# Moss Bluff Restoration and Conditional Purchase Agreement with Grantnomics and Future Energy Retrofit

## 1. Letter of Openness to Restoration

We, Moss Bluff Properties LLC, as owner of approximately 60 acres in Marion County, Florida, near the Moss Bluff Lock and Dam, authorize Fountara LLC to present this property for evaluation under state and federal restoration and resilience programs. This authorization does not convey ownership or create any lien; it simply allows site evaluation, grant discussions, and technical assessments.

Fountara LLC agrees to hold Moss Bluff Properties LLC harmless for all surveys, feasibility work, and grant-related planning activities.

## 2. Conditional Purchase Agreement

Purchase Price: $1.5 million, owner-financed. Payments will be made solely from verified grant awards or project revenues. Closing occurs only after cumulative grant or partner funding equals at least 20% ($300,000) of the purchase price.

If, after 24 months, no grants are awarded or the project is deemed non-viable, this agreement terminates and full ownership reverts to Moss Bluff Properties LLC.

Right-of-Entry remains active for surveys, mapping, and environmental assessments until termination. Moss Bluff Properties LLC remains indemnified for all work performed by Fountara LLC or its contractors.

## 3. Grantnomics: Funding Flow and Disbursement Plan

All incoming grants and partner funds will be deposited into Fountara LLC’s SAM-registered account. Funds will be distributed according to the following priority: (1) compliance and engineering costs, (2) restoration contractors, (3) insurance and audits, (4) landowner installments toward the $1.5M purchase, and (5) administrative overhead (not to exceed 10%).

Each disbursement cycle will follow grant verification and audit procedures, with transparent accounting to both the landowner and the granting agency.

### Sample Cash Flow (per $500,000 grant phase):

• 40% Restoration and invasive removal ($200,000)  
• 20% Hydrologic and ecological engineering ($100,000)  
• 20% Landowner principal payment ($100,000)  
• 10% Administration and reporting ($50,000)  
• 10% Insurance and contingency ($50,000)

## 4. Future Cooperative Energy Retrofit Partnership

Purpose: The parties acknowledge long-term potential to evaluate renewable-energy retrofits at the Moss Bluff Lock and Dam for hydropower or hybrid microgrid generation.

Intent: Fountara LLC may, after restoration grants are awarded, pursue a cooperative feasibility study with SJRWMD, FDEP, and the U.S. Army Corps of Engineers to examine the technical and environmental viability of installing low-impact turbines or related systems in existing discharge structures.

Process:  
1. No structural modification or construction occurs until separate approvals are issued by all relevant agencies.  
2. Any energy retrofit pilot is treated as a stand-alone cooperative project under its own funding and compliance framework.  
3. Moss Bluff Properties LLC retains approval rights for any energy-related construction.  
4. Ownership of any installed energy systems rests with the project operator; the land and dam remain public/private property.

Funding Alignment: Feasibility may be supported under DOE OCED, FDEP Resilient Florida, or NRCS Water-Energy Innovation programs. All funds follow the Grantnomics flow plan.

No Obligation: This clause does not obligate Moss Bluff Properties LLC or any agency to construct or fund energy systems. It only acknowledges mutual interest in exploring renewable-energy options consistent with environmental goals.

## Signatures

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Owner, Moss Bluff Properties LLC Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Authorized Representative, Fountara LLC Date