

CAMP WADSWORTH

LOCATION.

This Camp is located in Spartanburg County, State of South Carolina three miles west of the City of Spartanburg. The camp-site is bounded on the north by the Southern Railway and is traversed by the Piedmont & Northern Electric Railway.

MAIN CAMP SITE.

The Main Camp Site is covered by one principal lease from the City of Spartanburg and by supplemental leases from individual owners as follows:

THE CITY OF SPARTANBURG, LESSOR:

This Lease is dated January 24, 1918; effective August 15, 1917; expires June 30, 1918; renewable; is signed on behalf of the United States by Col. K. J. Hampton, Quartermaster at Charleston, South Carolina, and covers the following described premises:

"Fifteen (15) certain tracts of land in Spartanburg County, State of South Carolina, containing 1358.84 Acres, more or less, as shown on the plat hereto attached, made by Beebe & Tull, Engineers, August 1917, indicated and described as follows:

<u>First Tract:</u>	Dr. J. F. Cleveland, land containing	385.23	Acres
<u>Second Tract:</u>	Bomar & Carlisle, land containing	113.76	"
<u>Third Tract:</u>	H. L. Bomar, land containing	14.94	"
<u>Fourth Tract:</u>	J. H. Shores, land containing	2.93	"
<u>Fifth Tract:</u>	Mrs. Frank Hedges, land containing	630.90	"
<u>Sixth Tract:</u>	Mrs. Hadden, land containing	11.02	"
<u>Seventh Tract:</u>	Steadman, land containing	16.90	"
<u>Eighth Tract:</u>	Lanford, land containing	7.59	"
<u>Ninth Tract:</u>	J. F. Cleveland (Rogers Tract) cont'g	14.47	"
<u>Tenth Tract:</u>	Nettie Ferguson, land containing	3.52	"
<u>Eleventh Tract:</u>	Robert Knuckles, land containing	3.48	"
<u>Twelfth Tract:</u>	Phifer & Sease tract, containing	32.06	"
<u>Thirteenth Tract:</u>	J. J. Gentry, land containing	27.41	"
<u>Fourteenth Tract:</u>	John Woodward, land containing	70.73	"
<u>Fifteenth Tract:</u>	R. B. Cleveland, land containing	23.90	"
		1358.84	"

NOTE: The plat attached to this lease is shown on the Map "B" No. 1.

The rental prescribed in this Lease is \$1.00 per year and the lease is renewable at the same rate but not beyond June 30, 1922.

The lease is on Q.M.C. Form 101 to which the following conditions have been added.

"It is understood and agreed that all damages to growing crops on tracts one (1), and two (2), three (3), four (4), five (5), six (6), and fifteen (15), caused by the occupation of said premises by the government, shall be paid the owners by the City of Spartanburg; and that all damages to growing crops on tracts seven (7), eight (8) nine (9), ten (10), eleven (11), twelve (12), thirteen (13) and fourteen (14) caused by the occupation of said premises by the government, shall be paid by the government."

"The lessee shall have the entire use and control of all buildings, waterways and improvements thereon with the further right on the part of the lessee to cut, use and remove all brushwood, saplings or trees thereon, by paying to the owner of the land a compensation to be based on the market price of brushwood, saplings or trees, and the further right on the part of the lessee to work, grade ditch or drain any part of the aforesaid tract of land and to erect or construct thereon such buildings, waterways, sewer systems, roads etc., and to remove, alter, or raze any or all buildings and improvements on the aforesaid tract as may be deemed necessary for the government's interest, by paying to the owner of the land the value of damages to said buildings, improvements or property".

"The amount of damages to be paid in any or all of the aforesaid cases shall be arrived at by agreement between owner and lessee, or a duly authorized agent of the government, and if they fail to agree they shall select a third arbitrator, and the decision of any two shall be final, this plan of settlement to decide the extent of damages which may arise from the aforesaid causes during the entire period of this lease, or any renewal thereof."

"The aforesaid land and buildings to be used as a Camp site and training grounds or cantonment for United States Troops"

"For rental of the aforesaid premises the City of Spartanburg shall be paid the sum of One (\$1.00) dollar per annum."

"If the Government desires the premises herein described for a permanent camp-site at any time during five years from date hereof, the City of Spartanburg hereby agrees to execute to the Government a good and sufficient title thereto in fee-simple, with a general warranty, upon the payment of One (\$1.00) dollar by the Government to the City of Spartanburg".

