

PROPOSAL FORM
PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL
3548 WELCOME AVENUE NORTH

CHECK ONE:

BUILDER OFFERS \$66,000 TO PURCHASE THIS LOT

BUILDER OFFERS \$500 FOR A SIX-MONTH OPTION TO PURCHASE THIS LOT FOR \$55,000

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 INCORPORATED State License Number: BC0001631

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

Address: 8857 ZEALAND AVE N City/State/Zip: BROOKLYN PARK MN

Email: CJOHNSON@NOVAK-FLECK.COM Signature: Candee Johnson Date: 6/12/13

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: 5533 XENIA AVE N. CRYSTAL

House #2: 6529 50th Ave N. CRYSTAL

House #3: 4633 DOUGLAS DRIVE CRYSTAL

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.

* CITY AGREES TO REMOVE CEMENT SLAB AND TRIM TREES ON N. LOT LINE.



1" : 20'

N 00°06'01" E 62.68

S88°48'09" E 30.56

STREET EASEMENT
PER DOC. No. 588564

manhole
I/M=873.23

catch basin

l/c
873.38

B618 conc. curb

l/c
873.91

walk 873.99

872.2
manhole
=872.00

188

871.81

872.04

872.21

872.92

l/c

12" spruce

SW CORNER OF LOT 1, BLOCK 1,
PURE'S CRYSTAL ADD. AND POINT
OF BEGINNING OF LINE 1

35

18" ash
6" tree
10" boxelder

873.9

6" tree

12" ash

18" tree

10" boxelder

12" tree

15" elm

15" boxelder

15" elm

ACRES

GAR TRACT

TRACT

PURE'S

WEST LINE OF LOT 20, ROSEDALE ACRES

HSE

60.99

SOUTH LINE OF PURE'S CRYSTAL ADD.

TRACT

CRYSTAL

64.38

ADD.

PARKING & STREET EA

E

WEST LINE OF HOKKANEN'S ADD.

TRACT

S 00°04'10" W

N 88°48'09" W
1-S Frame
No. 3540
foundation

873.6

top
875.3

6.1

170.39

chain link fence

NORTH LINE OF LOT 19, ROSEDALE ACRES

874.0

2.68

42" maple
873.5

42" cottonwood
873.8

10" elm
874.1

concrete

wood fence

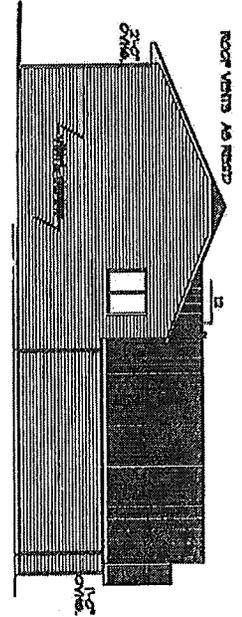
873.51

WEST LINE OF
HOKKANEN'S ADD.

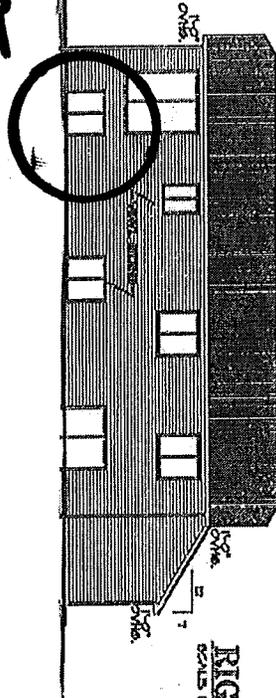
NW CORNER OF
LOT 1, BLOCK
HOKKANEN'S AL

GOVT. LOT

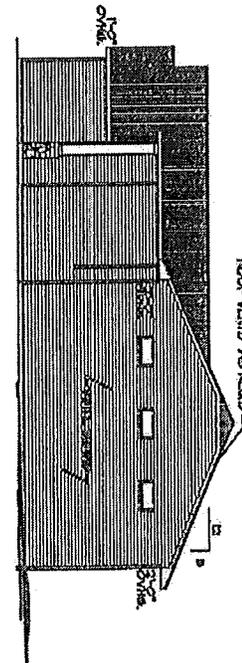
11'2" CAR GARAGE



LEFT ELEVATION
SCALE 1/8" = 1'-0"

