PROPOSAL FORM

PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL

5533 Xenia Avenue North

The North 60 feet of Lot 10, Block 3, Boulevard Acres

BUILDER OFFERS $50,000 FOR THIS LOT (this is the EDA's minimum price)

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

Name: Novak-Fleck, Incorporated State License Number: BC001631

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

Address: 8857 Zealand Ave N City/State/Zip: Brooklyn Park, MN 5544

Email: ctrautman@novak-fleck.com Signature: Candice Trautman Date: 09/19/2012

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. If this 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.

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:

House #1: 4553 Hampshire Avenue N.

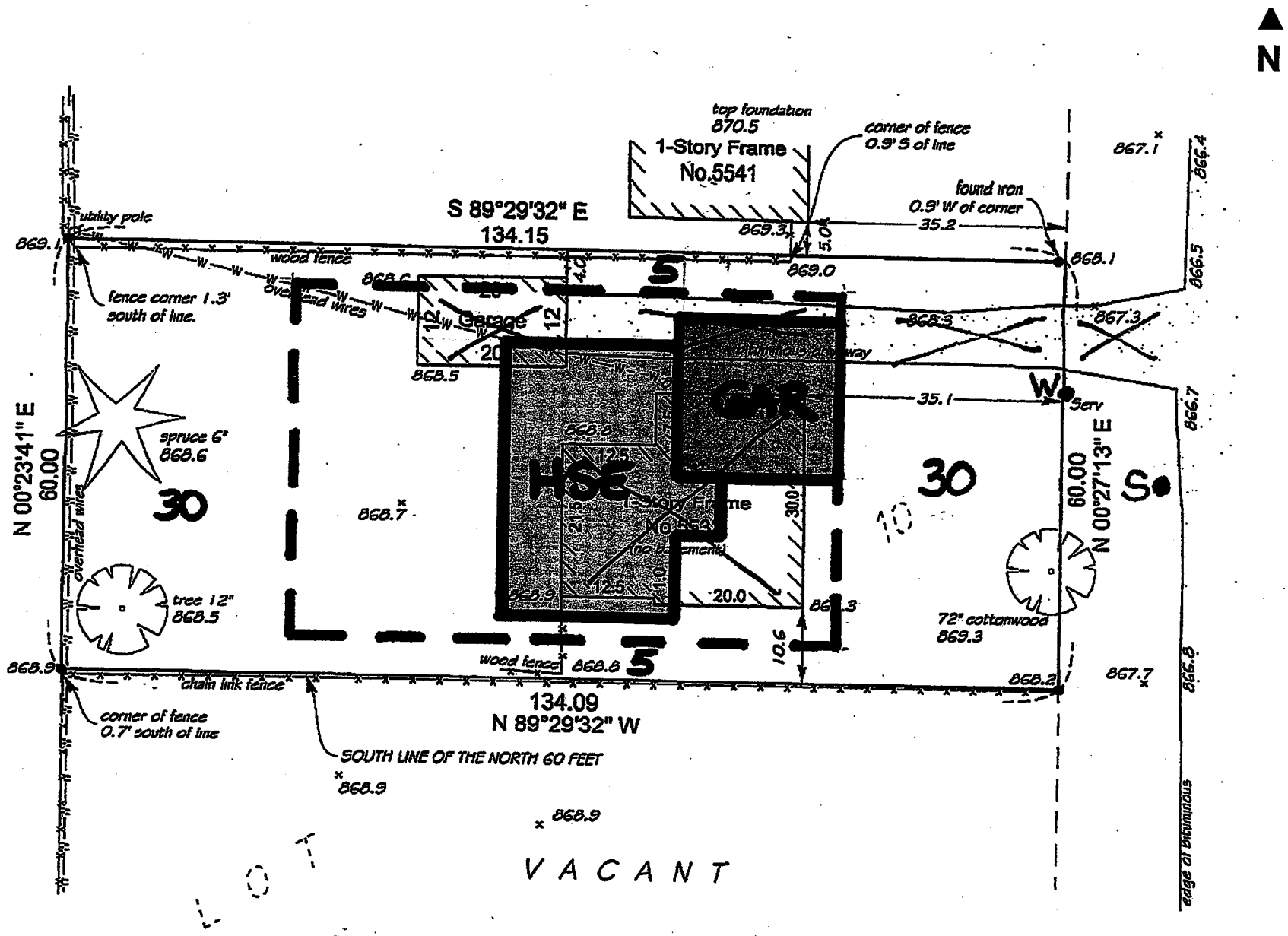
House #2: 5918 Kentucky Avenue N.