EXTENSION FOR REMOUNT DEPOT:

The first extension for the Remount Depot is covered by two leases as follows:

J. R. AIKEN, LESSOR:

This lease is dated and effective **September 1, 1917**, expires June 30, 1918, renewable, is signed on behalf of the United States by R. H. Jordan, Captain Q.M.C., Quartermaster at Charleston, South Carolina, and covers the following described premises:

"A tract of land containing sixty-six (66) acres, more or less, situated in the County of Spartanburg, State of South Carolina, and described as follows: Beginning at a concrete corner post at a point in the Blackstock Road, just South of Fork in said road, approximately 1000 feet North of the Piedmont & Northern Railway's track, and running thence up the Blackstock Road in a Northerly direction for 1593 feet to a concrete post in said Blackstock Road; thence North 72 degrees and 40 minutes East 1257 feet to a fence; thence South 62 degrees and no minutes East 1244 feet to a concrete corner post 100 feet East of Southern Railway's Main Lead track to warehouses; thence South 44 degrees and thirty minutes West 1075 feet to a point on hedge row; thence South 45 degrees and no minutes West to a point on hedge row; thence South 88 degrees and no minutes West 829 feet to beginning corner in Blackstock Road, as shown by the plat hereto attached".

Note : The area covered by this lease is shown on the Map "B" No. 2.

The rental prescribed in this lease is \$110.00 per month or \$1,320.00 per year, and the lease is renewable at the same rate from year to year but not beyond June 30, 1922.

The Lease is on Q.M.C. Form 101 to which the following conditions have been added:

"The United States shall have the right to alter, destroy or remove any or all crops, trees, buildings or other improvements; to work, grade, ditch or drain; to construct such buildings, waterways, sewer-systems, and other improvements that may be deemed necessary on the aforesaid premises."

"Compensation for any damages to growing crops, trees, buildings caused by occupation of the said premises by the United States, shall be paid by the United States after appraisal by a Board of Officers".

F. V. HALL, LESSOR:

This Lease is dated and effective **September 1, 1917**, expires June 30, 1918, renewable, is signed on behalf of the United States by R. H. Jordan, Captain Q.M.C., Quartermaster at Charleston, South Carolina, and covers the following described premises:-

"A tract of land containing ten (10) acres, more or less, situated in the County of Spartanburg, State of South Carolina, and described as follows: Beginning at a concrete corner post between land of J. R. Aiken and John Woodward, 100 feet East of Main Lead Track of the Southern Railway, and running thence North 62 degrees and no minutes West 1244 feet to a point on fence line; thence North 72 degrees and 40 minutes East 835 feet to a concrete corner post 100 feet East of Southern Railway Main Lead Track to warehouses, and running thence South 17 degrees and 20 minutes 923 feet parallel with said Main Lead to beginning, as shown by the plat hereto attached."

The rental prescribed in this Lease is \$16.66 per month or \$199.92 per year, and the lease is renewable at the same rate from year to year but not beyond June 30, 1928.

This lease is on Q.M.C. Form 101 to which conditions have been added exactly as set out under the Aiken leases last preceding.

FURTHER EXTENSION OF REMOUNT DEPOT:

The further extension of the Remount Depot is covered by three leases as follows:

J. R. AIKEN, LESSOR:

This Lease is dated and effective May 22, 1918, expires June 30, 1918, renewable; is signed on behalf of the United States by John D. Kilpatrick, Lieut. Colonel, Quartermaster at Spartanburg, South Carolina, and covers the following described premises:

"A tract of land containing (42.48) forty-two and forty-eight one-hundredths acres, more or less, situated in the County of Spartanburg State of South Carolina, and described as follows: Beginning at a point in the fork at the intersection of the Blackstock and the Fair Forest Road, and running thence along the west side of the Fair Forest Road North 1 degree 10 minutes East 656 feet; thence North 7 degrees 30 minutes West 237 feet; thence North 17 degrees 30 minutes West 552 feet; thence along the North boundary of the Camp Wadsworth Remount Station North 73 degrees East 1212 feet; thence North 58 degrees 58 minutes West 1465 feet; thence South 46 degrees 15 minutes West 200 feet; thence North 29 degrees West 75 feet; thence South 48 degrees 40 minutes West 799 feet; thence along the East side of the Blackstock Road South 34 degrees East 2086 feet to the point of beginning."

Note: The plat attached to this lease is shown on the Map "B" No. 2.

The rental prescribed in this lease is \$70.00 per month or \$849.60 per year and the lease is renewable at the same rate from year to year but not beyond June 30, 1922.

