

THIS INSTRUMENT PREPARED BY:
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U.S. Army Corps of Engineers, Mobile District
P.O. Box 2288
Mobile, Alabama 36628-0001

DEED 3009 456
Recorded In Above Book and Page
07/25/2001 11:57:04 AM
Arthur C. Murray
Judge of Probate
Calhoun County, Alabama

STATE OF ALABAMA)

COUNTY OF CALHOUN)

STATE OF ALABAMA, CALHOUN COUNTY
I hereby certify that no Deed Tax has been
collected on this instrument.

Arthur C. Murray
Judge of Probate
"TAX EXEMPT"

**TRANSFER II
QUITCLAIM DEED NO. 4
Fort McClellan, Alabama**

THIS QUITCLAIM DEED made and entered into between the **UNITED STATES OF AMERICA**, acting by and through the **SECRETARY OF THE ARMY**, (hereinafter referred to as the "**GRANTOR**"), under and pursuant to the power and authority contained in the Defense Base Closure and Realignment Act of 1990, PL 101-510, as amended, (hereinafter referred to as "BRAC"), and the **ANNISTON-CALHOUN COUNTY FORT McCLELLAN DEVELOPMENT JOINT POWERS AUTHORITY**, an unincorporated nonprofit association under the Alabama Unincorporated Nonprofit Association Act (hereinafter referred to as the "**GRANTEE**").

WITNESSETH THAT:

WHEREAS, pursuant to BRAC, the Grantor closed the military installation known as Fort McClellan ("McClellan"), Calhoun County, Alabama on September 30, 1999 and has made a final disposal decision with respect thereto; and

WHEREAS, the Grantee, as the federally-recognized local redevelopment authority for McClellan, whose address is 180 Headquarters Drive, Fort McClellan, Alabama 36025, was granted the authority to oversee and implement the civilian reuse of McClellan in accordance with a locally-approved reuse plan; and

WHEREAS, the Grantee has made an application to the Army for a non-cost Economic Development Conveyance (EDC) under Section 2821 of the National Defense Authorization Act of Fiscal Year 2000 (Pub. L. 106-65); and

WHEREAS, the Grantor, as authorized by BRAC and implementing regulations, has determined that the Grantee's EDC application meets the applicable statutory criteria for economic development and job creation; and

WHEREAS, the Grantor and the Grantee have entered into a Memorandum of Agreement ("MOA"), dated December 12, 2000, establishing the terms and conditions for the EDC conveyance of the excess portions of the McClellan property approved in the Grantee's EDC application and the lease of portions of the McClellan property approved in the Grantee's EDC application and in furtherance of the conveyance of all of the excess McClellan property approved in the Grantee's EDC application; and

WHEREAS, the MOA provides for the conveyance of the McClellan property in phases as Army mission requirements cease and environmental remediation is completed; and

WHEREAS, the remainder of McClellan property not to be transferred to the Grantee ("Retained Property") shall be retained by or disposed of by the Grantor at its discretion and pursuant to applicable law; and

WHEREAS, pursuant to BRAC, as amended, the Grantor has the authority to convey and with this Deed conveys to the Grantee, pursuant to the terms and conditions of the MOA, the parcels of land as described below and all of the improvements contained therein; located in the County of Calhoun, State of Alabama, at Fort McClellan.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Grantor, pursuant to BRAC, and in consideration of other good and valuable consideration as provided for in the MOA between the parties, does hereby grant, remise, release, and forever quitclaim unto the GRANTEE, its successors and assigns, all such interest, rights, title, and claim as the GRANTOR has in and to certain parcels of land, together with buildings totally approximately 885,790 square feet (Exhibit "A") and improvements thereon located in the City of Anniston, Calhoun County, Alabama (the "Property"), which property contains approximately 281.85 acres as described below:

TRACT NO. 1

A parcel of land situated in the Southwest Quarter of Section 16, the Southeast Quarter of Section 17, and the Northeast Quarter of Section 20, all lying in Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Northwest corner of Section 16, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run South 00° 46' 13" West, along the West boundary line of said section, for a distance of 1323.36 feet to a 3/8" rebar found; thence continue South 00° 46' 13" West, along said West line, for a distance of 1634.40 feet; thence leaving said West line, run North 89° 13' 47" West for a distance of 854.72 feet to the **POINT OF BEGINNING**; said point also being on the easterly right-of-way line of the Anniston-Jacksonville Highway #21; thence, leaving said right-of-way, run South 63° 01' 48" East for a distance of 297.28 feet; thence run

North $86^{\circ} 03' 42''$ East for a distance of 114.23 feet; thence run South $73^{\circ} 09' 29''$ East for a distance of 181.22 feet; thence run South $64^{\circ} 06' 47''$ East for a distance of 305.24 feet; thence run South $60^{\circ} 23' 54''$ East for a distance of 218.47 feet; thence run South $48^{\circ} 00' 33''$ East for a distance of 152.72 feet; thence run South $57^{\circ} 51' 23''$ East for a distance of 149.23 feet; thence run South $38^{\circ} 07' 07''$ East for a distance of 325.35 feet; thence run South $44^{\circ} 48' 49''$ West for a distance of 210.37 feet; thence run South $38^{\circ} 04' 19''$ West for a distance of 258.47 feet; thence run South $25^{\circ} 26' 30''$ West for a distance of 222.15 feet; thence run South $32^{\circ} 28' 06''$ West for a distance of 195.84 feet; thence run South $38^{\circ} 46' 39''$ West for a distance of 118.20 feet to the northeasterly boundary line of a proposed 70 foot right-of-way; thence, leaving said right-of-way, run South $38^{\circ} 46' 39''$ West for a distance of 70.64 feet to the southwesterly boundary line of a proposed 70 foot right-of-way; thence run North $43^{\circ} 28' 29''$ West, along said right-of-way, for a distance of 565.64 feet; thence, leaving said right-of-way, run South $40^{\circ} 05' 08''$ West for a distance of 197.14 feet; thence run South $77^{\circ} 46' 36''$ West for a distance of 269.57 feet; thence run South $62^{\circ} 31' 26''$ West for a distance of 129.59 feet; thence run South $36^{\circ} 58' 16''$ West for a distance of 100.06 feet; thence run South $26^{\circ} 14' 21''$ West for a distance of 91.89 feet; thence run South $16^{\circ} 01' 41''$ West for a distance of 464.90 feet; thence run South $02^{\circ} 55' 41''$ West for a distance of 136.36 feet; thence run South $16^{\circ} 38' 26''$ West for a distance of 118.52 feet; thence run South $14^{\circ} 43' 54''$ East for a distance of 63.71 feet; thence run South $05^{\circ} 01' 56''$ West for a distance of 164.59 feet to the north boundary line of a proposed 60 foot right-of-way; thence run North $87^{\circ} 05' 11''$ East, along said right-of-way, for a distance of 158.79 feet to the Point of Curvature of a curve to the left, having a radius of 711.14 feet, a central angle of $17^{\circ} 26' 20''$, a chord length of 215.61 feet and a chord bearing of North $78^{\circ} 22' 01''$ East; thence continue along the arc of said curve and said right-of-way for a distance of 216.45 feet to the Point of Tangency of said curve; thence run North $69^{\circ} 38' 51''$ East, along said right-of-way, for a distance of 158.08 feet to the Point of Curvature of a curve to the right, having a radius of 1637.51 feet, a central angle of $4^{\circ} 35' 40''$, a chord length of 131.27 feet and a chord bearing of North $71^{\circ} 56' 41''$ East; thence continue along the arc of said curve and said right-of-way for a distance of 131.31 feet to the Point of Curvature of a curve to the right, having a radius of 359.55 feet, a central angle of $29^{\circ} 29' 10''$, a chord length of 183.00 feet and a chord bearing of North $88^{\circ} 59' 06''$ East; thence continue along the arc of said curve and said right-of-way for a distance of 185.04 feet to the Point of Tangency of said curve; said point also being the west boundary line of a proposed 60 foot right-of-way; thence, leaving said right-of-way, run South $12^{\circ} 24' 16''$ West for a distance of 60.02 feet to the south boundary line of a proposed 60 foot right-of-way; said point also being Point of Curvature of a non-tangent curve to the left, having a radius of 299.55 feet, a central angle of $29^{\circ} 45' 05''$, a chord length of 153.80 feet and a chord bearing of South $89^{\circ} 07' 03''$ West; thence continue along the arc of said curve and said right-of-way for a distance of 155.54 feet to the Point of Curvature of a curve to the left, having a radius of 1577.51 feet, a central angle of $4^{\circ} 35' 40''$, a chord length of 126.46 feet and a chord bearing of South $71^{\circ} 56' 41''$ West; thence continue along the arc of said curve and said right-of-way for a distance of 126.50 feet to the Point of Tangency of said curve; thence run South $69^{\circ} 38' 51''$ West, along said right-of-way, for a distance of 158.08 feet to the Point of Curvature of a curve to the right, having a radius of 771.14 feet, a central angle of $17^{\circ} 26'$

20", a chord length of 233.80 feet and a chord bearing of South 78° 22' 01" West; thence continue along the arc of said curve and said right-of-way for a distance of 234.71 feet to the Point of Tangency of said curve; thence run South 87° 05' 11" West, along said right-of-way, for a distance of 164.78 feet; thence run North 88° 26' 54" West, along said right-of-way, for a distance of 53.91 feet; thence, leaving said right-of-way, run South 22° 44' 17" East for a distance of 120.00 feet; thence run South 56° 41' 06" West for a distance of 33.35 feet; thence run North 86° 41' 38" West for a distance of 239.55 feet; thence run North 83° 37' 48" West for a distance of 265.18 feet; thence run North 39° 22' 38" West for a distance of 200.93 feet; thence run North 24° 48' 53" West for a distance of 120.59 feet to the easterly right-of-way line of the Anniston-Jacksonville Highway #21; thence run North 10° 16' 04" East, along said right-of-way, for a distance of 120.26 feet; thence run North 04° 32' 36" East, along said right-of-way, for a distance of 78.39 feet; thence run North 12° 33' 21" East, along said right-of-way, for a distance of 487.98 feet; thence run North 18° 04' 01" East, along said right-of-way, for a distance of 575.55 feet; thence run North 23° 13' 29" East, along said right-of-way, for a distance of 663.00 feet; thence run North 36° 45' 00" East, along said right-of-way, for a distance of 226.00 feet; thence run North 70° 38' 04" West, along said right-of-way, for a distance of 13.05 feet to the Point of Curvature of a non-tangent curve to the right, having a radius of 5629.58 feet, a central angle of 1° 57' 51", a chord length of 192.98 feet and a chord bearing of North 30° 43' 48" East; thence continue along the arc of said curve and said right-of-way for a distance of 192.99 feet to the Point of Tangency of said curve; thence run South 57° 53' 33" East, along said right-of-way, for a distance of 21.21 feet; thence run North 32° 17' 03" East, along said right-of-way, for a distance of 444.97 feet; to the **POINT OF BEGINNING**; said described tract containing 3,219,865 Square Feet (73.92 Acres) more or less.

TRACT NO. 2

A parcel of land situated in the North Half of Section 15, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Northwest corner of Section 10, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run South 01° 11' 41" East, along the west boundary line of said section, for a distance of 2653.78 feet to an axle found; thence, leaving said west line, continue South 01° 11' 41" East for a distance of 4231.87 feet; thence run North 88° 48' 19" East for a distance of 1647.72 feet to the **POINT OF BEGINNING**; said point also being the southerly boundary line of a proposed 80 foot right-of-way, thence run North 51° 45' 49" East, along said right-of-way, for a distance of 836.39 feet to the easterly boundary line of a proposed 50 foot right-of-way; thence run South 38° 19' 40" East, along said right-of-way, for a distance of 597.73 feet; thence, leaving said right-of-way, run South 51° 40' 20" West for a distance of 50.00 feet to the westerly boundary line of a proposed 50 foot right-of-way; thence run South 38° 19' 40" East, along said right-of-way, for a distance of 742.63 feet to the

southerly boundary line of a proposed 50 foot right-of-way; thence run South $51^{\circ} 53' 50''$ West, along said right-of-way, for a distance of 786.89 feet to the easterly boundary line of a proposed 50 foot right-of-way; thence run North $38^{\circ} 18' 23''$ West, along said right-of-way, for a distance of 1338.61 feet to the **POINT OF BEGINNING**; said described tract containing 1,083,610 Square Feet (24.88 Acres) more or less.

TRACT NO. 3

A parcel of land situated in the Southwest Quarter of Section 15, the Southeast Quarter of Section 16, the East half of Section 21, and the West half and Southeast Quarter of Section 22, all lying in Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Southwest corner of Section 21, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run South $89^{\circ} 12' 06''$ East, along the south line of said section, for a distance of 4687.49 feet; thence leaving said section line, run North $00^{\circ} 47' 54''$ East for a distance of 2292.59 feet; said point also being the north boundary line of a proposed 40 foot right-of-way; thence run North $74^{\circ} 20' 52''$ East, along said right-of-way, for a distance of 1426.66 feet; thence, leaving said right-of-way, run North $15^{\circ} 06' 04''$ West for a distance of 293.25 feet; thence run North $72^{\circ} 55' 46''$ East for a distance of 61.39 feet; thence run North $14^{\circ} 28' 59''$ West for a distance of 295.63 feet to the **POINT OF BEGINNING**; thence run South $74^{\circ} 03' 17''$ West for a distance of 39.63 feet; thence run North $15^{\circ} 07' 32''$ West for a distance of 294.31 feet to the south boundary line of a proposed 80 foot right-of-way; said point also being the Point of Curvature of a non-tangent curve to the right, having a radius of 1370.00 feet, a central angle of $3^{\circ} 15' 36''$, a chord length of 77.94 feet and a chord bearing of South $51^{\circ} 54' 17''$ West; thence continue along the arc of said curve and said right-of-way for a distance of 77.95 feet to the Point of Tangency of said curve; thence run South $32^{\circ} 16' 20''$ West, along said right-of-way, for a distance of 31.38 feet to the south boundary line of a proposed 100 foot right-of-way; thence, leaving said right-of-way, run North $39^{\circ} 14' 29''$ W for a distance of 100.00 feet to the north boundary line of said proposed 100 foot right-of-way; thence run South $69^{\circ} 14' 42''$ West, along said right-of-way, for a distance of 63.08 feet to the westerly boundary line of a proposed 60 foot right-of-way; said point also being the Point of Curvature of a non-tangent curve to the left, having a radius of 520.00 feet, a central angle of $54^{\circ} 21' 42''$, a chord length of 475.07 feet and a chord bearing of North $23^{\circ} 34' 40''$ East; thence continue along the arc of said curve and said right-of-way for a distance of 493.37 feet to the point of Tangency of said curve; thence run North $03^{\circ} 36' 11''$ West, along said right-of-way, for a distance of 523.82 feet to the Point of Curvature of a curve to the right, having a radius of 400.00 feet, a central angle of $20^{\circ} 12' 11''$, a chord length of 140.31 feet and a chord bearing of North $06^{\circ} 29' 55''$ East; thence continue along the arc of said curve and said right-of-way for a distance of 141.04 feet to the Point of Tangency of said curve; thence run North $16^{\circ} 36' 00''$ East, along said right-of-way, for a distance of 191.89 feet; thence run North $16^{\circ} 36' 00''$ East, along said right-of-way, for a distance of 101.70 feet to the southerly

boundary line of a proposed right-of-way (right-of-way width varies); thence run North $03^{\circ} 02' 00''$ West, along said right-of-way, for a distance of 20.70 feet; thence run North $56^{\circ} 05' 00''$ West, along said right-of-way, for a distance of 110.10 feet; thence, leaving said right-of-way, run South $35^{\circ} 42' 24''$ West for a distance of 163.64 feet; thence run South $43^{\circ} 37' 00''$ East for a distance of 77.20 feet; thence run South $34^{\circ} 43' 39''$ West for a distance of 386.17 feet to the Point of Curvature of a non-tangent curve to the right, having a radius of 590.37 feet, a central angle of $10^{\circ} 12' 08''$, a chord length of 104.99 feet and a chord bearing of South $11^{\circ} 13' 25''$ West, thence continue along the arc of said curve for a distance of 105.12 feet; thence run North $76^{\circ} 45' 20''$ West for a distance of 128.36 feet to the southerly boundary of a proposed 50 foot right-of-way; said point also being the Point of Curvature of a non-tangent curve to the right, having a radius of 381.32 feet, a central angle of $49^{\circ} 34' 12''$, a chord length of 319.71 feet and a chord bearing of South $40^{\circ} 11' 07''$ West; thence continue along the arc of said curve and said right-of-way for a distance of 329.91 feet to the Point of Tangency of said curve; thence run South $64^{\circ} 58' 07''$ West, along said right-of-way, for a distance of 380.39 feet; thence run South $65^{\circ} 30' 17''$ West, along said right-of-way, for a distance of 237.00 feet; thence run South $66^{\circ} 13' 37''$ West, along said right-of-way, for a distance of 451.95 feet; thence, leaving said right-of-way, run North $28^{\circ} 24' 58''$ West for a distance of 152.29 feet; thence run North $14^{\circ} 59' 42''$ West for a distance of 425.87 feet; thence run North $01^{\circ} 45' 12''$ East for a distance of 360.12 feet; thence run North $21^{\circ} 31' 50''$ West for a distance of 367.18 feet; thence run South $82^{\circ} 07' 22''$ East for a distance of 357.99 feet to the east boundary line of a proposed 60 foot right-of-way; thence run North $00^{\circ} 16' 26''$ West, along said right-of-way, for a distance of 370.78 feet to the Point of Curvature of a curve to the right, having a radius of 530.00 feet, a central angle of $9^{\circ} 52' 06''$, a chord length of 91.17 feet and a chord bearing of North $04^{\circ} 39' 37''$ East; thence continue along the arc of said curve and said right-of-way for a distance of 91.28 feet to the Point of Tangency of said curve; thence run North $09^{\circ} 35' 40''$ East, along said right-of-way, for a distance of 106.99 feet to the Point of Curvature of a curve to the left, having a radius of 170.00 feet, a central angle of $47^{\circ} 16' 46''$, a chord length of 136.33 feet and a chord bearing of North $14^{\circ} 02' 43''$ West; thence continue along the arc of said curve and said right-of-way for a distance of 140.28 feet to the Point of Tangency of said curve; thence run North $37^{\circ} 41' 06''$ West, along said right-of-way, for a distance of 89.05 feet to the Point of Curvature of a curve to the right, having a radius of 780.00 feet, a central angle of $19^{\circ} 48' 02''$, a chord length of 268.22 feet and a chord bearing of North $27^{\circ} 47' 05''$ West; thence continue along the arc of said curve and said right-of-way for a distance of 269.56 feet to the Point of Tangency of said curve; thence run North $17^{\circ} 53' 04''$ West, along said right-of-way, for a distance of 284.80 feet to the Point of Curvature of a curve to the left, having a radius of 770.00 feet, a central angle of $11^{\circ} 22' 38''$, a chord length of 152.65 feet and a chord bearing of North $23^{\circ} 34' 23''$ West; thence continue along the arc of said curve and said right-of-way for a distance of 152.90 feet to the Point of Tangency of said curve; thence run North $29^{\circ} 15' 42''$ West, along said right-of-way, for a distance of 107.57 feet to the Point of Curvature of a curve to the left, having a radius of 1870.00 feet, a central angle of $8^{\circ} 34' 06''$, a chord length of 279.39 feet and a chord bearing of North $33^{\circ} 32' 45''$ West; thence continue along the arc of said curve and said right-of-way for a distance of 279.65 feet to the Point of Tangency of said curve; thence run North $37^{\circ} 49' 48''$ West, along said