House #3: 3548 Regent Avenue N.

SUBMIT PROPOSAL TO: **John Sutter City of Crystal EDA 4141 Douglas Drive Crystal MN 55422**
City of Crystal EDA 4141 Douglas Drive 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)**

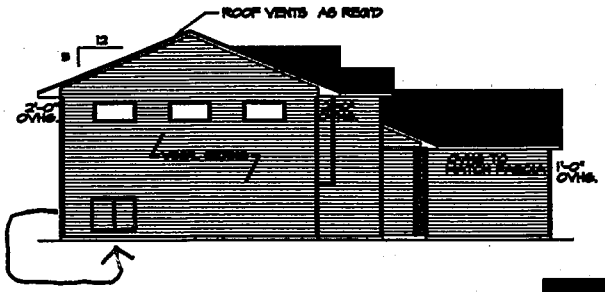
PROPOSALS MAY BE SUBMITTED AT ANY TIME, AND WILL BE CONSIDERED ON A "FIRST COME, FIRST SERVED" BASIS



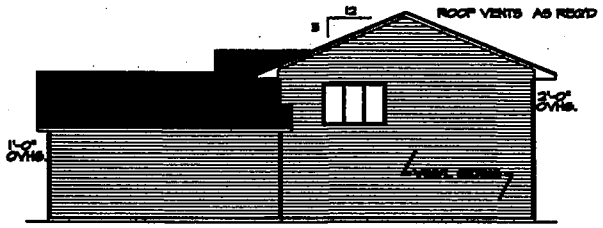
Minimum Setbacks

W= approx. water service location

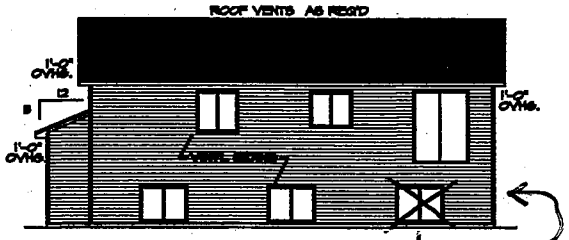
S= approx. sewer service location



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



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



(move window under patio door to south side of house)

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

FRONT ELEVATION
SCALE: 1/4"=1'-0"

NF

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
-AIRTIGHT BOXES ON EXTERIOR WALLS. (CATEGORY ONE)
-CAULK & FLASH ALL EXTERIOR OPENINGS.

WINDOW GUIDE

PLAN REVIEW/DATE

BUYER/DATE

BUYER/DATE

STANDARD SERIES
WEDGEWOOD
FIRST FLOOR= 1,119.00
FINISHED= 1,119.00
SECOND FLOOR=
FINISHED=
LOWER LEVEL= 1,142.00
FINISHED= 383.67
TOTAL FIN. SQ. FTG. 1,503.67
5960
Zenia Ave

