

Questions highlighted in blue under each farm are questions which, while asked at or about a particular farm location, are general questions that all proposers should review.

Edgar Farm 8-15-11 and 8-18-11

- 1) Q. When there is flooding in the fields, how long does it normally take for the water to recede?**
 - A. Sometimes a few hours, sometimes a few days – usually less than a week.
- 2) Q. Regarding access to the fields west of the canal, are there restrictions on crossing hiking trails and going through other fields?**
 - A. Access to fields #6 and #9 is across the bridge over the canal (on Old Stone Bridge Road), then down the towpath to either field. While on the towpath a lessee will need to share space with other foot or bicycle traffic.
- 3) Q. Does water get into the basement?**
 - A. A small amount of water recently got into the basement during extremely heavy rain, as a result of the building not being occupied for two years, and no one to notice the need to fix a window cover, and the brick walk by the basement hatchway. These are now being repaired. The basement also has a good sump pump to handle water, should it get in. The Park would, of course, assist with any unusual major water problems.
- 4) Q. If I want to offer a “pick your own” type of business, am I allowed to offer transit to and from the fields via a hay wagon?**
 - A. The short answer is yes. Again, care and caution would be needed on the towpath, as well as for any travel on Canal Road. All normal vehicular regulations for driving on a public highway would need to be observed..
- 5) Q. Were the Edgar Farm fields flooded in February?**
 - A. Yes. All of the Edgar Farm fields lie within the Cuyahoga River flood plain, and they were flooded for a few days starting February 28 – as they have from time to time over recent decades (actually centuries). So-called “50-100 year floods” have occurred in Northeast Ohio four times in the past eight years (2003, 2005, 2006 and 2011) and during each such “weather events” those farm fields experienced flooding. Other farms in the Countryside Initiative at the southern end of the Park, also in the Cuyahoga River flood plain, experienced flooding as well. Similar flooding occurred in the flood plains of Northeast Ohio’s other major rivers: the Black, Rocky, Chagrin and Grand rivers. Surprisingly, however, the greatest flood damage in 2011 actually occurred in

communities outside the flood plains of these rivers, according to the Federal Emergency Management Agency (FEMA).

6) Q. Would the Park approve a grass based livestock operation at the Edgar Farm?

A. On the one hand, most of the fields at Edgar are well suited for grazing, and for making hay. While some forms of intensive grass based livestock production have high value (hay, per se, doesn't), most of them would be very vulnerable to flood events, particularly on fields #6 and #9. A grass based broiler/layer operation (April – November) could minimize the inherent danger. Non-livestock enterprises, such as tree fruits and annual vegetables, could take advantage of the Edgar Farm's silt loam soils and high value nearby markets, without the problems associated with livestock safety. In short, any livestock based proposal would need to demonstrate a realistic understanding of the inherent risks associated with the farm's flood plain location – and a convincing strategy to limit/minimize those risks.

7) Q. What is the expectation of profitability? Is it within a set number of years?

A. While the Countryside Initiative has no fixed expectation for profitability in a specific number of years, it does assume that lessees will be pursuing serious farm business enterprises which become profitable as quickly as possible. Lessees' Annual Farm Reports must demonstrate a clear plan for, and progress toward, significant profitability.

8) Q. How many of the current farmers are now farming full time?

A. Several current Countryside Initiative farmers are farming full time, but under a variety of circumstances. On one farm, both husband and wife are retired from their previous jobs and working full time on their farm. On another, one partner is retired and farming full time while his spouse works part-time off the farm. On another farm, both partners were able to quit their off-farm employment and work full time on the farm by year three. On most farms, at least one partner/spouse works part/full time off the farm. By way of perspective, over 90% of all farms in America, large or small, have similar off-farm income.

9) Q. What is the source of water for the house, and also for irrigation or for livestock?

A. The Edgar farmhouse has municipal water (and sewer). There is also a cistern on site for rainwater collection, should a lessee want to do so. Municipal water is also available in field #11 for either livestock or irrigation, if needed. River or canal water can also be accessed for irrigation purposes in fields #6, #9 and #11, with Park and other required approvals.

