



Bid Offering Memorandum for a portion of:

Kingsland Redevelopment Area

**Meadowlands-Lyndhurst, North
Arlington & Rutherford,
New Jersey**

Prepared by:

CBRE, INC.

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TOWER CENTER II, 20TH FLOOR
EAST BRUNSWICK, NEW JERSEY 08816

May 22, 2014

CBRE



www.cbremarketplace.com/kingslandredevelopment



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1. Opening Statement

OPENING STATEMENT

CBRE, Inc. ("CBRE") has been retained on an exclusive basis by the New Jersey Meadowlands Commission ("NJMC") with respect to the offering for sale of the Kingsland Redevelopment Area (KRA) sites located in Lyndhurst, Rutherford and North Arlington, New Jersey ("The Properties"). All inquiries and communications with respect to the contemplated sale of The Properties shall be directed solely to CBRE.

Note that bidders must submit a single bid for all of The Properties as part of the Bid Documents submission.

In connection with the Bidder's review of The Properties and potential response to this Bid Offering Memorandum (BOM), CBRE is providing information in this BOM and is providing additional information concerning The Properties via a bidder's registration and access to the BOM website www.cbremarketplace.com/kingslandredevelopment. See enclosed instructions for accessing the additional website information on Page 5 herein.

The additional information contains selected information pertaining to The Properties, and has been prepared by CBRE primarily from information supplied by the NJMC and the New Jersey Department of Environmental Protection (NJDEP). The information is not purported to be all-inclusive or to contain all the information that a prospective bidder may require or desire. Neither CBRE, the NJMC, the NJDEP or any of their affiliates, agents or consultants make any representation or warranty, expressed or implied as to the accuracy or completeness of the information and no legal liability is assumed or to be implied with respect thereto.

CBRE and the NJMC expressly reserves the right at their sole discretion to reject any or all bids for The Properties and to terminate discussions with any party at any time with or without notice, as long as it is in the public interest. CBRE and the NJMC expressly reserve the right to consider price and other factors most beneficial to the State of New Jersey for any and all bids for The Property.

By receipt of this Bid Offering Memorandum, the bidder acknowledges they are undertaking this investigation of The Properties at their sole risk and expense and under no circumstances will any amounts expended by the bidder for its due diligence investigation or review be paid or reimbursed by CBRE or the NJMC. The statements contained in this BOM, are based upon the information furnished by the principals and sources which we deem reliable, for which the NJMC and CBRE assume no responsibility, but which we believe to be correct. Bidder or any party should not construe this information as legal or tax advice. You should consult your counsel, accountant or other advisors on matters related to the information in this BOM and additional information provided.

1. Notice to Reader

NOTICE TO READER

This document and other reports have been assembled or prepared by CBRE to provide advice and/or recommendations to the NJMC. The information contained in this or other provided reports is assumed to be relevant to The Properties, the marketing and disposition of these real estate development opportunities. CBRE and the NJMC, however, do not warrant the accuracy of the information contained in this or the other documents.

Prospective bidders are therefore advised and encouraged to undertake their own due diligence in order to satisfy themselves as to matters associated with The Properties. Any and all questions related to the Property shall be submitted in accordance with the Bid Process outlined below, regardless of whether the prospective bidder avails themselves of the New Jersey Open Public Records Act. Prospective bidders shall not enter The Property, without the prior written consent of CBRE and the NJMC.

Please be advised that, notwithstanding any statements to the contrary, nothing submitted as part of the bid process is confidential. Documents submitted pursuant to this bid process may be considered public documents under the New Jersey Open Public Records Act, N.J.S.A. 10:4-6 et seq. (OPRA). To the extent that a Bidder has a good faith belief that some portion of its proposal may be confidential within the meaning of OPRA or other applicable law, that portion of the proposal should be clearly marked. In the event of an OPRA request to which Bidder's proposal is responsive, the NJMC may contact Bidder for additional justification for the assertion of confidentiality. In the event that NJMC does not concur with Bidder that the portion of the proposal is confidential, NJMC shall provide Bidder as much notice as practicable of NJMC's determination. Bidder retains all rights to take such legal actions as it may deem appropriate.

The statements contained in this Bid Offering Memorandum (BOM), are based upon the information furnished by the principals and sources which we deem reliable, for which the NJMC and CBRE assume no responsibility, but which we believe to be correct. Prospective bidders should not construe this information as legal or tax advice. They should consult their legal counsel, accountant, engineer, architect, planner, or other advisors on matters related to this BOM.

2. Introduction

INTRODUCTION

CBRE on behalf of the NJMC is pleased to present the opportunity to bid on a unique multi property offering consisting of over 718 acres, many of which are developable in the center of the Meadowlands market. This total offering package represents a unique opportunity to acquire the largest remaining available developable acreage in the Meadowlands market area. For ease of identification, the properties in this offering are divided into six separate environmental areas comprising the total 23 separate parcels. The property summary below outlines the grouping of the available properties.

The Properties are within the Kingsland Redevelopment Area. The Kingsland Redevelopment Plan, dated 2011, is a long-range planning document that proposes land uses and building requirements in the redevelopment area. The Plan includes an outline for the development, rehabilitation or redevelopment of the subject area; area-specific planning objectives relating to land uses; population density; traffic and public transportation improvements; public utilities; recreational and community facilities; and other public improvements. Furthermore, the Plan sets forth its relationship to the NJMC Master Plan.

The Kingsland Redevelopment Plan supersedes the Meadowlands Golf Course Redevelopment Plan, which consolidated six NJMC redevelopment areas into one redevelopment plan.

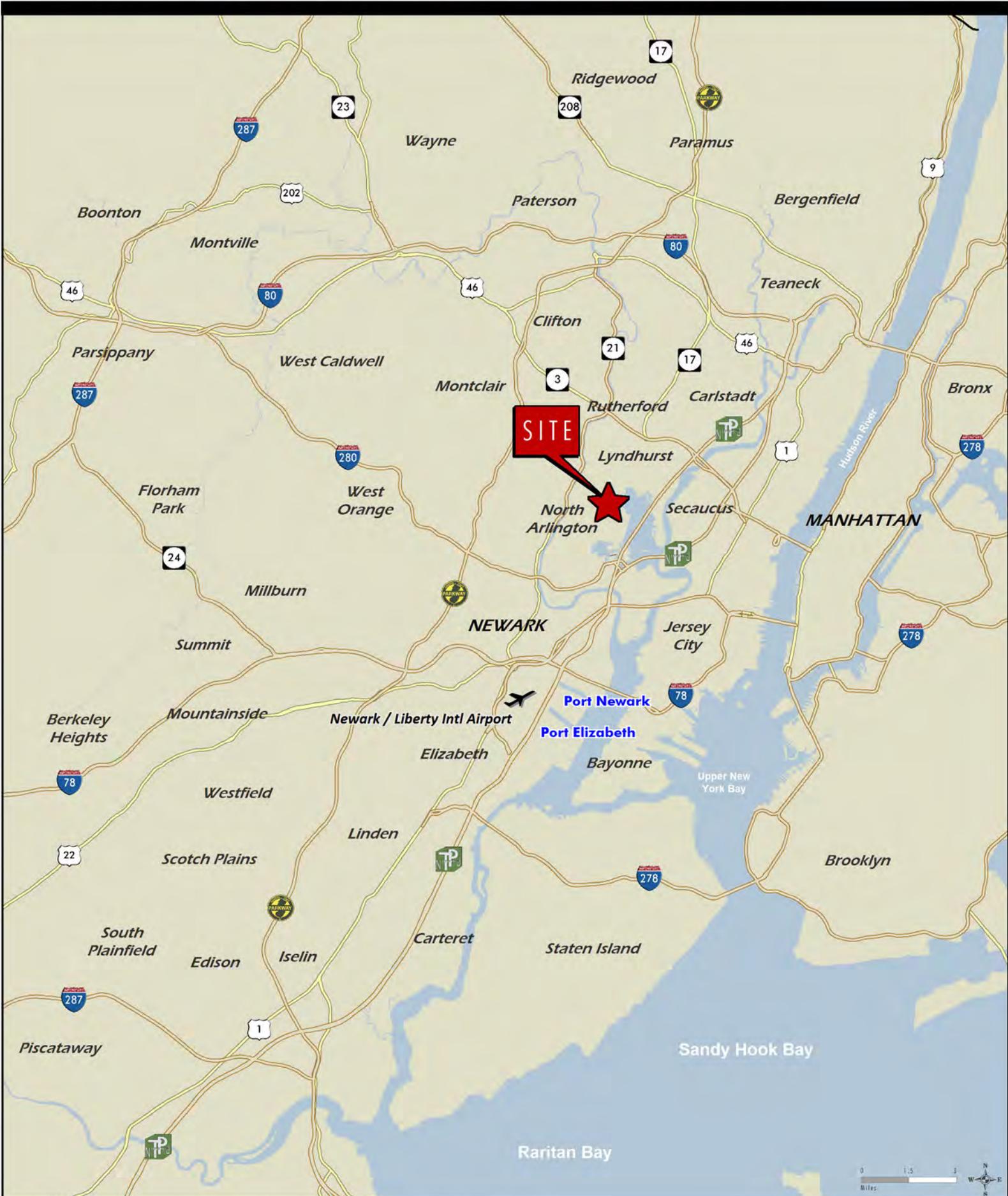
The Properties in this Offering are now owned by the NJMC and will be sold free and clear of liens with normal and customary title insurance available.

CBRE has been retained by the NJMC to manage a competitive bid process through the use of a Bid Offering Memorandum (BOM) for a 718.4 acre multi-site portion of the KRA. As part of CBRE's mandate and on behalf of the NJMC, we are soliciting bids from firms who may have a serious interest in acquiring the sites outlined in the following summary chart (The Properties).

