

If you have any questions, please contact this office.

Sincerely,

**Robert S. Weir
Executive Director**

mjs



JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY

INSTRUCTIONS

1. If considered necessary, use a separate ENG Form 3143a for each room surveyed.
2. Additional sheets may be attached for physical characteristics of land and buildings: exterior

and interior details of buildings; service facilities; inventory of machinery and equipment; miscellaneous items and general remarks not otherwise covered in section II of this form or on ENG Form 3143a.

ADDED INSTRUCTIONS (Overprint, if desired)

SECTION I - PROPERTY DATA AND CONDITION AGREEMENT

DATE OF SURVEY March 10, 1993	LEASE NO. DACW01-1-80-115 Bay Springs Lake, MS	LEASE COMMENCEMENT DATE * 1 January 1980	DATE POSSESSION TAKEN
ACTIVITY Crows Neck Environmental Education Center	TOTAL LEASED BUILDING AREA (Square feet) 18280 square feet		
DESCRIPTION AND LOCATION OF PROPERTY *Subject to change by Amendment Approximately 530 acres of land in the Bay Springs Lake Project Area (Mississippi) and facilities thereon constructed by the United States of America, under the jurisdiction of the Department of the Army. The property is located about 3.7 miles south of Paden on Mackeys Creek in Tishomingo County, Mississippi, more particularly described in the aforementioned lease.			

Sublessee: North Mississippi Environmental Consortium [Inc.]
c/o Director, Crows Neck Environmental Education Center
North Mississippi Community College
P.O. Box 1601
Booneville, MS 38829

Madden Miller
(Title and Signature)

JOINT AGREEMENT ON THE CONDITION OF THE PROPERTY

We, the undersigned, jointly made a survey and inspection of the condition of the property mentioned above. We agree that as of the date of survey, the condition of the property is as described herein.

THE CONDITION OF THE EXTERIOR OF THE PROPERTY IS INDICATED ON THE REVERSE SIDE OF THIS FORM. ROOM CONDITIONS ARE INDICATED ON ATTACHED ENG FORM 3143a.		NO. OF ATTACHMENTS
NAME AND SIGNATURE OF <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> LESSOR/LESSEE <input type="checkbox"/> AGENT Tombigbee River Valley Water Management District		NAME, TITLE, AND SIGNATURE OF U.S. GOVERNMENT REPRESENTATIVE
ADDRESS P.O. Box 616 Tupelo, MS 38802		ORGANIZATION

JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY.
SECTION III—INTERIOR CONDITION OF INDIVIDUAL ROOM

(Use reverse side for added items and remarks on questioned or disputed items, repairs to be made, etc. Attach sheet, if necessary.)

LEASE NO.

DACW01-1-80-115

TYPE OF ROOM

Multi-Purpose
Building

FLOOR NO.

ROOM NO.

FLOOR AND FLOOR COVERING *(Include stairways and stair covering)*

New Condition

WALLS

New Condition

CEILING

New Condition

DOORS AND WINDOWS *(Include skylights and other openings)*

New condition

PLUMBING *(Include pipes, toilets and lavatories, drinking fountains, etc.)*

New Condition

ELECTRICAL FIXTURES

New Condition

HEATING *(Include radiators, thermostats, etc.)*

New Condition

WOODWORK *(Include trim and baseboard, and hallways)*

New condition

OTHER EQUIPMENT *(Include stove, refrigerator, washer, dryer, etc.)*

Crack in fireplace hearth.

Furnishings In Multi-Purpose Building

<u>ITEM</u>	<u>MANUFACTOR</u>	<u>MODEL #</u>	<u>SERIAL #</u>
1. Water Heater	Rhermglas	EGS12-85-G	0292E00306
2. Water Heater	Ford (Solar Water Heater)	1C20E-20D	CE251768
3. Microphone	Spectrum	1282	
4. Microphone	Rauland	877HL	418400000
5. Ampliphier	University Sound	1808-60	
6. Heat Pump	Carrier	38AQ012521	0992F88022
7. Heat Pump	Carrier	38AQ012521	0992F88021
8. Heat Pump	Carrier	38BQ008530	4391G44866
9. Heat Pump	Carrier	38BQ008530	4391G44859
10. Heat Pump	Carrier	38BQ008530	4391G44860
11. Heat Pump	Carrier	38BQ008530	4391G44865
12. Air Conditioner	Carrier	38YKB060500	0592E34076
13. (2) Butane Gas Tanks (50 Gallons)			
14. (18) Stools in Lab			

JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY

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SECTION I - PROPERTY DATA AND CONDITION AGREEMENT

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ACTIVITY Crows Neck Environmental Education Center		TOTAL LEASED BUILDING AREA (Square feet) 3200 square feet	

DESCRIPTION AND LOCATION OF PROPERTY *Subject to change by Amendment
Approximately 530 acres of land in the Bay Springs Lake Project Area (Mississippi) and facilities thereon constructed by the United States of America, under the jurisdiction of the Department of the Army. The property is located about 3.7 miles south of Paden on Mackeys Creek in Tishomingo County, Mississippi, more particularly described in the aforementioned lease.

Sublessee: North Mississippi Environmental Consortium [Inc.]
c/o Director, Crows Neck Environmental Education Center
North Mississippi Community College
P.O. Box 1601
Booneville, MS 38829

Forrest Miller, Esq. Director
(Title and Signature)

JOINT AGREEMENT ON THE CONDITION OF THE PROPERTY

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ADDRESS P.O. Box 616 Tupelo, MS 38802		ORGANIZATION

JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY.
SECTION III—INTERIOR CONDITION OF INDIVIDUAL ROOM

(Use reverse side for added items and remarks on questioned or disputed items, repairs to be made, etc. Attach sheet, if necessary.)

