1. 5:00 P.M. Housing And Redevelopment Authority (HRA) Meeting Agenda
   Documents:
   
   MAY 11 REGULAR MEETING AGENDA.PDF

2. 5:00 P.M. Housing And Redevelopment Authority (HRA) Meeting Packet
   Documents:
   
   MAY 11 REGULAR MEETING PACKET.PDF
I. Call to Order

II. Roll Call

III. Approval of the Agenda

IV. Approval of Minutes
   A. March 9th, 2020 Regular Meeting

V. Open Forum

VI. New Business
   A. Consider Proposals for 1804 First Avenue Lot
   B. Receive First Quarter Financial Report

VII. Discussion Items

VIII. Unfinished Business
   A. 7th Ave/Main Street Redevelopment Update
   B. Rental Conversion Loan – 1627 Ferry Street Update
   C. Other Reports

IX. Tentative Agenda Items for Future Meetings

X. Adjournment
CITY OF ANOKA
Housing & Redevelopment Authority
Monday, May 11th, 2020
Anoka City Hall
Council Chambers
5:00 p.m.

I. Call to Order

II. Roll Call

III. Approval of the Agenda

IV. Approval of Minutes
   A. March 9th, 2020 Regular Meeting

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AGENDA ITEM IV. A.
Call to Order: Chairperson Carl Youngquist called the meeting to order at 5:00 p.m.

Roll Call: Commissioners present were: Chairperson Carl Youngquist; Commissioners Dave Bonthuis, Commissioners Lori Manzoline, Colleen Werdien, and Kristina Wilberg. Absent: None. Staff present were: Housing and Redevelopment Manager Darin Berger. Others present: None.

Approval of the Agenda: MOTION BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER WILBERG, TO APPROVE THE AGENDA AS PRESENTED.

UPON A VOICE VOTE, MOTION CARRIED.

Approval of Minutes:
February 10, 2020, Regular Meeting: MOTION BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER WILBERG, TO APPROVE THE FEBRUARY 10, 2020, REGULAR MEETING AS CORRECTED.

Commissioner Werdien noted corrections needed on Page 2, end of second to last paragraph deleting “Mr. Berger…” and name correction and date of 2010 to 2019.

UPON A VOICE VOTE, MOTION CARRIED.

Open Forum:
No one appeared.

New Business:
Rental Conversion Loan Program – 1627 Ferry Street: Housing Manager Darin Berger shared background on the Rental Conversion Loan Program created in 2018 to reduce the number of rental units in Anoka. He said this well intended program resulted in finding an interested party looking for assistance to convert their 1890 duplex to a single-family owner-occupied home. The Center for Energy and Environment (CEE) approved the loans at the end of February and explained the Cords were taking advantage of both the Rental Conversion Deferred Loan Program and the Rental Conversion Program for a total loan amount of $100,000. He explained the required match by the applicants and said they were contributing $50,000 of their own savings toward the project. He described the conversion would entail a wide range of work that included heating system conversion from boilers to forced air, interior stairway and entrances, removal of upstairs kitchen and laundry room conversion, and other electrical work.

Dylan and Kristin Cords said the home had a lot of original woodworking and detail and explained their intention of always converting the property to single-family. They shared improvements to date that included framing, electrical, plumbing, etc. and how they learned about the program through another rental property owner that resulted in converting their home...
into single-family home sooner than originally planned. They shared details about removal of the exterior stairway and stairwell as it was no longer needed and their intent to bring back the beauty of the home that included 1,300 square feet and an unfinished third level for a total of 2,600 square feet. They shared the carriage house was currently being used as a woodworking shop with a loft and basement and while there was no garage on the property there was room for one in the future. They shared the home was in very good condition and their intent to rebuild the porch for a more open, Victorian look that may include wrapping around the home and said they were in contact with the Historical Society to preserve anything of historical value and shared their discovery of old documents that would be preserved and said the property abstract says the home was built in 1890 but dates back to 1853.

Commissioner Bonthuis commented how despite the crack in the porch it appeared no settling has occurred from outward appearance and asked how the Cords located the home. Ms. Cords said she lived in Brooklyn Park but drove past the home for years. Mr. Cord noted other homes they looked had had the character removed and remodeled and said while they never intended to be long-time landlords the rental income allowed them to replace windows and do other improvements until they were ready to convert and retain the authenticity of the home.

Chairperson Youngquist asked about next steps in the process and the Building Department’s responsibility to CEE. Mr. Berger explained as the work was completed Building and CEE would review invoices then pay them, similar to our commercial loan process, but administered by CEE.

Mr. Cords shared their bidding process experience and the difficulty in getting bids and how the program itself was very worthwhile. He shared more details on the planned work and background and intent of doing the work themselves and their goal to preserve their home for the next 150 years.

The Board wished the Cords the best in their project and asked to tour the project when complete.

Unfinished Business:
North Suburban Home Show Update: Mr. Berger said the North Suburban Home Show Committee continues to work hard to provide another quality event. He said all 100 booths have been sold to exhibitors who will begin setting up booths Friday morning. Staff will be speaking on air with BOBFM on Wednesday to further promote the event and he reminded the HRA Board of their role as greeters and encouraged everyone to attend on March 14 at the Andover YMCA Community Center.

Commissioner Bonthuis inquired if the Ask the Architect booth had been present at the show before. Mr. Berger said this booth was new last year and very popular and were pleased to work with Metrowide Architects again to provide this opportunity.

Action Requested: No action is necessary at this time, discussion item only.
1804 and 1808 First Avenue Lots Update: Mr. Berger said at February 10 Board meeting staff was directed to list the two lots at 1804 and 1808 First Avenue with Nathan Gunn of Foundational Realty. The lots will be combined to allow for one single-family, owner-occupied home to be built or moved to the site. The lot was listed for $80,000 on MLS on February 21 and will be listed until April 6 to allow interested parties to put together a proposal and staff time to prepare the proposals we receive for the April board meeting. At that time the Board will consider any proposals received. Thus far we have received only three serious inquiries but no formal offers. We do not anticipate those moving forward at this time. Staff is aware of others interested but have not seen any proposals to date, adding the Board can extend the deadline if deemed necessary.

Chairperson Youngquist said it will take some creativity to create a proposal for these lots but the timing was good with spring starting and if unsuccessful we will try another approach.

Action Requested: No action is necessary at this time, discussion item only.

7th Avenue/Main Street Redevelopment Update: Mr. Berger stated the HRA-owned property at 7th Avenue and Main Street has officially listed by Brian Pankratz of CBRE. The 1.24-acre site is listed for $1.5 million and all avenues of marketing are live and an initial email blast went to the broker’s email list of 3,000 addresses. The sign has been placed on Main Street and he shared the marketing brochure and listed on several commercial real estate sites including LoopNet, CoStar, MNCar, and CBRE.com.

Chairperson Youngquist asked if the worksession with Council was helpful for the agent on potential uses. Mr. Berger said the direction was helpful as it clarified apartments would be allowed as part of a mixed-use commercial development but no fast food restaurants, only casual-type restaurants.

Action Requested: No action is necessary at this time, discussion item only.

Other Reports: Chairperson Youngquist asked about activity on 2nd and Monroe and if the negative input has stopped after units were sold. Mr. Berger shared that all 16 townhomes have sold in less than 10 months which was very good and that staff was waiting on more information for next steps in the development.

Mr. Berger said staff continues to work with potential buyers for Benton and Ferry approved in 2018 and shared an update on the tunnel grant that was denied but a trail easement would be included on the north end and how the property owner was open to the easement.

Commissioner Bonthuis asked why the trail easement was being requested and if other grants were being applied for. Mr. Berger said the easement was requested now while still public property to make it easier if and when a trail comes through in the future and explained the trail would go to Franklin Lane from the other side of river and under Ferry Street/169 and the current pedestrian crossing bridge would possibly remain in place.
Discussion Items:
None.

Tentative Agenda Items for Future Meetings:
Commissioner Manzoline suggested a future worksession to review bylaws, Statutes, Commissioner Responsibilities with regard to TIF districts, especially when new members are appointed. Mr. Berger said the Commissioner Handbook needs updating overall and agreed a worksession would be good and suggested it be held April 13 after their regular meeting if possible.

Adjournment: MOTION BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER MANZOLINE, TO ADJOURN THE REGULAR MEETING. The motion carried, the meeting was adjourned at 5:53 p.m.

Submitted by: Cathy Sorensen, TimeSaver Off Site Secretarial, Inc.
AGENDA ITEM VI. A.
Memo

To: HRA Board Members

From: Darin Berger, Housing Manager

Date: May 11th, 2020

Re: Consider Proposals for 1804 First Avenue Lot

At our February 10th, 2020 HRA Board Meeting, Staff was directed to list the two lots at 1804 and 1808 First Avenue with Nathan Gunn of Foundational Realty. The lots will be combined to allow for one single-family, owner-occupied home to be built or moved on to the site. The lot was listed for $80,000 on the MLS on February 21st, 2020 and was listed until April 5th, 2020. After very little serious interest on the lot, it was decided to drop the listing price to $50,000. The drop in price generated much more interest and has resulted in four offers that are before you tonight.

See attached MLS Listing and proposals for more details.

Proposal #1:
- Offer Price: $60,000
- Financing: Cash
- Closing Date: June 26th, 2020
- Contingencies: Buyer satisfying themselves on utility hookups, soil testing to indicate if extraordinary building methods are needed and HRA approval all to be completed by June 12th, 2020

Proposal #2(a):
- Offer Price: $60,000
- Closing Date: Within 45 days of final removal or satisfaction of all contingencies acceptable to buyer
- Contingencies/Seller Responsibilities: Water and Sewer laterals to the lot from the street to meet city standards and city to warranty depth and usability. Lot to be combined into a single PID with re-zoning and variance approval as needed. Tree removal of all trees on the northern half of the combined lots. Dirt balanced between the two lots to accommodate the proposed house plan with a drive slope to be no more than 3% and a maximum 2 risers in the garage to the home. Removal of all retaining walls and steps. Drive approach moved per garage placement at a 20' width and curbing repaired where approaches are removed.
Proposal #2(b):
- Offer Price: $40,000
- Closing Date: Within 45 days of final removal or satisfaction of all contingencies as acceptable to buyer.
- Contingencies/Seller Responsibilities: Water and Sewer laterals to the lot from the street to meet city standards and city to warranty depth and usability. Lot to be combined into a single PID with re-zoning and variance approval as needed.

Proposal #3:
- Offer Price: $60,000
- Financing: Line of Credit
- Closing Date: June 1st, 2020
- Contingencies: Seller to provide a certificate of survey, seller approval of building plans, and lot development plans

Proposal #4:
- Offer Price: $52,000
- Financing: Cash
- Closing Date: On or before July 1st, 2020
- Contingencies: Seller to provide survey, city approval of plans, buyer to do soil testing

Action Requested: Authorize Housing Manager to enter into a Purchase Agreement for sale of vacant land at 1804 First Avenue based on an agreed upon dollar amount by motion, second and vote.
1804 1ST AVENUE, ANOKA, MN 55303

$60,000

Type: Lots / Land

Schedule
Showing

https://www.foundationalrealty.com/search_homes.html
City of Anoka Housing and Redevelopment Authority (HRA) owned infill lot is a perfect opportunity for your dream home. Lot is located near river, park, and downtown Anoka shops and restaurants. Two lots will be combined: 1804 and 1808 1st Ave to create one lot 100' x 132'. Seller will require proposed house plans for HRA board approval. Home to be built must fit architecturally into the neighborhood. 10 year rental restriction will also be enforced on the home to be built. HRA board will be reviewing offers and house plans on May 11, 2020. Offers must be submitted by May 4 to be included in the review process.

Property Features

### Location Information

- **County:** Anoka
- **Map Code:** 49C4
- **Latitude:** 45.195760
- **Longitude:** -93.390289
- **Subdivision:** Anoka City Of Town
- **Directions:** From Main street go South on 1st to vacant lot on left.

### Exterior Features

- **Utilities On Site:** Electric, Natural Gas, City Water, City Sewer, Telephone, Cable T.V., Storm Sewer
- **Lot Description:** Tree Coverage - Light, Underground Utilities
- **Topography:** Sloped
- **Lot Size (Acres):** 0.3
Zoning: Residential-Single

Improvements: Curbs, Paved Streets, Public Road, Sidewalks

Road Frontage: City

School District: Anoka-Hennepin

Additional Information

Property Type: LL

Status: Active

Is a Foreclosure: No

Lender Owned: No

Potential Short Sale: No

Restrictions: Rentals not Permitted

Tax Year: 2019

Tax Amount: 0

Nathan Gunn

Broker: Foundational Realty

Foundational Realty is not a Multiple Listing Service (MLS), nor does it offer MLS access. This website is a service of Foundational Realty, a broker Participant of the Regional Multiple Listing Service of Minnesota, Inc. Information Deemed Reliable But Not Guaranteed.

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RMLS DMCA Notice

NorthstarMLS® data last updated at May 7, 2020 9:21 AM CT
Proposal #1
Scott Family Home Proposal for 1804/1808 1st Ave

Link to Plan: https://www.houseplans.com/plan/1617-square-feet-3-bedroom-2-00-bathroom-2-garage-country-colonial-ranch-sp154457
Link to Builder: https://zieglercustomhomes.com  Contact: Dan Berning dberning@zieglercustomhomes.com  (612)802-1997
About Our Family & Our Vision for 1804/1808 1st Ave.

As long standing members of the community, we are deeply rooted in Anoka. We take great pride in the historic value of our vibrant downtown and would love the opportunity to revive a small part of it at 1804/1808 1st Ave. Currently residing in Anoka, at 509 School Street, we love the convenience that Anoka has to offer. Sam proudly owns the building at 1918 1st Ave, home to his businesses, Nord Properties and Nordic Home Health Care. In addition, Sam serves on the Parks and Recreation Board for the city of Anoka, and the School Board for Montessori Renaissance where our daughter Ava attends Pre-K, as Treasurer. Crystal is employed by the Anoka Hennepin school district at STEP, just up the road attached to Anoka Technical College working with 10th-12th graders, and Ava currently attends the Montessori Renaissance Academy, and is eager to begin Kindergarten this fall at Lincoln Elementary School. Our family spends a great deal of time attending and supporting the many great festivities hosted in Anoka each year to include the Food Truck Festival, Car Shows, Riverfest, Football games, the Tree Lighting ceremony, Movie nights and Concerts in the park, and most importantly, all of the Halloween activities hosted during the month of October. As a former Anoka Royal Ambassador, Crystal is still actively involved in many of the Ambassadors volunteer ventures with the city and surrounding communities.

We envision building a home that blends seamlessly into the landscape of historic downtown. Rich with character, we will leave no detail to chance. We would like to infuse charm into the exterior and interior finishes of the home by incorporating rich finishes of real wood, brick & stone, and lush landscape. Fruit bearing trees, flower and vegetable gardens, and formal gathering spots for hosting community events are all things that we love, and we hope to bring all of that into the property at 1804/1808 1st Ave. We would very much love to be considered, and approved by the HRA board, to build the attached home and make it a part of the 1st Ave. neighborhood.

Tree Lighting - 2019
Car Show with Grandpa's 1969 SSRS Camaro - 2019
Weekly Ice Cream Cone - 2018
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

This form approved by the Minnesota Association of REALTORS®,
which disclaims any liability arising out of use or misuse of this form.
© 2019 Minnesota Association of REALTORS®, Edina, MN

1. Date May 4th, 2020

2. Page 1

3. **BUYER(S):** Samuel C. Scott

4. Crystal L. Scott

5. Buyer's earnest money in the amount of ____________________________________________________________________________

6. Two Thousand ____________________________________________________________________________ Dollars ($ 2,000.00 )

7. shall be delivered to listing broker, or, if checked, to_________________________________________ no later than two (2) Business Days after Final Acceptance Date of this Purchase Agreement. Buyer and Seller agree that earnest money shall be deposited in the trust account of Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final Acceptance Date of this Purchase Agreement, whichever is later.

8. Said earnest money is part payment for the purchase of the property located at

9. Street Address: 1604 1st Avenue

10. City of Anoka, County of Anoka State of Minnesota,

11. Zip Code 55303, legally described as

12. CITY OF ANOKA LOT 14 AND LOT 15 BLOCK 30 CITY OF ANOKA

13. including all fixtures, if any, **AND** including the following personal property, if any, which shall be transferred with no additional monetary value, and free and clear of all liens and encumbrances:

14. 

15. 

16. 

17. 

18. 

19. 

20. 

21. (collectively the “Property”).

22. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:

23. 

24. 

25. 

26. 

27. **PURCHASE PRICE:**

28. Seller has agreed to sell the Property to Buyer for the sum of ($ 60,000.00)

29. Sixty Thousand ____________________________________________________________________________ Dollars,

30. which Buyer agrees to pay in the following manner:

31. 1. __________ percent (%) of the sale price in CASH, or more in Buyer's sole discretion, which includes the earnest money;

32. 2. __________ percent (%) of the sale price in MORTGAGE FINANCING. (See following Mortgage Financing section.)

33. 3. __________ percent (%) of the sale price by ASSUMING Seller's current mortgage. (See attached Addendum to Purchase Agreement: Assumption Financing.)

34. 4. __________ percent (%) of the sale price by CONTRACT FOR DEED. (See attached Addendum to Purchase Agreement: Contract for Deed Financing.)

35. 

36. 

37. 

38. **CLOSING DATE:**

PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

39. Page 2 Date May 4th 2020

Property located at 1804 1st Avenue Anoka MN 55303

MORTGAGE FINANCING:

42. This Purchase Agreement ☑ IS ☑ IS NOT subject to the mortgage financing provisions below. If IS, complete the
☐ (Check one.) MORTGAGE FINANCING section below. If IS NOT, proceed to the SELLER'S CONTRIBUTIONS TO BUYER'S
43. COSTS section.

45. Such mortgage financing shall be: (Check one.)

☐ FIRST MORTGAGE only ☐ FIRST MORTGAGE AND SUBORDINATE FINANCING.

47. Financing ☐ DOES ☑ DOES NOT include a grant, bond program, or other loan assistance program. If “DOES,”
(☐ (Check one.)

please specify:

49. Buyer shall apply for and secure, at Buyer’s expense, a: (Check all that apply.)

☐ CONVENTIONAL

☐ DEPARTMENT OF VETERANS’ AFFAIRS (“DVA”) GUARANTEED

☐ FEDERAL HOUSING ADMINISTRATION (“FHA”) INSURED

☐ PRIVATELY INSURED CONVENTIONAL

☐ UNITED STATES DEPARTMENT OF AGRICULTURE (“USDA”) RURAL DEVELOPMENT

☐ OTHER

56. mortgage in the amount stated in this Purchase Agreement, amortized over a period of not more than ________ years, with an initial interest rate at no more than ________ percent (%) per annum. The mortgage application IS
58. TO BE MADE WITHIN FIVE (5) BUSINESS DAYS after the Final Acceptance Date of this Purchase Agreement. Buyer
59. agrees to use best efforts to secure a commitment for such financing and to execute all documents required to
60. consummate said financing.

MORTGAGE FINANCING CONTINGENCY: This Purchase Agreement is contingent upon the following and applies
to the first mortgage and any subordinate financing. (Check one.)

63. ☐ If Buyer cannot secure the financing specified in this Purchase Agreement, and this Purchase Agreement does not
64. close on the closing date specified, this Purchase Agreement is canceled. Buyer and Seller shall immediately
65. sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here
66. to be ☐ REFUNDED TO BUYER ☑ FORFEITED TO SELLER.

NOTE: If this Purchase Agreement is subject to DVA or FHA financing, FORFEITED TO SELLER may be
68. prohibited. See the following DVA and FHA Escape Clauses.

69. ☐ Buyer shall provide Seller, or licensee representing or assisting Seller, with the Written Statement, on
70. or before ____________________________.

71. For purposes of this Contingency, "Written Statement" means a Written Statement prepared by Buyer’s mortgage
72. originator(s) or lender(s) after the Final Acceptance Date that Buyer is approved for the loan(s) specified in this
73. Purchase Agreement, including both the first mortgage and any subordinate financing, if any, and stating that an
74. appraisal, satisfactory to the lender(s), has been completed and stating conditions required by lender(s) to close
75. the loan.

76. Upon delivery of the Written Statement to Seller, or licensee representing or assisting Seller, the obligation for
77. satisfying all conditions required by mortgage originator(s) or lender(s), except those conditions specified below,
78. are deemed accepted by Buyer:
79. (a) work orders agreed to be completed by Seller;
80. (b) any other financing terms agreed to be completed by Seller here; and
81. (c) any contingency for the sale and closing of Buyer’s property pursuant to this Purchase Agreement.

MN:PA:VL-2 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

82. Page 3 Date May 4th 2020

83. Property located at 1804 1st Avenue Anoka MN 55303

84. Upon delivery of the Written Statement, if this Purchase Agreement does not close on the stated closing date for
85. ANY REASON relating to financing, including, but not limited to interest rate and discount points, if any, then Seller
86. may, at Seller's option, declare this Purchase Agreement canceled, in which case this Purchase Agreement is
87. canceled. If Seller declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a
88. Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be
89. forfeited to Seller as liquidated damages. In the alternative, Seller may seek all other remedies allowed by law.
90. Notwithstanding the language in the preceding paragraph, Seller may not declare this Purchase Agreement
91. canceled if the reason this Purchase Agreement does not close was due to:
92. (a) Seller's failure to complete work orders to the extent required by this Purchase Agreement;
93. (b) Seller's failure to complete any other financing terms agreed to be completed by Seller here; or
94. (c) any contingency for the sale and closing of Buyer's property pursuant to this Purchase Agreement, except as
95. specified in the contingency for sale and closing of Buyer's property.

96. If the Written Statement is not provided by the date specified on line 70, Seller may, at Seller's option, declare this
97. Purchase Agreement canceled by written notice to Buyer at any time prior to Seller receiving the Written Statement,
98. in which case this Purchase Agreement is canceled. In the event Seller declares this Purchase Agreement
99. canceled, Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said
100. cancellation and directing all earnest money paid here to be refunded to Buyer.
101. If the Written Statement is not provided, and Seller has not previously canceled this Purchase Agreement, this
102. Purchase Agreement is canceled as of the closing date specified in this Purchase Agreement. Buyer and Seller
103. shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all
104. earnest money paid here to be refunded to Buyer.