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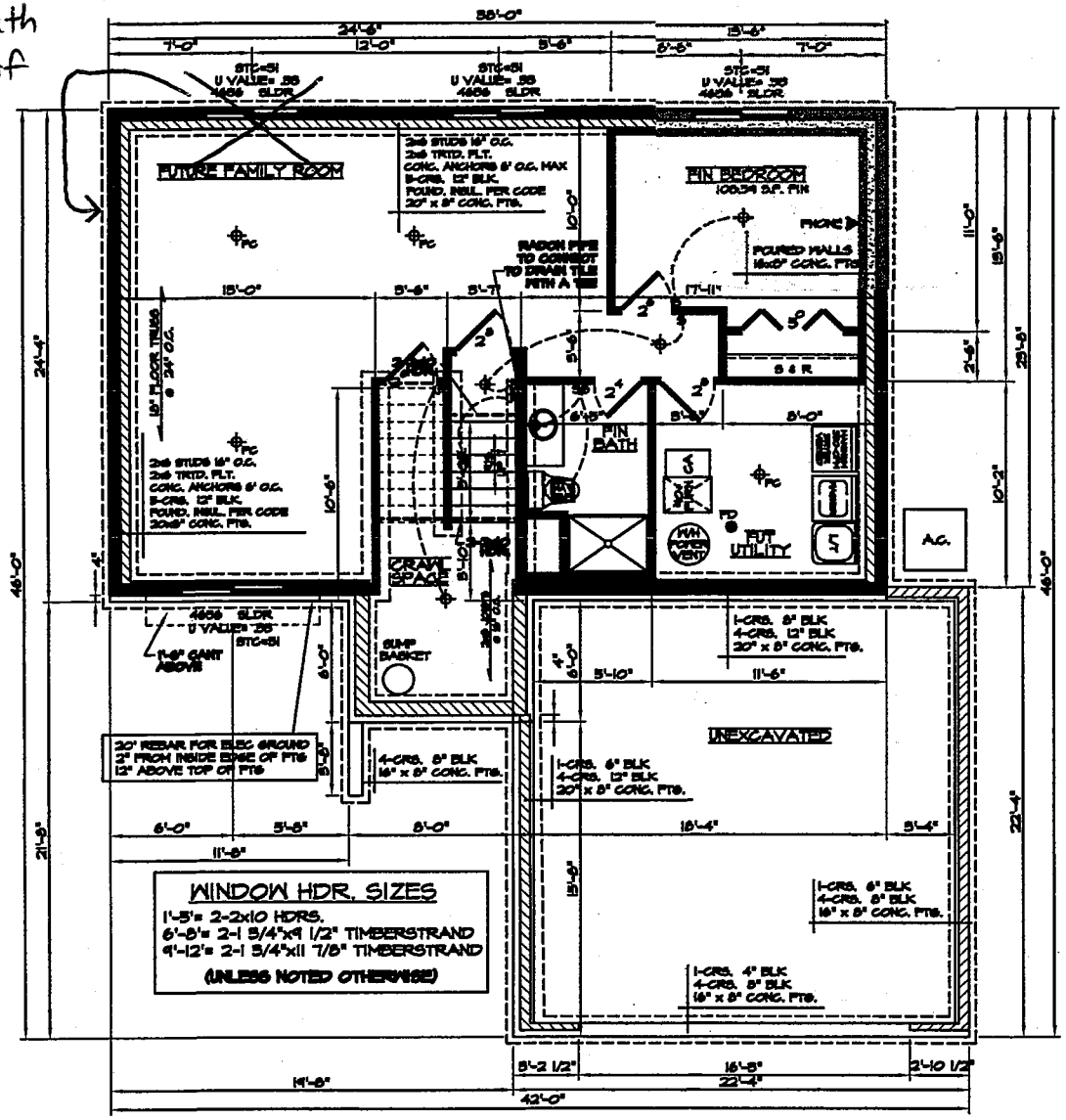
(move window under patio door to south side of house)

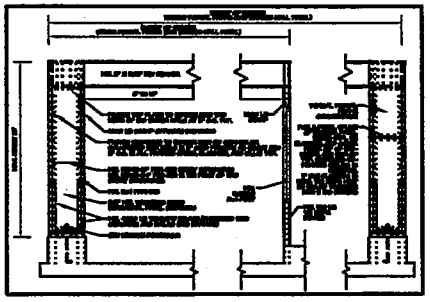


WINDOW HDR. SIZES

1'-5"= 2-2x10 HDRS.
6'-8"= 2-1 3/4"x9 1/2" TIMBERSTRAND
9'-12"= 2-1 3/4"x11 7/8" TIMBERSTRAND
(UNLESS NOTED OTHERWISE)

LOWER LEVEL & FOUNDATION PLAN

SCALE: 1/4"=1'-0"



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-ANTIENT BOXES ON EXTERIOR WALLS. (SATISFACTORY ONE)
-CALLK & FLASH ALL EXTERIOR OPENINGS.

