

The County has received inquiries and comments concerning the sale of the Property on Zabriskie Street in Hackensack. Below are listed the more prominent issues and the County's response:

Basic Contract Provisions

- The Buyer purchases the Property AS IS, WHERE IS, WITH ALL FAULTS.
- The County shall conduct further review of the terms within the draft Contract of Sale pertaining to buyer responsibility for Natural Resource Damages (NRD).
- The County shall conduct further review of the terms within the Contract of Sale to determine whether more detailed deed restrictions and environmental obligations are required.

Environmental Issues and Right of Reverter

- The Buyer shall remain fully responsible for all required remediation and compliance with all laws and regulations relating to same. These provisions shall survive the closing and run with the land.
- The County shall conduct further review of the Right of Reverter within the Contract of Sale, which term appears in lieu of a requirement for a substantial escrow. The Reverter is required to protect the County's interest, however, because the County remains the Responsible Party under NJDEP rules and regulations for the environmental remediation.
- The County shall conduct further review of the Right of Reverter within the Contract of Sale with regard to a potential purchase price refund and the establishment of specific time periods that the Buyer may require to complete the remediation.

All potential bidders are reminded that material terms and conditions of the Agreement are not subject to change. However, the County is flexible in correcting language, errors in law or other conflicting provisions.