

February 6, 2014
ADDENDUM #2
TO
REQUEST FOR OFFERS TO PURCHASE
FOR

THE SALE OF REAL PROPERTY

Building 2627 – Charles Wood Pistol Range

Issued by the
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: November 22, 2013

Responses due by 12:00 P.M. EDT on February 24, 2014

REASON FOR ISSUE: This addendum provides:

- 1. Responses to questions received via email as of the February 5, 2014, 5P.M. Q&A Deadline**
- 2. Survey of the entire Tinton Falls section of the Charles Wood Area.**

- 1. Question:** “The photographs show that the land adjacent to the Pistol range is also available for purchase. The property to the north has several small structures, including sheds and an emergency shower. The land to the west and northwest of the range building contain several structures, one tall and steel, the other a long building with exhaust ventilation fans on the roof. Could you elaborate about these structures. What are they? What do they contain? How are they constructed? (movable? on foundations?, etc) If part of the fire training facility, have they been decommissioned?”

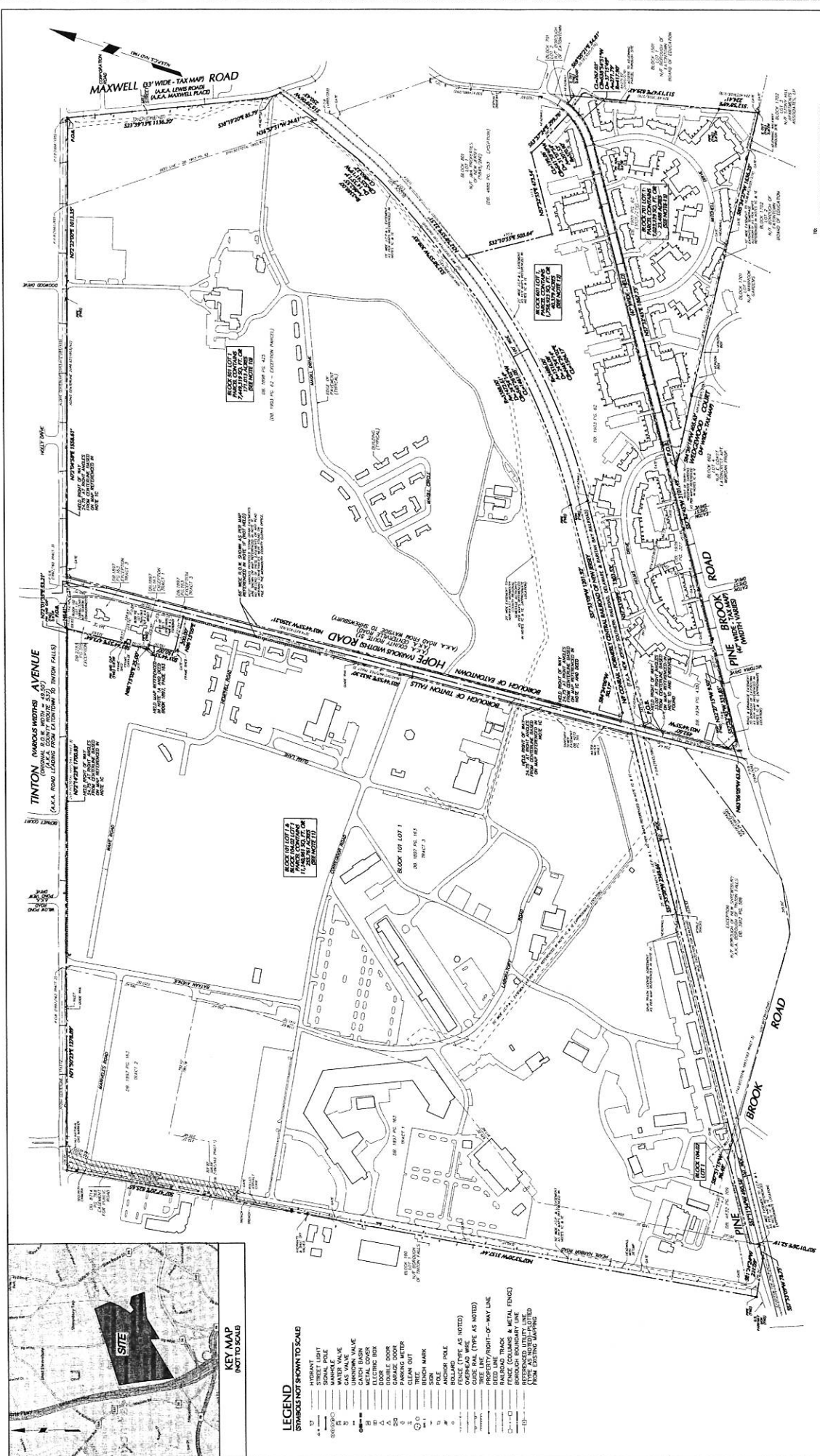
Answer: The tall building is known as a burn building or smokehouse. It was fed with gas and could be lit up to provide a smoke/fire environment for training fire fighters. It is tall as it was also used for training in repelling and other forms of high rescue. The other building housed a hazmat fire truck. It is basically an open garage space that is heated. We believe that both are pre-fab and can be moved.

