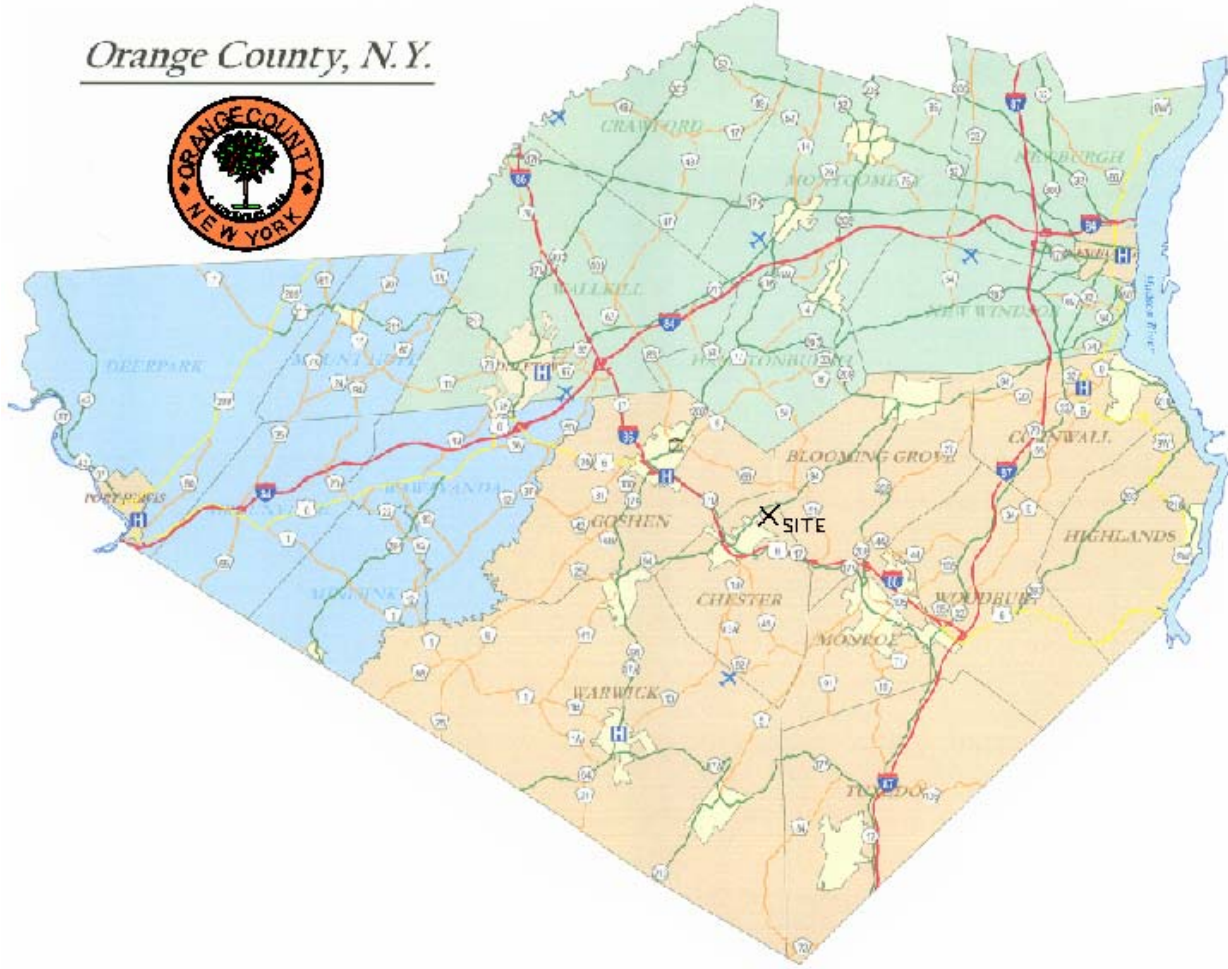


***OFFICE OF COUNTY EXECUTIVE
EDWARD A. DIANA***

***DEPARTMENT OF REAL PROPERTY
John McCarey, CCD Director***

Orange County, N.Y.