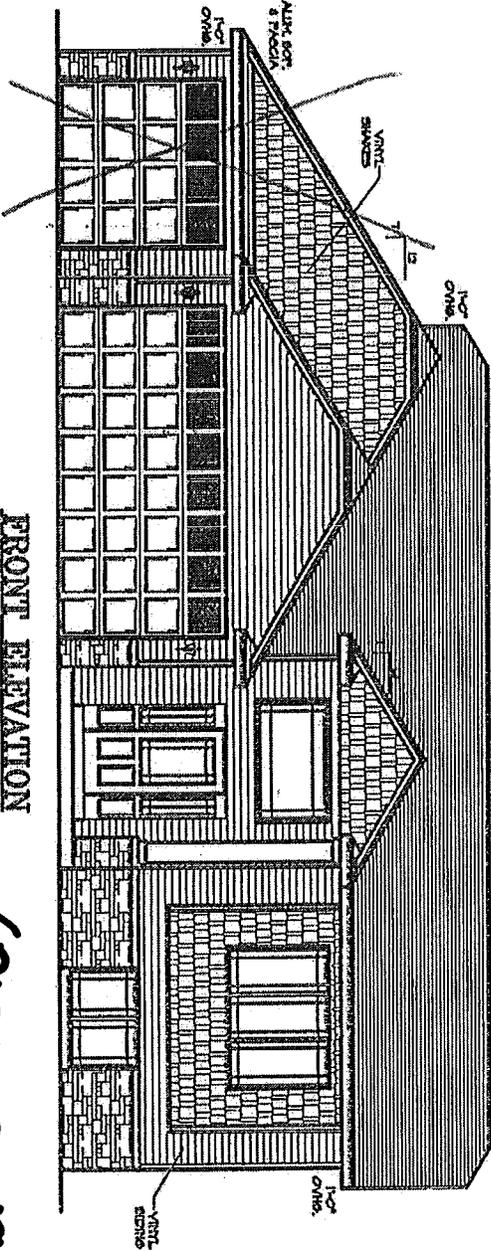


REAR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"

MORE TRUS UNDER
TO SIDE OF HOUSE
(DO NOT UNDER DECK)



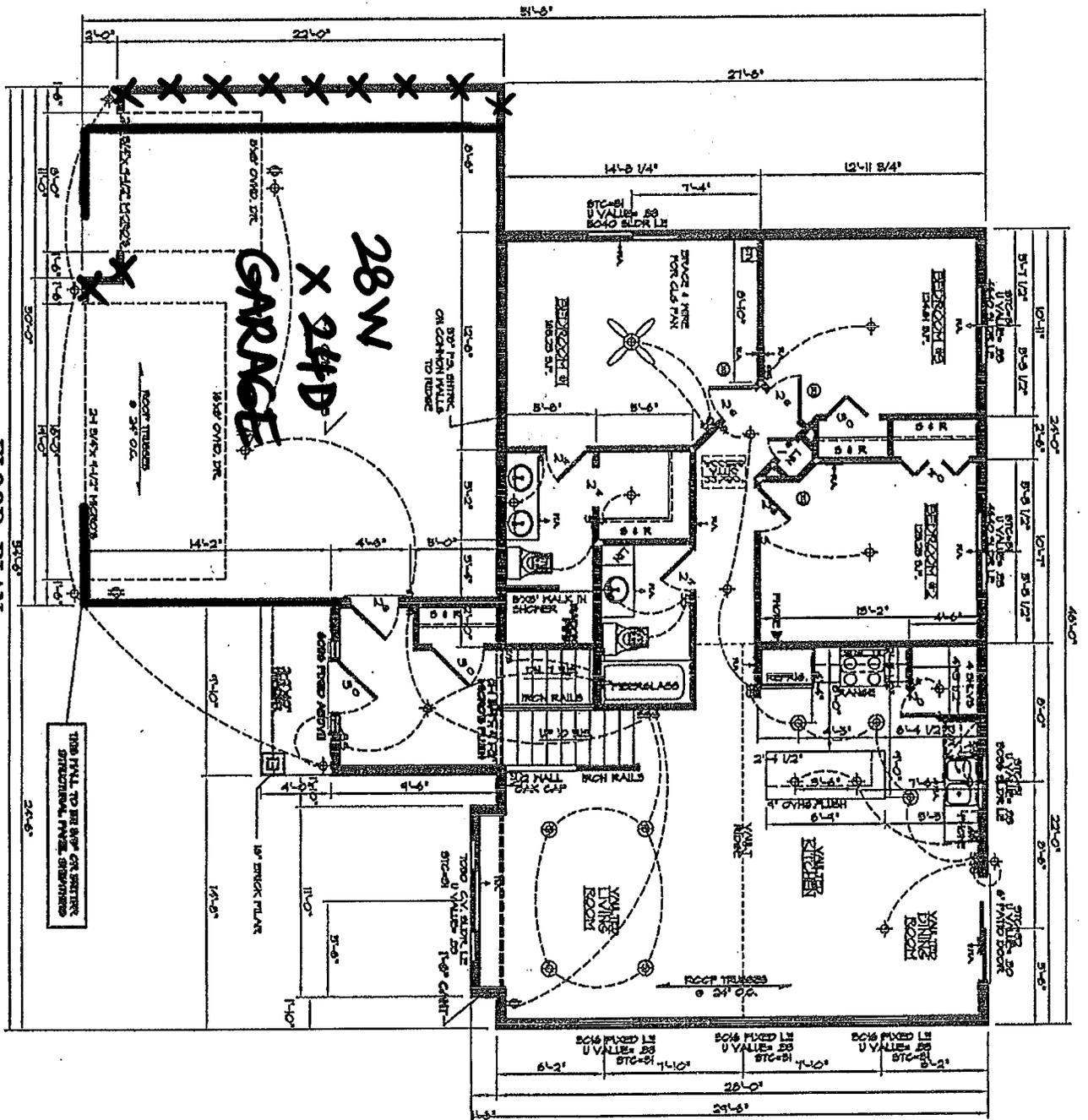
FRONT ELEVATION
SCALE 1/8" = 1'-0"

