

PROPOSAL FORM
PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL
5548 YATES AVENUE NORTH

RECEIVED
2/22/13

PLAN UPDATED
4/17/2013

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 Incorporated State License Number: 00001631

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

Address: 8857 ZEPHRAV AVE City/State/Zip: Brooklyn Park MN

Email: CFJohnson@NOVAK-FLECK.COM [Signature] 2-22-13
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: _____ 7024 60TH AVE N _____
House #2: _____ 4553 HAMPSHIRE AVE N _____
House #3: _____ 5918 KENTUCKY AVE N _____

SUBMIT PROPOSAL TO: Attn: John Sutter, Crystal EDA, 4141 Douglas Dr N, Crystal MN 55422

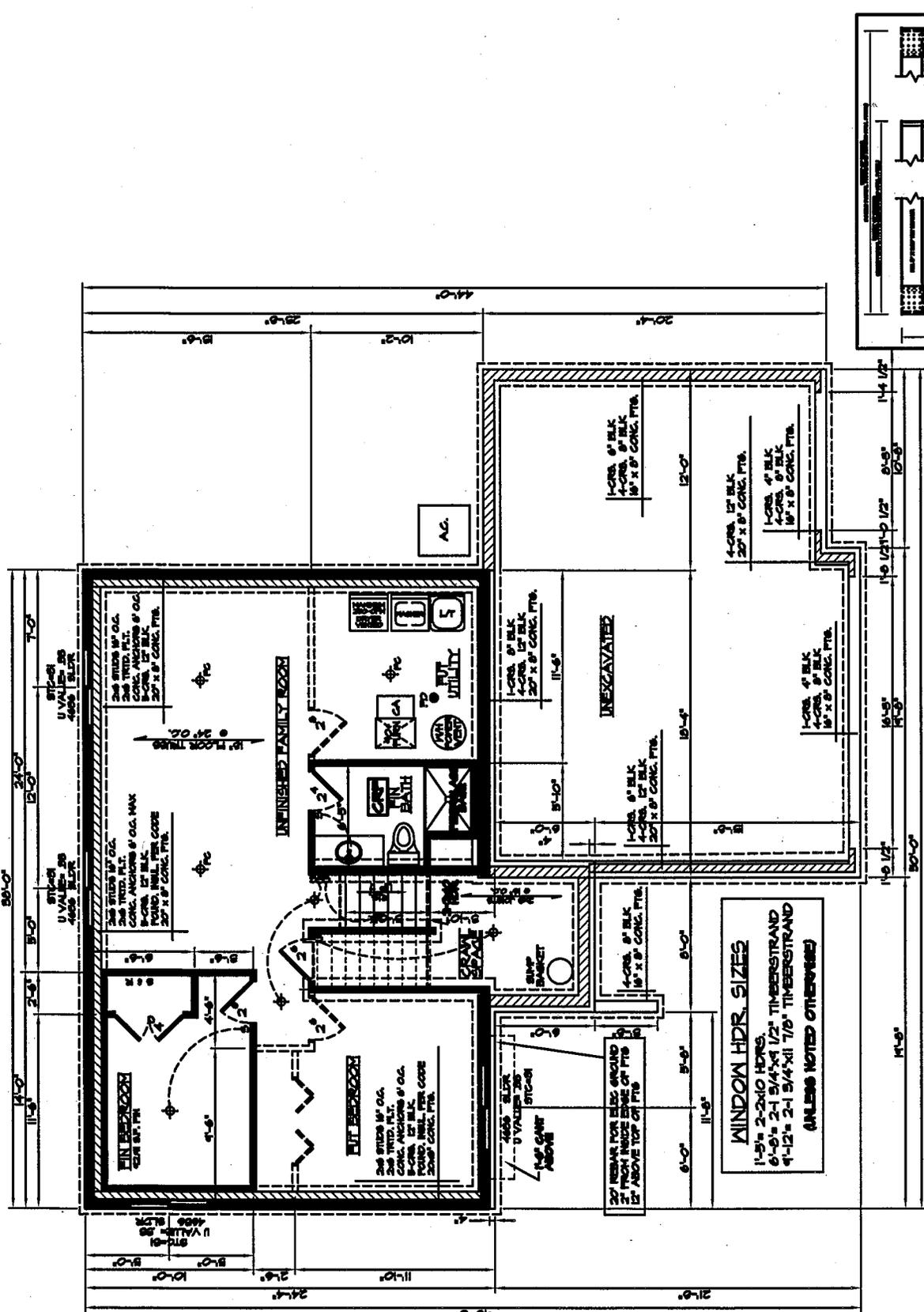
TEL: 763.531.1142 FAX: 763.531.1188 john.sutter@crystalmn.gov

**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.**

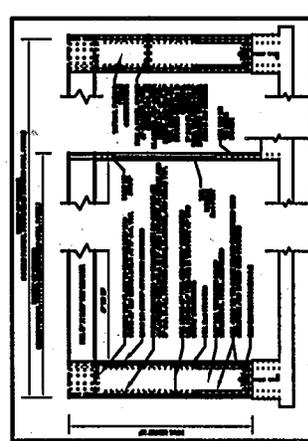
NOTE:
 ONE TO RECORDING REPRODUCTION THIS PLAN MAY NOT
 SCALE CORRECTLY; THE HOME WILL BE BUILT ACCORDS
 TO THE PERMITS SPECIFIED.
 ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE
 SUBJECT TO FIELD VERIFICATION AND CHANGES MAY BE NECESSARY.
 ALL ELECTRICAL SYMBOLS SHOWN ARE APPROXIMATE ACTUAL PLACEMENT
 WILL BE DETERMINED BY THE ELECTRICAL PERMITS REQUIREMENTS.
 ALL EXISTING FOOTINGS AND BEAMS REMAIN BUT UNCHANGED.
 ALL EXISTING WALLS, CEILING AND FLOOR (CATEGORY ONE)
 CATEGORY 2 PLAN ALL EXISTING OPENINGS.

