PROPOSAL FORM
PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL
4553 YATES AVENUE NORTH

· Cards — House Plan
· Tues — to be removed

CHECK ONE:

✓ BUILDER OFFERS ~~$45,000~~ ~~$35,000~~ $40,000 (JBS 4/17) TO PURCHASE THIS LOT

___ BUILDER OFFERS $500 FOR A SIX-MONTH OPTION TO PURCHASE THIS LOT FOR $45,000

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.

E $: $2,000

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

Name: Berger Built Construction Co., Inc State License Number: BC483237

(C) Tel (1): 612-865-5726 Tel (2): (O) 651-426-9423 Fax: 651-426-6698

Address: 217 Maple Street City/State/Zip: Mahtomedi, MN 55115

Email: jay@bergerbuilthomes.com Signature: Jay Berger Date: 4/15/2013

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: 15612 Enfield Ave. N., Hugo, MN

House #2: 25045 Fondant Ave, Wyoming, MN

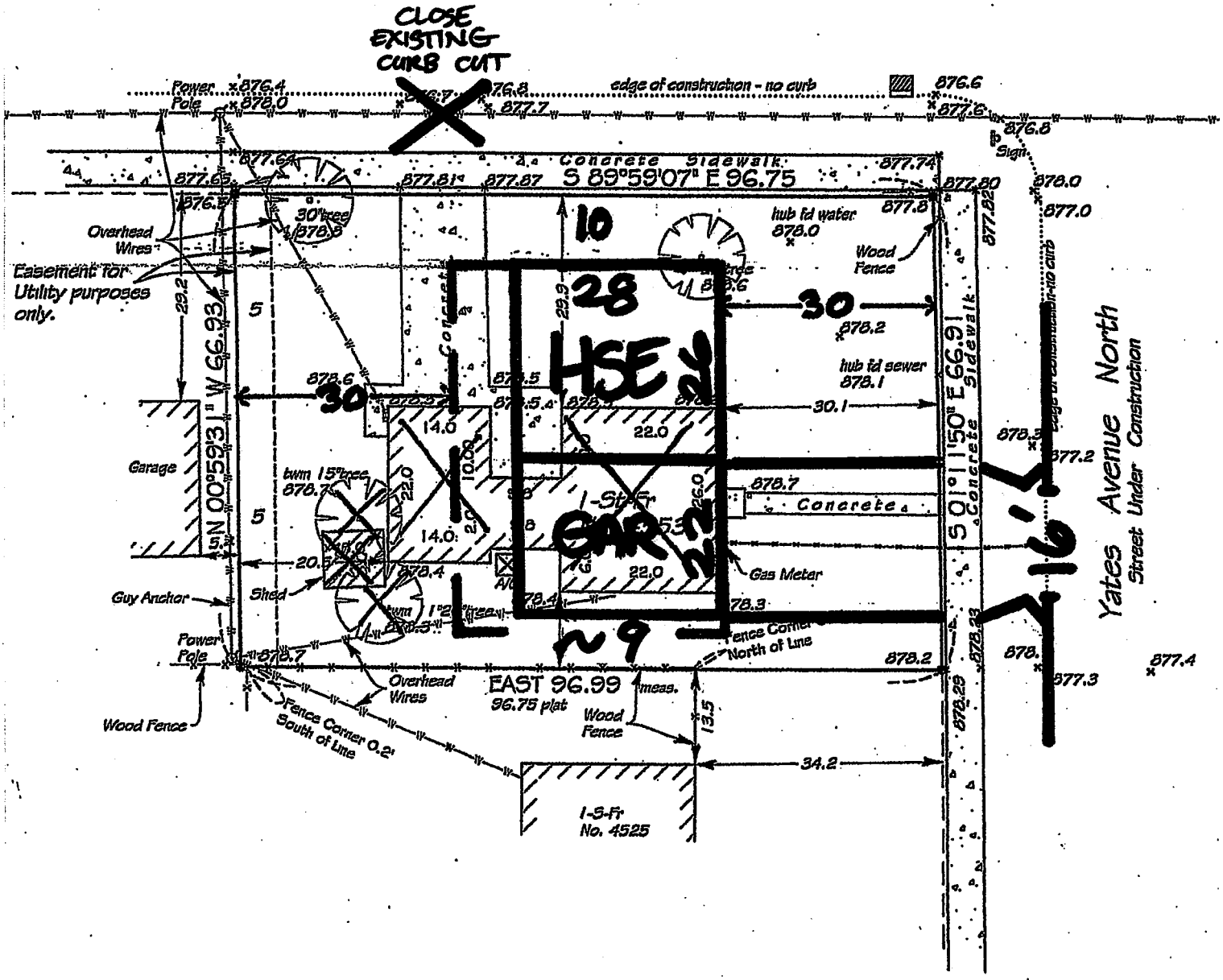
House #3: 2026 Thom Brin, Arden Hills, MN

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.

