



ADDENDUM # 3

June 28, 2019

**REQUEST FOR SEALED BIDS
FOR
THE SALE OF REAL PROPERTY**

**Telecommunications Tower & Land
Oceanport, New Jersey**

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: June 10, 2019

Responses due by 12:00 P.M. EST on July 24, 2019

***THIS ADDENDUM #3 is being issued in response to questions submitted
online**

Questions & Answers

Q: My understanding is that the .58 acre parcel of land, the tower and the ground lease with FMERA are all for sale all as a package, correct?

A: Correct. However, it should be noted that the actual tower is owned by the tenant. Therefore, while the tower is included in the package, the ownership remains with the tenant.

Q: [Can you] take a few picture of the meter(s) at the site mounted on the meter board so that we can read the customer name under the meter? Please provide picture files as tif or jpeg from a mobile phone. [Can you] take a few pictures of the tower from a few hundred feet away viewing the antennas on the top of the tower? Please provide picture files as tif or jpeg from a mobile phone.

A: Potential Purchasers have the option to schedule a tour of the site through Regina McGrade, rmcgrade@njeda.com. Interested parties may take photos or video of the location, but must complete their own on-site work.

Q: We are requesting that the RFP state that your agency will agree to name an award within 30 days or by 8/24 and agree to return deposit funds to bidders who lose the bid within 30 days, or by 8/24 as well. Can you do this?

A: FMERA will not amend the RFB to include these terms. Please refer to section 1 of the RFB to review the anticipated timing for execution of a Purchase and Sale Agreement as well as for closing. Potential Purchasers have the option to withdraw their proposal and request a return of their deposit at any time.

Q: Please verify that T-Mobile West LLC is the current ground lease tenant with FMERA.

A: All leasehold information is available in Attachments 4 & 5 of the RFB. The lease is managed and operated by Crown Castle.

Q: Please provide the tax assessor parcel ID from the Borough of Oceanport, NJ.

A: When the Army transferred the property to the State of New Jersey, the property was transferred as several large tracts of land. Individual parcels are subdivided by deed at closing when the property is transferred to private ownership. The parcel of land associated with the telecommunications tower has not yet been assigned a lot and block number. Presently, the parcel is a portion of Block 110, Lot 2.