

Custer County Conservation District #88

1508 Neptune Drive, Suite 1 • Clinton, OK 73601 • (580) 323-4875 • Fax (580) 323-6469

Our proposed building will be approximately 7,800 sq. ft., have parking spaces to accommodate 50 vehicles, meet all ADA requirements, as well as security for all USDA vehicles and equipment.

It will accommodate at least 23 employees from the following local and USDA government entities:

Custer County Conservation District # 88
Natural Resources Conservation Service, Field Office
Natural Resources Conservation Service, Technical Service Office
OCIO, International Technology Services
Farm Service Agency
Ag Credit

The above agencies serve approximately 2,460 people every year just from our county. The Technical Service Office serves 19 counties in and around western Oklahoma. The ITS division supports 10 counties. The Ag Credit division places 3-4 million dollars in the community per year through farm property and operating loans.

Wheeler Lowry, Vice-President, Oklahoma Bank and Trust Company has approved a lease/purchase agreement that will allow our District to build an office space. It is a lease/purchase agreement because District's cannot get a conventional loan due to bylaws stating that Board of Directors cannot enter into an agreement past the terms of their office. Out of the 87 District offices in Oklahoma, approximately 1/4, are owned by the local Conservation District.

We have previously discussed with both Mayor Allen Bryson and Grayson Bottom about our building project and the City of Clinton has made a commitment to our District to provide up to five acres of land in the NW 1/4 34-12N-17W along West Commerce Road between the Clinton Cemetery and ONG. At this time, we have received a letter from the USDA (see attachment) stating that they have chosen our offered site for the lease award pending signed contracts and a certified letter from the City of Clinton stating that the District will receive a Quit Claim Deed upon approval at the February 15, 2011 city council meeting, in lieu of, an actual deed in Custer County Conservation District's name at this time.

We are requesting that the City of Clinton write a certified letter stating that the proposed acreage of land will be deeded to us upon survey of site, city council approval, and any other legal ramifications that are required by law. Also, the USDA wants a copy of the deed to NW 1/4 34-12-17 attached to the certified letter. We need this certified letter and copy of the City's deed to enclose with our signed U.S. Government Lease for Real Property contracts that is due Friday, February 11, 2011.

Sincerely,

Bryan Hunter, Chairman, Board of Directors



United States
Department of
Agriculture



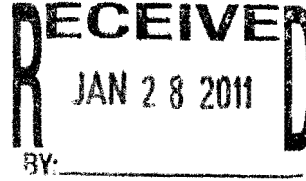
Farm Service
Agency

Oklahoma State
FSA Office
100 USDA, Ste. 102
Stillwater, OK
74074-2653

Telephone
405-742-1130

Fax
405-742-1177

Custer County Conservation District #88
Attn: Mr. Bryan Hunter, Chairman
1508 Neptune Drive, Suite 1
Clinton, OK 73601



January 27, 2011

RE: SOLICITATION FOR OFFERS No. OK-40039, CUSTER COUNTY USDA SERVICE CENTER

Dear Sirs:

The Government has preliminarily selected the site offered at approximately 500 West Commerce, Clinton, OK to offer for lease award. The enclosed documents which will become part of the lease, should be reviewed carefully and filled out completely, signed and initialed by the person(s) with authority to bind the ownership entity to the lease agreement. All signatures and initials must be made by this person(s). Please note that only a fully executed lease contract will bind the Government. The enclosed document package is assembled in the following order:

- SF-2, U.S. Government Lease for Real Property – Three (3) originals are provided requiring signature by the lessor and a witness
- SFO – Previously initialed & submitted
- SFO Attachments as follows: (Previously initialed & submitted unless otherwise noted)
 1. USDA/OCIO/ITS Requirements
 2. Delineated Area
 3. Space Requirements
 4. GSA-1217, Lessor's Annual Cost Statement
 5. AD-2066, Rate Structure Sheet
 6. GSA-1364, Proposal to Lease Space
 7. GSA-3516, Solicitation Provisions
 8. GSA-3517, General Clauses
 9. GSA-3518, Representations and Certifications (As indicated in Part 9 through 11, you must obtain a DUNS Number and register in the Central Contractor Registration (CCR) system. Please begin this process immediately. Please provide me with your DUNS number by February 11, and a copy of your Active CCR registration by March 1, 2011.)
 10. GSA-12000, Prelease Fire Protection & Life Safety Evaluation
 11. Pre-Lease Building Security Plan

Please forward/return all completed documents to Nita Morris, Contracting Officer as soon as possible, no later than February 11, 2011 at the following address:

Nita Morris
USDA/FSA, Oklahoma State Office
100 USDA, Suite 102
Stillwater, OK 74074

If you have any questions, please contact me at (405)742-1043, or by email at:
nita.morris@ok.usda.gov

Sincerely,

Nita Morris, Real Property Leasing Officer
Enclosures



Allen Bryson, Mayor
Phyllis Smith, Ward 1
Terry Wheeler, Ward 2
Bob Marcy, Ward 3
Steve Jones, Ward 4

Office of the City Manager

Grayson Bottom, City Manager
City of Clinton, Oklahoma

November 22, 2010

Brian Hunter, Chairman
Custer County Conservation District
1508 Neptune Drive, Suite 1
Clinton, OK 73601

Steve Kelly
USDA-Natural Resource Conservation Service
1508 Neptune Drive
Clinton, OK 73601

Gentlemen;

This letter is to confirm our commitment to the Custer County Conservation District to provide, without charge, up to five (5) acres of land in the Northwest Quarter of Section 34, Township 12 North, Range 17 West. It is anticipated that this parcel of land would front (abut) West Commerce Rd. with an eastern boundary approximately 60 feet west of the ONG property line. The full metes and bounds configuration of the land has yet to be finalized.

