

**Addendum # 03**  
**RFQ South Mountain Ave Property Sale**  
**Questions and Answers**

- What happens if the proposed zoning in the SOU master plan does not get approved and remains zoned as a University District? Could an individual buyer use the property if the proposed zoning is not approved by the city of Ashland?
  - No, an individual would not be able to develop land zoned as a university district.
- Where can SOU's Master plan be viewed?
  - <https://sou.edu/master-plan/>
- With Annexation versus Spot Change, will there be a trigger for an affordable housing requirement?
  - We are not aware of any real code provision which would require it. SOU is willing to have affordable housing as a consideration, not a requirement.
- Was there any discussion re: spot zoning?
  - Not that we are aware of.
- Is the light pole on the site a part of the sale?
  - No, SOU will retain the light pole.
- What is the power meter on the property used for?
  - The single power meter is for the light pole.
- What is connected to the property's water meter?
  - The property's water meter is connected to the SOU drip irrigation.
- The current bid timeline is contingent on May and June – would SOU be willing to adjust the timeframe?
  - The closing language can be adjusted and the timeline can be adjusted.
- Can language be added to the master agreement stating "...closing on the property will be 5 days after zoning is approved..."?
  - SOU would be open to negotiating the closing language and/or other contingencies language.

- If R2 zoning is not approved, is SOU open to other options?
  - SOU is open to exploring other options.
- Will an attendance list be released for this opportunity?
  - Yes, an attendance list will be released as an addendum
- Does SOU have a map of the how the drainage flows on the property?
  - Yes, please see addendum #4 for a map on how the drainage flows on the property.
- Can SOU please clarify what section 3.4 in Attachment A - Real Property Agreement means?
  - The Real Property Agreement provided in the bid document is a sample agreement. SOU is open to negotiating the terms of the Real Property Agreement.