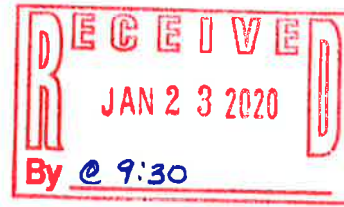


January 19, 2020

Seven & One Developments LLC
268 Main St.
Beacon, NY 12508



RE: Melio Bettina Place Vacant Lot Tax ID #: 30-5954-28-942947-00

David Buckley, Building Inspector
City of Beacon
One Municipal Plaza, Suite One
Beacon, NY 12508

Mr. David Buckley,

This is the RFP for the lot on Melio Bettina plan. I am submitting an offer of \$95,000.00. Please see below for detailed description of development plan.

For the proposed lot I am projecting a 6 month time frame for the development plan. As soon as I receive an acceptance for my offer I would immediately work with my architect/ engineer to get a plan together before closing.

When the architect/ engineer has completed the plans I would submit for approval. I would get an excavator to dig out the hole for new foundation according to plan and submit for all utilities immediately. A foundation trade would be brought in to pour the foundation walls and once approved the frame up construction would begin. Windows will be ordered in advance ready for installation once the framing is completed. Footings will be dug out and poured for a porch and exterior deck. After the deck and porch are framed out the siding, roofing, soffits, aluminum wrap and gutters will be installed. I would also bring in my plumber, electrician, and HVAC trades all simultaneously so they can finish the rough in. After rough ins are all complete with mechanical trades then the insulation, sheet rocking, taping and compound would begin. We would primer and paint after. The hardwood flooring, tiling, and base/ case molding would be completed. Central Hudson will be contacted for gas/ electric install and the City of Beacon for water/ sewer to follow up. The kitchen cabinets, quartz counter tops, stainless steel appliances, lighting fixtures, plumbing fixtures and HVAC units would be finalized.. The house would be landscaped and the final inspection (after foundation, footings, framing, insulation, plumbing, and electrical) for C.O. would be scheduled. This will be 5-6 months to complete this project upon closing. The home would then be listed for sale!

Please review attached schematic plans for proposal.

Thank you for your time and consideration!

Best Regards,

A handwritten signature in black ink, appearing to read 'Nidal Hassen', written in a cursive style.

Nidal Hassen
Seven & One Developments, LLC