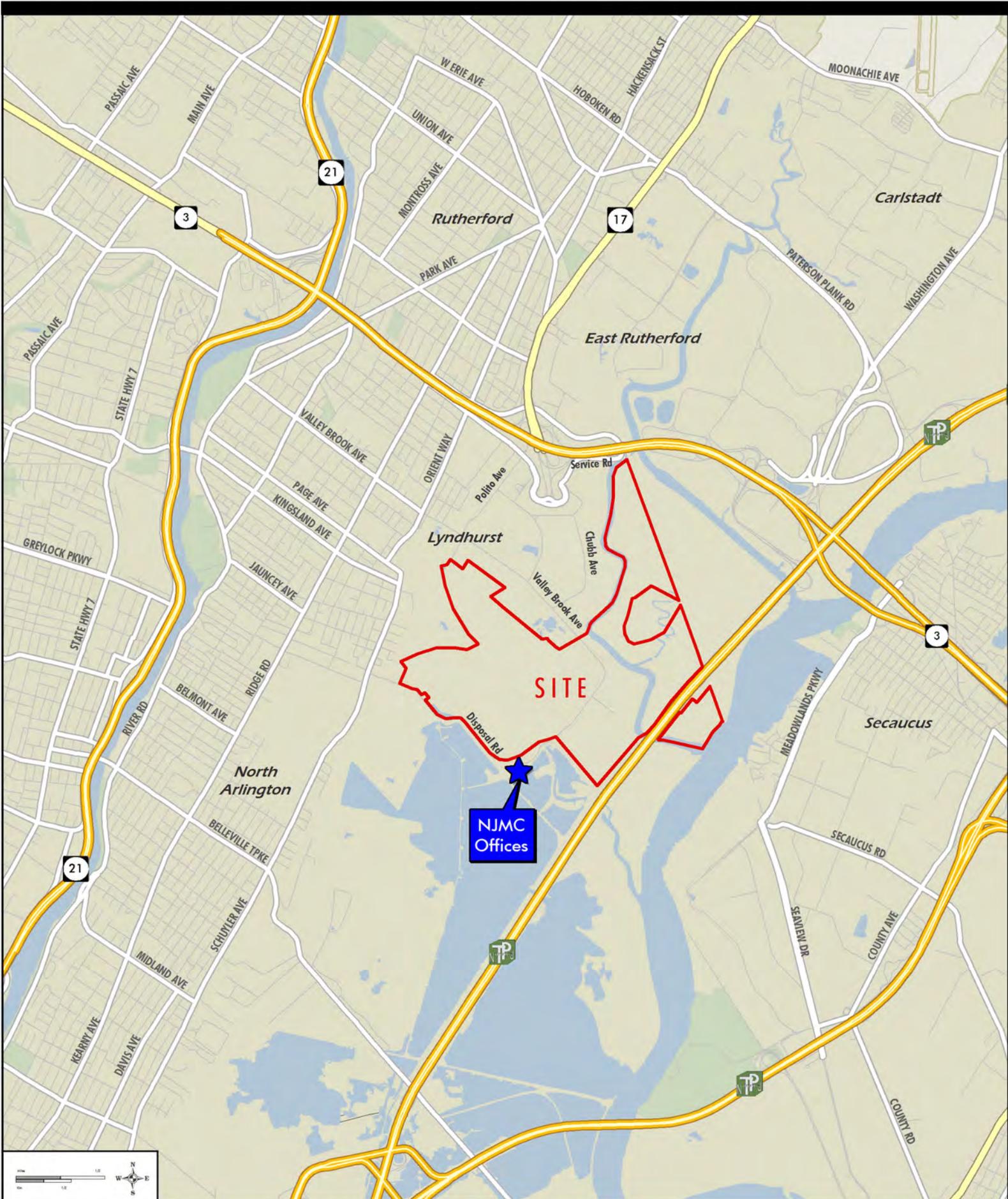
2. Introduction

PROPERTY SUMMARY CHART

Environmental Area	Tract #	NJMC Site Description Label	Municipality	Block	Lot	Approx. Tract Acreage
A	1	Rutherford West and Rutherford Northern Node sites are included in this tract	Rutherford	220	2.01	199.053
B	2	Rutherford East	Rutherford	220	14	38.081
	3	Rutherford East	Rutherford	220	15.03	
C	4	Lyndhurst	Lyndhurst	233	16.03	2.494
	5	Lyndhurst (Blackstrap)	Lyndhurst	233	15	64.655
	6	Lyndhurst (Blackstrap)	Lyndhurst	233	16.01	
	7	Lyndhurst (Blackstrap)	Lyndhurst	233	9.01	
D	8	Lyndhurst (Commerce Center)	Lyndhurst	233	10	58.991
	9	Lyndhurst (Commerce Center)	Lyndhurst	233	11	95.248
	10	Lyndhurst (Commerce Center)	Lyndhurst	233	12	
	11	Lyndhurst (Commerce Center)	Lyndhurst	231	9	
	12	Lyndhurst (Commerce Center)	Lyndhurst	231	10	
	13	Lyndhurst (Commerce Center)	Lyndhurst	231	11	
	14	Lyndhurst (Commerce Center)	Lyndhurst	231	12	
E	15	Avon Landfill	Lyndhurst	231	14	100.733
	16	Avon Landfill	Lyndhurst	233	14	
	17	Avon Landfill	Lyndhurst	231	15	
	18	Avon Landfill	Lyndhurst	231	P/O 16	
	19	Avon Landfill	Lyndhurst	235	30	
	20	Avon Landfill	Lyndhurst	235	P/O 29	
F	21	Kingsland Landfill	Lyndhurst	236	1.01	88.519
	22	Kingsland Landfill	North Arlington	193	4	70.66
N/A	23		Rutherford	219.01	76.02	0.1
					Total Acres:	718.434



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NJMC KINGSLAND REDEVELOPMENT AREA



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N/A	23		Rutherford	219.01	76.02	0.1

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3. Bid Process

BID AND SELECTION PROCESS/ EVALUATION CRITERIA

Summary

The intent of this bid process is to allow the prospective bidders to submit purchase offers that demonstrate their qualifications and ability to acquire all of the acreage. The following criteria will be used by the Evaluation Committee on behalf of the NJMC to determine whether a bidder shall be considered a qualified potential purchaser:

- a. Capability and qualifications of the developer
- b. The proposed economics for the NJMC and financing structure (this is exclusive of and in addition to the bid price)
- c. Prior Brownfields redevelopment experience of the bidder
- d. The bidder's experience in working with local and state agencies on similar sites
- e. The bidder's proposed time frame to achieve a closing for The Properties
- f. Bid Price

The NJMC expressly reserves the right to select and award a purchase contract to the bidder whose bid is most advantageous to the State, price and other factors considered.

The Bid Process will include the following:

1. Bid Offering Memorandum process is started May 22, 2014.
2. All interested bidders must complete the registration on the BOM website www.cbremarketplace.com/kingslandredevelopment. Please go to the website for full instructions. If there are any questions on the web-based registration process, please contact:

Jamie Dennison
Client Services Specialist
jamie.dennison@cbre.com
201-712-5873

3. Any questions regarding this BOM should be directed in writing via email, USPS, or overnight courier to:

CBRE, INC.

Two Tower Center Boulevard
Tower Center II, 20th Floor
East Brunswick, NJ 08816

Attn: Tom Sullivan

Tel 732.509.8920

Fax 732.509.8937

Email: thomas.sullivan@cbre.com

With a copy (cc) to:



3. Bid Process

[Christine Ferrante New Jersey Meadowlands Commission](mailto:Christine.Ferrante@NJMeadowlands.gov)

1 DeKorte Park Plaza
Lyndhurst, NJ 07071
201-460-3804
201-460-1722 – Fax
Christine.Ferrante@NJMeadowlands.gov

The deadline for submitting questions is July 1, 2014 4:00 PM EST.

Interested bidders are encouraged to frequently check the BOM website from the date and time the BOM is issued up to and including the due date and time of the bid opening for any updates, additional information and/or addenda pertaining to this BOM, as well as, for posted questions and answers.

4. Property tours are scheduled for June 10, 2014 and June 17, 2014 both from 9:00 AM – 12:00 PM. Full details for the tours are on the BOM website.
5. Bid submission due date is at 11:00 AM prevailing local time on July 24, 2014. Please review the enclosed Instructions to Bidders.
6. Primary and secondary bidders selected by the Evaluation Committee for The Properties by September 8, 2014, and subject to approval by a vote of the Board of the NJMC at its September 24, 2014 Commission Meeting.

BIDDER QUALIFICATIONS & INFORMATION

Submission Requirements

Parties who are interested should submit their bid documents in writing by July 24, 2014, 11:00 AM prevailing local time.

Participants shall not make verbal inquiries to the staff of the NJMC.

Q&A

All questions or inquiries regarding this BOM seeking clarification, interpretation, explanation or additional information shall be made in writing to CBRE and received via email, USPS or overnight courier no later than July 1, 2014 at 4:00 PM prevailing local time at the address indicated below. The Q&A cut-off date may be extended. Notice of any extension shall be provided at www.cbremarketplace.com/kingslandredevelopment and through email notice to all registered bidders.

CBRE, INC.

Two Tower Center Boulevard
Tower Center II, 20th Floor
East Brunswick, NJ 08816



3. Bid Process

Attn: Tom Sullivan

Tel 732.509.8920

Fax 732.509.8937

Email: thomas.sullivan@cbre.com

CC: melissa.nichols@njmeadowlands.gov

After receipt of a conforming bid, CBRE and the NJMC reserve the right to interview one or more bidders in the event they deem such action necessary or beneficial to the evaluation process. At any such interview a bidder may clarify but may not amend or supplement its proposal.

Bidder(s) understand and agree that they may seek independent verification of any information contained in the bid documents submission, and that neither NJMC nor CBRE shall be responsible to review, approve or concur with the results of any such independent verification except that any such results may be presented to NJMC during the Q&A along with a request for clarification, interpretation or explanation of the BOM. In such event the NJMC shall make an appropriate response to the request.

It is the intent of the NJMC to select a Primary and a Secondary Bidder for The Properties. For purposes of this BOM, the Primary Selected Bidder for The Properties shall have the first opportunity to complete its due diligence and close on The Properties.

In the event the Primary Bidder terminates its due diligence and/or does not close on The Properties within a reasonable period of time after award (as determined by the NJMC), the NJMC shall designate the Secondary Bidder for The Properties as the Primary Bidder for The Properties.

NJMC shall have no responsibility or liability for any claims or costs related to the expenses for or related to the review of this BOM or documents in the data room, any independent verification of information including in this BOM, submission of a bid, any due diligence after award, or preparation for closing on the Properties;

The NJMC has the right to determine that it is in the public interest to reject any or all bids and readvertise or elect not to proceed with the project at all.

NJMC shall have no responsibility or liability for any claims or costs based on any or all information in this document. The information in this document is provided for solely for reference purposes and Bidder's convenience. Bidders are responsible for performing their own due diligence and obtaining their own financial, legal, accounting, engineering, architecture, and technical advice.

Bid Outline

The bid submission is expected to provide the sole and complete response for each Bidder. All information is required and must be included in the responses to the BOM. After bid submission date, the bid may not be supplemented or amended.

3. Bid Process

Bid Documents for Submission

- Ownership Disclosure Form
- State of New Jersey – New Jersey Meadowlands Commission
 - Bid
 - Bid Security
 - Bidder’s Disclosure Form
 - Bidder’s Affidavit of Authorization
 - Moral Integrity Affidavit
 - Non-Collusion Affidavit
- State of New Jersey – Division of Purchase and Property – Two Year Chapter 51/Executive Order 117. Bidder Certification and Disclosure of Political Contributions

All Bid Submission Documents are enclosed as Exhibit A to this BOM and are also on the BOM’s website at www.cbremarketplace.com/kingslandredevelopment.

In addition to the Bid Documents for Submission above, please provide the following information as part of a bid:

Experience

- Provide a comprehensive summary of the Bidder, background of key individuals, how long it has been in business and a discussion of its experience developing similar sites.
- Provide a summary of the Bidder’s experience working with the various New Jersey governmental bodies and the public on projects of this size and nature.
- Provide a summary of the Bidder’s experience working with Brownfield redevelopment sites.
- Include a list of current development projects underway.