105. LOCKING OF MORTGAGE INTEREST RATE ("RATE"): The Rate shall be locked with the lender(s) by Buyer:
106. (Check one.)

107. [ ] WITHIN FIVE (5) BUSINESS DAYS OF FINAL ACCEPTANCE DATE OF THIS PURCHASE AGREEMENT; OR

108. [ ] AT ANY TIME PRIOR TO CLOSING OR AS REQUIRED BY LENDER(S).

109. LENDER COMMITMENT WORK ORDERS: Seller agrees to pay up to $ ____________________________ to
110. make repairs as required by the lender commitment. If the lender commitment is subject to any work orders for which
111. the cost of making said repairs shall exceed this amount, Seller shall have the following options:
112. (a) making the necessary repairs; or
113. (b) negotiating the cost of making said repairs with Buyer; or
114. (c) declaring this Purchase Agreement canceled, in which case this Purchase Agreement is canceled. Buyer and Seller
115. shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest
116. money paid here to be refunded to Buyer, unless Buyer provides for payment of the cost of said repairs or escrow
117. amounts related thereto above the amount specified on line 109 of this Purchase Agreement.

118. [ ] SELLER [ ] BUYER agrees to pay any reinspection fee required by Buyer's lender(s).

119. FHA ESCAPE CLAUSE (FHA Financing only): "It is expressly agreed that, notwithstanding any other provisions
120. of this contract, the purchaser shall not be obligated to complete the purchase of the Property described here or to
121. incur any penalty or forfeiture of earnest money deposits or otherwise, unless the purchaser has been given in
122. accordance with the Department of Housing and Urban Development ("HUD")/FHA or DVA requirements a written
123. statement by the Federal Housing Commissioner, Department of Veterans' Affairs, or a Direct Endorsement lender
124. setting forth the appraised value of the Property as not less than $ ____________________________

125. (sale price)

126. The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard
127. to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage
128. HUD will insure; HUD does not warrant the value nor the condition of the Property. The purchaser should satisfy
129. himself/herself that the price and condition of the Property are acceptable."

129. LENDER PROCESSING FEES (FHA, DVA Financing Only): Seller agrees to pay Buyer's closing fees and
130. miscellaneous processing fees which cannot be charged to Buyer, not to exceed $ ____________________________
131. This amount is in addition to Seller's Contributions to Buyer's Costs, if applicable.

MN:PA:VL-3 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

132. Page 4 Date May 4th 2020

133. Property located at 1804 1st Avenue Anoka MN 55303

134. DVA FUNDING FEE (DVA Financing only): Pursuant to federal regulations, a one-time Funding Fee must be paid at the closing of this transaction as follows:

136. __________________________, paid by Buyer □ AT CLOSING □ ADDED TO MORTGAGE AMOUNT (Check one.)

137. __________________________ paid by Seller

138. NOTE: DVA regulations limit the fees and charges Buyer can pay to obtain a DVA loan.

139. DEPARTMENT OF VETERANS' AFFAIRS ESCAPE CLAUSE (DVA Financing only): "It is expressly agreed that, notwithstanding any other provisions of this contract, the purchaser shall not incur any penalty by forfeiture of earnest money or otherwise be obligated to complete the purchase of the Property described here, if the contract purchase price or cost exceeds the reasonable value of this Property established by the Department of Veterans' Affairs. The purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without regard to the amount of reasonable value established by the Department of Veterans' Affairs."

145. NOTE: Verify DVA requirements relating to payment of all special assessments levied and pending, and annual installments of special assessments certified to yearly taxes.

147. OTHER MORTGAGE FINANCING ITEMS:

149. SELLER’S CONTRIBUTIONS TO BUYER’S COSTS:

150. Seller □ IS □ IS NOT contributing to Buyer’s costs. If answer is IS, Seller agrees to pay at closing, up to: (Check one.)

151. □ $ __________________________

152. □ __________ percent (%) of the sale price

153. towards Buyer’s closing fees, title service fees, title searches, title examinations, abstracting, lender’s title insurance, owner’s title insurance, prepaid items, other Buyer’s costs allowable by lender, if any, and/or mortgage discount points. Any amount of Seller’s contribution that exceeds Buyer’s allowable costs, or which cannot be used because Seller’s contribution exceeds the maximum Seller contribution allowed by law or by mortgage requirements, shall be retained by Seller.

159. NOTE: The amount paid by Seller cannot exceed the maximum Seller contribution allowed by FHA, DVA, or lender. All funds paid by Seller on behalf of Buyer must be stated on the Closing Disclosure at closing.

161. (Check one.)

162. □ 1. This Purchase Agreement is subject to an Addendum to Purchase Agreement: Sale of Buyer’s Property Contingency for the sale of Buyer’s property. (If checked, see attached Addendum.)

164. OR

165. □ 2. This Purchase Agreement is contingent upon the successful closing on the Buyer’s property located at __________________________, which is scheduled to close on _____________.

167. pursuant to a fully executed purchase agreement. If Buyer’s property does not close by the closing date specified in this Purchase Agreement, this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer. The language in this paragraph supersedes any other provision to the contrary in any financing contingency made a part of this Purchase Agreement, if applicable.

173. OR

174. □ 3. Buyer represents that Buyer has the financial ability to perform on this Purchase Agreement without the sale and closing on any other property.

MN:PA:VL-4 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

176. Page 5  Date May 4th 2020

177. Property located at 1804 1st Avenue Anoka MN 55303

178. REAL ESTATE TAXES/SPECIAL ASSESSMENTS:

179. REAL ESTATE TAXES: Seller shall pay on the date of closing all real estate taxes due and payable in all prior years including all penalties and interest.

181. Buyer shall pay [X] PRORATED FROM DAY OF CLOSING [ ] ALL [ ] NONE [ ] ______/12ths OF real estate taxes due and payable in the year of closing.

183. Seller shall pay [X] PRORATED TO DAY OF CLOSING [ ] ALL [ ] NONE [ ] ______/12ths OF real estate taxes due and payable in the year of closing.

185. Buyer shall pay real estate taxes due and payable in the year following closing and thereafter, the payment of which is not otherwise here provided. No representations are made concerning the amount of subsequent real estate taxes.

188. DEFERRED TAXES/SPECIAL ASSESSMENTS:

189. [ ] BUYER SHALL PAY [X] SELLER SHALL PAY on date of closing any deferred real estate taxes (Check one.)

190. [ ] BUYER AND SELLER SHALL PRORATE AS OF THE DATE OF CLOSING [X] SELLER SHALL PAY ON DATE OF CLOSING all installments of special assessments certified for payment, with the real estate taxes due and payable in the year or closing.

194. [ ] BUYER SHALL ASSUME [X] SELLER SHALL PAY on date of closing all other special assessments levied as of the Date of this Purchase Agreement.

196. [ ] BUYER SHALL ASSUME [X] SELLER SHALL PROVIDE FOR PAYMENT OF all special assessments pending as of the Date of this Purchase Agreement for improvements that have been ordered by any assessing authorities. (Seller's provision for payment shall be by payment into escrow of two (2) times the estimated amount of the assessments or less, as required by Buyer's lender.)

200. Buyer shall pay any unpaid special assessments payable in the year following closing and thereafter, the payment of which is not otherwise here provided.

202. As of the Date of this Purchase Agreement, Seller represents that Seller [ ] HAS [X] HAS NOT received a notice regarding any new improvement project from any assessing authorities, the costs of which project may be assessed against the Property. Any such notice received by Seller after the Date of this Purchase Agreement and before closing shall be provided to Buyer immediately. If such notice is issued after the Date of this Purchase Agreement and on or before the date of closing, then the parties may agree in writing, on or before the date of closing, to pay, provide for the payment of, or assume the special assessments. In the absence of such agreement, either party may declare this Purchase Agreement canceled by written notice to the other party, or licensee representing or assisting the other party, in which case this Purchase Agreement is canceled. If either party declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer.

212. ADDITIONAL PROVISIONS:

213. PREVIOUSLY WRITTEN PURCHASE AGREEMENT: This Purchase Agreement [ ] IS [X] IS NOT subject to cancellation of a previously written purchase agreement dated

215. (If answer is IS, said cancellation shall be obtained no later than

216. If said cancellation is not obtained by said date, this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer.)

MN/PA/VL-5 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

219. Page 6  Date May 4th  2020

220. Property located at 1804 1st Avenue, Anoka, MN 55303.

221. SPECIAL CONTINGENCIES: This Purchase Agreement is subject to the following contingencies, and if the contingencies checked below are not satisfied or waived, in writing, by Buyer by June 12th, 2020, this Purchase Agreement is canceled as of said date. Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer.

222. (Select appropriate options a–k.)

223. ☐ (a) Buyer obtaining a physical inspection of the Property, satisfactory to Buyer.

224. ☑ (b) Buyer obtaining evidence of utility connections available, and costs for connection to the Property, satisfactory to Buyer.

225. ☐ (c) ☐ BUYER ☐ SELLER shall provide a certificate of survey of the Property, at ☐ BUYER ☐ SELLER expense.

226. ☐ (d) Buyer obtaining approval of city/township of proposed building plans and specifications at ☐ BUYER ☐ SELLER expense.

227. ☐ (e) Buyer obtaining approval of city/township of proposed subdivision development plans at ☐ BUYER ☐ SELLER expense.

228. ☐ (f) Buyer obtaining approval of city/township for rezoning or use permits at ☐ BUYER ☐ SELLER expense.

229. ☐ (g) Buyer obtaining, at ☐ BUYER ☐ SELLER expense, percolation tests which are acceptable to Buyer.

230. ☑ (h) Buyer obtaining, at ☑ BUYER ☐ SELLER expense, soil tests which indicate that the Property may be improved without extraordinary building methods or cost.

231. ☐ (i) Buyer obtaining approval of building plans and/or specifications in accordance with any recorded subdivision covenants and approval of the architectural control committee.

232. ☐ (j) Buyer obtaining, at ☐ BUYER ☐ SELLER expense, copies of all covenants, reservations, and restrictions affecting the Property.

233. ☑ (k) Buyer obtaining approval of building plans and specifications from Housing & Redevelopment Authority of Anoka. (HRA)

234. Seller’s expenses for these contingencies (if any) shall not exceed $0.00.

235. DEED/MARKETABLE TITLE: Upon performance by Buyer, Seller shall deliver as: (Check one.)

236. ☑ WARRANTY DEED ☐ PERSONAL REPRESENTATIVE’S DEED ☐ CONTRACT FOR DEED

237. ☐ TRUSTEE’S DEED ☐ Other: ___________________________ Deed joined in by spouse, if any, conveying marketable title, subject to

238. (a) building and zoning laws, ordinances, state and federal regulations;

239. (b) restrictions relating to use or improvement of the Property without effective forfeiture provisions;

240. (c) reservation of any mineral rights by the State of Minnesota;

241. (d) utility and drainage easements which do not interfere with existing improvements;

242. (e) rights of tenants as follows (unless specified, not subject to tenancies):

243. (f) others (must be specified in writing):

244. ___________________________; and

245. ___________________________.

MN:PA:VL-6 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

261. Page 7 Date May 4th 2020

262. Property located at 1804 1st Avenue Anoka MN 55303

263. **POSSESSION:** Seller shall deliver possession of the Property: (Check one.)

264. [X] IMMEDIATELY AFTER CLOSING; or

265. [ ] OTHER: ____________________________

266. Seller agrees to remove ALL DEBRIS AND ALL PERSONAL PROPERTY NOT INCLUDED HERE from the Property by possession date.

267. **PRORATIONS:** All interest; unit owners' association dues; rents; and charges for city water, city sewer, electricity, and natural gas shall be prorated between the parties as of date of closing. Buyer shall pay Seller for remaining gallons of fuel oil or liquid petroleum gas on the day of closing, at the rate of the last fill by Seller.

271. **TITLE AND EXAMINATION:** Within a reasonable time period after Final Acceptance Date of this Purchase Agreement, Seller shall provide one of the following title evidence documents to Buyer's selection, which shall include proper searches covering bankruptcies, state and federal judgments and liens, and levied and pending special assessments to Buyer or Buyer's designated title service provider:

275. (a) A commitment for an owner's policy of title insurance on a current ALTA form issued by an insurer licensed to write title insurance in Minnesota as selected by Buyer. Seller shall be responsible for the title search and exam costs related to the commitment. Buyer shall be responsible for all additional costs related to the issuance of the title insurance policy(ies), including but not limited to the premium(s), Buyer's name search and plat drawing, if any. Seller shall deliver any abstract of title and a copy of any owner's title insurance policy for the Property, if in Seller's possession or control, to Buyer or Buyer's designated title service provider. Any abstract of title or owner's title insurance policy provided shall be immediately returned to Seller, or licensee representing or assisting Seller, upon cancellation of this Purchase Agreement.

283. (b) An Abstract of Title certified to date if Abstract Property or a Registered Property Abstract ("RPA") certified to date. If Registered (Torrens) Property, Seller shall pay for the abstracting or RPA costs and deliver any abstract for this Property in Seller's possession or control to Buyer or Buyer's designated title service provider. Any abstract provided shall be immediately returned to Seller, or licensee representing or assisting Seller, upon cancellation of this Purchase Agreement. If Property Is Abstract and Seller does not have an abstract of title, Option (a) will automatically apply.

289. Seller shall use Seller's best efforts to provide marketable title by the date of closing. In the event that Seller has not provided marketable title by the date of closing, Seller shall have an additional thirty (30) days to make title marketable, or, in the alternative, Buyer may waive title defects by written notice to Seller. In addition to the thirty (30)-day extension, Buyer and Seller may by mutual agreement further extend the closing date. Lacking such extension, either party may declare this Purchase Agreement canceled by written notice to the other party, or, if no written notice of cancellation is given, the other party, in which case this Purchase Agreement is canceled. If either party declines this Purchase Agreement canceled, Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer.

297. **SUBDIVISION OF LAND, BOUNDARIES, AND ACCESS:** If this sale constitutes or requires a subdivision of land owned by Seller, Seller shall pay all subdivision expenses and obtain all necessary governmental approvals. This provision deals with the necessity of subdividing land to complete the sale of the Property described here in contrast to the subdivision provision of lines 234-235 which deals with the future development plans of Buyer. Seller warrants the legal description of the real Property to be conveyed has been or shall be approved for recording as of the date of closing. Seller warrants that there is a right of access to the Property from a public right-of-way.

303. **MECHANIC'S LIENS:** Seller warrants that prior to the closing, payment in full will have been made for all labor, materials, machinery, fixtures, or tools furnished within the 120 days immediately preceding the closing.

305. **NOTICES:** Seller warrants that Seller has not received any notice from any governmental authority as to condemnation proceedings or violation of any law, ordinance, or regulation. If the Property is subject to restrictive covenants, Seller warrants that Seller has not received any notice from any person or authority as to a breach of the covenants. Any such notices received by Seller shall be provided to Buyer immediately.
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

309. Page 8 Date May 4th 2020

310. Property located at 1804 1st Avenue Anoka MN 55303

311. DIMENSIONS: Buyer acknowledges any dimensions, square footage, or acreage of land or improvements provided by Seller, third party, or broker representing or assisting Seller are approximate. Buyer shall verify the accuracy of information to Buyer’s satisfaction, if material, at Buyer’s sole cost and expense.

314. ACCESS AGREEMENT: Seller agrees to allow Buyer reasonable access to the Property for performance of any surveys, inspections or tests, or for water, sewer, gas, or electrical service hookup as agreed to here. Buyer shall restore the premises to the same condition it was in prior to the surveys, inspections, or tests and pay for any restoration costs relative thereto.

318. RISK OF LOSS: If there is any loss or damage to the Property between the Final Acceptance Date and the date of closing for any reason, including fire, vandalism, flood, earthquake, or act of God, the risk of loss shall be on Seller. If the Property is destroyed or substantially damaged before the closing date, this Purchase Agreement is canceled, at Buyer’s option, by written notice to Seller or licensees representing or assisting Seller. If Buyer cancels this Purchase Agreement, Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer.

324. TIME OF ESSENCE: Time is of the essence in this Purchase Agreement.

325. CALCULATION OF DAYS: Any calculation of days begins on the first day (Calendar or Business Days as specified) following the occurrence of the event specified and includes subsequent days (Calendar or Business Days as specified) ending at 11:59 P.M. on the last day.

328. BUSINESS DAYS: “Business Days” are days which are not Saturdays, Sundays, or state and federal holidays unless stated elsewhere by the parties in writing.

330. CALENDAR DAYS: “Calendar Days” include Saturdays, Sundays, or state or federal holidays.

331. RELEASE OF EARNEST MONEY: Buyer and Seller agree that the Earnest Money Holder shall release earnest money from the Earnest Money Holder’s trust account:
(a) at or upon the successful closing of the Property;
(b) pursuant to written agreement between the parties, which may be reflected in a Cancellation of Purchase Agreement executed by both Buyer and Seller;
(c) upon receipt of an affidavit of a cancellation under MN Statute 559.217; or
(d) upon receipt of a court order.

338. DEFAULT: If Buyer defaults in any of the agreements here, Seller may cancel this Purchase Agreement, and any payments made here, including earnest money, shall be retained by Seller as liquidated damages and Buyer and Seller shall affirm the same by a written cancellation agreement.

341. If Buyer defaults in any of the agreements here, Seller may terminate this Purchase Agreement under the provisions of either MN Statute 559.21 or MN Statute 559.217, whichever is applicable. If either Buyer or Seller defaults in any of the agreements here or there exists an unfulfilled condition after the date specified for fulfillment, either party may cancel this Purchase Agreement under MN Statute 559.217, Subd. 3. Whenever it is provided here that this Purchase Agreement is canceled, said language shall be deemed a provision authorizing a Declaratory Cancellation under MN Statute 559.217, Subd. 4.

347. If this Purchase Agreement is not canceled or terminated as provided here, Buyer or Seller may seek actual damages for breach of this Purchase Agreement or specific performance of this Purchase Agreement; and, as to specific performance, such action must be commenced within six (6) months after such right of action arises.

350. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The Property may be in or near an airport safety zone with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations are filed with the county recorder in each county where the zoned area is located. If you would like to determine if such zoning regulations affect the Property, you should contact the county recorder where the zoned area is located.

354. NOTICE REGARDING PREDATORY OFFENDER INFORMATION: Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the Property is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections website at www.corr.state.mn.us.
PURCHASE AGREEMENT: VACANT LAND (RESIDENTIAL)

Page 9 Date May 4th 2020

360. Property located at 1804 1st Avenue Anoka MN 55303

361. SPECIAL DISCLOSURES: Seller discloses, to the best of Seller's knowledge, that the Property described in this
Purchase Agreement consists of approximately 3 ACRES SQUARE FEET and is currently zoned
Residential

362. Seller discloses, to the best of Seller's knowledge, that the Property IS NOT in a designated flood zone.

363. Seller discloses, to the best of Seller's knowledge, that the Property DOES NOT currently receive
preferential tax treatment (e.g. Green Acres, Managed Forest Land, Non-Profit Status, Rural Preserve, SFIA, etc.).

364. Seller discloses, to the best of Seller's knowledge, that the Property IS NOT enrolled in any federal, state, or
local governmental programs (e.g., conservation programs, CREP, CRP, EQIP, Green Acres, Managed Forest Land,
RIM, riparian buffers, Rural Preserve, SFIA, WRP/RIM-WRP, etc.).

365. DISCLOSURE STATEMENT: VACANT LAND OR A DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES FORM.

366. DESCRIPTION OF PROPERTY CONDITION: See Disclosure Statement: Vacant Land or Disclosure Statement:
Seller's Disclosure Alternatives for description of disclosure responsibilities and limitations, if any.

367. BUYER HAS RECEIVED THE INSPECTION REPORTS, IF REQUIRED BY MUNICIPALITY.

368. BUYER IS NOT RELYING ON ANY ORAL REPRESENTATIONS REGARDING THE CONDITION OF THE PROPERTY.

369. PLEASE NOTE: Buyer may incur additional charges improving the Property, including, but not limited to, hookup and/
or access charges; municipal charges; costs for sewer access, stubbing access, water access, park dedication, road
access, curb cuts, utility connection and connecting fees; and tree planting charges.

370. (Check appropriate boxes.)

371. SELLER WARRANTS THAT THE PROPERTY IS EITHER DIRECTLY OR INDIRECTLY CONNECTED TO:

372. CITY SEWER YES NO / CITY WATER YES NO

373. SUBSURFACE SEWAGE TREATMENT SYSTEM

374. SELLER DOES NOT KNOW OF A SUBSURFACE SEWAGE TREATMENT SYSTEM ON OR SERVING THE PROPERTY. (If answer is YES, and the system does not require a state permit, see Disclosure Statement: Subsurface Sewage Treatment System.)

375. PRIVATE WELL

376. SELLER DOES NOT KNOW OF A WELL ON OR SERVING THE PROPERTY. (Check one.)

377. TO THE BEST OF SELLER'S KNOWLEDGE, THE PROPERTY IS NOT IN A SPECIAL WELL CONSTRUCTION AREA.

378. THIS PURCHASE AGREEMENT IS NOT SUBJECT TO AN ADDENDUM TO PURCHASE AGREEMENT:

379. SUBSURFACE SEWAGE TREATMENT SYSTEM AND WELL INSPECTION CONTINGENCY.

380. (If answer is YES, see attached Addendum.)

381. IF A WELL OR SUBSURFACE SEWAGE TREATMENT SYSTEM EXISTS ON THE PROPERTY, BUYER HAS RECEIVED A DISCLOSURE STATEMENT: WELL AND/OR A DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM.
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

400. Page 10 Date May 4th 2020

401. Property located at 1304 1st Avenue
Anoka MN 55303

402. AGENCY NOTICE

403. Nathan D Gunn
(Licensee)

404. Foundational Realty
(Rail Estate Company Name)

405. Daniel E Berning
(licensee)

406. Riverside Realty, Inc
(Rail Estate Company Name)

407. THIS NOTICE DOES NOT SATISFY MINNESOTA STATUTORY AGENCY DISCLOSURE REQUIREMENTS.

408. DUAL AGENCY REPRESENTATION

409. PLEASE CHECK ONE OF THE FOLLOWING SELECTIONS:

410. ❑ Dual Agency representation DOES NOT apply in this transaction. Do not complete lines 411-427.

411. ❑ Dual Agency representation DOES apply in this transaction. Complete the disclosure in lines 412-427.

412. Broker represents both the Seller(s) and the Buyer(s) of the Property involved in this transaction, which creates a

dual agency. This means that Broker and its salespersons owe fiduciary duties to both Seller(s) and Buyer(s). Because

414. the parties may have conflicting interests, Broker and its salespersons are prohibited from advocating exclusively for

415. either party. Broker cannot act as a dual agent in this transaction without the consent of both Seller(s) and Buyer(s).