(REVERSE PLAN)



NOTE:
-DUE TO ELECTRONIC REPRODUCTION, THIS PLAN MAY NOT SCALE CORRECTLY. THE HOME 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. ALL IS DETERMINED BY THE ELECTRICIAN PER CODE REQUIREMENTS.
-ALL SQUARE FOOTAGES ARE DEEMED RELIABLE BUT NOT GUARANTEED.
-PARTS NOT SHOWN ON EXTERIOR WALLS (GATES, ETC.) SHALL BE PLANNED BY ALL EXTERIOR OPERATIONS.

DATE: 11/11/11	PROJECT: 11024
DRAWN BY: J. L. HARRIS	CLIENT: J. L. HARRIS
CHECKED BY: J. L. HARRIS	ADDRESS: 11024
DATE: 11/11/11	CITY: 11024
STATE: 11024	ZIP: 11024
PHONE: 11024	FAX: 11024
EMAIL: 11024	WEBSITE: 11024
11024	11024

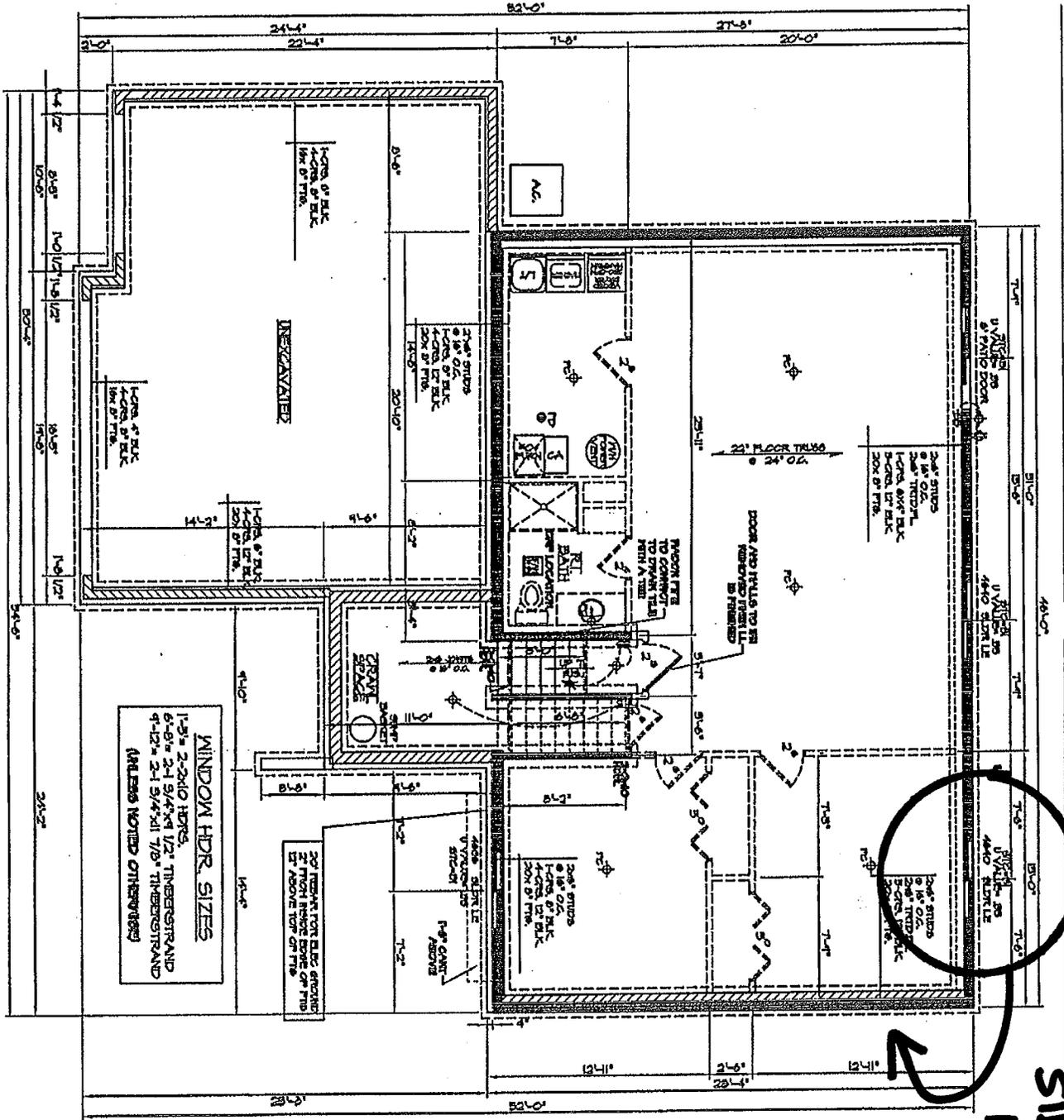


FLOOR PLAN
SCALE 1/8" = 1'-0"

(REVERSE PLAN)

PROJECT	Springfield
CLIENT	Mr. & Mrs. [Name]
DATE	1960
SCALE	1/8" = 1'-0"
NOTES	<p>1. THIS PLAN TO BE BUILT ON EXISTING STRUCTURAL FRAME SHEETINGS.</p> <p>2. SEE ELECTRICAL SYMBOLS FOR LIGHT FIXTURES AND SWITCHES.</p> <p>3. SEE MECHANICAL SYMBOLS FOR VENTILATION AND HEATING.</p> <p>4. SEE FINISH SCHEDULE FOR MATERIALS AND COLORS.</p> <p>5. SEE FOUNDATION PLAN FOR FOOTING AND FOUNDATION WALLS.