WEDGWOOD

ROYAL/VA



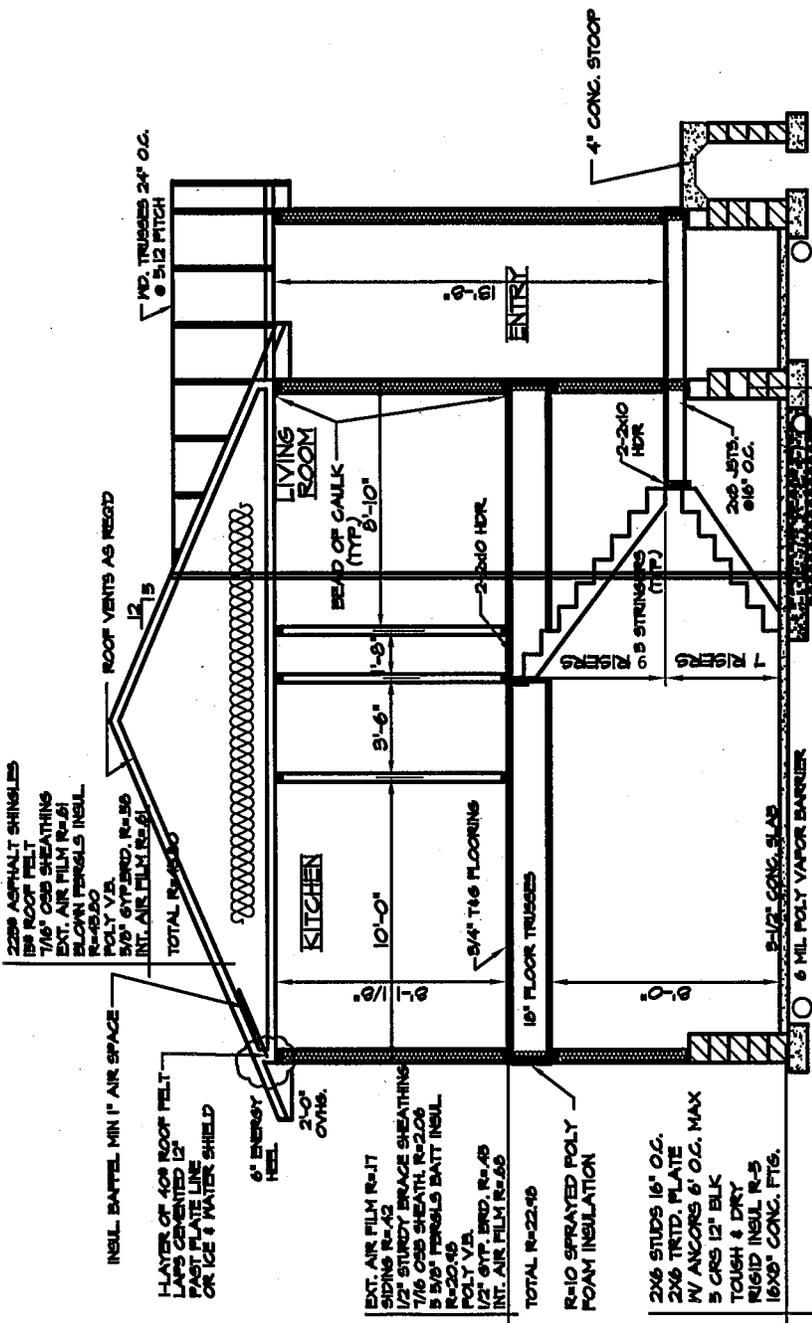
LOWER LEVEL & FOUNDATION PLAN
 SCALE: 1/4"=1'-0"



NOTE:
 ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE TO BE SHOWN ON THE DRAWING. THE HOUSE WILL BE BUILT ACCORDING TO THE DIMENSIONS SPECIFIED.
 ALL ELECTRICAL SYMBOLS SHOWN ARE APPROXIMATE. ACTUAL PLACEMENT SUBJECT TO FIELD VERIFICATION. SOME CHANGES MAY BE NECESSARY TO THE DIMENSIONS SPECIFIED.
 ALL ELECTRICAL NETWORKS, THE HOUSE WILL BE BUILT ACCORDING TO THE DIMENSIONS SPECIFIED.
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WINDOW GUIDE

FRONT FLOOR	4800
SECOND FLOOR	2800
LOWER LEVEL	2224
FINISH FLOOR	6800
FINISH FLOOR	7200
FINISH FLOOR	7600
FINISH FLOOR	8000
FINISH FLOOR	8400
FINISH FLOOR	8800
FINISH FLOOR	9200
FINISH FLOOR	9600



POURED WALLS
 RIGID INSUL R-5
 16X8\"/>

BUILDING SECTION

SCALE: 3/8\"/>

FRAMING:
 CONCRETE FINISHED SO THAT INSULATION CAN BE INSTALLED AFTER STRUCTURE HAS BEEN BUILT.
 ALL DIMENSIONS ARE TO BE SHOWN ON THE DRAWING. THE HOUSE WILL BE BUILT ACCORDING TO THE DIMENSIONS SPECIFIED.
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