



July 10, 2014

Mr. Al Eberhard  
Eberhard Trust

Via Email

RE: Inwood Avenue Booster Station  
City/County Joint Site Acquisition offer -REVISED

Mr. Eberhard,

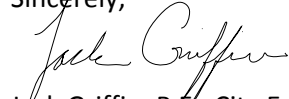
Per our phone conversation yesterday please see the below REVISED purchase offer for the Inwood Avenue Booster Station site related to your property located along Inwood Avenue in Lake Elmo; Parcel ID 2102921310001. The revisions now incorporate the additional items agreed to and documented in the City's email dated July 2, 2014. The City of Lake Elmo and Washington County have agreed to make a joint offer consisting of the following terms:

1. The County is offering to purchase future R/W width consisting of approximately 19,650 square feet. This consists of approximately 15 feet of width along the entire length of the parcel which is estimated at 1,310 feet in length. The County is offering between \$1.00 and \$1.20 per square foot, or \$23,580.
2. The County is also offering to identify a future street access for this property to ensure that this property may develop in the future with a full access road to Inwood Avenue.
3. The City is offering to purchase approximately 5,625 square feet of property abutting this new R/W, to be located in the northeast corner of the property. The City is offering \$4.00 per square foot for this parcel for the total City offer of \$22,500. The City can work with you to prepare a site plan that shares access for the new booster station with the existing farm operations.
  - *The City/County will pay all costs for survey, legal descriptions and transaction costs associated with the purchase and property description changes including recording documents at the County. Your involvement will include review and signature of the closing documents. However, the City/County will not reimburse you for costs incurred by you should you choose to have representation to review documents on your behalf.*
  - *The new access road will be a minimum of 20 feet wide and will be a shared access for the Booster Station site and farm operations.*
  - *The City will work with you and consider your input to minimize impacts to the farm operations on your property while developing the booster station site plan and defining the final parcel size and dimensions of the parcel to be purchased.*
4. The City will agree to waive the proposed \$5,800 water lateral benefit assessment associated with the Inwood Trunk Watermain Improvements passing your existing property at 2298 Inwood Avenue North.
5. This offer is valid until 4:00 PM on Friday, July 11, 2014.

The City believes that this offer is both fair and beneficial to the Eberhard Trust. As discussed over many occasions, the City believes that the true benefit in this offer is the increased future value to the property by ensuring that the City water supply abutting this property is on the high pressure side of the booster station. If the booster station is located to the south of this property the developer will be responsible for the full cost of extending high pressure water to the site at the time of any future development. This is consistent with the City's adopted policy on public improvements.

We apologize for having to attach a deadline to this offer but as we have shared with you in the past, the timing for this improvement is critical. Given the time considerations please be aware that the City will concurrently seek alternative sites. Thank you for your consideration. Please contact me at 651.300.4264 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Griffin". The signature is fluid and cursive, with the first name "Jack" being more prominent than the last name "Griffin".

Jack Griffin, P.E., City Engineer

Cc: Dean Zuleger, City Administrator