



DATE: January 11, 2022

REVISED TO CORRECT TYPOGRAPHICAL ERROR IN QUESTION #4

Addendum Number 4

Request for Proposals for Purchase or
Ground Lease with Purchase at End of Lease Term
US Route 1 North
Block 252, Lot 1.06 and 1.03
North Brunswick Twp., Middlesex Co., NJ
RERFP-0000044

****UPDATE--THE DEADLINE TO SUBMIT QUESTIONS HAS BEEN EXTENDED****

The deadline to submit questions has been extended to **1:00 p.m. on February 16, 2022.**

Questions regarding the RFQ/P must be submitted in writing, via e-mail to: QARED@njeda.com, no later than February 16, 2022 by 1:00 p.m. Phone calls will not be accepted.

Questions received after 1:00 p.m. on February 16, 2022 will not be answered in an Addendum.

The deadline for submission of proposals remains 1:00 p.m. on March 16, 2022.

QUESTIONS AND ANSWERS

QUESTIONS REGARDING PROPERTY:

1. Question: I would appreciate it if you would kindly provide me with the street address for the site, for when I reviewed the Langan Engineering Survey in the package, only Block 252, Lot 1.03 is outlined. In other words, it does not show Lot 1.06.
I'm trying to understand the total size of the subject property, and understand approximately how large a warehouse could be built on that site.

Answer: A "street" address has not been ascribed to the property at this time. The survey with legal descriptions posted as Exhibit B includes both Lot 1.06 and Lot 1.03 and accurately reflects/describes the property and detention basin as 24+ acres.

2. Question: Please provide guidance for approximately how large a warehouse could be built on that site.

Answer: What can be developed on the site is governed by the local zoning ordinance. It is the responsibility of the Respondent to determine what can be developed under the local zoning ordinance and submit an offer accordingly.

3. Question: Are we able to schedule a call with PSEG regarding this property?

Answer: Proposer's/Respondent's may contact whoever they wish regarding the property. It is the Proposer's/Respondent's responsibility to determine what can be developed on the property, including what utilities may or may not service the location and submit an offer accordingly. EDA does not have contact information for these types of entities.

4. Question: Do you have an exact site address for the 26 acre property in North Brunswick? I am going to do a site visit tomorrow.

Answer: Please see response to Question 1 above regarding a street address for the site. You may use the address "630 US Route 1, North Brunswick, NJ" for GPS, MapQuest, Google Maps, Waze or other apps for directions to the site. That address is for the neighboring property with the Devry Institute on it. The vacant lots are located to the north (Lot 1.03) and south (Lot 1.06) of 630 US Route 1, South.

QUESTIONS REGARDING RFP:

1. Question: I have a question on the RFP for purchasing/leasing Block 252, Lots 1.03 and 1.06. It seems to mention on p. 1 that there's a site visit at 1 PM on Jan. 17, but to see Section 6.b for more information. Section 6.b (p. 10) doesn't mention any specific meetings and just gives a date range when people may take voluntary tours of the site.

Is there a specific meeting planned for this opportunity, or should I just go by Section 6.b and its date range for visiting?

Answer: Site tours are self-guided, at proposers' own risk. Proposers may visit the site until January 17, 2022 at 1:00 p.m. This is also the deadline for proposers to submit questions.

2. Question: I cannot open Exhibit H-1. Can you send it to me?

Answer: Exhibit H-1, Specimen Purchase and Sale Agreement can now be opened.