- 2. Question:** “Is there a plan for bringing municipal utilities onto that part of the base so the range and surrounding businesses can connect to water, sewerage, etc.? Is there an actual land survey available for the area (not simple drawings or Google Maps)?”

Answer: Water will be available at or near the property line. Sewer and electric will reuse existing systems however; a meter pan will need to be installed for Jersey Central Power & Light to be able to meter the building(s). As the surrounding area gets redeveloped there may be a need in the future to reconnect/reconfigure connections to upgraded systems. Regarding the survey – we do have a survey of the entire Tinton Falls area of the Charles Wood Area but we do not have a survey of this particular parcel.

- 3. Question:** If the current 1 acre site available for sale is unfit for our intended use, specifically that it lacks the parking required to operate a commercial firearms range and retail store, and at least 1 additional acre is required for us to go to contract on the site, can we specifically qualify our offer so that we are not beholden to exclusively buying the otherwise unusable 1 acre site. Section 1.2 Paragraph 2 suggests that FMERA is under no obligation to even consider additional land as a part of the sale.

Answer: Yes, you can qualify your offer and would not be required to purchase only the 1 acre site. Any conditions placed on any offer could have an impact on the evaluation of that offer.



NOTES

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT AND THE REGULATIONS THEREUNDER.
2. THE SURVEY WAS CONDUCTED ON THE DATE INDICATED ON THE TITLE SHEET AND THE RESULTS THEREOF ARE SET FORTH HEREIN.
3. THE SURVEY WAS CONDUCTED BY THE PROFESSIONAL SURVEYOR NAMED ON THE TITLE SHEET AND HIS/HER SIGNATURE AND SEAL ARE HEREIN AFFIXED.
4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT AND THE REGULATIONS THEREUNDER.
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LEGEND

SYMBOLS NOT SHOWN TO SCALE

- 1. HOBANIT
- 2. STREET LIGHT
- 3. MANHOLE
- 4. VALVE
- 5. UNKNOWN VALVE
- 6. METAL COVER
- 7. DOUBLE DOOR
- 8. CLOSING BOX
- 9. PARKING METER
- 10. CLEAN OUT
- 11. BENCH MARK
- 12. SIGN
- 13. ANCHOR POLE
- 14. FENCE (TYPE AS NOTED)
- 15. CURB AND GUTTER (TYPE AS NOTED)
- 16. TREE LINE
- 17. RIGHT-OF-WAY LINE
- 18. SEED LINE
- 19. RAILROAD TRACKS & METAL FENCE
- 20. BOUNDARY LINE
- 21. TYPE AS NOTED (SEE LISTED FROM EXISTING MAPS)

KEY MAP
NOT TO SCALE

ALTA/MCSM LAND TITLE SURVEY

FORT MONMOUTH CHARLES WOOD AREA
BOROUGH OF LATENTOWN & BINTON FALLS
MONMOUTH COUNTY

LANGAN
PROFESSIONAL SURVEYOR

PROJECT NO. 10001701
DATE 11/27/22
SCALE 1"=400'
BY GAV
CHECKED BY BK

10/29/23 Date
11/27/22 Survey Field Commence Date
2 Sheet Number
10001701 Project Number
1 No. Pages

1. FORT MONMOUTH ECONOMIC DEVELOPMENT AUTHORITY
2. BINTON FALLS TOWN ENGINEERING & SURVEYING, INC.
3. BINTON FALLS TOWN ENGINEERING & SURVEYING, INC.
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