

Request for Proposals

July 18, 2011

Hallandale Main Post Office
500 South Federal Highway
Hallandale Beach, Florida
33009-9998

A. OVERVIEW

1. The Offering

The United States Postal Service ("Postal Service"), an independent establishment of the Executive Branch of the United States Government (39 U.S.C. 201), invites proposals from Investors, Developers, Contractors and other parties (the "Respondent(s)") interested in purchasing the above referenced Postal Service property and improvements thereon. The disposition of the Property from Postal Service to the successful Respondent(s) will be by Postal Service Purchase and Sale Agreement ("PSA").

The Postal Service has retained a Postal Service Representative to assist with the preparation, and issuance of this Request for Proposals ("RFP") and with the evaluation of offers submitted. Refer to section "Instruction and Information to Respondents" for further information.

The Postal Service may, after the initial evaluation of all offers, choose to continue evaluation of only those offers deemed most qualified and best able to meet the selection criteria.

2. Transaction Structure

Respondents to the RFP will be required to submit price proposals. The Respondents response to this RFP indicates intent to acquire the property.

Proposals should include acquisition of the fee simple interest in the Property and provide for an alternate location (exact street address, etc) for a replacement retail and carrier annex. The alternate location shall be built to Postal Service standards, including the general building and parking requirements as described in paragraph C of this RFP

B. THE EXISTING PROPERTY

1. Location and Surrounding Area

The Property is the Hallandale Main United States Post Office located at 500 S Federal Highway, Hallandale Beach, Florida.

Property Description

This asset presents a rare and unique opportunity for development in the Hallandale Beach area.

Property characteristics include the following:

- **Parcel Size:** The subject parcel is approximately 9.1 Acres (397,555 square feet)
- **Site Condition:** The property does is located within a 100-year floodplain.
- **Building Improvements:** The property is improved by one building with the following characteristics:
 - Approximate size:** 21,116 square feet
 - Number of Floors:** 1
 - Approximate Year Built:** 1987
 - Condition:** Good
 - Construction Description:** Masonry
- **Underground Site Conditions:** To the best knowledge of the Postal Service, there are no known underground conditions.
- **Utilities:** To the best knowledge of the Postal Service Project, the utilities available to the property include water, sewer, gas, electricity and telephone
- **Sewage disposal:** The sewer system has proven adequate for the existing use. The Postal Service does not warrant the adequacy of these utilities.
- **Environmental Considerations:** Materials containing non-friable Asbestos and lead based paint have been identified in the building. The selected purchaser will be required to conduct investigations of subsurface conditions, including soil and other environmental conditions in accordance with applicable standards of care to confirm the presence of any recognized environmental conditions. The sewer system has proven adequate for the existing use. The Postal Service does not warrant the adequacy of these utilities.

2. Zoning and Property Restrictions

To the best of the Postal Service knowledge, the property is zoned CF, Community Facility.

Respondents are encouraged to consult the Hallandale Beach Zoning Ordinance and/or other community planning efforts, and conduct their own development feasibility analysis for determination of the property's redevelopment potential. The Postal Service makes no representations or warranties regarding the accuracy of either the zoning information, or the existence or applicability of the zoning or other property restrictions, nor does the Postal Service warrant that all such restrictions are identified in this RFP.

C. Postal requirements for Alternate Location

- **Facility: Fee Simple**

- Facility Size: 11,390 SF
- Parking: Customer-38, Employee-79 (35 parking spaces to be 10x20), Total-117
- Site size: Approximately 2 acres
- Location: On the current site or within ½ mile of the current site.
- Turn-key finished space that is ready for occupancy, consistent with USPS design standards (2011-1 Building Design Standards, copy available on request)

D. CONDITIONS

1. General Statement

This solicitation, the proposals submitted in response to it from Respondents, and any relationship between the Postal Service and Respondents arising from this solicitation, are subject to the specific limitations, conditions, and representations expressed in this RFP.

2. Intention

The Postal Service intends and has the authority to select a Respondent for this Project as described in this RFP. However, the Postal Service reserves the right, without liability, to accept or reject, at its sole discretion, any of the proposals submitted in response to this RFP. The Postal Service shall not be held liable for any costs associated with the preparation, clarification, or negotiation of proposals submitted in response to this solicitation.