right-of-way, for a distance of 737.42 feet to the Point of Curvature of a curve to the left, having a radius of 500.00 feet, a central angle of $18^{\circ} 21' 32''$, a chord length of 159.53 feet and a chord bearing of North $47^{\circ} 00' 34''$ West; thence continue along the arc of said curve and said right-of-way for a distance of 160.21 feet to the Point of Curvature of a curve to the right, having a radius of 530.00 feet, a central angle of $6^{\circ} 49' 55''$, a chord length of 63.16 feet and a chord bearing of North $52^{\circ} 46' 23''$ West; thence continue along the arc of said curve and said right-of-way for a distance of 63.20 feet to the Point of Tangency of said curve; thence run South $40^{\circ} 38' 35''$ West, along said right-of-way, for a distance of 10.00 feet to the Point of Curvature of a curve to the left, having a radius of 321.26 feet, a central angle of $22^{\circ} 09' 20''$, a chord length of 123.45 feet and a chord bearing of North $60^{\circ} 26' 06''$ West; thence continue along the arc of said curve and said right-of-way for a distance of 124.23 feet to the Point of Curvature of a curve to the right, having a radius of 2814.68 feet, a central angle of $0^{\circ} 12' 02''$, a chord length of 9.86 feet and a chord bearing of North $71^{\circ} 24' 44''$ West; thence continue along the arc of said curve and said right-of-way for a distance of 9.86 feet to the Point of Tangency of said curve; thence, leaving said right-of-way, run North $21^{\circ} 35' 56''$ East for a distance of 80.06 feet to the north boundary line of a proposed 80 foot right-of-way; said point also being the Point of Curvature of a curve to the right, having a radius of 401.26 feet, a central angle of $22^{\circ} 56' 33''$, a chord length of 159.60 feet and a chord bearing of South $60^{\circ} 49' 42''$ East; thence continue along the arc of said curve and said right-of-way for a distance of 160.67 feet to the Point of Tangency of said curve; thence run South $40^{\circ} 38' 34''$ West, along said right-of-way, for a distance of 10.00 feet to the north boundary line of a proposed 60 foot right-of-way; said point also being the Point of Curvature of a curve to the left, having a radius of 470.00 feet, a central angle of $22^{\circ} 47' 16''$, a chord length of 185.70 feet and a chord bearing of South $60^{\circ} 45' 04''$ East; thence continue along the arc of said curve and said right-of-way for a distance of 186.93 feet to the Point of Curvature of a curve to the left, having a radius of 816.61 feet, a central angle of $11^{\circ} 23' 17''$, a chord length of 162.04 feet and a chord bearing of South $77^{\circ} 50' 20''$ East; thence continue along the arc of said curve and said right-of-way for a distance of 162.31 feet to the Point of Curvature of a curve to the right, having a radius of 630.70 feet, a central angle of $14^{\circ} 41' 02''$, a chord length of 161.19 feet and a chord bearing of South $76^{\circ} 11' 28''$ East; thence continue along the arc of said curve and said right-of-way for a distance of 161.64 feet to the Point of Tangency of said curve; thence run South $68^{\circ} 50' 57''$ East, along said right-of-way, for a distance of 1016.23 feet to the Point of Curvature of a curve to the right, having a radius of 1210.00 feet, a central angle of $2^{\circ} 37' 20''$, a chord length of 55.37 feet and a chord bearing of South $67^{\circ} 32' 17''$ East; thence continue along the arc of said curve and said right-of-way for a distance of 55.37 feet to the Point of Tangency of said curve; thence, leaving said right-of-way, run South $23^{\circ} 46' 23''$ West for a distance of 60.00 feet to the south boundary line of a proposed 60 foot right-of-way; thence leaving said right-of-way, run South $65^{\circ} 08' 25''$ West for a distance of 223.53 feet; thence run South $36^{\circ} 36' 00''$ East for a distance of 170.64 feet; thence run South $57^{\circ} 40' 30''$ East for a distance of 316.47 feet; thence run South $01^{\circ} 35' 55''$ East for a distance of 187.03 feet; thence run South $80^{\circ} 20' 39''$ East for a distance of 205.71 feet; thence run South $43^{\circ} 59' 42''$ East for a distance of 160.18 feet; thence run South $25^{\circ} 08' 16''$ East for a distance of 88.93 feet; thence run South $49^{\circ} 34' 14''$ West for a distance of 25.00 feet to the east boundary line of

a proposed 50 foot right-of-way; thence, leaving said right-of-way, run South 45° 06' 54" West for a distance of 50.00 feet to the west boundary line of a proposed 50 foot right-of-way; thence run South 44° 53' 06" East, along said right-of-way, for a distance of 124.93 feet to the Point of Curvature of a curve to the right, having a radius of 759.78 feet, a central angle of 40° 02' 30", a chord length of 520.24 feet and a chord bearing of South 24° 51' 51" East; thence continue along the arc of said curve and said right-of-way for a distance of 530.98 feet to the Point of Tangency of said curve; thence run South 04° 50' 36" East, along said right-of-way, for a distance of 109.00 feet; thence, along said right-of-way, run South 54° 20' 06" East for a distance of 104.77 feet; thence, along said right-of-way, run South 41° 39' 01" East for a distance of 222.09 feet; thence, along said right-of-way, run South 48° 20' 59" West for a distance of 5.00 feet to the southerly boundary line of a proposed 60 foot right-of-way; said point also being the Point of Curvature of a curve to the left, having a radius of 160.00 feet, a central angle of 157° 33' 13", a chord length of 313.88 feet and a chord bearing of North 59° 34' 22" East; thence continue along the arc of said curve and said right-of-way for a distance of 439.97 feet to the Point of Tangency of said curve; thence run North 19° 12' 15" West, along said right-of-way, for a distance of 244.66 feet to the Point of Curvature of a curve to the left, having a radius of 1456.35 feet, a central angle of 17° 28' 44", a chord length of 442.56 feet and a chord bearing of North 27° 56' 38" West; thence continue along the arc of said curve and said right-of-way for a distance of 444.28 feet to the Point of Tangency of said curve; thence run North 36° 41' 01" West for a distance of 820.29 feet to the Point of Curvature of a curve to the left, having a radius of 1210.00 feet, a central angle of 5° 35' 33", a chord length of 118.06 feet and a chord bearing of North 39° 28' 46" West; thence continue along the arc of said curve and said right-of-way for a distance of 118.11 feet to the Point of Tangency of said curve to the northerly boundary line of a proposed 80 foot right-of-way; thence run North 49° 37' 08" East, along said right-of-way, for a distance of 33.39 feet to the Point of Curvature of a curve to the right, having a radius of 540.00 feet, a central angle of 27° 40' 01", a chord length of 258.23 feet and a chord bearing of North 63° 27' 08" East; thence continue along the arc of said curve and said right-of-way for a distance of 260.75 feet to the Point of Curvature of a curve to the left, having a radius of 349.20 feet, a central angle of 17° 39' 04", a chord length of 107.15 feet and a chord bearing of North 68° 27' 36" East; thence continue along the arc of said curve and said right-of-way for a distance of 107.58 feet to the Point of Tangency of said curve; thence leaving said right-of-way, run South 54° 28' 03" East for a distance of 86.06 feet to the southerly boundary line of a proposed 80 foot right-of-way; said point also being the Point of Curvature of a non-tangent curve to the right, having a radius of 429.20 feet, a central angle of 22° 20' 52", a chord length of 166.35 feet and a chord bearing of South 66° 06' 42" West; thence continue along the arc of said curve and said right-of-way for a distance of 167.41 feet to the Point of Curvature of a curve to the left, having a radius of 460.00 feet, a central angle of 27° 40' 01", a chord length of 219.97 feet and a chord bearing of South 63° 27' 08" West; thence continue along the arc of said curve and said right-of-way for a distance of 222.12 feet to the Point of Tangency of said curve; thence leaving said right-of-way, run South 69° 04' 12" East for a distance of 263.60 feet; thence run South 00° 34' 20" East for a distance of 58.72 feet; thence run South 15° 57' 59" East for a distance of 148.65 feet; thence run South 40° 35' 46" East for a distance of 204.08 feet;

thence run South 27° 16' 55" East for a distance of 180.74 feet; thence run South 33° 08' 32" East for a distance of 379.47 feet; thence run South 62° 35' 37" East for a distance of 357.88 feet; thence run South 14° 55' 04" West for a distance of 218.38 feet; thence run South 42° 45' 05" East for a distance of 505.75 feet; thence run South 83° 44' 35" East for a distance of 133.04 feet; thence run South 57° 31' 50" East for a distance of 128.70 feet to the north boundary line of a proposed right-of-way (right-of-way width varies); thence run North 71° 40' 03" East, along said right-of-way (right-of-way width varies), for a distance of 109.36 feet; thence run North 71° 14' 44" East, along said right-of-way (right-of-way width varies), for a distance of 306.09 feet; thence run North 66° 10' 45" East, along said right-of-way (right-of-way width varies), for a distance of 303.25 feet; thence run North 71° 25' 38" East, along said right-of-way (right-of-way width varies), for a distance of 537.32 feet; thence run North 69° 00' 53" East, along said right-of-way (right-of-way width varies), for a distance of 44.63 feet; thence, leaving said right-of-way, run South 18° 53' 12" East for a distance of 60.00 feet to the south boundary line of a proposed right-of-way (right-of-way width varies); thence run South 71° 06' 48" West, along said right-of-way (right-of-way width varies), for a distance of 652.63 feet to the Point of Curvature of a curve to the left, having a radius of 470.00 feet, a central angle of 9° 51' 21", a chord length of 80.75 feet and a chord bearing of South 66° 11' 07" West; thence continue along the arc of said curve and said right-of-way for a distance of 80.85 feet to the Point of Tangency of said curve; thence run South 61° 15' 27" West, along said right-of-way (right-of-way width varies), for a distance of 62.23 feet to the Point of Curvature of a curve to the right, having a radius of 530.00 feet, a central angle of 3° 57' 48", a chord length of 36.65 feet and a chord bearing of South 63° 14' 21" West; thence continue along the arc of said curve and said right-of-way for a distance of 36.66 feet to the Point of Tangency of said curve; thence run South 68° 28' 08" West, along said right-of-way (right-of-way width varies), for a distance of 60.17 feet; thence run South 71° 26' 48" West, along said right-of-way (right-of-way width varies), for a distance of 315.45 feet; thence, leaving said right-of-way, run South 18° 23' 37" East for a distance of 559.51 feet; thence run North 70° 47' 33" East for a distance of 216.95 feet; thence run South 17° 54' 39" East for a distance of 183.23 feet to the north boundary line of a proposed 80 foot right-of-way; thence, leaving said right-of-way, run South 17° 44' 18" East for a distance of 80.00 feet to the south boundary line of a proposed 80 foot right-of-way; thence run South 72° 15' 42" West, along said right-of-way, for a distance of 957.25 feet to the east boundary line of a proposed 40 foot right-of-way; thence run South 18° 07' 20" East, along said right-of-way for a distance of 404.42 feet; thence, leaving said right-of-way, run South 74° 18' 02" West for a distance of 330.55 feet; thence run South 77° 07' 56" West for a distance of 293.05 feet to the **POINT OF BEGINNING**; said described tract containing 5,700,728 Square Feet (130.87 Acres) more or less.

TRACT NO. 4

A parcel of land situated in the West half of Section 14, the East Half and the Southwest Quarter of Section 15, the Northeast Quarter of Section 22, and the Northwest Quarter of

Section 23, all lying in Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Northwest corner of Section 10, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run S $01^{\circ}11'41''$ E along the west line of said section, for a distance of 2653.78 feet to an axle found at the purported Northwest corner of the Southwest Quarter of said Section 10; thence, leaving said west line, continue South $01^{\circ}11'41''$ East for a distance of 6406.75 feet; thence run South $90^{\circ}00'00''$ East for a distance of 4635.09 feet; thence run South $00^{\circ}00'00''$ West for a distance of 340.92 feet to the **POINT OF BEGINNING**; thence run North $56^{\circ}46'05''$ East for a distance of 41.61 feet; thence run North $49^{\circ}46'10''$ East for a distance of 434.76 feet; thence run North $39^{\circ}38'13''$ West for a distance of 486.10 feet; thence run South $50^{\circ}42'27''$ West for a distance of 400.03 feet to the east boundary line of a proposed 50 foot right-of-way; said point also being the Point of Curvature of a non-tangent curve to the left, having a radius of 305.00 feet, a central angle of $6^{\circ}19'33''$, a chord length of 33.66 feet and a chord bearing of North $57^{\circ}37'41''$ West; thence continue along the arc of said curve and said right-of-way for a distance of 33.67 feet to the Point of Curvature of a curve to the right, having a radius of 205.00 feet, a central angle of $22^{\circ}27'00''$, a chord length of 79.81 feet and a chord bearing of North $49^{\circ}33'58''$ West; thence continue along the arc of said curve and said right-of-way for a distance of 80.32 feet to the Point of Tangency of said curve; thence run North $38^{\circ}20'28''$ West, along said right-of-way, for a distance of 416.44 feet to the south boundary line of a proposed 50 foot right-of-way; thence run North $51^{\circ}40'05''$ East, along said right-of-way, for a distance of 575.92 feet; thence leaving said right-of-way, run South $37^{\circ}36'04''$ East for a distance of 486.24 feet; thence run North $52^{\circ}21'53''$ East for a distance of 13.10 feet; thence run South $38^{\circ}04'44''$ East for a distance of 30.81 feet; thence run North $42^{\circ}40'14''$ East for a distance of 184.82 feet; thence run North $19^{\circ}10'45''$ East for a distance of 239.71 feet; thence run North $03^{\circ}21'34''$ West for a distance of 187.64 feet; thence run South $84^{\circ}55'31''$ East for a distance of 317.85 feet; thence run North $81^{\circ}50'26''$ East for a distance of 327.63 feet; thence run South $05^{\circ}02'43''$ E for a distance of 543.74 feet; thence run South $84^{\circ}57'17''$ West for a distance of 486.98 feet; thence run South $05^{\circ}14'33''$ East for a distance of 187.97 feet; thence run South $17^{\circ}55'49''$ East for a distance of 47.32 feet; thence run South $39^{\circ}34'14''$ East for a distance of 315.93 feet to the southerly boundary line of a proposed right-of-way (right-of-way width varies); thence South $50^{\circ}45'55''$ W, along said right-of-way, for a distance of 1833.04 feet to the Point of Curvature of a curve to the right with a radius of 475.00 feet, a central angle of $36^{\circ}07'35''$, a chord of 294.56 feet and a chord bearing of South $68^{\circ}49'42''$ West; thence continue along the arc of said curve and said right-of-way for a distance of 299.50 feet to the east boundary line of a proposed 40 foot right-of-way; thence run South $58^{\circ}37'21''$ East, along said right-of-way, for a distance of 165.74 feet to the Point of Curvature of a curve to the right, having a radius of 1320.00 feet, a central angle of $17^{\circ}41'11''$, a chord length of 405.85 feet and a chord bearing of South $49^{\circ}46'46''$ East; thence continue along the arc of said curve and said right-of-way for a distance of 407.47 feet to the Point of Tangency of said curve; thence run South $40^{\circ}56'10''$ East, along said right-of-way, for a distance of 168.47 feet; thence, leaving said right-of-way, run North

49° 03' 50" East for a distance of 1.11 feet; thence run South 41° 52' 18" East for a distance of 154.48 feet; thence run South 37° 13' 05" W for a distance of 368.56 feet to the centerline of a creek; thence run North 52° 46' 55" West, along said creek, for a distance of 430.09 feet; thence run North 49° 19' 49" West, along said creek, for a distance of 623.53 feet; thence run North 74° 25' 52" West, along said creek, for a distance of 327.83 feet; thence run North 53° 06' 55" West, along said creek, for a distance of 174.92 feet; thence run North 63° 49' 45" West, along said creek, for a distance of 391.72 feet to the east boundary line of a proposed 50 foot right-of-way; thence run North 18° 05' 27" West, along said right-of-way, for a distance of 329.16 feet; thence run North 55° 32' 10" East, along said right-of-way, for a distance of 122.74 feet to the Point of Curvature of a curve to the left, having a radius of 200.00 feet, a central angle of 42° 56' 40", a chord length of 146.42 feet and a chord bearing of North 34° 03' 49" East; thence continue along the arc of said curve and said right-of-way for a distance of 149.90 feet to the Point of Tangency of said curve; thence run North 12° 35' 29" East, along said right-of-way, for a distance of 171.39 feet to the Point of Curvature of a curve to the right, having a radius of 205.00 feet, a central angle of 40° 33' 21", a chord length of 142.10 feet and a chord bearing of North 32° 52' 09" East; thence continue along the arc of said curve and said right-of-way for a distance of 145.11 feet to the Point of Tangency of said curve; thence run North 53° 08' 50" East, along said right-of-way, for a distance of 200.15 feet to the west boundary line of a proposed 60 foot right-of-way; thence run South 38° 20' 14" East, along said right-of-way, for a distance of 106.26 feet; thence, leaving said right-of-way, run North 51° 40' 05" East for a distance of 72.43 feet; thence run South 36° 40' 13" East for a distance of 447.45 feet; thence run South 47° 37' 02" West for a distance of 602.96 feet to the southwesterly boundary line of a proposed 50 foot right-of-way; said point also being the Point of Curvature of a non-tangent curve to the left, having a radius of 1675.00 feet, a central angle of 19° 31' 14", a chord length of 567.91 feet and a chord bearing of South 72° 43' 37" East; thence continue along the arc of said curve and said right-of-way for a distance of 570.67 feet to the Point of Tangency of said curve; thence run South 82° 29' 14" East, along said right-of-way, for a distance of 258.29 feet to the Point of Curvature of a curve to the left, having a radius of 425.00 feet, a central angle of 46° 44' 50", a chord length of 337.22 feet and a chord bearing of North 74° 08' 20" East; thence continue along the arc of said curve and said right-of-way for a distance of 346.76 feet to the Point of Tangency of said curve; thence run North 50° 45' 55" East, along said right-of-way, for a distance of 389.88 feet; thence run North 39° 14' 05" West for a distance of 21.24 feet to the north boundary line of a proposed right-of-way (right-of-way width varies); thence run North 50° 39' 36" East, along said right-of-way, for a distance of 617.20 feet to the west boundary line of a proposed right-of-way (right-of-way width varies); thence run North 37° 28' 00" West, along said right-of-way, for a distance of 78.14 feet; thence run North 31° 41' 17" West, along said right-of-way, for a distance of 140.80 feet to the **POINT OF BEGINNING**; said described tract containing 2,230,036 Square Feet (51.20 Acres) more or less.

