



ADDENDUM #4

May 29, 2015

TO

REQUEST FOR OFFERS TO PURCHASE

FOR

THE SALE OF REAL PROPERTY

**Parcel B – Mixed Use Retail/Residential Site
Eatontown, New Jersey**

Issued by the
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: February 20, 2015

**RESPONSES NOW DUE BY 12:00 P.M. EDT ON
June 26, 2015**

This Addendum is being issued to extend the proposals due date to June 26, 2015, extend the Q&A Deadline to June 19, 2015 at 5:00 P.M. and to respond to questions received via email.

Prospective bidders are advised to check back regularly at www.fortmonmouthnj.com for additional addenda.

Questions and Answers

1. **Q:** The Potential Purchaser is a single purpose limited liability company formed by two corporations pursuant to a joint venture agreement. The Potential Purchaser understands that it must complete a “Two-Year Chapter 51/Executive Order 117 Vendor Certification and Disclosure of Political Contributions” Form on behalf of the Potential Purchaser (as the “Business Entity”) and on behalf of each of the corporations (as the “owners” of the single purpose limited liability company). Given that the New Jersey Department of Treasury has issued guidance in the form of Q&A on its website that compliance documentation is only required “one generation up” for ownership, it is the Potential Purchaser’s understanding that the Potential Purchaser is not required to complete a “Two-Year Chapter 51/Executive Order 117 Vendor Certification and Disclosure of Political Contributions” Form on behalf of the owners of the corporations that own the single purpose limited liability company because those individuals are more than one level removed from the Potential Purchaser. Please confirm that the Potential Purchaser’s understanding is correct.

A: Potential Purchasers can rely on the Q&A posted on New Jersey Department of Treasury’s website for this RFOTP. Your analysis appears to be correct. Ultimately, it will be the New Jersey Department of Treasury Chapter 51 Review Unit that will determine whether a potential purchaser is in compliance with the political campaign contribution restrictions.

2. **Q:** Does the RFOTP permit the Potential Purchaser to subcontract the management, leasing and development of Parcel B to a third party entity?

A: The Potential Purchaser is permitted to subcontract the management, leasing, and construction however, they cannot subcontract the development of the project to another entity.

3. **Q:** Does anyone have as-built plans for both of the above structure? Dimensions? Building plans? Ceiling heights? Anything?

A: We do not have as-built plans. What we have can be downloaded at this link: <https://njfmera.sharefile.com/download.aspx?id=5a97f2cae5854254>

4. **Q:** Have any hazardous building materials (HBM) surveys been performed on the buildings in Parcel B? Such surveys would hopefully include PCB, asbestos and lead paint locations, quantities and sample results. If so, can you please provide the survey(s), I have been unable to find any after searching the FMERA site and the PICA site.

A: PCB - At present, there is only Non-PCB Class electrical equipment found at Parcel B Plus. The attached PCB document contains a history of PCB Class and PCB-Contaminated Class equipment use at Parcel B Plus dating back to 1989;

Asbestos - At present, the best source of information concerning asbestos at Parcel B Plus can be found in the FOST. The FOST documents can be found at the following link - <https://njfmera.sharefile.com/d/de6816d23347474f>

Lead-Based Paint - There are no buildings found at Parcel B Plus that were ever used to house families with children. As a result, no lead-based paint surveys were completed for Parcel B Plus;

Refrigerant Gases - Refrigerant gases were removed from buildings 1200 through 1205 by the Auctioneers Group back in October of 2014.