The Lease is on Q.M.C. Form 101 to which conditions have been added exactly as quoted under the Aiken lease previously set out.

F. V. HALL, LESSOR:

This Lease is dated and effective **May 22, 1918**; expires June 30, 1918; renewable; is signed on behalf of the United States by John D. Kilpatrick, Lieut. Colonel, Quartermaster at Spartanburg, South Carolina, and covers the following described premises:

"A tract of land containing sixty and thirteen one-hundredths (60.13) acres, more or less, situated in the County of Spartanburg, State of South Carolina, and described as follows: Beginning at a point on the west side of the road leading from Camp Wadsworth to Arcadia Mills and the intersection of the east boundary of the Camp Wadsworth Reservation; running thence along the west side of the road leading to Arcadia Mills, North 39 degrees 15 minutes East 417 feet; running thence North 35 degrees 15 minutes East 164 feet; running thence North 29 degrees 40 minutes East 145 feet; running thence North 13 degrees 45 minutes East 201 feet; running thence North 42 degrees 32 minutes West 1278 feet along the land of Arcadia Mills; thence North 87 degrees West 2526 feet along the right of way of the Southern Railway; thence South 5 degrees 30 minutes West 155 feet; thence South 58 degrees 58 minutes East 1465 feet along the line of J. R. Aiken; thence North 73 degrees East 877 feet along the north boundary of the Remount Station of Camp Wadsworth; thence South 19 degrees East 1009.5 feet along the east boundary of the Remount Station of Camp Wadsworth; thence South 58 degrees 50 minutes East 565 feet along the east boundary of Camp Wadsworth to the point or place of beginning."

Note: The plat attached to this lease is shown on the Map "B" No 2

The rental prescribed in this lease is \$100.22 per month or \$1202.64 per year and the lease is renewable at the same rate from year to year but not beyond June 30, 1922.

The Lease is on Q.M.C. Form 101 to which conditions have been added exactly as quoted under the first Aiken Lease previously set out.

H. A. LIGON and N. B. WEST, LESSORS:

This Lease is dated and effective **May 22, 1918**; expires June 30, 1918; renewable; is signed on behalf of the United States by John D. Kilpatrick, Lieut. Colonel, Quartermaster at Spartanburg, South Carolina, and covers the following described premises:

"A tract of land containing six and fifty-two one-hundredths (6.52) acres, more or less, situated in the County of Spartanburg, State of South Carolina, and described as follows: Beginning at a point in the center of the road leading to Arcadia Mills, at the intersection of the north boundary of Camp Wadsworth, with the said road; running thence along the center of the said road North 38 degrees 30 minutes East 677.8 feet; thence North 14 degrees 5 minutes

East 145.0 feet; thence South 65 degrees 10 minutes East 295.0 feet; thence South 23 degrees 54 minutes West 916.5 feet; thence North 59 degrees 56 minutes West 435.8 feet to the point of beginning"

NOTE: The plat attached to this Lease is shown on the Map "B" No. 2.

The rental prescribed in this Lease is \$10.87 per month or \$130.44 per year and the lease is renewable at the same rate from year to year but not beyond June 30, 1922.

The lease is on Q.M.C. Form 101 to which conditions have been added exactly as quoted under the first Aiken lease previously set out.

EXTENSION ON THE EAST OF THE CAMP:

An Extension of the Main Camp Site to the East for Septic Tank and Sewer System is covered by two leases as follows:

J. J. GENTRY, LESSOR:

This Lease is dated July 18, 1918, effective July 1, 1918, expires June 30, 1919, renewable, is signed on behalf of the United States by Louis D. Koop, Captain, Quartermaster at Camp Wadsworth, South Carolina, and covers the following described premises:

"A tract of land containing fifty five (55) acres, more or less, situated in the County of Spartanburg, State of South Carolina, and described as follows: Beginning at the center of the wagon bridge over the branch of Fair Forest Creek, just north of Unit #7 on the Government Reservation and about 200 feet east of the Piedmont & Northern Railway bridge over the same branch North 8 degrees 49 minutes West 746 feet to an iron pipe in the center of the Saxon Road; thence North 85 degrees 15 minutes East 1521 feet to stake near Water Meters; thence North 23 degrees 30 minutes East 213 7/10 feet to a stake near corner of woods; thence North 21 degrees 33 minutes East 1582 feet to the center of Fair Forest Creek; thence along the center line of Fair Forest Creek intersection with the branch above mentioned; thence along the center line of this branch to the point of beginning, with the exception of 50 feet right of way now under lease to the Piedmont and Northern Railway, as shown by the plat hereto attached."