416. Seller(s) and Buyer(s) acknowledge that

417. (1) confidential information communicated to Broker which regards price, terms, or motivation to buy or sell will

418. remain confidential unless Seller(s) or Buyer(s) instructs Broker in writing to disclose this information. Other

419. information will be shared;

420. (2) Broker and its salespersons will not represent the interest of either party to the detriment of the other; and

421. (3) within the limits of dual agency, Broker and its salespersons will work diligently to facilitate the mechanics of

422. the sale.

423. With the knowledge and understanding of the explanation above, Seller(s) and Buyer(s) authorize and instruct Broker

424. and its salesperson to act as dual agents in this transaction.

425. Seller ___________________________ Buyer ___________________________

426. Date ___________________________ Date ___________________________

428. CLOSING COSTS: Buyer or Seller may be required to pay certain closing costs, which may effectively increase the

429. cash outlay at closing or reduce the proceeds from the sale.

430. SETTLEMENT STATEMENT: Buyer and Seller authorize the title company, escrow agent, and/or their representatives

431. to disclose and provide copies of the disbursing agent's settlement statement to the real estate licensees involved in

432. the transaction at the time these documents are provided to Buyer and Seller.

MN:PA:VL-10 (9/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

433. Page 11 Date May 4th 2020

434. Property located at 1804 1st Avenue Anoka MN 55303

435. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply. Buyer and Seller agree to comply with FIRPTA requirements under Section 1445 of the Internal Revenue Code.

439. Seller shall represent and warrant, under the penalties of perjury, whether Seller is a "foreign person" (as the same is defined within FIRPTA), prior to closing. Any representations made by Seller with respect to this issue shall survive the closing and delivery of the deed.

442. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security numbers.

445. Due to the complexity and potential risks of failing to comply with FIRPTA, including the Buyer's responsibility for withholding the applicable tax, Buyer and Seller should seek appropriate legal and tax advice regarding FIRPTA compliance, as the respective licensee's representing or assisting either party will be unable to assure either party whether the transaction is exempt from FIRPTA withholding requirements.

449. ENTIRE AGREEMENT: This Purchase Agreement and any addenda or amendments signed by the parties shall constitute the entire agreement between Buyer and Seller. Any other written or oral communication between Buyer and Seller, including, but not limited to, e-mails, text messages, or other electronic communications are not part of this Purchase Agreement. This Purchase Agreement can be modified or canceled only in writing signed by Buyer and Seller or by operation of law. All monetary sums are deemed to be United States currency for purposes of this Purchase Agreement.

455. ELECTRONIC SIGNATURES: The parties agree the electronic signature of any party on any document related to this transaction constitute valid, binding signatures.

457. FINAL ACCEPTANCE: To be binding, this Purchase Agreement must be fully executed by both parties and a copy must be delivered.

459. SURVIVAL: All warranties specified in this Purchase Agreement shall survive the delivery of the deed or contract for deed.

461. DATE OF THIS PURCHASE AGREEMENT: Date of this Purchase Agreement to be defined as the date on line one (1) of this Purchase Agreement.

ADDENDA: The following addenda are attached and made a part of this Purchase Agreement.

NOTE: Disclosures and optional Arbitration Agreement are not part of this Purchase Agreement.

466. □ Addendum to Purchase Agreement
469. □ Addendum to Purchase Agreement: Assumption Financing
470. □ Addendum to Purchase Agreement: Buyer Purchasing "As Is" and Limitation of Seller Liability
471. □ Addendum to Purchase Agreement: Condominium/Townhouse/Cooperative Common Interest Community ("CIC")
473. □ Addendum to Purchase Agreement: Contract for Deed Financing
474. □ Addendum to Purchase Agreement: Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards
476. □ Addendum to Purchase Agreement: Sale of Buyer's Property Contingency
477. □ Addendum to Purchase Agreement: Seller's Rent Back Agreement
478. □ Addendum to Purchase Agreement: Short Sale Contingency
479. □ Addendum to Purchase Agreement: Subsurface Sewage Treatment System and Well Inspection Contingency

MN:PA:VL-11 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

480. Page 12 Date May 4th 2020
Anoka MN 55303

481. Property located at 1804 1st Avenue

482. I agree to sell the Property for the price and on the terms and conditions set forth above.

483. I have reviewed all pages of this Purchase Agreement.

484. Agreement.

☐ If checked, this Agreement is subject to attached Addendum to Purchase Agreement: Counteroffer.

488. FIRPTA: Seller represents and warrants, under penalty of perjury that Seller [ ] IS [X] IS NOT a foreign person (i.e., a non-resident alien) individual, foreign corporation, foreign partnership, foreign trust, or foreign estate for purposes of income taxation. (See lines 435-448.) This representation and warranty shall survive the closing of the transaction and the delivery of the deed.

495. X (Seller’s Signature) [Signature]

496. X (Seller’s Printed Name)

497. X (Marital Status)

498. X (Seller’s Signature) [Signature]

499. X (Seller’s Printed Name)

500. X (Marital Status)

501. FINAL ACCEPTANCE DATE:
The Final Acceptance Date is the date on which the fully executed Purchase Agreement is delivered.

503. THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).

IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

504.

505. I ACKNOWLEDGE THAT I HAVE RECEIVED AND HAVE HAD THE OPPORTUNITY TO REVIEW THE DISCLOSURE STATEMENT: ARBITRATION DISCLOSURE AND RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT, WHICH IS AN OPTIONAL, VOLUNTARY AGREEMENT AND IS NOT PART OF THIS PURCHASE AGREEMENT.

509. SELLER(S) 

BUYER(S)

510. SELLER(S) 

BUYER(S)
WIRE FRAUD ALERT

Internet fraud — the use of Internet services or software with Internet access to defraud victims — is on the rise in real estate transactions. THESE SOPHISTICATED CRIMINALS COULD:

- HACK INTO YOUR E-MAIL ACCOUNT or the e-mail of others involved in your real estate transaction and may direct you to wire money to the hacker's account.
- SEND FRAUDULENT E-MAILS that appear to be from your real estate licensee, lender, or closing agent.
- CALL YOU claiming they have revised wiring instructions.

Buyers/Tenants and Sellers/Owners are advised to:

1. Never wire funds without confirming the wiring instructions directly with the intended recipient.
2. Verify that the contact information for the wire transfer recipient is legitimate by calling a known phone number for the broker or closing agent. Do not rely on the information given to you in an e-mail communication.
3. Never send personal information through unsecured/unencrypted e-mail.

If you suspect wire fraud in your transaction:

1. Immediately notify your bank, closing agent, and real estate licensee.
2. File a complaint online at the Internet Crime Complaint Center (IC3) at http://www.ic3.gov.

The undersigned acknowledge receipt of this wire fraud alert and understand the importance of taking proactive measures to avoid being a victim of wire fraud in a real estate transaction.

(Signature)

(Date)

Samuel L. Scott
5/1/2020 8:57 PM CDT

Crystal L. Scott
5/4/2020 6:15 PM CDT

05/04/2020

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.

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MN-WFA (8/18)
DISCLOSURE STATEMENT: ARBITRATION DISCLOSURE AND RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT

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1. Page 1

2. ARBITRATION DISCLOSURE

3. You have the right to choose whether to have any disputes about disclosure of material facts affecting the use or enjoyment of the property that you are buying or selling decided by binding arbitration or by a court of law. By agreeing to binding arbitration, you give up your right to go to court for claims over $15,000.

4. By signing the RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT ("ARBITRATION AGREEMENT") on page two (2), you agree to the following:

5. (1) disputes with demands which fall within the jurisdictional limits of the conciliation court shall be resolved in the applicable conciliation court; and

6. (2) all other disputes shall be subject to binding arbitration under the Residential Real Property Arbitration System ("Arbitration System") administered by National Center for Dispute Settlement ("NCDS") and endorsed by the Minnesota Association of REALTORS® ("MNAR"). The ARBITRATION AGREEMENT is enforceable only if it is signed by all buyers, sellers and licensees representing or assisting the buyers and the sellers. The ARBITRATION AGREEMENT is not part of the Purchase Agreement. Your Purchase Agreement will still be valid whether or not you sign the ARBITRATION AGREEMENT.

7. The Arbitration System is a private dispute resolution system offered as an alternative to the court system. It is not government sponsored. NCDS and the MNAR jointly adopt the rules that govern the Arbitration System. NCDS and the MNAR are not affiliated. Under the ARBITRATION AGREEMENT you must use the arbitration services of NCDS.

8. All disputes about or relating to disclosure of material facts affecting the use or enjoyment of the property, excluding disputes related to title issues, are subject to arbitration under the ARBITRATION AGREEMENT. This includes claims of fraud, misrepresentation, warranty and negligence. Nothing in this Agreement limits other rights you may have under MN Statute 327A (statutory new home warranties) or under private contracts for warranty coverage. An agreement to arbitrate does not prevent a party from contacting the Minnesota Department of Commerce, the state agency that regulates the real estate profession, about licensee compliance with state law.

9. The administrative fee for the Arbitration System varies depending on the amount of the claim, but it is more than initial court filing fees. In some cases, conciliation court is cheaper than arbitration. The maximum claim allowed in conciliation court is $15,000. This amount is subject to future change. In some cases, it is quicker and less expensive to arbitrate disputes than to go to court, but the time to file your claim and pre-hearing discovery rights are limited. The right to appeal an arbitrator's award is very limited compared to the right to appeal a court decision.

10. A request for arbitration must be filed within 24 months of the date of the closing on the property or else the claim cannot be pursued. In some cases of fraud, a court or arbitrator may extend the 24-month limitation period provided herein.

11. A party who wants to arbitrate a dispute files a Demand, along with the appropriate administrative fee, with NCDS. NCDS notifies the other party, who may file a response. NCDS works with the parties to select and appoint an arbitrator to hear and decide the dispute. A three-arbitrator panel will be appointed instead of a single arbitrator at the request of any party. The party requesting a panel must pay an additional fee. Arbitrators have backgrounds in law, real estate, architecture, engineering, construction or other related fields.

12. Arbitration hearings are usually held at the home site. Parties are notified about the hearing at least 14 days in advance.

13. A party may be represented by a lawyer at the hearing, at the party's own expense, if he or she gives five (5) days advance notice to the other party and to NCDS. Each party may present evidence, including documents or testimony by witnesses. The arbitrator must make an award within 30 days from the final hearing date. The award must be in writing and may provide any remedy the arbitrator considers just and equitable that is within the scope of the parties' agreement. The arbitrator does not have to make findings of fact that explain the reason for granting or denying an award. The arbitrator may require the party who does not prevail to pay the administrative fee.

14. This Arbitration Disclosure provides only a general description of the Arbitration System and a general overview of the Arbitration System rules. For specific information regarding the administrative fee, please see the Fee Schedule located in the NCDS Rules. Copies of the Arbitration System rules are available from NCDS by calling (866) 727-8119 or on the Web at www.ncdsusa.org or from your REALTOR®. If you have any questions about arbitration, call NCDS at (866) 727-8119 or consult a lawyer.

MN:DS:ADRAA-1 (8/19)
DISCLOSURE STATEMENT: ARBITRATION
DISCLOSURE AND RESIDENTIAL REAL
PROPERTY ARBITRATION AGREEMENT

50. Page 2
51. THIS IS AN OPTIONAL, VOLUNTARY AGREEMENT.
52. READ THE ARBITRATION DISCLOSURE ON PAGE ONE (1) IN FULL BEFORE SIGNING.
53. RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT
54. For the property located at 1804 1st Avenue
55. City of Anoka, County of Anoka
56. State of Minnesota, Zip Code 55303
57. Any dispute between the undersigned parties, or any of them, about or relating to material facts affecting the use or
enjoyment of the property, excluding disputes related to title issues of the property covered by the Purchase Agreement
dated May 4th 2020, including claims of fraud, misrepresentation, warranty and negligence, shall
be settled as specified in the Arbitration Disclosure above. National Center for Dispute Settlement shall be the arbitration
service provider. The rules adopted by National Center for Dispute Settlement and the Minnesota Association of
REALTORS® shall govern the proceeding(s). The rules that shall govern the proceeding(s) are those rules in effect
at the time the Demand for Arbitration is filed and include the rules specified in the Arbitration Disclosure on page one
(1). This Agreement shall survive the delivery of the deed or contract for deed in the Purchase Agreement. This Agreement
is only enforceable if all buyers, sellers and licensees representing or assisting the buyers and sellers have agreed to
arbitrate as acknowledged by signatures below. For purposes of this Agreement, the signature of one licensee of a
broker shall bind the broker and all licensees of that broker.

68. (Seller's Signature) (Date)
   
69. (Seller's Printed Name)

70. (Licensee Representing or Assisting Seller) (Date)

71. (Licensee Representing or Assisting Seller)

72. Foundational Realty (Company Name)

73. Riverside Realty, Inc (Company Name)

74. THE RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT IS A LEGALLY BINDING CONTRACT
75. BETWEEN BUYERS, SELLERS AND LICENSEES. IF YOU DESIRE LEGAL ADVICE, CONSULT A LAWYER.

MN:DS ADRAA-2 (8/19)
Proposal #2
May 4, 2020

RE: Letter of Intent for Purchase of approximately 0.3 Acres located in Anoka, MN (Assets listed in Section 1)

This Letter of Intent (“Letter”) outlines the basic terms of a proposed transaction (the “Transaction”) between Housing and Redevelopment Authority, City of Anoka (“Seller”) and Centra Homes LLC (“Buyer”), wherein Buyer would acquire the Assets as defined below.

The purchase of the said property would be for the construction of a new residence for Justin and Madelyn Anderson. Madelyn is an employee of Centra Homes and Justin is a captain with the Anoka City Police Department. We are working with the Andersons to build them a home in Anoka where they have lived for 26 years and where they would like to stay. Our intent would be to combine both lots and build our Victoria Plan (see attached) for the Anderson family to purchase.

Centra Homes is offering two alternative purchase proposals to give the City HRA flexibility in meeting their needs.

The following terms and conditions are acceptable to Centra Homes, subject to the execution of a final and binding Purchase Agreement.

**PROPERTY ACQUISITION PROPOSAL ONE, LETTER OF INTENT**

1. **Property:** 0.3 Acres of PID 123125110065 and 123125110064 Anoka County, State of Minnesota.

2. **Seller:** Housing and Redevelopment Authority, City of Anoka

3. **Buyer:** Centra Homes, LLC or its assigns

4. **Base Purchase Price:** $60,000.00

5. **Earnest Money:** $1,000.00 paid to Land Title, Coon Rapids MN (the “Title Company”) upon execution of a definitive purchase agreement.

6. **Closing Date** The closing shall take place within 45 days of final removal or satisfaction of all contingencies as acceptable to Buyer.

7. **Survey:** Seller shall provide an ALTA/ACSM survey of the Property, certified to Buyer within 15 days of signing the Purchase Agreement.
8. Seller’s Title: Within fifteen (15) days of executing the Purchase Agreement, Seller will deliver to Buyer a commitment for an owner’s policy of title insurance issued by the Title Company. Buyer will pay the premiums for the title policy at closing. Seller will pay for the cost of the commitment and any endorsements. The parties will agree to extend closing, if necessary to resolve any title and survey issues. Title to the property shall be conveyed to Buyer by Warranty Deed and shall convey fee simple marketable title to Buyer free and clear of all liens, encumbrances and other matter affecting title.

9. Taxes and Assessments: Seller shall pay any real estate taxes due and payable in the years prior to the year of closing. Real estate taxes for the year of closing shall be prorated between the parties at Closing. Seller shall pay all pending or levied special assessments as of the date of Closing related to the Property.

10. Purchase Agreement: Buyer will prepare, within thirty (30) days of execution of this Letter of Intent, a draft of the Purchase Agreement to be reviewed, negotiated in good faith, and executed by the parties.

11. Marketing: Seller agrees not to list or otherwise hold the Property for sale for thirty (30) days after the execution of this Letter of Intent. Seller agrees to not disclose this letter of intent or the terms hereof to any other potential purchaser.

12. Seller responsibilities
   A. Water and Sewer laterals to the lot from the street to meet city standards and city to warranty depth and usability. Including removal or any laterals that may not be used as required by Anoka city.
   B. Lot to be combined into a single PID with re-zoning and variance approval as needed
   C. Tree removal of all trees on the Northern half of the combined lots
   D. Dirt balanced between the two lots to accommodate the proposed house plan with a drive slope to be no more than 3% and a maximum 2 risers in the garage to the home
   E. Removal of all retaining walls and steps
   F. Drive approach moved per garage placement at a 20’ width and curbing repaired where approaches are removed

13. Proposed Home
    Home to be built is a single level rambler with a full basement (see attached) with front porch, three-car garage, stone veneer wainscot, masonry siding (such as Hardi or LP), and a lookout
basement to the south of the home. The proposed floor plan will have some variations from attached

This letter is intended only to express the intent of the parties to sell and purchase the Property and is not to be construed as an offer to purchase or sell; it being understood that except for the legally binding obligations of Seller described in the paragraph above entitled “Marketing” this letter is not legally binding upon either Buyer or Seller and either party has the right to terminate discussions or negotiations for any reason prior to signing the Purchase Agreement.

This letter may be executed in counterparts, and delivered by facsimile or PDF, each of which shall be deemed an original, but all of which together shall constitute one original instrument. The Letter of Intent is valid for 14 days from date signed.

Please acknowledge your acceptance of this Letter of Intent by signing below.

AGREED:

Buyer: Centra Homes, LLC

Dale R Wills
By: Dale Wills, President

Date: May 4, 2020

Housing and Redevelopment Authority, City of Anoka

By:

Date: _____________ ___, 2020
May 4, 2020

RE: Letter of Intent for Purchase of approximately 0.3 Acres located in Anoka, MN (Assets listed in Section 1)

This Letter of Intent ("Letter") outlines the basic terms of a proposed transaction (the "Transaction") between Housing and Redevelopment Authority, City of Anoka ("Seller") and Centra Homes LLC ("Buyer"), wherein Buyer would acquire the Assets as defined below.

The purchase of the said property would be for the construction of a new residence for Justin and Madelyn Anderson. Madelyn is an employee of Centra Homes and Justin is a captain with the Anoka City Police Department. We are working with the Andersons to build them a home in Anoka where they have lived for 26 years and where they would like to stay. Our intent would be to combine both lots and build our Victoria Plan (see attached) for the Anderson family to purchase.

Centra Homes is offering two alternative purchase proposals to give the City HRA flexibility in meeting their needs.

The following terms and conditions are acceptable to Centra Homes, subject to the execution of a final and binding Purchase Agreement.

**PROPERTY ACQUISITION PROPOSAL TWO, LETTER OF INTENT**

1. **Property:** 0.3 Acres of PID 123125110065 and 123125110064 Anoka County, State of Minnesota.

2. **Seller:** Housing and Redevelopment Authority, City of Anoka

3. **Buyer:** Centra Homes, LLC or its assigns

4. **Base Purchase Price:** $40,000.00

5. **Earnest Money:** $1,000.00 paid to Land Title, Coon Rapids MN (the "Title Company") upon execution of a definitive purchase agreement.

6. **Closing Date** The closing shall take place within 45 days of final removal or satisfaction of all contingencies as acceptable to Buyer.

7. **Survey:** Seller shall provide an ALTA/ACSM survey of the Property, certified to Buyer within 15 days of signing the Purchase Agreement.
8. Seller’s Title: Within fifteen (15) days of executing the Purchase Agreement, Seller will deliver to Buyer a commitment for an owner’s policy of title insurance issued by the Title Company. Buyer will pay the premiums for the title policy at closing. Seller will pay for the cost of the commitment and any endorsements. The parties will agree to extend closing, if necessary to resolve any title and survey issues. Title to the property shall be conveyed to Buyer by Warranty Deed and shall convey fee simple marketable title to Buyer free and clear of all liens, encumbrances and other matter affecting title.

9. Taxes and Assessments: Seller shall pay any real estate taxes due and payable in the years prior to the year of closing. Real estate taxes for the year of closing shall be prorated between the parties at Closing. Seller shall pay all pending or levied special assessments as of the date of Closing related to the Property.

10. Purchase Agreement: Buyer will prepare, within thirty (30) days of execution of this Letter of Intent, a draft of the Purchase Agreement to be reviewed, negotiated in good faith, and executed by the parties.

11. Marketing: Seller agrees not to list or otherwise hold the Property for sale for thirty (30) days after the execution of this Letter of Intent. Seller agrees to not disclose this letter of intent or the terms hereof to any other potential purchaser.

12. Seller responsibilities
   A. Water and Sewer laterals to the lot form the street to meet city standards and city to warranty depth and usability. Including removal or any laterals that may not be used as required by Anoka city.
   B. Lot to be combined into a single PID with re-zoning and variance approval as needed

13. Buyers Responsibilities
   A. Tree removal of all trees on the Northern half of the combined lots
   B. Dirt balanced between the two lots to accommodate the proposed house plan with a drive slope to be no more than 3% and a maximum 2 risers in the garage to the home
   C. Removal of all retaining walls and steps
   D. Drive approach moved per garage placement at a 20’ width and curbing repaired where approaches are removed
13. Proposed Home

Home to be built is a single level ramble with a full basement (see attached) with front porch, three-car garage, stone veneer wainscot, masonry siding (such as Hardi or LP), and a lookout basement to the south of the home. Proposed floor plan will have some variations form attached.

This letter is intended only to express the intent of the parties to sell and purchase the Property and is not to be construed as an offer to purchase or sell; it being understood that except for the legally binding obligations of Seller described in the paragraph above entitled “Marketing” this letter is not legally binding upon either Buyer or Seller and either party has the right to terminate discussions or negotiations for any reason prior to signing the Purchase Agreement.

This letter may be executed in counterparts, and delivered by facsimile or PDF, each of which shall be deemed an original, but all of which together shall constitute one original instrument. The Letter of Intent is valid for 14 days from date signed.

Please acknowledge your acceptance of this Letter of Intent by signing below.

AGREED:

Buyer:
Centra Homes, LLC

By:
Dale Wills, President

Date: May 4, 2020

Housing and Redevelopment Authority, City of Anoka

By:

Date: _____________ , 2020
Proposal #3
Date: May 4th, 2020

To: Staff and Directors of Anoka Housing and Redevelopment Authority

To Whom it May Concern:

Your property at 1804 1st Avenue in Anoka is absolutely stunning!