TRACT NO. 5

A parcel of land situated in the Southeast Quarter of Section 15, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Northwest corner of Section 10, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run S 01°11'41" E along the west line of said section, for a distance of 2653.78 feet to an axle found at the purported Northwest corner of the Southwest Quarter of said Section 10; thence, leaving said west line, continue South 01° 11' 41" East for a distance of 6406.75 feet; thence run South 90° 00' 00" East for a distance of 3346.79 feet to the northeasterly boundary line of a proposed 50 foot right-of-way and the **POINT OF BEGINNING**; thence run North 38° 18' 23" West, along said right-of-way, for a distance of 885.30 feet; thence, leaving said right-of-way, run North 51° 48' 33" East for a distance of 524.61 feet; thence run South 39° 19' 42" East for a distance of 884.14 feet to the northerly boundary line of a proposed 50 foot right-of-way; thence run South 51° 40' 05" West, along said right-of-way, for a distance of 540.38 feet to the **POINT OF BEGINNING**; said described tract containing 471,065 Square Feet (10.81 Acres) more or less.

TRACT NO. 6

A parcel of land situated in the Southwest Quarter of the Southeast Quarter of Section 16, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Northwest corner of Section 16, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run South 00° 46' 13" West, along the West boundary line of said section, for a distance of 1323.36 feet to a 3/8" rebar found; thence continue South 00° 46' 13" West, along said West line, for a distance of 2658.86 feet; thence run South 90° 00' 00" East for a distance of 3259.61 feet to the **POINT OF BEGINNING**; thence run South 32° 19' 13" East for a distance of 219.02 feet; thence run South 24° 46' 02" East for a distance of 381.14 feet; thence run North 47° 33' 27" West for a distance of 343.85 feet; thence run North 04° 24' 07" West for a distance of 300.01 feet to the **POINT OF BEGINNING**; said described tract containing 40,765.16 Square Feet (0.94 Acres) more or less.

TRACT NO. 7

A parcel of land situated in the Northeast Quarter of Section 10, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Northwest corner of Section 10, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run S 01°11'41" E along the west line of said section, for a distance of 1400.37 feet; thence leaving said west line, run N 88°48'19" E for a distance of 4278.07 feet; thence run N 01°11'41" W for a distance of 232.29 feet to the POINT OF BEGINNING; thence run N 00°28'31" E for a distance of 301.39 feet; thence run S 89°18'38" E for a distance of 259.71 feet; thence run S 02°26'57" W for a distance of 296.90 feet; thence run S 89°37'37" W for a distance of 249.51 feet to the POINT OF BEGINNING; said described tract containing 76,129 Square Feet, (1.75 Acres) more or less.

Containing in the aggregate 294.37 Acres more or less and excepting the following outparcels:

OUTPARCEL NO. 8

A parcel of land situated in the Southeast Quarter of Section 15, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Northwest corner of Section 10, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run S 01°11'41" E along the west line of said section, for a distance of 2653.78 feet to an axle found at the purported Northwest corner of the Southwest Quarter of said Section 10; thence, leaving said west line, continue South 01° 11' 41" East for a distance of 6406.75 feet; thence run South 90° 00' 00" East for a distance of 5089.62 feet; thence run North 00° 00' 00" East for a distance of 749.51 feet to the **POINT OF BEGINNING**; thence run North 03° 37' 16" West for a distance of 124.02 feet; thence run North 87° 20' 18" East for a distance of 56.29 feet; thence run South 05° 14' 20" East for a distance of 122.28 feet; thence run South 85° 34' 11" West for a distance of 59.74 feet to the **POINT OF BEGINNING**; said described tract containing 7,142.28 Square Feet (0.16 Acres) more or less.

OUTPARCEL NO. 10

A parcel of land situated in the Southeast Quarter of Section 15, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Northwest corner of Section 10, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run S 01°11'41" E along the west line of said section, for a distance of 2653.78 feet to an axle found at the purported Northwest corner of the Southwest Quarter of said Section 10;

thence, leaving said west line, continue South $01^{\circ} 11' 41''$ East for a distance of 6406.75 feet; thence run South $90^{\circ} 00' 00''$ East for a distance of 2626.83 feet; thence run South $00^{\circ} 00' 00''$ West for a distance of 1106.81 feet to the **POINT OF BEGINNING**; thence run South $63^{\circ} 37' 13''$ East for a distance of 129.69 feet; thence run South $26^{\circ} 30' 07''$ West for a distance of 50.84 feet; thence run North $63^{\circ} 31' 17''$ West for a distance of 129.80 feet; thence run North $26^{\circ} 37' 42''$ East for a distance of 50.62 feet to the **POINT OF BEGINNING**; said described tract containing 6,582.21 Square Feet (0.15 Acres) more or less.

OUTPARCEL NO. 11

A parcel of land situated in the Southwest Quarter of the Northeast Quarter of Section 15, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Northwest corner of Section 10, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run South $01^{\circ} 11' 41''$ East, along the west boundary line of said section, for a distance of 2653.78 feet to an axle found; thence, leaving said west line, continue South $01^{\circ} 11' 41''$ East for a distance of 4722.63 feet; thence run North $90^{\circ} 00' 00''$ East for a distance of 2663.42 feet to the **POINT OF BEGINNING**; thence continue North $90^{\circ} 00' 00''$ East for a distance of 37.24 feet; thence run South $00^{\circ} 00' 00''$ West for a distance of 37.51 feet; thence run South $90^{\circ} 00' 00''$ West for a distance of 37.24 feet; thence run North $00^{\circ} 00' 00''$ East for a distance of 37.51 feet to the **POINT OF BEGINNING**; said described tract containing 1,396.90 Square Feet (0.03 Acres) more or less.

OUTPARCEL NO. 12

A parcel of land situated in the Northwest Quarter of Section 22, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Southwest corner of Section 21, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run South $89^{\circ} 12' 06''$ East, along the south line of said section, for a distance of 5316.45 feet to a brass disk found at the Southeast Quarter of Section 21, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence, leaving said section line, run North $00^{\circ} 15' 11''$ East for a distance of 4246.25 feet; thence run South $90^{\circ} 00' 00''$ East for a distance of 704.23 feet to the east boundary line of a proposed 60 foot right-of-way and the **POINT OF BEGINNING**; thence run North $03^{\circ} 36' 11''$ West for a distance of 288.15 feet to the Point of Curvature of a curve to the right, having a radius of 340.00 feet, a central angle of $20^{\circ} 12' 11''$, a chord length of 119.27 feet and a chord bearing of North $06^{\circ} 29' 55''$ East; thence continue along the arc of said curve and said right-of-way

for a distance of 119.89 feet to the Point of Tangency of said curve; thence run North 16° 36' 00" East, along said right-of-way, for a distance of 75.91 feet; thence, leaving said right-of-way, run South 70° 06' 07" East for a distance of 164.39 feet; thence run North 46° 51' 57" East for a distance of 260.72 feet; thence run North 30° 39' 35" East for a distance of 89.27 feet to the south boundary line of a proposed 60 foot right-of-way; said point also being the Point of Curvature of a non-tangent curve to the right, having a radius of 420.00 feet, a central angle of 4° 02' 37", a chord length of 29.64 feet and a chord bearing of South 44° 04' 47" East; thence continue along the arc of said curve and said right-of-way for a distance of 29.64 feet to the Point of Tangency of said curve; thence run South 42° 03' 28" East, along said right-of-way; for a distance of 133.84 feet to the Point of Curvature of a curve to the left, having a radius of 180.00 feet, a central angle of 66° 29' 44", a chord length of 197.37 feet and a chord bearing of South 75° 18' 20" East; thence continue along the arc of said curve and said right-of-way for a distance of 208.90 feet to the Point of Tangency of said curve; thence run North 71° 26' 48" East, along said right-of-way, for a distance of 58.84 feet; thence, leaving said right-of-way, run South 09° 59' 19" East for a distance of 446.22 feet; thence run South 65° 19' 12" West for a distance of 233.11 feet; thence run South 72° 53' 58" West for a distance of 136.30 feet; thence run North 68° 43' 11" West for a distance of 202.80 feet; thence run South 85° 49' 56" West for a distance of 311.57 feet to the **POINT OF BEGINNING**; said described tract containing 421,852 Square Feet (9.68 Acres) more or less.

OUTPARCEL NO. 13

A parcel of land situated in the Northwest Quarter of Section 22, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Southwest corner of Section 21, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run South 89° 12' 06" East, along the south line of said section, for a distance of 5316.45 feet to a brass disk found at the Southeast Quarter of Section 21, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence, leaving said section line, run North 00° 15' 11" East for a distance of 4024.80 feet; thence run South 90° 00' 00" East for a distance of 719.15 feet to the east boundary line of a proposed 60 foot right-of-way and the **POINT OF BEGINNING**; thence, leaving said right-of-way, run North 86° 16' 55" East for a distance of 299.88 feet; thence run South 12° 54' 57" East for a distance of 180.06 feet to the north boundary line of a proposed 80 foot right-of-way; thence run South 72° 15' 42" West for a distance of 140.37 feet to the Point of Curvature of a non-tangent curve to the right, having a radius of 156.20 feet, a central angle of 107° 43' 42", a chord length of 252.30 feet and a chord bearing of North 53° 52' 32" West; thence continue along the arc of said curve and said right-of-way for a distance of 293.69 feet to the east boundary line of a proposed 60 foot right-of-way and the Point of Curvature of a curve to the left, having a radius of 580.00 feet, a central angle of 3° 35' 29", a chord length of 36.35 feet and a chord bearing of North 01° 48' 26" West; thence continue along

the arc of said curve and said right-of-way for a distance of 36.36 feet to the Point of Tangency of said curve; thence run North 03° 36' 11" West, along said right-of-way, for a distance of 13.78 feet to the **POINT OF BEGINNING**; said described tract containing 60,599 Square Feet (1.39 Acres) more or less.

OUTPARCEL NO. 16

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 21, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Southwest corner of Section 21, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run South 89° 12' 06" East, along the south line of said section, for a distance of 5316.45 feet to a brass disk found at the Southeast Quarter of Section 21, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence, leaving said section line, run North 00° 15' 11" East for a distance of 4729.67 feet; thence run North 90° 00' 00" West for a distance of 302.02 feet to the **POINT OF BEGINNING**; thence run South 90° 00' 00" West for a distance of 32.58 feet; thence run North 00° 00' 00" East for a distance of 32.58 feet; thence run North 90° 00' 00" East for a distance of 32.58 feet; thence run South 00° 00' 00" West for a distance of 32.58 feet to the **POINT OF BEGINNING**; said described tract containing 1,061.46 Square Feet (0.02 Acres) more or less.

OUTPARCEL NO. 17

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 21 and the Northwest Quarter of the Northwest Quarter of Section 22, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Southwest corner of Section 21, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run South 89° 12' 06" East, along the south line of said section, for a distance of 5316.45 feet to a brass disk found at the Southeast Quarter of Section 21, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence, leaving said section line, run North 00° 15' 11" East for a distance of 5003.86 feet; thence run North 90° 00' 00" West for a distance of 199.58 feet to the **POINT OF BEGINNING**; thence run North 25° 55' 41" West for a distance of 144.69 feet; thence run North 63° 07' 30" East for a distance of 259.13 feet; thence run South 21° 22' 17" East for a distance of 146.61 feet; thence run South 63° 25' 00" West for a distance of 247.47 feet to the **POINT OF BEGINNING**; said described tract containing 36,810.30 Square Feet (0.85 Acres) more or less.

OUTPARCEL NO. 18

A parcel of land situated in the Northwest Quarter of Section 22, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Southwest corner of Section 21, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run South 89° 12' 06" East, along the south line of said section, for a distance of 5316.45 feet to a brass disk found at the Southeast Quarter of Section 21, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence, leaving said section line, run North 00° 15' 11" East for a distance of 5276.48 feet; thence run South 89° 50' 13" East for a distance of 88.03 feet to the **POINT OF BEGINNING**; thence run South 27° 36' 07" East for a distance of 30.89 feet; thence run North 62° 25' 15" East for a distance of 31.59 feet; thence run South 27° 27' 56" East for a distance of 56.91 feet; thence run South 62° 35' 02" West for a distance of 54.57 feet; thence run South 27° 38' 46" East for a distance of 8.89 feet; thence run South 62° 23' 24" West for a distance of 33.71 feet; thence run North 27° 35' 50" West for a distance of 9.31 feet; thence run South 62° 28' 48" West for a distance of 33.55 feet; thence run North 27° 33' 36" West for a distance of 57.95 feet; thence run North 62° 32' 01" East for a distance of 31.98 feet; thence run North 27° 26' 08" West for a distance of 29.44 feet; thence run North 62° 31' 40" East for a distance of 58.26 feet to the **POINT OF BEGINNING**; said described tract containing 9,062.43 Square Feet (0.21 Acres) more or less.

OUTPARCEL NO. 19

A parcel of land situated in the Northwest Quarter of Section 22, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; and being more particularly described as follows:

Commence at a brass disk found at the Southwest corner of Section 21, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence run South 89° 12' 06" East, along the south line of said section, for a distance of 5316.45 feet to a brass disk found at the Southeast Quarter of Section 21, Township 15 South, Range 8 East, Huntsville Meridian, Calhoun County, Alabama; thence, leaving said section line, run North 00° 15' 11" East for a distance of 5045.59 feet; thence run North 90° 00' 00" East for a distance of 206.02 feet to the **POINT OF BEGINNING**; thence run North 00° 00' 00" East for a distance of 38.23 feet; thence run North 90° 00' 00" East for a distance of 38.23 feet; thence run South 00° 00' 00" West for a distance of 38.23 feet; thence run South 90° 00' 00" West for a distance of 38.23 feet to the **POINT OF BEGINNING**; said described tract containing 1,461.60 Square Feet (0.03 Acres) more or less.

Less and Except Parcels containing in the aggregate 12.52 Acres more or less.

Containing a net total conveyance of 281.85 Acres more or less.

Said parcel of land being subject to existing building or zoning laws, as applicable;
And said parcel of land being subject to those easements, reservations, restrictions or
outgrants of record and/or the following easements:

Easement to Alabama Gas Company recorded at Deed Book 3001, Pages 453-465
in the Probate Records of Calhoun County, Alabama.

Easement to Alabama Power Company recorded at Deed Book 2111, Pages 233-
262 in the Probate Records of Calhoun County, Alabama.

Easement to BellSouth Telecommunications recorded at Deed Book 2112, Pages
431-445 in the Probate Records of Calhoun County, Alabama.

Easements to the Anniston Water Works and Sewer Board recorded at Deed Book
2141, Pages 217-272 in the Probate Records of Calhoun County, Alabama.

The legal description of the Property has been provided by the GRANTEE and the
GRANTEE shall be responsible for the accuracy of the survey and description of the
Property conveyed herein and shall indemnify and hold the GRANTOR harmless from any
and all liability resulting from any inaccuracy in the description.

The words "Grantor" and "Grantee" used herein shall be construed as if they read
"Grantors" and "Grantees" respectively, whenever the sense of this Deed so requires and,
whether singular or plural, such words shall be deemed to include in all cases the
successors and assigns of the respective parties, the term "successors" being deemed to
include, in reference to the Grantee, successors in title to the Grantee.

The Property includes:

- a. all buildings, facilities, fixtures, roadways, infrastructure, improvements
thereon, and appurtenances thereto which constitute real property;
- b. all easements, reservations and other rights appurtenant thereto;
- c. all hereditaments and tenements therein and reversions, remainders, issues,
profits and other rights belonging or related thereto;
- d. all timber rights; and
- e. all mineral rights.

1. GRANTOR'S RESERVED RIGHT AND EASEMENT FOR ACCESS

The Grantor reserves a non-exclusive right and easement for access to and from
the Retained Property over the roads and streets shown in red on Exhibit "B" at their

current width and locations. These reserved rights and easements will terminate with reference to said roads and/or streets set forth above when said roads and/or streets or when other roads or streets providing substantially equivalent access to the Grantor, are legally designated and accepted as public ways pursuant to applicable law, and shall otherwise be perpetual. With regard to the access rights reserved by the Grantor herein, the Grantee shall retain the right to maintain, improve, repair, widen, alter, rename, or relocate any of the above-referenced roads and/or streets, so long as the Grantor is given continuous alternate access of similar quality during any periods of time any such road and/or street is not usable for the purposes specified herein.

2. CERCLA NOTICE AND COVENANTS

A. Notice. Pursuant to Section 120 (h)(4) of the Comprehensive Environmental Response, Compensation and Liability Act, as amended, 42 U.S.C. Section 9601 et seq. ("CERCLA"), the Grantor has identified, in the Finding of Suitability to Transfer (FOST), dated July 27, 2000, and the FOSTs dated 2 February 2001, copies of which have been provided to the Grantee, the Property as real property on which no hazardous substances and no petroleum products or their derivatives were stored for one year or more, or known to have been released or disposed of.

B. Covenants

(1) The Grantor covenants and warrants to the Grantee and its successors in interest that in the event that any response action or corrective action is found to be necessary after the date of this conveyance as a result of hazardous substances or petroleum products contamination existing on the Property prior to the date of this conveyance, such response action or corrective action shall be conducted by the Grantor.

(2) This covenant shall not apply to the extent such remedial actions are caused by activities of the Grantee, its successors, assigns, transferees, sublessees, tenants or licensees of the Grantee.

C. Access Rights and Easement

The Grantor hereby reserves an access easement to the Property in any case in which a response action or corrective action is found to be necessary after the date of this conveyance at such Property, or in any case such access is necessary to carry out a response action or corrective action on adjoining property. In exercising this access easement, the Grantor shall give the Grantee, or the then record owner, at least thirty (30) days prior written notice of actions to be taken in the remediation of the Property or the adjacent property, as the case may be, except for emergency situations or an imminent threat to human health and the environment, (in which case the Grantor shall give such notice as is reasonably practicable under the circumstances) and shall use reasonable means, without significant additional cost to the Grantor, to avoid and/or minimize interference with the use of the property by the Grantee, its successors and assigns.

