

COLONIAL VILLAGE PARK, L.L.P.
2075 Rustad Ln.
Mounds View, MN 55112

December 3, 2024

SENT VIA CERTIFIED MAIL

Minnesota Housing Finance Agency
400 Wabasha St. N., Suite 400
St. Paul, MN 55102

RE: Minnesota Statute § 327C.097 – Notice of Unsolicited Offer

Dear Commissioner:

Pursuant to Minnesota Statute § 327C.097 subd. 3, COLONIAL VILLAGE PARK, L.L.P., a Minnesota limited liability partnership (“CVP”) hereby gives notice that CVP has received an unsolicited bona fide offer for the sale of Colonial Village Park, a manufactured home park owned by CVP. CVP is considering such offer.

The price range and material terms and conditions upon which CVP would consider selling the park and consider any offer made by a representative acting on behalf of residents or a nonprofit that will become a representative acting on behalf of residents are as follows:

- Price: \$18,500,000 for sale of real estate and personal property, including any manufactured homes owned by CVP or its affiliates (subject to the terms of existing leases) in an all-cash sale with no financing contingency.
- Earnest Money: \$200,000, non-refundable upon completion of buyer inspection period.
- Time Frame: 45-day buyer inspection period. 30 additional days to close.
- Broker Fees: Broker fees to be paid by buyer.

Please contact me if you require any further information or clarification regarding this notice.

Sincerely,

COLONIAL VILLAGE PARK, L.L.P.



By: Ronald G. Cornwell, as Trustee
of the Ronald G. Cornwell Revocable
Trust U/T/A May 29, 1996
Its: Partner
2075 Rustad Ln.
Mounds View, MN 55112