I currently reside in Andover in a five-bedroom home. My son is attending UMD in Duluth, and my daughter purchased a new home in the area. My husband passed away unexpectedly on February 5th, 2020. My visions of a smaller home out of the big suburbs and into the quaint, more urban areas of downtown Anoka really excite me. When I saw your lot for sale I knew it was the perfect spot for me to start over. With the help of the Chris Fitch Team, I designed the perfect two-bedroom rambler that will fit beautifully on that lot. The three huge oak trees across the front of the property are beautiful. I even told the builders to keep the concrete retaining wall to ensure the property keeps the same look.

My two children both attended Anoka High School and played lots of sports. I love the fact that the property is so close to the football field to walk to all the games. My hair stylist and dog groomer are both in downtown Anoka! We love to support all the small businesses in the area.

My daughter Maddie and I own and operate the bakery Something Sweet by Maddie Lu in the Riverdale shopping center off Main Street. We have a huge following in the community, and the drive to work would be amazing from my new Anoka residence.

Thank you so much for considering us, and my fingers are crossed that we will be able to move forward.

Sincerely,

Laurie Carlos
4250 152nd Ave NW
Andover, MN 55304
612-723-6737
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)
This form approved by the Minnesota Association of REALTORS®,
which disclaims any liability arising out of use or misuse of this form.
© 2019 Minnesota Association of REALTORS®, Edina, MN

1. Date  May 1, 2020
2. Page 1

3. BUYER(S): Caliber Homes Inc.

5. Buyer's earnest money in the amount of

6. Two Thousand ____________________________________________ Dollars ($2,000.00)

7. shall be delivered to listing broker, or, if checked, to ____________________________________________ no later than two (2) Business Days after Final Acceptance Date of this Purchase Agreement. Buyer and Seller agree that earnest money shall be deposited in the trust account of Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final Acceptance Date of this Purchase Agreement, whichever is later.

8. Days after Final Acceptance Date of this Purchase Agreement. Buyer and Seller agree that earnest money shall be deposited in the trust account of Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final Acceptance Date of this Purchase Agreement, whichever is later.

9. Seid earnest money is part payment for the purchase of the property located at

12. Street Address: 1804 1st Avenue

13. City of Anoka, County of Anoka, State of Minnesota,

14. Zip Code 55303, legally described as

15. CITY OF ANOKA LOT 15 BLK 30 CITY OF ANOKA

16. Including all fixtures, if any, AND including the following personal property, if any, which shall be transferred with no additional monetary value, and free and clear of all liens and encumbrances:

17. 

18. 

19. 

20. 

21. (collectively the "Property").

22. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:

23. 

24. 

25. PURCHASE PRICE:

26. Seller has agreed to sell the Property to Buyer for the sum of ($60,000.00)

27. Sixty Thousand ____________________________________________ Dollars

28. which Buyer agrees to pay in the following manner:

29. 1. ________ percent (%) of the sale price in CASH, or more in Buyer's sole discretion, which includes the earnest money;

30. 2. ________ percent (%) of the sale price in MORTGAGE FINANCING. (See following Mortgage Financing section.)

31. 3. ________ percent (%) of the sale price by ASSUMING Seller's current mortgage. (See attached Addendum to Purchase Agreement: Assumption Financing.)

32. 4. ________ percent (%) of the sale price by CONTRACT FOR DEED. (See attached Addendum to Purchase Agreement: Contract for Deed Financing.)

33. 

34. 

35. 

36. 

37. CLOSING DATE:

38. The date of closing shall be June 1, 2020.
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

39. Page 2  Date May 1, 2020

40. Property located at 1804 1st Avenue

41. MORTGAGE FINANCING:

42. This Purchase Agreement is subject to the mortgage financing provisions below. If IS, complete the

43. MORTGAGE FINANCING section below. If IS NOT, proceed to the SELLER'S CONTRIBUTIONS TO BUYER'S

44. COSTS section.

45. Such mortgage financing shall be: (Check one.)

46. ☐ FIRST MORTGAGE only ☐ FIRST MORTGAGE AND SUBORDINATE FINANCING.

47. Financing ☐ DOES ☐ DOES NOT include a grant, bond program, or other loan assistance program. If "DOES,”

48. please specify: ________________________________.

49. Buyer shall apply for and secure, at Buyer's expense, a: (Check all that apply.)

50. ☐ CONVENTIONAL

51. ☐ DEPARTMENT OF VETERANS' AFFAIRS ("DVA") GUARANTEED

52. ☐ FEDERAL HOUSING ADMINISTRATION ("FHA") INSURED

53. ☐ PRIVATELY INSURED CONVENTIONAL

54. ☐ UNITED STATES DEPARTMENT OF AGRICULTURE ("USDA") RURAL DEVELOPMENT

55. ☒ OTHER Private Bank Financing Line of Credit

56. mortgage in the amount stated in this Purchase Agreement, amortized over a period of not more than ______

57. years, with an initial interest rate at no more than _______ percent (%) per annum. The mortgage application IS

58. TO BE MADE WITHIN FIVE (5) BUSINESS DAYS after the Final Acceptance Date of this Purchase Agreement. Buyer

59. agrees to use best efforts to secure a commitment for such financing and to execute all documents required to

60. consummate said financing.

61. MORTGAGE FINANCING CONTINGENCY: This Purchase Agreement is contingent upon the following and applies

62. to the first mortgage and any subordinate financing. (Check one.)

63. ☐ If Buyer cannot secure the financing specified in this Purchase Agreement, and this Purchase Agreement does not

64. close on the closing date specified, this Purchase Agreement is canceled. Buyer and Seller shall immediately

65. sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here

66. to be ☐ REFUNDED TO BUYER ☐ FORFEITED TO SELLER.

67. NOTE: If this Purchase Agreement is subject to DVA or FHA financing, FORFEITED TO SELLER may be

68. prohibited. See the following DVA and FHA Escape Clauses.

69. ☐ Buyer shall provide Seller, or licensee representing or assisting Seller, with the Written Statement, on

70. or before ____________________________ .

71. For purposes of this Contingency, "Written Statement" means a Written Statement prepared by Buyer's mortgage

72. originator(s) or lender(s) after the Final Acceptance Date that Buyer is approved for the loan(s) specified in this

73. Purchase Agreement, including both the first mortgage and any subordinate financing, if any, and stating that an

74. appraisal, satisfactory to the lender(s), has been completed and stating conditions required by lender(s) to close

75. the loan.

76. Upon delivery of the Written Statement to Seller, or licensee representing or assisting Seller, the obligation for

77. satisfying all conditions required by mortgage originator(s) or lender(s), except those conditions specified below,

78. are deemed accepted by Buyer:

79. (a) work orders agreed to be completed by Seller;

80. (b) any other financing terms agreed to be completed by Seller here; and

81. (c) any contingency for the sale and closing of Buyer's property pursuant to this Purchase Agreement.

MN:PA:VL-2 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

82. Page 3 Date May 1, 2020

83. Property located at 1604 1st Avenue
Anoka MN 55303

84. Upon delivery of the Written Statement, if this Purchase Agreement does not close on the stated closing date for
ANY REASON relating to financing, including, but not limited to interest rate and discount points, if any, then Seller
may, at Seller's option, declare this Purchase Agreement canceled, in which case this Purchase Agreement is
canceled. If Seller declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a
Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be
forthel to Seller as liquidated damages. In the alternative, Seller may seek all other remedies allowed by law.

85. Notwithstanding the language in the preceding paragraph, Seller may not declare this Purchase Agreement
canceled if the reason this Purchase Agreement does not close was due to:

86. (a) Seller's failure to complete work orders to the extent required by this Purchase Agreement;

87. (b) Seller's failure to complete any other financing terms agreed to be completed by Seller here; or

88. (c) any contingency for the sale and closing of Buyer's property pursuant to this Purchase Agreement, except as
specified in the contingency for sale and closing of Buyer's property.

89. If the Written Statement is not provided by the date specified on line 70, Seller may, at Seller's option, declare this
Purchase Agreement canceled by written notice to Buyer at any time prior to Seller receiving the Written Statement.
In which case this Purchase Agreement is canceled. In the event Seller declares this Purchase Agreement
canceled, Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said
cancellation and directing all earnest money paid here to be refunded to Buyer.

90. If the Written Statement is not provided, and Seller has not previously canceled this Purchase Agreement, this
Purchase Agreement is canceled as of the closing date specified in this Purchase Agreement. Buyer and Seller
shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all
earnest money paid here to be refunded to Buyer.

91. LOCKING OF MORTGAGE INTEREST RATE ("RATEx") The Rate shall be locked with the lender(s) by Buyer:

92. (Check one.)

93. ☐ WITHIN FIVE (5) BUSINESS DAYS OF FINAL ACCEPTANCE DATE OF THIS PURCHASE AGREEMENT; OR

94. ☐ AT ANY TIME PRIOR TO CLOSING OR AS REQUIRED BY LENDER(S).

95. LENDER COMMITMENT WORK ORDERS: Seller agrees to pay up to $ ___________ to
make repairs as required by the lender commitment. If the lender commitment is subject to any work orders for which
the cost of making said repairs shall exceed this amount, Seller shall have the following options:

96. (a) making the necessary repairs; or

97. (b) negotiating the cost of making said repairs with Buyer; or

98. (c) declaring this Purchase Agreement canceled, in which case this Purchase Agreement is canceled. Buyer and Seller
shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest
money paid here to be refunded to Buyer, unless Buyer provides for payment of the cost of said repairs or escrow
amounts related thereto above the amount specified on line 109 of this Purchase Agreement.

99. ☐ SELLER ☐ BUYER agrees to pay any reinspection fee required by Buyer’s lender(s).

100. FHA ESCAPE CLAUSE (FHA Financing only): "It is expressly agreed that, notwithstanding any other provisions
101. of this contract, the purchaser shall not be obligated to complete the purchase of the Property described here or to
102. incur any penalty by forfeiture of earnest money deposits or otherwise, unless the Purchaser has been given in
103. accordance with the Department of Housing and Urban Development ("HUD")/FHA or DVA requirements a written
104. statement by the Federal Housing Commissioner, Department of Veterans' Affairs, or a Direct Endorsement lender
105. setting forth the appraised value of the Property as not less than $ ___________ (sale price).

106. The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard
107. to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage
108. HUD will insure; HUD does not warrant the value nor the condition of the Property. The purchaser should satisfy
109. himself/herself that the price and condition of the Property are acceptable."

110. LENDER PROCESSING FEES (FHA, DVA Financing Only): Seller agrees to pay Buyer’s closing fees and
111. miscellaneous processing fees which cannot be charged to Buyer, not to exceed $ ___________.

112. This amount is in addition to Seller’s Contributions to Buyer’s Costs, if applicable.

MNRAVL-3 (9/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

132. Page 4 Date May 1, 2020

133. Property located at 1804 1st Avenue Anoka MN 55303

134. DVA FUNDING FEE (DVA Financing only): Pursuant to federal regulations, a one-time Funding Fee must be paid at the closing of this transaction as follows:

135. __________________________ paid by Buyer ☐ AT CLOSING ☐ ADDED TO MORTGAGE AMOUNT (Check one)

136. __________________________ paid by Seller

137. NOTE: DVA regulations limit the fees and charges Buyer can pay to obtain a DVA loan.

138. DEPARTMENT OF VETERANS' AFFAIRS ESCAPE CLAUSE (DVA Financing only): "It is expressly agreed that, notwithstanding any other provisions of this contract, the purchaser shall not incur any penalty by forfeiture of earnest money or otherwise be obligated to complete the purchase of the Property described here, if the contract purchase price or cost exceeds the reasonable value of this Property established by the Department of Veterans' Affairs. The purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without regard to the amount of reasonable value established by the Department of Veterans' Affairs."

139. NOTE: Verify DVA requirements relating to payment of all special assessments levied and pending, and annual installments of special assessments certified to yearly taxes.

140. OTHER MORTGAGE FINANCING ITEMS:

141. Seller ☐ IS ☑ IS NOT contributing to Buyer's costs. If answer is YES, Seller agrees to pay at closing, up to: (Check one)

142. ☐ $ ______

143. ☐ ______ percent (%) of the sale price

144. towards Buyer's closing fees, title service fees, title searches, title examinations, abstracting, lender's title insurance, owner's title insurance, prepaid items, other Buyer's costs allowable by lender, if any, and/or mortgage discount points. Any

145. amount of Seller's contribution that exceeds Buyer's allowable costs, or which cannot be used because Seller's contribution exceeds the maximum Seller contribution allowed by law or by mortgage requirements, shall be retained by Seller.

146. NOTE: The amount paid by Seller cannot exceed the maximum Seller contribution allowed by FHA, DVA, or lender. All funds paid by Seller on behalf of Buyer must be stated on the Closing Disclosure at closing.

147. SALE OF BUYER'S PROPERTY:

148. (Check one)

149. ☐ 1. This Purchase Agreement is subject to an Addendum to Purchase Agreement: Sale of Buyer's Property Contingency for the sale of Buyer's property. (If checked, see attached Addendum)

150. OR

151. ☐ 2. This Purchase Agreement is contingent upon the successful closing on the Buyer's property located at __________________________, which is scheduled to close on ______

152. property does not close by the closing date specified in this Purchase Agreement, this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer. The language in this paragraph supersedes any other provision to the contrary in any financing contingency made a part of this Purchase Agreement, If applicable.

153. OR

154. ☑ 3. Buyer represents that Buyer has the financial ability to perform on this Purchase Agreement without the sale and closing on any other property.

MN:PA:V.L-4 (8/18)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

176. Property located at 1804 1st Avenue Anoka MN 55303

178. REAL ESTATE TAXES/SPECIAL ASSESSMENTS:

179. REAL ESTATE TAXES: Seller shall pay on the date of closing all real estate taxes due and payable in all prior years including all penalties and interest.

181. Buyer shall pay [X] PRORATED FROM DAY OF CLOSING [ ] ALL [ ] NONE [ ] 12ths OF AL real estate taxes due and payable in the year of closing.

182. Seller shall pay [X] PRORATED TO DAY OF CLOSING [ ] ALL [ ] NONE [ ] 12ths OF real estate taxes due and payable in the year of closing.

183. Buyer shall pay real estate taxes due and payable in the year following closing and thereafter, the payment of which is not otherwise here provided. No representations are made concerning the amount of subsequent real estate taxes.

184. DEFERRED TAXES/SPECIAL ASSESSMENTS:

185. [ ] BUYER SHALL PAY [X] SELLER SHALL PAY on date of closing any deferred real estate taxes levied as (e.g. Green Acres) or special assessments, payment of which is required as a result of the closing of this sale.

186. [ ] BUYER AND SELLER SHALL PRORATE AS OF DATE OF CLOSING [ ] SELLER SHALL PAY ON DATE OF CLOSING all installments of special assessments certified for payment with the real estate taxes due and payable in the year or closing.

187. [ ] BUYER SHALL ASSUME [X] SELLER SHALL PAY on date of closing all other special assessments levied as of the Date of this Purchase Agreement.

188. [ ] BUYER SHALL ASSUME [X] SELLER SHALL PROVIDE FOR PAYMENT OF special assessments pending as of the Date of this Purchase Agreement for improvements that have been ordered by any assessing authorities. (Seller’s provision for payment shall be by payment into escrow of two (2) times the estimated amount of the assessments or less, as required by Buyer’s lender.)

200. Buyer shall pay any unpaid special assessments payable in the year following closing and thereafter, the payment of which is not otherwise here provided.

202. As of the Date of this Purchase Agreement, Seller represents that Seller [ ] HAS [X] HAS NOT received a notice regarding any new improvement project from any assessing authorities, the costs of which project may be assessed against the Property. Any such notice received by Seller after the Date of this Purchase Agreement and before closing shall be provided to Buyer immediately. If such notice is issued after the Date of this Purchase Agreement and on or before the date of closing, then the parties may agree in writing, on or before the date of closing, to pay, provide for the payment of, or assume the special assessments. In the absence of such agreement, either party may declare this Purchase Agreement canceled by written notice to the other party, or licensee representing or assisting the other party, in which case this Purchase Agreement is canceled. If either party declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer.

212. ADDITIONAL PROVISIONS:

213. PREVIOUSLY WRITTEN PURCHASE AGREEMENT: This Purchase Agreement [ ] IS [X] IS NOT subject to .

214. Cancellation of a previously written purchase agreement dated .

215. (If answer is IS, said cancellation shall be obtained no later than .

216. If said cancellation is not obtained by said date, this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer.)

MN:PA:VI-5 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

219. Page 6 Date May 1 2020

220. Property located at 1804 1st Avenue

Anoka MN 55303

221. SPECIAL CONTINGENCIES: This Purchase Agreement is subject to the following contingencies, and if the

contingencies checked below are not satisfied or waived, in writing, by Buyer by _____________________,
this Purchase Agreement is canceled as of said date. Buyer and Seller shall immediately sign a Cancellation of
Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to
Buyer.

225. Buyer:

(Select appropriate options a–k)

227. ☐ (a) Buyer obtaining a physical inspection of the Property, satisfactory to Buyer.

228. ☐ (b) Buyer obtaining evidence of utility connections available, and costs for connection to the Property, satisfactory
to Buyer.

230. ☐ (c) BUYER ☐ SELLER shall provide a certificate of survey of the Property, at ☐ BUYER ☐ SELLER
expense.

231. ☐ (d) Buyer obtaining approval of city/township of proposed building plans and specifications at
BUYER ☐ SELLER expense.

232. ☐ (e) Buyer obtaining approval of city/township of proposed subdivision development plans at
BUYER ☐ SELLER expense.

233. ☐ (f) Buyer obtaining approval of city/township for rezoning or use permits at ☐ BUYER ☐ SELLER expense.

234. ☐ (g) Buyer obtaining, at ☐ BUYER ☐ SELLER expense, percolation tests which are acceptable to Buyer.

235. ☐ (h) Buyer obtaining, at ☐ BUYER ☐ SELLER expense, soil tests which indicate that the Property may be
improved without extraordinary building methods or cost.

236. ☐ (i) Buyer obtaining approval of building plans and/or specifications in accordance with any recorded subdivision
coyent and approval of the architectural control committee.

237. ☐ (j) Buyer obtaining, at ☐ BUYER ☐ SELLER expense, copies of all covenants, reservations, and restrictions
affecting the Property.

238. ☐ (k) Other: ____________________________________________

239. ____________________________________________

240. ____________________________________________

241. ____________________________________________

242. ____________________________________________

243. Seller's expenses for these contingencies (if any) shall not exceed $ ________________________:

249. DEED/MARKETABLE TITLE: Upon performance by Buyer, Seller shall deliver a: (Check one.)

☐ WARRANTY DEED ☐ PERSONAL REPRESENTATIVE'S DEED ☐ CONTRACT FOR DEED

250. ☐ TRUSTEE'S DEED ☐ Other: ___________________ Deed joined in by spouse, if any, conveying
marketable title, subject to

251. ☐ building and zoning laws, ordinances, state and federal regulations;

252. ☐ restrictions relating to use or improvement of the Property without effective forfeiture provisions;

253. ☐ reservation of any mineral rights by the State of Minnesota;

254. ☐ utility and drainage easements which do not interfere with existing improvements;

255. ☐ rights of tenants as follows (unless specified, not subject to tenancies):

256. ☐ others (must be specified in writing):

257. ____________________________________________

258. ____________________________________________

259. ____________________________________________

MN:PA:VL-6 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

261. Page 7  Date May 1, 2020

262. Property located at 1804 1st Avenue
Anoka MN 55303

263. **POSSSESSION:** Seller shall deliver possession of the Property: (Check one.)

264. [X] IMMEDIATELY AFTER CLOSING; or

265. □ OTHER:

266. Seller agrees to remove ALL DEBRIS AND ALL PERSONAL PROPERTY NOT INCLUDED HERE from the Property by possession date.

268. **PRORATIONS:** All interest; unit owners’ association dues; rents; and charges for city water, city sewer, electricity, and natural gas shall be prorated between the parties as of date of closing. Buyer shall pay Seller for remaining gallons of fuel oil or liquid petroleum gas on the day of closing, at the rate of the last fill by Seller.

271. **TITLE AND EXAMINATION:** Within a reasonable time period after Final Acceptance Date of this Purchase Agreement, Seller shall provide one of the following title evidence options, at Seller’s selection, which shall include proper searches covering bankruptcies, state and federal judgments and liens, and levied and pending special assessments to Buyer or Buyer’s designated title service provider:

275. (a) A commitment for an owner’s policy of title insurance on a current ALTA form issued by an insurer licensed to write title insurance in Minnesota as selected by Buyer. Seller shall be responsible for the title search and exam costs related to the commitment. Buyer shall be responsible for all additional costs related to the issuance of the title insurance policy(ies), including but not limited to the premium(s), Buyer’s name search and plat drawing, if any. Seller shall deliver any abstract of title and a copy of any owner’s title insurance policy for the Property, if in Seller’s possession or control, to Buyer or Buyer’s designated title service provider. Any abstract of title or owner’s title insurance policy provided shall be immediately returned to Seller, or licensee representing or assisting Seller, upon cancellation of this Purchase Agreement.

283. (b) An Abstract of Title certified to date if Abstract Property or a Registered Property Abstract (“RPA”) certified to date if Registered (Torrens) Property. Seller shall pay for the abstracting or RPA costs and deliver any abstract for this Property in Buyer’s possession or control to Buyer or Buyer’s designated title service provider. Any abstract provided shall be immediately returned to Seller, or licensee representing or assisting Seller, upon cancellation of this Purchase Agreement. If Property is Abstract and Seller does not have an abstract of title, Option (a) will automatically apply.

289. Seller shall use Seller’s best efforts to provide marketable title by the date of closing. In the event that Seller has not provided marketable title by the date of closing, Seller shall have an additional thirty (30) days to make title marketable or, in the alternative, Buyer may waive title defects by written notice to Seller. In addition to the thirty (30)-day extension, Buyer and Seller may by mutual agreement further extend the closing date. Lacking such extension, either party may declare this Purchase Agreement canceled by written notice to the other party, or licensee representing or assisting the other party, in which case this Purchase Agreement is canceled. If either party declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer.

297. **SUBDIVISION OF LAND, BOUNDARIES, AND ACCESS:** If this sale constitutes or requires a subdivision of land owned by Seller, Seller shall pay all subdivision expenses and obtain all necessary governmental approvals. This provision deals with the necessity of subdividing land to complete the sale of the Property described here in contrast to the subdivision provision of lines 234-236 which deals with the future development plans of Buyer. Seller warrants the legal description of the real Property to be conveyed has been or shall be approved for recording as of the date of closing. Seller warrants that there is a right of access to the Property from a public right-of-way.