LEASE NO. DACW01-1-80-115	TYPE OF ROOM Resident Cabin	FLOOR NO.	ROOM NO.
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FLOOR AND FLOOR COVERING *(Include stairways and stair coverings)*

New Condition

WALLS

New Condition

CEILING

New Condition

DOORS AND WINDOWS *(Include skylights and other openings)*

New Condition

PLUMBING *(Include pipes, toilets and lavatories, drinking fountains, etc.)*

New Condition

ELECTRICAL FIXTURES

New Condition

HEATING *(Include radiators, thermostats, etc.)*

New Condition

WOODWORK *(Include trim and baseboard, and hallways)*

New Condition

OTHER EQUIPMENT *(Include stove, refrigerator, washer, dryer, etc.)*

Staff Lodge

<u>ITEM</u>	<u>MANUFACTOR</u>	<u>MODEL #</u>	<u>SERIAL #</u>
1. Heat Pump	Carrier	38YK060300DL	1491E15030
2. Range (Electric)	Kenmore	9119272190	24177835Q
3. Vent Hood	Kenmore	2335208910	
4. Garbage Disposal	Kenmore	17560111	JJ9374188
5. Dishwasher	Kenmore	3631401891	MG316137R
6. Refrigerator	Kenmore	253930586	BA22802582
7. Dryer	Kenmore	96468800	MB1801333
8. Washer	Kenmore	91468800	CB1701012
9. Water heater	Rhermglas	81V400	0592825814
10. Furnace		FB4ANA060	4891H01775

JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY

INSTRUCTIONS

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ADDED INSTRUCTIONS (Overprint, if desired)

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DESCRIPTION AND LOCATION OF PROPERTY *Subject to change by Amendment
Approximately 530 acres of land in the Bay Springs Lake Project Area (Mississippi) and facilities thereon constructed by the United States of America, under the jurisdiction of the Department of the Army. The property is located about 3.7 miles south of Paden on Mackeys Creek in Tishomingo County, Mississippi, more particularly described in the aforementioned lease.

Sublessee: North Mississippi Environmental Consortium [Inc.]
c/o Director, Crows Neck Environmental Education Center
North Mississippi Community College
P.O. Box 1601
Booneville, MS 38829

Matthew Miller, Esq. Director
(Title and Signature)

JOINT AGREEMENT ON THE CONDITION OF THE PROPERTY

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JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY.
SECTION III—INTERIOR CONDITION OF INDIVIDUAL ROOM

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LEASE NO.

DACW01-1-80-115

TYPE OF ROOM

Cabin # 1

FLOOR NO.

ROOM NO.

FLOOR AND FLOOR COVERING *(Include stairways and stair coverings)*

New Condition

WALLS

New Condition

CEILING

New Condition

DOORS AND WINDOWS *(Include skylights and other openings)*

New Condition

PLUMBING *(Include pipes, toilets and lavatories, drinking fountains, etc.)*

New Condition

ELECTRICAL FIXTURES

New Condition

HEATING *(Include radiators, thermostats, etc.)*

New Condition

WOODWORK *(Include trim and baseboard, and hallways)*

New Condition

OTHER EQUIPMENT *(Include stove, refrigerator, washer, dryer, etc.)*

First Cabin From Staff Lodge

<u>ITEM</u>	<u>MANUFACTOR</u>	<u>MODEL #</u>	<u>SERIAL #</u>
1. Heat Pump	Carrier	38YCD36310	1092E144113
2. Heat Pump	Carrier	38YCD36310	1092E14254
3. Heat Pump	Carrier	38YCO30310	0692E08025
4. Water Heater	Rhermglas	EGS12-120-G	0292E00313
5. Water Heater	Rhermglas	EGS12-120-G	0292E00310
6. (10) Chest Drawers (Five Drawers)			
7. (2) Chest Drawers (Six Drawers)			
8. (10) Wardrobes			
9. (4) Desk with Chairs			
10. (12) Bunk Beds			
11. (4) Single Beds			

JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY

INSTRUCTIONS

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Sublessee: North Mississippi Environmental Consortium [Inc.]
c/o Director, Crows Neck Environmental Education Center
North Mississippi Community College
P.O. Box 1601
Booneville, MS 38829

Walter M. Ellis, Jr.
(Title and Signature)

JOINT AGREEMENT ON THE CONDITION OF THE PROPERTY

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JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY.
SECTION III—INTERIOR CONDITION OF INDIVIDUAL ROOM

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LEASE NO.

DACW01-1-80-115

TYPE OF ROOM

Cabin #2

FLOOR NO.

ROOM NO.