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BUYER/DATE

BUYER/DATE

STANDARD SERIES
WEDGEWOOD
FIRST FLOOR= 1,180.00
SECOND FLOOR=
LOWER LEVEL= 442.00
FINISHED PTS.
Xenia Ave

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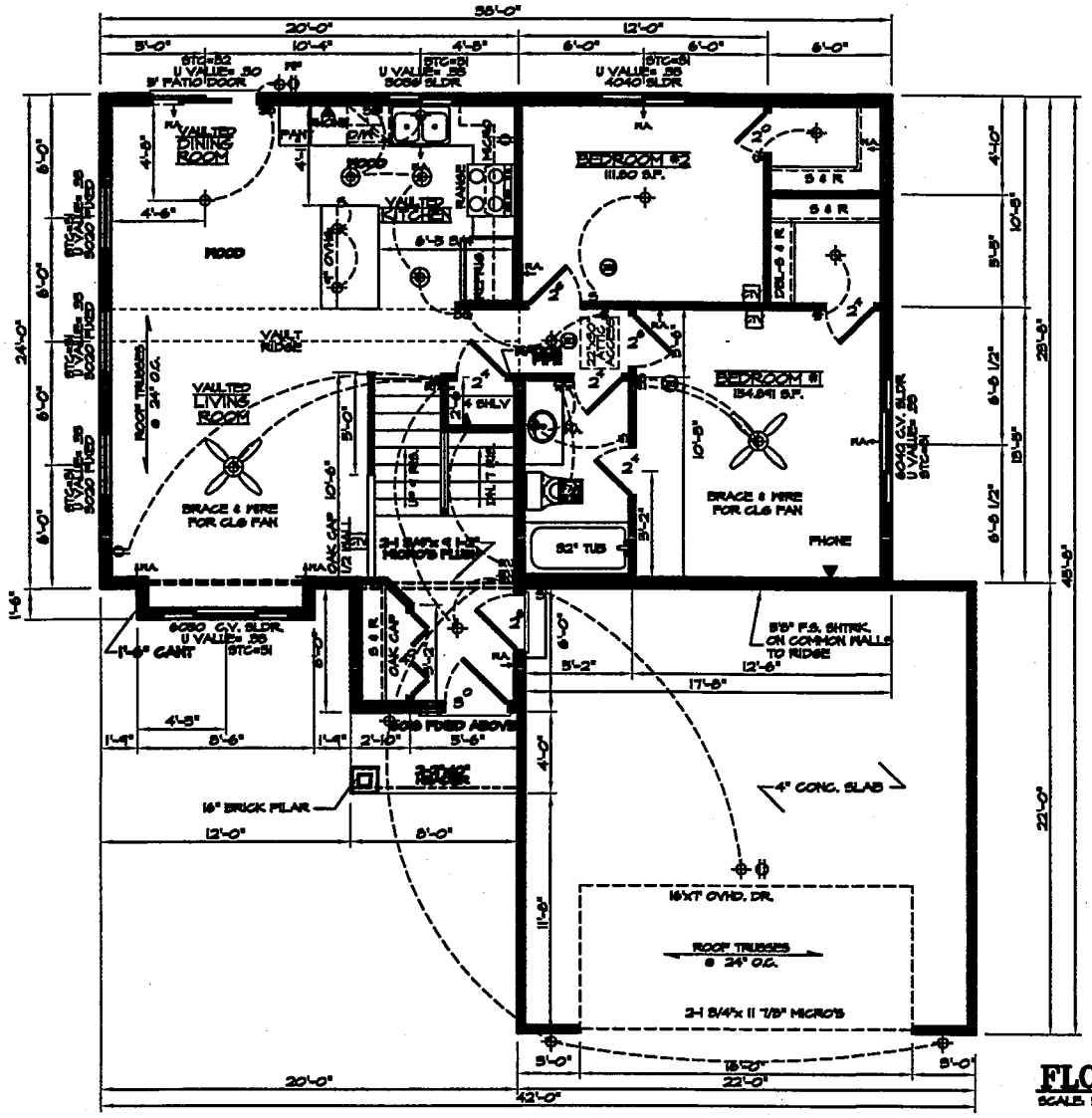
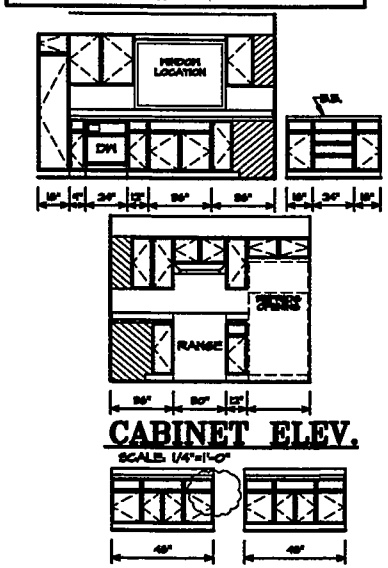