10)Q. Are there existing soil samples?

A. No, proposers and lessees normally take their own soil samples for testing – since recommended soil assessments are based on specific intended crops or land use.

11) Q. How long have the fields been fallow, and what has been used on them in the past?

A. Field #6 was last farmed in 2008 under a Special Use Permit (SUP), and was in pumpkins and sweet corn. Similarly, Field #9 was last farmed under SUP in 2009, and was in hay and oats. Field #11 was last farmed under SUP in 2007, and was in sweet corn.

12) Q. Will my plans for fencing or additional buildings be looked upon as a hindrance?

- A. No, on the contrary, it is not possible to seriously farm in CVNP without extensive fencing, and your proposal should reflect that. See “Preferred Modern Types of Fencing for CVNP” (under RFP, Supplemental Information).

Similarly, both the Edgar and Holland Farms lack any kind of outbuildings (barns, sheds, wash/cooling facilities, market stand/building, etc.) – and any serious farm business operation will require one or more such structures. Your proposal will need to reflect what you need/intend to do if selected. Detailed construction drawings and/or precise location are not necessary in a proposal – but a clear concept of a building type, size and cost should be given in order to give proposal reviewers a clear sense that you have a good practical plan. If selected, a proposer will need to provide additional details for review and approval. In general, new structures should be “modern” but aesthetically compatible with historic buildings (as have all the structures previous lessees have built).

13) Q. Regarding the tenant house, what are some of the use options? Can I make it my office or other work space? A commercial kitchen? Intern housing?

- A. The tenant house at Edgar could be used for any of those purposes, but will require major rehabilitation for any use. CVNP’s expectation is that the building, if retained, would be rehabilitated and used for some purpose to complement the site’s farming enterprise. It is only offered in the RFP, because it might be cheaper and more efficient for some proposers to rehabilitate than to start from scratch. Otherwise, the tenant house will be removed by the Park.

14) Q. What will the Park be responsible for in regard to tear down or rebuilding of the tenant house?

- A. If a lessee chooses to keep and rehabilitate the structure, CVNP will replace the current roof. All other repairs and rehabilitation intended to serve the lessee’s enterprise needs/purpose are strictly the responsibility of the lessee. Should the lessee not want to keep and rehabilitate the structure, CVNP will remove it at CVNP’s expense.

15) Q. What about asbestos removal in the tenant house?

- A. If the lessee chooses to rehabilitate the tenant house, asbestos removal is the responsibility of the lessee.

16) Q. How long does it usually take to get one’s plans for the farm approved?

- A. Once a proposal has been selected and a lease signed, proposers need to prepare and submit detailed plans for buildings, fencing, and other intended activities and crops/livestock. Approval times vary depending on the specifics being requested. Is this a new kind of request for the Initiative, or are there existing precedents that will hasten the approval process? What sorts of natural or cultural resource regulations/review are triggered? Will there be major ground disturbance? Waste water drainage? Disruption of natural drainage? Depending on the lessee’s proposal, approvals could require a few days/weeks or even three to six months. In short, lessees need to get their requests to CVNP well ahead of when they hope to be allowed to proceed.

17) Q. Are environmental surveys and archaeological assessments the farmers' responsibility?

- A. Environmental and archaeological assessments are primarily the responsibility of the Park. Lessees will need to supply clear, detailed information, but the Park is responsible for coordinating/implementing the resource assessments. Some assessments can be very costly (several thousand dollars) and available funding could cause a delay in the approval process.

18) Q. How does that work with state and local regulations?

- A. Since the farms of the Countryside Initiative are on federal land, they are, for the most part, not generally subject to state, county and local regulations. However, in some instances, the federal government defers to state and local jurisdictions: For example, health, safety, and similar regulations. While building codes are not included, the Park would require the lessee's rehabilitation of the tenant house to comply with all applicable building codes. On the other hand, on-farm chicken slaughter would have to comply with Ohio regulations.

19) Q. Are there low interest loans or grants available for rehab/renovation costs?

- A. None that we are aware of.

20) Q. Will signage be permitted?

