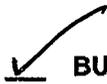


PROPOSAL FORM
PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL
5700 REGENT AVENUE NORTH

CHECK ONE:



BUILDER OFFERS \$50,000 TO PURCHASE THIS LOT



BUILDER OFFERS \$500 FOR A SIX-MONTH OPTION TO PURCHASE THIS LOT FOR \$50,000

This proposal is not a purchase agreement or other binding contract. At this time, the Builder is submitting a proposal to purchase this lot and build a new single family house in accordance with the RFP Guidelines, or is requesting a six-month option for same.

If a builder's proposal is tentatively accepted by the EDA board, then EDA staff would work with the Builder to determine the specific house plan and present it at the next EDA meeting. If the EDA board gives final approval at that time, the Builder would sign a Purchase & Redevelopment Agreement and provide \$2,000 earnest money for the lot. Only after such an Agreement is signed would a binding contract exist between the EDA and the Builder.

Builders may purchase a 6-month option on a lot for \$500, renewable for an additional 6 months for an additional \$500. The option provides the builder with exclusive rights to purchase the lot and build a house subject to the normal EDA process, requirements and guidelines. As a condition of the option, the builder must list the lot with a to-be-built house on the MLS for the duration of the option. The number of options is limited: No builder may have options on more than 10% of the EDA's lots, and no more than 50% of the EDA's lots may be under option at any time.

BUILDER: *(Builder is required to be a Residential Building Contractor licensed by the State of Minnesota.)*

Name: NOVAK-FLECK INC. State License Number 060011631

Tel (1): 763-424-4955 Tel (2): _____ Fax: (763) 424-1030

Address: 8857 ZEALAND AVE N. City/State/Zip: Brooklyn Park MN

Email: C.JOHNSON@NOVAK-FLECK.COM Claudia Johnson 01/15/2015
Signature Date

REQUIRED ATTACHMENTS AND ADDITIONAL INFORMATION:

- Attach one representative example of a house you would plan to build on this lot if your proposal is selected. It does not need to show exactly how it would be placed on the lot; it just needs to show the approximate size, quality and features you would anticipate a new house would have on this lot. A specific house plan would be determined after a proposal is tentatively accepted by the EDA.
- The EDA will only sell lots to builders who have experience in house construction in Minnesota. Please list the addresses of three houses you have built in Minnesota within the last five years, or attach other evidence of qualification for review by the EDA:

House #1: 8524 REGENT AVE N.

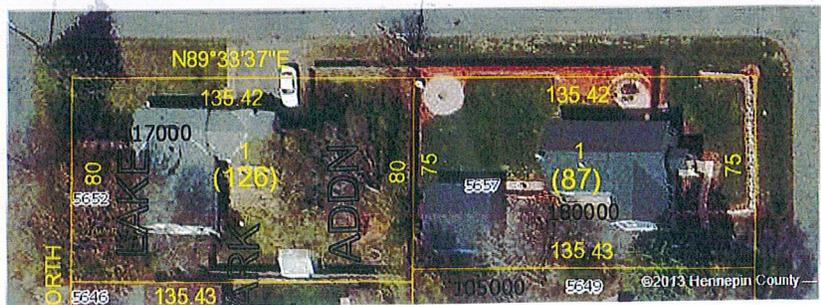
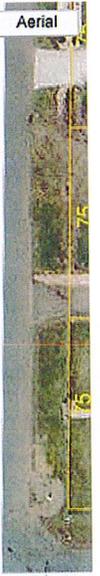
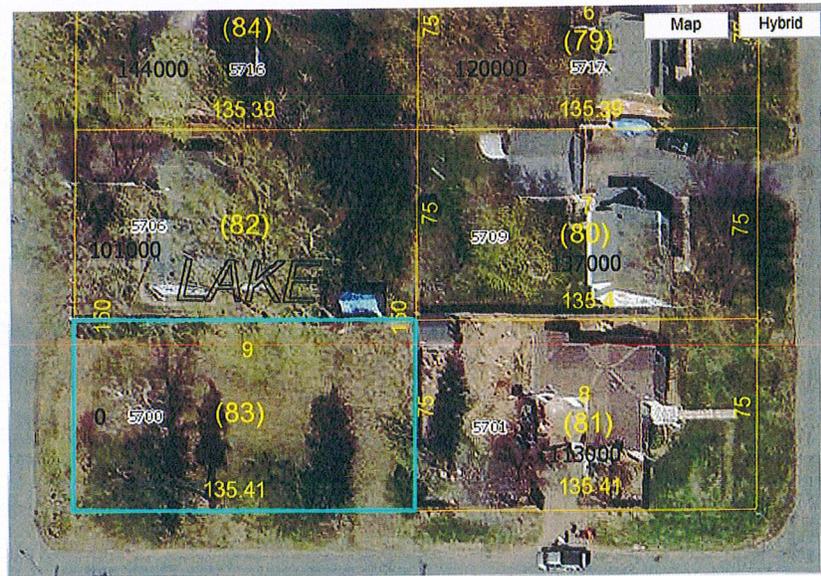
House #2: 4720 Douglas Drive N.