3. Postal Service Right to Modify, Suspend and Waive

The Postal Service reserves the right to: a) modify or suspend any aspect of this RFP; and/or b) request additional information or modification of or additions to proposals as a precondition to the further consideration of any response to this RFP.

4. Postal Service Representative and Respondent's Broker

The Postal Service has retained a Postal Service Representative to administer the issuance of and facilitate the responses to this RFP. The Postal Service Representative is neither an agent nor a spokesperson of the Postal Service and has no authority to contractually bind the Postal Service.

With the exception of the Postal Service Representative retained by the Postal Service, no claims for broker's fees will be paid by the Postal Service. By submitting a proposal, each Respondent shall indemnify and hold the Postal Service harmless from all claims, liabilities, and costs arising from any claim for brokerage commissions, finder's fees, or other remuneration relating to the transaction contemplated herein including, without limitation to, the submission of a proposal by that Respondent, any negotiation with that Respondent, or the execution of a lease or other contract with that Respondent.

5. Compliance with Federal, State and Local Ordinances

Respondents are responsible for compliance with all applicable ordinances, statutes, and regulations, including, but not limited to, zoning requirements, environmental requirements, building codes, historic preservation requirements (except national historic preservation requirements applicable to the Postal Service) , and other relevant laws of the federal, state, and local governments having jurisdiction over the property.

Upon request by a Respondent, the Postal Service may be named as co-petitioner in a property plan development approval process or other regulatory approval requirement. The Postal Service may cooperate and assist the Respondent as reasonably requested by the Respondent. The Respondent will be responsible for all costs associated with securing all necessary zoning, environmental, historic, and development approvals, including costs incurred by the Postal Service.

6. Taxes and Other Government Charges

Upon property conveyance, the Respondent will be responsible for all taxes, payments in lieu of taxes, general and special assessments, levies, water, and sewer charges, and other government charges for any improvements, benefits or services imposed on the land and improvements.

E. INSTRUCTION AND INFORMATION TO RESPONDENTS

1. RFP Documents

The complete RFP documents consist of this document and the Appendices which are referred to in this RFP.

The Postal Service has retained a Representative to administer the issuance of and facilitate the responses to this RFP. The Postal Service representative is:

Studley
555 13th Street N.W. Suite 420 E
Washington, DC 20004
Attention: Mr. Dave Booth
dbooth@studley.com
Telephone: 202.624.8545

2. Proposal Questions

Submit all questions in writing to the Postal Service Representative no later than 4:00 p.m. September 21st 2011; this can include a request for the modification of possible onerous requirements. If required, the Postal Service will issue a Question and Response document along with any necessary RFP amendments by October 5th 2011.

3. Offer Submission

All proposals shall be addressed to the Postal Service Project Manager, care of the Postal Service Representative.

Submissions must be received by the Representative on or before 4:00 p.m. October 19th 2011 to be considered. Proposals may be hand delivered or mailed. If mailed, proposals must be postmarked by October 19th 2011. Postal Service reserves the right to consider proposals submitted after the deadline.

F. EVALUATION

1. Evaluators

The response to this RFP will be evaluated by an evaluation team of Postal Service staff and consultants.

2. Review Criteria

The proposals will be evaluated based on the following factors:

1. The qualifications of the Respondent, including, but not limited to, the financial responsibility of the Respondent
2. The best overall financial value to the Postal Service including but not limited to the alternate location proposed (to be determined at Postal Service discretion)

3. Selection

The Postal Service may, after the initial evaluation of all offers, choose to continue evaluation of only those offers deemed most qualified and that best meet the selection criteria. Based on the results of these negotiations, the Postal Service may enter into a contract with one Respondent.

4. Selection Process

a. Initial Review

The Postal Service will review all proposals to make an initial determination of completeness and adherence to the terms and requirements of this RFP. Incomplete submissions may be rejected and the Respondent notified.