FLOOR AND FLOOR COVERING *(Include stairways and stair covering)*

New Condition

WALLS

New Condition

CEILING

New Condition

DOORS AND WINDOWS *(Include skylights and other openings)*

New Condition

PLUMBING *(Include pipes, toilets and lavatories, drinking fountains, etc.)*

New Condition

ELECTRICAL FIXTURES

New Condition

HEATING *(Include radiators, thermostats, etc.)*

New Condition

WOODWORK *(Include trim and baseboard, and hallways)*

New Condition

OTHER EQUIPMENT *(Include stove, refrigerator, washer, dryer, etc.)*

Second Cabin From Staff Lodge

<u>ITEM</u>	<u>MANUFACTOR</u>	<u>MODEL #</u>	<u>SERIAL #</u>
1. Heat Pump	Carrier	38YCD36310	1092E144113
2. Heat Pump	Carrier	38YCD36310	1092E14254
3. Heat Pump	Carrier	38YCO30310	0692E08025
4. Water Heater	Rhermglas	EGS12-120-G	0292E00315
5. Water Heater	Rhermglas	EG12-120-G	0292E00312
6. Washer	Kenmore	91468800	CB1701053
7. Washer	Kenmore	91468800	CB1701063
8. Dryer	Kenmore	96468800	MB1801334
9. (10) Chest Drawer (Five Drawers)			
10. (2) Chest Drawer (Six Drawers)			
11. (10) Wardrobes			
12. (4) Desk with Chairs			
13. (12) Bunk Beds			
14. (4) Single Beds			

JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY

INSTRUCTIONS

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Sublessee: North Mississippi Environmental Consortium [Inc.]
c/o Director, Crows Neck Environmental Education Center
North Mississippi Community College
P.O. Box 1601
Booneville, MS 38829

Walter Miller, Esq. Director
(Title and Signature)

JOINT AGREEMENT ON THE CONDITION OF THE PROPERTY

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JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY.
SECTION III—INTERIOR CONDITION OF INDIVIDUAL ROOM

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LEASE NO.

DACW01-1-80-115

TYPE OF ROOM

3rd Cabin

FLOOR NO.

ROOM NO.

FLOOR AND FLOOR COVERING *(Include stairways and stair coverings)*

New Condition

WALLS

New Condition

CEILING

New Condition

DOORS AND WINDOWS *(Include skylights and other openings)*

New Condition

PLUMBING *(Include pipes, toilets and lavatories, drinking fountains, etc.)*

New Condition

ELECTRICAL FIXTURES

New Condition

HEATING *(Include radiators, thermostats, etc.)*

New Condition

WOODWORK *(Include trim and baseboard, and hallways)*

New Condition

OTHER EQUIPMENT *(Include stove, refrigerator, washer, dryer, etc.)*

New Condition

Third Cabin From Staff Lodge

<u>ITEM</u>	<u>MANUFACTOR</u>	<u>MODEL #</u>	<u>SERIAL #</u>
1. Heat Pump	Carrier	38YCD36310	1092E14280
2. Heat Pump	Carrier	38YCD36310	1092E14263
3. Heat Pump	Carrier	38YC030310	0192E14379
4. Water Heater	Rhermglas	EGS12-120-G	0292E00316
5. Water Heater	Rhermglas	EGS12-120-G	0292E00314
6. (10) Chest Drawer (Five Drawer)			
7. (2) Chest Drawer (Six Drawer)			
8. (10) Wardrobes			
9. (4) Desk with Chairs			
10. (12) Bunk Beds			
11. (4) Single Beds			

JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY

INSTRUCTIONS

1. If considered necessary, use a separate ENG Form 3143a for each room surveyed.
2. Additional sheets may be attached for physical characteristics of land and buildings: exterior

and interior details of buildings; service facilities; inventory of machinery and equipment; miscellaneous items and general remarks not otherwise covered in section II of this form or on ENG Form 3143a.

ADDED INSTRUCTIONS (Overprint, if desired)

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Sublessee: North Mississippi Environmental Consortium [Inc.]
c/o Director, Crows Neck Environmental Education Center
North Mississippi Community College
P.O. Box 1601
Booneville, MS 38829

Emmett M. Miller, EDC Director
(Title and Signature)

JOINT AGREEMENT ON THE CONDITION OF THE PROPERTY

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JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY.
SECTION III—INTERIOR CONDITION OF INDIVIDUAL ROOM

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LEASE NO.

DACW01-1-80-115

TYPE OF ROOM

Cabin #4

FLOOR NO.

ROOM NO.

FLOOR AND FLOOR COVERING *(Include stairways and stair coverings)*

New Condition

WALLS

New Condition

CEILING

New Condition

DOORS AND WINDOWS *(Include skylights and other openings)*

New Condition

PLUMBING *(Include pipes, toilets and lavatories, drinking fountains, etc.)*

New Condition

ELECTRICAL FIXTURES

New Condition

HEATING *(Include radiators, thermostats, etc.)*

New Condition

WOODWORK *(Include trim and baseboard, and hallways)*

New Condition

OTHER EQUIPMENT *(Include stove, refrigerator, washer, dryer, etc.)*

Fourth Cabin From Staff Lodge

<u>ITEM</u>	<u>MANUFACTOR</u>	<u>MODEL #</u>	<u>SERIAL #</u>
1. Heat Pump	Carrier	38YCD36310	1092E14284
2. Heat Pump	Carrier	38YCD36310	1092E14244
3. Heat Pump	Carrier	38YCO30310	0692E07959
4. Water Heater	Rhermglas	EGS12-120-G	0292E00317
5. Water Heater	Rhermglas	EGS12-120-G	0292E00311
6. (10) Chest Drawer (Five Drawers)			
7. (2) Chest Drawer (Six Drawers)			
8. (10) Wardrobes			
9. (4) Desk with Chairs			
10. (12) Bunk Beds			
11. (4) Single Beds			

JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY

INSTRUCTIONS

1. If considered necessary, use a separate ENG Form 3143a for each room surveyed.
2. Additional sheets may be attached for physical characteristics of land and buildings; exterior

and interior details of buildings; service facilities; inventory of machinery and equipment; miscellaneous items and general remarks not otherwise covered in section II of this form or on ENG Form 3143a.

