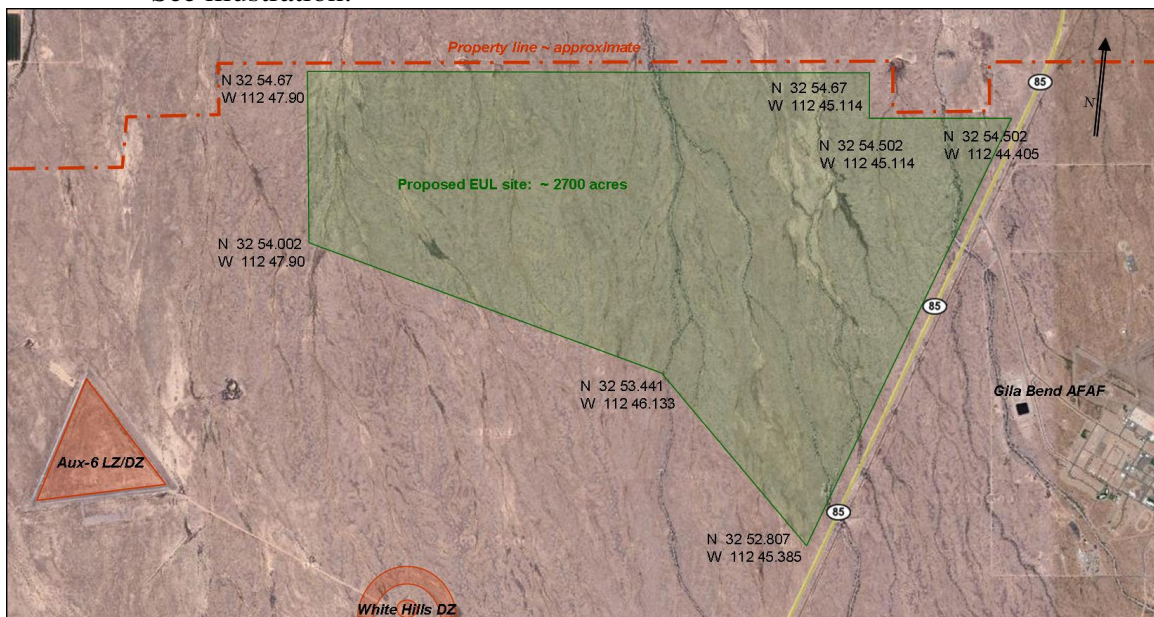




Luke AFB Energy EUL Questions and Answers

1. Q: Since the Air Force is leasing this property, is the Air Force's security force responsible for security on the leased land? Who has jurisdiction if a crime (theft, vandalism, etc.) is committed on the leased property?
- A: The Air Force security force (contract and military) will have access to the site. USAF has jurisdiction for the land as federal managers but contract security at Gila Bend does not have arrest authority (only apprehension and detention). An MOU will need to be negotiated for the parcel of leased land between the USAF and lessor.
2. Q: What are the GPS coordinates of the property corners shown on slide 14 of the Base Briefing?
- A: Coordinates are as follows:
from N 32 54.670 W 112 47.900 to
N 32 54.002 W 112 47.900 to
N 32 53.441 W 112 46.133 to
N 32 52.807 W 112 45.385 to
N 32 54.502 W 112 44.405 to
N 32 54.502 W 112 45.114 to
N 32 54.670 W 112 45.114 to the beginning
*NOTE: these coordinates are approximate. GIS derived, not surveyed.
Subject to change.*
See illustration:



3. Q: Are there any environmental concerns with fencing the leased area?

- A: There are no known environmental concerns with fencing the leased areas.
4. Q: Is there a height restriction for the site?
A: We are still researching this with terminal procedures experts. We are expecting a height limit of 75-100' above ground level.
5. Q: What can you tell us about the availability of water resources? Is there a water agency that we should work with to determine availability or limitations?
A: Water resources are available; however there are no wells on the site. To determine the availability or limitations please contact the Arizona Department of Water Resources.
6. Q: The acreage between the RFQ and today's presentation are different. What is the acreage that is available for the project?
A: There are 2,700 acres available for the project. The RFQ will be amended.
7. Q: Is there any vegetation that would need relocating as a result of the development?
8. A: If any Saguaro Cacti interfere with the proposed site, they require relocation. Relocation will be the developer's responsibility. We are not aware of any other vegetation species requiring relocation.
9. Q: Is there access to the site from Highway 85?
A: No. Currently there is no access to the site from Highway 85. Please contact the Arizona Department of Transportation and 56 RMO to determine the best location to construct access.
10. Q: If we have to build transmission lines to reach the higher voltage line just south of I-8, with whom do we coordinate?
A: Coordination will be either with state land officials or private owners. Land to the north of the site and the Barry M. Goldwater Range is both state trust land and private ownership.
11. Q: Is security fencing required for site?
A: There is no requirement for fencing but highly encouraged. Proper signage is required.
12. Q: Can you tell us about the transmission capabilities of the power lines that are in the site's vicinity?
A: Offerors need to conduct their own due diligence to determine the transmission capabilities.
13. Q: Will the base entertain entering into a PPA?
A: Offerors are free to negotiate with the base for a PPA but that transaction will be separate from any ground lease that the Air Force signs with the Highest Ranked Offeror.

14. Q: Has the Air Force determined the Fair Market Value (FMV) for the land?
A: The Air Force has conducted some due diligence to determine FMV for the site. However, the Air Force expects offerors to provide in their proposals the FMV that they will offer the Air Force for the site.
15. Q: Are there any endangered species located on the site?
A: No.
16. Q: Are there any UXO concerns?
A: No.
17. Q: Will the Air Force accept a phased approach to leasing the site?
A: Yes.
18. Q: Who has responsibility for the NEPA process?
A: The selected offeror will be responsible for completing an Environmental Assessment of the parcel. However, this does not absolve the Air Force of its responsibility for completing the NEPA process.