Complete and acceptable submissions will be thoroughly reviewed for compliance with the RFP; those Respondent(s) submitting offers that are determined to be qualified and best meet the selection criteria will be considered competitive and be given further consideration.

b. Presentation

The Postal Service may provide the Respondent(s) that submitted competitive proposals an opportunity to make a presentation to the Postal Service and engage in clarifying discussions regarding the purchase and financial terms.

c. Additional Review

The Postal Service reserves the right to require additional information in order to continue evaluations.

d. Negotiations

The Postal Service may enter into negotiations with one or more of the Respondent for the project. The purpose of these negotiations is to identify the Respondent who will provide the maximum benefit to the Postal Service, all selection criteria considered. The Postal Service reserves the right to seek best and final offers from Respondents at any time prior to selection of a purchaser. Negotiations may continue until the Postal Service identifies one of the Respondents as the party offering the maximum benefits. The Postal Service reserves the right to reject all offers for the property as a result of this RFP or any subsequent process.

e. Actions Required

As a part of negotiations, any Respondent identified by the Postal Service as potentially providing the maximum benefit to the Postal Service, all selection criteria considered, may be asked to complete the Postal Service forms and Firm Qualifications (see appendix B1 and B2).

f. Contractual Agreement

The Postal Service may enter into an agreement with the selected Respondent. The agreement will include firm financial details based upon mutually agreed upon project constraints. The Postal Service reserves the right to negotiate any and all terms of the PSA. If such negotiations cannot be concluded successfully with a selected Respondent, the Postal Service may choose to negotiate an agreement with the next selected Respondent, to terminate the selection process, or to begin a new RFP process.

APPENDIX

- A. Project Specific Information
 - A1. Existing Property ALTA Survey

- B. Proposal Specific Information
 - B1. Postal Service form: Respondent's Statement for Public Disclosure
 - B2. Firm Qualifications

- C. Examples of Postal Service Documents
 - C1. Terms and Conditions

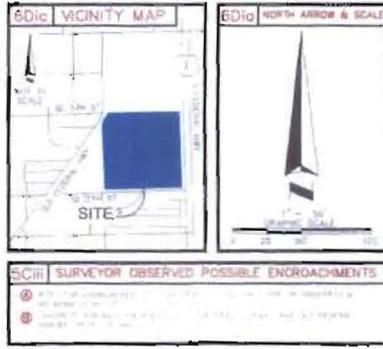
A1. EXISTING PROPERTY ALTA SURVEY



A1. EXISTING PROPERTY ALTA SURVEY (CONTINUED)



A1. EXISTING PROPERTY ALTA SURVEY (CONTINUED)



3 FLOOD INFORMATION

BY GRAPHIC NOTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12810 0018 F (MAP NO. 12010024 F) WHICH BEARS AN EFFECTIVE DATE OF 08/19/1992, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "AE" DENOTES AREA INSIDE FLOOD PLAIN WITH BASE FLOOD ELEVATIONS DETERMINED.

6Dib LEGEND & ABBREVIATIONS

CONCRETE SURFACE	PSD FOUND	EP ELECTRIC PANE
BRICK PAVEMENT	CM CONCRETE MONUMENT	EJ ELECTRIC
POWER POLE	NAD NAIL & DIRT	JM JUNCTION BOX
LIGHT POLE	RC REINFORCED CONCRETE	CO CLEAN OUT
HANDICAP GRADE	RCR REINFORCED CONCRETE	HW HANDICAP
PIPE - W/GRASS	EGE ELECTRIC VAULT	RL RAILROAD
WATER VALVE	PS PARKING SPACE	FP FLAG POLE
NON-FLANG WELL	HC HANDICAP	POC POINT ON A CURVE
SEWER MANHOLE	SLF CHAIN LINK FENCE	PC POINT OF CURVATURE
STORM MANHOLE	SV SEWER VALVE	
BOLLARD	WET WATER VAULT	
POLELINE	WFP BACK FLOW PREVENTER	
OVERHEAD UTILITY LINE	WB WALLBOX	
CATCH BASIN	LA LANDSCAPE AREA	