Financial Strength and Capability

In order to provide the NJMC with the ability to judge the bidder’s financial capacity and capabilities to undertake and successfully complete the purchase and undertake the proposed redevelopment, the bidder should submit certified financial statements for itself and its Parent(s) (person or business entity that directly or indirectly controls the Bidder and is not controlled by another business entity), if any, which include a balance sheet, income statement and statement of cash flow, and all applicable notes for the most recent calendar year or the Bidder’s most recent fiscal year. If certified financial statements are not available for the Bidder or the Parent, the bidder should provide for itself and its Parent, if any, either a reviewed or compiled statement from an independent accountant setting forth the same information required for the certified financial statements, together with a certification from the Bidder and/or the Parent(s) Chief Executive Officer and Chief Financial Officer, that the financial statements and other information included in the statements fairly present in all material respects the financial condition, results of operations and cash flows of the bidder as of, and for, the periods presented in the statements. In addition, the bidder should submit a bank reference.

3. Bid Process

If the information is not supplied with the proposal, the NJMC may still require the bidder and its Parent(s) to submit it. If the bidder fails to comply with the request within seven (7) business days, the State may deem the proposal non-responsive. A bidder may designate specific financial information as not subject to disclosure when the bidder has a good faith legal/factual basis for such assertion. A bidder may submit specific financial documents in a separate, sealed package clearly marked "Confidential-Financial Information" along with the proposal. The State reserves the right to make the determination to accept the assertion and shall so advise the bidder.

- Indicate the financial capability of the bidder by including a financial summary of current financial condition.
- Provide bank and other financial references.

Use and Development Strategy

- Identify clearly the contemplated use(s), giving sufficient background on other similar locations and/or developments that bidder has completed.
- Outline the proposed timing for the completion of each phase of the redevelopment.

Business Terms

- Offering price. Proposed price based upon The Properties delivered on an "as is" basis at time of closing.
- Unconditional assumption of all risk and transfer of all liability for existing and continuing environmental condition of the Properties and all remaining closure and post closure obligations, in accordance with applicable law and regulations.
- Bid Security – Bid security shall be 10% of bid amount up to a maximum security of \$20,000. Please be advised, the contract for this bid shall contain additional security deposit requirements.
- Time required to conduct due diligence studies.
- Details about how the offering price shall be financed by the Bidder.
- Details of any requested conditions or contingencies, and a rationale for requesting such conditions or contingencies
- Estimated closing date.

Property Tours for the properties are scheduled for:

June 10, 2014	9:00 AM – 12:00 PM
June 17, 2014	9:00 AM – 12:00 PM

3. Bid Process

Environmental Matters

The final agreement to be negotiated with the successful bidder will provide that, to the extent allowable by law, any future cost, responsibility and liability for any environmental remediation (including, without limitation, both on and off-site soil and groundwater contamination, landfill closure capping and leachate collection, any asbestos-containing materials, or other environmental matters relating to the land or structures) will be assumed by the successful bidder.

In addition, the final agreement will also provide that the successful purchaser will:

- Assume and complete the closure/remediation activities needed to complete site remediation which is not complete at the time of ownership transfer, in accordance with law, regulation, and permit requirements. As these requirements vary with the proposed use of the Properties, Bidder recognizes that this may require additional remediation and closure of completed sites based upon the uses proposed.
- Assume all post closure obligations for the Properties, in accordance with law, regulations and permit requirements.
- Assume full responsibility for any remaining compliance with the New Jersey Industrial Site Recovery Act ("ISRA"), including the posting of any required Remediation Funding Source in a form and amount satisfactory to the NJDEP.
- Assume any remaining wetland mitigation for the Properties.
- Provide for indemnification of the NJMC for all claims associated with environmental matters at The Properties.

4. Property Information

SITE PROFILE AND DEVELOPMENT INFORMATION

We are now soliciting bidders to participate in this BOM process who understand the value of these high profile sites and will work with the New Jersey Meadowlands Commission and the local townships to redevelop The Properties in a manner that will benefit the local towns and the Region. It is the NJMC's primary goal to sell The Properties on an "as is" basis to a bidder that understands the short and long term benefits of controlling +/- 718.4 strategically located acres in the Center of the NJ Meadowlands region.

The New Jersey Meadowlands Commission in 2010 acquired The Properties in Lyndhurst Rutherford and North Arlington known as the Kingsland Redevelopment Area sites. The NJMC now owns the properties and their goal is to sell the properties to a qualified bidder to allow the land to be developed properly and add local ratables as quickly as possible.

The Properties are located within the Kingsland Redevelopment Area and are subject to the Amended Kingsland Redevelopment Plan (Plan) dated 2011. The Properties must be developed in accordance with the zoning and land use standards within the Plan.

Bidders are advised that there are areas within the Meadowlands District which are tidally flowed. It will be bidders responsibility to ensure they have any needed grants for the planned use of this property.

Land Uses

The Kingsland Redevelopment Plan addresses the closure of the landfills and the development of a mix of uses, including, but not limited to, light industrial, warehouse, and commercial uses, sustainable development, recreation and preservation areas.

The implementation tool for land use in the District is based upon mapped zones established by the NJMC. The NJMC is authorized to adopt codes and standards with regard to the zoning and rezoning of lands within the Meadowlands District. The NJMC regulations also address redevelopment criteria. N.J.A.C. 19:3-5.1 et seq. sets forth zoning and planning requirements applicable to the redevelopment area.

The Kingsland Redevelopment Plan is the regulatory instrument for the Kingsland Redevelopment Area, along with the NJMC regulations, where applicable, and shall supersede all redevelopment plans and prior zoning for parcels of land contained within the redevelopment area. Please note that any zoning or planning standard not specifically addressed within this redevelopment plan is governed by the applicable review and regulatory criteria as set forth in the NJMC regulations.

The full Kingsland Redevelopment Plan contains the details on allowed land uses, bulk requirements, design criteria and additional development requirements and is posted on:

<http://www.cbremarketplace.com/kingslandredevelopment>

4. Property Information

Public Utilities

Potable water is provided to Rutherford by United Water New Jersey; to Lyndhurst by the Jersey City Water Department; and to North Arlington by the Passaic Valley Water Commission. Potable water supply to the NJMC is provided via connection to the Lyndhurst Water Department, which runs through the Lyndhurst Landfill. In addition, water supply to Jersey City runs through supply line(s) at or through the Avon Landfill. Public Service Electric and Gas (PSE&G) provides both gas and electricity to each of the municipalities in the redevelopment area.

4. Property Information

PROPERTY SUMMARY CHART

Environmental Area	Tract #	NJMC Site Description Label	Municipality	Block	Lot	Approx. Tract Acreage
A	1	Rutherford West and Rutherford Northern Node sites are included in this tract	Rutherford	220	2.01	199.053
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N/A	23		Rutherford	219.01	76.02	0.1
					Total Acres:	718.434

4. Property Information

NOTE: All prospective bidders must first register at www.cbremarketplace.com/kingslandredevelopment before visiting the Due Diligence room.

The BOM Website at www.cbremarketplace.com/kingslandredevelopment contains:

- Bid Offering Memorandum
- Property Surveys
- Title Insurance Information
- Kingsland Redevelopment Plan – January 2011
- June 10 and June 17 Property Tour Information
- Aerial and Regional Location Maps
- New Jersey and Meadowlands Industrial Real Estate Market Data
- Bid Submission Documents

For all 23 sites in each respective Environmental Area, the full details for due diligence review are located at:

New Jersey Department of Environmental Protection

Matthew J. Coefer, Chief Records Custodian
NJDEP – Office of Record Access
401 E. State Street, 6th Floor
Trenton, NJ 08625-0420
Contact: Matt Coefer
Email: Matt.Coefer@dep.state.nj.us
Phone: 609-633-1339

The NJDEP Due Diligence Room contains:

- Brownfield Redevelopment
- Compliance & Enforcement
- Financial Records (e.g. Loan/Grant Funding)
- Historic Preservation
- Manifest
- New Jersey Pollution Discharge Elimination System (NJPDES)
- Permitting (e.g. Air, Well)
- Site Remediation
- Solid & Hazardous Waste

4. Property Information

- Land Use Regulation
- Water Supply

The Files are grouped into nine categories as described below:

County	Request Description
Bergen	Kingsland Redevelopment Area North (Area A - Tract 1)
Bergen	Kingsland Redevelopment Area North (Area B - Tract 2 & 3)
Bergen	Kingsland Redevelopment Area North (Area C - Tract 4)
Bergen	Kingsland Redevelopment Area North (Area C - Tract 5, 6 & 7)
Bergen	Kingsland Redevelopment Area North (Area D - Tract 8, 9, 10, 11, 12, 13 & 14)
Bergen	Kingsland Redevelopment Area North (Area E - Tract 15, 16, 17, 18, 19 & 20)
Bergen	Kingsland Redevelopment Area North (Area F - Tract 21)
Bergen	Kingsland Redevelopment Area North (Area F - Tract 22)
Bergen	Kingsland Redevelopment Area North (Encap & KRDA General records): Records that entail information concerning the 7 Areas and Tracts that cannot be separated for the specific properties.

Area Description:

The Property's proximity to the Port of Newark/Elizabeth, the second largest container port in the U.S., and Newark Liberty International Airport is ideal for industrial seaport and air-freight related uses. New Jersey is the third largest industrial market in the country and based on expected growth at the Port, will continue to grow as a desirable industrial market.

Employers in the area list among their highlights the benefit of attracting employees from a diverse and sizable labor force in Central and Northern New Jersey, as well as New York. On average, New Jersey commuters travel up to 30 minutes each way to work. The Property's central location and its proximity to the State's extensive transportation network make it convenient for employees and visitors traveling to The Property from all directions.

Access:

The sites are easily accessed from Route 3 and Route 17. Route 3 is a state highway that runs east-west and bisects the District. Route 17 is a north-south roadway that runs along the western boundary of the District. Access to the redevelopment area from Routes 3 and 17 is provided via Polito Avenue, Wall Street West, the Route 3 Service Road, and Valley Brook Avenue, each of which are local two-lane roadways. The redevelopment area is easily accessed from the NJ Turnpike and Garden State Parkway via Route 3. NJ Transit's Bergen Line runs along the northern edge of the redevelopment area, and the Main Line cuts through the central portion.

4. Property Information

Present Land Use:

The majority of the land within the area is currently vacant and is primarily former landfill areas with 64.65 acres in Lyndhurst associated with a radio broadcasting use.

Air Transportation

The major airport in the state is Newark Liberty International Airport. Newark Liberty is easily accessible from the New Jersey Turnpike, the Garden State Parkway and US Routes 1&9. One of the fastest growing airports in the country, this 2,300-acres facility is the sixth largest airport in the world for passenger travel. Newark Liberty International Airport generates more than \$22 billion a year in economic activity and some 250,000 jobs in the metropolitan area. The airport accommodates most major domestic airlines, 25 international airlines, and nine cargo airlines.

The airport has three major recently completed and on-going improvements projects, costing a total of \$3.8 billion. Improvements include \$358 million monorail connecting the airport parking lots and a \$95.4 million project to upgrade airport roads and parking. Construction has begun on a \$110 million International Terminal, which will have 15 arrival gates, and be able to process 3,000 passengers per hour allowing the International Terminal to accommodate demands of the growing number of travelers. A recently completed \$58 million project added a new air cargo facility at the south end of the airport effectively doubling the airport's general cargo handling capacity.