Furthermore, any such actions undertaken by the Grantor pursuant to this Section 1.C. will, to the maximum extent practicable, be coordinated with a representative of the Grantee, its successors and assigns. Grantee agrees that, notwithstanding any other provisions of the Deed, the Grantor assumes no liability to the Grantee, its successors or assigns, or any other person, should remediation of the Property interfere with the use of the Property. The Grantee shall not through construction or operation/maintenance activities, interfere with any remediation or response action conducted by the Grantor under this section. The Grantee, the then record owner, and any other person, shall have no claim against the Grantor or any of its officers, agents, employees or contractors solely on account of any such interference resulting from such remediation.

3. LAND USE RESTRICTIONS

The property conveyed herein is subject to the following land use restrictions:

Applicable provisions of the Historical Properties Programmatic Agreement (Exhibit "C").

4. ENVIRONMENTAL PROTECTION PROVISIONS

A. Liability for Contamination

The Grantee, any successor, assignee, transferee, lender or lessee of the Grantee, or its successors or assigns, shall have no obligation to fund, participate in or complete the clean-up of existing hazardous substances, pollutants or contamination (collectively "Contamination") on or under the Property except to the extent any such party caused or contributed to the Contamination as provided under Section 120 (h) of CERCLA. Furthermore, the Grantor shall not be liable hereunder to perform or fund any response actions under CERCLA or other applicable law required (i) due to a violation by the Grantee, its successors or assigns, of any of the land use restrictions contained in this Article 3, or (ii) to facilitate land uses prohibited by said land use restrictions.

B. Notice of the Presence of Asbestos and Covenant

(1) The Grantee is hereby informed and does acknowledge that friable asbestos or asbestos-containing materials (collectively "ACM") have been found on the Property. The locations and conditions of ACM are as described in the EBS and referenced asbestos surveys provided to the Grantee. Except as provided in Subsection (2) below, the ACM on the Property does not currently pose a threat to human health or the environment and all friable asbestos that posed a risk to human health has either been removed or encapsulated.

(2) The buildings and structures identified in Exhibit "D" have been determined to contain friable and non-friable asbestos that may pose a threat to human health. Detailed information is contained in the EBS and referenced asbestos surveys. The Grantor has

agreed to convey said buildings and structures to the Grantee prior to remediation of asbestos hazards, in reliance upon the Grantee's express representation and promise that the Grantee, its successors or assigns, will, prior to use of occupancy of said buildings or structures, remediate such friable asbestos or demolish said buildings or structures, or the portions thereof containing friable asbestos, and dispose of ACM in accordance with applicable laws and regulations. With respect to the friable asbestos in said buildings or structures, the Grantee, its successors or assigns, specifically agree to undertake any and all notice posting, abatement or remediation that may be required under any applicable law or regulation. The Grantee acknowledges that the consideration for the conveyance of the Property was negotiated based upon the Grantee's agreement to the provisions contained in this Subsection.

(3) The Grantee covenants and agrees that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos. The Grantor assumes no liability for any future remediation of asbestos or damages for personal injury, illness, disability, or death, to the Grantee, its successors or assigns, or to any other person, including members of the general public, arising from or incident to purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos or ACM on the Property, whether the Grantee, its successors or assigns have properly warned or failed to properly warn the individual(s) injured. The Grantee, its successors and assigns, assume no liability for damages for personal injury, illness, disability, death or Property damage, or indemnification obligations hereunder, arising from any exposure or failure to comply with any legal requirements applicable to asbestos or ACM on any portion of the Property arising prior to the Grantor's conveyance or lease of such portion of the Property to the Grantee.

(4) Unprotected or unregulated exposures to asbestos in product manufacturing and building construction workplaces have been associated with asbestos-related diseases. Both Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency (EPA) regulate asbestos because of the potential hazards associated with exposure to airborne asbestos fibers. Both OSHA and EPA have determined that such exposure increases the risk of asbestos-related diseases, including certain cancers that can result in disability or death.

(5) The Grantee acknowledges that it had the opportunity to inspect the Property as to its asbestos content and condition and any hazardous or environmental conditions relating thereto prior to accepting the responsibilities imposed upon the Grantee under this section. The failure of the Grantee to inspect or to be fully informed as to the asbestos condition of all or any portion of the Property will not constitute grounds for any claim or demand against the Grantor, or any adjustment under this Deed.

(6) The Grantee further agrees to indemnify and hold harmless the Grantor, its officers, agents and employees, from and against any suits, claims, demands or actions, liabilities, judgments, costs and attorneys' fees arising out of, or in any manner predicated

upon, exposure to asbestos on any portion of the Property after conveyance of the Property to the Grantee.

(7) **CONDITIONS, RESTRICTIONS, AND COVENANTS BINDING AND ENFORCEABLE.** These restrictions and covenants are binding on the Grantee, its successors and assigns, shall be included in subsequent deeds that include buildings or facilities containing ACM; and shall run with the land transferred by said deeds; are forever enforceable; shall benefit the public in general and the territory surrounding the Property, including lands retained by the Grantor; and shall further the common environmental objectives of the Grantor and the State of Alabama; and are therefore enforceable by the Grantor and the State of Alabama.

C. Notice of the Presence of Lead-Based Paint and Covenant

(1) The Grantee is hereby informed and does acknowledge that all buildings and Residential Real Property on the Property which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint (LBP). "Residential Real Property" means dwelling units and associated common areas and building exterior surfaces, and any surrounding land, including outbuildings, fences, play equipment affixed to land, available for use by residents (but not including land used for agriculture, commercial, industrial, or other non-residential purposes, and not including paint on the pavement of parking lots, garages, or roadways) and buildings visited regularly by the same child, 6 years of age or under, on at least two different days within any week, including day-care centers, preschools and kindergarten classrooms. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from LBP that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damages, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women.

(2) The seller of any interest in Residential Real Property is required to provide the buyer with any information on LBP hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known LBP hazards. Available information concerning known LBP and/or LBP hazards at Fort McClellan, the location of LBP and/or LBP hazards, and the condition of painted surfaces is contained in the Environmental Baseline Survey (EBS) and (for residential properties) LBP inspections and risk assessments, which have been provided to the Grantee. The Grantee has also been provided with the federally approved pamphlet on lead poisoning prevention hereby acknowledges receipt of all of the information described in this subparagraph.

(3) The Grantee acknowledges that it has received the opportunity to conduct a risk assessment or inspection for the presence of LBP and/or LBP hazards prior to execution of this Deed.

(4) The Grantee, its successors and assigns, covenant and agree that they shall not permit the occupancy or use of any buildings or structures on the Property as Residential Real Property, as defined in paragraph (1), above, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to LBP and/or LBP hazards. Prior to permitting the occupancy of Residential Real Property, the Grantee, its successors and assigns specifically agrees to perform, at their sole expense, the Grantor's abatement requirement under Title X of the Housing and Community Development Act of 1992 [Residential Lead-Based Paint Hazard Reduction Act of 1992 (hereinafter Title X)].

In complying with these requirements, the Grantee, its successors and assigns, covenant and agree to be responsible for any remediation of LBP or LBP hazards on Residential Real Property found to be necessary after the date of conveyance to the Grantee as a result of the subsequent use of the Property as Residential Real Property. The Grantee covenants and agrees to comply with solid or hazardous waste laws that may apply to any waste that may be generated during the course of LBP abatement activities.

(5) The Grantee, its successors and assigns, covenant and agree that it shall not permit the occupancy or use of any buildings or structures on the Property, as Residential Real Property or Child-Occupied Facilities, as defined by 40 CFR 745-223, without complying with this section and all applicable federal, state and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of Residential Real Property or a Child-Occupied Facility, the Grantee, its successors and assigns, specifically agree to perform, at its sole expense, the abatement requirements under Title X or any requirements pertaining to lead-based paint hazards in Child Occupied Facilities. A Child-Occupied Facility is considered to be a building, or portion of a building, visited regularly by the same child, 6 years of age or under, on at least two different days within any week (Sunday through Saturday period), provided that each day's visit lasts at least 3 hours and the combined weekly visit lasts at least 6 hours, and the combined annual visits last at least 60 hours. Child-Occupied Facilities may include, but are not limited to, day-care centers, preschools and kindergarten classrooms.

(6) The Grantee, its successors and assigns, shall, after consideration of the guidelines and regulations established pursuant to Title X: (a) perform a Risk Assessment if more that 12 months have elapsed since the date of the last Risk Assessment; (b) comply with the joint HUD and EPA Disclosure Rule (24 CFR 35, Subpart H, 40 CFR 745, Subpart F), when applicable, by disclosing to prospective purchasers the known presence of lead-based paint and/or lead-based paint hazards as determined by previous risk assessments; (c) abate lead dust and lead-based paint hazards in pre-1960 Residential Real Property, as defined in paragraph (1) above, in accordance with the procedures in 24 CFR 35; (d) abate lead soil hazards in pre-1978 Residential Real Property, as defined in paragraph (1) above, in accordance with procedures in 24 CFR 35; (e) abate lead soil hazards following demolition and redevelopment of structures in areas that will be developed as Residential Real Property; (f) comply with EPA lead-based paint work standards when conducting lead-based paint activities (40 CFR 745, Subpart L); (g) perform the activities described in this paragraph within 12 months of the date of the lead-

based risk assessment and prior to occupancy or use of the residential real property; and
 (h) send a copy of the clearance documentation to the Grantor.

(7) The Grantor assumes no liability for remediation or damages for personal injury, illness, disability, or death, to the Grantee, its successors or assigns, sublessees or to any other person, including members of the general public, arising from LBP or LBP hazards on the Property. The Grantee further agrees to indemnify and hold harmless the Grantor, its officers, agents and employees, from and against all suits, claims, demands or actions, liabilities, judgments, costs and attorneys' fees arising out of, or in any manner predicated upon, personal injury, death or property damage resulting from, related to, caused by or arising out of LBP or LBP hazards on the Property. The Grantee's obligation hereunder shall apply whenever the Grantor incurs costs or liabilities for actions giving rise to liability under this section. This section and the obligations of the Grantee hereunder shall survive the expiration or termination of this instrument and any conveyance of the Property to the Grantee. The Grantee, its successors and assigns, assume no liability for damages for personal injury, illness, disability, death or property damage, or indemnification obligations hereunder, arising from any exposure or failure to comply with any legal requirements applicable to lead-based paint on any portion of the Property arising prior to the Grantor's conveyance of such portion of the Property to the Grantee.

(8) **CONDITIONS, RESTRICTIONS, AND COVENANTS BINDING AND ENFORCEABLE.** These restrictions and covenants are binding on the Grantee, its successors and assigns, shall be included in subsequent deeds for buildings or facilities to be utilized as Residential Real Property or Child-Occupied Facilities that contain LBP; and shall run with the land transferred by said deeds; are forever enforceable; shall benefit the public in general and the territory surrounding the Property, including lands retained by the Grantor; and shall further the common environmental objectives of the Grantor and the State of Alabama; and are therefore enforceable by the Grantor and the State of Alabama.

D. NOTICE OF THE POTENTIAL PRESENCE OF ORDNANCE AND EXPLOSIVES (OE)

Fort McClellan is a former military installation with a history of OE use and, therefore, there is a potential for OE to be present on the Property. However, based on a review of existing records and available information, the Property is not known, or suspected, to contain ordnance and explosives. In the event the Grantee, its successors and assigns, should discover any ordnance on the Property, it shall not attempt to remove or destroy it, but shall immediately notify the Calhoun County Sheriff's Department. A competent Government or Government designated explosive ordnance professional will be dispatched promptly to dispose of such ordnance properly. The Grantee, its successors and assigns, will provide access to the Grantor, at no expense to the Government, for the purpose of removal of Ordnance and Explosive (OE) and Unexploded Ordnance (UXO) in the event the Grantee, its successors and assigns, should discover any ordnance on the Property. Additionally, the Grantee acknowledges receipt of the "Ordnance, Ammunition

and Explosives Archives Search Report, dated April, 1997 (the "ASR") and the "Ordnance, Ammunition and Explosives Chemical Warfare Materials Archives Search Report," dated July 1999 (the "CWMASR").

E. NOTICE OF THE PRESENCE OF POLYCHLORINATED BIPHENYLS (PCB) AND COVENANT

(1) The Grantee is hereby informed and does acknowledge that fluorescent light ballasts containing PCBs ("Light Ballasts") may exist on the Property to be conveyed. All Light Ballasts have been properly labeled in accordance with applicable laws and regulations in force at the time of purchase and installation to provide notification to future users, or has been removed and disposed offpost. Any PCB contamination related to such Light Ballasts have been properly remediated prior to conveyance. The Light Ballasts do not currently pose a threat to human health or the environment and are presently in compliance with applicable laws and regulations.

(2) The Grantee covenants and agrees that its continued possession, use and management of any Light Ballasts will be in compliance with all applicable laws relating to PCBs and PCB containing equipment, and the Grantor assumes no liability for the future remediation of the Light Ballasts or damages for personal injury, illness, disability, or death to the Grantee, its successors, or assigns, or to any other person, including members of the general public arising from or incident to future use, handling, management, disposition, or other activity causing or leading to contact of any kind whatsoever with the Light Ballasts, whether the Grantee, its successors or assigns have properly warned or failed to properly warn the individual(s) injured.

(3) CONDITIONS, RESTRICTIONS, AND COVENANTS BINDING AND ENFORCEABLE. These restrictions and covenants are binding on the Grantee, its successors and assigns, shall be included in subsequent deeds that transfer facilities that contain Light Ballasts; and shall run with the land transferred by said deeds; are forever enforceable; shall benefit the public in general and the territory surrounding the Property, including lands retained by the Grantor; and shall further the common environmental objectives of the Grantor and the State of Alabama; and are therefore enforceable by the Grantor and the State of Alabama.

F. NOTICE OF THE PRESENCE OF ENDANGERED SPECIES AND COVENANT

(1) Gray bats (*Myotis grisescens*) are known to forage in the main channel of Cane Creek and Remount Creek and are known to roost in caves and under bridges in the vicinity. The areas within the Property that are adjacent to Cane Creek and Remount Creek have been identified as suitable gray bat foraging habitat. Gray bats are listed as endangered by the U.S. Fish and Wildlife Service (FWS) and are afforded federal protection under the Endangered Species Act (ESA) of 1973, as amended. Section 9 of

the ESA prohibits private landowners from "taking" (harm, harass, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct) endangered species.

The following measures will limit potential take of gray bats on this parcel. Failure to follow these measures could subject the violator to criminal sanctions of the ESA:

Gray bats are known to use man-made structures in the vicinity of the Property adjacent to Cane Creek and Remount Creek. Prior to removing or altering the structure of a bridge, abandoned building, or cistern, the structure should be checked for the presence of gray bats. The FWS will be contacted if bats are found to be present.

Trees along Cane Creek and Remount Creek with high or moderate quality foraging habitat on the Property provide protective cover and prey for foraging gray bats. Forest within 50 feet of these streams should not be removed. If removal of dead or live trees within 50 feet of these streams is necessary, the FWS should be consulted prior to cutting.

Gray bats primarily feed on insects with an aquatic life stage; therefore, water quality and the physical characteristics of streams affect the amount and types of insects available for these bats. State and federal regulations pertaining to water quality and erosions control should be followed. Additionally, modification of stream banks and water flow should be avoided to maintain present water quality and physical structure.

(2) CONDITIONS, RESTRICTIONS, AND COVENANTS BINDING AND ENFORCEABLE. These restrictions and covenants are binding on the Grantee, its successors and assigns, shall be included in subsequent deeds for those portions of the Property that are adjacent to Cane Creek and Remount Creek and their tributaries as identified on the map attached hereto as Exhibit "E"; and shall run with the land transferred by said deeds; are forever enforceable; shall benefit the public in general and the territory surrounding the Property, including lands retained by the Grantor; and shall further the common environmental objectives of the Grantor and the State of Alabama; and are therefore enforceable by the Grantor and the State of Alabama.

5. NOTICE OF NON-DISCRIMINATION

With respect to activities related to the Property, the Grantee shall not discriminate against any person or persons or exclude them from participation in the Grantee's operations, programs or activities conducted on the Property because of race, color, religion, sex, age, handicap or national origin.

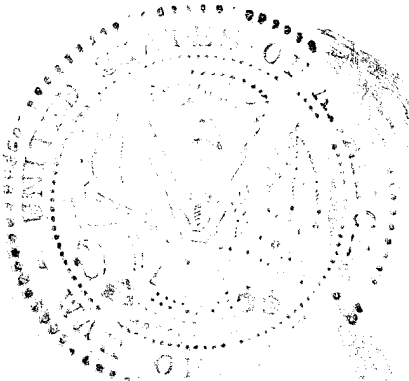
6. INDEMNIFICATION

In conveying the Property, the Grantor recognizes its obligation to hold harmless, defend, and indemnify the Grantee and any successor, assignee, transferee, lender, or lessee of the Grantee as provided for in Section 330 of the Department of Defense Authorization Act of 1993, as amended, and to otherwise meet its obligations under the law.

7. ANTI-DEFICIENCY ACT

The Grantor's obligation to pay or reimburse any money under this Deed is subject to the availability of appropriated funds to the Department of the Army, and nothing in this Deed shall be interpreted to require obligations or payments by the Grantor in violation of the Anti-Deficiency Act.

IN WITNESS WHEREOF, the GRANTOR has caused this Deed to be executed in its name by the Secretary of the Army and the Seal of the Department of the Army to be hereunto affixed this 13th day of July, 2001

**UNITED STATES OF AMERICA**By: W.T. Burney

Paul W. Johnson

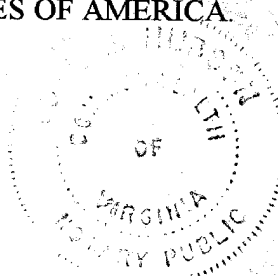
Deputy Assistant Secretary of the Army

COMMON WEALTH OF VIRGINIA)

) SS:

COUNTY OF ARLINGTON)

I, the undersigned, a Notary Public in and for the Commonwealth of Virginia, County of Arlington, whose commission as such expires on the 30th day of September, 2003, do hereby certify that this day personally appeared before me in the Commonwealth of Virginia, County of Arlington, Paul W. Johnson, Deputy Assistant Secretary of the Army, whose name is signed to the foregoing instrument and acknowledged the foregoing instrument to be his free act and deed, dated this 13th July, 2001, and acknowledged the same for and on behalf of the UNITED STATES OF AMERICA.



Joel B. Hud
Notary Public

The terms and conditions of this Quitclaim Deed are hereby accepted this 3RD
day of July, 2001.