22 ZONING INFORMATION

ITEM	REQUIRED OF	OBSERVED	ZONING INFORMATION SHOWN HEREON WAS NOT PROVIDED BY INSURER, INFORMATION WAS OBTAINED BY ASM, INC.
MINIMUM LOT AREA	7000 SQ FT	196,413.5 SQ FT	
MINIMUM FRONTAGE	NONE	672'	
MINIMUM LOT WIDTH	75'	672'	CONTACT
MAX BUILDING COVERAGE	NONE	6%	HALLANDALE BEACH ZONING
MAX BUILDING HEIGHT	NONE	21'	DATE CONTACTED: 06/03/11
MINIMUM SETBACKS			PHONE/FAX/EMAIL
FRONT	30'	161.1'	(954) 457-1378
SIDE (INTERIOR/CORNER)	15'/25'	224.9'	
REAR	20'	293.7'	
PARKING REQUIREMENTS	NONE		
NOTES: OF - COMMUNITY FACILITY DISTRICT			

6B RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR

5E1 SCHEDULE "B-II" ITEMS

1. ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS AFFECTING THE PROPERTY.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS AFFECTING THE PROPERTY.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS AFFECTING THE PROPERTY.

A1. EXISTING PROPERTY ALTA SURVEY (CONTINUED)

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE		
1. Name of Surveyor	20. Date of Survey	39. Name of Record Book
2. Name of Client	21. Date of Closing	40. Name of Record Page
3. Name of Title Insurance Company	22. Name of Surveyor	41. Name of Record Book
4. Name of Title Insurance Policy	23. Name of Surveyor	42. Name of Record Page
5. Name of Title Insurance Policy	24. Name of Surveyor	43. Name of Record Book
6. Name of Title Insurance Policy	25. Name of Surveyor	44. Name of Record Page
7. Name of Title Insurance Policy	26. Name of Surveyor	45. Name of Record Book
8. Name of Title Insurance Policy	27. Name of Surveyor	46. Name of Record Page
9. Name of Title Insurance Policy	28. Name of Surveyor	47. Name of Record Book
10. Name of Title Insurance Policy	29. Name of Surveyor	48. Name of Record Page
11. Name of Title Insurance Policy	30. Name of Surveyor	49. Name of Record Book
12. Name of Title Insurance Policy	31. Name of Surveyor	50. Name of Record Page
13. Name of Title Insurance Policy	32. Name of Surveyor	51. Name of Record Book
14. Name of Title Insurance Policy	33. Name of Surveyor	52. Name of Record Page
15. Name of Title Insurance Policy	34. Name of Surveyor	53. Name of Record Book
16. Name of Title Insurance Policy	35. Name of Surveyor	54. Name of Record Page
17. Name of Title Insurance Policy	36. Name of Surveyor	55. Name of Record Book
18. Name of Title Insurance Policy	37. Name of Surveyor	56. Name of Record Page
19. Name of Title Insurance Policy	38. Name of Surveyor	57. Name of Record Book

6Bx TITLE INFORMATION	SHEET 1 OF 1
THE TITLE DESCRIPTION AND SCHEDULE B-F ITEMS HEREON ARE FROM STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 20110201, HAVING AN EFFECTIVE DATE OF JUNE 14, 2011, AT 8:00 AM.	
6B1 TITLE DESCRIPTION	
THE NORTH ONE-HALF OF LOT 4, BLOCK 11, IN SECTION 27, TOWNSHIP 31 SOUTH, RANGE 43 EAST, OF TOWN OF HALLANDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.	
TOGETHER WITH ALL OF THE PLAT OF HALLANDALE LARRY, AS RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	
LESS THEREFROM THAT PORTION LYING WITHIN 30 FEET OF THE SOUTH LINE OF SAID LOT 4, AND ALSO LESS THEREFROM ALL THOSE PORTIONS LYING WITHIN THE EAST 43 FEET OF LOT 4, OF SAID BLOCK 11, PER RIGHT-OF-WAY CONSOLIDATION CARD NO. 2086, AND ALSO LESS THEREFROM THAT PORTION USED FOR ALL FEDERAL HIGHWAY RIGHT-OF-WAY.	
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HALLANDALE, BROWARD COUNTY, FLORIDA.	
LESS AND EXCEPT THOSE LANDS CONVEYED TO THE STATE OF FLORIDA IN DEED CLAM 0021 RECORDED IN OFFICIAL RECORDS BOOK 7088, PAGE 158, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	