Shipping Transportation

Northern New Jersey has two major industrial seaports Newark/Elizabeth and Jersey City. These seaports are the largest by volume and land size on the east coast, they encompass over 2,100 acres and are fully integrated multi-dimensional sea, air, land and rail cargo facilities. The Port Authority is currently undergoing several massive capital projects to increase volume and commerce to New Jersey and New York. Since 2006 the Port Authority has been dredging the harbor to a depth of 50 feet to allow larger vessels into the berths. In 2013 the Port Authority finalized the plans and implemented a billion dollar project to raise the height of the Bayonne Bridge to allow larger vessels to berth at Port Newark/Elizabeth. They are putting the final touches on the ExpressRail project to increase efficiencies in the land bridge rail system. Lastly the Port Authority is demolishing antiquated warehouse buildings to add more land for imports and exports of containers, autos, and raw materials within the ports boundaries. With the widening of the Panama canal these larger vessels that can carry 60% more containers will improve travel times and commerce into the northeast. The projections are that cargo imports and exports will continue to grow at a pace of 10% per year.

All of these projects will directly impact the Meadowlands and all of the sub-markets within New Jersey in a positive way. Increased maritime activity will attract more companies like Amazon and Wal-Mart to locate large distribution facilities within striking distance of New York City to serve a growing demand of consumers. The Meadowlands is poised to

4. Property Information

capture these tenants that want to obtain a larger market share and have a competitive advantage over their competition.

Education:

The many lifestyle benefits that educational institutions bring to a community are evident in the region. Approximately 90,000 college students attend classes every year in Northern/Central New Jersey and as a result, lectures, art exhibits, sports events and class monitoring are all available activities. Universities and colleges in the region include Princeton University, Rutgers University, Seton Hall University, Kean University, Fairleigh Dickinson University, Drew University, and Monmouth University.

Sports:

The MetLife Complex in East Rutherford, is situated approximately two miles north of The Property in Bergen County. The Meadowlands is home to the Giants and Jets professional football teams, the newly redesigned "American Dream" entertainment and retail complex, which is slated to open in 2015, the iZod Center and Meadowlands Race Track. The Prudential Center in Newark is home to the Devils professional hockey team. In Harrison, New Jersey, the Red Bull Arena acts as the soccer capital of New Jersey and houses the NY/NJ Red Bulls professional soccer team, while Riverfront Stadium is home to the Newark Bears minor league baseball team.

New York City:

New York City is situated approximately seven miles east of The Properties. All of the educational, cultural activities, retail shopping and dining amenities of the world's most dynamic city are easily accessible.

5. Real Estate Market Profile

REAL ESTATE MARKET PROFILE

Market Overview

The location of Lyndhurst and Rutherford within the northern New Jersey- New York metropolitan region presents numerous opportunities for industrial warehouse redevelopment. As the industrial real estate market continues to improve, people who live in the New York Metro region will still rely on staple products and services such as clothing, food, furniture, and entertainment.

There are few properties within the Meadowlands that can be developed for modern warehouse, through-put or distribution buildings. Most of these land sites are less than 5 acres and the building restrictions on setbacks, access, loading and parking requirements keep some of these sites as “non-development” until market and economic conditions vastly improve. There are larger (15 acres or more) land sites that can accommodate modern warehouses within the Meadowlands. Some developers are putting shovels into the ground and building on speculation as market conditions slowly improve. These developers include Hartz Mountain, Prologis, Russo Development and Catellus Development. All of these developers believe that a building that can be designed for today’s modern warehouse and logistics companies will be a successful project. Currently, some projects under construction include:

Developer	Location	Size	Status
Prologis	219-295 Route 1&9 Jersey City, NJ	878,000 SF	Leased to Peapod & Imperial Bag Under Construction
Hartz Mountain	100 Meadowlands Pkwy Secaucus, NJ	672,000 SF	Leased to Ferguson
Catellus Development	Route 46 & Route 17 Teterboro, NJ	151,000 SF	Under Construction
Russo Development	651 12 th Street Carlstadt, NJ	231,748 SF	Under Construction

This construction activity is a good indication that land sites are in demand and that the economy is looking healthier.

Industrial Market

The New Jersey industrial market comprises the third largest industrial market in the United States in terms of overall square footage. The large size of New Jersey’s industrial market is primarily due to its proximity to the New York/New Jersey Port system, which is a major access point for containerized product arriving from overseas. In addition, New Jersey has an extensive highway network that supports the efficient distribution of goods throughout the eastern United States.

5. Real Estate Market Profile

The New Jersey industrial market is comprised of two primary regions - Central New Jersey (396.1 million industrial square feet) and Northern New Jersey (400.8 million industrial square feet) - for an aggregate total of 796.9 million industrial square feet of rentable space. 76,851,495 square feet, 9.6 percent, of this inventory was available as of the first quarter 2014. The area achieved 2,220,670 square feet of positive net absorption in the first quarter. Currently, eleven projects totaling 9.9 million sq. ft. are being constructed fully on-spec. Compared to this time last year, overall construction is up 58.2%.

The majority of the industrial inventory within the Meadowlands and Northern New Jersey is comprised of warehouse and distribution space, consistent with the area's location and proximity to the New York/New Jersey port system.

Recent Market Activity

The activity discussed in this section relates to data from the end of the first quarter 2014.

The Northern/Central New Jersey industrial market experienced markedly improved performance in the first quarter, with 4.4 million square feet of gross leasing activity, a 708,364 square foot drop from the fourth quarter but a 2.1 million square foot improvement from than the same period last year. The major drivers of demand in Northern New Jersey included food, consumer product and third-party logistics companies. Third-party logistics companies generate the majority of demand in Central New Jersey.

The nearby Meadowlands industrial sub market is one of the strongest industrial real estate markets in the NY/NJ Metropolitan region. The submarket's availability rate remained above the state average at 8.7% in the first quarter, down 1.6% from the prior quarter. Net absorption was positive at 536,422 square feet up from this time last quarter. Most of the activity in the Meadowlands is consistent with tenants expanding or contracting within a 5 mile radius of their current location. Due to a lack of land for development and a shrinking industrial base with older buildings seeing new uses as retail and residential, there is a need for speculative construction for new modern warehouses.

Recent Market activity:

Tenant	Location	Size	Status
Amazon	Robbinsville, NJ Avenel, NJ	1,600,000 SF	Two locations Under Construction
Ferguson Plumbing	Secaucus, NJ	425,000 SF	Under Construction
Fed-Ex	Avenel, NJ	242,000 SF	Under Construction
Pea Pod	Jersey City, NJ	375,000 SF	Under Construction

5. Real Estate Market Profile

Average asking net lease rates in the Meadowlands submarket have remained tremendously consistent over the past year at \$6.19 per square foot per year. Average asking rates for Research and Development/ Flex Space are slightly higher at \$6.63 per square foot per year. Current projections by the New York/New Jersey Port Authority are that imports coming into Port Newark/Elizabeth will increase by 10% per annum over the next decade. As a result of this growth, the demand for functional high ceiling distribution space for companies servicing the Port should remain strong over the next ten years.

5. Real Estate Market Profile

**NEW JERSEY
INDUSTRIAL MARKET REPORT
SUBMARKET OVERVIEW
1st Quarter 2014**

Location	Base Square Feet	Available Square Feet	Availability Rate	Avg. Asking Lease Rate	Avg. Asking Sale Price	Square Feet Sold Space	Square Feet Leased Space	Square Feet Renewed Space	Net Absorption
Brunswick/Exit 9	24,684,853	2,831,786	11.5%	\$3.63	\$37.97	0	534,273	0	411,961
Carteret/Avenel	20,434,260	2,979,187	14.6%	\$6.50	\$92.50	0	0	0	(75,160)
Central Union	24,655,449	3,303,520	13.4%	\$5.27	\$65.51	72,000	0	0	30,730
Exit 8A	66,735,016	6,153,548	9.2%	\$5.54	\$59.76	69,000	841,392	0	119,662
Hunterdon	6,242,465	1,831,329	29.3%	\$3.37	\$23.39	0	0	0	0
Linden/Elizabeth	45,457,735	3,978,824	8.8%	\$6.65	\$69.11	0	292,160	82,500	777,874
Monmouth	24,190,730	2,018,074	8.3%	\$6.70	\$75.60	0	3,000	0	174,300
Princeton	9,846,509	737,712	7.5%	\$5.82	\$49.63	0	19,200	0	17,200
Rt 287/Exit 10	99,164,911	8,751,653	8.8%	\$4.35	\$47.49	707,720	842,132	130,222	447,935
Rt 78 East	9,768,961	1,036,671	10.6%	\$3.96	\$30.74	0	0	0	0
Somerset	37,491,917	3,487,112	9.3%	\$5.52	\$64.78	0	28,506	0	(69,935)
Trenton/295	27,484,652	3,224,665	11.7%	\$3.74	\$37.11	20,000	407,600	0	316,430
CENTRAL NJ	396,157,458	40,334,080	10.2%	\$4.87	\$56.09	868,720	2,968,263	212,722	2,150,997

Location	Base Square Feet	Available Square Feet	Availability Rate	Avg. Asking Lease Rate	Avg. Asking Sale Price	Square Feet Sold Space	Square Feet Leased Space	Square Feet Renewed Space	Net Absorption
Central Bergen	31,386,683	2,056,375	6.6%	\$6.62	\$80.39	0	258,367	14,098	217,913
Fairfield Market	17,153,594	1,508,697	8.8%	\$6.68	\$86.93	212,711	62,082	0	62,524
Hudson Waterfront	61,331,042	6,841,507	11.2%	\$5.78	\$71.56	0	235,900	441,728	(859,432)
Meadowlands	94,664,354	8,234,328	8.7%	\$6.14	\$78.25	1,175,908	648,125	30,510	582,753
Morris Region	42,890,760	5,538,642	12.9%	\$5.74	\$68.13	76,000	175,425	18,300	79,092
Newark	51,151,429	2,648,282	5.2%	\$5.13	\$54.82	0	34,000	0	(4,070)
North East Bergen	7,946,728	954,763	12.0%	\$6.19	\$94.00	0	21,378	23,000	(16,964)
North West Bergen	19,244,843	2,345,347	12.2%	\$7.23	\$64.37	233,000	58,290	0	(7,971)
Rt 23 North	553,533	143,432	25.9%	\$6.62	\$65.98	0	0	0	0
Rt 46/23/3 Interchange	56,723,314	5,062,113	8.9%	\$5.09	\$62.87	390,565	24,000	0	5,924
Suburban Essex	14,077,115	939,516	6.7%	\$4.20	\$51.61	0	7,200	0	10,394
Rt 280 Corridor	3,713,850	244,413	6.6%	\$5.60	\$73.86	0	0	0	0
NORTHERN NJ	400,837,245	36,517,415	9.1%	\$5.90	\$70.15	2,088,184	1,524,767	527,636	69,673
NJ TOTAL	796,994,703	76,851,495	9.6%	\$5.39	\$62.92	2,956,904	4,493,030	740,358	2,220,670



INCLUDES SINGLE & MULTI-TENANTED BUILDINGS, 10,000 SF & LARGER

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6. Exhibits

EXHIBIT A

BID DOCUMENTS FOR SUBMISSION

INSTRUCTIONS TO BIDDERS

1.0 INTRODUCTION

The New Jersey Meadowlands Commission (NJMC), located at One DeKorte Park Plaza, Lyndhurst, New Jersey 07071 is requesting Bids for the purchase of the following properties: Bidders may only bid on all of the Properties defined below:

Environmental Area	Tract #	NJMC Site Description Label	Municipality	Block	Lot	Approx. Tract Acreage
A	1	Rutherford West and Rutherford Northern Node sites are included in this tract	Rutherford	220	2.01	199.053
	2	Rutherford East	Rutherford	220	14	38.081
B	3	Rutherford East	Rutherford	220	15.03	
	C	4	Lyndhurst	Lyndhurst	233	16.03
5		Lyndhurst (Blackstrap)	Lyndhurst	233	15	64.655
6		Lyndhurst (Blackstrap)	Lyndhurst	233	16.01	
7		Lyndhurst (Blackstrap)	Lyndhurst	233	9.01	
D	8	Lyndhurst (Commerce Center)	Lyndhurst	233	10	58.991
	9	Lyndhurst (Commerce Center)	Lyndhurst	233	11	
	10	Lyndhurst (Commerce Center)	Lyndhurst	233	12	
	11	Lyndhurst (Commerce Center)	Lyndhurst	231	9	95.248
	12	Lyndhurst (Commerce Center)	Lyndhurst	231	10	
	13	Lyndhurst (Commerce Center)	Lyndhurst	231	11	
	14	Lyndhurst (Commerce Center)	Lyndhurst	231	12	
E	15	Avon Landfill	Lyndhurst	231	14	100.733
	16	Avon Landfill	Lyndhurst	233	14	
	17	Avon Landfill	Lyndhurst	231	15	
	18	Avon Landfill	Lyndhurst	231	P/O 16	
	19	Avon Landfill	Lyndhurst	235	30	
	20	Avon Landfill	Lyndhurst	235	P/O 29	
	F	21	Kingsland Landfill	Lyndhurst	236	
22		Kingsland Landfill	North Arlington	193	4	70.66
N/A	23		Rutherford	219.01	76.02	0.1
					Total Acres:	718.434

2.0 BID DOCUMENTS

2.1 Complete sets of the Bid Documents may be obtained as designated in the ADVERTISEMENT FOR BIDS. These Documents shall be used in preparing the bids. Only bidders who complete the bidder's registration on the BOM website www.cbremarketplace.com/kingslandredevelopment and obtain the Bid Documents, shall be allowed to submit a Bid. The NJMC assumes no responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bid Documents.

2.2 The NJMC and CBRE shall make copies of the Bid Documents available on the above terms only for the purpose of obtaining bids on the properties. The NJMC and CBRE do not confer a license or grant for any other use.

3.0 EXAMINATION OF BID DOCUMENTS AND PROPERTIES

3.1 Before submitting a Bid, each Bidder must: (A) examine the Bid Documents thoroughly; (B) visit the sites in order to familiarize himself with local conditions that may in any manner affect the cost of the properties; (C) familiarize himself with Federal, State, and local laws, ordinances, rules, and regulations that may in any manner affect the cost of the properties; and, (D) study and carefully correlate his own observations with the Bid Documents.

3.2 The submission of a Bid will constitute an incontrovertible representation by the Bidder that it has complied with every requirement of this Article and that the Bid Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions.

3.3 It is further agreed and understood that the successful Bidder will not use any of the information made available to it, or obtained in any examination made by it, as a basis or ground of a claim or demand of any nature against the NJMC or CBRE, arising from (or by reason of) any variance which may exist between the information offered and the actual conditions of the properties, except as may otherwise be so provided in the Bid Documents.

4.0 PRE-BID TOURS

4.1 There shall be two non-mandatory property tour dates for inspection of the properties. These dates and times are June 10, 2014, 9:00 AM-12:00 PM, and June 17, 2014, 9:00 AM-12:00 PM.

5.0 INTERPRETATION AND ADDENDA

5.1 Should a Bidder find discrepancies or omissions in any of the Bid Documents, or should it be in doubt as to their meaning, it shall immediately notify the NJMC or CBRE in writing, identify the discrepancies or omissions, and request a clarification of the Document's intent. In order to allow the NJMC or CBRE sufficient time to address inquiries regarding the Bid Documents, all inquiries must be RECEIVED by the NJMC or CBRE no later than 4:00 PM on July 1, 2014.

5.2 No interpretation of the Bid Documents will be made orally. All interpretation and supplemental instructions will be in the form of written addenda to the Bid Documents. Addenda will be emailed to all bidders who have obtained copies of the Bid Documents through registration on the marketing website www.cbremarketplace.com/kingslandredevelopment. The NJMC reserves the sole right to determine whether or not an extension of the bid date is necessary due to the nature of the inquiries.

5.3 Receipt of addenda must be acknowledged in the space provided for that purpose on the Bid Forms. Should a Bidder not acknowledge receipt of all addenda, it shall still be required to comply with said addenda.

5.4 All addenda shall become part of the Bid Documents and shall supersede the original Bid Documents. Subsequent addenda shall supersede previously issued addenda.

6.0 BID FORM

6.1 Sealed proposals must be submitted on the prescribed forms. Telephone, facsimile or e-mail/electronic bids shall not be accepted.

6.2 The Bid Forms must be completed in ink or by typewriter. The bid price must be stated in words and numerals. All blank spaces must be completed. Discrepancies between words and numerals will be resolved in favor of the words.

6.3 Bids by corporations must be executed in the corporate name by the president or a vice-president (or other corporate officer accompanied by evidence of authority to sign) and the corporate seal must be affixed and attested by the secretary or an assistant secretary. The name and title of the signatory, the corporate address, and the state of incorporation shall be typed below the signature.

6.4 Bids by partnerships must be executed in the partnership name by a general partner, whose name, title, and official partnership address must be typed below the signature.

6.5 The address and telephone number, for all communications regarding the Bid, must be provided.

6.6 Per NJSA 52:25-24.2, if the Bidder is a corporation or partnership, the Bidder shall complete the BIDDER'S DISCLOSURE FORM, setting forth the names and addresses of all its owners holding a ten (10) percent or greater interest in the corporation or partnership. If one or more such stockholder or partner is itself a partnership or corporation, the Bidder shall submit an additional Disclosure form for any such corporation or partnership its partners and owners who hold a 10 percent or greater interest. Disclosure shall be continued until names and addresses of every non-corporate stockholder and individual partner, exceeding the 10 percent ownership criteria established in the N.J.S.A. 52:25-24.2 has been listed. This requirement applies to corporations and partnerships of any type.

6.7 The Bidder shall complete the State of New Jersey – Division of Purchase and Property – Two Year Chapter 51/Executive Order 117. Bidder Certification and Disclosure of Political Contributions form. All Bidders are subject to the terms of N.J.S.A. 19:44A-20.13 et seq., and Executive Orders 117 and 118 (2008), which restrict the State from contracting with entities and persons that make certain political contributions.

6.8 Any Bid may be withdrawn prior to the time for termination of receipt of bids specified in the ADVERTISEMENT FOR BIDS.

7.0 BID SUBMISSION

7.1 Each Bid must be submitted in a sealed envelope with the Bidder's name, address, and telephone number clearly indicated on the outside of the envelope.

The envelope shall also be clearly marked, in large letters, as follows:

BID DOCUMENTS: Kingsland Redevelopment Area North, Lyndhurst, North Arlington, and Rutherford, New Jersey.

DO NOT OPEN

DELIVER TO: Christine Ferrante - New Jersey Meadowlands Commission, One DeKorte Park Plaza, Lyndhurst, NJ 07071

7.2 All the documents listed in the Bid Forms shall be enclosed in the sealed envelope with the Bid.

7.3 If a carrier service (such as Federal Express) is used to deliver the Bid; the sealed envelope containing the Bid shall be completed as noted above, and shall be placed into the carrier's envelope.

8.0 RECEIPT AND OPENING OF BIDS

8.1 To be considered valid, Bids must be received prior to the time specified herein. All Bids will then be opened and read aloud.

8.2 All Bidders agree the Bids shall remain open for 60 days after the day of opening, but the NJMC may at its sole discretion, release any Bid and return the bid security prior to that date.

9.0 BID SECURITY

9.1 Each Bid for the Properties must be accompanied by a bid security (in the form of a bid bond, issued by a surety licensed in the State of New Jersey; or a certified check, issued by a national bank or trust company) and payable to the order of the NJMC, for 10% of the bid amount up to a maximum bid security of \$20,000.. The bid bond must be executed by a company authorized to do business in the State of New Jersey.

9.2 The bid security shall be enclosed in the sealed envelope containing the Bid. The bid security will be held by the NJMC as security for fulfillment of the Bidder's promises set forth in its Bid; that it will not withdraw its Bid while it is being considered, and will execute the Contract if its Bid is accepted.

9.3 The successful Bidder, upon its failure or refusal to execute and deliver the contract, shall forfeit the bid security deposited with its Bid. The forfeited bid security shall be credited towards the damages suffered; which shall be defined as the difference between the amount

specified in the successful Bid and the amount for which the NJMC may contract with another party to purchase the properties covered by said Bid (if the latter amount be less than the former) together with any additional expenses incurred by the NJMC as a result of such Bidder's failure to enter into the contract; including, but not limited to, the expense for re-advertisement for bids and the processing of such bids. Any amount in excess of such damages shall be returned to the Bidder. Please be advised, the contract shall contain additional security deposit requirements.

9.4 Except as specified above said bid security shall be returned to the Bidder as hereinafter provided. Bid security will be returned to all except the three highest Bidders within ten working days after the formal opening of Bids, and to the three highest Bidders within 5 working days after the successful Bidder and the NJMC have executed the Contract. In the event that the Contract has not been awarded by the NJMC within 60 days after the opening of the Bids, bid security will be returned promptly upon the demand of any Bidder whose Bid has not been accepted.

10.0 RIGHT TO REJECT, WAIVE, OR ACCEPT

10.1 The NJMC may, price and other factors being considered and in the best interest of the State, reject any and all conforming, non-conforming or non-responsive bids if it is determined to be in the best interest of the State to do so; reject all bids as long as it is in the public interest or accept any bid that contains a non-material deviation or defect if acceptance is deemed to be in the best interest of the State. NJMC will not accept any bid which contains indemnification from or liability to the State and or the NJMC.

11.0 EVALUATION OF BIDS

11.1 The NJMC and CBRE may make such investigations, as they deem necessary to determine the qualifications of the Bidder; and the Bidder shall furnish all such information and data for this purpose as NJMC and CBRE may request. The State reserves the right to reject any Bid if the evidence submitted by (or the investigation of) such Bidder fails to satisfy it that such Bidder is properly qualified to carry out the obligations of the Contract.

11.2 In evaluating the Bids, the NJMC shall consider the qualifications of the Bidders and whether or not the Bids comply with the prescribed requirements. Using the qualification criteria listed in this section below, the Evaluation Committee on behalf of the NJMC shall perform an evaluation of each prospective bidder's submission for purposes of determining whether a prospective bidder is qualified to act as a purchaser and developer of The Properties. The NJMC shall reject or exclude from the bid process any prospective bidder that the NJMC, at its sole discretion, deems not qualified.