- A. The park will provide a sign designating your farm as a Countryside Initiative farm. You may also put up a more personalized sign, but that will need prior approval.

21) Q. Will I need to route traffic in and out (i.e. for a farm stand, market, etc.) in a particular way?

- A. This is something a lessee will need to work with the Park on. We are open to various options but, in the end, any city or local regulations take precedence so there may not be much flexibility.

22) Q. Who is responsible for maintenance of the home?

- A. In general, the building maintenance is shared. The lessee is responsible for the routine maintenance of the property. On the other hand, the NPS is responsible for capital improvements and major repairs to structures and systems. For example, if the furnace needs to be cleaned, or requires a new filter, the lessee will be responsible for taking care of it. If the furnace should need to be replaced, CVNP is responsible. However, it is the responsibility of the lessee to perform all scheduled maintenance and keep a record of services performed. If the furnace repair is due to negligent maintenance and maintenance records cannot be provided, the repair would then be the responsibility of the lessee. See the model lease for a detailed description of lessee and lessor responsibilities.

23) Q. If I wanted to dig a well for irrigation purposes, would that be permitted?

- A. If a lessee could provide a convincing case for attempting to drill a well for irrigation purposes (that might have some probability for success), it would likely be approved. However, drilled wells in the Valley have an abysmal record of success. Use of municipal water is apt to be more cost effective. Even pond building would probably be more cost effective. And irrigation water from the canal or river even more so.

24) Q. Should my plan be different from everything else the other farms are currently growing/selling?

- A. All things being equal, something new and different from current Initiative farm enterprises would be very welcome and desirable. But things are seldom equal. First, none of the current enterprises are even remotely capable of saturating the markets. We need more of what we already have – especially if you appear able to do it better! We are looking for farm enterprises likely to succeed well, over the long term. We are not interested in novel ideas from proposers that lack the knowledge, experience, and resources to effectively succeed.

25)Q. Is the climate different in the valley?

- A. No, the climate in the Valley, along the river, is not markedly different than the climate in the uplands along the river. Cold air does settle, of course, so there will be times when temperatures are somewhat cooler (including earlier/harder frosts). Still that does not seem to us a significant issue.

26)Q. Would I be allowed to use the river for irrigation?

- A. Yes, but you would need to work with local authorities regarding access.

27)Q. What if I decide to quit after a couple of years?

- A. Countryside Initiative leases are usually for sixty years. Few lessees will be around for the duration. Hence the lease document provides a careful process for terminating the lease for a variety of reasons, including the lessee's failure to live up to agreed upon responsibilities or a need/opportunity to pursue something else. Read Section 18 of the lease document carefully – it describes how to simply surrender one's leasehold rights back to CVNP, or how to transfer (subject to CVNP approval) one's leasehold rights to another party. In the latter case it may be possible to realize a certain amount of financial return or equity (assuming that the lessee has actually made significant improvements to the farm or establish a significant business enterprise).

28)Q. Is the field that's not a part of the property, owned by the Park?

- A. Field #12, which was originally offered as part of the Edgar Farm in the 2009 RFP (but is not part of the 2011 offering), is owned by the Park. Easy access to Field #12 for farming is very uncertain, and hence it has been removed from the current RFP.

29)Q. Is agritourism permissible?

- A. Yes, agritourism is permissible, and desirable. The Park expects lessees to have an ambitious agenda for engaging the public with their farms. But proposers should understand that all proposals are judged first, and most strongly, on the character, scope and scale of their farming operation. Agritourism is desirable, but secondary.

30)Q. Is the farm house expected to be the primary residence of the lessee?

- A. The RFP document (p. 14) describes CVNP's expectation that the farm house will normally be the lessee's primary residence. CVNP prefers that the person(s) holding the lease, and responsible for the site's long term management and stewardship, be on site pretty much 24/7 (and, no, that doesn't mean you can't take a vacation!).

However, should the lease holder have a farm manager/operator other than him/herself, the Park can/will approve such an arrangement.

31)Q. When can we take possession?

- A. Proposals are due October 5, and the evaluation, selection, and lease signing process should be completed before year's end. Taking possession should be possible by/before year's end.