303. **MECHANIC’S LIENS:** Seller warrants that prior to the closing, payment in full will have been made for all labor, materials, machinery, fixtures, or tools furnished within the 120 days immediately preceding the closing.

305. **NOTICES:** Seller warrants that Seller has not received any notice from any governmental authority as to condemnation proceedings or violation of any law, ordinance, or regulation. If the Property is subject to restrictive covenants, Seller warrants that Seller has not received any notice from any person or authority as to a breach of the covenants. Any such notices received by Seller shall be provided to Buyer immediately.

MN:PA:VL-7 (9/19)

REALTORS
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

309. Page 8 Date May 1, 2020

310. Property located at 1804 1st Avenue
Anoka MN 55303

311. DIMENSIONS: Buyer acknowledges any dimensions, square footage, or acreage of land or improvements provided
by Seller, third party, or broker representing or assisting Seller are approximate. Buyer shall verify the accuracy of
information to Buyer's satisfaction. If material, at Buyer's sole cost and expense.

314. ACCESS AGREEMENT: Seller agrees to allow Buyer reasonable access to the Property for performance of any
surveys, inspections or tests, or for water, sewer, gas, or electrical service hookup as agreed to here. Buyer shall
restore the premises to the same condition it was in prior to the surveys, inspections, or tests and pay for any
restoration costs relative thereto.

318. RISK OF LOSS: If there is any loss or damage to the Property between the Final Acceptance Date and the date of closing
for any reason, including fire, vandalism, flood, earthquake, or act of God, the risk of loss shall be on Seller. If the Property
is destroyed or substantially damaged before the closing date, this Purchase Agreement is canceled, at Buyer's
discretion, by written notice to Seller or licensee representing or assisting Seller. If Buyer cancels this Purchase Agreement,
Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and
directing all earnest money paid here to be refunded to Buyer.

324. TIME OF ESSENCE: Time is of the essence in this Purchase Agreement.

325. CALCULATION OF DAYS: Any calculation of days begins on the first day (Calendar or Business Days as specified)
following the occurrence of the event specified and includes subsequent days (Calendar or Business Days as specified)
ending at 11:59 P.M. on the last day.

328. BUSINESS DAYS: "Business Days" are days which are not Saturdays, Sundays, or state and federal holidays
unless stated elsewhere by the parties in writing.

330. CALENDAR DAYS: "Calendar Days" include Saturdays, Sundays, or state or federal holidays.

331. RELEASE OF EARNEST MONEY: Buyer and Seller agree that the Earnest Money Holder shall release earnest
money from the Earnest Money Holder's trust account:
(a) at or upon the successful closing of the Property;
(b) pursuant to written agreement between the parties, which may be reflected in a Cancellation of Purchase
Agreement executed by both Buyer and Seller;
(c) upon receipt of an affidavit of a cancellation under MN Statute 559.217; or
(d) upon receipt of a court order.

338. DEFAULT: If Buyer defaults in any of the agreements here, Seller may cancel this Purchase Agreement, and any
payments made here, including earnest money, shall be retained by Seller as liquidated damages and Buyer and
Seller shall affirm the same by a written cancellation agreement.

341. If Buyer defaults in any of the agreements here, Seller may terminate this Purchase Agreement under the
provisions of either MN Statute 559.21 or MN Statute 559.217, whichever is applicable. If either Buyer or Seller
defaults in any of the agreements here or there exists an unfulfilled condition after the date specified for fulfillment,
either party may cancel this Purchase Agreement under MN Statute 559.217, Subd. 3. Whenever it is provided here
that this Purchase Agreement is canceled, said language shall be deemed a provision authorizing a Declaratory
Cancellation under MN Statute 559.217, Subd. 4.

347. If this Purchase Agreement is not canceled or terminated as provided here, Buyer or Seller may seek actual damages
for breach of this Purchase Agreement or specific performance of this Purchase Agreement; and, as to specific
performance, such action must be commenced within six (6) months after such right of action arises.

350. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The Property may be in or near an airport safety zone
with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations are
filed with the county recorder in each county where the zoned area is located. If you would like to determine if such
zoning regulations affect the Property, you should contact the county recorder where the zoned area is located.

364. NOTICE REGARDING PREDATORY OFFENDER INFORMATION: Information regarding the predatory offender
registry and persons registered with the predatory offender registry under MN Statute 243.186 may be
obtained by contacting the local law enforcement offices in the community where the Property is located
or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections web
site at www.corr.state.mn.us.

MN:PAVL-8 (6/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

359. Page 9 Date May 1, 2020

360. Property located at 1804 1st Avenue Anoka MN 55303

361. SPECIAL DISCLOSURES: Seller discloses, to the best of Seller's knowledge, that the Property described in this
Purchase Agreement consists of approximately □ ACRES □ SQUARE FEET and is currently zoned
□ (Check one.)

364. Seller discloses, to the best of Seller's knowledge, that the Property □ IS □ IS NOT in a designated flood zone.
□ (Check one.)

366. Seller discloses, to the best of Seller's knowledge, that the Property □ DOES □ DOES NOT currently receive
preferential tax treatment (e.g. Green Acres, Managed Forest Land, Non-Profit Status, Rural Preserve, SFIA, etc.).

367. Seller discloses, to the best of Seller's knowledge, that the Property □ IS □ IS NOT enrolled in any federal, state, or
local governmental programs (e.g., conservation programs, CREP, CRP, EQIP, Green Acres, Managed Forest Land, RIM, riparian buffers, Rural Preserve, SFIA, WRAP/RIM-WRP, etc.).

370. BUYER HAS THE RIGHT TO A WALK-THROUGH REVIEW OF THE PROPERTY PRIOR TO CLOSING TO
ESTABLISH THAT THE PROPERTY IS IN SUBSTANTIALLY THE SAME CONDITION AS OF THE DATE OF THIS
PURCHASE AGREEMENT.

373. BUYER HAS RECEIVED A: (Check any that apply.) □ DISCLOSURE STATEMENT: VACANT LAND OR A
□ DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES FORM.

375. DESCRIPTION OF PROPERTY CONDITION: See Disclosure Statement: Vacant Land or Disclosure Statement:
Seller's Disclosure Alternatives for description of disclosure responsibilities and limitations, if any.

377. BUYER HAS RECEIVED THE INSPECTION REPORTS, IF REQUIRED BY MUNICIPALITY.

378. BUYER IS NOT RELYING ON ANY ORAL REPRESENTATIONS REGARDING THE CONDITION OF THE PROPERTY.

379. PLEASE NOTE: Buyer may incur additional charges improving the Property, including, but not limited to, hookup and/
or access charges; municipal charges; costs for sewer access, stubbing access, water access, park dedication, road
access, curb cuts, utility connection and connecting fees; and tree planting charges.

382. (Check appropriate boxes.)
383. SELLER WARRANTS THAT THE PROPERTY IS EITHER DIRECTLY OR INDIRECTLY CONNECTED TO:
384. CITY SEWER □ YES □ NO / CITY WATER □ YES □ NO

386. SUBSURFACE SEWAGE TREATMENT SYSTEM
387. SERVING THE PROPERTY. (If answer is DOES, and the system does not require a state permit, see Disclosure
Statement: Subsurface Sewage Treatment System.)

388. PRIVATE WELL
390. SELLER □ DOES □ DOES NOT KNOW OF A WELL ON OR SERVING THE PROPERTY.

391. (If answer is DOES and well is located on the Property, see Disclosure Statement: Well.)
392. TO THE BEST OF SELLER'S KNOWLEDGE, THE PROPERTY □ IS □ IS NOT IN A SPECIAL WELL
CONSTRUCTION AREA.

394. THIS PURCHASE AGREEMENT □ IS □ IS NOT SUBJECT TO AN ADDENDUM TO PURCHASE AGREEMENT:

395. SUBSURFACE SEWAGE TREATMENT SYSTEM AND WELL INSPECTION CONTINGENCY.
398. (If answer is IS, see attached Addendum.)

397. IF A WELL OR SUBSURFACE SEWAGE TREATMENT SYSTEM EXISTS ON THE PROPERTY, BUYER HAS
398. RECEIVED A DISCLOSURE STATEMENT: WELL AND/OR A DISCLOSURE STATEMENT: SUBSURFACE
SEWAGE TREATMENT SYSTEM.
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

400. Page 10 Date May 1, 2020
Anoka MN 55303

401. Property located at 1804 1st Avenue

402. Nathan D Gunn
(Licensee)

403. Foundational Realty
(Real Estate Company Name)

404. Christopher Fritch
(Licensee)

405. Keller Williams Classic Realty
(Real Estate Company Name)

406. AGENCY NOTICE

☑ Seller's Agent ☐ Buyer's Agent ☐ Dual Agent ☐ Facilitator.

☐ Seller's Agent ☐ Buyer's Agent ☐ Dual Agent ☐ Facilitator.

407. THIS NOTICE DOES NOT SATISFY MINNESOTA STATUTORY AGENCY DISCLOSURE REQUIREMENTS.

408. DUAL AGENCY REPRESENTATION

409. PLEASE CHECK ONE OF THE FOLLOWING SELECTIONS:

☐ Dual Agency representation DOES NOT apply in this transaction. Do not complete lines 411-427.

☐ Dual Agency representation DOES apply in this transaction. Complete the disclosure in lines 412-427.

410. ☐ Dual Agency representation DOES NOT apply in this transaction. Do not complete lines 411-427.

411. ☑ Dual Agency representation DOES apply in this transaction. Complete the disclosure in lines 412-427.

412. Broker represents both the Seller(s) and the Buyer(s) of the Property Involved in this transaction, which creates a
dual agency. This means that Broker and its salespersons owe fiduciary duties to both Seller(s) and Buyer(s). Because
the parties may have conflicting interests, Broker and its salespersons are prohibited from advocating exclusively for
either party. Broker cannot act as a dual agent in this transaction without the consent of both Seller(s) and Buyer(s).

413. Seller(s) and Buyer(s) acknowledge that

414. (1) confidential information communicated to Broker which regards price, terms, or motivation to buy or sell will
remain confidential unless Seller(s) or Buyer(s) instructs Broker in writing to disclose this information. Other
information will be shared;

415. (2) Broker and its salespersons will not represent the interest of either party to the detriment of the other; and

416. (3) within the limits of dual agency, Broker and its salespersons will work diligently to facilitate the mechanics of
the sale.

417. With the knowledge and understanding of the explanation above, Seller(s) and Buyer(s) authorize and instruct Broker
and its salesperson to act as dual agents in this transaction.

418. Seller ___________________________ Buyer ___________________________

419. Seller ___________________________ Buyer ___________________________

420. Date ___________________________ Date ___________________________

421. CLOSING COSTS: Buyer or Seller may be required to pay certain closing costs, which may effectively increase the
cash outlay at closing or reduce the proceeds from the sale.

422. SETTLEMENT STATEMENT: Buyer and Seller authorize the title company, escrow agent, and/or their representatives
to disclose and provide copies of the disbursing agent's settlement statement to the real estate licensees involved in
the transaction at the time these documents are provided to Buyer and Seller.

MN:PA:VL-10 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

433. Page 11 Date May 1, 2020

434. Property located at 1804 1st Avenue Anoka MN 55303

435. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply. Buyer and Seller agree to comply with FIRPTA requirements under Section 1445 of the Internal Revenue Code.

439. Seller shall represent and warrant, under the penalties of perjury, whether Seller is a "foreign person" (as the same is defined within FIRPTA), prior to closing. Any representations made by Seller with respect to this issue shall survive the closing and delivery of the deed.

442. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security numbers.

445. Due to the complexity and potential risks of failing to comply with FIRPTA, including the Buyer's responsibility for withholding the applicable tax, Buyer and Seller should seek appropriate legal and tax advice regarding FIRPTA compliance, as the respective licensee's representing or assisting either party will be unable to assure either party whether the transaction is exempt from FIRPTA withholding requirements.

448. ENTIRE AGREEMENT: This Purchase Agreement and any addenda or amendments signed by the parties shall constitute the entire agreement between Buyer and Seller. Any other written or oral communication between Buyer and Seller, including, but not limited to, e-mails, text messages, or other electronic communications are not part of this Purchase Agreement. This Purchase Agreement can be modified or canceled only in writing signed by Buyer and Seller or by operation of law. All monetary sums are deemed to be United States currency for purposes of this Purchase Agreement.

455. ELECTRONIC SIGNATURES: The parties agree the electronic signature of any party on any document related to this transaction constitute valid, binding signatures.

457. FINAL ACCEPTANCE: To be binding, this Purchase Agreement must be fully executed by both parties and a copy must be delivered.

460. SURVIVAL: All warranties specified in this Purchase Agreement shall survive the delivery of the deed or contract for deed.

461. DATE OF THIS PURCHASE AGREEMENT: Date of this Purchase Agreement to be defined as the date on line one below. (1) of this Purchase Agreement.

464. OTHER:

466. ADDENDA: The following addenda are attached and made a part of this Purchase Agreement.

467. NOTE: Disclosures and optional Arbitration Agreement are not part of this Purchase Agreement.

468. ☑ Addendum to Purchase Agreement

469. ☐ Addendum to Purchase Agreement: Assumption Financing

470. ☐ Addendum to Purchase Agreement: Buyer Purchasing "As Is" and Limitation of Seller Liability

471. ☐ Addendum to Purchase Agreement: Condominium/Townhouse/Cooperative Common Interest Community ("CIC")

473. ☐ Addendum to Purchase Agreement: Contract for Deed Financing

474. ☐ Addendum to Purchase Agreement: Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

476. ☐ Addendum to Purchase Agreement: Sale of Buyer's Property Contingency

477. ☐ Addendum to Purchase Agreement: Seller's Rent Back Agreement

478. ☐ Addendum to Purchase Agreement: Short Sale Contingency

479. ☐ Addendum to Purchase Agreement: Subsurface Sewage Treatment System and Well Inspection Contingency
PURCHASE AGREEMENT: VACANT LAND (RESIDENTIAL)

480. Page 12 Date May 1, 2020

Anoka MN 55303

481. Property located at 1804 1st Avenue

482. I agree to sell the Property for the price and on the terms and conditions set forth above.

483. I have reviewed all pages of this Purchase Agreement.

486. If checked, this Agreement is subject to attached Addendum to Purchase Agreement: Counteroffer.

487. FIRPTA: Seller represents and warrants, under penalty of perjury that Seller IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate for purposes of income taxation. (See lines 435-448.) This representation and warranty shall survive the closing of the transaction and the delivery of the deed.

495. X (Seller’s Signature) (Date)

496. X (Seller’s Printed Name)

497. (Marital Status)

498. X (Seller’s Signature) (Date)

499. X (Seller’s Printed Name)

500. X (Marital Status)

501. FINAL ACCEPTANCE DATE: The Final Acceptance Date is the date on which the fully executed Purchase Agreement is delivered.

503. THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).

504. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

505. I ACKNOWLEDGE THAT I HAVE RECEIVED AND HAVE HAD THE OPPORTUNITY TO REVIEW THE DISCLOSURE STATEMENT: ARBITRATION DISCLOSURE AND RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT, WHICH IS AN OPTIONAL, VOLUNTARY AGREEMENT AND IS NOT PART OF THIS PURCHASE AGREEMENT.

509. SELLER(S) BUYER(S)

510. SELLER(S) BUYER(S)

MN/PA:VL-12 (8/19)
ADDENDUM TO PURCHASE AGREEMENT

1. Date _____________________________
2. Page 1
3. Addendum to Purchase Agreement between parties, dated May 1, 2020, pertaining to the purchase and sale of the Property at 1804 1st Avenue, Anoka, MN 55303.
4. In the event of a conflict between this Addendum and any other provision of the Purchase Agreement, the language of this Addendum shall govern.
5. Buyers Agent related to buyer.
6. Purchase Agreement contingent on HRA board approval on plan review.

(Seller)
(Signature)
(Date)

(Buyer)
(Signature)
(5/1/2020 4:13:32 PM CDT)
(Date)

THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).

IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.
WIRE FRAUD ALERT

Internet fraud — the use of Internet services or software with Internet access to defraud victims — is on the rise in real estate transactions. THESE SOPHISTICATED CRIMINALS COULD:

- HACK INTO YOUR E-MAIL ACCOUNT or the e-mail of others involved in your real estate transaction and may direct you to wire money to the hacker's account.
- SEND FRAUDULENT E-MAILS that appear to be from your real estate licensee, lender, or closing agent.
- CALL YOU claiming they have revised wiring instructions.

Buyers/Tenants and Sellers/Owners are advised to:

(1) Never wire funds without confirming the wiring instructions directly with the intended recipient.

(2) Verify that the contact information for the wire transfer recipient is legitimate by calling a known phone number for the broker or closing agent. Do not rely on the information given to you in an e-mail communication.

(3) Never send personal information through unsecured/unencrypted e-mail.

If you suspect wire fraud in your transaction:

(1) Immediately notify your bank, closing agent, and real estate licensee.

(2) File a complaint online at the Internet Crime Complaint Center (IC3) at http://www.ic3.gov.

The undersigned acknowledge receipt of this wire fraud alert and understand the importance of taking proactive measures to avoid being a victim of wire fraud in a real estate transaction.
Proposal #4
Dear City of Anoka Housing and Redevelopment Authority Board Members,

We are interested in purchasing the lots located at 1804 and 1808 1st Avenue, to build our retirement home on.

We both grew up in Coon Rapids and have always lived in the area. Downtown Anoka has some of our favorite restaurants, shops and recreational areas and it is a community we would love to be a part of. Tim grew up boating and fishing the Mississippi and Rum Rivers and that continues to this day.

We have been the general contractor on our last two homes and are confident we can build a home that meets the requirements of the HRA and the City of Anoka. We both have extensive experience within the construction industry. Stacy worked for Woodland Development, a land developer and builder for 11 years and Tim worked as a ready mix driver for over 25 years.

We feel our house would be a nice anchor home in the neighborhood. We love homes with porches and are looking to build a medium size home that would fit in architecturally with the newer homes and townhomes in the surrounding area.

The home we would build would be a nicer, high quality home with a maintenance free exterior with complimentary stone features, architectural shingles, wrapped windows with window grilles, garage door with windows, porch, concrete driveway, etc. There are beautiful oak trees at the front of the lot that we want to keep. We would also be bordering the lot with Blue Spruce trees and adding a Magnolia tree to the front yard.

Our bid reflects the potential unknown and unforeseen costs associated with removing the retaining wall, fill needed to correct the large slope on the lots, etc.

Thank you in advance for your consideration.

Sincerely,

Tim & Stacy Lund
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.

© 2019 Minnesota Association of REALTORS®, Edina, MN

1. Date April 29th 2020

2. Page 1

3. BUYER(S): Timothy Lund

4. Stacy Lund

5. Buyer's earnest money in the amount of ____________________________ Dollars ($ ____________ )

7. shall be delivered to listing broker, or, if checked, to ____________ no later than two (2) Business Days after Final Acceptance Date of this Purchase Agreement. Buyer and Seller agree that earnest money shall be deposited in the trust account of Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final Acceptance Date of this Purchase Agreement, whichever is later.

8. Said earnest money is part payment for the purchase of the property located at

9. Street Address: 1004 1st Avenue

10. City of Anoka, County of Anoka, State of Minnesota,

11. Zip Code 55303, legally described as

12. CITY OF ANOKA LOT 15 BLK 30 CITY OF ANOKA

13. including all fixtures, if any, AND including the following personal property, if any, which shall be transferred with no additional monetary value, and free and clear of all liens and encumbrances:

14. NA

15. (collectively the "Property").

16.

17.

18.

19.

20.

21. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:

22. NA

23.

24. PURCHASE PRICE:

25. Seller has agreed to sell the Property to Buyer for the sum of ($ 52,000 )

26. Fifty two thousand

27. Dollars,

28. which Buyer agrees to pay in the following manner:

29. 1. ______ percent (%) of the sale price in CASH, or more in Buyer's sole discretion, which includes the earnest money;

30. 2. ______ percent (%) of the sale price in MORTGAGE FINANCING. (See following Mortgage Financing section.)

31. 3. ______ percent (%) of the sale price by ASSUMING Seller's current mortgage. (See attached Addendum to Purchase Agreement: Assumption Financing.)

32. 4. ______ percent (%) of the sale price by CONTRACT FOR DEED. (See attached Addendum to Purchase Agreement: Contract for Deed Financing.)

33. CLOSING DATE:

34. The date of closing shall be __________ or before July 1, 2020.

MN:PA:VL-1 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

Property located at 1804 1st Avenue, Anoka, MN 55303

MORTGAGE FINANCING:

This Purchase Agreement is subject to the mortgage financing provisions below. If IS, complete the

MORTGAGE FINANCING section below. If IS NOT, proceed to the SELLER'S CONTRIBUTIONS TO BUYER'S

COSTS section.

Such mortgage financing shall be: (Check one.)

□ FIRST MORTGAGE only □ FIRST MORTGAGE AND SUBORDINATE FINANCING.

Financing □ DOES □ DOES NOT include a grant, bond program, or other loan assistance program. If "DOES,"

please specify:

Buyer shall apply for and secure, at Buyer's expense, a: (Check all that apply)

□ CONVENTIONAL
□ DEPARTMENT OF VETERANS' AFFAIRS ("DVA") GUARANTEED
□ FEDERAL HOUSING ADMINISTRATION ("FHA") INSURED
□ PRIVATELY INSURED CONVENTIONAL
□ UNITED STATES DEPARTMENT OF AGRICULTURE ("USDA") RURAL DEVELOPMENT

□ OTHER

mortgage in the amount stated in this Purchase Agreement, amortized over a period of not more than ______ years, with an initial interest rate at no more than ______ percent (%) per annum. The mortgage application IS

TO BE MADE WITHIN FIVE (5) BUSINESS DAYS after the Final Acceptance Date of this Purchase Agreement. Buyer

agrees to use best efforts to secure a commitment for such financing and to execute all documents required to

consummate said financing.

MORTGAGE FINANCING CONTINGENCY: This Purchase Agreement is contingent upon the following and applies

to the first mortgage and any subordinate financing. (Check one.)

□ If Buyer cannot secure the financing specified in this Purchase Agreement, and this Purchase Agreement does not

close on the closing date specified, this Purchase Agreement is canceled. Buyer and Seller shall immediately

sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here

to be □ REFUNDED TO BUYER □ FORFEITED TO SELLER.

NOTE: If this Purchase Agreement is subject to DVA or FHA financing, FORFEITED TO SELLER may be

prohibited. See the following DVA and FHA Escape Clauses.