Evaluation Criteria:

- a. Capability and qualifications of the developer
- b. The proposed economics for the NJMC and financing structure (this is exclusive of and in addition to the bid price)
- c. Prior Brownfields redevelopment experience of the bidder
- d. The bidder's experience in working with local and state agencies on similar sites
- e. The bidder's proposed time frame to achieve a closing for The Properties
- f. Bid Price

The selection of the bidder shall be approved by a vote of the Board of the NJMC.

11.3 All bidders shall submit certified financial statements, prepared by a Certified Public Accountant, that shall include a balance sheet, income statement and statement of cash flow, and all applicable notes for the most recent calendar year or the bidder's most recent fiscal year. If certified financial statements are not available, the bidder should provide either a reviewed or compiled statement from an independent accountant setting forth the same information required for the certified financial statements, together with a certification from the Chief Executive Officer and the Chief Financial Officer, that the financial statements and other information included in the statements fairly present in all material respects the financial condition, results of operations and cash flows of the bidder as of, and for, the periods presented in the statements. In addition, the bidder should submit a bank reference.

12.0 AWARD AND SIGNING OF THE CONTRACT

12.1 Award of the Contract, if made, will be to the responsive Bidder whose Bid complies with the requirements stated herein, and whose evaluation indicates to the NJMC that the award will be in the best interests of the NJMC, price and other factors considered.

12.2 The NJMC will award the Contract (or reject all bids) within 60 days from the bid opening date. If the NJMC requests and the Bidders agree, the Bids may be held open for consideration for such longer time as may be agreed.

13.0 BIDDER PROHIBITIONS

13.1 No bidder shall pay, offer to pay, or agree to pay, either directly or indirectly, any fee, commission, compensation, gift, gratuity, or other item of value of any kind to any State officer or employee or special State officer or employee, as defined by NJSA 52:13D-13b. and i.e., in the Department of the Treasury or any other agency with which such vend or transacts or offers or proposes to transact business, or to any member of the immediate family, as defined by NJSA 52:13D-13i., of any such officer or employee, or any partnership, firm, or corporation with which they are employed or associated, or in which such officer or employee has an interest within the meaning of NJSA 52:13D-13g.

13.2 The solicitation of any fee, commission, compensation, gift, gratuity or other item of value by any State officer or employee or special State officer or employee, from any State bidder shall be reported in writing forthwith by the bidder to the Attorney General and the Executive Commission on Ethical Standards.

13.3 No bidder may directly or indirectly, undertake any private business, commercial or entrepreneurial relationship with, whether or not pursuant to employment, contract or other agreement, express or implied, or sell any interest in such bidder to, any State officer or employee, having any duties or responsibilities in connection with the purchase, acquisition or sale of any property or services by or to any State agency or any instrumentality thereof, or with any person, firm or entity with which he is employed or associated or in which he has an interest within the meaning of NJSA 52:13D-13g. Any relationships subject to this provision shall be reported in writing forthwith to the Executive Commission on Ethical Standards, which may grant a waiver of this restriction upon application of the State officer or employee or special State officer or employee upon a finding that the present or proposed relationship does not present the potential, actuality or appearance of a conflict of interest.

13.4 No bidder shall influence, attempt to influence, or cause to be influenced, any State officer or employee or special State officer or employee in his official capacity in any manner which might tend to impair the objectivity or independence of judgment of said officer or employee.

13.5 No bidder shall cause or influence, or attempt to cause or influence, any State officer or employee, or special State officer or employee, to use, or attempt to use, his official position to secure unwarranted privileges or advantages for the bidder or any other person.

13.6 The provisions cited above in paragraph 13.1 through 13.5 shall not be construed to prohibit a State officer or employee, or special State officer or employee, from receiving gifts from or contracting with bidders under the same terms and conditions as are offered or made available to members of the general public subject to any guidelines the Executive Commission on Ethical Standards may promulgate under paragraph 13.3.

14.0 BREACH OF REQUIREMENT OF CHAPTER 51 AND EXECUTIVE ORDER 117 (2008) (Also referred to as “Pay to Play Restrictions,” N.J.S.A. 19:44A-20.13 to -20.25, or Executive Order 134(2004))

14.1 In order to safeguard the integrity of State government procurement by imposing restrictions to insulate the negotiation and award of State contracts, including retention agreements, from political contributions that pose the risk of improper influence, purchase of access, or the appearance thereof, the Legislature enacted P.L. 2005, c.51 (codified at N.J.S.A. 19:44A-20.13 B 25) (Chapter 51), on March 22, 2005, effective retroactive to October 15, 2004, superseding the terms of Executive Order 134(2004). In addition, on September 24, 2008, Executive Order 117 was issued and made effective on November 15, 2008 (EO 117) which set forth additional limitations on the ability of executive branch agencies to contract with business entities that have made or solicited certain contributions. Pursuant to the requirements of Chapter 51 and EO 117, it shall be a material breach of the terms of the Bid Process for the Bidder to do any of the following:(A) make or solicit a contribution in violation of the Chapter 51 or EO 117; (B) knowingly conceal or misrepresent a contribution given or received; (C) make or solicit contributions through intermediaries for the purpose of concealing or misrepresenting the source of the contribution; (D) make or solicit any contribution on the condition or with the agreement that it will be contributed to a campaign committee or any candidate of holder of the public office of Governor, or of Lieutenant Governor, or to any State, county or municipal party committee, or any legislative leadership committee; (E) engage or employ a lobbyist or Special Counsel with the intent or understanding that such lobbyist or Special Counsel would make or solicit any contribution, which if made or solicited by the business entity itself, would subject that entity to the restrictions of Chapter 51 or EO117; (F) fund contributions made by third parties, including Special Counsels, attorneys, family members, and employees; (G) engage in any exchange of contributions to circumvent the intent of the Chapter 51 or EO 117; or (H) directly or indirectly through or by any other person or means, do any act which would subject that entity to the restrictions of the Chapter 51 or EO 117.

14.2 **Instructions and sample copies of the required forms are included in the Bid Forms and the completed forms must be submitted with the Bid.**

END OF INSTRUCTIONS TO BIDDERS

OWNERSHIP DISCLOSURE FORM

DEPARTMENT OF THE TREASURY
 DIVISION OF PURCHASE & PROPERTY
 STATE OF NEW JERSEY
 33 W. STATE ST., 9TH FLOOR
 PO BOX 230
 TRENTON, NEW JERSEY 08625-0230

EID NUMBER

BIDDER: _____

INSTRUCTIONS : Provide below the names, home addresses, dates of birth, offices held and any ownership interest of all officers of the firm named above. If additional space is necessary, provide on an attached sheet.

<u>NAME</u>	<u>HOME ADDRESS</u>	<u>DATE OF BIRTH</u>	<u>OFFICE HELD</u>	<u>OWNERSHIP INTEREST</u> (Shares Owned or % of Partnership)
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

INSTRUCTIONS : Provide below the names, home addresses, dates of birth, and ownership interest of all individuals not listed above, and any partnerships, corporations and any other owner having a 10% or greater interest in the firm named above. If a listed owner is a corporation or partnership, provide below the same information for the holders of 10% or more interest in that corporation or partnership. If additional space is necessary, provide that information on an attached sheet. Complete the certification at the bottom of this form. If this form has previously been submitted to the Purchase Bureau in connection with another bid, indicate changes, if any, where appropriate, and complete the certification below

If there are no owners with 10% or more interest in your firm, enter "None" below.

<u>NAME</u>	<u>HOME ADDRESS</u>	<u>DATE OF BIRTH</u>	<u>OFFICE HELD</u>	<u>OWNERSHIP INTEREST</u> (Shares Owned or % of Partnership)
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

COMPLETE ALL QUESTIONS BELOW

	<u>YES</u>	<u>NO</u>
1. Within the past five years has another company or corporation had a 10% or greater interest in the firm identified above? (If yes, complete and attach a separate disclosure form reflecting previous ownership interests.)	_____	_____
2. Has any person or entity listed in this form or its attachments ever been arrested, charged, indicted or convicted in a criminal or disorderly persons matter by the State of New Jersey, any other State or the U.S. Government? (If yes, attach a detailed explanation for each instance.)	_____	_____
3. Has any person or entity listed in this form or its attachments ever been suspended, debarred or otherwise declared ineligible by any agency of government from bidding or contracting to provide services, labor, material, or supplies? (If yes, attach a detailed explanation for each instance.)	_____	_____
4. Are there now any criminal matters or debarment proceedings pending in which the firm and/or its officers and/or managers are involved? (If yes, attach a detailed explanation for each instance.)	_____	_____
5. Has any Federal, State or Local license, permit or other similar authorization, necessary to perform the work applied for herein and held or applied for by any person or entity listed in this form, been suspended or revoked, or been the subject of any pending proceedings specifically seeking or litigating the issue of suspension or revocation? (If yes, attach a detailed explanation for each instance.)	_____	_____

CERTIFICATION : I, being duly sworn upon my oath, hereby represent and state that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein and thereby acknowledge that I am under a continuing obligation from the date of this certification through the completion of any contracts with the State to notify the State in writing of any changes to the answers or information contained herein. I acknowledge that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I recognize that I am subject to criminal prosecution under the law and that it will also constitute a material breach of my agreement(s) with the State of New Jersey and that the State at its option, may declare any contract(s) resulting from this certification void and unenforceable.

I, being duly authorized, certify that the information supplied above, including all attached pages, is complete and correct to the best of my knowledge. I certify that all of the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Company Name: _____

(Signature)

Address: _____

PRINT OR TYPE

(Name)

PRINT OR TYPE

(Title)

FEIN/SSN# _____

Date _____



STATE OF NEW JERSEY
NEW JERSEY MEADOWLANDS COMMISSION
BID

TO: The New Jersey Meadowlands Commission (NJMC)

This bid will not be accepted after 11:00 AM prevailing local time on July 24, 2014 at which time all bids will be publicly opened and read. The bidder agrees that this bid will not be withdrawn for a period of 60 calendar days after the closing time for receipt of bids.

(Name of Firm Submitting Bid)

The undersigned hereby acknowledges receipt of the following addenda:

<u>ADDENDUM NO.</u>	<u>DATE</u>
_____	_____
_____	_____

The following documents are included with this bid:

1. SCHEDULE OF BID PRICES
2. BID SECURITY
3. BIDDER'S DISCLOSURE FORM
4. BIDDER'S AFFIDAVIT OF AUTHORIZATION
5. MORAL INTEGRITY AFFIDAVIT
6. NON-COLLUSION AFFIDAVIT
7. FORMS Per PUBLIC LAW 2005 51 and Executive Order 117

The following Bid is hereby made to the New Jersey Meadowlands Commission.

The undersigned has examined The Properties and the Bid Documents. The bidder understands that information relative to The Properties as furnished in the Bid Documents or by the NJMC or its authorized agents, consultants or subconsultants, carries no guarantee expressed or implied as to its completeness or accuracy, and has made all due allowances therefore.

The undersigned Bidder declares that this Bid is made without connection to any other person or persons making Bids for the same work and is in all respects fair and without collusion or fraud.

The undersigned Bidder hereby agrees to be bound by the award of the Contract(s), and if awarded a Contract on this Bid, to execute the Contract and to furnish all other information required by the Bid Documents within the time limits specified.