8 SURVEYOR'S NOTES	
1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, OR 1 ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.	
2. ALL EXISTENCE WITHIN AND ADJACENT TO, AND OTHER REFERENCES LOCATED IN RECORDS HEREON RELY UPON UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, FENCINGS, EXISTENCES, SERVICES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE SAID VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.	
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/REQUIREMENTS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.	
4 LAND AREA	228,413 SQUARE FEET 49.10 ACRES
6Biv BEARING BASIS	BEARINGS SHOWN HEREON ARE BASED ON THE MOST RECENT OF ANY LINE OF S. FEDERAL HWY AS BEING 302.2007, PER BOOK OF MAPS SECTION 3002-3019.
5F CEMETERY NOTE	NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
9 PARKING SPACES	REGULAR= 204 UNDESIGNATED= 2
5Biii ACCESS TO PROPERTY	THE SUBJECT PROPERTY HAS SUFFICIENT ACCESS TO S. FEDERAL HIGHWAY (S. FEDERAL HIGHWAY & S. FEDERAL STREET), ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.
16 EARTH MOVING NOTE	NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
15 DUMP, SUMP OR LANDFILL NOTE	NO OBSERVABLE EVIDENCE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
6Bvii CONTIGUITY STATEMENT	THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR INTERLAPS.
7 SURVEYOR'S CERTIFICATE	
FOR STEWART TITLE GUARANTY COMPANY-UNITED STATES POSTAL SERVICE.	
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, WHICH IS ESTABLISHED AND ADOPTED BY ALTA AND MSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, AND 22 OF TABLE A THROUGH THE FIELD NUMBER, WITH COMPLETION ON 06/14/2011 DATE OF PLAT OF MAP: 06/17/2011.	
REGISTERED SURVEYOR	June 30, 2011
PROFESSIONAL AND SURVEYOR LICENSE NO. 1028	
STATE OF FLORIDA	
PROJECT NO. 102226	
DANIEL PHILLIPS, P.E. MANAGER, SURVEYING AND MAPPING, INC. 7320 N. ORLANDO AVE., SUITE B WINTER PARK, FL 32789 PHONE: (407) 428-9779 FAX: (407) 428-9747	

ALTA/ACSM LAND TITLE SURVEY
 OF
 UNITED STATES POSTAL SERVICE
 500 S. FEDERAL HIGHWAY
 HALLANDALE BEACH
 FLORIDA

AMERICAN SURVEYING & MAPPING INC.
 102226 PHILLIPS, P.E. LICENSE NO. 102226
 7320 N. ORLANDO AVE., SUITE B
 WINTER PARK, FL 32789
 PHONE: (407) 428-9779
 FAX: (407) 428-9747

B1. RESPONDENT'S STATEMENT FOR PUBLIC DISCLOSURE

A. RESPONDENT AND PROPERTY

1. a. Name of Respondent:
b. Address and ZIP Code of Respondent:
c. IRS Number of Respondent:

2. The property on which the Respondent proposes to enter into a contract for, or understanding with respect to, with the U.S. Postal Service is described as follows:

3. If the Respondent is not an individual doing business under his own name, the Respondent has the status indicated below and is organized or operating under the laws of:

___ A corporation

___ A nonprofit or charitable institution or corporation

___ A partnership known as:

___ A business association or a joint venture known as:

___ A federal, state or local government or instrumentality thereof.

___ Other (explain)

4. If the Respondent is not an individual or a government agency or instrumentality, give name of organization.

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors, of the Respondent, other than government agency or instrumentality, are set forth as follows:

a. If the Respondent is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of the class of stock.

b. If the Respondent is a non-profit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

c. If the Respondent is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Respondent is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

e. If the Respondent is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>Name, Address, & ZIP Code</u>	Position Title (if any & %) of interest or description of <u>character & extent of interest</u>
--------------------------------------	---

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Respondent (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Respondent; or more than 50% of the stock in a corporation which holds 20% of the stock of the Respondent):

<u>Name, Address, & ZIP Code</u>	Description of character and <u>extent of interests</u>
--------------------------------------	--

7. Name (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

CERTIFICATION

I/(We) _____
certify that this Respondent's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Date

Date

Signature

Signature

Title

Title

Address & Zip Code

Address & Zip Code

1/ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

2/ If the Respondent is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by the statement.