FLOOR PLAN

SCALE: 1/4"=1'-0"

NOTE:
ALL CABINET & VANITY DIMENSIONS & DOOR SWING ARE TO BE DETERMINED BY THE MANUFACTURER. ELEVATIONS & DIMENSIONS ARE FOR REFERENCE ONLY AND MAY VARY.



CABINET ELEV.

SCALE: 1/4"=1'-0"

VANITY ELEV.

SCALE: 1/4"=1'-0"

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NOVAK-FLECK INC.

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-ARTIGHT BOXES ON EXTERIOR WALLS. (CATEGORY ONE)
-CAULK & FLASH ALL EXTERIOR OPENINGS.

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PLAN REVIEW/DATE

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STANDARD SERIES

WEDGEWOOD

FIRST FLOOR= 978.00
FINISHED= 978.00
SECOND FLOOR=
FINISHED=
LOWER LEVEL= 962.00
FINISHED= 282/97

TOTAL FINISHED SQ. FTS. 1287/97

Spec
Xenia Ave

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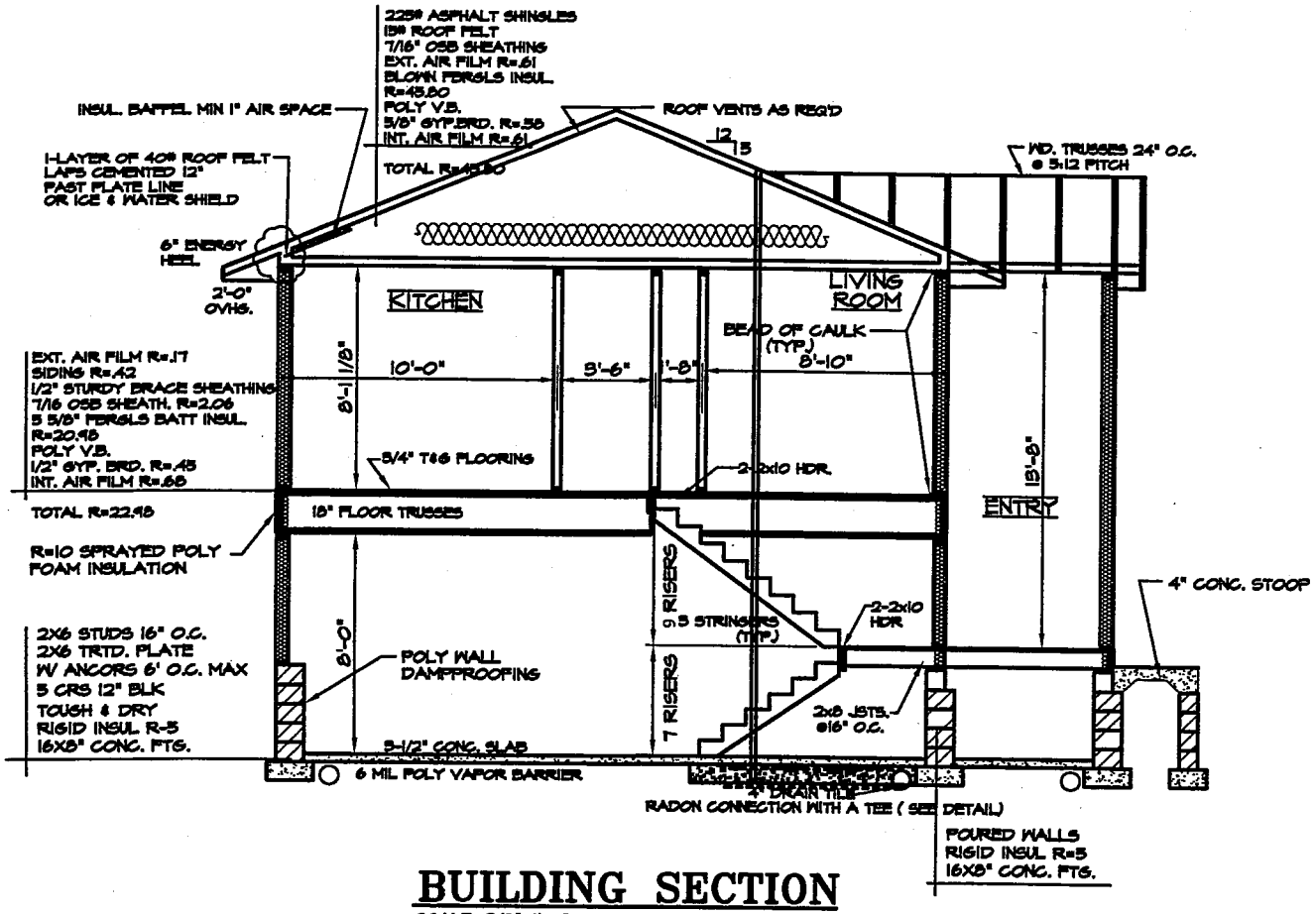