The undersigned understands that the NJMC reserves the right to reject any or all Bids or to waive any informality or technicality of any Bid in the interest of the NJMC. NJMC also reserves the right to conduct a secondary bidding round with a selected group of short listed bidders, to be conducted within fifteen days from the above date.

If this Bid shall be accepted by the NJMC, and the undersigned shall fail to contract as aforesaid, the NJMC shall be entitled to recover from the Bidder those moneys as specified herein.



One award will be made for The Properties as listed below. Final determination of award will be made at the sole discretion of the NJMC after receipt and review of all Bids.

SCHEDULE OF BID PRICE

Purchase of The Properties

Environmental Area	Tract #	NJMC Site Description Label	Municipality	Block	Lot	Approx. Tract Acreage
A	1	Rutherford West and Rutherford Northern Node sites are included in this tract	Rutherford	220	2.01	199.053
	B	2	Rutherford East	Rutherford	220	14
3		Rutherford East	Rutherford	220	15.03	
C	4	Lyndhurst	Lyndhurst	233	16.03	2.494
	5	Lyndhurst (Blackstrap)	Lyndhurst	233	15	64.655
					16.01	
	7	Lyndhurst (Blackstrap)	Lyndhurst	233	9.01	
D	8	Lyndhurst (Commerce Center)	Lyndhurst	233	10	58.991
	9	Lyndhurst (Commerce Center)	Lyndhurst	233	11	
	10	Lyndhurst (Commerce Center)	Lyndhurst	233	12	
	11	Lyndhurst (Commerce Center)	Lyndhurst	231	9	95.248
	12	Lyndhurst (Commerce Center)	Lyndhurst	231	10	
	13	Lyndhurst (Commerce Center)	Lyndhurst	231	11	
	14	Lyndhurst (Commerce Center)	Lyndhurst	231	12	
E	15	Avon Landfill	Lyndhurst	231	14	100.733
	16	Avon Landfill	Lyndhurst	233	14	
	17	Avon Landfill	Lyndhurst	231	15	
	18	Avon Landfill	Lyndhurst	231	P/O 16	
	19	Avon Landfill	Lyndhurst	235	30	
	20	Avon Landfill	Lyndhurst	235	P/O 29	
F	21	Kingsland Landfill	Lyndhurst	236	1.01	88.519
	22	Kingsland Landfill	North Arlington	193	4	70.66
0.1						
N/A	23		Rutherford	219.01	76.02	0.1
					Total Acres:	718.434

Dollars _____ Cents

(Amount in Words)

(Amount in Figures)



If a Corporation:

Name of Company _____

Business Address _____

Business Telephone Number _____

Incorporated under the laws of the State of _____

Signature and Title of Bidder _____

(Signature)

(Typed Name)

(Title)

Name of President _____

Name of Secretary _____

Name of Treasurer _____

Dated _____

(Affix Corporate Seal Here)

If a Partnership, Individual, or Non-Incorporated Organization:

Name of Company _____

Business Address _____

Business Telephone Number _____

Signature and Title of Bidder _____

(Signature)

(Typed Name)

(Typed Title)

Dated _____

Names and Addresses of Company Members:

(Use Additional Sheets if Necessary)

STATE OF NEW JERSEY
NEW JERSEY MEADOWLANDS COMMISSION
Bid Security

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned _____ as Principal, and _____ as Surety, are hereby held and firmly bound unto the NEW JERSEY MEADOWLANDS COMMISSION (NJMC) for the penal sum of \$_____ for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns; effective on the latest date of signature at the end of the Contract.

The condition of the above obligations is such that whereas the Principal attached hereto and hereby made a part hereof to enter into the Contract.

NOW THEREFORE:

If said Bid shall be rejected; or in the alternate,

If said Bid shall be accepted and the Principal shall execute and deliver a contract which shall incorporate the terms and conditions contained in this Bid Offering Memorandum to the satisfaction of the NJMC, and shall furnish a bond for the faithful performance of said Contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said Bid, then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by an extension of the time within which the NJMC may accept such Bid; and said Surety does hereby waive notice of any such extension.

(Remainder of Page Intentionally Blank)

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

PRINCIPAL: _____
(Signature)

(Typed Name)

Date: _____

(Typed Address)

SURETY: _____
(Signature)

(Typed Firm Name/Address)

SEAL

STATE OF NEW JERSEY
NEW JERSEY MEADOWLANDS COMMISSION

BIDDER'S AFFIDAVIT OF AUTHORIZATION

State of _____

ss:

County of _____

_____ (Name of Bidder), being duly sworn, deposes and says that:

he/she resides at _____;

he/she is the _____ (Title) who signed the Bid Forms for this Contract;

he/she is duly authorized to sign, and that the Bid is a true offer of the Bidder, and the seal attached is the seal of the Bidder; and,

all the declarations and statements contained in the Bid are true to the best of his/her knowledge and belief.

(Signature)

(Typed Name)

Subscribed and sworn to
before me this _____ day
of _____ 20__.

(Notary Public)

My commission expires _____, 20__

STATE OF NEW JERSEY
NEW JERSEY MEADOWLANDS COMMISSION

MORAL INTEGRITY AFFIDAVIT

State of _____

ss:

County of _____

I, _____ (Name), the _____ (Title)

of _____ (Company), being first duly sworn, depose and say that:

The above named company has submitted a bid regarding this Contract to the New Jersey Meadowlands Commission;

The above named company wishes to demonstrate moral integrity to the satisfaction of the New Jersey Meadowlands Commission;

As of the day of signing this Affidavit, neither the above named company nor any of its owners, officers, or directors are involved in any Federal, State, or other governmental investigations concerning criminal or quasi-criminal violations, except as follows (If none, so state): _____

Neither the Company nor any of its owners, officers, or directors have ever committed any violation of a Federal or State criminal or quasi-criminal statute except as follows: (If none, so state): _____

Neither the Company nor any of its owners, officers or directors have ever been suspended, disbarred or otherwise declared ineligible by any agency or government from bidding or contracting to provide services, labor, material or supplies except as follows: (If none, so state): _____

Neither the Company nor any of its owners, officers or directors have ever been involved in any investigation, litigation, including administrative complaints or other administrative proceedings, involving any public sector clients during the past five years except as follows: (If applicable, set forth the nature and status of the investigation and, for any litigation the caption of the action, a brief description of the action, date of inception, current status and, if applicable, disposition.) If none, so state):

The company is incorporation in the State of: _____.

If the answer to the above question is a state other than New Jersey, that the company has received from the Secretary of State of New Jersey a certificate authorizing it to conduct business in New Jersey, and a copy of the certificate is enclosed with the Bid.

He/she is personally acquainted with the operations of the company, has full knowledge of the factual basis comprising the contents of this Affidavit, and that the contents are true.

STATE OF NEW JERSEY
NEW JERSEY MEADOWLANDS COMMISSION

NON-COLLUSION AFFIDAVIT

State of _____

ss:

County of _____

I, _____ (Name), of the municipality of _____
in the County of _____ and the State of _____ being
first duly sworn, depose and say that:

I am the _____ (Title) of the firm _____
the Bidder making the Bid for this Contract.

I execute the Bid with the full authority to do so.

Said Bidder has not directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above named Project.

All statements contained in said Bid and in this affidavit are true and correct, and made with full knowledge that the New Jersey Meadowlands Commission relies upon the truth of the statements contained in the Bid and this affidavit in awarding this Contract.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such Contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bona fide employees, or commercial or selling agencies maintained by the Bidder.

Subscribed and sworn to
before me this _____ day
of _____ 20__.

(Type or print name under signature)

(Notary Public)

My commission expires _____, 20__

STATE OF NEW JERSEY
NEW JERSEY MEADOWLANDS COMMISSION

FORMS AND INSTRUCTIONS FOR PUBLIC LAW 2005 51
AND EXECUTIVE ORDER 117 FOLLOW AFTER THIS PAGE.

INFORMATION AND INSTRUCTIONS For Completing The “Two- Year Vendor Certification and Disclosure of Political Contributions” Forms

Background Information

On September 22, 2004, then-Governor James E. McGreevey issued Executive Order 134, the purpose of which was to insulate the negotiation and award of State contracts from political contributions that posed a risk of improper influence, purchase of access or the appearance thereof. To this end, Executive Order 134 prohibited State departments, agencies and authorities from entering into contracts exceeding \$17,500 with individuals or entities that made certain political contributions. Executive Order 134 was superseded by Public Law 2005, c. 51, signed into law on March 22, 2005 (“Chapter 51”).

On September 24, 2008, Governor Jon S. Corzine issued Executive Order No. 117 (“E.O. 117”), which is designed to enhance New Jersey’s efforts to protect the integrity of procurement decisions and increase the public’s confidence in government. The Executive Order builds upon the provisions of Chapter 51.

Two-Year Certification Process

Upon approval by the State, the Certification and Disclosure of Political Contributions form (CH51.1R1/21/2009) is valid for a two (2) year period. Thus, if a vendor receives approval on Jan 1, 2009, the certification expiration date would be Dec 31, 2011. Any change in the vendor’s ownership status and/or political contributions during the two-year period will require the submission of new Chapter 51/EO117 forms to the State Review Unit. **Please note that it is the vendor’s responsibility to file new forms with the State should these changes occur.**

Prior to the awarding of a contract, the agency should first send an e-mail to CD134@treas.state.nj.us to verify the certification status of the vendor. If the response is that the vendor is NOT within an approved two-year period, then forms must be obtained from the vendor and forwarded for review. If the response is that the vendor is within an approved two-year period, then the response so stating should be placed with the bid/contract documentation for the subject project.

Instructions for Completing the Forms

NOTE: *Please refer to the next section, “Useful Definitions for Purposes of Ch. 51 and E.O. 117,” for guidance when completing the forms.*

Part 1: VENDOR INFORMATION

Business Name – Enter the full name of the Vendor, including trade name if applicable.

Business Type -- Select the vendor’s business organization from the list provided.

Address, City, State, Zip and Phone Number -- Enter the vendor’s street address, city, state, zip code and telephone number.

Vendor Email – Enter the vendor’s primary email address.

Vendor FEIN – Please enter the vendor’s Federal Employment Identification Number.

INFORMATION AND INSTRUCTIONS
For Completing The “Two- Year Vendor Certification and Disclosure of Political Contributions” Forms

Part 2: PUBLIC LAW 2005, Chapter 51 / EXECUTIVE ORDER 117 (2008) DUAL CERTIFICATION

Read the following statements and verify that from the period beginning on or after October 15, 2004, no contributions as set forth at subsections 1(a)-(c) have been made by either the vendor or any individual whose contributions are attributable to the vendor pursuant to Executive Order 117 (2008).

NOTE: Contributions made prior to November 15, 2008 are applicable to Chapter 51 only.

Part 3: DISCLOSURE OF CONTRIBUTIONS MADE

Check the box at top of page 2 if no reportable contributions have been made by the vendor. If the vendor has no contributions to report, this box must be checked.

Name of Recipient Entity – Enter the full name of the recipient entity.

Address of Recipient Entity – Enter the recipient entity’s street address.

Date of Contribution – Indicate the date of the contribution.

Amount of Contribution – Enter the amount of the reportable contribution.

Type of Contribution – Select the type of contribution from the list provided.

Contributor Name – Enter the full name of the contributor.