</p> <p>6. SEE ROOF PLAN FOR ROOF TRUSSES AND SHEETING.</p> <p>7. SEE EXTERIOR ELEVATIONS FOR FINISHES AND DETAILS.</p> <p>8. SEE INTERIOR ELEVATIONS FOR FINISHES AND DETAILS.</p> <p>9. SEE SECTIONAL DRAWINGS FOR VERTICAL ALIGNMENT AND STRUCTURE.</p> <p>10. SEE SPECIFICATIONS FOR MATERIALS AND METHODS.</p> <p>11. SEE CONTRACT DOCUMENTS FOR CONDITIONS AND AGREEMENTS.</p> <p>12. SEE PERMITS AND REGULATIONS FOR LOCAL REQUIREMENTS.</p> <p>13. SEE UTILITY LOCATIONS AND DEPTHS.</p> <p>14. SEE ADJACENT PROPERTIES AND BOUNDARIES.</p> <p>15. SEE LANDSCAPE ARCHITECTURE FOR PLANTING AND GRADING.</p>
ARCHITECT	[Firm Name]
ENGINEER	[Firm Name]
DATE	1960





LOWER LEVEL & FOUNDATION PLAN

SCALE 1/8"=1'-0"

(REVERSE PLAN)

MORE TO
SIDE OF
HOUSE

PROJECT	Springfield
OWNER	Mr. & Mrs. J. L. Smith
DESIGNER	John Doe
DATE	10-15-68

NO.	DESCRIPTION	DATE
1	FOUNDATION PLAN	10-15-68
2	LOWER LEVEL PLAN	10-15-68
3	UPPER LEVEL PLAN	10-15-68
4	GENERAL NOTES	10-15-68

NOTE:
 -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 DEEMED RELIABLE BUT NOT GUARANTEED.
 -BRIGHT SCENES ON EXTERIOR WALLS (CATEGORY C12)
 -CAULK & FLASH ALL EXTERIOR OPENINGS.