Note: The plat attached to this Lease is shown on the Map "B" No 4

The rental prescribed in this lease is \$45.83 per month or \$549.96 per year, and the lease is renewable at the same rate from year to year, but not beyond June 30, 1922.

The Lease is on Q.M.C. Form 101 to which conditions have been added exactly as quoted under the first Aiken lease previously set out.

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W. E. CARVER, LESSOR:

This lease is dated July 18, 1918; effective July 1, 1918; expires June 30, 1919; renewable; is signed on behalf of the United States by Louis D. Koop, Quartermaster at Camp Wadsworth, South Carolina, and covers the following described premises:

"A tract of land containing twenty and three-tenths (20.3) acres more or less, situated in the County of Spartanburg, State of South Carolina, and described as follows: Beginning at a point in the center of Buck Branch on the boundary of the Government Reservation; South 75 degrees 0 minutes East 1099 feet to a stake at the corner of the woods; thence North 21 degrees 33 minutes East 1562 feet to a point in the center of Fair Forest Creek; thence along the center line of Fair Forest Creek and Buck Branch to the point of beginning, as shown on the plat hereto attached."

NOTE: The plat attached to this lease is shown on the Map "B" No. 4

The rental prescribed in this lease is \$16.92 per month or \$203.04 and the lease is renewable at the same rate from year to year, but not beyond June 30, 1922.

The Lease is on Q.M.C. Form 101 to which conditions have been added exactly as quoted under the first Aiken lease previously set out.

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MEMORANDUM CONCERNING THE ATTACHED LIST

It is felt that a list, however imperfect, will be of some value to bidders in forming an idea of what a camp contains prior to the time they arrive on the ground, and the attached list has been compiled with this in mind.

In the process of demobilization and for various other reasons some salvage work has already been done, and also the Government has reserved certain materials for its own use.

These lists are therefore furnished only as such aid to the bidder as they may be, the Government specifically disclaims any idea of their correctness or incorrectness and refuses to be bound by these lists. It is also specifically stated that these lists are not a part of the specifications nor will they form a part of the bill of sale for the camp.

DATA CONCERNING GOVERNMENT PROPERTY FOR SALE AT CAMP WADSWORTH, S.C.

(a) Buildings with equipments as outlined in Digest of Specifications removed.

- 6 Brig. Headquarters
- 1 Bakery Building
- 1 German Prison Stockade
- 5 Garages
- 1 Gasoline Station
- 1 Gas Hut
- 1 Gas Chamber
- 18 Infirmaries
- 290 Lavatory Buildings
- 107 Shower Buildings (small)
- 4 Barracks
- 100 Latrines
- 1 Lachrymeter Chamber
- 300 Mess Shacks
- 6 Office Buildings
- 1 Motor Repair Shop
- 8 Shower Baths (large)
- 228 Stables
- 28 Blacksmith Shops
- 31 Regimental Storehouses
- 1 Stockade
- 7500 Pyramidal tent Floors and sides
- 11 Officers' Quarters (large)
- 7 " " (small)

(b) Electric System

Wires No.00	General Section		Hospital Section
		17160 feet	
2	45772	20430	
6	442853	34710	
12		22360	
14	570000	62460	
18	43200		
<u>Description</u>			
35 ft. poles	429	73	
25 " "	63	42	
25 " pine poles	3543		
6 pin cross arms	39		
4 " " "	572	93	
Cross Arm braces	1222	186	
Through bolts	611	93	
Carriage bolts	1222	186	
Lag screws	611	93	
Square washers	611	93	

(b) Electric System

<u>Description</u>	<u>General Section</u>	<u>Hospital Section</u>
Round Iron Washers	1222	186
2300 volt glass insulators	1857	372
Locust pins	1857	372
Compression type light Arrestors	138	32
2300 volt primary cut-outs	138	32
Ground wires	168	16
100 Ampere T.P.S.T. fused knife switches	33	
1-1/2" iron conduit	330 ft	
1-1/2" Type FE Condulets	33	
1-1/2" Type A "	33	
1-1/2" 3-hole condulets covers	66	
3 insulators	9211	170
30 ampere main line plugged cut-outs	271	
Single pole- single throw knife switches	264	
	No.	
333 K.Y.A. (6600v. Prim.) (2300 V. Sec.)	6 new	
50 K.Y.A. (2300 V. Prim.) (110-220 V Sec.)	2 used	
25 " " " "	1	
20 " " " "	2	
15 " " " "	42	
10 " " " "	14	
75 " " " "	3	
5 " " " "	14	
2 " " " "	6	
2 constant current transformers	2	