**ANNISTON-CALHOUN COUNTY
FORT McCLELLAN DEVELOPMENT
JOINT POWERS AUTHORITY**

By: James A. Dixon
Title: Chairman JPA

Recording Fee	213.00
TOTAL	213.00

2 July 2001

Type Space	Facility #	SF
FH GENERAL OFF	00001	4,689
FH COL	00002	4,232
FH COL	00003	4,232
FH COL	00004	4,232
FH COL	00005	4,232
FH COL	00006	4,232
FH SR NCO	00007	4,232
FH COL	00008	4,232
FH COL	00009	4,232
FH COL	00010	4,232
FH COL	00011	4,232
FH COL	00012	4,232
FH COL	00013	4,232
FH COL	00014	4,232
FH COL	00015	4,232
FH COL	00016	4,232
FH COL	00017	3,988
FH COL	00018	3,988
FH COL	00019	3,988
FH GENERAL OFF	00020	4,725
OFF OPEN DINING	00051	22,431
SEP TOILET/SHOWER	00054	625
OD POOL SERV BLDG	00056	375
UOQ TRANSIENT	00057	8,562
OD SWIM POOL	00058	
OD SWIM POOL	00059	
ADMIN GEN PURP	00061	8,862
FLAG POLE	00062	
ADMIN GEN PURP	00063	19,163
PLAYGROUND GP	00064	
ADMIN GEN PURP	00065	9,428
ACAP	00066	6,716
CHAPEL	00067	5,829
MISCELLANEOUS SHED	00068	75
ADMIN GEN PURP	00142	29,450
RW LAND PAD SUR	00146	
AUDITORIUM GP	00161	5,408
ADMIN GEN PURP	00162	20,986
GEN INST BLDG	00163	6,466
REC SHELTER	00170	676
GARAGE, QTRS 1	00181	400
GARAGE, QTRS 2 & 3	00182	400
GARAGE, QTRS 4, 5, & 6	00183	620

ADMIN GEN PURP	00184	576
GARAGE, QTRS 7	00185	240
GARAGE, QTRS 8 & 9	00186	400
GARAGE, QTRS 10 & 11	00187	400
GARAGE, QTRS 12 & 13	00188	400
GARAGE, QTRS 14	00189	240
GARAGE, QTRS 15 & 16	00190	410
CONTR HUM WH IN	00270	3,984
MISCELLANEOUS SHED	00271	75
HAZ MAT STR INST	00348	1,044
MAINT GEN PURP	00349	7,200
MAINT GEN PURP	00350	87,832
WASH PLAT ORG	00351	
MAINT GEN PURP	00352	1,200
WATER/GRIT SEP	00353	
GRV OIL/GRE SEP	00354	
BULK OIL UND	00356	
STORAGE GP INST	00416	192
GEN INST BLDG	00421	1,602
STORAGE GP INST	00425	800
ADMIN GEN PURP	00500	39,777
ENLISTED UPH	00501	33,070
ENLISTED UPH	00502	5,796
ADMIN GEN PURP	00503	16,455
DINING FACILITY	00504	8,502
ADMIN GEN PURP	00505	49,500
BDE HQ BLDG	00891	2,284
CHAPEL	00893	3,701
WAREHOUSE, EXCH	00930	10,413
MED WAREHOUSE	00931	9,300
OBSTACLE COURSE	02097	
FAC INFO SIGN	02100	
AUDITORIUM GP	02101	11,119
MAIN LIBRARY	02102	7,060
BANK	02105	2,739
FAC INFO SIGN	02110	
GUEST HOUSE	03126	13,641
ADMIN GEN PURP	03127	3,045
GUEST HOUSE	03128	11,435
FH JR NCO/ENL	03500A	1,065
FH JR NCO/ENL	03500B	1,065
FH JR NCO/ENL	03500C	1,064
FH JR NCO/ENL	03500D	1,064
FH JR NCO/ENL	03501A	1,359

FH JR NCO/ENL	03501B	1,358
FH JR NCO/ENL	03502A	1,118
FH JR NCO/ENL	03502B	1,118
FH JR NCO/ENL	03502C	1,117
FH JR NCO/ENL	03502D	1,117
FH JR NCO/ENL	03502E	1,117
FH JR NCO/ENL	03502F	1,117
FH SR NCO	03503A	1,359
FH SR NCO	03503B	1,358
FH JR NCO/ENL	03504A	1,223
FH JR NCO/ENL	03504B	1,223
FH SR NCO	03505A	1,314
FH SR NCO	03505B	1,314
FH JR NCO/ENL	03506A	1,118
FH JR NCO/ENL	03506B	1,118
FH JR NCO/ENL	03506C	1,117
FH JR NCO/ENL	03506D	1,117
FH JR NCO/ENL	03506E	1,117
FH JR NCO/ENL	03506F	1,117
FH SR NCO	03507A	1,360
FH SR NCO	03507B	1,359
FH JR NCO/ENL	03508A	1,065
FH JR NCO/ENL	03508B	1,065
FH JR NCO/ENL	03508C	1,064
FH JR NCO/ENL	03508D	1,064
FH SR NCO	03509A	1,314
FH SR NCO	03509B	1,314
FH JR NCO/ENL	03510A	1,223
FH JR NCO/ENL	03510B	1,223
FH JR NCO/ENL	03511A	1,314
FH JR NCO/ENL	03511B	1,314
FH JR NCO/ENL	03512A	1,065
FH JR NCO/ENL	03512B	1,065
FH JR NCO/ENL	03512C	1,064
FH JR NCO/ENL	03512D	1,064
FH JR NCO/ENL	03513A	1,314
FH JR NCO/ENL	03513B	1,314
FH JR NCO/ENL	03514A	1,223
FH JR NCO/ENL	03514B	1,223
FH JR NCO/ENL	03515A	1,359
FH JR NCO/ENL	03515B	1,358
FH JR NCO/ENL	03516A	1,065
FH JR NCO/ENL	03516B	1,065
FH JR NCO/ENL	03516C	1,064

FH JR NCO/ENL	03516D	1,064
FH JR NCO/ENL	03517A	1,359
FH JR NCO/ENL	03517B	1,358
FH JR NCO/ENL	03518A	1,223
FH JR NCO/ENL	03518B	1,223
FH JR NCO/ENL	03519A	1,314
FH JR NCO/ENL	03519B	1,314
FH JR NCO/ENL	03520A	1,118
FH JR NCO/ENL	03520B	1,118
FH JR NCO/ENL	03520C	1,117
FH JR NCO/ENL	03520D	1,117
FH JR NCO/ENL	03520E	1,117
FH JR NCO/ENL	03520F	1,117
FH JR NCO/ENL	03522A	1,065
FH JR NCO/ENL	03522B	1,065
FH JR NCO/ENL	03522C	1,064
FH JR NCO/ENL	03522D	1,064
PLAYGROUND GP	03523	
FH JR NCO/ENL	03524A	1,118
FH JR NCO/ENL	03524B	1,118
FH JR NCO/ENL	03524C	1,117
FH JR NCO/ENL	03524D	1,117
FH JR NCO/ENL	03524E	1,117
FH JR NCO/ENL	03524F	1,117
PLAYGROUND GP	03525	
FH JR NCO/ENL	03526A	1,223
FH JR NCO/ENL	03526B	1,223
PVT/ORG CLUB	03527	2,166
FH JR NCO/ENL	03528A	1,118
FH JR NCO/ENL	03528B	1,118
FH JR NCO/ENL	03528C	1,117
FH JR NCO/ENL	03528D	1,117
FH JR NCO/ENL	03528E	1,117
FH JR NCO/ENL	03528F	1,117
FH JR NCO/ENL	03529A	1,223
FH JR NCO/ENL	03529B	1,223
FH JR NCO/ENL	03530A	1,118
FH JR NCO/ENL	03530B	1,118
FH JR NCO/ENL	03530C	1,117
FH JR NCO/ENL	03530D	1,117
FH JR NCO/ENL	03530E	1,117
FH JR NCO/ENL	03530F	1,117
FH JR NCO/ENL	03531A	1,097
FH JR NCO/ENL	03531B	1,096

FH JR NCO/ENL	03531C	1,096
FH JR NCO/ENL	03531D	1,096
FH JR NCO/ENL	03531E	1,096
FH JR NCO/ENL	03532A	1,065
FH JR NCO/ENL	03532B	1,065
FH JR NCO/ENL	03532C	1,064
FH JR NCO/ENL	03532D	1,064
FH JR NCO/ENL	03533A	1,118
FH JR NCO/ENL	03533B	1,118
FH JR NCO/ENL	03533C	1,117
FH JR NCO/ENL	03533D	1,117
FH JR NCO/ENL	03533E	1,117
FH JR NCO/ENL	03533F	1,117
FH JR NCO/ENL	03534A	1,118
FH JR NCO/ENL	03534B	1,118
FH JR NCO/ENL	03534C	1,117
FH JR NCO/ENL	03534D	1,117
FH JR NCO/ENL	03534E	1,117
FH JR NCO/ENL	03534F	1,117
FH JR NCO/ENL	03535A	1,097
FH JR NCO/ENL	03535B	1,096
FH JR NCO/ENL	03535C	1,096
FH JR NCO/ENL	03535D	1,096
FH JR NCO/ENL	03535E	1,096
FH JR NCO/ENL	03536A	1,118
FH JR NCO/ENL	03536B	1,118
FH JR NCO/ENL	03536C	1,117
FH JR NCO/ENL	03536D	1,117
FH JR NCO/ENL	03536E	1,117
FH JR NCO/ENL	03536F	1,117
FH JR NCO/ENL	03537A	1,223
FH JR NCO/ENL	03537B	1,223
FH JR NCO/ENL	03538A	1,118
FH JR NCO/ENL	03538B	1,118
FH JR NCO/ENL	03538C	1,117
FH JR NCO/ENL	03538D	1,117
FH JR NCO/ENL	03538E	1,117
FH JR NCO/ENL	03538F	1,117
PLAYGROUND GP	03539	
FH JR NCO/ENL	03540A	1,118
FH JR NCO/ENL	03540B	1,118
FH JR NCO/ENL	03540C	1,117
FH JR NCO/ENL	03540D	1,117
FH JR NCO/ENL	03540E	1,117

FH JR NCO/ENL	03540F	1,117
FH JR NCO/ENL	03542A	1,118
FH JR NCO/ENL	03542B	1,118
FH JR NCO/ENL	03542C	1,117
FH JR NCO/ENL	03542D	1,117
FH JR NCO/ENL	03542E	1,117
FH JR NCO/ENL	03542F	1,117
WASTE POL STR	0356W	
FH SR NCO	03610A	1,378
FH SR NCO	03610B	1,377
FH SR NCO	03611A	1,619
FH SR NCO	03611B	1,619
FH SR NCO	03612A	1,378
FH SR NCO	03612B	1,377
FH SR NCO	03614A	1,378
FH SR NCO	03614B	1,377
FH SR NCO	03615A	1,619
FH SR NCO	03615B	1,619
FH SR NCO	03616A	1,378
FH SR NCO	03616B	1,377
FH SR NCO	03617A	1,619
FH SR NCO	03617B	1,619
FH SR NCO	03618A	1,378
FH SR NCO	03618B	1,377
FH SR NCO	03619A	1,378
FH SR NCO	03619B	1,377
FH SR NCO	03620A	1,378
FH SR NCO	03620B	1,377
ACCESS CNT FAC	03621	128
FH SR NCO	03622A	1,619
FH SR NCO	03622B	1,619
FH SR NCO	03623A	1,378
FH SR NCO	03623B	1,377
FH SR NCO	03624A	1,619
FH SR NCO	03624B	1,619
FH SR NCO	03625A	1,378
FH SR NCO	03625B	1,377
FH SR NCO	03626A	1,619
FH SR NCO	03626B	1,619
FH SR NCO	03627A	1,378
FH SR NCO	03627B	1,377
FH SR NCO	03628A	1,619
FH SR NCO	03628B	1,619
FH SR NCO	03629A	1,378

FH SR NCO	03629B	1,377
FH SR NCO	03630A	1,619
FH SR NCO	03630B	1,619
FH SR NCO	03631A	1,619
FH SR NCO	03631B	1,619
FH SR NCO	03632A	1,378
FH SR NCO	03632B	1,377
FH SR NCO	03633A	1,619
FH SR NCO	03633B	1,619
FH SR NCO	03634A	1,619
FH SR NCO	03634B	1,619
FH SR NCO	03635A	1,619
FH SR NCO	03635B	1,619
FH SR NCO	03636A	1,378
FH SR NCO	03636B	1,377
FH SR NCO	03637A	1,619
FH SR NCO	03637B	1,619
FH SR NCO	03638A	1,619
FH SR NCO	03638B	1,619
FH SR NCO	03639A	1,619
FH SR NCO	03639B	1,619
FH SR NCO	03640A	1,619
FH SR NCO	03640B	1,619
FH SR NCO	03641A	1,378
FH SR NCO	03641B	1,377
FH SR NCO	03642A	1,619
FH SR NCO	03642B	1,619
FH SR NCO	03643A	1,619
FH SR NCO	03643B	1,619
FH SR NCO	03644A	1,619
FH SR NCO	03644B	1,619
FH SR NCO	03648A	1,378
FH SR NCO	03648B	1,377
FH SR NCO	03650A	1,619
FH SR NCO	03650B	1,619
FH SR NCO	03652A	1,619
FH SR NCO	03652B	1,619
FH SR NCO	03659A	1,378
FH SR NCO	03659B	1,377
FH SR NCO	03660A	1,619
FH SR NCO	03660B	1,619
FH SR NCO	03661A	1,619
FH SR NCO	03661B	1,619
FH SR NCO	03662A	1,619

Transfer 2 minus deletions

2 July 2001

FH SR NCO	03662B	1,619
FH SR NCO	03663A	1,378
FH SR NCO	03663B	1,377
FH SR NCO	03664A	1,619
FH SR NCO	03664B	1,619
FH SR NCO	03665A	1,619
FH SR NCO	03665B	1,619
FH SR NCO	03666A	1,619
FH SR NCO	03666B	1,619
FH SR NCO	03667A	1,619
FH SR NCO	03667B	1,619
FH SR NCO	03668A	1,619
FH SR NCO	03668B	1,619
FH SR NCO	03669A	1,619
FH SR NCO	03669B	1,619
FH SR NCO	03670A	1,619
FH SR NCO	03670B	1,619
FH SR NCO	03671A	1,619
FH SR NCO	03671B	1,619
FH SR NCO	03672A	1,619
FH SR NCO	03672B	1,619
FH SR NCO	03673A	1,619
FH SR NCO	03673B	1,619
BRIDGE	04302	
BRIDGE	04303	
BRIDGE	04305	
BRIDGE	04314	
BRIDGE	04341	
BRIDGE	04342	
BRIDGE	04354	
BRIDGE	04357	
BRIDGE	04358	
BRIDGE	04364	

Total Square Feet: 885,790

Transfer 2 Survey



EXHIBIT "B"

Legend
Transfer 2 Survey Lines

- 2
- 7
- Roads
- Buildings

DEED 3009 492

0 450 900 1350 1800 Feet



This map was produced on 04 Jun 01.
By Garry Lloyd.

All data contained herein is
in State Plane - 1983, Alabama, East.
This map is for informational purposes
only. The boundaries are approximate
and should not be used for any legal
description of the boundaries.

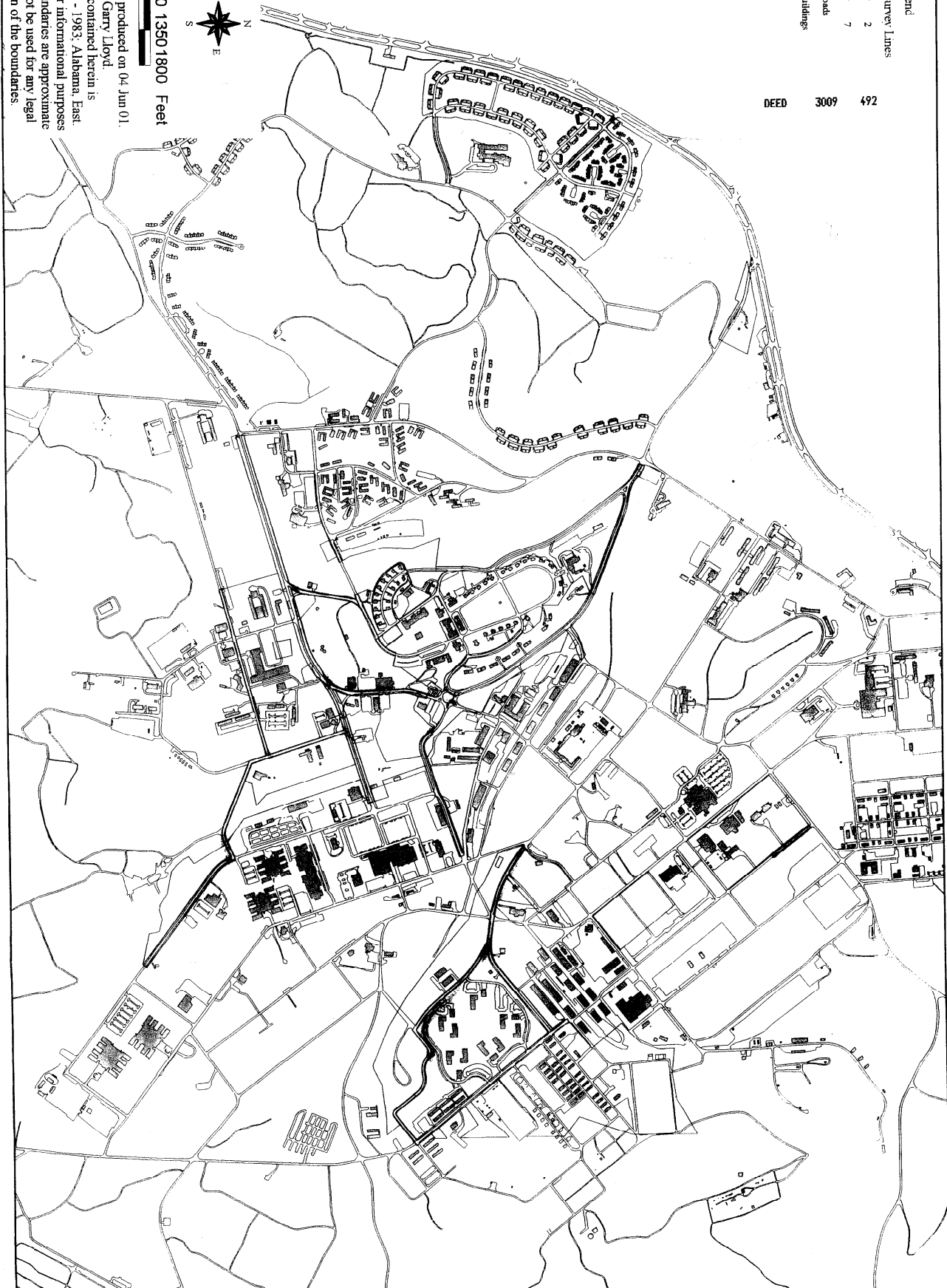


EXHIBIT "B"

Exhibit "C"

HISTORIC FACILITIES
SUBJECT TO PROGRAMMATIC AGREEMENT
FORT McCLELLAN, ALABAMA
TRANSFER II (Deed No. 4)

Facility No.

