Submitted Questions Regarding the RFP for Business Development Center at 426 Winnebago Avenue, Fairmont, MN

1. The property is currently listed as three separate parcels with the county assessor. Will these three properties be combined in to one parcel? They are combined into one now. FEDA completed a survey, combined the parcels into one & recorded this action with the county.

2. Has the square footage of the building been calculated precisely?
(We are questioning the square footage that is listed in the building specifications. For instance, Warehouse C is 60x60 which would be 3600 sq ft not 3940. sq ft) If it is not calculated correctly would this be affecting the property taxes and value? The square footage is consistent with how it is listed on www.beacon.com. Property taxes or value questions should be addressed by the Martin County Assessor.

3. When FEDA purchased the property was there any disclosure on Warehouse C in the SE & SW corners where the concrete floor has settled significantly? Are there any other items that should be disclosed even though the sale is proposed "as is"?When FEDA purchased the property there was no disclosure, and if sold, it will be as is.

4. What is the purpose of the large antenna and support wires on the roof? Is this something that is being used currently or will it be taken down? The antennae currently serves no purpose and is not currently used.

5. What is under the garbage can on the lawn's East side of the building? Is there a well? There is a well in that area.

6. FEDA has collected damage deposits from each renter. Are those deposits transferred to the new owner? Yes, they will be transferred to a new owner if one is chosen.

7. The sale is subject to maintaining existing leases and keeping lease agreements in place for at least 1 year beyond the sale. This means that existing monthly rent amounts will stay at the current dollar amount for that 1-year time frame correct? Rents and space availability will be determined by a new owner when lease terms are completed.