***Request for Proposals*
*Due 11/21/2007***

**Central Orange Development Area
(Former Site of Camp LaGuardia)**

August 2, 2007

**124 Main Street
Goshen, NY 10924
(845) 291-2494**

www.co.orange.ny.us

Overview: County of Orange

Orange County stretches over 816.38 square miles of southern New York, almost mid-point between New York City and the State capital of Albany. One of the most effective transportation systems in the country is located just 60 miles from the financial center of the world. Some 72 million consumers reside within a 200-mile radius of Orange County. As the epicenter of the Hudson Valley and the fastest growing county in the State, Orange County is perfectly positioned for new business and innovative development.

Increasing residential development, population growth and commercial development has brought our current population to 375,000 citizens including a highly employable workforce of more than 167,000 residents. An additional 28,000 workers commute into the County everyday from the surrounding labor shed.

There has been a steady increase in the number of national developers and builders investing in Orange County. A number of assets including attractive landscapes, easy access to New York City and the Tri-state region, and quality safe communities, have made the County a leader in growth for decades. The pace of new home and retail center construction has risen to new levels. Job growth, retail sales and real estate values are strong. Several large regional projects – highway and commuter rail improvements, medical facilities, distribution centers, as well as the prospect of nearby casinos – all symbolize opportunity and prosperity.

Development Area

The site consisting of 258+ acres is located in the Town of Chester and the Town of Blooming Grove. This property is a prime area for development in Orange County with readily available municipal services: water, sewer, police and fire protection. There is major interstate highway access with a direct exit and rail services in close proximity. It is located in the heart of the Hudson Valley, just over 50 miles northwest of New York City and approximately 10 miles west of the Port Authority's newest airport, Stewart International Airport.

Opportunities are numerous for this property, with strong support from all levels of government including County, State and Towns, for various forms of mixed use development. It is adjacent to a corridor which is heavily traveled. The development of the valuable site will establish a cornerstone project for three municipalities and provide a strong base for economic and community growth.

The successful development scenario must:

- Recognize the value of the site within the County
- Maximize the use of this site
- Consider the size and scope of this project and its community impact
- Clearly articulate an understanding of the impact and potential benefits of this project
- Provide significant employment opportunities
- Demonstrate significant economic benefit to the County
- Capitalize on accepted and appropriate green building design principles

Subject Data

Central Orange Development Area

Town of Chester 3-1-1	153.5 acres
Town of Chester 3-1-2	40.8 acres
Village of Chester 106-2-2	4.4 acres
Town of Blooming Grove 52-1-2	<u>59.6 acres</u>
Total	258.3 acres±
Recorded in Liber 12375, Page 804, recorded 2/27/07	
Owner of record - County of Orange	

Existing Buildings consist of:

Main Building with 70,836 square feet± of usable space above and below grade and was constructed on or around 1918. This is a three story brick building over a partially finished basement.

Workshop Building is a one story frame constructed building on slab and totals 830± square feet.

Zanelli Building appears to have been constructed over the past 20± years. This is a two-story 43,460± square foot block/brick building with third floor utility rooms and 15' x 15'± basement area. This building has a large recreational room, dormitories, bathrooms and a library and is attached to the Main Building via an elevated walkway.

Pearl Building was constructed in the same time and style/construction as the Zanelli Building and has approximately 32,880 of usable space. This building has large rooms, bathrooms and offices.

West Barracks building was constructed on or around 1937. This is a one-story 9,728± square foot frame building predominately over crawlspace.

East Barracks building is 8,580 square feet and is of the same age and construction as the West Barracks.

The Warehouse Building is a one-story concrete block building constructed on or around 1930 and has approximately 12,142 square feet of usable space. This building is utilized for general storage and also has walk-in cooler/freezer space.

Garage Building is a one-story concrete block structure constructed around 1930, and has a total of 5,048± square feet, the rear 1,900± square feet is utilized as warehouse/storage space.

