



St. Johns River

Water Management District

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

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On the internet at www.sjrwmd.com.

Date: December 6, 2018

TO: Prospective Respondents

FROM: Debra Stratton, Real Estate Services Coordinator

SUBJECT: Addendum #1 to Invitation to Submit Offer #LRS1523
Lake Jesup a/k/a MarlBed, Seminole County, FL

As a result of questions/inquiries at the Mandatory Site Visit held December 3, 2018, the following clarification/additional information are provided. Please make all appropriate changes to your ITO documents and respond accordingly.

1. Question: *The current Lessee requested an extension to his current lease through July 31, 2019 to allow time for growth and selling of his calves.*

Clarification: The District is willing to extend the current Lessee's lease if he does not win the new lease by being high Respondent to the ITO. If current Lessee wins the ITO, his new lease would begin on March 13, 2019. If a different Respondent is high and is awarded the new lease, the new lease would begin on August 1, 2019, and the current Lessee's lease would be amended. The current Lessee's amendment would authorize the additional time to use the property through July 31, 2019.

2. Question: *Does the public have the right to hold tours on the District property?*

Clarification: The public has the right to use the property for recreational purposes. Horseback riding is an authorized activity on the property. Holding tours on District Lands is allowed without a concession agreement when payment is accepted offsite. "The District encourages the development of retail sales or rentals that provide services or goods that assist the public in using District Lands at locations adjacent to or near District Lands as opposed to being located on District Lands." (40C-9.330).

3. Question: *If the new lease is not beginning until August 1, 2018, can the new Lessee have early access to the property to work on the perimeter fencing?*

Clarification: No. The new Lessee will not be able to obtain access to the property for fence repairs until commencement of the lease. The District will further review the perimeter fence and may have some minor repairs performed prior to the new lease taking effect. The District Land Manager will consider offering in-kind credits toward the minimum fence repairs needed on the perimeter fencing. Keep in mind that all in-kind credits go toward the fees due beginning the 7th month or after. A \$1500 deposit is due within 7-days of full execution of the lease (expected to be January 9, 2019). Any

remaining fees due for the first six months are due upon commencement in cash or by check.

Note: The response due date for this solicitation remains as 2:00 p.m., Monday, December 10, 2018.

Please acknowledge receipt of this Addendum on the OFFER RESPONSE FORM provided in the Invitation to Submit Offer document.

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