



July 28, 2011

Re: Peekskill Station, Peekskill, New York
Addendum #3 to Request for Proposals ("RFP") package

Dear Prospective Tenant:

The entire Request for Proposals ("RFP") package for leasing retail spaces at Peekskill Station can be found on:

http://mta.info/mtalrealestate/retail_leasing.html

In connection with the above referenced RFP, this Addendum No. 3 sets forth questions received from prospective proposers, together with MTA's answers, which are intended to provide clarifications that will better inform prospective tenants.

1) Q. Can the walkway behind the restaurant be fenced in, as a safety measure, to keep pedestrians away from Dumpsters and deliveries?

A. As part of your proposal, please include this request and it will be considered by the MTA in connection with the evaluation of proposals.

2) Q. Can the outdoor plaza be fenced off for a dining area and to give customers some privacy and protection?

A. As part of your proposal, please include this request and it will be considered by the MTA in connection with the evaluation of proposals

3) Q. Can the paint colors be changed on the exterior?

A. Metro-North will review the color(s) which may include a review by the New York State Office of Parks Recreation and Historic Preservation ("SHPO").

4) Q. Can the proposal include lighted signs for the front as well as the rear of building?

A. As part of your proposal, please include this request and it will be considered by the MTA, which may include a review by New York State Office of Parks Recreation and Historic Preservation ("SHPO").

5) Q. Can the proposal be a 20 year lease with an option to buy?

A. The request for a longer term will be considered by the MTA as part of the evaluation of proposals. No options to buy will be permitted.

6) Q. If a proposal requires an extraordinary amount of construction (and time) does the tenant have additional time to set up the retail business? When does rent start?

A. Based upon the scope of work for the renovation, MTA will negotiate a time frame in which the renovations should be completed, based upon which an "Installation Work Completion Deadline" is set. Once Metro-North deems the work substantially complete and issues a Certificate of Compliance, a notice is generated setting the "Compensation Commencement Date".

The MTA reserves the right, at any time, to modify or waive requirements of the RFP package, including this Addendum Number #3.

All RFP proposals must be received by 5:00pm. August 5, 2011. Proposals submitted after the deadline may not be considered.

Please be aware that there are rules regarding permissible contact (oral, written, and electronic communications) with the MTA during this solicitation process. The New York State Procurement Lobbying Law requires that all contact with the MTA relating to this RFP must be made through the following designated Point(s) of Contact. Contact with anyone else at the MTA regarding this RFP may result in ineligibility to participate in the RFP. The designated Point of Contact is:

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