See attached



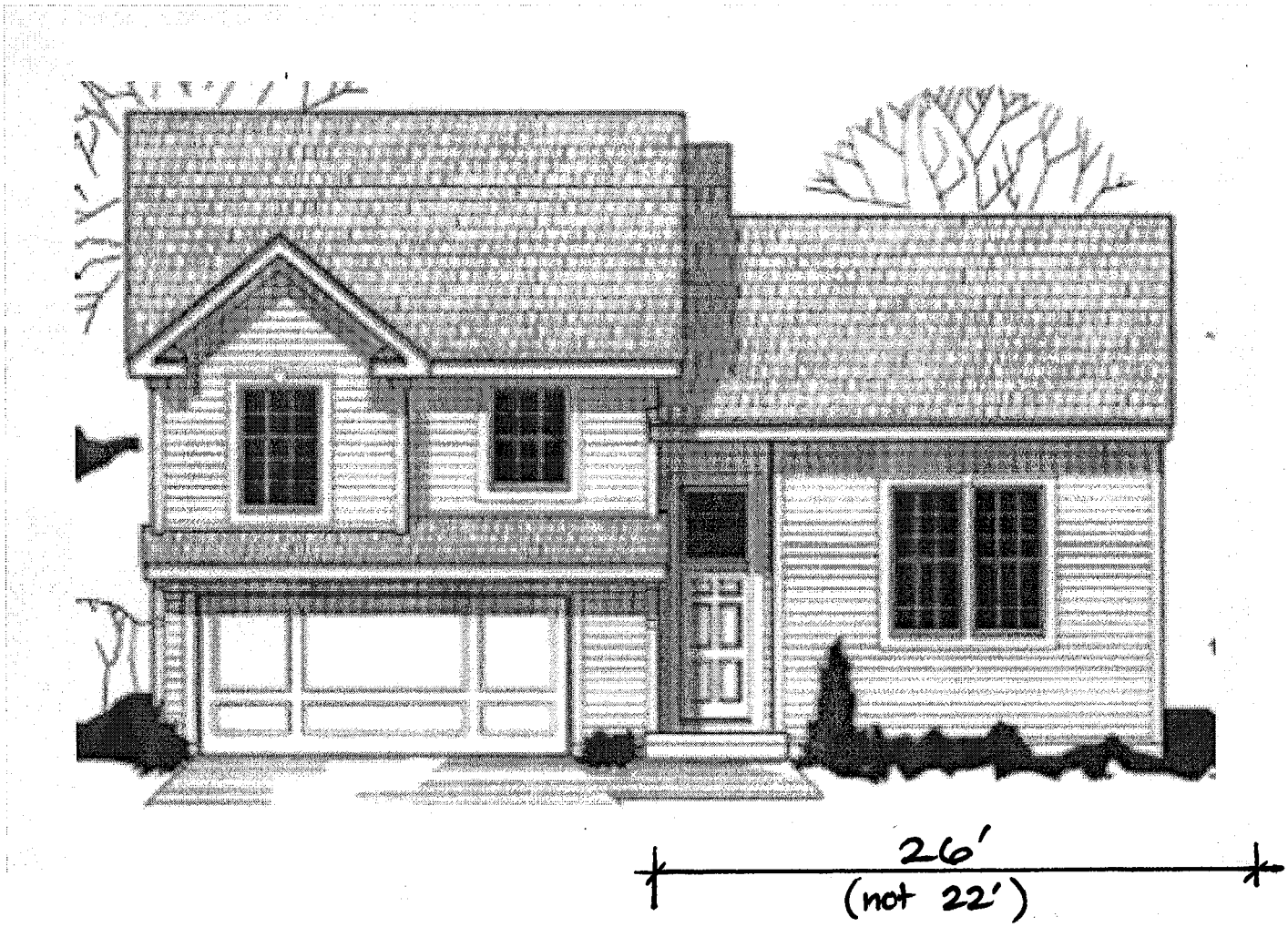
Lot 1, Block 4, WEST LILAC TERRACE THIRD UN
Hennepin County, Minnesota