As stated previously by Mayor Bryson and myself, we are excited about the opportunity to be a partner in this project. We look forward to moving forward at the appropriate time.

Sincerely,

A handwritten signature in cursive script that reads 'Grayson Bottom'.

Grayson Bottom



November 19, 2010

Board of Directors
Custer Co. Conservation District
1508 Neptune Dr., Suite 1
Clinton, OK 73601

RE: Loan Proposal

Dear Board:

Oklahoma Bank and Trust Company ("OB&T") is pleased to advise you of our approval to loan Custer Co. Conservation District \$1,000,000.00 for construction and permanent financing of the facility subject to the terms and conditions stated below. These terms are good for 120 days from the date of this letter, November 19, 2010.

Construction Terms and Conditions:

Description: \$1,000,000.00 construction loan
Term: 6 months
Repayment: Interest due at maturity
Collateral: First position real estate mortgage
First position UCC-1 filings on Accounts
Receivables, Inventory and Equipment
Rate: Fixed at 5.00%

Permanent Financing Terms and Conditions Modifications:

Term: 15 year note based on an fifteen (15)
year amortization
Rate: Fixed at 5.00%
Repayment: \$7,946.47 principal and interest payable monthly



Board of Directors
Custer Co. Conservation District
November 19, 2010
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All fees and out-of-pocket expenses associated with this loan including documentation, legal, survey, title opinion, appraisals, etc., are to be paid by the Borrowers.

If the above outlined terms and conditions are satisfactory, please sign where indicated below. If you have any questions or need additional information, please feel free to contact me.

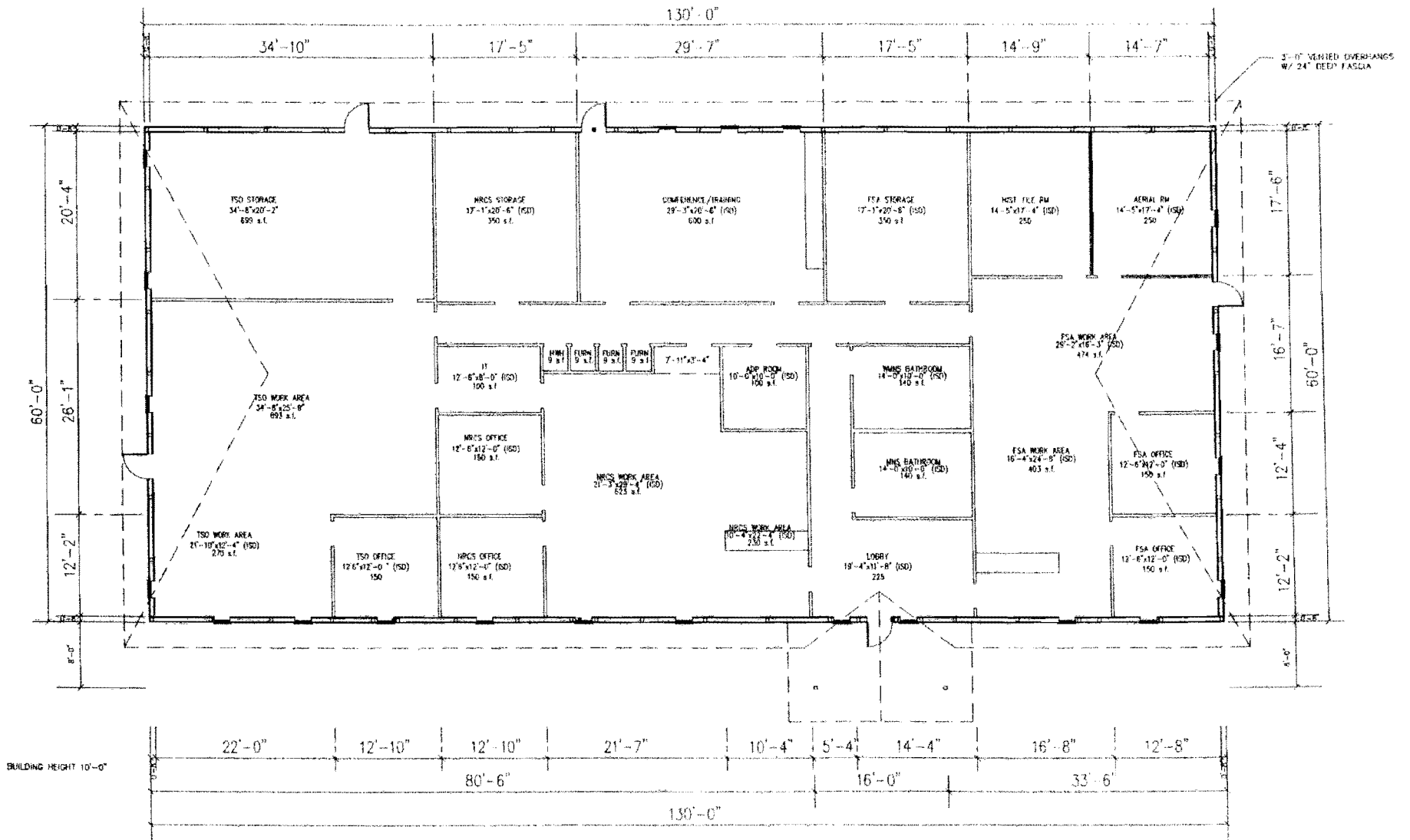
Sincerely,

Wheeler Lowry
Wheeler Lowry
Vice President

Custer Co. Conservation District

By: *Bryan Hunter*

11-23-10
Acceptance Date



**CUSTER COUNTY CONSERVATION
DISTRICT #88
1508 NEPTUNE DR, STE 1
CLINTON, OK 73601-9731**