□ Buyer shall provide Seller, or licensee representing or assisting Seller, with the Written Statement, on

or before ______

For purposes of this Contingency, "Written Statement" means a Written Statement prepared by Buyer's mortgage

originator(s) or lender(s) after the Final Acceptance Date that Buyer is approved for the loan(s) specified in this

Purchase Agreement, including both the first mortgage and any subordinate financing, if any, and stating that an

appraisal, satisfactory to the lender(s), has been completed and stating conditions required by lender(s) to close

the loan.

Upon delivery of the Written Statement to Seller, or licensee representing or assisting Seller, the obligation for

satisfying all conditions required by mortgage originator(s) or lender(s), except those conditions specified below,

are deemed accepted by Buyer:

(a) work orders agreed to be completed by Seller;

(b) any other financing terms agreed to be completed by Seller here; and

(c) any contingency for the sale and closing of Buyer's property pursuant to this Purchase Agreement.

MIN/PA/VI.2 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

Property located at 1604 1st Avenue
Anoka MN 55303

Upon delivery of the Written Statement, if this Purchase Agreement does not close on the stated closing date for
ANY REASON relating to financing, including, but not limited to interest rate and discount points, if any, then Seller
may, at Seller's option, declare this Purchase Agreement canceled, in which case this Purchase Agreement Is
canceled. If Seller declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a
Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be
forfeited to Seller as liquidated damages. In the alternative, Seller may seek all other remedies allowed by law.

Notwithstanding the language in the preceding paragraph, Seller may not declare this Purchase Agreement
canceled if the reason this Purchase Agreement does not close was due to:
(a) Seller's failure to complete work orders to the extent required by this Purchase Agreement;
(b) Seller's failure to complete any other financing terms agreed to be completed by Seller here; or
(c) any contingency for the sale and closing of Buyer's property pursuant to this Purchase Agreement, except as
specified in the contingency for sale and closing of Buyer's property.

If the Written Statement is not provided by the date specified on line 70, Seller may, at Seller's option, declare this
Purchase Agreement canceled by written notice to Buyer at any time prior to Seller receiving the Written Statement,
in which case this Purchase Agreement is canceled. In the event Seller declares this Purchase Agreement
canceled, Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said
cancellation and directing all earnest money paid here to be refunded to Buyer.

If the Written Statement is not provided, and Seller has not previously canceled this Purchase Agreement, this
Purchase Agreement is canceled as of the closing date specified in this Purchase Agreement. Buyer and Seller
shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all
earnest money paid here to be refunded to Buyer.

LOCKING OF MORTGAGE INTEREST RATE ("RATE"): The Rate shall be locked with the lender(s) by Buyer:

☐ WITHIN FIVE (5) BUSINESS DAYS OF FINAL ACCEPTANCE DATE OF THIS PURCHASE AGREEMENT; OR

☐ AT ANY TIME PRIOR TO CLOSING OR AS REQUIRED BY LENDER(S).

LENDER COMMITMENT WORK ORDERS: Seller agrees to pay up to $__________________________ to
make repairs as required by the lender commitment. If the lender commitment is subject to any work orders for which
the cost of making said repairs shall exceed this amount, Seller shall have the following options:
(a) making the necessary repairs; or
(b) negotiating the cost of making said repairs with Buyer; or
(c) declaring this Purchase Agreement canceled, in which case this Purchase Agreement is canceled. Buyer and Seller
shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest
money paid here to be refunded to Buyer, unless Buyer provides for payment of the cost of said repairs or escrow
amounts related thereto above the amount specified on line 109 of this Purchase Agreement.

☐ SELLER ☐ BUYER agrees to pay any reinspection fee required by Buyer's lender(s).

FHA ESCAPE CLAUSE (FHA Financing only): "It is expressly agreed that, notwithstanding any other provisions
of this contract, the purchaser shall not be obligated to complete the purchase of the Property described here or to
incur any penalty by forfeiture of earnest money deposits or otherwise, unless the purchaser has been given in
accordance with the Department of Housing and Urban Development ("HUD")/FHA or DVA requirements a written
statement by the Federal Housing Commissioner, Department of Veterans' Affairs, or a Direct Endorsement lender
setting forth the appraised value of the Property as not less than $__________________________ to ($rate price)

The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard
to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage
HUM will insure; HUD does not warrant the value nor the condition of the Property. The purchaser should satisfy
himself/herself that the price and condition of the Property are acceptable."

LENDER PROCESSING FEES (FHA, DVA Financing Only): Seller agrees to pay Buyer's closing fees and
miscellaneous processing fees which cannot be charged to Buyer, not to exceed $__________________________

This amount is in addition to Seller's Contributions to Buyer's Costs, if applicable.
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

132. Page 4  Date April 29th 2020

133. Property located at 1804 1st Avenue Anoka MN 55303

134. **DVA FUNDING FEE (DVA Financing only):** Pursuant to federal regulations, a one-time Funding Fee must be paid at the closing of this transaction as follows:

135. __________________________ paid by Buyer □ AT CLOSING □ ADDED TO MORTGAGE AMOUNT (Check one)

136. __________________________ paid by Seller

137. **NOTE:** DVA regulations limit the fees and charges Buyer can pay to obtain a DVA loan.

138. **DEPARTMENT OF VETERANS' AFFAIRS ESCAPE CLAUSE (DVA Financing only):** "It is expressly agreed that, notwithstanding any other provisions of this contract, the purchaser shall not incur any penalty by forfeiture of earnest money or otherwise be obligated to complete the purchase of the Property described here, if the contract purchase price or cost exceeds the reasonable value of this Property established by the Department of Veterans' Affairs. The purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without regard to the amount of reasonable value established by the Department of Veterans' Affairs."

139. **NOTE:** Verify DVA requirements relating to payment of all special assessments levied and pending, and annual installments of special assessments certified to yearly taxes.

140. **OTHER MORTGAGE FINANCING ITEMS:**

141. **SELLER’S CONTRIBUTIONS TO BUYER’S COSTS:**

142. Seller □ IS □ IS NOT contributing to Buyer’s costs. If answer is IS, Seller agrees to pay at closing, up to: (Check one.)

143. □ $ __________________________

144. □ ______ percent (%) of the sale price toward Buyer's closing fees, title service fees, title searches, title examinations, abstracting, lender's title insurance, owner's title insurance, prepaid items, other Buyer’s costs allowable by lender, if any, and/or mortgage discount points. Any amount of Seller’s contribution that exceeds Buyer’s allowable costs, or which cannot be used because Seller’s contribution exceeds the maximum Seller contribution allowed by law or by mortgage requirements, shall be retained by Seller.

145. **NOTE:** The amount paid by Seller cannot exceed the maximum Seller contribution allowed by FHA, DVA, or lender. All funds paid by Seller on behalf of Buyer must be stated on the Closing Disclosure at closing.

146. **SALE OF BUYER’S PROPERTY:**

147. (Check one.)

148. □ 1. This Purchase Agreement is subject to an Addendum to Purchase Agreement: Sale of Buyer's Property Contingency for the sale of Buyer's property. (If checked, see attached Addendum.)

149. □ OR

150. □ 2. This Purchase Agreement is contingent upon the successful closing on the Buyer’s property located at __________________________ , which is scheduled to close on

151. □ 3. Buyer represents that Buyer has the financial ability to perform on this Purchase Agreement without the sale and closing on any other property.

MN:PA:VL-4 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

176. Page 5 Date April 29th 2020

177. Property located at 1604 1st Avenue

Anoka MN 55303

178. REAL ESTATE TAXES/SPECIAL ASSESSMENTS:

179. REAL ESTATE TAXES: Seller shall pay on the date of closing all real estate taxes due and payable in all prior years including all penalties and interest.

181. Buyer shall pay ☑ PRORATED FROM DAY OF CLOSING ☐ ALL ☐ NONE ☐ _______/12ths OF real estate taxes due and payable in the year of closing.

183. Seller shall pay ☑ PRORATED TO DAY OF CLOSING ☐ ALL ☐ NONE ☐ _______/12ths OF real estate taxes due and payable in the year of closing.

185. Buyer shall pay real estate taxes due and payable in the year following closing and thereafter, the payment of which is not otherwise here provided. No representations are made concerning the amount of subsequent real estate taxes.

186. DEFERRED TAXES/SPECIAL ASSESSMENTS:

189. ☐ BUYER SHALL PAY ☑ SELLER SHALL PAY on date of closing any deferred real estate taxes (e.g. Green Acres) or special assessments, payment of which is required as a result of the closing of this sale.

191. ☐ BUYER AND SELLER SHALL PRORATE AS OF THE DATE OF CLOSING ☑ SELLER SHALL PAY ON DATE OF CLOSING all installments of special assessments certified for payment, with the real estate taxes due and payable in the year or closing.

194. ☐ BUYER SHALL ASSUME ☑ SELLER SHALL PAY on date of closing all other special assessments levied as of the Date of this Purchase Agreement.

196. ☐ BUYER SHALL ASSUME ☑ SELLER SHALL PROVIDE FOR PAYMENT OF special assessments pending as of the Date of this Purchase Agreement for Improvements that have been ordered by any assessing authorities.

198. (Seller's provision for payment shall be by payment into escrow of two (2) times the estimated amount of the assessments or less, as required by Buyer's lender.)

200. Buyer shall pay any unpaid special assessments payable in the year following closing and thereafter, the payment of which is not otherwise here provided.

202. As of the Date of this Purchase Agreement, Seller represents that Seller ☐ HAS ☑ HAS NOT received a notice regarding any new improvement project from any assessing authorities, the costs of which project may be assessed against the Property. Any such notice received by Seller after the Date of this Purchase Agreement and before closing shall be provided to Buyer immediately. If such notice is issued after the Date of this Purchase Agreement and on or before the date of closing, the parties may agree in writing, or on before the date of closing, to pay, provide for the payment of, or assume the special assessments. In the absence of such agreement, either party may declare this Purchase Agreement canceled by written notice to the other party, or licensee representing or assisting the other party, in which case this Purchase Agreement is canceled. If either party declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer.

212. ADDITIONAL PROVISIONS:

213. PREVIOUSLY WRITTEN PURCHASE AGREEMENT: This Purchase Agreement ☐ IS ☑ IS NOT subject to cancellation of a previously written purchase agreement dated .

214. (If answer is IS, said cancellation shall be obtained no later than .)

215. If said cancellation is not obtained by said date, this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer.)

MN:PA/VL-5 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

219. Page 6 Date April 29th, 2020

220. Property located at 1904 1st Avenue Anoka MN 55303

221. SPECIAL CONTINGENCIES: This Purchase Agreement is subject to the following contingencies, and if the
contingencies checked below are not satisfied or waived, in writing, by Buyer by June 15, 2020, this Purchase Agreement is canceled as of said date. Buyer and Seller shall immediately sign a Cancellation of
Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to
Buyer.

225. (Select appropriate options a–k.)

227. ☐ (a) Buyer obtaining a physical inspection of the Property, satisfactory to Buyer.

228. ☐ (b) Buyer obtaining evidence of utility connections available, and costs for connection to the Property, satisfactory
to Buyer.

230. ☑ (c) BUYER ☐ SELLER shall provide a certificate of survey of the Property, at ☐ BUYER ☑ SELLER
expense.

232. ☑ (d) Buyer obtaining approval of city/township of proposed building plans and specifications at
Buyer ☐ SELLER expense.

234. ☐ (e) Buyer obtaining approval of city/township of proposed subdivision development plans at
Buyer ☐ SELLER expense.

236. ☐ (f) Buyer obtaining approval of city/township for rezoning or use permits at ☐ BUYER ☐ SELLER expense.

237. ☐ (g) Buyer obtaining, at ☐ BUYER ☐ SELLER expense, percolation tests which are acceptable to Buyer.

238. ☑ (h) Buyer obtaining, at ☑ BUYER ☐ SELLER expense, soil tests which indicate that the Property may be
improved without extraordinary building methods or cost.

240. ☐ (i) Buyer obtaining approval of building plans and/or specifications in accordance with any recorded subdivision
covenants and approval of the architectural control committee.

242. ☐ (j) Buyer obtaining, at ☐ BUYER ☐ SELLER expense, copies of all covenants, reservations, and restrictions
affecting the Property.

244. ☐ (k) Other:

245. 

246. 

247. 

248. Seller's expenses for these contingencies (if any) shall not exceed $ __________________________

249. DEED/MARKETABLE TITLE: Upon performance by Buyer, Seller shall deliver: (Check one.)

250. ☑ WARRANTY DEED ☐ PERSONAL REPRESENTATIVE'S DEED ☐ CONTRACT FOR DEED

251. ☐ TRUSTEE'S DEED ☐ Other: __________________________ Deed joined in by spouse, if any, conveying
marketable title, subject to

253. (a) building and zoning laws, ordinances, state and federal regulations;

254. (b) restrictions relating to use or improvement of the Property without effective forfeiture provisions;

255. (c) reservation of any mineral rights by the State of Minnesota;

256. (d) utility and drainage easements which do not interfere with existing improvements;

257. (e) rights of tenants as follows (unless specified, not subject to tenancies):

258. 

259. (f) others (must be specified in writing):

260. 

MN:PA:VL-6 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

Property located at 1904 1st Avenue
Anoka MN 55303

263. **POSESSION:** Seller shall deliver possession of the Property: (Check one.)
264. [x] IMMEDIATELY AFTER CLOSING; or
265. [ ] OTHER:

266. Seller agrees to remove ALL DEBRIS AND ALL PERSONAL PROPERTY NOT INCLUDED HERE from the Property by possession date.

268. **PRORATIONS:** All interest; unit owners’ association dues; rents; and charges for city water, city sewer, electricity, and natural gas shall be prorated between the parties as of date of closing. Buyer shall pay Seller for remaining gallons of fuel oil or liquid petroleum gas on the day of closing, at the rate of the last fill by Seller.

271. **TITLE AND EXAMINATION:** Within a reasonable time period after Final Acceptance Date of this Purchase Agreement, Seller shall provide one of the following title evidence options, at Seller’s selection, which shall include proper searches covering bankruptcies, state and federal judgments and liens, and levied and pending special assessments to Buyer or Buyer’s designated title service provider:

275. (a) A commitment for an owner’s policy of title insurance on a current ALTA form issued by an insurer licensed to write title insurance in Minnesota as selected by Buyer. Seller shall be responsible for the title search and exam costs related to the commitment. Buyer shall be responsible for all additional costs related to the issuance of the title insurance policy(ies), including but not limited to the premium(s), Buyer’s name search and plat drawing, if any. Seller shall deliver an abstract of title and a copy of any owner’s title insurance policy for the Property if in Seller’s possession or control, to Buyer or Buyer’s designated title service provider. Any abstract of title or owner’s title insurance policy provided shall be immediately returned to Seller, or licensee representing or assisting Seller, upon cancellation of this Purchase Agreement.

280. (b) An Abstract of Title certified to date if Abstract Property or a Registered Property Abstract (“RPA”) certified to date if Registered (Torrens) Property. Seller shall pay for the abstracting or RPA costs and deliver any abstract for this Property in Seller’s possession or control to Buyer or Buyer’s designated title service provider. Any abstract provided shall be immediately returned to Seller, or licensee representing or assisting Seller, upon cancellation of this Purchase Agreement. If Property is Abstract and Seller does not have an abstract of title, Option (a) will automatically apply.

289. Seller shall use Seller’s best efforts to provide marketable title by the date of closing. In the event that Seller has not provided marketable title by the date of closing, Seller shall have an additional thirty (30) days to make title marketable or, in the alternative, Buyer may waive title defects by written notice to Seller. In addition to the thirty (30)-day extension, Buyer and Seller may by mutual agreement further extend the closing date. Lacking such extension, either party may declare this Purchase Agreement canceled by written notice to the other party, or licensee representing or assisting the other party, in which case this Purchase Agreement is canceled. If either party declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer.

297. **SUBDIVISION OF LAND, BOUNDARIES, AND ACCESS:** If this sale constitutes or requires a subdivision of land owned by Seller, Seller shall pay all subdivision expenses and obtain all necessary governmental approvals. This provision deals with the necessity of subdividing land to complete the sale of the Property described here in contrast to the subdivision provision of laws 234-235 which deals with the future development plans of Buyer. Seller warrants the legal description of the real Property to be conveyed has been or shall be approved for recording as of the date of closing. Seller warrants that there is a right of access to the Property from a public right-of-way.

303. **MECHANIC’S LIENS:** Seller warrants that prior to the closing, payment in full will have been made for all labor, materials, machinery, fixtures, or tools furnished within the 120 days immediately preceding the closing.

305. **NOTICES:** Seller warrants that Seller has not received any notice from any governmental authority as to condemnation proceedings or violation of any law, ordinance, or regulation. If the Property is subject to restrictive covenants, Seller warrants that Seller has not received any notice from any person or authority as to a breach of the covenants. Any such notices received by Seller shall be provided to Buyer immediately.
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

310. Property located at 1804 1st Avenue
Anoka MN 55303

311. **DIMENSIONS:** Buyer acknowledges any dimensions, square footage, or acreage of land or improvements provided
by Seller, third party, or broker representing or assisting Seller are approximate. Buyer shall verify the accuracy of
information to Buyer's satisfaction, if material, at Buyer's sole cost and expense.

314. **ACCESS AGREEMENT:** Seller agrees to allow Buyer reasonable access to the Property for performance of any
surveys, inspections or tests, or for water, sewer, gas, or electrical service hookup as agreed to here. Buyer shall
restore the premises to the same condition it was in prior to the surveys, inspections, or tests and pay for any
restoration costs relative thereto.

318. **RISK OF LOSS:** If there is any loss or damage to the Property between the Final Acceptance Date and the date of closing
for any reason, including fire, vandalism, flood, earthquake, or act of God, the risk of loss shall be on Seller. If the Property
is destroyed or substantially damaged before the closing date, this Purchase Agreement is canceled, at Buyer's
option, by written notice to Seller or licensee representing or assisting Seller. If Buyer cancels this Purchase Agreement,
Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and
directing all earnest money paid here to be refunded to Buyer.

324. **TIME OF ESSENCE:** Time is of the essence in this Purchase Agreement.

325. **CALCULATION OF DAYS:** Any calculation of days begins on the first day (Calendar or Business Days as specified)
following the occurrence of the event specified and includes subsequent days (Calendar or Business Days as specified)
ending at 11:59 P.M. on the last day.

329. **BUSINESS DAYS:** "Business Days" are days which are not Saturdays, Sundays, or state and federal holidays
unless stated elsewhere by the parties in writing.

330. **CALENDAR DAYS:** "Calendar Days" include Saturdays, Sundays, or state or federal holidays.

331. **RELEASE OF EARNEST MONEY:** Buyer and Seller agree that the Earnest Money Holder shall release earnest
money from the Earnest Money Holder's trust account:

(a) at or upon the successful closing of the Property;
(b) pursuant to written agreement between the parties, which may be reflected in a Cancellation of Purchase
Agreement executed by both Buyer and Seller;
(c) upon receipt of an affidavit of a cancellation under MN Statute 559.217; or
(d) upon receipt of a court order.

338. **DEFAULT:** If Buyer defaults in any of the agreements here, Seller may cancel this Purchase Agreement, and any
payments made here, including earnest money, shall be retained by Seller as liquidated damages and Buyer and
Seller shall affirm the same by a written cancellation agreement.

341. If Buyer defaults in any of the agreements here, Seller may terminate this Purchase Agreement under the
provisions of either MN Statute 559.21 or MN Statute 559.217, whichever is applicable. If either Buyer or Seller
defaults in any of the agreements here or there exists an unfulfilled condition after the date specified for fulfillment,
either party may cancel this Purchase Agreement under MN Statute 559.217, Subd. 3. Whenever it is provided here
that this Purchase Agreement is canceled, said language shall be deemed a provision authorizing a Declaratory
Cancellation under MN Statute 559.217, Subd. 4.

347. If this Purchase Agreement is not canceled or terminated as provided here, Buyer or Seller may seek actual damages
for breach of this Purchase Agreement or specific performance of this Purchase Agreement; and, as to specific
performance, such action must be commenced within six (6) months after such right of action arises.

350. **NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The Property may be in or near an airport safety zone
with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations are
filed with the county recorder in each county where the zoned area is located. If you would like to determine if such
zoning regulations affect the Property, you should contact the county recorder where the zoned area is located.

354. **NOTICE REGARDING PREDAIY OFFENDER INFORMATION:** Information regarding the predatory offender
registry and persons registered with the predatory offender registry under MN Statute 243.166 may be
obtained by contacting the local law enforcement offices in the community where the Property is located
or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections web
site at www.corr.state.mn.us.

MN:PA:VL-8 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

359. Page 9 Date April 29th 2020

360. Property located at 1804 1st Avenue Anoka MN 55303

361. SPECIAL DISCLOSURES: Seller discloses, to the best of Seller's knowledge, that the Property described in this

362. Purchase Agreement consists of approximately 3 ACRES SQUARE FEET and is currently zoned

363. Single Family Residential

364. Seller discloses, to the best of Seller's knowledge, that the Property IS NOT IN a designated flood zone.

365. Seller discloses, to the best of Seller's knowledge, that the Property DOES NOT currently receive

366. preferential tax treatment (e.g. Green Acres, Managed Forest Land, Non-Profit Status, Rural Preserve, SFIA, etc.).

367. Seller discloses, to the best of Seller's knowledge, that the Property IS NOT enrolled in any federal, state, or

368. local governmental programs (e.g., conservation programs, CREP, CRP, EQIP, Green Acres, Managed Forest Land,

369. RI.M, riparian buffers, Rural Preserve, SFIA, WRP/RIM-WRP, etc.).

370. BUYER HAS THE RIGHT TO A WALK-THROUGH REVIEW OF THE PROPERTY PRIOR TO CLOSING TO

371. ESTABLISH THAT THE PROPERTY IS IN SUBSTANTIALLY THE SAME CONDITION AS OF THE DATE OF THIS

372. PURCHASE AGREEMENT.

373. BUYER HAS RECEIVED A: (Check any that apply) DISCLOSURE STATEMENT: VACANT LAND OR A

374. DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES FORM.

375. DESCRIPTION OF PROPERTY CONDITION: See Disclosure Statement: Vacant Land or Disclosure Statement:

376. Seller's Disclosure Alternatives for description of disclosure responsibilities and limitations, if any.

377. BUYER HAS RECEIVED THE INSPECTION REPORTS, IF REQUIRED BY MUNICIPALITY.

378. BUYER IS NOT RELYING ON ANY ORAL REPRESENTATIONS REGARDING THE CONDITION OF THE PROPERTY.

379. PLEASE NOTE: Buyer may incur additional charges improving the Property, including, but not limited to, hook-up and/

380. or access charges; municipal charges; costs for sewer access, stubbing access, water access, park dedication, road

381. access, curb cuts, utility connection and connecting fees; and tree planting charges.