PRELIMINARY PROPOSAL FOR 4553 YATES

UPPER 748 sq ft

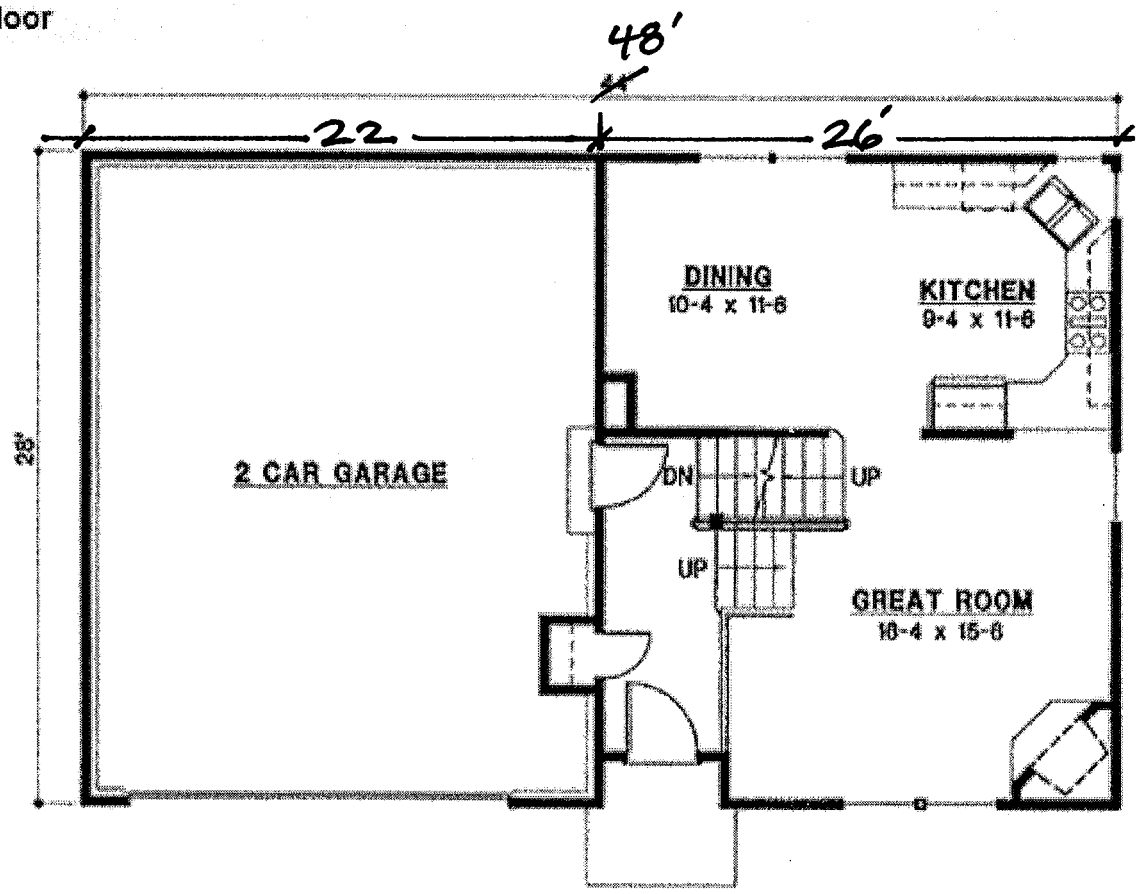
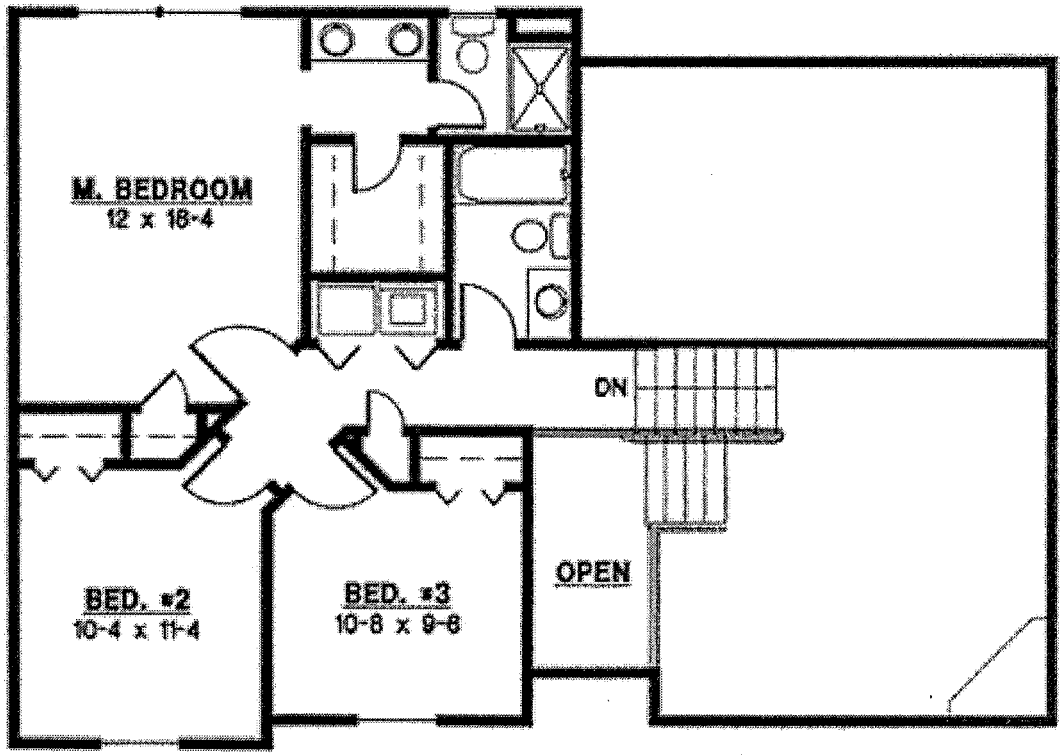
MAIN 716 sq ft

BSMT 716 sq ft (unfinished)



N ▶

Main Floor



Upper Floor