House #3: 3564 Welcome Ave N.

SUBMIT PROPOSAL TO: Attn: John Sutter, Crystal EDA, 4141 Douglas Dr N, Crystal MN 55422
TEL: 763.531.1142 FAX: 763.531.1188 john.sutter@crystalmn.gov

**PROPOSALS MAY BE SUBMITTED BY HAND DELIVERY, U.S. MAIL, FAX, OR EMAIL (.pdf format).
PROPOSALS MAY BE SUBMITTED AT ANY TIME AND WILL BE CONSIDERED ON A "FIRST COME,
FIRST SERVED" BASIS UNLESS THE LOT HAS BEEN OPTIONED BY ANOTHER BUILDER.**

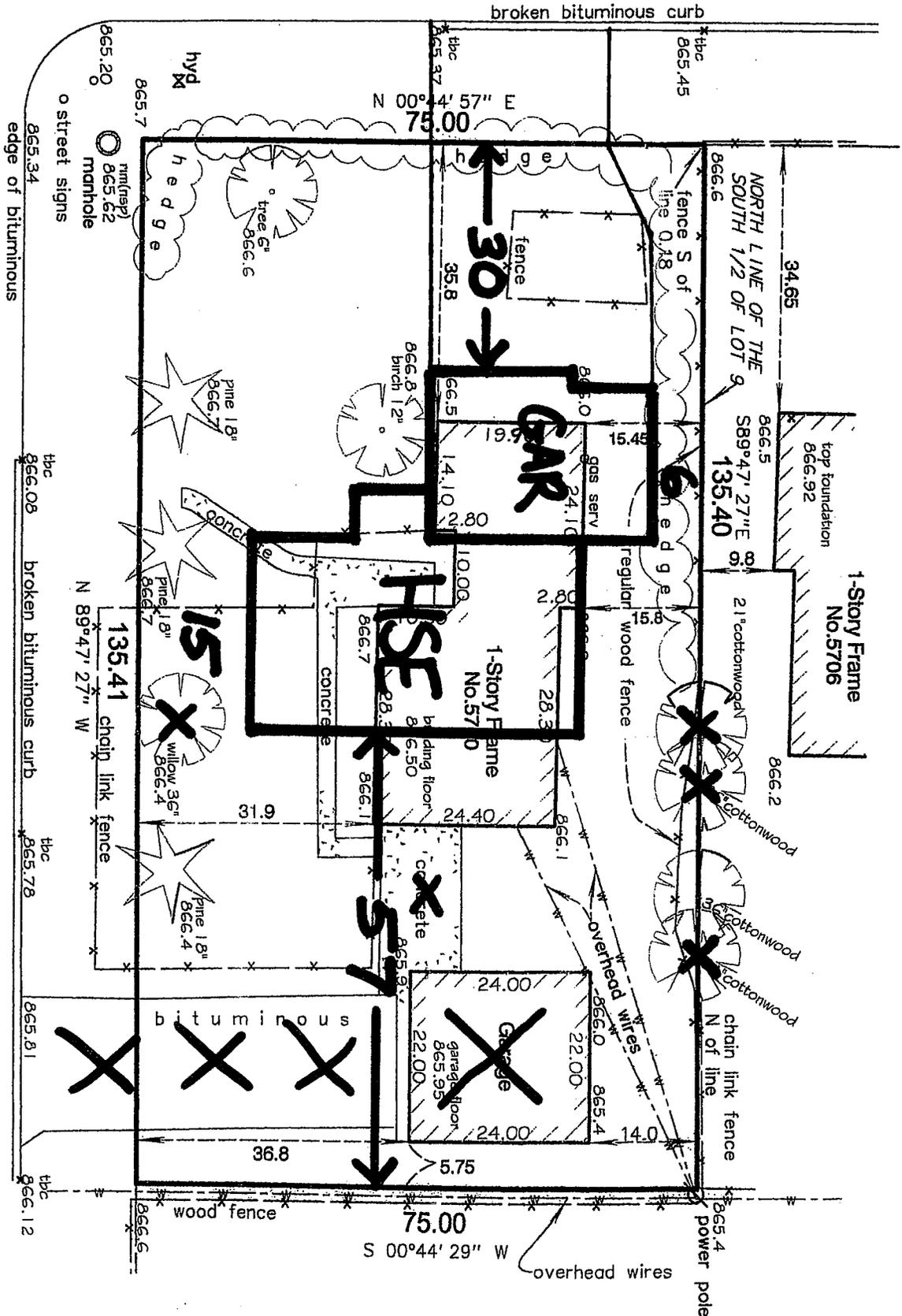
2012 Aerial Photo





SCALE
1" : 20'

REGENT AVENUE N.