ADDED INSTRUCTIONS (Overprint, if desired)

SECTION I - PROPERTY DATA AND CONDITION AGREEMENT

DATE OF SURVEY March 10, 1993	LEASE NO. DACW01-1-80-115 Bay Springs Lake, MS	LEASE COMMENCEMENT DATE * 1 January 1980	DATE POSSESSION TAKEN
ACTIVITY Crows Neck Environmental Education Center	TOTAL LEASED BUILDING AREA (Square feet) 120 square feet		

DESCRIPTION AND LOCATION OF PROPERTY *Subject to change by Amendment
Approximately 530 acres of land in the Bay Springs Lake Project Area (Mississippi) and facilities thereon constructed by the United States of America, under the jurisdiction of the Department of the Army. The property is located about 3.7 miles south of Paden on Mackeys Creek in Tishomingo County, Mississippi, more particularly described in the aforementioned lease.

Sublessee: North Mississippi Environmental Consortium [Inc.]
c/o Director, Crows Neck Environmental Education Center
North Mississippi Community College
P.O. Box 1601
Booneville, MS 38829

Forrest H. Miller, Esq. Director
(Title and Signature)

JOINT AGREEMENT ON THE CONDITION OF THE PROPERTY

We, the undersigned, jointly made a survey and inspection of the condition of the property mentioned above. We agree that as of the date of survey, the condition of the property is as described herein.

THE CONDITION OF THE EXTERIOR OF THE PROPERTY IS INDICATED ON THE REVERSE SIDE OF THIS FORM. ROOM CONDITIONS ARE INDICATED ON ATTACHED ENG FORM 3143a.		NO. OF ATTACHMENTS
NAME AND SIGNATURE OF <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> LESSOR/LESSEE <input type="checkbox"/> AGENT Tombigbee River Valley Water Management District		NAME, TITLE, AND SIGNATURE OF U.S. GOVERNMENT REPRESENTATIVE
ADDRESS P.O. Box 616 Tupelo, MS 38802		ORGANIZATION

JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY.
SECTION III—INTERIOR CONDITION OF INDIVIDUAL ROOM

(Use reverse side for added items and remarks on questioned or disputed items, repairs to be made, etc. Attach sheet, if necessary.)

LEASE NO.

DACW01-1-80-115

TYPE OF ROOM
Pump House and
Sewage Lagoon

FLOOR NO.

ROOM NO.

FLOOR AND FLOOR COVERING *(Include stairways and stair coverings)*

New Condition

WALLS

New Condition

CEILING

New Condition

DOORS AND WINDOWS *(Include skylights and other openings)*

New Condition

PLUMBING *(Include pipes, toilets and lavatories, drinking fountains, etc.)*

New Condition

ELECTRICAL FIXTURES

New Condition

HEATING *(Include radiators, thermostats, etc.)*

New Condition

WOODWORK *(Include trim and baseboard, and hallways)*

New Condition

OTHER EQUIPMENT *(Include stove, refrigerator, washer, dryer, etc.)*

New Condition

JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY

INSTRUCTIONS

1. If considered necessary, use a separate ENG Form 3143a for each room surveyed.
2. Additional sheets may be attached for physical characteristics of land and buildings: exterior

and interior details of buildings; service facilities; inventory of machinery and equipment; miscellaneous items and general remarks not otherwise covered in section II of this form or on ENG Form 3143a.

ADDED INSTRUCTIONS (Overprint, if desired)

SECTION I - PROPERTY DATA AND CONDITION AGREEMENT

DATE OF SURVEY March 10, 1993	LEASE NO. DACW01-1-80-115 Bay Springs Lake, MS	LEASE COMMENCEMENT DATE * 1 January 1980	DATE POSSESSION TAKEN
ACTIVITY Crows Neck Environmental Education Center	TOTAL LEASED BUILDING AREA (Square feet) 3100 square feet		
DESCRIPTION AND LOCATION OF PROPERTY *Subject to change by Amendment Approximately 530 acres of land in the Bay Springs Lake Project Area (Mississippi) and facilities thereon constructed by the United States of America, under the jurisdiction of the Department of the Army. The property is located about 3.7 miles south of Paden on Mackeys Creek in Tishomingo County, Mississippi, more particularly described in the aforementioned lease.			

Sublessee: North Mississippi Environmental Consortium [Inc.]
c/o Director, Crows Neck Environmental Education Center
North Mississippi Community College
P.O. Box 1601
Booneville, MS 38829

Matthew Miller, EDC Director
(Title and Signature)

JOINT AGREEMENT ON THE CONDITION OF THE PROPERTY

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THE CONDITION OF THE EXTERIOR OF THE PROPERTY IS INDICATED ON THE REVERSE SIDE OF THIS FORM. ROOM CONDITIONS ARE INDICATED ON ATTACHED ENG FORM 3143a.		NO. OF ATTACHMENTS
NAME AND SIGNATURE OF <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> LESSOR/LESSEE <input type="checkbox"/> AGENT Tombigbee River Valley Water Management District		NAME, TITLE, AND SIGNATURE OF U.S. GOVERNMENT REPRESENTATIVE
ADDRESS P.O. Box 616 Tupelo, MS 38802		ORGANIZATION

JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY.
SECTION III—INTERIOR CONDITION OF INDIVIDUAL ROOM

(Use reverse side for added items and remarks on questioned or disputed items, repairs to be made, etc. Attach sheet, if necessary.)