382. (Check appropriate boxes.)

383. SELLER WARRANTS THAT THE PROPERTY IS EITHER DIRECTLY OR INDIRECTLY CONNECTED TO:

384. CITY SEWER YES NO / CITY WATER YES NO

385. SUBSURFACE SEWAGE TREATMENT SYSTEM

386. SELLER DOES NOT KNOW OF A SUBSURFACE SEWAGE TREATMENT SYSTEM ON OR

387. SERVING THE PROPERTY. (If answer is DOES, and the system does not require a state permit, see Disclosure

388. Statement: Subsurface Sewage Treatment System.)

389. PRIVATE WELL

390. SELLER DOES NOT KNOW OF A WELL ON OR SERVING THE PROPERTY.

391. (If answer is DOES and well is located on the Property, see Disclosure Statement: Well.)

392. TO THE BEST OF SELLER'S KNOWLEDGE, THE PROPERTY IS NOT IN A SPECIAL WELL

393. CONSTRUCTION AREA.

394. THIS PURCHASE AGREEMENT IS NOT SUBJECT TO AN ADDENDUM TO PURCHASE AGREEMENT:

395. SUBSURFACE SEWAGE TREATMENT SYSTEM AND WELL INSPECTION CONTINGENCY.

396. (If answer is IS, see attached Addendum.)

397. IF A WELL OR SUBSURFACE SEWAGE TREATMENT SYSTEM EXISTS ON THE PROPERTY, BUYER HAS

398. RECEIVED A DISCLOSURE STATEMENT: WELL AND/OR A DISCLOSURE STATEMENT: SUBSURFACE

399. SEWAGE TREATMENT SYSTEM.

MINNEAPOLIS
REALTORS
Instantnet
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

433. Page 11 Date April 29th 2020

Property located at 1804 1st Avenue
Anoka MN 55303

FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply. Buyer and Seller agree to comply with FIRPTA requirements under Section 1445 of the Internal Revenue Code.

Seller shall represent and warrant, under the penalties of perjury, whether Seller is a "foreign person" (as the same is defined within FIRPTA), prior to closing. Any representations made by Seller with respect to this issue shall survive the closing and delivery of the deed.

Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security numbers.

Due to the complexity and potential risks of failing to comply with FIRPTA, including the Buyer's responsibility for withholding the applicable tax, Buyer and Seller should seek appropriate legal and tax advice regarding FIRPTA compliance, as the respective licensee's representing or assisting either party will be unable to assure either party whether the transaction is exempt from FIRPTA withholding requirements.

ENTIRE AGREEMENT: This Purchase Agreement and any addenda or amendments signed by the parties shall constitute the entire agreement between Buyer and Seller. Any other written or oral communication between Buyer and Seller, including, but not limited to, e-mails, text messages, or other electronic communications are not part of this Purchase Agreement. This Purchase Agreement can be modified or canceled only in writing signed by Buyer and Seller or by operation of law. All monetary sums are deemed to be United States currency for purposes of this Purchase Agreement.

ELECTRONIC SIGNATURES: The parties agree the electronic signature of any party on any document related to this transaction constitute valid, binding signatures.

FINAL ACCEPTANCE: To be binding, this Purchase Agreement must be fully executed by both parties and a copy must be delivered.

SURVIVAL: All warranties specified in this Purchase Agreement shall survive the delivery of the deed or contract for deed.

DATE OF THIS PURCHASE AGREEMENT: Date of this Purchase Agreement to be defined as the date on line one (1) of this Purchase Agreement.

OTHER:

ADDENDA: The following addenda are attached and made a part of this Purchase Agreement.

NOTE: Disclosures and optional Arbitration Agreement are not part of this Purchase Agreement.

☐ Addendum to Purchase Agreement
☐ Addendum to Purchase Agreement: Assumption Financing
☐ Addendum to Purchase Agreement: Buyer Purchasing "As Is" and Limitation of Seller Liability
☐ Addendum to Purchase Agreement: Condominium/Townhouse/Cooperative Common Interest Community ("CIC")
☐ Addendum to Purchase Agreement: Contract for Deed Financing
☐ Addendum to Purchase Agreement: Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards
☐ Addendum to Purchase Agreement: Sale of Buyer's Property Contingency
☐ Addendum to Purchase Agreement: Seller's Rent Back Agreement
☐ Addendum to Purchase Agreement: Short Sale Contingency
☐ Addendum to Purchase Agreement: Subsurface Sewage Treatment System and Well Inspection Contingency

MN:VA:VL-11 (8/19)
PURCHASE AGREEMENT:
VACANT LAND (RESIDENTIAL)

480. Page 12 Date April 29th 2020

481. Property located at 1804 1st Avenue

482. I agree to sell the Property for the price and on the terms and conditions set forth above.

483. I have reviewed all pages of this Purchase Agreement.

484. If checked, this Agreement is subject to attached Addendum to Purchase Agreement: Counteroffer.

485. FIRPTA: Seller represents and warrants, under penalty of perjury that Seller (X) IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate for purposes of income taxation. (See lines 435-448))

486. and warranty shall survive the closing of the transaction and the delivery of the deed.

487. (Seller's Signature) (Date)

488. (Buyer's Signature) (Date)

489. (Seller's Printed Name)

490. (Buyer's Printed Name)

491. (Martial Status)

492. (Martial Status)

493. (Seller's Signature) (Date)

494. (Buyer's Signature) (Date)

495. (Seller's Printed Name)

496. (Buyer's Printed Name)

497. (Martial Status)

498. (Martial Status)

500. The Final Acceptance Date is the date on which the fully executed Purchase Agreement is delivered.

501. FINAL ACCEPTANCE DATE:

502. THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).

503. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

504. I ACKNOWLEDGE THAT I HAVE RECEIVED AND HAVE HAD THE OPPORTUNITY TO REVIEW THE DISCLOSURE STATEMENT: ARBITRATION DISCLOSURE AND RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT, WHICH IS AN OPTIONAL, VOLUNTARY AGREEMENT AND IS NOT PART OF THIS PURCHASE AGREEMENT.

505. SELLER(S)  BUYER(S)

506. SELLER(S)  BUYER(S)

507. (Signature)

508. (Signature)
WIRE FRAUD ALERT

Internet fraud — the use of Internet services or software with Internet access to defraud victims — is on the rise in real estate transactions. THESE SOPHISTICATED CRIMINALS COULD:

- HACK INTO YOUR E-MAIL ACCOUNT or the e-mail of others involved in your real estate transaction and may direct you to wire money to the hacker's account.
- SEND FRAUDULENT E-MAILS that appear to be from your real estate licensee, lender, or closing agent.
- CALL YOU claiming they have revised wiring instructions.

Buyers/Tenants and Sellers/Owners are advised to:

(1) Never wire funds without confirming the wiring instructions directly with the intended recipient.
(2) Verify that the contact information for the wire transfer recipient is legitimate by calling a known phone number for the broker or closing agent. Do not rely on the information given to you in an e-mail communication.
(3) Never send personal information through unsecured/unencrypted e-mail.

If you suspect wire fraud in your transaction:

(1) Immediately notify your bank, closing agent, and real estate licensee.
(2) File a complaint online at the Internet Crime Complaint Center (IC3) at http://www.ic3.gov.

The undersigned acknowledge receipt of this wire fraud alert and understand the importance of taking proactive measures to avoid being a victim of wire fraud in a real estate transaction.

(Signature)              (Date)              (Signature)              (Date)

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MN-WFA (8/18)
WIRE FRAUD ALERT

Internet fraud — the use of Internet services or software with Internet access to defraud victims — is on the rise in real estate transactions. THESE SOPHISTICATED CRIMINALS COULD:

- HACK INTO YOUR E-MAIL ACCOUNT or the e-mail of others involved in your real estate transaction and may direct you to wire money to the hacker’s account.
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The undersigned acknowledge receipt of this wire fraud alert and understand the importance of taking proactive measures to avoid being a victim of wire fraud in a real estate transaction.

(Signature) 4-29-10 (Signature) 4-29-20

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AGENDA ITEM VI. B.
Memo

To: HRA Board Members

From: Darin Berger, Housing Manager

Date: May 11th, 2020

Re: Receive First Quarter Financial Report

Attached for the Board’s review is the 2020 First Quarter Financials. The City’s Finance Director, Brenda Smith, will not be in attendance to present the report and answer any questions you might have, however HRA Staff will present in her place.

Action Requested: Review and comment on 2020 First Quarter Financials.
Memorandum

Date: 05/11/2020
To: Darin Berger
Cc: HRA Board Members
From: Brenda Springer, Finance Director
RE: March 31, 2020 Financial Reports

Attached is the March 31, 2020, financial report for the HRA. This report reflects primarily cash activities for the HRA. This report is unaudited.
<table>
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<tr>
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<th>835</th>
<th>840</th>
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CITY OF ANOKA  
SCHEDULE OF HOUSING AND REDEVELOPMENT AUTHORITY  
March 31, 2020

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<td></td>
<td>74,913</td>
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<td>(34,309)</td>
<td>(124)</td>
<td>449</td>
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<td>NET INCOME (LOSS)</td>
<td>48,240</td>
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<td>11,831</td>
<td>(34,309)</td>
<td>(124)</td>
<td>449</td>
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### 2020 Financial Report - March

#### HRA Fund - 830

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<th></th>
<th>2020 Budget</th>
<th>Year to Date</th>
<th>Percentage Received/ Expended</th>
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<td>Revenues</td>
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<td>Property Taxes</td>
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<td>Interest Earnings</td>
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<td>903</td>
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<tr>
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**Expenditures**

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**Sources (Uses) of Fund Balance**

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### HRA Central Business TIF District - 840

#### Year To Date 3 Months 25% of Year

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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Interest Earnings</td>
<td>2,000</td>
<td>493</td>
<td>24.65%</td>
</tr>
<tr>
<td>Gain (loss) from investment</td>
<td>0</td>
<td>(184)</td>
<td></td>
</tr>
<tr>
<td>Other Miscellaneous</td>
<td>45,700</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$47,700</td>
<td>$309</td>
<td>0.65%</td>
</tr>
</tbody>
</table>

**Expenditures**

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel Services</td>
<td>$5,350</td>
<td></td>
<td>647.07%</td>
</tr>
<tr>
<td>Professional</td>
<td>100,000</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>Redevelopment</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Blighted/Scattered Site Housing</td>
<td>34,618</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$105,350</td>
<td>$34,618</td>
<td>32.66%</td>
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**Sources (Uses) of Fund Balance**

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance</td>
<td>($57,650)</td>
<td>($34,309)</td>
<td>59.51%</td>
</tr>
</tbody>
</table>
### HRA Historical Business Core TIF District - 845

**Year To Date**  3 Months  25% of Year

<table>
<thead>
<tr>
<th>Revenues</th>
<th>2020 Budget</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Taxes</td>
<td>$ 7,000</td>
<td>$ (105)</td>
</tr>
<tr>
<td>Interest Earnings</td>
<td>0</td>
<td>(18)</td>
</tr>
<tr>
<td>Gain (loss) from investment</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$ 7,000</td>
<td>$ (123)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expenditures</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel Services</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>Professional</td>
<td>510</td>
<td>1</td>
</tr>
<tr>
<td>Contractual Services</td>
<td>4,830</td>
<td></td>
</tr>
<tr>
<td>Interest expense</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$ 5,340</td>
<td>1</td>
</tr>
</tbody>
</table>

**Sources (Uses) of Fund Balance**

|                      | $1,660      | ($124)       |

### HRA South Business TIF District - 847

**Year To Date**  3 Months  25% of Year

<table>
<thead>
<tr>
<th>Revenues</th>
<th>2020 Budget</th>
<th>Year to Date</th>
<th>Percentage Received/ Expended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Taxes</td>
<td>$ 100,000</td>
<td>$ 1,006</td>
<td>251.50%</td>
</tr>
<tr>
<td>Interest Earnings</td>
<td>400</td>
<td>(555)</td>
<td></td>
</tr>
<tr>
<td>Gain (loss) from investment</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$ 100,400</td>
<td>$ 451</td>
<td>0.45%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expenditures</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel Services</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>Professional</td>
<td>2,030</td>
<td>2</td>
</tr>
<tr>
<td>Contractual Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest expense</td>
<td>46,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$ 48,030</td>
<td>2</td>
</tr>
</tbody>
</table>

**Sources (Uses) of Fund Balance**

|                      | $52,370     | $449         |
AGENDA ITEM VIII. A.
Memo

To: HRA Board Members

From: Darin Berger, Housing Manager

Date: May 11th, 2020

Re: 7th Ave/Main Street Redevelopment Update

All demolition and subsequent site work has been completed at this time. Sauter and Sons uncovered two 500+ gallon oil tanks when they went back to complete the asbestos related work this Spring. Those tanks triggered additional soil testing to be done by Braun Intertec. The condition of the tank was good and there was no visible evidence of any leaking. Results came back on May 4th which confirmed there was no leak and no additional soil work was needed.

In March, the 1.24 acre, HRA owned property at 7th Ave and Main Street was listed by CBRE for $1.5 million. As reported at our March HRA Board Meeting, all avenues of marketing are live and an initial email blast went out to their email list of 3000. The sign has been placed on Main Street, brochure (enclosed in your packet) is finalized, and the listing on Commercial Real Estate Sites LoopNet, CoStar, MNCar and at CBRE.com are all active.

Our Broker, Brian Pankratz has received many calls from groups/residents/adjacent property owners about future plans for the site. In addition to that, he has provided me a list of interested buyers and notes about each. See below for more details.

- New Horizon Daycare – New locations on hold
- Kindercare – New locations on hold
- ALDI – New locations on hold. Probably too close to existing store
- Casey’s General Store – Reviewing information
- Ryan Companies – Medical office developer, site too small
- MSP Commercial – Medical office developer, limited demand with COVID-19
- Car Wash Group – Informed Brian the City would not be interested in that use on this site
- Kwik Trip – Site too small for prototype
- Inland Development – Looking at mixed use development with apartments above and ground floor commercial
- Chipotle – New restaurants on hold at this time
- Starbucks – Reviewing location

Action Requested: None at this time. Informational only.
PROPERTY HIGHLIGHTS

- Frontage onto Main St with access from Main St and 7th Ave
- Main St Anoka is a Historic District with a wide variety of restaurants, retail shops, and bars
- Potential uses include retail, office, medical office, townhomes, senior housing
- Apartments allowed as part of mixed-use vertical development
- Nearby retailers include CVS, Hardees, and Subway
- Located in “Halloween Capital of the World”
- Strong daytime and evening population
- Zoned for Main Street Mixed Use District
- Guided for Mixed Use
- Anoka-Hennepin ISD 11

<table>
<thead>
<tr>
<th>#</th>
<th>PID</th>
<th>ADDRESS</th>
<th>ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>07-31-24-21-0014</td>
<td>640 E Main St</td>
<td>0.19</td>
</tr>
<tr>
<td>2</td>
<td>07-31-24-21-0010</td>
<td>650 E Main St</td>
<td>0.68</td>
</tr>
<tr>
<td>3</td>
<td>07-31-24-21-0012</td>
<td>650 E Main St</td>
<td>0.24</td>
</tr>
<tr>
<td>4</td>
<td>07-31-24-21-0013</td>
<td>658 E Main St</td>
<td>0.13</td>
</tr>
</tbody>
</table>

TRAFFIC COUNTS

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>E Main St</td>
<td>13,200 VPD</td>
</tr>
<tr>
<td>7th St</td>
<td>7,500 VPD</td>
</tr>
</tbody>
</table>
ZONING

SECTION 74-265. MAIN STREET MIXED USE DISTRICT. (MS)

PURPOSE AND INTENT OF DISTRICT. The purpose of the standards for the Main Street Mixed Use District (MS) is to promote harmonious development, redevelopment and rehabilitation of structures along Main Street.

(3) EAST MAIN STREET SUB-DISTRICT 2 (EM-2)

   a. Permitted Uses. The following uses are permitted in the East Main Street Sub-District 2 (EM-2):
      1. All permitted uses listed in the East Main Street Sub-District 1 (EM-1)
      2. Medical or dental laboratories
      3. Mortuaries, funeral homes and chapels

   The following uses are permitted in the East Main Street Sub-District 1 (EM-1):

      1. Retail stores
      2. Retail services such as eyeglass fitting, quick printing, tailor shops, etc.
      3. Dine in restaurants
      4. Fast-food restaurants without drive-through
      5. Convenience stores
      6. Offices, such as administrative, executive, professional, governmental, medical, research, without merchandising services
      7. Medical and dental clinics
      8. Hotels/motels
      9. Bakeries
     10. Dry-cleaning pick-up
     11. Live theatre
     12. Multi-family residential buildings
     13. Live/work dwellings
     14. Assisted living facilities
     15. Essential facilities and services, including electrical, gas, water, sewer distribution and collection lines, pumping facilities for water and sewer systems, rights-of-way for transportation modes, and telephone switching lines
     16. Police and fire stations
     17. Banks, savings and loan, insurance offices
     18. Personal service and repair establishments such as barber, beauty shops, shoe repair, etc.
     19. Hardware and craftsman shops
     20. Grocery stores
     21. Parking ramps or lots
     22. Coffee shops
     23. Brew pubs
     24. Liquor stores
     25. Attorneys
     26. Professional portrait studios and film shops
     27. Specialty food markets
     28. Employment agencies
     29. Dance and music studios, martial arts, judo, boxing
     30. Laundermats
     31. Clubs, lodges
     32. Wellness centers
     33. Parks
     34. Microbrewery with taproom, subject to the following standards:
            a. The establishment must include a taproom that is open a minimum of 2 days or 8 hours per week.
            b. The malt liquor sold for consumption at the business must be produced by the brewer on the licensed premises.
            c. The malt liquor may be sold to other bars, restaurants or wholesalers for distribution on a limited scale according to Federal and State regulations.
            d. The bottling process shall be manual or semiautomated, not fully automated.
            e. The establishment shall obtain all applicable Federal, State, and City licenses.
            f. A microbrewery located at street level shall provide at least 50% of the total floor space at the front one half of the building to be used for sales, tasting, or restaurant purposes.
     35. Microdistillery with tasting room/cocktail room, subject to the following standards:
            a. The establishment must include a tasting room/cocktail room that is open a minimum of 2 days or 8 hours per week.
            b. The distilled spirits sold for consumption at the business must be produced by the brewer on the licensed premises.
            c. The distilled spirits may be sold to other bars, restaurants or wholesalers for distribution on a limited scale according to Federal and State regulations.
            d. The bottling process shall be manual or semiautomated, not fully automated.
            e. The establishment shall obtain all applicable Federal, State, and City licenses.
            f. A microdistillery located at street level shall provide at least 50% of the total floor space at the front onehalf of the building to be used for sales, tasting, or restaurant purposes.
FUTURE LAND USE

MIXED USE

MU - Mixed Use The purpose of the MU - Mixed Use category is to allow for harmonious development and redevelopment with a variety of uses. Mixed use development should:

• Maintain the visual environment of the City, protect the general welfare, and ensure that the City's property values, buildings, designs, appearance, character, and economic well-being are preserved and respected through minimum design and appearance standards.
• Encourage creativity, imagination, innovation, and variety in architectural design and building composition through design principles that promote harmony in the physical relationships between structures in the City.
• Reinforce and support a healthy development pattern in which new buildings and building modifications maintain the City's unique character through complementary and appropriate use of building materials, massing and architectural details.
• Encourage a diversity of uses and activities that promote pedestrian activity.
• Promote the use of quality construction.

