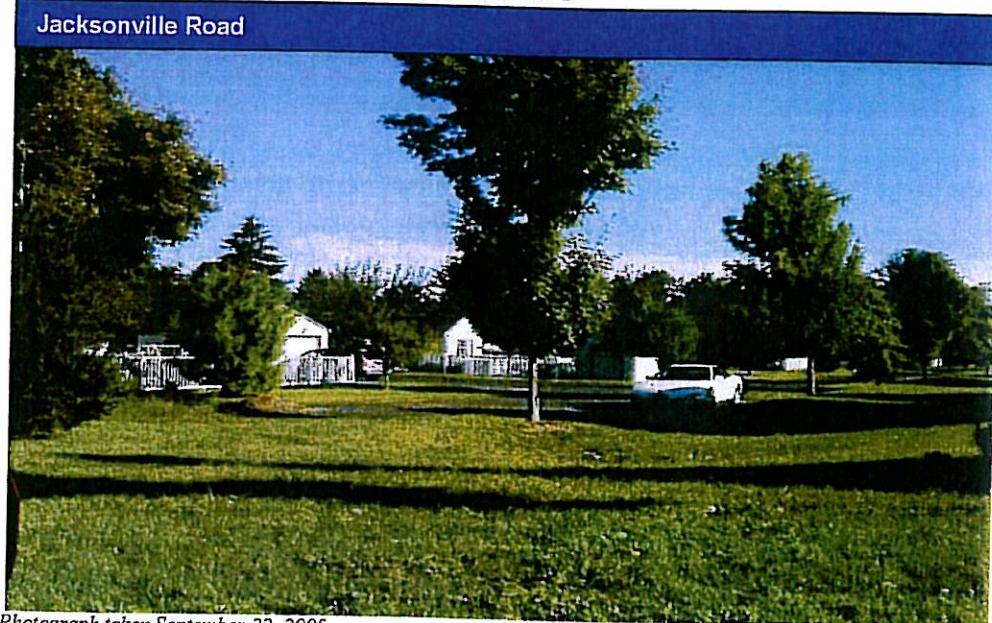


2.2.4 Off-Site Housing Assets

In 1999, ownership of two housing enclaves located on the former Naval Air Warfare Center (NAWC) Warminster site was transferred to NAS JRB Willow Grove. These housing assets, known as Jacksonville Road and Shenandoah Woods, are located between six and eight miles away from NAS JRB Willow Grove in neighboring Bucks County.

The enclave identified as Jacksonville Road (Figure 2-10) is an assemblage of six separate residential lots with frontage alongside Jacksonville Road between Bristol Road and Street Road in neighboring Bucks County. Each of these lots, which sum up to approximately two and a half total acres, contains an identical single-family, ranch-style home with a single-car detached garage. Five of these units contain three bedrooms and two bathrooms while the remaining unit contains four bedrooms and two bathrooms. All are wood frame constructions from 1940 with pitched asphalt shingled roof structures.