LEASE NO

DACW01-1-80-115

TYPE OF ROOM

Maintenance Bldg.

FLOOR NO.

ROOM NO.

FLOOR AND FLOOR COVERING *(Include stairways and stair coverings)*

New Condition

WALLS

New Condition

CEILING

New Condition

DOORS AND WINDOWS *(Include skylights and other openings)*

New Condition

PLUMBING *(Include pipes, toilets and lavatories, drinking fountains, etc.)*

New Condition

ELECTRICAL FIXTURES

New Condition

HEATING *(Include radiators, thermostats, etc.)*

New Condition

WOODWORK *(Include trim and baseboard, and hallways)*

New Condition

OTHER EQUIPMENT *(Include stove, refrigerator, washer, dryer, etc.)*

New Condition

JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY

INSTRUCTIONS

1. If considered necessary, use a separate ENG Form 3143a for each room surveyed.
2. Additional sheets may be attached for physical characteristics of land and buildings: exterior

and interior details of buildings; service facilities; inventory of machinery and equipment; miscellaneous items and general remarks not otherwise covered in section II of this form or on ENG Form 3143a.

ADDED INSTRUCTIONS (Overprint, if desired)

SECTION I - PROPERTY DATA AND CONDITION AGREEMENT

DATE OF SURVEY March 10, 1993	LEASE NO. DACW01-1-80-115 Bay Springs Lake, MS	LEASE COMMENCEMENT DATE * 1 January 1980	DATE POSSESSION TAKEN
ACTIVITY Crows Neck Environmental Education Center		TOTAL LEASED BUILDING AREA (Square feet) 950 square feet	
DESCRIPTION AND LOCATION OF PROPERTY *Subject to change by Amendment Approximately 530 acres of land in the Bay Springs Lake Project Area (Mississippi) and facilities thereon constructed by the United States of America, under the jurisdiction of the Department of the Army. The property is located about 3.7 miles south of Paden on Mackays Creek in Tishomingo County, Mississippi, more particularly described in the aforementioned lease.			

Sublessee: North Mississippi Environmental Consortium [Inc.]
c/o Director, Crows Neck Environmental Education Center
North Mississippi Community College
P.O. Box 1601
Booneville, MS 38829

[Signature]
(Title and Signature)

JOINT AGREEMENT ON THE CONDITION OF THE PROPERTY

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ADDRESS P.O. Box 616 Tupelo, MS 38802		ORGANIZATION

JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY.
SECTION III—INTERIOR CONDITION OF INDIVIDUAL ROOM

(Use reverse side for added items and remarks on questioned or disputed items, repairs to be made, etc. Attach sheet, if necessary.)

LEASE NO. DACW01-1-80-115	TYPE OF ROOM Observation Building	FLOOR NO.	ROOM NO.
FLOOR AND FLOOR COVERING <i>(include stairways and stair coverings)</i> New Condition			
WALLS New Condition			
CEILING New Condition			
DOORS AND WINDOWS <i>(include skylights and other openings)</i> One outside window broken			
PLUMBING <i>(include pipes, toilets and lavatories, drinking fountains, etc.)</i> New Condition			
ELECTRICAL FIXTURES New Condition			
HEATING <i>(include radiators, thermostats, etc.)</i> New Condition			
WOODWORK <i>(include trim and base board, and hallways)</i> New Condition			
OTHER EQUIPMENT <i>(include stove, refrigerator, washer, dryer, etc.)</i> New Condition			

Fellowship Christian Retreat, Inc.

Business Plan 08-26-2012

Submitted August 2012

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 - B. Future plans for the Camp
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 - A. Objective
 - B. Security Plan
 - C. Safety Program
 - D. Emergency Procedures
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 - F. Enforcement of State Laws, Rules and Regulations
- IV. Budget
 - A. First Year of Operation
- V. Appendix
 - A. Facilities Improvement Plan
 - 1. Floor Plans, etc.
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I. General

A. Camp Goals

1. To provide a recreational, interpretative and environmental experience that will enhance visitors' enjoyment of the camp.
2. To maintain camp facilities and promote the completion of the facilities on the camp's master plan.
3. To maintain camp facilities and grounds at the highest quality standards achievable.
4. To work with local and state officials and county supervisors to promote interest and use of the facility.
5. To promote visitors' enjoyment and use of the camp and at the same time provide visitors' safety and security.
6. To increase personnel efficiency to the maximum by establishing pride in our camp.
7. To offer more areas of interest for young people.

B. Future Plans for the Camp

1. Long Range (see Appendix A for details)
 - a. Addition of new large multipurpose building
 - b. Addition of new small multipurpose building
 - c. Maintain present facilities
 - d. Maintain existing roads and parking areas

2. Data

The camp will accommodate 112 people for an overnight stay and up to 250 people for instructional and recreational purposes.

II. Personnel

A. Projected Personnel Needs

Resident Director and Assistant Resident Director will coordinate maintenance with a licensed and bonded service contractor. Local contractors and local suppliers from the area will be used whenever possible.

Resident Director and Assistant Resident Director will provide supervision of all activities on the property.

III. Visitors Management / Safety

A. Objective

To provide a safe, secure but enjoyable atmosphere for camp visitors and employees by enforcing the camp rules and local and state regulations.