32) Q. Would there be a specific move-in date or a time frame for when we would have to be in the house?

- A. No, the Park prefers that the property be occupied ASAP, but the lessee's circumstances can affect what is possible/practical. CVNP staff will work closely with lessees to find a mutually agreeable time. It is possible, that some significant work on the farms can be started prior to actual residency.

33)Q. Once the lease is signed, will the first rent payment be due?

- A. Yes, but it is possible the first payment could be postponed, depending on the lessee's circumstances. Reasonable needs will be accommodated if possible.

34)Q. What can we do with the house?

- A. Cosmetic changes to the house interior are normally permitted/approved, but must be done at the lessee's expense. Major structural changes to the house interior, at lessee's expense, would be judged on their merit, but are likely to be limited. Exterior changes, structural or aesthetic (color), are unlikely to be approved.

35) Q. If there is a maintenance issue inside the house, i.e., the furnace goes out, or a pipe bursts – who is responsible?

- A. See the model lease document (Section 11) for a detailed description of lessee/lessor responsibilities. In brief, though, lessees are responsible for minor and routine maintenance, and the lessor is responsible for major failure of structural or operating systems.

36)Q. Will I need to get renter's insurance?

- A. See Section 13 of the lease document for a detailed description of the lessee's insurance requirements including property, workers' compensation and employer's liability, general liability, and others. Current Countryside Initiative lessees have insurance policies with a variety of companies and agents, including FCCI Group of Insurance Companies, Westfield Group, Western Reserve Group, and Starkey Insurance Agency. While the Starkey agency specializes in farm insurance for all manner and size of farms, using such an agency is not a requirement for CVNP's farmers. CVNP does not endorse or recommend any specific carrier or agent. Proposers should contact one or more such agencies if they have specific questions related to their proposed enterprise.

37)Q. Can I install a security system?

- A. Yes, but this would need to go through CVNP's approval process. There have not been any security/vandalism issues on any of the current farms.

- 38) Q. Will carpeting be installed?**
- A. No, flooring in the Edgar farmhouse will remain “as is”. Lessees could install carpet, with approval, at their own expense.
- 39) Q. Some of the windows in the main farmhouse appear stuck and unable to open – can they be fixed?**
- A. Yes, CVNP will take care of these windows prior to lessee occupancy.
- 40) Q. Was the small building at Edgar ever tested for mold?**
- A. No, and that would become the lessee’s responsibility should he/she choose to rehabilitate the tenant house.
- 41) Q. Is the main house wired for internet?**
- A. No, lessees are expected to choose, and arrange for, whichever form of internet connection they prefer.
- 42) Q. Would either the National Park or the Village of Valley View have any objection to the erection of a small number (1-3) of yurts, teepees or other small non-permanent structures, for flexible short-term use by traveling farm volunteers or seasonal interns, agricultural entrepreneurs, and/or possibly artists-in-residence or overnight recreational visitors, depending on the needs of the growing operations? Would non-permanent structures of this type be more or less preferable to a permanent structure such as a small cabin?**
- A. It seems likely that either a few small non-permanent structures, or a small permanent structure for interns/visitors would be possible – subject to approval. Neither approach is necessarily preferable. Permanent structures, of course, would require a fuller (and more costly) permitting process.
- 43) Q. Would the Countryside program view favorably the erection of permanent structures such as chicken coops, farm stands, barns, sheds, etc which were undertaken using green building practices, and/or which engaged park users and members of the public in the actual building process?**
- A. The Park would certainly give a good proposal with such “add-ons” a fair evaluation. However, these questions do raise several PR, logistical, regulatory, and liability issues for a potential lessee. And, they are rather secondary to the purpose of this RFP – mainly a vibrant and successful farming/food enterprise.
- 44) Q. Does the Park encourage or enforce any specific (or non-specific) guidelines as far as riparian setbacks and livestock density or proximity? Are these considerations largely met by the property boundaries, or should any proposal including livestock in the river-adjacent fields include these considerations as part of the proposal?**
- A. The field boundaries shown in the RFP already reflect the Park’s required riparian buffers. Livestock density in a particular field is really about health management of the field’s grass and soil – if that is managed properly, riparian buffer size is not an issue. However see Question 6 above, regarding any livestock proposal using fields in the Cuyahoga flood plain.
- 45) Q. In addition to agricultural activities, would the Initiative consider a lease proposal that lists kayak rental as a possible side income stream? Would there**

be difficulty in obtaining an easement for river access at the sandy bend at Field #9? Other than the National Park, which agencies might be involved in answering this question? Would such a proposal be strengthened by a proposed limit to the volume of this type of activity? If not for kayak rental, what about for personal use?