The Fuel Depot Building is a 1,080 one-story square foot concrete block storage garage. Adjacent to this structure is a gasoline pump and canopy with a 2,225 gallon fuel oil storage tank.

The Maintenance Building is a one-story frame building constructed on or around 1937 with approximately 3,652 square feet, and is currently divided into a plumbing shop, electrical shop and carpentry shop.

A Recreation Building adjacent to the Heritage Trail measures approximately 6,022 square feet which includes a finished basement level.

Pump House is a poured concrete building with approximately 784 square feet, set below grade to accommodate 3 water pumps.

ADDITIONAL OUTBUILDINGS

Stone/Wood Frame Storage Building-1,780 square feet±

Stone/Concrete Barn-1,248 square feet±

Wood Storage Barn-800 square feet±

Concrete Block Storage Building-574 square feet±

An Old Brick Residence

Maintenance Building-2,300 square foot±

Small Cemetery - In the north central portion of the property

SUMMARY

Main Building	70,836 square feet
Workshop Building	830 square feet
Zanelli Building	43,460 square feet
Pearl Building	32,880 square feet
West Barracks Building	9,728 square feet
East Barracks Building	8,580 square feet
Warehouse Building	12,142 square feet
Garage Building	5,048 square feet
Fuel Deport Building	1,080 square feet
Maintenance Building	3,652 square feet
Recreation Building	6,022 square feet
Pump House	784 square feet
Additional Outbuildings	4,402 square feet
Total Building Area	199,444 square feet±

NEIGHBORHOOD DATA

Towns of Chester and Blooming Grove

The subject property is located within the Towns of Chester and Blooming Grove with a very small portion in the Village of Chester.

The Town of Chester is located southeast of the center of Orange County and is bordered on the west side by the Towns of Goshen and Chester, on the north by the Towns of Goshen and Blooming Grove, on the east by the Towns of Blooming Grove and Monroe, and on the south by the Towns of Warwick and Monroe. The town encompasses the Village of Chester as well as part of the Goose Pond Mountain State Park and large tracts of agricultural black dirt.

According to the 2000 Census, the population of the Town of Chester is 12,140. This is fairly significant in that the population had increased 33.5% from 1980 to 1990. Much of this increase can be attributed to the large number of homes built in the past two decades: 48% of the population moved into their homes since 1990, and 47% of the homes have been built in the past 20 years, according to the Times Herald Record. The sales average is well above the current county average of \$347,836 which emphasizes the desirability of the Town of Chester.

The Town of Blooming Grove is bordered on the west by the Towns of Chester, Goshen and Hamptonburgh; on the north by the Town of New Windsor, on the east by the Towns of Cornwall and Woodbury, and on the south by the Town of Monroe. It covers 33 square miles, and includes the Village of Washingtonville in the northern section. According to the 2000 Census, the population of Blooming Grove is 17,351.

The major means of transportation in the area is the automobile. The main roads leading through Chester are Kings Highway/County Route 13, which runs in a north/south direction; Route 17, a major four to six lane divided highway; and State Highway Route 17M which runs in an east/west direction. The Chester interchange on Route 17 has been upgraded, alleviating traffic and allowing easier access to this main highway from the village along the northerly side of the highway and the industrial park along the southerly side. There is passenger train and commuter bus service in the nearby Town of Monroe, which provides regular service to New York City.

The commercial activity in the Town of Chester is primarily limited to an area around the Village of Chester and in the Hamlet of Sugar Loaf along Kings Highway. The Village of Chester has an old downtown area plus a main strip with fast food restaurants, retail strip malls, and gasoline stations. The Chester Industrial Park is in the southeast corner of the village, just off Route 17. Tenants include Amscan Inc., Pep Boys, Community Products, Iron Mountain and C&S Wholesale Grocers. Currently, C&S Wholesale Grocers is in the process of expansion of the warehouse by 315,000 square feet in the Town of Chester and 23,000 square feet in the Village of Chester. A proposed 172,500 square foot speculative warehouse/manufacturing facility is planned off of Elkay Drive in the Industrial Park.