00001 - Family Housing, General Officer
00002 - Family Housing, Colonel
00003 - Family Housing, Colonel
00004 - Family Housing, Colonel
00005 - Family Housing, Colonel
00006 - Family Housing, Colonel
00007 - Family Housing, Colonel
00008 - Family Housing, Colonel
00009 - Family Housing, Colonel
00010 - Family Housing, Colonel
00011 - Family Housing, Colonel
00012 - Family Housing, Colonel
00013 - Family Housing, Colonel
00014 - Family Housing, Colonel
00015 - Family Housing, Colonel
00016 - Family Housing, Colonel
00017 - Family Housing, Colonel
00018 - Family Housing, Colonel
00019 - Family Housing, Colonel
00020 - Family Housing, Colonel
00051 - Officers Open Dinning
00061 - Administration General Purpose
00063 - Administration General Purpose
00065 - Administration General Purpose
00067 - Chapel
00142 - Administration General Purpose
00161 - Auditorium General Purpose
00162 - Administration General Purpose
00163 - Administration General Purpose
00181 - Garage Family Housing Detached (Qtrs 1)
00182 - Garage Family Housing Detached (Qtrs 2 & 3)
00183 - Garage Family Housing Detached (Qtrs 4,5 & 6)
00185 - Garage Family Housing Detached (Qtrs 7)
00186 - Garage Family Housing Detached (Qtrs 8 & 9)

- 00187 - Garage Family Housing Detached (Qtrs 10 & 11)
- 00188 - Garage Family Housing Detached (Qtrs 12 & 13)
- 00189 - Garage Family Housing Detached (Qtrs 14)
- 00190 - Garage Family Housing Detached (Qtrs 15 & 16)

PROGRAMMATIC AGREEMENT

DEED 3009 495

among

UNITED STATES ARMY,
ALABAMA STATE HISTORIC PRESERVATION OFFICER,
and ADVISORY COUNCIL ON HISTORIC PRESERVATION

for the

Closure and Disposal of FORT MCCLELLAN, ALABAMA

1998

Whereas the United States Army (Army) is responsible for implementation of applicable provisions of the Defense Base Closure and Realignment Act of 1990 (P.L. 101-510) as amended, and is proceeding with the closure of Fort McClellan, Alabama, and consequent disposal of excess and surplus property in a manner consistent with the requirements of the applicable Defense Base Closure and Realignment Commission recommendation; and

Whereas the Army has determined that leasing, licensing, and/or disposal of all or portions of Fort McClellan, in Alabama, may have an effect upon historic properties that have been designated as in, or eligible for listing in, the National Register of Historic Places (Register), and has consulted with the Alabama State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (Council) pursuant to 36 C.F.R. Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. Section 470(f), Section 110(f) of the same Act (16 U.S.C. Section 470h-2[f]), and Section 111 of the same Act (16 U.S.C. Section 470h-3); and

Whereas historic properties at Fort McClellan are at this time known to include properties listed in Attachment A; and

Whereas the Army has completed some historical and archival investigations, surveys of historic structures, and archeological surveys which support disposal of the BRAC property, and these are listed in Attachment B; and

Whereas the Army will complete all additional inventory and evaluation investigations in consultation with the SHPO prior to the disposal of excess property; and

Whereas interested members of the public, including the Fort McClellan Development Commission, Anniston Historical Preservation Commission, Muscogee (Creek) Nation of Oklahoma, Thlopthlocco Tribal Town, the Southeastern Inter-Tribal Ketchematah Nation, and Native Americans, have been provided opportunities to comment on the effects this base closure may have on historic properties at Fort McClellan through public hearings, consultation meetings, and other means; and

Whereas in carrying out the disposal of excess and surplus property the Army will comply with all applicable laws and regulations, including 36 C.F.R. Part 79, Curation of Federally-Owned and Administered Archeological Collections;

NOW, THEREFORE, the Army, the SHPO, and the Council agree that the undertaking described above shall be implemented in accordance with the following stipulations to take into account the effect of the undertaking on historic properties.

STIPULATIONS - The Army will ensure that the following measures are carried out:

I. Identification and Evaluation

A. Archeological Inventory

1. Considerable archeological inventory has been completed at Fort McClellan, but not all of the property to be disposed has been subject to complete inventory. The property to be disposed of is located in the Main Post section of Fort McClellan. The Army will complete archeological inventory for the property to be disposed of, that has not been surveyed previously, at two levels of intensity: 1. Low Intensity Archeological survey will be carried out in portions of the disposal property subject to previous disturbance by development activity, including the cantonment area; 2. High Intensity Archeological survey will be completed in other portions of the disposal property that have not been developed, or that have been affected only by training activities.

2. All archeological inventories will be conducted by, or under the supervision of a qualified archeologist as defined by 36 CFR Part 61.

3. The Alabama Historical Commission's Policy for Archeological Survey and Testing will be followed.

4. The Army will consult with the Alabama SHPO to determine those archeological sites that will be considered eligible to the Register.

B. Inventory of Historic Structures

Inventory of historic structures built prior to World War II is complete. Additional inventory of permanent structures built during World War II (1941 to 1945) and structures built during the "Cold War Era" (1946 to 1989) is underway and any structures built during these periods that are found to be eligible to the National Register of Historic Places, in consultation with the Alabama SHPO will be treated consistent with the terms of this agreement.

II. Caretaker Maintenance of Historic Properties

The Army will ensure the provision of caretaker building maintenance, security, and fire protection pending the transfer, lease, or sale of historic properties at Fort McClellan. These caretaker activities shall be conducted in accordance with Public Works Bulletin 420-10-08 (17 March 1993), Facilities Operation, Maintenance, and Repair Guidance for Base Realignment and Closing Installations (and subsequent revisions). The Army will ensure the protection of archeological sites on, or eligible for inclusion on the National Register, in accordance with the "Interim Maintenance Plan for Repairs and Maintenance to Historic Structures and their surrounding Environment," dated October 14, 1994, and "An Historic Preservation Plan for Fort McClellan, Alabama," dated September 13, 1994.

III. Licenses and Leases

Licenses or leases, to other than federal agencies, of historic properties will include language provided in Attachment C of this agreement as appropriate. Any modifications to licensed or leased structures eligible to the National Register will be reported in the Annual Status Report, to be provided as required in Stipulation VII of this Programmatic Agreement (PA).

IV. Disposal of Fort McClellan Properties

A. Transfer of Real Property That Does Not Contain Historic Properties

In leasing or disposing of real property and improvements--for which identification and evaluation have been completed in consultation with the SHPO--that do not contain historic properties, any portion of a historic property, archeological site, or any portion of an archeological site, no further action is necessary under this agreement. The Army will, however, notify the SHPO that such a transfer has been completed.

B. Assignments to Other Federal Agencies

In assigning historic or archeological-site properties directly to another Federal agency by a transfer authority such as The Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. Section 471 et seq.), the receiving federal agency will be deemed responsible for compliance with 36 C.F.R. Part 800 and any other applicable state or federal laws and regulations with respect to the maintenance and disposal of these properties. The Army will notify the SHPO and Council in writing of each federal agency that has requested and been assigned such property.

C. Public Benefit Conveyances to Non-Federal Recipients

In disposing of historic or archeological-site property(ies) directly to a non-federal recipient--at the request of a sponsoring federal agency, and pursuant to the Public Benefit

DEED 3009 498
 Conveyance authorities contained in the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. Section 471 et seq.), and other applicable authorities-- appropriate preservation covenants (found at Attachments D and E) will be incorporated in the transfer instrument(s). The Army will notify the SHPO and Council in writing of each such transfer of historic and/or archeological-site property.

D. Economic Development Conveyances to LRA

In disposing of historic or archeological-site property(ies) to a Local Redevelopment Authority (LRA) pursuant to the Economic Development Conveyance authority contained in the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510, as amended), appropriate preservation covenants (found at Attachments D and E) will be incorporated in the transfer instrument(s). The Army will notify the SHPO and Council in writing of each such transfer of historic and/or archeological-site property.

E. Competitive Sales

In disposing of historic properties via a competitive sale transfer authority, the Army's bid solicitation will contain the following information:

1. Information on the property's historic, archeological, and/or architectural significance, identifying elements, or other characteristics of the property that should be given special consideration in planning;

2. Information on financial incentives for rehabilitation of historic structures;

3. Information indicating that appropriate preservation covenants will be incorporated in the instrument transferring title to the property, and that these covenants will be substantively identical to those contained in Attachments D and/or E of this agreement (as appropriate), unless modifications are authorized pursuant to the process described in paragraph IV. G, below, and as required to accord the covenants with state law.

In developing the above information for inclusion in its initial bid solicitation document, the Army will solicit the advice and assistance of the SHPO. The Army need not solicit such advice and assistance in preparing subsequent solicitation documents, unless such documents contain historic properties information that differs materially from that included in the initial solicitation document. The Army will notify the SHPO and Council in writing of each such transfer of historic and/or archeological-site property.

F. Negotiated Sales

In disposing of historic properties via a negotiated sale transfer authority, the Army will provide a written document ("negotiation document") to the negotiating party that sets forth the same information described in subparagraphs IV. E (1), (2), and (3) above. In developing this information for inclusion in the negotiation document to be provided to the initial negotiating party, the Army will solicit the advice and assistance of the SHPO. The Army need not solicit such advice and assistance in preparing negotiation documents for subsequent negotiating parties, unless such documents contain historic properties information that differs materially from that included in the document provided to the initial negotiating party. The Army will notify the SHPO and Council in writing of each such transfer of historic and/or archeological-site property.

G. Covenant Modification to Facilitate Transfer

If the Army cannot transfer the property or properties that contain historic structures pursuant to the provisions set forth in paragraphs IV. C, D, E, and F above, then the Army will consult with the SHPO, the ACHP, and (with respect to transfers pursuant to paragraphs IV. C, D, and F) the prospective transferee(s) to determine appropriate modifications to the preservation covenants contained in Attachments D and/or E that are necessary in order to complete transfer of the property(ies) within established disposal timelines. Such modifications shall be limited to those that are reasonably necessary in order to effect transfer of, or effectively market, the concerned property within established timelines.

V. Environmental Remediation

A. The Fort McClellan Environmental Baseline Survey describes the environmental and ordnance and explosive contamination that may require some type of remediation or removal action. The remediation and removal actions will be conducted in accordance with the requirements of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Proposed remediation testing and plans will be coordinated between the Fort McClellan Garrison/Transition Activity and the Fort McClellan BRAC Environmental Coordinator (BEC) to identify any effects to historic properties, known or yet to be discovered. If the Army determines that historic properties will be affected by a proposed remediation plan, the Army will consult with the SHPO to determine what steps should be taken, if any, with respect to those effects.

B. Proposed remediation testing and plans that the Army determines may affect historic properties will be submitted to the SHPO for review and comment in accordance with the following procedures:

1. Proposed remediation testing and plans or supplemental documentation furnished by the Army will provide descriptions of any potential conflicts between remediation and preservation of historic properties;

2. In situations where the Army determines that there is an immediate threat to human health, safety, or the environment, and that remediation must proceed without first taking steps to preserve historic properties, notice will be given to the SHPO as soon as possible and the Army's reasons for determining that there is an immediate threat will be fully described;

3. In situations where the Army determines that there is not an immediate threat to human health, safety, or the environment, and that implementation of its proposed remediation plan will result in the demolition or substantial alteration of any historic property, then the Army shall either modify its remediation plan to avoid the adverse effect or implement data recovery and/or recordation in consultation with the SHPO, taking into account health and safety constraints inherent in properties containing hazardous materials, resource availability, and any other relevant constraints.

VI. Anti-Deficiency Act

The stipulations of this agreement are subject to the provisions of the Anti-Deficiency Act. If compliance with the Anti-Deficiency Act alters or impairs the Army's ability to implement the stipulations of this agreement, the Army will consult in accordance with the amendment and termination procedures found at Sections IX. and X. of this agreement.

VII. Status Reports

Until such time as all Fort McClellan historic and/or archeological-site properties have been transferred from Army control in accordance with the terms of this agreement, the Army will provide an annual status report to the Council and SHPO to review implementation of the terms of this agreement and to determine whether amendments are needed. If amendments are needed, the signatories to this agreement will consult, in accordance with Stipulation VIII. of this agreement, to make such revisions.

VIII. Dispute Resolution

A. Should the SHPO and/or the Council object within thirty (30) days to any plans or other documents provided by the Army or others for review pursuant to this agreement, or to any actions proposed or initiated by the Army pursuant to this agreement, the Army shall consult with the objecting party to resolve the objection. If the Army determines that the objection cannot be resolved, the Army shall forward all documentation relevant to the dispute to the Council. Within thirty (30) days after receipt of all pertinent documentation, the Council will either:

1. Provide the Army with recommendations, which the Army will take into account in reaching a final decision regarding the dispute; or

2. Notify the Army that it will comment pursuant to 36 C.F.R. 800.6(b), and proceed to comment. Any Council comment will be taken into account by the Army in accordance with 36 C.F.R. 800.6(c)(2) with reference to the subject of the dispute.

B. Any recommendations or comment provided by the Council pursuant to Stipulation VII. A above will pertain only to the subject of the dispute; the Army's responsibility to carry out all other actions under this agreement that are not the subjects of the dispute will remain unchanged.

C. At any time during implementation of the measures stipulated in this agreement by the Army, if an objection to any such measure or its manner of implementation is raised by interested persons, then the Army shall consider the objection and take the objection into account and consult, as appropriate, with the objecting party, the SHPO, and the Council to attempt to resolve the objection.

IX. Amendments

A. The Army, the SHPO, and/or Council may request that this PA be revised, whereby the parties will consult to consider whether such revision is necessary.

B. If it is determined that revisions to this PA are necessary, then the Army, the Council, and the SHPO shall consult pursuant to 36 C.F.R. Part 800.13, as appropriate, to make such revisions. The Army will prepare the language for any proposed revisions and submit it to the Council and the SHPO for their review. Reviewing parties must comment on, or signify their acceptance of, the proposed changes to the PA in writing within thirty (30) days of their receipt.

X. Termination of Agreement

A. The Army, the SHPO, and/or Council may terminate this PA by providing thirty (30) days written notice to the other signatory parties. During the period after notification and prior to termination, the Army, the Council, and the SHPO will consult to seek agreement on amendments or other actions that would avoid termination. In the event of termination, the Army will comply with 36 C.F.R. 800.4 through 800.6 with regard to individual undertakings associated with the BRAC disposal action.

B. Execution and implementation of this PA evidences that the Army has afforded the Council a reasonable opportunity to comment on the closure and disposal of excess and surplus property at Fort McClellan, and that the Army has taken into account the effects of the undertaking on historic properties. Execution and compliance with this programmatic agreement fulfills the Army's Section 106 responsibilities regarding the closure and disposal of Fort McClellan.

DEPARTMENT OF THE ARMY

DEED 3009 502

By:

Charles W. Thomas

Date: *7 Aug 98*

CHARLES W. THOMAS
Major General, U.S. Army
Chief of Staff
U.S. Army Training and Doctrine Command

ALABAMA STATE HISTORIC PRESERVATION OFFICER

By:

Elizabeth Ann Brown

Date: *July 8, 1998*

ELIZABETH ANN BROWN
Deputy Alabama State Historic Preservation Officer

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By:

John M. Fowler

Date: *4/12/98*

John M. Fowler
Executive Director
Advisory Council on Historic Preservation

Concur:

Date:

ROBERT H. RICHARDSON
Executive Director
Fort McClellan Development Commission

ATTACHMENT A

DEED 3009 503

Fort McClellan, Alabama
Historic Properties on or Eligible for
the National Register of Historic Places,
with accompanying maps

Post Headquarters District, Fort McClellan, Alabama

DEED 3009 504

Structure Number	Constr. Date	Contrib/ Non Con	Structure Name	District Subdivision	QM plan
1	1930	Con	Post Commanding Officers Quarters	Commissioned Officers' Housing	625-362
2	1930	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-140
3	1930	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-140
4	1930	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-140
5	1930	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-140
6	1930	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-140
7	1930	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-140
8	1930	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-140
9	1930	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-140
10	1930	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-140
11	1930	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-140
12	1930	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-140
13	1930	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-140
14	1930	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-140
15	1930	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-140
16	1930	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-140
17	1936	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-4360
18	1936	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-4360
19	1936	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-4360
20	1936	Con	Commissioned Officers' Quarters	Commissioned Officers' Housing	625-4360
181	1936	Con	Garage	Commissioned Officers' Housing	634-140
182	1936	Con	Garage	Commissioned Officers' Housing	634-140
183	1936	Con	Garage	Commissioned Officers' Housing	634-140
185	1936	Con	Garage	Commissioned Officers' Housing	634-140
186	1936	Con	Garage	Commissioned Officers' Housing	634-140

Programmatic Agreement, Fort McClellan, Alabama

				DEED 3009 505	
187	1936	Con	Garage	Commissioned Officers' Housing	634-140

**Post Headquarters District, Fort McClellan, Alabama
(continued)**

Structure Number	Constr. Date	Contrib/ Non Con	Structure Name	District Subdivision	QM plan
188	1936	Con	Garage	Commissioned Officers' Housing	634-140
189	1936	Con	Garage	Commissioned Officers' Housing	634-140
190	1936	Con	Garage	Commissioned Officers' Housing	634-140
51	1936	Con	Bachelor Officers' Quarters	Commissioned Officers' Housing	6119-600 to 620
81	1930	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-581
82	1930	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-581
83	1930	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-581
84	1930	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-581
85	1930	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-581
86	1930	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-581
87	1930	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-581
88	1936	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-3585- 3595
89	1936	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-3585- 3595
90	1936	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-3585- 3595
102	1936	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-3585- 3595
103	1936	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-3585- 3595
104	1936	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-3585- 3595
105	1936	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-3585- 3595

PCED 3009 506

Post Headquarters District, Fort McClellan, Alabama
(continued)