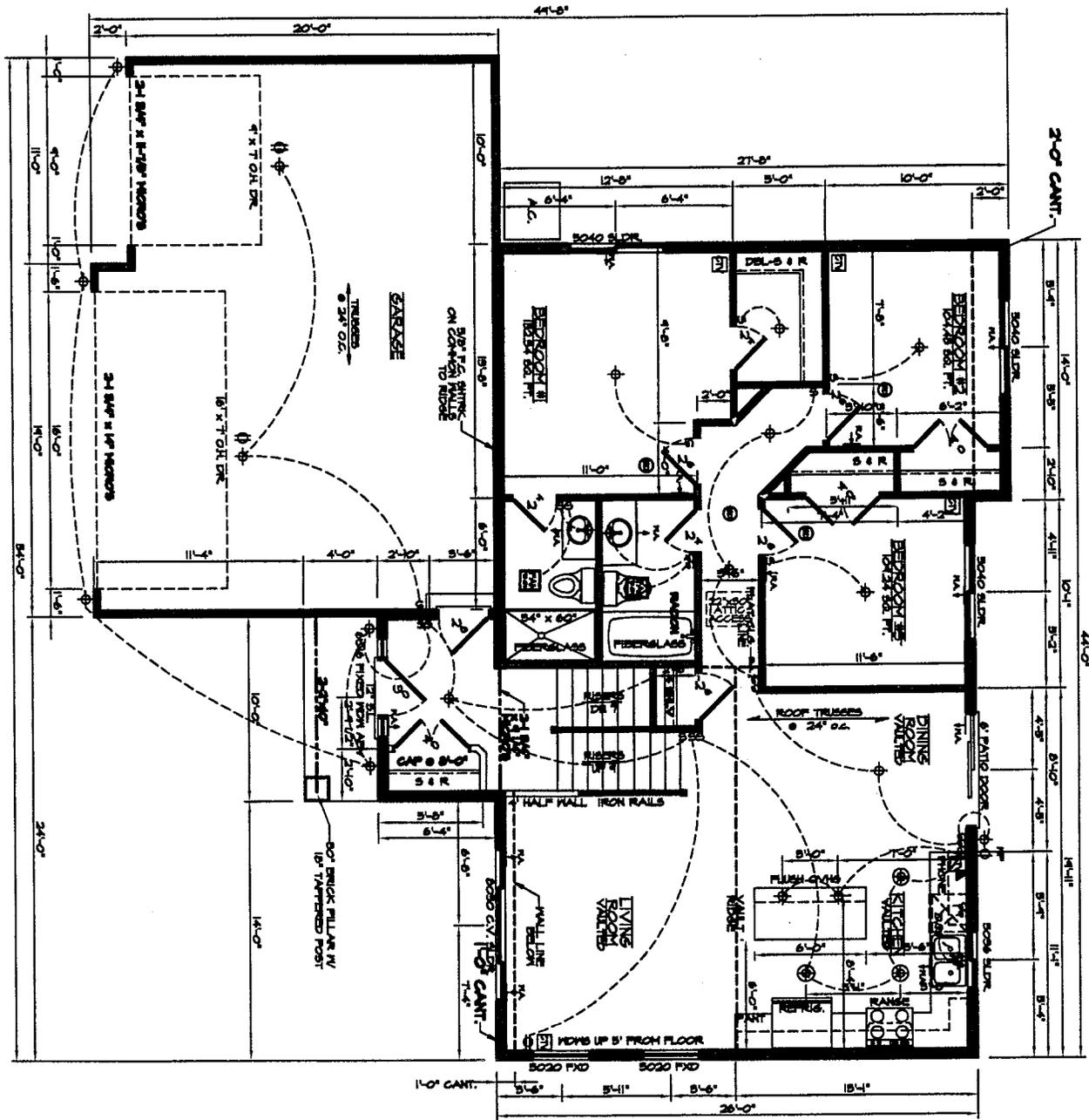


57TH AVENUE N.

mn rfm
865.29
mn inv
845.97

x 865.12

x 866.30



MAIN LEVEL FLOOR PLAN

SCALE: 1/8"=1'-0"

<p>NOTE:</p> <ul style="list-style-type: none"> -DUE TO ELECTRONIC REPRODUCTION, THIS PLAN MAY NOT SCALE CORRECTLY. THE HOUSE WILL BE BUILT ACCORDING TO THE DIMENSIONS SPECIFIED. -ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE SUBJECT TO FIELD VERIFICATION. SOME CHANGES MAY BE NECESSARY. -ALL ELECTRICAL SYMBOLS SHOWN ARE APPROXIMATE. ACTUAL PLACEMENT WILL BE DETERMINED BY THE ELECTRICIAN PER CODE REQUIREMENTS. -ALL SQUARE FOOTAGES ARE DERIVED RELIABLE BUT NOT GUARANTEED. -ARTHWAY BOXES ON EXTERIOR WALLS. (CATEGORY ONE) -GALNK & PLANK ALL EXTERIOR OPENINGS. 	<p>WOODRIDGE</p>	<p>NE</p>
	<p>1st Floor: 1277 sq ft</p> <p>2nd Floor: 871 sq ft</p> <p>3rd Floor: 1824 sq ft</p> <p>4th Floor: 1000 sq ft</p>	
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