The Hamlet of Sugar Loaf in the south-central section of the town is an artist-craft enclave of small stores and shops, many in converted older houses. The area attracts many tourists, especially during the weekends, and is one of the main draws in the county. The Sugar Loaf area has become a prestigious residential community. The homes are generally on large parcels with horse farms situated throughout the scenic countryside. As a result, property values are higher than many other neighborhoods in Orange County.

The commercial activity in the Town of Blooming Grove is primarily limited to the village or along the main local roads. As the residential development expanded throughout the town, the need for services has followed. The Village of Washingtonville business district has seen numerous renovations of the older historic buildings along the main streets and is an active commercial center. A large retail strip mall was erected near the Brotherhood Winery in the eastern section of the village. In the town outside of the village there is limited commercial activity due to zoning regulations. This will not change in the immediate future, making the existing space increasingly more valuable.

The subject property is located along Greycourt Road with access to both Routes 17 and 17M. As such Greycourt provides adequate access to both the local community and the surrounding areas via major state highways.

The surrounding properties are a mixture of scattered improvements and vacant lands, as the subject property is located in an area somewhat rural in nature outside of the Village of Chester. The improvements include both secondary highway commercial uses and single family residences. There is still a fair amount of vacant land in this area which will likely see similar development in the future.

The subject area lends itself to a variety of commercial or residential use, senior workforce housing, corporate offices and agricultural business development.

Zoning

This property is located within three municipalities. Zoning district requirements are as follows:

Town of Chester

OP Zoned District

Office Park District – approximately 60 acres

AI Zoned District

Agricultural Industrial District - approximately 155 acres

Town of Blooming Grove

RR Zoned District

Rural Residential – approximately 39 acres with a portion in a scenic view shed overlay district

Village of Chester

M-2 Zoning District

Manufacturing District – approximately 4.4 acres

Information and maps are available through the Orange County Office of Real Property or the local municipality.

Municipal Approval Process on Proposed Development Plan

The Town of Chester and the Town of Blooming Grove may consider proposals which do not conform to current zoning requirements and will consider development scenarios which are presented as a planned use development in need of specific re-zoning considerations. However, in proposing alternative uses, developers should refer to the current site zoning data for guidelines.

Estimated Value of Site

The estimated value of this property can be based on Orange County's two appraisals with a value range of \$9.1 to \$12.3 million. This figure is not to be interpreted as an upset price or a recommended price – it is for reference only.

Response to the RFP – Due 11/21/2007 @ 3:00 P.M.

The following information must be submitted in the response to the Request for Proposal.

I. COVER LETTER

Provide a brief letter of introduction which summarizes the Development Proposal and Development Team Qualifications. Primary contact information should also be included.

II. DEVELOPMENT PROPOSAL

A. Development Team

1. Primary contact name, address, phone number, fax number, e-mail address, Federal ID number (if applicable), and Business ID number (if applicable) of the person or entity submitting the proposal. If the Applicant is not a natural person (i.e., partnership, corporation, L.L.C., etc), then the Applicant must disclose the name and address of each partner, officer, and/or member of the team submitting an application for this project.
2. Information on each proposed member of the development team and any identified sub-contractors or professionals, including, for each, a summary of firm information, role in the development of this project, and prior experience. Identify the proposed structure of this team for this particular project.
3. Descriptive information of the prior working relationship, if any, of the proposed development team. If this project is the first effort of this team to undertake a development, indicate the history and experiences leading to the establishment of this team.

B. Project Description

1. Description of the Proposed Project: The developer must include a detailed description of the proposed redevelopment project which includes:
 - Size of the project (square-footage, number of units...)
 - Describe proposed use(s) in detail and any zoning issues which need to be addressed, including proposed re-zoning or variances, if applicable
 - Proposed Occupancy and Ownership Scenario
 - Timeframe for Commencing Construction/Rehabilitation and Length of Construction Period
 - Proposed purchase price for property
2. Provide a description of the project's consistency with the goals outlined for the redevelopment area including a narrative describing the benefits, which will accrue to the County of Orange and its residents as a result of the project (for example: jobs to be created, physical improvements to the area, etc.).