Type of Development:

The following uses are appropriate in the MU category:

• Primarily commercial, office, and institutional.
• Primarily high density residential dwellings and single family dwellings where local controls allow for.
DEMOGRAPHICS

- 2019 population 3 mile radius: **70,987**
- 2019 housing units 3 mile radius: **27,460**
- 2019 average household income 3 mile radius: **$94,534**
- 2019 employees 3 mile radius: **31,571**
- 2019 businesses 3 mile radius: **2,060**
## Demographics

### Population

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 Population - Current Year Estimate</td>
<td>11,202</td>
<td>70,987</td>
<td>148,277</td>
</tr>
<tr>
<td>2024 Population - Five Year Projection</td>
<td>11,480</td>
<td>73,810</td>
<td>155,097</td>
</tr>
<tr>
<td>2010 Population - Census</td>
<td>10,637</td>
<td>66,359</td>
<td>130,105</td>
</tr>
<tr>
<td>2000 Population - Census</td>
<td>11,257</td>
<td>68,641</td>
<td>125,270</td>
</tr>
<tr>
<td>2010-2019 Annual Population Growth Rate</td>
<td>0.36%</td>
<td>0.73%</td>
<td>0.93%</td>
</tr>
<tr>
<td>2019-2024 Annual Population Growth Rate</td>
<td>0.49%</td>
<td>0.78%</td>
<td>0.90%</td>
</tr>
</tbody>
</table>

### Households

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 Households - Current Year Estimate</td>
<td>4,785</td>
<td>20,614</td>
<td>53,904</td>
</tr>
<tr>
<td>2024 Households - Five Year Projection</td>
<td>4,907</td>
<td>27,638</td>
<td>56,277</td>
</tr>
<tr>
<td>2010 Households - Census</td>
<td>4,625</td>
<td>24,954</td>
<td>49,636</td>
</tr>
<tr>
<td>2000 Households - Census</td>
<td>4,735</td>
<td>23,759</td>
<td>43,757</td>
</tr>
<tr>
<td>2010-2019 Annual Household Growth Rate</td>
<td>0.37%</td>
<td>0.70%</td>
<td>0.90%</td>
</tr>
<tr>
<td>2019-2024 Annual Household Growth Rate</td>
<td>0.59%</td>
<td>0.76%</td>
<td>0.87%</td>
</tr>
<tr>
<td>2019 Average Household Size</td>
<td>2.25</td>
<td>2.64</td>
<td>2.73</td>
</tr>
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</table>

### Household Income

<table>
<thead>
<tr>
<th></th>
<th>2019</th>
<th>2024</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 Average Household Income</td>
<td>$69,753</td>
<td>$59,534</td>
<td>$100,991</td>
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<tr>
<td>2024 Average Household Income</td>
<td>$79,693</td>
<td>$108,241</td>
<td>$116,094</td>
</tr>
<tr>
<td>2019 Median Household Income</td>
<td>$52,591</td>
<td>$37,450</td>
<td>$82,264</td>
</tr>
<tr>
<td>2024 Median Household Income</td>
<td>$59,196</td>
<td>$56,238</td>
<td>$92,850</td>
</tr>
<tr>
<td>2019 Per Capita Income</td>
<td>$29,974</td>
<td>$35,368</td>
<td>$36,887</td>
</tr>
<tr>
<td>2024 Per Capita Income</td>
<td>$34,275</td>
<td>$40,440</td>
<td>$42,338</td>
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</tbody>
</table>

### Housing Units

<table>
<thead>
<tr>
<th></th>
<th>2019</th>
<th>2024</th>
<th>55,450</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 Housing Units</td>
<td>5,124</td>
<td>27,460</td>
<td>55,450</td>
</tr>
<tr>
<td>2019 Vacant Housing Units</td>
<td>330</td>
<td>6,865</td>
<td>1,546</td>
</tr>
<tr>
<td>2019 Occupied Housing Units</td>
<td>4,786</td>
<td>20,595</td>
<td>53,904</td>
</tr>
<tr>
<td>2019 Owner Occupied Housing Units</td>
<td>2,264</td>
<td>19,948</td>
<td>42,945</td>
</tr>
<tr>
<td>2019 Renter Occupied Housing Units</td>
<td>2,522</td>
<td>6,667</td>
<td>10,959</td>
</tr>
</tbody>
</table>

### Education

<table>
<thead>
<tr>
<th></th>
<th>2019</th>
<th>2024</th>
<th>102,305</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 Population 25 and Over</td>
<td>8,020</td>
<td>49,696</td>
<td>102,305</td>
</tr>
<tr>
<td>HS and Associates Degrees</td>
<td>5,802</td>
<td>31,725</td>
<td>63,902</td>
</tr>
<tr>
<td>Bachelor’s Degree or Higher</td>
<td>1,470</td>
<td>15,245</td>
<td>33,799</td>
</tr>
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</table>

### Place of Work

<table>
<thead>
<tr>
<th></th>
<th>2019</th>
<th>2024</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 Businesses</td>
<td>532</td>
<td>2,060</td>
</tr>
<tr>
<td>2019 Employees</td>
<td>8,257</td>
<td>31,571</td>
</tr>
</tbody>
</table>
## Property Account Summary

### Current General Information
- **Property ID:** 07-11-24-21-0614
- **Site Address:** 540 E MAIN ST, ANOKA, MN 55303-0000
- **Property Description:** LOT 1 & 1/2 OF LOT 2 ORANES ADD TO ANOKA, TOGETHER WITH EHR BLDG EXTS OF E LINE OF 5C LOT 1 & LINE OF E 1/2 OF 5C LOT 2, SUBD TO N408 OF REC
- **Last Sale Price:** $130,000.00
- **Last Sale Date:** 08/03/2015
- **Last Sale Document Type:** INDEED WARRANTY DEED
- **Linked Property Group Position:** 0
- **Status:** Active
- **Abstract/Parcel:** Abstract

### Parties
- **Owner:** ANOKA CITY OF MSA

#### Document Recording Process Dates
- Abstract Documents Have Been Recorded Through: 10/17/2019
- Abstract Documents Have Been Filed Through: 10/17/2019
- Abstract Documents Have Been Indexed Through: 10/24/2019
- Abstract Documents Have Been Noted Through: 10/24/2019

#### Active Certificates of Title
- **Type:** Certificate Number
- **Certificate Date:**
- **No Certificates Found:**

#### Documents Recorded Within 30 Days Of “Recorded Through” Dates Above
- **Recorded Number:**
- **Recorded Date:**
- **No Documents Found:**

#### Property Characterization
- **Lot Size:** 900 ft²
- **Year Built:** 1990
- **Note:** Approximate lot size is feet, clockwise beginning with the direction the lot faces

### Tax District Information
- **City Name:** ANOKA
- **School District Number and Name:** ANOKA-HENNEPIN SCHOOL DISTRICT N11

### Property Classification
- **Tax Year:** Classification
  - 2019: Commercial/Industrial/Public Utility
  - 2018: Commercial/Industrial/Public Utility

### Property Values
- **Tax Year:** Description
  - 2019: Est Market Land (IMAP)
  - 2020: Est Market Land (IMAP)
  - 2020: Est Market Improvement (IMAP)
  - 2020: Market Value Prior to Held Eard. (TNP)
  - 2020: Taxable Market (TNP)
  - 2020: Est Market (MHTXL)
  - 2019: Taxable Market (TNP)
  - 2019: Est Market (MHTXL)
  - 2019: Market Value Prior to Held Eard. (TNP)
  - 2019: Taxable Market (TNP)
  - 2018: Est Market (MHTXL)
  - 2018: Market Value Prior to Held Eard. (TNP)
- **Amount:**
  - 2019: 50,000
  - 2020: 75,400
  - 2020: 139,400
  - 2020: 139,400
  - 2020: 125,400
  - 2019: 130,200
  - 2019: 130,200
  - 2019: 116,000
  - 2018: 116,000
  - 2016: 116,000

### Tax Amounts for MPLR
- **Tax Year:** Description
  - 2019: Total Tax Amounts - Before Payments
  - 2019: Special Assessments (Included in Total)
  - 2019: Special Assessments (Included in Total)
  - 2019: Special Assessments (Included in Total)
- **Amount:**
  - 2019: 3,474.67
  - 2019: 3,474.67
  - 2019: 53.23

### Payment History for Past Three Years
- **Date Paid:** Tax Year
- **Principal:**
  - 2019: 1,234.23
  - 2018: 1,234.14
  - 2017: 1,234.13
  - 2017: 1,234.13
- **Amount Paid:**
  - 2019: 1,234.23
  - 2018: 1,234.14
  - 2017: 1,234.13
  - 2017: 1,234.13

No Charges are currently due.
# Property Account Summary

## Current General Information

<table>
<thead>
<tr>
<th>Property ID</th>
<th>E2-31-24-31.0890</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>550 E MAIN ST, ANOKA, MN 55307-0000</td>
</tr>
<tr>
<td>Property Description</td>
<td>ALL OF THAT PT OF ANOKA SUBURBAN OUTLOT 26 LGY 5 OF E LINE OF DRANKEN ADDITION AND EXTS THEREOF TO LINE OF MAIN ST AND N LINE OF RONNIE ST, ALL OF ANOKA SUBURBAN OUTLOT 27 AND ALL THAT PT OF ANOKA SUBURBAN OUTLOT 28 LGY WLY OF LINE BOLDLIN AND N 1/2 WLY OF W LINE OF 7TH AVE EX E 20 FT THEREOF, EX 60 FT SUBJ TO BASE OF REC.</td>
</tr>
<tr>
<td>Last Sale Price</td>
<td>150,000.00</td>
</tr>
<tr>
<td>Last Sale Date</td>
<td>01/04/2010</td>
</tr>
<tr>
<td>Last Sale Document Type</td>
<td>WDEE: WARRIANTY DEED</td>
</tr>
<tr>
<td>Linked Property Group Position</td>
<td>1 of 3</td>
</tr>
</tbody>
</table>

## Parties

<table>
<thead>
<tr>
<th>Role</th>
<th>Party Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buyer/Seller</td>
<td>HOUSING AND REDEVELOPMENT AUTHORITY</td>
</tr>
</tbody>
</table>

## Active Certificates of Title

<table>
<thead>
<tr>
<th>Type</th>
<th>Certificate Number</th>
<th>Certificate Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRST CERTIFICATE OF TITLE - STANDARD</td>
<td>142430</td>
<td>09/15/2019</td>
</tr>
<tr>
<td>CRST CERTIFICATE OF TITLE - STANDARD</td>
<td>133414</td>
<td>06/09/1999</td>
</tr>
<tr>
<td>CRST CERTIFICATE OF TITLE - STANDARD</td>
<td>123019</td>
<td>02/08/2013</td>
</tr>
</tbody>
</table>

## Documents Recorded Within 30 Days of "Recorded Through" Dates Above

<table>
<thead>
<tr>
<th>Type</th>
<th>Data Recorded Through</th>
<th>Recorded Number</th>
<th>Recorded Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Property Characteristics

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>51 x 142 x 259</td>
</tr>
<tr>
<td>Year Built</td>
<td>1965</td>
</tr>
</tbody>
</table>

## Tax District Information

<table>
<thead>
<tr>
<th>City Name</th>
<th>ANOKA</th>
</tr>
</thead>
<tbody>
<tr>
<td>School District Number and Name</td>
<td>ANOKA-HEINEPIN SCHOOL DISTRICT #11</td>
</tr>
</tbody>
</table>

## Property Classification

<table>
<thead>
<tr>
<th>Year</th>
<th>Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>A-Commercial/Industrial/Public Utility</td>
</tr>
<tr>
<td>2016</td>
<td>A-Commercial/Industrial/Public Utility</td>
</tr>
</tbody>
</table>

## Property Values

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>Est Market Improvement (HOTMP)</td>
<td>350,000</td>
</tr>
<tr>
<td>2010</td>
<td>Est Market Land (HALND)</td>
<td>440,200</td>
</tr>
<tr>
<td>2010</td>
<td>Market Value Prior to Held End (TVP)</td>
<td>803,200</td>
</tr>
<tr>
<td>2010</td>
<td>Taxable Market (TMTV)</td>
<td>803,200</td>
</tr>
<tr>
<td>2010</td>
<td>Est Market (HETL)</td>
<td>778,000</td>
</tr>
<tr>
<td>2016</td>
<td>Taxable Market (TMTV)</td>
<td>763,600</td>
</tr>
<tr>
<td>2016</td>
<td>Est Market (HETL)</td>
<td>763,600</td>
</tr>
<tr>
<td>2016</td>
<td>Market Value Prior to Held End (TVP)</td>
<td>763,600</td>
</tr>
</tbody>
</table>

## Tax Amounts for MPLS

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>Total Tax Amounts Before Payments</td>
<td>24,124.57</td>
</tr>
<tr>
<td>2019</td>
<td>Special Assessments (Detected in Total)</td>
<td>172.86</td>
</tr>
</tbody>
</table>

## Payment History for Past Three Years

<table>
<thead>
<tr>
<th>Date Paid</th>
<th>Tax Year</th>
<th>Principal</th>
<th>Interest, Penalties and Costs</th>
<th>Amount Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/03/2019</td>
<td>2019</td>
<td>24,124.57</td>
<td>0.00</td>
<td>24,124.57</td>
</tr>
<tr>
<td>05/16/2019</td>
<td>2018</td>
<td>24,124.57</td>
<td>0.00</td>
<td>24,124.57</td>
</tr>
<tr>
<td>09/15/2017</td>
<td>2017</td>
<td>25,596.41</td>
<td>0.00</td>
<td>25,596.41</td>
</tr>
</tbody>
</table>

No Charges are currently due.
# Property Account Summary

## Current General Information

**Property ID:** 02-32-34-34-28-02

**Property Address:** 802 E MAIN ST, ANOKA, MN 55302-0000

**Property Description:** All that part of the following desc herein, viz. 15' 6" W of line PLLW and 180 FT S O F N LINE of NW1/4 of NW1/4 OF SEC 7 TWP 33 NS R24 W, AS MEAS AT FT AND TO SO H LIKE THE 20 FT OF POL: ALL, THAT PT OF ANOKA SUBURBAN OUTLOT 25 VIG OF E LINE OF CHAIN.

## Last Sale Information

**Last Sale Price:** $2,200,000.00

**Last Sale Date:** 04/16/2012

## Documents

**Document Type:** MUDGE WARRANTY DEED

**Linked Property Group Position:** 2 of 3

**Status:** Acted

## Parties

**Owner:** HOUSING AND REDEVELOPMENT AUTHORITY

## Document Recording Process Dates

- Abstract Documents Have Been Recorded Through: 10/11/2019
- Abstract Documents Have Been Filed Through: 10/11/2019
- Abstract Documents Have Been Filed Through: 10/14/2019
- Abstract Documents Have Been Filed Through: 10/14/2019

## Active Certificates of Title

- CRIST CERTIFICATE OF TITLE - STANDARD: 342420 - 09/19/2019
- CRIST CERTIFICATE OF TITLE - STANDARD: 380348 - 06/25/2019
- CRIST CERTIFICATE OF TITLE - STANDARD: 122829 - 02/08/2013

## Documents Recorded Within 30 Days Of "Recorded Through" Dates Above

<table>
<thead>
<tr>
<th>Type</th>
<th>Recorded Number</th>
<th>Recorded Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Documents Found</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Property Characterizations

- No Property Characterizations Found

## Tax District Information

- **City Name:** ANOKA
- **School District Number and Name:** ANOKA-HEUMPER SCHOOL DISTRICT #11

## Property Classification

- **Property Class:** 3A-Commercial/Industrial/Public Utility

## Property Values

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>Lot Valuation Improvement (MVHPP)</td>
<td>$750,000</td>
</tr>
<tr>
<td>2020</td>
<td><strong>Total Market Value Prior to Hold Except. (TVVP)</strong></td>
<td>$1,260,000</td>
</tr>
<tr>
<td>2020</td>
<td><strong>Total Market Value Prior to Hold Except. (TVVP)</strong></td>
<td>$1,260,000</td>
</tr>
<tr>
<td>2019</td>
<td><strong>Total Market Value Prior to Hold Except. (TVVP)</strong></td>
<td>$1,260,000</td>
</tr>
<tr>
<td>2019</td>
<td><strong>Total Market Value Prior to Hold Except. (TVVP)</strong></td>
<td>$1,260,000</td>
</tr>
<tr>
<td>2018</td>
<td><strong>Total Market Value Prior to Hold Except. (TVVP)</strong></td>
<td>$1,260,000</td>
</tr>
<tr>
<td>2018</td>
<td><strong>Total Market Value Prior to Hold Except. (TVVP)</strong></td>
<td>$1,260,000</td>
</tr>
</tbody>
</table>

## Tax Amounts for MPFR

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>Total Tax Amounts - Defers Payments</td>
<td>$4,391.60</td>
</tr>
<tr>
<td>2019</td>
<td>Special Assessments (Included in Total)</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

## Payment History for Past Three Years

<table>
<thead>
<tr>
<th>Date Paid</th>
<th>Tax Year</th>
<th>Principal</th>
<th>Interest, Penalties and Costs</th>
<th>Amount Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/25/2019</td>
<td>2019</td>
<td>4,253.60</td>
<td>8.00</td>
<td>4,253.60</td>
</tr>
<tr>
<td>04/02/2018</td>
<td>2018</td>
<td>4,327.44</td>
<td>8.00</td>
<td>4,335.44</td>
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<tr>
<td>04/02/2017</td>
<td>2017</td>
<td>4,442.81</td>
<td>0.00</td>
<td>4,442.81</td>
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</table>

No Charges are currently due.
# Property Account Summary

**Current General Information**

<table>
<thead>
<tr>
<th>Property ID</th>
<th>57-31-24-41-0013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Situs Address</td>
<td>505 E MAIN ST, ANOKA, MN 55303-8820</td>
</tr>
<tr>
<td>Property Description</td>
<td>THAT PT OF LOT 20 DESC AS PT, BGD AT FT OF INTER OF W LINE OF 7TH AVE &amp; S LINE OF MAIN ST, TH S ALONG W LINE OF 7TH AVE. FROM 41.9 FT, TH W TO NE COR OF 1ST AVE SW, TH S ALONG S LINE OF MAIN ST, TH E ALONG N LINE OF 21ST AVE. FROM 41.8 FT TO END. EXEF SUB TO DACE OF REC.</td>
</tr>
<tr>
<td>Last Sale Price</td>
<td>$1,306,095.00</td>
</tr>
<tr>
<td>Last Sale Date</td>
<td>09/08/1999</td>
</tr>
<tr>
<td>Document Type</td>
<td>WEDD DEED</td>
</tr>
<tr>
<td>Linked Property Group Position</td>
<td>2 of 3</td>
</tr>
<tr>
<td>Status</td>
<td>Active</td>
</tr>
<tr>
<td>Abstract/Title Abstract</td>
<td></td>
</tr>
</tbody>
</table>

**Parties**

<table>
<thead>
<tr>
<th>Role</th>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>HOUSING AND REDEVELOPMENT AUTHORITY</td>
<td></td>
</tr>
</tbody>
</table>

**Document Recording Process Dates**

| Abstract/Title Documents Have Been Recorded Through | 10/17/2019 |
| Abstract/Title Documents Have Been Recorded Through | 10/14/2019 |
| Territorial Documents Have Been Recorded Through | 10/14/2019 |
| Territorial Documents Have Been Recorded Through | 10/14/2019 |

**Active Certificates of Title**

<table>
<thead>
<tr>
<th>Type</th>
<th>Certified Number</th>
<th>Certificate Date</th>
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</thead>
<tbody>
<tr>
<td>No Certificates Found</td>
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<td></td>
</tr>
</tbody>
</table>

**Documents Recorded Within 30 Days Of “Recorded Through” Dates Above**

<table>
<thead>
<tr>
<th>Type</th>
<th>Abstract/Title Documents Recorded Number</th>
<th>Recorded Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Documents Found</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Property Characteristics**

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>115' x 130'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces</td>
<td></td>
</tr>
</tbody>
</table>

**Tax District Information**

<table>
<thead>
<tr>
<th>City Name</th>
<th>ANOKA</th>
</tr>
</thead>
<tbody>
<tr>
<td>School District Number and Name</td>
<td>ANOKA-HENNEPIN SCHOOL DISTRICT #11</td>
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</table>

**Property Classification**

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<tr>
<th>Tax Year</th>
<th>Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>3A-Commercial/Indust/Public Utility</td>
</tr>
<tr>
<td>2018</td>
<td>3A-Commercial/Indust/Public Utility</td>
</tr>
</tbody>
</table>

**Property Values**

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>Est Market Improvement (MCNP)</td>
<td>$600.00</td>
</tr>
<tr>
<td>2020</td>
<td>Est Market Land (HNUO)</td>
<td>$93,890.00</td>
</tr>
<tr>
<td>2019</td>
<td>Market Value Prior to Std. Excl. (TRVP)</td>
<td>$141,100.00</td>
</tr>
<tr>
<td>2010</td>
<td>Market Value Prior to Std. Excl. (TRVP)</td>
<td>$141,100.00</td>
</tr>
<tr>
<td>2010</td>
<td>Market Value Prior to Std. Excl. (TRVP)</td>
<td>$141,100.00</td>
</tr>
<tr>
<td>2010</td>
<td>Market Value Prior to Std. Excl. (TRVP)</td>
<td>$141,100.00</td>
</tr>
<tr>
<td>2018</td>
<td>Market Value Prior to Std. Excl. (TRVP)</td>
<td>$141,100.00</td>
</tr>
<tr>
<td>2018</td>
<td>Market Value Prior to Std. Excl. (TRVP)</td>
<td>$141,100.00</td>
</tr>
<tr>
<td>2018</td>
<td>Market Value Prior to Std. Excl. (TRVP)</td>
<td>$141,100.00</td>
</tr>
</tbody>
</table>

**Tax Amounts for MPL**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>Total Tax Amounts - Before Payments</td>
</tr>
<tr>
<td>2019</td>
<td>Special Assessments (Included in Total)</td>
</tr>
<tr>
<td>2019</td>
<td>Amount Paid</td>
</tr>
<tr>
<td>2018</td>
<td>Principal</td>
</tr>
<tr>
<td>2018</td>
<td>Interest</td>
</tr>
<tr>
<td>2018</td>
<td>Amount Paid</td>
</tr>
<tr>
<td>2017</td>
<td>Principal</td>
</tr>
<tr>
<td>2017</td>
<td>Interest</td>
</tr>
<tr>
<td>2017</td>
<td>Amount Paid</td>
</tr>
</tbody>
</table>

**Payment History for Past Three Years**

<table>
<thead>
<tr>
<th>Due Date</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/02/2019</td>
<td>2019</td>
<td>$3,209.73</td>
</tr>
<tr>
<td>04/02/2018</td>
<td>2018</td>
<td>$3,216.32</td>
</tr>
<tr>
<td>04/20/2017</td>
<td>2017</td>
<td>$3,293.74</td>
</tr>
</tbody>
</table>

No Charges are currently due.
AGENDA ITEM VIII. B.
Memo

To: HRA Board Members

From: Darin Berger, Housing Manager

Date: May 11th, 2020

Re: Rental Conversion Loan – 1627 Ferry Street Update

Recap:
Back in 2018, the City of Anoka HRA Board directed Staff and the Center for Energy and Environment (CEE) to create a Rental Conversion Loan Program in order to try and reduce the number of rental units in Anoka. This well intended program is not for everyone, but we have found an interested party that was looking for some help to convert their 1890 duplex in to a single-family, owner-occupied home. CEE approved the loans at the end of February.

The Cords are taking advantage of both the Rental Conversion Deferred Loan Program and the Rental Conversion Program for a total loan amount of $100,000. The $50,000 loan from the deferred loan program requires a 1:1 match and they are using the Rental Conversion Loan as their match. Staff has worked with CEE to verify and approve this portion of the match. They are also contributing $50,000 of their own savings funds towards the project.

The conversion of the duplex will entail a wide range of work. One component will be to convert the heating system from two boilers (one for each unit), down to one forced air system for the entire house, split in to three zones in order to allow for a more energy efficient heating system. They will begin by addressing zone 1 with these grant funds, removing one boiler and the registers for that boiler. In addition to that, they currently have an interior stairway and coinciding doors that will be removed and an interior separate entrance to the upstairs unit that will be opened up to the rest of the house. They plan to also remove the upstairs kitchen and convert it to their laundry room, which is currently in the basement.

Other remodeling taking place with this project includes framing, electrical, plumbing and mechanical upgrades, drywall, paint, flooring and insulation amongst other things.

Exterior work is planned outside the Rental Conversion Program scope of work. The owners intend to make further exterior improvements on their own this summer. Dylan and Kristin Cords will be in attendance to discuss their project, as well as their vision for the home as a whole.
**Update:**
The project start date was slightly delayed due to COVID-19, but they have since been focused on the rear portion of the house. This is where the kitchen, mud room and bathroom are located. As of yesterday, they have passed electrical, plumbing and framing/insulation inspections. The next step will be to sheetrock. Kristin and her father are working hard on the cabinets. Aside from the few minor hiccups, things are moving along nicely.

Staff has included some photos for your review.

**Action Requested:** None at this time. Discussion purposes only.