A. The Countryside Initiative program has always assumed that many farms in the Park, like most farms on the outside, will need or want some form of off-farm income. See Question 8 above, and Evaluation Factor #7 (RFP, page 21). While a kayak rental operation in combination with a farming operation at the Edgar site might seem “a natural”, it would actually involve fairly complicated regulatory and liability issues related to river access and water safety – which the Park is already working on, in other contexts. Since that seems unlikely to be easily or quickly resolved, we believe there is little point to making a case for kayak rentals as a secondary business. Again, the key to a successful proposal will be a strong farming/food enterprise.

46) Q. Considering the location of this property with respect to the Cuyahoga River and Canal, how favorably would the Countryside Initiative view a proposal that included or emphasized good river stewardship or storm water best management practices? Would a proposer benefit at this particular property by having training and experience in this area?

A. The Countryside Initiative stresses environmental stewardship and sustainable production practices. Educational programs that communicate such practices to the public are appropriate and welcome. That, however, should be done within a context of a strong and ambitious farming/food enterprise.

Holland Farm 8-15-11 and 8-18-11

47)Q. Are the rent escalators different for the residence and rest of the farm?

A. See the RFP (page 14) and the Model Lease (Section 5) for a detailed discussion of how fair market value rent (required by law) has been determined for Countryside Initiative farms. All aspects of rent determination are explained in detail including the rent “escalators” (formulas for increasing rent from year to year). In brief, though, the rent escalator for the residence is based on annual changes in the Consumer Price Index (CPI) for local residential rents. That portion of fair market value rent involving the “productive value” of the farm is simply a percentage of the farm’s gross income. That percentage begins at 5% in year one, increases 0.5% per year for ten years, topping out at 10% at the end of year ten.

48) Q. How much detail about my building plans should I provide when submitting my proposal?

A. Proposals to lease a Countryside Initiative farm need to provide sufficient detail regarding any intended buildings to allow reviewers to judge whether the proposers actually have a clear and detailed understanding of whatever they are proposing. Detailed construction drawings are not required, but proposers should provide a description that indicates intended location, dimensions, general appearance, type of

construction, credible cost estimates, source of capital funds, timeline and so forth. In short, we need to be convinced that you actually understand the realities of what you are proposing, and have credible resources and plans to get it done. Once selected, a lessee will be expected to provide additional specific details for review and approval – being selected to lease a farm does not represent automatic approval of your proposal plans.

49) Q. How long is the proposal process?

- A. The proposal process has three basic phases. First the RFP is officially/publicly released/published. At least 60 days are allotted for proposers to respond. Once proposals are received, the process of reviewing, evaluating and scoring proposals also normally requires 30-60 days. Once potential lessees have been selected, it typically takes another 30 days to work through the details of the final lease document. From beginning to end, the entire process typically requires around 150 days.

50) Q. Is the move-in date negotiable?

- A. Yes, the Park will work with lessees to establish a move-in date that meets the needs of both parties. See questions #31 and #32 for additional detail.

51) Q. Is the barn next to the property available?

- A. The “Players Barn” next door was originally associated with the Holland farmhouse. It is now owned by the Village of Peninsula, and not part of this offering. Although ideas are occasionally floated to sell or swap the barn to the Park, nothing is in the works or likely in the foreseeable future. Even if such a transaction were to happen someday, the structure would require extensive and expensive renovation to make it usable once again as a barn

52) Q. If I make capital improvements, would they be applied toward the rent?

