

**1<sup>st</sup> Addendum to RFB #121824**  
**House and 6.319 Acres,**  
**14170 Owenton Road, Frankfort, KY**

Per the bid package, the property is being sold AS-IS without warranty.

**Questions/Answers:**

- 1. Has an appraisal been completed for the property?**

*Commonwealth of Kentucky-Kentucky Department of Fish and Wildlife Resources secured two independent appraisals for a larger landholding that included the subject property. No appraisal specific to the subject property has been completed since the larger landholding subdivision.*

- 2. Is there a survey drawing that shows the entire Tract 1?**

*A survey was performed by QK4 to clearly define the boundaries of the property owned by the Commonwealth of Kentucky for the use and benefit of Kentucky Department of Fish and Wildlife Resources. By this survey one parcel was divided into two tracts for a total*

*of two tracts. Tract 1 (217.635 acres) is part of John A. Kleber Wildlife Management Area-House Tract.*

**3. Is the property in a flood plain?**

*According to the Kentucky Flood Hazard Portal, the house associated with the subject property was not included in the 1% chance of flood hazard, but other portions of the property are. Please see the attached map.*

**4. Is the access and utility easement (created by the plat) a Public or Private easement for the sole benefit of the Commonwealth/Dept. of Fish & Wildlife?**

*The ingress/egress easements are for the sole private use and benefit of the Kentucky Department of Fish and Wildlife Resources, there will be no public access available or developed upon or as a result of the easement.*

**5. What is the intention of running the Access and Utility easement across the property? Will the Commonwealth look to divide future tracts?**

*The intention of the 0.232 acre easement is to provide the Kentucky Department of Fish and Wildlife Resources private access to John A. Kleber Wildlife Management Area-House Tract if deemed necessary. Kentucky Department of Fish and Wildlife Resources has no intention to divide future tracts.*

6. Will there be restrictions in the deed transferred to the successful bidder? Can that document be shared?

*There are no additional restrictions to the subject property.*

7. Can the electric poles be shown on the survey, as they relate to the utility easement?

*This survey data is not available.*

8. Can the sanitary leach field be shown on the survey, as it relates to the access easement?

*This survey data is not available.*

9. Is there any available purity test results for the drinking water supply?

*Commonwealth of Kentucky has not performed any drinking water tests on the existing cistern.*

***End of Amendment #1 to RFB #121824***