B.2 FIRM QUALIFICATIONS

Firm Overview, Project Suitability and Relevant Experience

Please provide an overview of your firm including names of principals, years in business, and development experience your company possesses.

Response:

Indicate the primary focus of your firm's real estate activities (multi-family, hospitality, commercial office/medical, retail, industrial, etc.) and its geographic focus.

Response:

Please outline the development projects completed within the past ten years, with emphasis on those that are urban in nature.

Response:

Please provide a brief explanation as to your experience with development in Broward County and its surrounding areas.

Response:

Please identify if your firm currently owns property within the Hallandale Beach Market.

Response:

Financial Capacity to Acquire Asset

Please provide an overview of your firm's financial ability to fund the acquisition of this asset.

Response:

Please state if your firm traditionally funds such acquisitions through third party equity sources/investors.

Response:

Please submit a financial reference.

Response:

State whether your firm is capable of providing a cash deposit equal to 10% of the purchase price due upon execution of the Purchase and Sale Agreement.

Response:

Note: The successful Respondent will be required to submit a deposit equal to ten percent (10%) of the purchase price.

Performance and Ability to Execute

Has your firm successfully secured entitlements for development projects in the jurisdiction of the property noted in this RFP?
Response:

Has your firm successfully secured zoning enhancements that led to a higher or better use for development projects in the jurisdiction of the property noted in this RFP?
Response:

Point of Contact

Please Provide:

Firm:

Name:

Address:

Phone:

Email:

The person completing the registration should acknowledge their authority to register the company and make representations & certifications.

Response:

Note: POSTAL SERVICE will be required to utilize their documentation in facilitating a transaction.

C.1 TERMS AND CONDITIONS

AS-IS WHERE IS PURCHASE. The purchase of the POSTAL SERVICE parcel will be in its AS-IS, WHERE-IS condition, WITH ALL FAULTS, whether or not specifically raised herein or by attachment without recourse, liability, or indemnification of any type from the POSTAL SERVICE.

POSTAL SERVICE APPROVALS. Respondent agrees that this Agreement must meet final approvals by the appropriate POSTAL SERVICE approving officials which may include; (a) approval of the Decision Analysis Report (the "DAR Approval"); (b) favorable review by its Realty Asset Executive Committee (the "RAEC Approval"); (c) approval of the Board of Governors; and (d) the State Historic Preservation Officer (the "SHPO Approval"). The DAR Approval, the RAEC Approval, the POSTAL SERVICE Board Approval, and the SHPO Approval are herein collectively referred to as the "POSTAL SERVICE Approvals." This Agreement is contingent upon receipt of POSTAL SERVICE Approvals.

COMPLIANCE WITH NEPA and NHPA. In connection with all construction undertaken pursuant to this Agreement, Respondent and its contractors and consultants shall comply with (i) the National Environmental Policy Act of 1969, as amended, 42 U.S.C. §§ 4321 et seq. and (ii) the National Historic Preservation Act of 1966, as amended, 16 U.S.C. §§ 470 et seq and shall indemnify and hold harmless the POSTAL SERVICE and its officers, agents, representatives, and employees from all claims, loss, damage, actions, causes of action, expense and/or liability including the cost of defense, resulting from failure to comply or alleged violations of the foregoing.

COMPLIANCE WITH APPLICABLE LAWS. Respondent, without additional expense to the POSTAL SERVICE, is responsible for identifying and complying with zoning requirements, if applicable, obtaining any necessary licenses and permits required, and for complying with any applicable federal, state, and municipal laws, codes, and regulations, in connection with the performance required under or related to this Agreement. Respondent must take proper safety and health precautions to protect the work, the workers, the public and the property of others. Respondent is responsible also for all materials delivered and work performed until completion and acceptance of the entire construction work, except for any completed unit of construction that may have been accepted.

GOVERNING LAW. This Agreement shall be governed by and interpreted in accordance with federal law.

DISPUTES. This Agreement shall be subject to the Contract Disputes Act, 41 U.S.C. §601, et. seq.

Respondent acknowledges and agrees to the incorporation of the above noted mandatory terms and conditions into the final binding Purchase & Sales Agreement with the United States Postal Service:

Signature: _____ Date: _____
Print Name & Title: _____
Company: _____