

**PROPOSAL AND OFFER TO PURCHASE  
COOKSON MEMORIAL HOME  
204 COOKSON DRIVE, WEST BRANCH, IOWA 52358**

This Proposal and Offer to Purchase Cookson Memorial Home ("Cookson Property") is made this 14<sup>th</sup> day of September, 2012, by Lynch's Excavating, Inc., an Iowa corporation, ("Lynch").

**RECITALS**

The City of West Branch, Iowa, a municipal corporation ("City") solicits sealed bids for the sale of the Cookson Property. Lynch desires to purchase the Cookson Property upon acceptance of the terms of this Proposal and under such other written terms deemed satisfactory to City and Lynch; and

Lynch has continuously and successfully operated an excavation business in West Branch, Iowa for over twenty-five years and employs twelve residents of the West Branch Community; and

Lynch proposes to develop the Cookson Property in a manner consistent with West Branch, Iowa Ordinance No. 689, ("site plan ordinance").

**PROPOSAL**

Lynch proposes to develop the site of the Cookson Property for single-family residential use or multi-family residential use. The design of the residential structure will comply with the design standards, open space, landscaping, parking, and architectural requirements stated in the site plan ordinance. Lynch proposes that the development will be compatible with the characteristics of the surrounding residences, businesses, and historic Herbert Hoover Presidential Library and Museum.

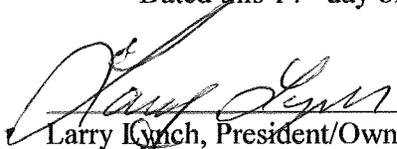
An engineer for Lynch has been directed to prepare a rendering that provides a preliminary layout illustration of the proposed development. The preliminary illustration shall contain the total number and type of dwelling unit and a proposal for storm water management on the site, as required under Section 4 of the site plan ordinance. The preliminary illustration shall be provided to the City for consideration immediately upon completion.

A preliminary proposal for right-of-way access to the developed property via an extension of Second Street to the south shall also be provided at the time the preliminary illustration is submitted to the City for review and acceptance.

Lynch proposes to assume full responsibility for all costs associated with the demolition of the Cookson Property. Lynch proposes to pay all of its closing costs costs, and up to \$2,500.00 in City closing costs, including abstracting and land transfer document fees, unless the parties mutually agree that Lynch shall pay a greater amount of closing costs. In addition, Lynch proposes to pay \$5,000.00 to the City in consideration

for its acceptance of the Lynch proposal. Finally, Lynch proposes to modify its proposed development plans under such other terms that are acceptable to the City and Lynch, and under such terms consistent with the site plan requirements.

Dated this 14<sup>th</sup> day of September, 2012.



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Larry Lynch, President/Owner  
Lynch's Excavating, Inc., an Iowa corporation  
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West Branch, Iowa 52358  
(319) 643-7135  
lynchexcinc@aol.com

**Accepted:**

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