C. Budget

The Developer must include a budget detailing the cost to implement the project, and the resources to be utilized to undertake the project. If funds for the development of the land are to be obtained from sources other than the Developer's own funds, a statement of the Developer's plan for financing must be included, providing the sources and amount of funding available and letters of commitment.

D. Marketing Plan

The Applicant/Developer must provide a marketing plan that demonstrates how the development will be marketed for prospective tenants and purchasers, (if any).

E. Identification of County & Municipalities Responsibilities

Please identify what commitments may be required from the County of Orange or local municipalities to implement the project. **Please note: Nothing in the RFP shall constitute a waiver, implied or expressed, of the zoning and planning requirements that may apply to any development proposal submitted hereunder.**

III. QUALIFICATIONS

A. Resumes

Please identify and include resumes of the Principals who are or will be responsible for:

- Implementation/pre-development
- Construction and/or rehabilitation efforts
- On-going property management

B. Representative Project Experience

Please identify relevant project experience for each member of the development team. In particular, qualifications should include a description of project experience that demonstrates the following:

- Familiarity with New York State regulations related to any proposed or retail businesses
- Experience with rehabilitation projects
- Knowledge of Orange County and Lower Hudson River Valley markets

C. Financial Responsibility

The Developer/Applicant must provide proof of its financial capability to develop the proposed project. This proof should include the following (please submit in a separate sealed envelope) for legal review.

- Identify if the Developer/Applicant is a subsidiary of, or affiliated with any other corporation(s) or firm(s).
- Include a financial statement, showing the assets and liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting procedures and based on a proper audit.
- Indicate whether the Developer/Applicant, the parent corporation, subsidiary or affiliated corporation, or any of the officers or principal members or other interested parties, have been adjudged bankrupt, either voluntary or involuntary, within the past 10 years.

1. Are there any criminal charges currently pending against you or anyone referred to above that have not resulted in a termination of such criminal proceeding in favor of such individual(s)?

2. Within the previous 10 years, have you or your company or any of its related or subsidiary firms, affiliates, any predecessor company, or entity, owner, director, officer, shareholder, principal, partner or proprietor been the subject of:
 - a) any criminal investigation or felony indictment that did not result in a termination of such criminal proceeding in favor of such company, subsidiary, or individuals?
 - b) the conviction of any felony?
 - c) any judgment, conviction or grant of immunity for any business related conduct constituting a crime under federal, state or local governmental law?
 - d) any final governmental determination of a violation of any public works law, or regulation, or labor law or regulation, or any OSHA violation deemed “serious or willful”?
 - e) a consent order with the NYS Department of Environmental Conservation, or a governmental enforcement determination involving a construction or real estate development-related violation of federal, state or local environmental law?

D. References

Finalists will be required to supply references as follows:

- A full description of the most complex redevelopment project that the development team has completed with references for this specific project.
- For each member of the development team: Three (3) references should be provided from financial institutions, lenders and project sponsors demonstrating ability to complete projects in timely manner and within established budgets.
- For each member of the development team: Three (3) references should be provided from clients, indicating ability to complete projects in a timely manner and demonstrating the success of the project.

References shall include the contact name, title, address and phone number of the organization/individual listed.

Additional Contact Information

To preview or tour the property, prospective developers are to contact John McCarey, Director of Real Property Tax Service at (845) 291-2494 or cell phone (845) 978-2000 or jmccarey@co.orange.ny.us with any questions or concerns. **(48 hour notice would be appreciated)**

Additional resources or contacts regarding this site are as follows:

- Orange County Executive Office – James O’Donnell – (845) 291-2799 or jodonnell@co.orange.ny.us
- Orange County Office of Business Assistance, Bill Trimble – (845) 291-2931 or wtrimble@co.orange.ny.us
- Orange County Planning Department – Dave Church (845) 291-2318
- Orange County Partnership, Maureen Halahan – (845)294-2323 or Maureen@ocpartnership.org
- Village of Chester – Philip Valastro, Mayor – (845) 469-2388

- Town of Chester – William J. Tully, Supervisor – (845) 469-7000
- Town of Blooming Grove – Charles Bohan, Supervisor – (845) 496-5223
- www.co.orange.ny.us

Bidders Conference

The County of Orange has scheduled a conference for all prospective developers who will be responding to this RFP. Agenda items will include an overview and tour of the site.