Structure Number	Constr. Date	Contrib/ Non Con	Structure Name	District Subdivision	QM plan
106	1936	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-3585-3595
107	1936	Con	NCO quarters	Non-Commissioned Officers' (NCO) Housing	625-3585-3595
196	1936	Con	Garage	Non-Commissioned Officers' (NCO) Housing	634-140
197	1936	Con	Garage	Non-Commissioned Officers' (NCO) Housing	634-140
198	1936	Con	Garage	Non-Commissioned Officers' (NCO) Housing	634-140
61	1934	Con	Post Headquarters	Administration	6119-109 and 6119-530 to 538
67	1936	Con	Silver Chapel	Administration	6119-689 to 697
63	1931	Con	Provost Marshal Administration Building	Administration	6119-429 to 447
65	1936	Con	Administration General Purpose Building	Administration	6119-800-809
141 A, B, C	1937	Con	Enlisted Men's Barracks (Stanley Barracks)	The Quadrangle Grouping	6119-700-746
142	1930	Con	Enlisted Men's Barracks (Frederic Barracks)	The Quadrangle Grouping	621-297-725
144	1930	Con	Automatic Data Processing	The Quadrangle Grouping	621-297-725
143	1930	Con	Enlisted Men's Barracks (Wkoff Barrack)	The Quadrangle Grouping	621-297-725
161	1936	Con	Theater (Hutchinson Hall)	na	6119-630-654
162	1936	Con	Administration Building (Koehler Hall)	na	6119-630-654
163	1936	Con	Administration General Purpose (Schou Hall)	na	6119-630-654
69	1936	Con	Fire Station Building	na	634-330-343
170	1937	Con	Band Stand	na	NA
184	1932	Non	Vehicle Registration Building	misc.	NA
66	1941	Non	Child Support Service Center	misc.	NA
21-30	1957	Non	Housing	na	NA
54	1958	Non	Bath House	na	NA
56	1958	Non	Outdoor Swimming Pool Building	na	NA

Industrial District, Fort McClellan, Alabama

DEED

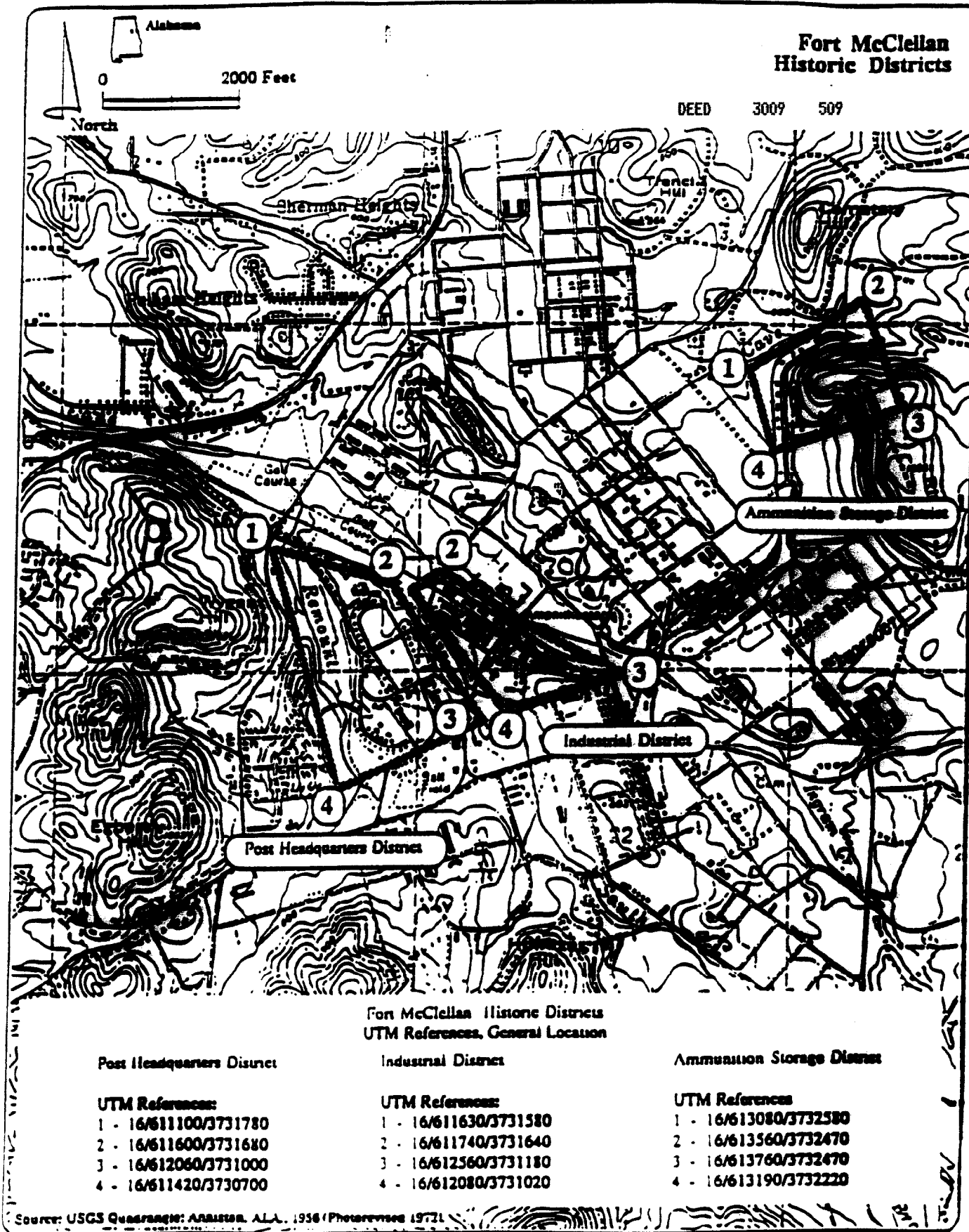
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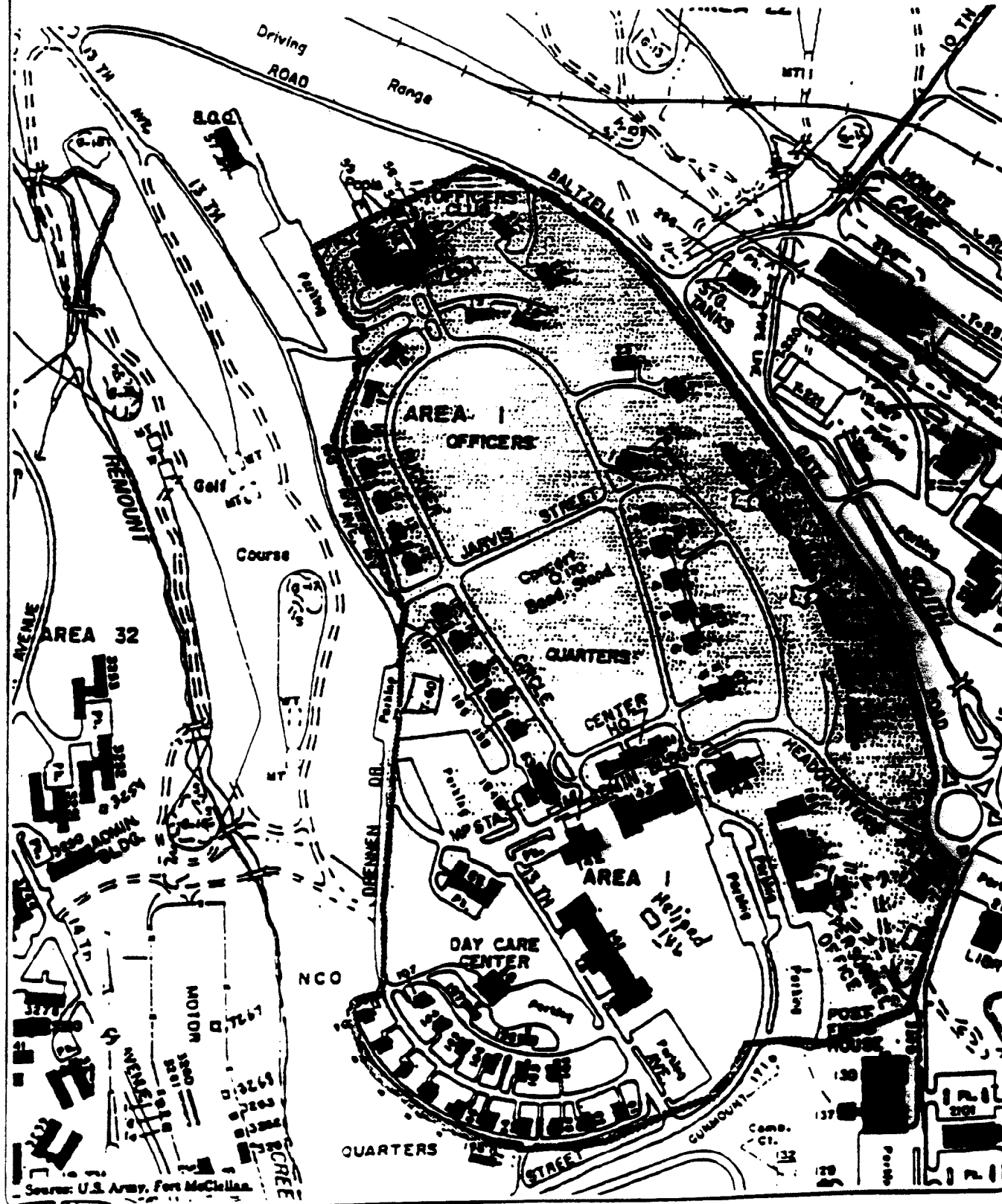
Structure Number	Construction Date	Contrib/ Non Con	Structure Name	District Subdivision	QM plan
241	1937	Con	Administration/Warehouse Building	Admin. Bldgs.	6119-760 to 782 and 6119-140 to 146
241A	1937	Con	Administration/Warehouse Building	Admin. Bldgs.	6119-760 to 782 and 6119-140 to 146
241B	1937	Con	Administration/Warehouse Building	Admin. Bldgs.	6119-760 to 782 and 6119-140 to 146
234	1936	Con	Vehicle Maintenance Building	Motor Pool Bldgs.	634-350 to 355
237	1936	Con	Vehicle Storage Building	Motor Pool Bldgs.	677-120 to 125
238	1936	Con	Vehicle Storage Building	Motor Pool Bldgs.	676-135 and 677-121 to 124
240	1936	Con	Administration Building	Motor Pool Bldgs.	676-130
242	1936	Con	General Storehouse	Motor Pool Bldgs.	676-112A
243	1932	Con	Storage Building	Motor Pool Bldgs.	6119-507
244	1934	Con	Storage Bldg/Technical Shop	Motor Pool Bldgs.	6119-510
216	1936	Non	Railroad Coal Trestle	na	6119-580
228	1936	Con	Electrical Maintenance Shop	Warehouse District	420-155-160
229	1937	Con	Clothing (Military Sales) Building	Warehouse District	6119-140 to 146
230	1937	Con	Clothing (Military) Sales Building	Warehouse District	6119-155 to 158
236	1932	Con	Technical Maintenance Shop	Warehouse District	6119-500
246	1941	Con	Cold Storage Building	Warehouse District	?
247	1934	Con	Warehouse/Laundry Building	Warehouse District	422-111
252	1936	Con	Communications Center Building	Warehouse District	633-143

Magazines (Ammunition Storage) District, Fort McClellan, Alabama

Structure Number	Construction Date	Contrib/ Non Con	Structure Name	Dist Subdiv.	QM plan
4401	1936	Con	Ammunition Magazine	na	652-277
4402	1917	Con	Ammunition Magazine	na	none
4405	1917	Con	Ammunition Magazine	na	none
4406	1909	Con	Unknown Munitions Structure	na	na
4412	1941	Con	Igloo Magazine	na	652-354Igloo
4413	1941	Con	Igloo Magazine	na	652-354Igloo
4415	1941	Con	Igloo Magazine	na	652-354Igloo
4416	1941	Con	Igloo Magazine	na	652-354Igloo



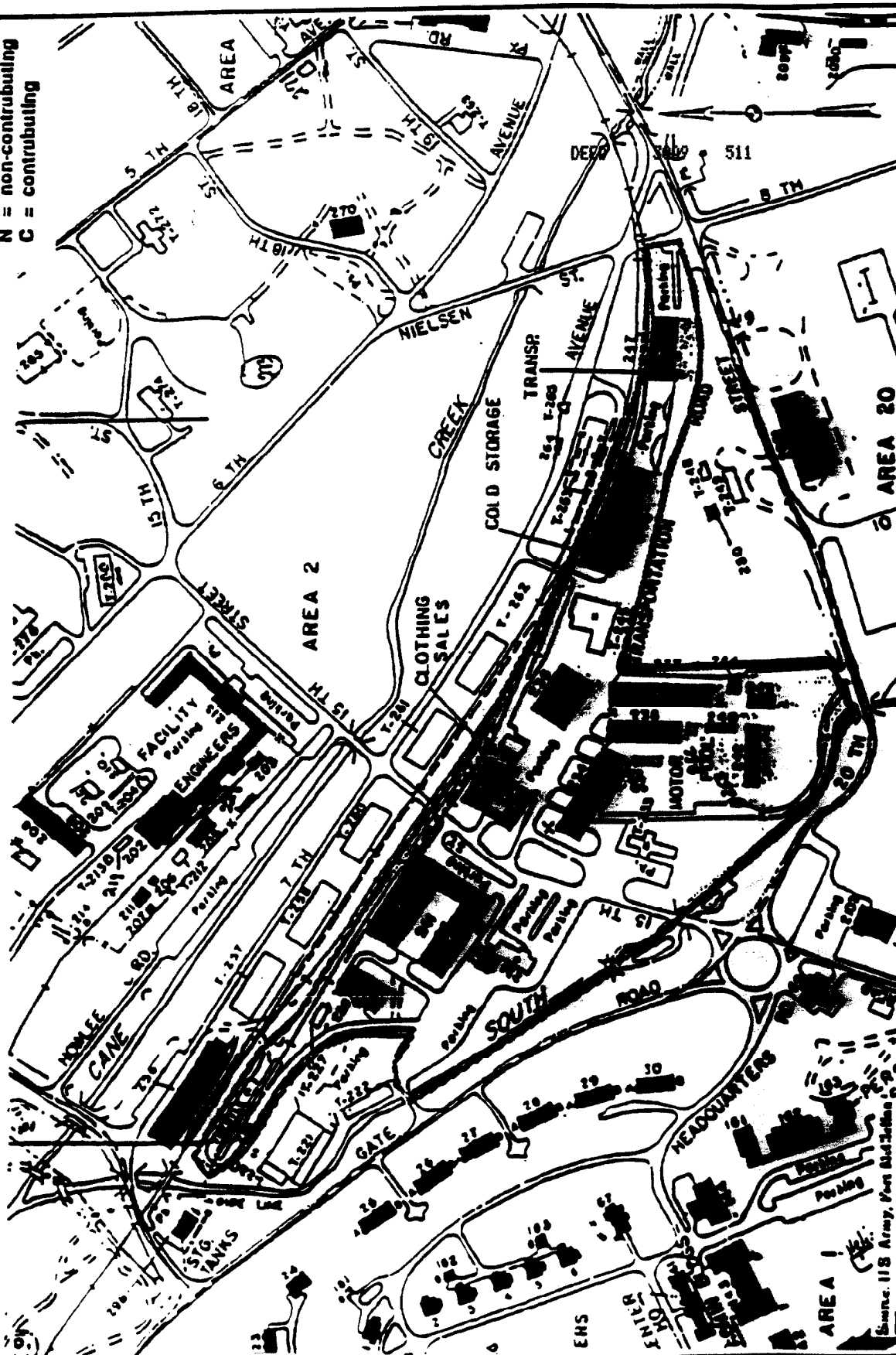
A horizontal scale bar with vertical tick marks at 0, 200, and 400 feet. The text "0" is at the left end and "400 Feet" is at the right end.



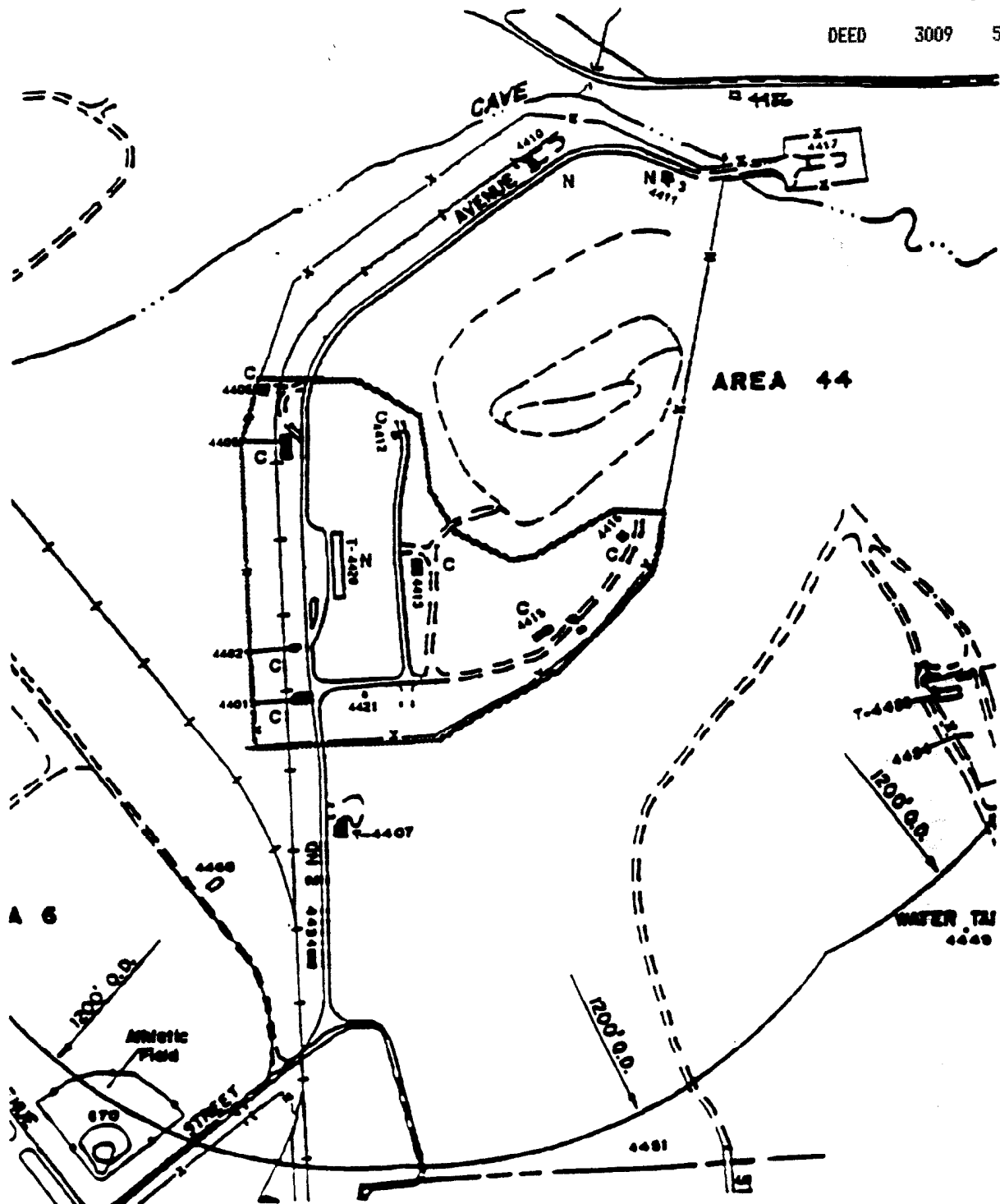
Industrial District
Historic District
District Boundaries

N = non-contributing
C = contributing

0 400 Feet



DEED 3009 512



Source: U.S. Army, Fort McClellan.