B. Security Plan

Camp security is delegated to and maintained by the Resident Director. The Resident Director is responsible for securing all facilities after they close and patrolling all facilities and areas. Patrol, inspection and communication with the park visitors are the main means of preventing vandalism and crimes.

C. Safety Program

Camp safety is of critical importance to not only the camp employees, but also camp visitors. The Resident Director checks all facilities and major equipment to insure the safety and proper operation of each facility and its equipment, to include fire extinguishers and smoke detectors. He will also check facilities not only to insure proper operation, but also to identify and correct safety hazards. All potential safety hazards reported by either the public or camp employees will be communicated to the Resident Manager, who advises the Board of Directors for correction. The camp will conduct an in-house annual inspection, to be performed by camp staff, members of the Board of Directors and at their discretion a representative of the U.S. Army Corps of Engineers. Any safety

discrepancies noted during inspection will be reported to the Resident Director for correction. A list of emergency phone numbers will be maintained by each phone, listing area hospitals, ambulance services, law enforcement officers, fire departments, U.S. Army Corps Of Engineers and local conservation officers.

D. Emergency Procedures

The Resident Director will be familiar with the local emergency authorities and how to contact these in an emergency situation. The managers will also be trained in visitors' assistance and first aid procedures.

E. Publicity and Community Relations

The entire camp staff and Board of Directors will work toward developing publicity and community relations for the camp by providing a safe and affordable location for local church, community and educational institutions. The camp and its staff will strive to purchase services and supplies from local vendors in an effort to improve public relations with local merchants as well as improving the local economy.

F. Enforcement of State Laws, Rules and Regulations

Enforcement of state laws, rules and regulations and policies will be primarily enforced by the camp directors or local law enforcement authorities. We will develop and maintain a good working relationship with the U.S. Army Corps of Engineers, local law enforcement authorities and the Justice of the Peace, whom we can call on when additional assistance is required.

IV. Projected Budget for the First Year of Operation

PROJECTED BUDGET FOR THE FIRST YEAR OF OPERATION			
		NET REVENUE REALIZED	
	<u>UNITS</u>	<u>PER UNIT</u>	<u>TOTAL</u>
REVENUE:			
Room Rent	2,040 nights	(b)(4)	
Meal Charges	5,616 meals	(b)(4)	
Total Revenue			(b)(4)
EXPENSES:			
Utilities:	(b)(4)		
Telephone:	(b)(4)		
Garbage Dumpster:	(b)(4)		
Water:	(b)(4)		
Maintenance:	(b)(4)		
Insurance:	(b)(4)		
Waste Water Treatment:	(b)(4)		
Supplies:	(b)(4)		
Contingency Fund:	(b)(4)		
Annual Total			(b)(4)

Appendix

V. Appendix Facilities Improvement Plan

The following list itemizes proposed capital improvements to existing facilities and addition of new facilities to the property.

Existing Dormitories: (4) four Buildings –see Exhibit A

1. The dorm structure will remain the same. We will adapt them to accommodate various groups.
2. We will maintain or add furniture to the common area in each cabin.

Existing Lodge/Dining/Classrooms / Media Room: (1) Building

1. The Lodge will be kept as is and used for offices, classrooms and dining.
2. It will be available for Community events.

Existing additional buildings and other Structures: Maint. Building/ pier/
Observatory/pathways

1. These areas will be maintained
2. Pathway lighting and safety railings will be added where needed.

Existing Caretaker's House:

1. Remove all carpet and install new flooring.
2. Generally, paint and “freshen up” all existing interior finishes.

New Large Multi Purpose Building: (1) Building – see Exhibit B

1. Construct a new fully enclosed assembly space . The new multipurpose building shall be sized to accommodate approximately 250 people

seated. This will provide affordable space to serve schools, churches and Community.

2. The exterior appearance will be “rustic” and compatible with the existing buildings, with the intent of having “all weather, indoor-outdoor” type facility. The building will be heated and air conditioned. Approval of plans and location will be obtained from the U.S. Army Corps of Engineers before construction begins.
3. Add additional parking to accommodate visitors.

New Small Multi Purpose Building : No Exhibit

1. Construct a new fully enclosed small assembly space of similar character and construction of large multipurpose building described above but sized to accommodate approximately 75 people.

Site Utilities:

No improvements to existing site utilities are anticipated at this time. There is no increase in load anticipated to be added to the existing water and sewerage disposal systems from that already installed – only replacement or finishing out of existing installations. Individual electric services will have to be installed and or updated when new buildings are added or when existing building loads are to be increased with the addition of electric source heating/cooling systems.

Above-Grade Site Improvements:

No new above-grade site improvements are anticipated to be made at this time. Work will be confined to maintenance of the existing asphalt and gravel roads and upkeep of all existing mowed areas. There is no intention of clearing or improving any additional space except that required for the new facilities mentioned above.

End of Business Plan



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS
WASHINGTON, D.C. 20314-1000

CECW-ZA

DEC 6 2005

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Recreation Development Policy for Outgranted Corps Land

1. **Background.** In executing the U.S. Army Corps of Engineers mission to provide public outdoor recreation opportunities, districts receive numerous and diverse proposals for recreation development of lands and waters at water resources development projects. No consistent nationwide criteria exist to evaluate these proposals and districts have taken different approaches that have created inconsistencies in the type and scope of recreation development provided. This policy was developed jointly by the Real Estate and Operations Communities of Practice.