Relationship of Contributor to the Vendor -- Indicate relationship of the contributor to the vendor, e.g. officer or partner of the company, spouse of officer or partner, resident child of officer or partner, parent company of the vendor, subsidiary of the vendor, etc.

NOTE: If form is being completed electronically, click “Add a Contribution” to enter additional contributions. Otherwise, please attach additional pages as necessary.

Part 4: CERTIFICATION

Check box A if the person completing the certification and disclosure is doing so on behalf of the vendor and all individuals and/or entities whose contributions are attributable to the vendor.

Check box B if the person completing the certification and disclosure is doing so on behalf of the vendor only.

Check box C if the person completing the certification and disclosure is doing so on behalf of an individual and/or entity whose contributions are attributable to the vendor.

Enter the full name of the person authorized to complete the certification and disclosure, the person’s title or position, date and telephone number.

INFORMATION AND INSTRUCTIONS For Completing The “Two- Year Vendor Certification and Disclosure of Political Contributions” Forms

USEFUL DEFINITIONS FOR THE PURPOSES OF Ch. 51 and E.O. 117

- “**Vendor**” means the contracting entity.
- “**Business Entity**” means any natural or legal person, business corporation, professional services corporation, limited liability company, partnership, limited partnership, business trust, association or any other legal commercial entity organized under the laws of New Jersey or any other state or foreign jurisdiction. The definition also includes (i) if a business entity is a for-profit corporation, any officer of the corporation and any other person or business entity that owns or controls 10% or more of the stock of the corporation; (ii) if a business entity is a professional corporation, any shareholder or officer; (iii) if a business entity is a general partnership, limited partnership or limited liability partnership, any partner; (iv) if a business entity is a sole proprietorship, the proprietor; (v) if the business entity is any other form of entity organized under the laws of New Jersey or any other state or foreign jurisdiction, any principal, officer or partner thereof; (vi) any subsidiaries directly or indirectly controlled by the business entity; (vii) any political organization organized under 26 U.S.C.A. § 527 that is directly or indirectly controlled by the business entity, other than a candidate committee, election fund, or political party committee; and (viii) with respect to an individual who is included within the definition of “business entity,” that individual’s spouse or civil union partner and any child residing with that person.¹
- “**Officer**” means a president, vice-president with senior management responsibility, secretary, treasurer, chief executive officer, or chief financial officer of a corporation or any person routinely performing such functions for a corporation. Please note that officers of non-profit entities are excluded from this definition.
- “**Partner**” means one of two or more natural persons or other entities, including a corporation, who or which are joint owners of and carry on a business for profit, and which business is organized under the laws of this State or any other state or foreign jurisdiction, as a general partnership, limited partnership, limited liability partnership, limited liability company, limited partnership association, or other such form of business organization.
- “**Reportable Contributions**” are those contributions, including in-kind contributions, in excess of \$300.00 in the aggregate per election made to or received by a candidate committee, joint candidates committee, or political committee; or per calendar year made to or received by a political party committee, legislative leadership committee, or continuing political committee.
- “**In-kind Contribution**” means a contribution of goods or services received by a candidate committee, joint candidates committee, political committee, continuing political committee, political party committee, or legislative leadership committee, which contribution is paid for by a person or entity other than the recipient committee, but does not include services provided without compensation by an individual volunteering a part of or all of his or her time on behalf of a candidate or committee.
- “**Continuing Political Committee**” includes any group of two or more persons acting jointly, or any corporation, partnership, or any other incorporated or unincorporated association, including a political club, political action committee, civic association or other organization, which in any calendar year contributes or expects to contribute at least \$4,300 to aid or promote the candidacy of an individual, or the candidacies of individuals, for elective public office, or the passage or defeat of a public questions, and which may be expected to make contributions toward such aid or promotion or passage or defeat during a subsequent election, provided that the group, corporation, partnership, association or other organization has been determined by the Commission to be a continuing political committee in accordance with N.J.S.A. 19:44A-8(b).

¹ Contributions made by a spouse, civil union partner or resident child to a candidate for whom the contributor is eligible to vote or to a political party committee within whose jurisdiction the contributor resides are permitted.

INFORMATION AND INSTRUCTIONS For Completing The “Two- Year Vendor Certification and Disclosure of Political Contributions” Forms

- **“Candidate Committee”** means a committee established by a candidate pursuant to N.J.S.A. 19:44A-9(a), for the purpose of receiving contributions and making expenditures.
- **“State Political Party Committee”** means a committee organized pursuant to N.J.S.A. 19:5-4.
- **“County Political Party Committee”** means a committee organized pursuant to N.J.S.A. 19:5-3.
- **“Municipal Political Party Committee”** means a committee organized pursuant to N.J.S.A. 19:5-2.
- **“Legislative Leadership Committee”** means a committee established, authorized to be established, or designated by the President of the Senate, the Minority Leader of the Senate, the Speaker of the General Assembly, or the Minority Leader of the General Assembly pursuant to N.J.S.A. 19:44A-10.1 for the purpose of receiving contributions and making expenditures.
- **“Political Party Committee”** means:
 1. The State committee of a political party, as organized pursuant to N.J.S.A. 19:5-4;
 2. Any county committee of a political party, as organized pursuant to N.J.S.A. 19:5-3; or
 3. Any municipal committee of a political party, as organized pursuant to N.J.S.A. 19:5-2.

Agency Submission of Forms

The agency should submit the completed and signed Two-Year Vendor Certification and Disclosure forms, together with a completed Ownership Disclosure form, either electronically to cd134@treas.state.nj.us or regular mail at Chapter 51 Review Unit, P.O. Box 039, 33 West State Street, 9th Floor, Trenton, NJ 08625. Original forms should remain with the Agency and copies should be sent to the Chapter 51 Review Unit.

Questions & Answers

Questions regarding the interpretation or application of Public Law 2005, Chapter 51 (N.J.S.A. 19:44A-20.13) or Executive Order 117 (2008) may be submitted electronically through the Division of Purchase and Property website at <http://www.state.nj.us/treasury/purchase/execorder134.shtml>. Responses to previous questions are posted on the website, as well as additional reference materials and forms.

NOTE: *The Chapter 51 Q&A on the website **DOES NOT** address the expanded pay-to-play requirements imposed by Executive Order 117. The Chapter 51 Q&A are only applicable to contributions made prior to November 15, 2008. There is a separate, combined Chapter 51/E.O. 117 Q&A section dealing specifically with issues pertaining to contributions made after November 15, 2008, available at <http://www.state.nj.us/treasury/purchase/execorder134.shtml#state>.*



State of New Jersey
Division of Purchase and Property
Two-Year Chapter 51 / Executive Order 117 Vendor Certification and
Disclosure of Political Contributions

For AGENCY USE ONLY

General Information

Solicitation, RFP or Contract No. _____ Award Amount _____

Description of Services _____

Agency Contact Information

Agency _____ Contact Person _____

Phone Number _____ Agency Email _____

Part 1: Vendor Information

Full Legal Business Name _____
 (Including trade name if applicable)

Business Type Corporation Limited Partnership Professional Corporation General Partnership
 Limited Liability Company Sole Proprietorship Limited Liability Partnership

Address 1 _____ Address 2 _____

City _____ State _____ Zip _____ Phone _____

Vendor Email _____ Vendor FEIN _____

Part 2: Public Law 2005, Chapter 51/ Executive Order 117 (2008) Certification

I hereby certify as follows:

1. On or after October 15, 2004, neither the below-named entity nor any individual whose contributions are attributable to the entity pursuant to Executive Order 117 (2008) has solicited or made any contribution of money, pledge of contribution, including in-kind contributions, company or organization contributions, as set forth below that would bar the award of a contract to the vendor, pursuant to the terms of Executive Order 117 (2008).

a) **Within the preceding 18 months**, the below-named person or organization has not made a contribution to:

- (i) Any candidate committee and/or election fund of any candidate for or holder of the public office of Governor or **Lieutenant Governor**,
- (ii) Any State, county, **municipal** political party committee; OR
- (iii) Any **legislative leadership committee**.

b) **During the term of office of the current Governor(s)**, the below-named person or organization has not made a contribution to

- (i) Any candidate, committee and/or election fund of the Governor or **Lieutenant Governor**, OR
- (ii) Any State, county or **municipal** political party committee nominating such Governor in the election preceding the commencement of said Governor's term.

c) **Within the 18 months immediately prior to the first day of the term of office of the Governor(s)**, the below-named person or organization has not made a contribution to

- (i) Any candidate, committee and/or election fund of the Governor or **Lieutenant Governor**, OR Any State, county, **municipal** political party committee of the political party nominating the successful gubernatorial candidate(s) in the last gubernatorial election.

PLEASE NOTE: Prior to November 15, 2008, the only disqualifying contributions include those made by the vendor or a principal owning or controlling more than 10 percent of the profits or assets of a business entity (or 10 percent of the stock in the case of a business entity that is a corporation for profit) to any candidate committee and/or election fund of the Governor or to any state or county political party within the preceding 18 months, during the term of office of the current Governor or within the 18 months immediately prior to the first day of the term of Office of Governor.

Part 3: Disclosure of Contributions Made

Check this box if no reportable contributions have been made by the above-named business entity or individual.

Name of Recipient _____	Address of Recipient _____
Date of Contribution _____	Amount of Contribution _____
Type of Contribution (i.e. currency, check, loan, in-kind _____)	
Contributor Name _____	
Relationship of Contributor to the Vendor _____	
Contributor Address _____	
City _____	State _____ Zip _____

If this form is not being completed electronically, please attach pages for additional contributions as necessary. Otherwise click "Add a Contribution" to enter additional contributions.

Part 4: Certification

I have read the instructions accompanying this form prior to completing this certification on behalf of the above-named business entity. I certify that, to the best of my knowledge and belief, the foregoing statements by me are true. I am aware that if any of the statements are willfully false, I am subject to punishment.

I understand that this certification will be in effect for two (2) years from the date of approval, provided the ownership status does not change and/or additional contributions are not made. If there are any changes in the ownership of the entity or additional contributions are made, a new full set of documents are required to be completed and submitted. By submitting this Certification and Disclosure, the person or entity named herein acknowledges this continuing reporting responsibility and certifies that it will adhere to it.

(CHECK ONE BOX A, B or C)

- (A) I am certifying on behalf of the above-named business entity and all individuals and/or entities whose contributions are attributable to the entity pursuant to Executive Order 117 (2008).
- (B) I am certifying on behalf of the above-named business entity only.
- (C) I am certifying on behalf of an individual and/or entity whose contributions are attributable to the vendor.

Signed Name _____ Print Name _____
Phone Number _____ Date _____
Title/Position _____

Agency Submission of Forms

The agency should submit the completed and signed Two-Year Vendor Certification and Disclosure forms, together with a completed Ownership Disclosure form, either electronically to cd134@treas.state.nj.us, or regular mail at Chapter 51 Review Unit, P.O. Box 039, 33 West State Street, 9th Floor, Trenton, NJ 08625. The agency should save the forms locally and keep the original forms on file, and submit copies to the Chapter 51 Review Unit.

6. Exhibits

EXHIBIT B

PROPERTY SURVEYS

Please go to the marketing website to download the survey PDFs.
www.cbremarketplace.com/kingslandredevelopment