(c) Water System

The original water system consisted of a 12" main through camp, 6700 ft. long to two, 200,000 gallon water tanks each made of red wood. In addition to this, there were about 40,000 ft. of 6" wrought iron pipe, 5600 feet of 4" wrought iron pipe, and 17,500 ft. of 6" cast iron pipe laid. Since that time, 9200 lin. ft. of 10" wood pipe was laid with the necessary connections, and two additional wood water tanks, one of 100,000 gallon capacity, and the other of 200,000 gallon capacity, together with the necessary fittings, altitude valves, etc., and a pumping station consisting of one electric and a gasoline pump. Besides this a booster pump driven by gasoline was installed with the necessary by-passes in the vicinity of the meter house. In addition to the large pipe mentioned above, the necessary 2", 1 1/2", and 3/4" pipe (galvanized) was laid, so as to connect to each mess building, each lavatory and each shower bath throughout the camp.

(d) Sewer and Sewage Disposal System.

The sewer system consists of approximately 90,000 lin. feet of vitrified sewer pipe, varying in size from 4" to 24", the average size of which is 10", and is laid at an average depth of from five to six feet. Man-holes were constructed approximately every 250 to 300 feet, consisting of the typ-

ical brick manhole with the cast iron cover. In addition to this, typical concrete grease traps were constructed for each Regimental area in camp, and connected from the mess halls to the sewer line. Approximately 290 lavatory buildings were constructed of the typical Government design. Likewise, the septic tank was constructed with a daily capacity of 2,500,000 gallons.

Further, in connection with the sewerage system, it should be remembered that a separate system was constructed to take care of the Base Hospital sewage, together with the necessary septic tank and filter beds, which septic tank is not now used, as the Base Hospital system is connected into the main camp sewerage system.

(e) Government Owned Railroads.

The only Government constructed and owned railroads, are a railroad coal trestle, 300 feet long, a switch serving the new warehouses, approximately 1,000 feet long, and a small stone trestle constructed from the Piedmont and Northern Electric Railway Line. This latter stone trestle is the only one available for sale at this time, and can be included in the proposal if it is so desired.

(f) Roads.

The only improved roads in camp are a tarvia macadam road (much worn) from Division Headquarters to the warehouse area; a concrete pavement around the warehouse area, and also leading to the coal trestle; a concrete road approximately one half a mile long, and twenty feet wide leading from Unit 2 towards the warehouse area; and a plain waterbound macadam road, approximately one mile in length, serving the Base Hospital.

2. The Division storehouses and other buildings within the warehouse area have not been included in the above list, and below is a list of the Remount construction, the Base Hospital construction.

Remount

23,600	lin. feet fence	
7,200	" " open shelter	
7,200	" " Hay rack	
7,200	" " Feed trough	
60	watering troughs	
1	storehouse 60 x 300	
1	unloading platform	
1	" pin	
1,760	lin. feet open stable	
4	operating rooms	
4	forage rooms	
1	dipping vat	
1	blacksmith school 31-6 x 300	
1	administration building 20 x 84	
1	Officers' Quarters 20 x 84	
1	Clerk Barrack 20 x 49	
1	Mess Building 20 x 133	
1	" " 20 x 84	

Remount

2 barracks 20 x 135
 2 barracks 20 x 119
 1 guard house 20 x 56
 1 latrine 7 x 12
 4 " 14 x 14
 5 showers 9 x 14
 1 oat crushing and hay chopping bldg. and equipment
 4 hay sheds 3-60' x 207' 1-241'6"
 3 barracks 20' x 125'
 1 rigging and cargo corral
 1 stable for 40 riding horses
 1 " 29' x 70'
 1 regimental infirmary Remount Depot
 1 building for horseshoers
 50% increase in Remount consisted of:-
 7 corrals, with 12400 lin ft. of fencing
 14 open shelters, 300 ft. long
 4000 lin.ft. creoseted hay rack
 4000 " " " feed trough
 10 watering troughs
 1 mess building 119' x 20'

Base Hospital

6 nurses' quarters
 2 officers' quarters
 40 wards
 3 two story wards
 2 chapels
 1 morgue
 1 animal house
 6 barracks
 3 water tanks
 1 pump house
 1 guard house
 1 boiler house
 1 fire station
 1 Red Cross Nurses' Home

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Name CP

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