2. **Purpose.** The purpose of this guidance is to establish consistent, nationwide policy that will be applied to evaluate requests for recreation development at Corps water resources development projects. The Corps intent is to provide public outdoor recreation opportunities that support project purposes and meet the recreation demands created by the project itself while sustaining our natural resources. Depending on specific project legislation, project purposes may also include navigation, hydropower, flood control, and or water supply. Additional statutes can assign missions responsibilities such as fish and wildlife management, and endangered species.

3. **Applicability.** This policy generally applies to all new requests for recreation development by public (State and local), private sector and quasi-public entities and individuals at Civil Works water resources development projects. Previously approved development plans for land currently outgranted for recreation development are grandfathered under this policy. When proposed development is not specifically addressed in a previously approved development plan for an existing outgrant instrument, the proposed development will be treated as a new request; however, land availability will not have to be reevaluated. New or existing sublessees that propose recreational development outside the terms and conditions of the current outgrant instrument will be considered as a new request. All new requests require a conceptual development plan in sufficient detail to evaluate the proposed recreation development.

4. **Policy.** The primary rationale for any future recreation development must be dependent on the project's natural or other resources. This dependency is typically reflected in facilities that accommodate or support water-based activities, overnight use, and day use such as marinas, campgrounds, picnic areas, trails, swimming beaches, boat launching ramps, and comprehensive resort facilities. Examples that do not rely on the project's natural or other resources include theme parks or ride-type attractions, sports or concert stadiums, and stand alone facilities such as restaurants, bars, motels, hotels, non-transient trailers, and golf courses. Normally, the recreation facilities that are dependent on the project's natural or other resources and accommodate or support water-based activities, overnight use, and day are approved first as primary facilities followed by those facilities that support them. Any support facility (e.g., playgrounds, multi-

purpose sports fields, overnight facilities, restaurants, camp stores, bait shops, comfort stations, boat repair facilities), must also enhance the recreation experience, be dependent on the resource-based facilities, be secondary to the original intent of the recreation development and the land base occupied by the outgrant. The Corps will not support private exclusive use of any type of facility.

Corps policy is to provide outdoor recreation opportunities to the public where there is an unfulfilled demand and a corresponding deficit of those facilities. This shortfall is fulfilled by either the Corps constructing the facilities itself or allowing other public (State and local), private sector, quasi-private entities or individuals to do so on project lands through an outgrant. Accordingly, outgrants that the Corps enters into should not unfairly compete with other established private or public recreational facilities. Existing outgrants with proposed facilities in development plans should be given priority to develop similar facilities within a reasonable timeframe before issuing a new outgrant for like facilities.

5. Definitions.

a. **Comprehensive Resort** – Typically, multi-faceted developments with facilities such as marinas, lodging, conference centers, golf courses, tennis courts, restaurants, and other similar facilities.

b. **Development Plan** – Requestor's or existing lessee's conceptual plan for development of an area of Corps land that shows existing and or proposed facilities, services, and acreage necessary to meet the current and potential public demand and the management and development activities to be undertaken.

c. **Master Plan** - A conceptual document guiding Corps responsibilities pursuant to Federal laws and regulations to preserve, conserve, develop, restore, maintain, and manage the project lands, waters, and associated resources. The primary goals of a Master Plan are to prescribe an overall land and water management plan, resource objectives, land use classifications, and associated design and management concepts. The plan addresses all resources including but not limited to fish and wildlife, vegetation, cultural, aesthetic, interpretive, recreational, mineral, commercial, and outgranted lands, easements and water.

EA - Eagle nest in area. - Any wetland

d. **Outgrant** – Authorizes the right to use Army-controlled real property. It is a written legal document that establishes the timeframe, consideration, conditions and restrictions on the use of Army property. For the purposes of this policy, an outgrant is typically a lease or license authorized by 16 USC 460d, 10 USC 2667 and the general administrative authority of the Secretary of the Army (reference ER 405-1-12, Chapter 8 (Real Property Management) and the forthcoming EC 405-1-80 (Management and Outgrant Programs).

issues?
- mitigation requirements.

e. **Project Level Representative** – Person responsible for operations at a project or area level such as lake manager, operations project manager, resource manager, etc.

CECW-CO

SUBJECT: Recreation Development Policy for Outgranted Corps Land

6. Evaluation Criteria. All new requests for recreation development must be in writing and will be reviewed by a district team. At a minimum, the team will consist of a project level representative, Real Estate, Operations, and other district legal/technical elements as appropriate (Engineering, Planning, Regulatory, etc.). Final authority to approve recreation development rests with the District Commander. In the rare circumstance that exceptions to this policy may be warranted, proposals for recreational developments may be forwarded to the Director of Civil Works through the Division Commander for review on a case by case basis.

Although these evaluation criteria are integral to any land availability determination, the preparation of the Report of Availability (ROA) will follow the processes established in ER 405-1-12, Chapter 8 (Real Property Management) and the forthcoming EC 405-1-80 (Management and Outgrant Programs) and ER 200-2-2 (Procedures for Implementing NEPA). In addition, the evaluation will be consistent with ER 1130-2-540 (Environmental Stewardship Operations and Maintenance Policies), ER 1130-2-550 (Recreation Operations and Maintenance Policies), and ER 1130-2-406 (Shoreline Management at Civil Works Projects.)