Date: Wednesday, September 19, 2007
Time: 10:00 a.m.
Tour: 1:00 p.m.
Location: Legislative Chambers, Orange County Government Center
 255 Main Street, Goshen, NY
RSVP: County of Orange Real Property Tax Service
 John McCarey - (845) 291-2494
 or via e-mail to jmccarey@co.orange.ny.us

Prospective responders are highly encouraged to attend this opportunity to speak with Orange County staff.

Selection Criteria

The County of Orange will base its decision on the following criteria:

1. Offering price for property
2. The proposal's consistency with the goals and objectives identified for the property
3. Potential tax revenues and jobs generated by project
4. Any zoning or subdivision development challenges of this site
5. The Applicant's must demonstrate experience with similar projects
6. The Applicant's ability to complete this project in a timely manner
7. Applicant's financial capability
8. Ancillary community benefits which may be generated as a result of this project
9. Subject to approval of Orange County Legislature
10. Such other criteria the County of Orange may deem relevant to the successful development of the property

Finalists will be interviewed prior to the final selection. This RFP does not in any way commit the County of Orange to reimburse Applicant/Developer for any costs associated with preparation and submission of a proposal nor does it constitute a commitment on the part of the County of Orange to accept proposals submitted hereunder. Please note: Submission materials will not be returned.

Submission Requirements

Respondents should submit **six (6) copies of the requested information**. The complete package of materials shall be submitted to the following agency and contact person:

John McCarey, CCD Director
Office of Real Property Tax Service
124 Main Street
Goshen, NY 10924
(845) 291-2494

The County of Orange reserves the right to reject all proposals.

All Brokers' fees/commissions are to be paid by the Purchaser or Developer and **NOT** the County of Orange.

Proposal Due Date

**All responses must be received by 3 p.m. on Wednesday, November 21, 2007
at the Office of Real Property, 124 Main Street, Goshen, NY 10924**

Responses which do not meet this deadline will not be considered.

Minority-owned and women-owned business enterprises are encouraged to apply.

