



St. Johns River

Water Management District

Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at www.sjrwmd.com.

September 15, 2016

TO: Prospective Respondents

FROM: Debbie Stratton, Real Estate Services Coordinator

SUBJECT: Addendum #3 to Invitation to Submit Offer (ITO), LRS 1256, Fort Drum Conservation Area, Indian River County

As a result of questions/inquiries at the Mandatory Site Visit held August 15, 2016, the following clarifications/additional information are provided. Please make all appropriate changes to your ITO documents and respond accordingly.

1. Question: Does the District own the fence around the perimeter of Area B, the 586-acre parcel, which is currently under a lease agreement?

Clarification: The District does own the fence around the 586-acre parcel. This fence will be available for use; however, it is anticipated that some repair may be needed.

2. Question: Will the District allow Lessee to work on installation of perimeter fencing on Area A, the 1342-acre parcel, prior to commencement of the lease?

Clarification: The District will not authorize the new Lessee to work on installation of perimeter fencing of Area A until the ten-year lease period begins. It is anticipated the lease will begin February 1, 2017. The District will pay for material for the fencing of the perimeter of this area. The District may choose to purchase the materials directly. If Lessee purchases the materials, the actual cost of the materials will need to be identified and approved by the District in writing prior to the purchase. The Lessee will be responsible for installation at Lessee's cost. At the end of the lease term, the fence will become the property of the District.

3. Question: Will the District allow a shallow solar well to be placed on Area A?

Clarification: The District's Land Management staff has no problem with a well being placed on the property. The well would need to be constructed by a licensed water well contractor and would be subject to any permitting requirements. If a well is installed, it will become the property of the District at the termination or expiration of the lease, and if the

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District does not want the well, then the Lessee will be required to plug the well at his expense. The Lessee will be responsible for the cost of the materials and installation of the well.

4. Question: Can Lessee place additional cattle on one of the parcels if fenced, while working on fencing the other parcel if needed?

Clarification: The pasture will not support more cattle than initially authorized. Once fenced, 100 animal units may be placed on Area A, and 84 animal units may be placed on Area B.

All ITO responses received, regardless of date received prior to, will be opened at District headquarters in Palatka, Florida on September 20, 2016, at 2:00 p.m. Any responses received after 2 p.m. on that date will be unaccepted and returned unopened.

Please acknowledge receipt of this Addendum on the FORM provided in the ITO package. If your response has already been mailed, contact me via phone or email to verify receipt of the Addendums. If you have any questions, please call me at (386) 329-4196 or e-mail dstratto@sjrwmd.com.

The Invitation to Submit Offer and this Addendum may also be viewed on the District's website at: www.sjrwmd.com/land/cattlelease/.