- A. Capital improvements to the farm site (such as barns, sheds, market stands, etc.) to support your farm business have no direct bearing on your rent (as in a reduction of residential or other rent). They would, of course, allow you to pursue your business enterprise more effectively. And they do represent a potential form of equity. For example, if you should need/choose to leave prior to completion of your 60 year lease, you have the option of trying to find someone to purchase the remaining time on your lease hold interest (subject to Park approval).

53) Q. If I put up a new building, does the lease value increase?

- A. No, except as noted above – presumably any new buildings will help make your farm enterprise more successful/profitable, and that would affect the dollar amount paid to the Park.

54) Q. Can I put up a temporary structure or fencing?

- A. The short answer is yes, subject to approval. And the approval process for temporary structures/fences is always quicker and easier than for permanent structures/fencing.

55) Q. Land contouring – OK? How much is allowable?

- A. In general, land contouring (disturbance, grading) is discouraged. It would depend entirely on the purpose, type and scale of the disturbance. How important is it for your proposed enterprise? A pond for irrigation, for example, would be considered, if requested.
- 56) Q. Can I go beyond the boundaries of the property (tap maple trees in the woods just outside the boundary, etc.)?**
- A. No, Countryside Initiative farms are expected to operate within the field boundaries shown in the RFP. In general, lessees do not have access to woodlands around or between fields.
- 57) Q. Along those lines, may I plant new trees (i.e. fruit orchard) just in front of the woods, as long as it is on the leased property?**
- A. As long as the proposed orchard trees are within designated field boundaries, and clearly part of the farmer's business enterprise, they would likely be approved.
- 58) Q. How is water supplied to the house? What about to the fields? Can water be drawn from steams/creeks?**
- A. Water for the Holland farmhouse, like most isolated houses in this section of the Valley, is hauled in by truck and stored in a cistern. Field #110A is located directly across from a fire hydrant at the entrance to the Boy Scout camp – and lessees could arrange to bring a water line under the highway for purposes of irrigation or livestock water. Presumably, rainwater could be collected/stored in rain barrels or a pond on either Fields #110A or #110B as well – subject to Park review and approval. There are no streams or creeks associated with the Holland property that could supply significant amounts of water.
- 59) Q. Can I dig a well?**
- A. Historically, dug/drilled wells in this area have not been successful. Lessees would need to provide credible new evidence that such an attempt could be successful to receive approval to proceed.
- 60) Q. At the end of the 60 year lease, do new buildings go toward the new rental value?**
- A. It is impossible to predict how the NPS will view this program and individual properties in 60 years so there is no certainty that the properties will be leased again or in the same manner. If the program remains, all farms in the Countryside Initiative must be reoffered competitively to the public. The property would be re-evaluated at that time taking into consideration whatever structures exist on site. Based on the program as it is today, new outbuildings would not affect residential rent, and may or may not impact productive value rent.
- 61) Q. What if I sell the lease in the 25th year?**
- A. See the answer to Question #27 above.
- 62) Q. What is the rent amount of the house?**
- A. As indicated on p. 19 of the RFP, the beginning monthly rent on the Holland farmhouse is \$725 per month. In the future, the rent will annually move up (or down) based on changes in the Consumer Price Index. See Question #47 above.
- 63) Q. How open is the Park to value-added processing – can I add new buildings?**

- A. Yes, the Park would be very amenable to value-added processing, including the addition of new buildings, if they should be needed. However, the number, type, scale, aesthetics of such structures would need to be approved. And sustainable, environmentally responsible forms of waste management would be required. That could result in the need to go through a careful evaluation process. Locating such structures near the farmhouse would probably be difficult due to the current septic system – locating the structures in fields #110A and #110B seems more likely.

64) Q. How long have the fields been fallow?

- A. The Holland fields have been in hay for many years -- but have not been mowed for the past two years.

65) Q. Is it OK to continue to grow hay in the fields?

- A. Continuing to grow hay on some or all of the Holland fields for a time would be acceptable, but simply raising and selling hay is not regarded as a good long-term use of the site. Given the quality of the soils and high visibility of the site, we anticipate it being used intensively for high value crops or livestock.

66) Q. May I keep livestock? What types?