BUILDING SECTION

SCALE: 3/8"=1'-0"

FRAMING:

CORNERS FRAMED SO THAT INSULATION CAN BE INSTALLED AFTER SHEATHING HAS BEEN INSTALLED

INTERIOR PARTITIONS FRAMED SO THAT INSULATION CAN BE INSTALLED AFTER SHEATHING HAS BEEN INSTALLED

INTERIOR PARTITIONS FRAMED SO THAT INSULATION CAN BE INSTALLED AT JUNCTURE WITH INTERIOR WALL FRAMING AFTER SHEATHING HAS BEEN INSTALLED

LABELED WINDOWS TO BE INSTALLED AT TIME OF FRAMING INSPECTION

WINDOWS SEALED WITH CAULKING

SILL SEALER IS TO BE INSTALLED BENEATH ALL SILL PLATES

A SEALED, CONTINUOUS, INTERIOR AIR BARRIER MUST BE INSTALLED ON THE WARM SIDE OF THE BLDG. ENVELOPE

ALL ENDS, JOINTS, OPENINGS, AND PENETRATIONS OF THE INTERIOR AIR BARRIER MUST BE SEALED IN A PERMANENT MANNER

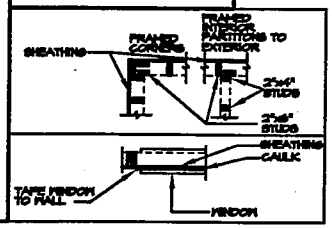
SHEATHING JOINTS WHICH ARE NOT SUPPORTED BY FRAMING MEMBERS (RIBS OR BLOCKING) MUST BE SEALED AT THE INTERIOR SIDE OF THE JOINT

I BOARD OR SOLID WOOD BLOCK ARE REQUIRED FOR WORK TO COMPLETE THE SEAL OF THE WEATHER PROTECTION AND AIR BARRIER

INSULATION:

ATTIC ACCESS-IF SPRAYED CEILING AND IT IS INTACT LEAVE IT SEALED, IF SEAL IS BROKEN THEN SEAL WITH CAULK

IF ACCESS IS SMOOTH (WOOD PANEL, PRINTED, ETC.) THEN WEATHER STRIP OPENING



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-ALL SQUARE FOOTAGES ARE DEEMED RELIABLE BUT NOT GUARANTEED
-NIGHT LIGHT BOXES ON EXTERIOR WALLS. (CATHEDRAL ONE)
-CAULK & FLASH ALL EXTERIOR OPENINGS.

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STANDARD SERIES

WEDGEWOOD

FIRST FLOOR= 1,120.00
FINISHED= 1,120.00
SECOND FLOOR=
FINISHED=
LOWER LEVEL= 1,112.00
FINISHED= 336/ft

FINISHED SQ. FTG.
2,232

Xenia Ave