Figure 2-10 Photo of the Jacksonville Road Housing Assets

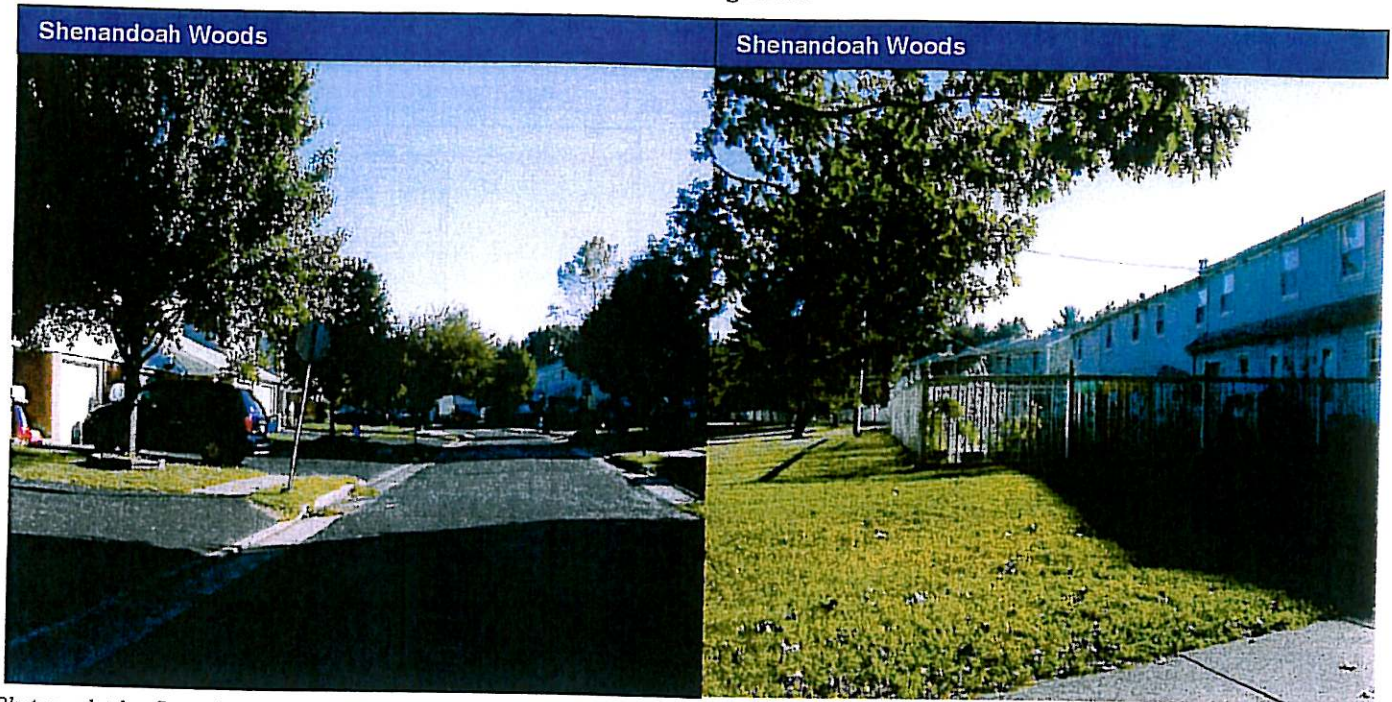


Photograph taken September 22, 2005

According to the most recent 2003 U.S. Navy Housing Conditions Assessment, these structures meet most military housing standards. However, they are in various levels of distress due to their age and do not fit the aesthetics of the residential developments surrounding them. Immediately adjacent to the Jacksonville Road homes is the new Judd Builders residential development named Ivyland Village. This development consists of 2,200 square foot townhouses currently selling at \$378,000 and 5,000 square foot single-family homes which start around \$1 million.

The Shenandoah Woods townhouse development (Figure 2-11) consists of 199 units, which were constructed in 1974 and occupy a 51 acre, park-like site with playground, basketball and other recreational facilities, approximately eight miles east of NAS JRB Willow Grove.

Figure 2-11 Photos of the Shenandoah Woods Housing Assets



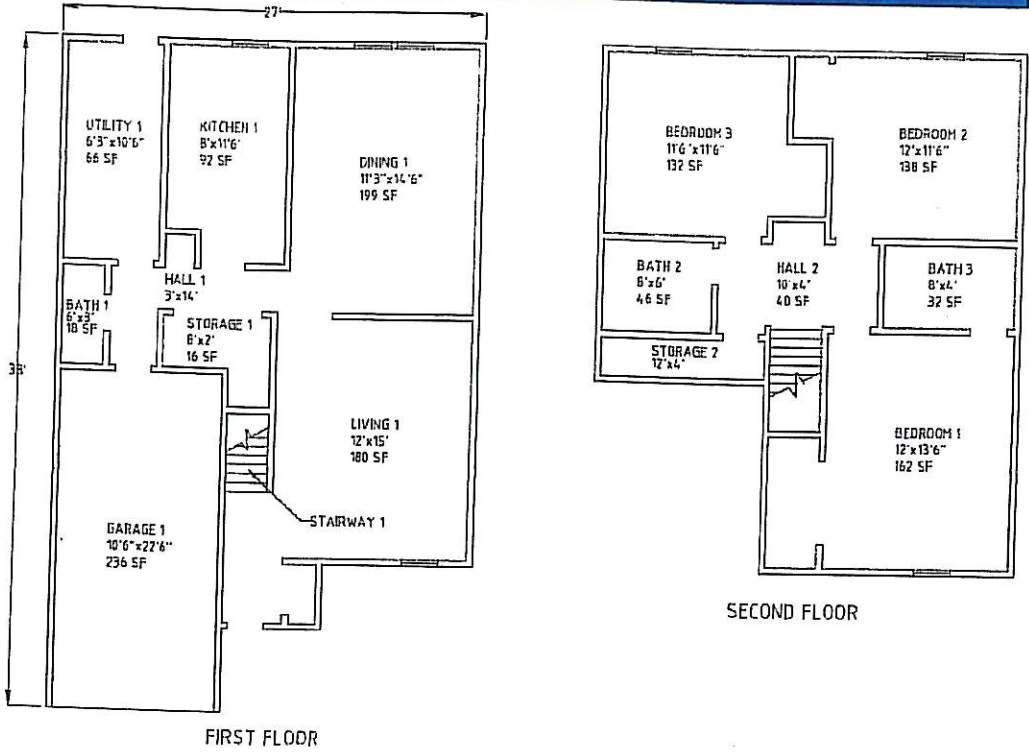
Photograph taken September 22, 2005

There are 149 three-bedroom units on the site which are two stories in height, contain two-and-a-half bathrooms, and provide their residents 1,162 square feet of living space. Figure 2-12 provides an illustration of the typical three-bedroom floor plan. The remaining 50 four-bedroom units present similar floor plans and contain two-and-a-half bathrooms and 1,352 square feet of living space. All of the units contain single-car, attached garages, are wood frame construction with vinyl siding exteriors and have pitched asphalt shingle roof structures.

According to the 2003 U.S. Navy Housing Conditions Assessment, these units meet most military housing standards but lack some aesthetic and functional appeal when compared to newer structures of similar type. The site is provided full utility service through Warminster Township and is within immediate proximity to the Southeastern Pennsylvania Transportation Authority (SEPTA) area public transit bus and regional rail systems.

Figure 2-12 Shenandoah Woods Three Bedroom Floor Plan

Shenandoah Woods – Three Bedroom Floor Plan



Source: U.S. Navy Housing Conditions Assessment 2003