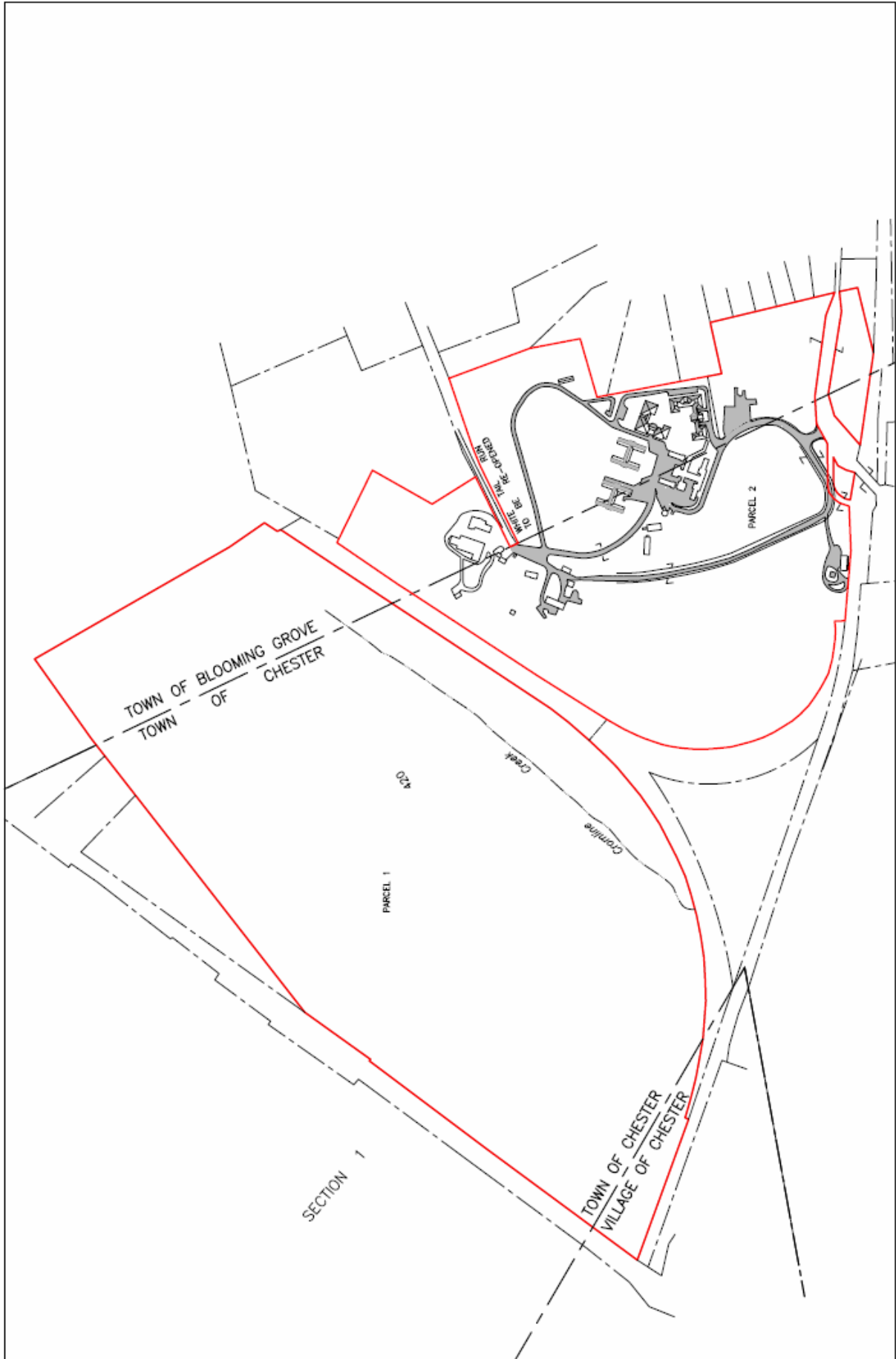
Notification of Award

The County of Orange anticipates selecting the Developer for this parcel on or about

Early 2008

Notification of project awards will be provided to all Proposers.

August 7, 2007



CAMP LOGAN
 TOWN OF CHESTER
 Scale N.T.S. Section No. 3



ORANGE COUNTY—NEW YORK
 NOTICE: SALE OR DISTRIBUTION OF ANY PORTION OF THIS MAP FOR PURPOSES OTHER THAN THAT AUTHORIZED BY THE STATE OF NEW YORK IS PROHIBITED.
 PREPARED BY: [Name]
 DATE: [Date]
 PHONE: [Phone Number]

LEGEND

STATE OF NEW YORK	FILED FOR RECORD	DATE	FILED FOR RECORD	BY
ORANGE COUNTY	FILED FOR RECORD	DATE	FILED FOR RECORD	BY
TOWN OF CHESTER	FILED FOR RECORD	DATE	FILED FOR RECORD	BY
PARCEL 1	FILED FOR RECORD	DATE	FILED FOR RECORD	BY
PARCEL 2	FILED FOR RECORD	DATE	FILED FOR RECORD	BY
PARCEL 3	FILED FOR RECORD	DATE	FILED FOR RECORD	BY
SECTION 1	FILED FOR RECORD	DATE	FILED FOR RECORD	BY
SECTION 2	FILED FOR RECORD	DATE	FILED FOR RECORD	BY
TO BE RE-LOCATED	FILED FOR RECORD	DATE	FILED FOR RECORD	BY
CORTINAE CREEK	FILED FOR RECORD	DATE	FILED FOR RECORD	BY
PROPERTY LINE	FILED FOR RECORD	DATE	FILED FOR RECORD	BY