- A. As noted in the RFP, on pages 6 and 7, the Countryside Initiative has no rigid categorical prohibition or exclusions for specific livestock species. However, exotic or newly popular livestock enterprises such as bison, elk, ostriches, emus, rheas, llamas, alpacas, miniatures, and equine boarding are of limited interest. We favor modern, intensive pasture-based enterprises using those species historically common to the Valley: cattle, swine, sheep, goats and poultry.

67) Q. I would like to possibly coordinate programs and “open house” type activities with some of the other farms. How could that be done?

- A. That would be possible, of course. You would need to submit an annual plan stating that this is one of the activities you would hope to pursue at your (and cooperating) farms. Park and Countryside staff would likely help coordinate and promote such programs

68) Q. During the house renovation process was all asbestos and lead removed?

- A. Yes; there are reports available for both houses that detail this.

69) Q. What are the liability insurance requirements for allowing public access to the farm?

- A. See Question 36 above and Section 13 of the lease document for a detailed description of all insurance requirements.

70) Q. So, if there is litigation for some reason, both the lessee and the Park will be parties in the suit?

- A. Again, see the lease document Section 13, for a good description of insurance requirements. Should a proposer be selected as a lessee, and have additional specific questions regarding insurance (and litigation implications), further detailed discussions with NPS legal counsel will be secured.

71) Q. If there is storm damage to the house, who would be responsible for repairs?

- A. That would normally be the responsibility of the lessee, and covered by the lessee's property insurance.

72) Q. Are all the renovations complete inside the house?

- A. The only major remaining renovation for the Holland house is installation of carpet throughout. That will be done at Park expense. Other flooring options would be at the lessee's preference and expense.

73) Q. Is there an expectation or requirement for residency in the house?

- A. See the response to Question #30 above.

74) Q. Regarding succession of the lease – can I leave it to my children or other heirs?

- A. In general, the answer is yes – subject to approval. The main issue would be credible evidence that your children/heirs are able and willing to do as good or better a job of meeting the responsibilities you signed up for (and presumably have been delivering on). Be aware, however, at the end of the 60 year leasehold period, the property must be reoffered to the general public on a competitive basis. Heirs would, of course, be eligible to compete. See Question #27 above.

75) Q. What if you have to leave? What will happen, especially if there have been extensive improvements made and there are no heirs or anyone willing to take over the lease?

- A. See the response to Question #27 above.

76) Q. How do I access the fields that are not contiguous to the property the house sits on?

- A. All of the Holland farm fields (#110A, #110B, and #205) have direct access off State Route 303 which have been used for years by prior farmers.

77) Q. Can I take soil samples?

- A. Yes, see the answer to Question #10 under Edgar, as well

78) Q. Your lease calculates the rent on the farm (not including the residence) as being tied to the sale of products from the farm. I may be taking products off the farm for use in an off-site restaurant. What does this mean for the farm rent for me if I get the lease?

- A. The Countryside Initiative tried to anticipate the likely range of farming operations we might experience, and out of that we developed a rent approach for the farm that we call the "productive component" rent. Generally, it is based on sales activity which is easily attributed to the farm (on site sales, farmers' market, etc.). We did not anticipate an arrangement where the farm product is taken off site, modified and sold. We would not expect to charge rent based on the offsite sale amount. However, it is important that all lessees pay a fair market rent for use of public land. Hence, NPS is asking all proposers in this kind of circumstance to present as part of their proposal an alternative way to calculate the farm rent. Ideally, any alternative approach to the rent would be based on a percentage of 'sales' and could be objectively documented through required tax filings or other account reporting. Final negotiations on the farm rent will take place if such a proposer is selected, or is a strong candidate for selection.

79) Q. Does the basement door on the north side of the house actually open?

A. Yes, it is presently swollen and stuck due to recent humid weather. CVNP staff will correct that prior to lessee occupancy.

80) Q. Is the satellite dish connected?

A. Those are never left hooked up. It will become the lessee's choice/responsibility to retain or remove the satellite dish.

81) Q. Where do the house downspouts run to?

A. The downspouts run underground and discharge out behind the house.