The team will evaluate requests for recreation development using the following criteria:


- Consistent with project purposes
- Reasonable connection to the project's natural and other resources
- Consistent with land use classifications and resource management objectives in the Project Master Plan (or supplement thereto)
- In the public interest
- Justified by public demand (market study- See Enclosure 1)
- Economically viable (feasibility study- See Enclosure 1)
- Meets the recreation demands created by the project itself while balancing natural resources requirements

Routine, minor expansions/requests of previously approved facilities within the lease footprint such as additional campsites at an existing campground, additional marina boat slips, enlargement of a restaurant, additional picnic sites or parking spaces may warrant a streamlined evaluation in accordance with established district procedures.

7. Implementation. This policy is effective immediately and supersedes any existing project, district, or MSC policy on evaluating proposed recreation development. This policy will remain in effect until incorporated into appropriate Engineer Regulations.

FOR THE COMMANDER:

Encl


DON T. RILEY
Major General, USA
Director of Civil Works

CECW-CO

SUBJECT: Recreation Development Policy for Outgranted Corps Land

DISTRIBUTION:

COMMANDER, GREAT LAKES & OHIO RIVERS DIVISION, ATTN: CELRD-ET-CO-R
COMMANDER, BUFFALO DISTRICT, ATTN: CELRB-CO-TB
COMMANDER, CHICAGO DISTRICT, ATTN: CELRC-CO
COMMANDER, DETROIT DISTRICT, ATTN: CELRE-CO-L
COMMANDER, HUNTINGTON DISTRICT, ATTN: CELRH-OR
COMMANDER, LOUISVILLE DISTRICT, ATTN: CELRL-OP-TO
COMMANDER, NASHVILLE DISTRICT, ATTN: CELRN-OP-T-N
COMMANDER, PITTSBURGH DISTRICT, ATTN: CELRP-OR-TR
COMMANDER, MISSISSIPPI VALLEY DIVISION, ATTN: CEMVD-PD-KM
COMMANDER, MEMPHIS DISTRICT, ATTN: CEMVM-CO
COMMANDER, NEW ORLEANS DISTRICT, ATTN: CEMVN-OD-T
COMMANDER, ROCK ISLAND DISTRICT, ATTN: CEMVR-OD-T
COMMANDER, ST. LOUIS DISTRICT, ATTN: CEMVS-CO-T
COMMANDER, ST. PAUL DISTRICT, ATTN: CEMVP-CO-OP
COMMANDER, VICKSBURG DISTRICT, ATTN: CEMVK-OD
COMMANDER, NORTH ATLANTIC DIVISION, ATTN: CENAD-ET-O
COMMANDER, BALTIMORE DISTRICT, ATTN: CENAB-OP-TR
COMMANDER, NEW ENGLAND DISTRICT, ATTN: CENAE-CO-TM
COMMANDER, NEW YORK DISTRICT, ATTN: CENAN-OP
COMMANDER, NORFOLK DISTRICT, ATTN: CENAO-TS-O
COMMANDER, PHILADELPHIA DISTRICT, ATTN: CENAP-OP
COMMANDER, NORTHWESTERN DIVISION, ATTN: CENWD-CM-O
COMMANDER, NWD - OMAHA OFFICE, ATTN: CENWD-CM-O - OMAHA
COMMANDER, KANSAS CITY DISTRICT, ATTN: CENWK-OD-TR
COMMANDER, OMAHA DISTRICT, ATTN: CENWO-OD-TN
COMMANDER, PORTLAND DISTRICT, ATTN: CENWP-CO-SR
COMMANDER, SEATTLE DISTRICT, ATTN: CENWS-OD-TS-NR
COMMANDER, WALLA WALLA DISTRICT, ATTN: CENWW-OD-TN
COMMANDER, PACIFIC OCEAN DIVISION, ATTN: CEPD-ET-C
COMMANDER, ALASKA DISTRICT, ATTN: CEPOA-CO-OR
COMMANDER, HONOLULU DISTRICT, ATTN: CEPOH-EC-T
COMMANDER, SOUTH ATLANTIC DIVISION, ATTN: CESAD-CM-OC
COMMANDER, CHARLESTON DISTRICT, ATTN: CESAC-TS-O
COMMANDER, JACKSONVILLE DISTRICT, ATTN: CESAJ-CO-OP
COMMANDER, MOBILE DISTRICT, ATTN: CESAM-OP-TR
COMMANDER, SAVANNAH DISTRICT, ATTN: CESAS-OP-SR
COMMANDER, WILMINGTON DISTRICT, ATTN: CESAW-OP-TN
COMMANDER, SOUTH PACIFIC DIVISION, ATTN: CESP-OP-CM-O
COMMANDER, ALBUQUERQUE DISTRICT, ATTN: CESPA-OD-O
COMMANDER, LOS ANGELES DISTRICT, ATTN: CESPL-CO-O
COMMANDER, SACRAMENTO DISTRICT, ATTN: CESP-OP-CM-O
COMMANDER, SAN FRANCISCO DISTRICT, ATTN: CESP-OP-CO-O
COMMANDER, SOUTHWESTERN DIVISION, ATTN: CESWD-ETO
COMMANDER, FORT WORTH DISTRICT, ATTN: CESWF-OD-R
COMMANDER, GALVESTON DISTRICT, ATTN: CESWG-OD-O
COMMANDER, LITTLE ROCK DISTRICT, ATTN: CESWL-OP-ON
COMMANDER, TULSA DISTRICT, ATTN: CESWT-OD-R
COMMANDER, ENGINEER RESEARCH AND DEV. CENTER, ATTN: CEERD-EE
COMMANDER, ENGINEER RESEARCH AND DEV. CENTER, ATTN: CEWES-EE-R