ATTACHMENT B

List of Architectural, Archeological, and Archival Studies
completed at Fort McClellan:

- Holstein, H. O., and K. Little
1982 "The Validity Test of the 1980 McEachern Archaeological Predictive Model of Fort McClellan, Alabama." Archaeological Resource Laboratory, Jacksonville State University, Jacksonville Alabama.
- Holstein, H. O., and K. Little
1985a "An Archaeological Pedestrian Survey of Portions of Northeast Alabama." Archaeological Resource Laboratory, Jacksonville State University, Jacksonville Alabama.
- Holstein, H.O.
1988 "An Archaeological Pedestrian Survey of the Proposed Fort McClellan Museum Consolidation Project, Calhoun County, Alabama." Jacksonville Statue University.
- Holstein, H.O. and K. Little
1982 "The Validity Test of the 1980 McEachern Archaeological Predictive Model of Fort McClellan, Alabama." Jacksonville State University
- Holstein, H.O., and C.E. Hill
1993 "Resources on Pelham Range, Fort McClellan, Alabama." Jacksonville State University.
- Holstein, Harry O., Curtis E. Hill, and Keith J. Little
1995 "Archaeological Investigations of Stone Mounds on the Fort McClellan Military Reservation, Calhoun County, Alabama (Jan 1995, Legacy)." Archaeological Resource Laboratory, Jacksonville State University.
- Joseph, J. W. and Mary Beth Reed
1994 "Inventory and Evaluation of Seventeen Buildings, Fort McClellan, Alabama". New South Associates.
- Joseph, J. W., Mary Beth Reed, Charles E. Cantley, G. Ishmael Williams
1992 "Fort McClellan: A Cultural Resources Overview." New South Associates.
- Kelley, B.
1967 "Fort McClellan Traditions Live in Buildings and Landmarks." (report on file) Information Office, Headquarters Division, Fort McClellan, Alabama.
- Kirkland, A.
1984 "Survey Report of Site Number Ca32, Morgan Mountain (located in Calhoun Co., Alabama)." (ms. on file) Environmental Management Division, Directorate of Engineering and Housing, Fort McClellan, Alabama.

McEachern, M. and N. Boice

1976 "Archaeological Reconnaissance of Fort McClellan, Alabama," University of Alabama.

McEachern, M., N. Boice, D. C. Hurst and C.R. Nance

1980 "Statistical Evaluation and Predictive Study of the Cultural Resources at Fort McClellan, Alabama." University of Alabama, Birmingham.

McEachern, M and N. Boice

1976 "Archaeological Reconnaissance of Fort McClellan, Alabama." University of Alabama, Birmingham.

Moorehead, C.W.

1991 "Cultural Resource Survey of Fifteen Acres at Fort McClellan, Alabama." Mobile District, U.S. Army Corps of Engineers.

Pyburn, Jack and Denise Messick

1994 "Interim Maintenance Plan for Repairs and Maintenance to Historic Structures and Their Surrounding Environment, Fort McClellan, Anniston, Alabama." New South Associates.

Reed, M.B.

1994 "Inventory and Evaluation of Seventeen Buildings, Fort McClellan, Alabama." New South Associates.

Reed, M.B., C.E. Cantley, G.I. Williams, and J.W. Joseph

1992 "Fort McClellan: A Cultural Resources Overview." New South Associates.

Reed, M.B., W.R. Henry, and J. W. Joseph

1993 "The Military Showplace of the South, Fort McClellan, Alabama, A Historic Building Inventory." New South Associates.

Robison, N. and J. Nielson

1984 "An Examination of Sites 1Ca62, 1Ca88, and 1CA111 for National Register Significance, Fort McClellan, Calhoun County, Alabama." Mobile District, U.S. Army Corps of Engineers.

Westervelt, J., M. O'Shea, J. Krzyzak, T. Oduwolle, M. Shapiro and W. Goran

1984 "Characterization of Landscape Related Features for Archaeological and Historical Sites Occurring at Fort McClellan, Alabama." Construction Engineering Research Laboratories, U.S. Army Corps of Engineers.

ATTACHMENT C

DEED 3009 515

[Language to be included in lease and license agreements when historic buildings, archeological sites, districts, or other historic properties are present. Two versions are presented--one for buildings/structures and a second for archeological sites.]

Building/Structure Lease (or License) Language

Building number(s) XXX is/are (eligible for inclusion in/listed in) the National Register of Historic Places. This/these building(s) will be maintained by the Lessee (Licensee) in accordance with the recommended approaches in the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service 1992) (Standards). The Lessee (Licensee) will notify the Army of any proposed rehabilitation or structural alteration to this/these building(s) or to the landscape/landscape features and will provide a detailed description of the undertaking prior to undertaking said rehabilitation/alterations. Within 30 days of receipt of such notification and adequate supporting documentation, the Army will notify the Lessee (Licensee) in writing that the undertaking conforms to the Standards and that the Lessee (Licensee) may proceed or that the undertaking does not conform to the Standards and that the Lessee (Licensee) may not proceed. If the Army determines that the undertaking does not meet the Standards, the Army will, with the assistance of the Lessee (Licensee), fulfill the requirements of Section 106 of the National Historic Preservation Act and its implementing regulations, "Protection of Historic Properties" (36 CFR Part 800). The Lessee (Licensee) will not undertake the proposed action until the Army notifies the Lessee that the requirements of Section 106 have been fulfilled and the Lessee may proceed. If the Army objects to the Lessee's (Licensee's) proposed undertaking, the Army will notify the Lessee (Licensee) that the proposed action may not proceed.

Archeological Property(ies) Lease (License) Language

Archeological property(ies)XXX is/are (eligible for inclusion in/ listed in) the national Register of Historic Places. The Lessee (Licensee) shall ensure that the property(ies) remain(s) undisturbed. The Lessee (Licensee) will notify the Army of any proposed ground disturbance to the archeological property prior to undertaking said ground disturbance. Notification will include a detailed description of the proposed undertaking. If the Army does not object to the proposal within thirty (30) days of receipt of such notification and adequate supporting documentation, the Army will, with the assistance of the Lessee (Licensee), initiate consultation with the SHPO in accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, "Protection of Historic Properties" (36 C.F.R. Part 800). The Lessee (Licensee) will not undertake the proposed action until the Army notifies the Lessee (Licensee) that the requirements of Section 106 have been fulfilled and the Lessee (Licensee) may proceed. If the Army objects to the Lessee's (Licensee's) proposed ground disturbance, the Lessee shall not undertake the proposed action.

ATTACHMENT D: STANDARD PRESERVATION COVENANT FOR CONVEYANCE OF
PROPERTY THAT CONTAINS HISTORIC BUILDINGS AND STRUCTURES

DEED 3009 517

1. In consideration of the conveyance of certain real property hereinafter referred to as (name of property), located in the Calhoun County, Alabama, which is more fully described as: (Insert legal description), (Name of property recipient) hereby covenants on behalf of (himself/herself/itself), (his/her/its) heirs, successors, and assigns at all times to the Alabama State Historic Preservation Officer to preserve and maintain (name of historic property/district) in accordance with the recommended approaches in the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service 1992), in order to preserve and enhance those qualities that make (name of historic property) eligible for inclusion in/or resulted in the inclusion of the property in the National Register of Historic Places. In addition, any design review guidelines established by a Preservation Commission with appropriate authority will be followed. If (Name of property recipient) desires to deviate from these maintenance standards, (Name of property recipient) will notify and consult with the Alabama State Historic Preservation Officer in accordance with paragraphs 2, 3, and 4 of this covenant.

2. (Name of property recipient) will notify the Alabama State Historic Preservation Officer in writing prior to undertaking any construction, alteration, remodeling, demolition, or other modification to structures or setting. Such notice shall describe in reasonable detail the proposed undertaking and its expected effect on the integrity or appearance of (name of historic property). Demolition or interior retrofit of noncontributing buildings and structures can be undertaken after thirty (30) days of written notice to the Alabama State Historical Preservation Officer without further consultation.

3. Within thirty (30) calendar days of the Alabama State Historic Preservation Officer's receipt of notification provided by (name of property recipient) pursuant to paragraph 2 of this covenant, the Alabama State Historic Preservation Officer will respond to (name of property recipient) in writing as follows:

(a) That (name of property recipient) may proceed with the proposed undertaking without further consultation; or

(b) That (name of property recipient) must initiate and complete consultation with the Alabama State Historic Preservation Office before (he/she/it) can proceed with the proposed undertaking.

If the Alabama State Historic Preservation Officer fails to respond to the (name of property recipient)'s written notice, as described in paragraph 2, within thirty (30) calendar days of the Alabama State Historic Preservation Officer's receipt of the same, then (name of property recipient) may proceed with the

proposed undertaking without further consultation with the Alabama State Historic Preservation Officer.

4. If the response provided to (name of property recipient) by the Alabama State Historic Preservation Officer pursuant to paragraph 3 of this covenant requires consultation with the Alabama State Historic Preservation Officer, then both parties will so consult in good faith to arrive at mutually-agreeable and appropriate measures that (name of property recipient) will implement to mitigate any adverse effects associated with the proposed undertaking. If the parties are unable to arrive at such mutually-agreeable mitigation measures, then (name of property recipient) shall, at a minimum, undertake recordation for the concerned property--in accordance with the Secretary of Interior's standards for recordation and any applicable state standards for recordation, or in accordance with such other standards to which the parties may mutually agree--prior to proceeding with the proposed undertaking. Pursuant to this covenant, any mitigation measures to which (name of property recipient) and the Alabama State Historic Preservation Officer mutually agree, or any recordation that may be required, shall be carried out solely at the expense of (name of property recipient).

5. Alabama State Historic Preservation Officer shall be permitted upon reasonable notice at a reasonable time to inspect (name of historic property) in order to ascertain its condition and to fulfill its responsibilities hereunder.

6. In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the Alabama State Historic Preservation Officer may, following reasonable notice to (name of recipient), institute suit to enjoin said violation or to require the restoration of (name of historic property). The successful party shall be entitled to recover all costs or expenses incurred in connection with such a suit, including all court costs and attorneys fees.

7. In the event that the (name of historic property) (i) is substantially destroyed by fire or other casualty, or (ii) is not totally destroyed by fire or other casualty, but damage thereto is so serious that restoration would be financially impractical in the reasonable judgment of the Owner, this covenant shall terminate on the date of such destruction or casualty. Upon such termination, the Owner shall deliver a duly executed and acknowledged notice of such termination to the Alabama State Historic Preservation Officer and record a duplicate original of said notice in the Calhoun County Deed Records. Such notice shall be conclusive evidence in favor of every person dealing with the (name of historic property) as to the facts set forth therein.

8. (Name of recipient) agrees that the Alabama State Historic Preservation Officer may at his/her discretion, without prior notice to (name of recipient), convey and assign all or part of its rights and responsibilities contained herein to a third party.

9. This covenant is binding on (name of recipient), DEED 3009 519 (his/her/its) heirs, successors, and assigns in perpetuity, unless explicitly waived by the Alabama State Historic Preservation Officer. Restrictions, stipulations, and covenants contained herein shall be inserted by (name of recipient) verbatim or by express reference in any deed or other legal instrument by which (he/she/it) divests (himself/herself/itself) of either the fee simple title or any other lesser estate in (name of property) or any part thereof.

10. The failure of the Alabama State Historic Preservation Officer to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.

11. The covenant shall be a binding servitude upon (name of historic property) and shall be deemed to run with the land. Execution of this covenant shall constitute conclusive evidence that (name of recipient) agrees to be bound by the foregoing conditions and restrictions and to perform the obligations herein set forth.

ATTACHMENT E: STANDARD PRESERVATION COVENANT FOR CONVEYANCE OF
PROPERTY THAT INCLUDES ARCHEOLOGICAL SITES

1. In consideration of the conveyance of the real property that includes the [official number(s) designation of archeological site(s)] located in the County of Calhoun, Alabama, which is more fully described as [insert legal description of the boundaries of the Archeological site], [Name of property recipient] hereby covenants on behalf of [himself/herself/itself], [his/her/its] heirs, successors, and assigns at all times to the Alabama State Historic Preservation Officer, to maintain and preserve [official number(s) designation of archeological site(s)], in accordance with the provisions of paragraphs 2 through 11 of this covenant.

2. (Name of property recipient) will notify the Alabama State Historic Preservation Officer in writing prior to undertaking any disturbance of the ground surface or any other action on [official number(s) designation of archeological site(s)] that would affect the physical integrity of this/these site(s). Such notice shall describe in reasonable detail the proposed undertaking and its expected effect on the physical integrity of [official number(s) designation of archeological site(s)].

3. Within thirty (30) calendar days of the appropriate Alabama State Historic Preservation Officer's receipt of notification provided by (name of property recipient) pursuant to paragraph 2 of this covenant, the SHPO will respond to (name of property recipient) in writing as follows:

(a) That (name of property recipient) may proceed with the proposed undertaking without further consultation; or

(b) That (name of property recipient) must initiate and complete consultation with the Alabama State Historic Preservation Office before (he/she/it) can proceed with the proposed undertaking.

If the Alabama State Historic Preservation Officer fails to respond to the (name of property recipient)'s written notice, as described in paragraph 2, within thirty (30) calendar days of the Alabama State Historic Preservation Officer's receipt of the same, then (name of property recipient) may proceed with the proposed undertaking without further consultation with the Alabama State Historic Preservation Officer.

4. If the response provided to (name of property recipient) by the Alabama State Historic Preservation Officer pursuant to paragraph 3 of this covenant requires consultation with the Alabama State Historic Preservation Officer, then both parties will so consult in good faith to arrive at mutually-agreeable and appropriate measures that (name of property recipient) will employ to mitigate any adverse effects associated with the proposed undertaking. If the parties are unable to arrive at such mutually-agreeable mitigation measures, then (name of

property recipient) shall, at a minimum, undertake recordation for the concerned property--in accordance with the Secretary of Interior's standards for recordation and any applicable state standards for recordation, or in accordance with such other standards to which the parties may mutually agree--prior to proceeding with the proposed undertaking. Pursuant to this covenant, any mitigation measures to which (name of property recipient) and the Alabama State Historic Preservation Officer mutually agree, or any recordation that may be required, shall be carried out solely at the expense of (name of property recipient).

5. [Name of recipient] shall make every reasonable effort to prohibit any person from vandalizing or otherwise disturbing any archeological site determined by the Alabama State Historic Preservation Officer to be eligible for inclusion in the National Register of Historic Places. Any such vandalization or disturbance shall be reported to the Alabama State Historic Preservation Officer promptly.

6. The Alabama State Historic Preservation Officer shall be permitted upon reasonable notice at a reasonable time to inspect [parcel designation] in order to ascertain its condition and to fulfill its responsibilities hereunder.

7. In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the Alabama State Historic Preservation Officer may, following reasonable notice to [name of recipient], institute suit to enjoin said violation or to require the restoration of any archeological site affected by such violation. The successful party shall be entitled to recover all costs or expenses incurred in connection with any such suit, including all court costs and attorney's fees.

8. [Name of recipient] agrees that the Alabama State Historic Preservation Officer may, at its discretion and without prior notice to [name of recipient], convey and assign all or part of its rights and responsibilities contained in this covenant to a third party.

9. This covenant is binding on [name of recipient], [his/her/its] heirs, successors, and assigns in perpetuity, unless explicitly waived by the Alabama State Historic Preservation Officer. Restrictions, stipulations, and covenants contained herein shall be inserted by [name of recipient] verbatim or by express reference in any deed or other legal instrument by which [he/she/it] divests [himself/herself/itself] of either the fee simple title or any other lesser estate in [parcel designation] or any part thereof.

10. The failure of the Alabama State Historic Preservation Officer to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.

11. The covenant shall be a binding servitude upon the real property that includes [official number(s) designation of archeological site(s)] and shall be deemed to run with the land. Execution of this covenant shall constitute conclusive evidence that [name of recipient] agrees to be bound by the foregoing conditions and restrictions and to perform the obligations herein set forth.

Exhibit "D"

BUILDINGS AND STRUCTURES
DETERMINED TO CONTAIN
FRIABLE AND NON-FRIABLE ASBESTOS

Facility No.

00004 - Family Housing, Colonel
00005 - Family Housing, Colonel
00012 - Family Housing, Colonel
00013 - Family Housing, Colonel
00051 - Officers Open Dinning
00061 - Administration General Purpose
00063 - Administration General Purpose
00065 - Administration General Purpose
00066 - Army Career and Development Program
00067 - Chapel
00142 - Administration General Purpose
00161 - Auditorium General Purpose
00162 - Administration General Purpose
00163 - Administration General Purpose
00184 - Administration General Purpose
00270 - Control Humidity Warehouse Installation
00500 - Administration General Purpose
00501 - Enlisted Unaccompanied Personnel Housing
00502 - Enlisted Unaccompanied Personnel Housing
00503 - Administration General Purpose
00504 - Dining Facility
00505 - Administration General Purpose
00891 - Brigade Headquarters Building
00893 - Chapel
00930 - Exchange Warehouse
00931 - Medical Warehouse
02101 - Auditorium General Purpose
02102 - Library Main
03503 - Family Housing Senior Noncommissioned Officer
03507 - Family Housing Senior Noncommissioned Officer
03524 - Family Housing Jr. Noncommissioned Officer/Enlisted
03534 - Family Housing Jr. Noncommissioned Officer/Enlisted
03537 - Family Housing Jr. Noncommissioned Officer/Enlisted
03619 - Family Housing Senior Noncommissioned Officer
03622 - Family Housing Senior Noncommissioned Officer
03643 - Family Housing Senior Noncommissioned Officer
03644 - Family Housing Senior Noncommissioned Officer

Transfer 2 Survey - Gray Bat



This map was produced on 04 Jun 01.
By Garry Lloyd.
All data contained herein is
in State Plane - 1983, Alabama, East.
This map is for informational purposes
only. The boundaries are approximate
and should not be used for any legal
description of the boundaries.

0 500 1000 1500 2000 Feet



Legend
Transfer 2 Survey Lines
2
7
Roads
Graybat
Buildings

Recordings Fee
TOTAL

213.00
213.00

