

PROPOSAL FORM  
PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL  
4326 ZANE AVENUE NORTH

CHECK ONE:

BUILDER OFFERS \$45,000 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.

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

Name: MT Builders, Inc. State License Number: BC637697

Tel (1): 612-242-4993 Tel (2): \_\_\_\_\_ Fax: 763-557-0796

Address: 1465 W. Medicine Lk. Dr. City/State/Zip: Plymouth, MN 55441

Email: averyhomesince@yahoo.com Signature: [Signature] Date: 6/27/13

**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: 4306 Zane Ave. No. Crystal, MN

House #2: 4310 Zane Ave. No. Crystal, MN

House #3: 9914 28<sup>th</sup> Ave. No., Plymouth, 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](mailto: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.**



**Parcel ID:** 16-118-21-21-0062

**Owner Name:** Econ Dev Auth City Crystal

**Parcel Address:** 4326 Zane Ave N  
Crystal, MN 55422

**Property Type:** Vacant Land-Residential

**Home-stead:** Non-Homestead

**Parcel Area:** 0.23 acres  
9,852 sq ft

**A-T-B:** Torrens

**Market Total:** \$0

**Tax Total:** \$0.00  
(Payable: 2013)

**Sale Price:** \$68,000

**Sale Date:** 03/2002

**Sale Code:**

Map Scale: 1" ≈ 200 ft.

Print Date: 6/27/2013



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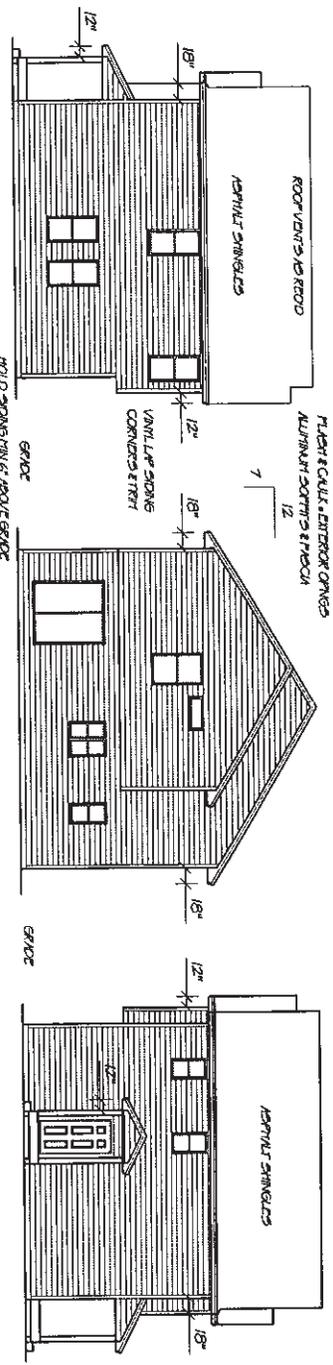


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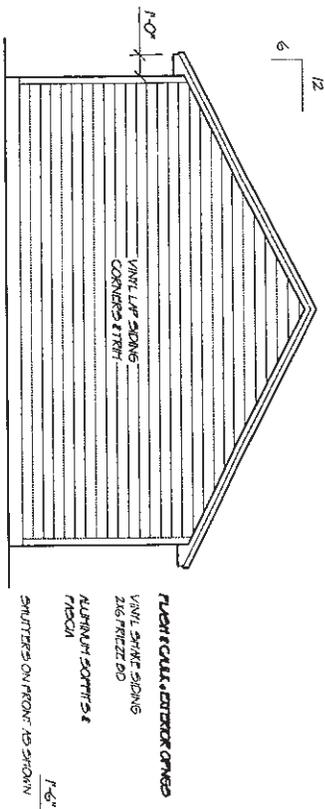




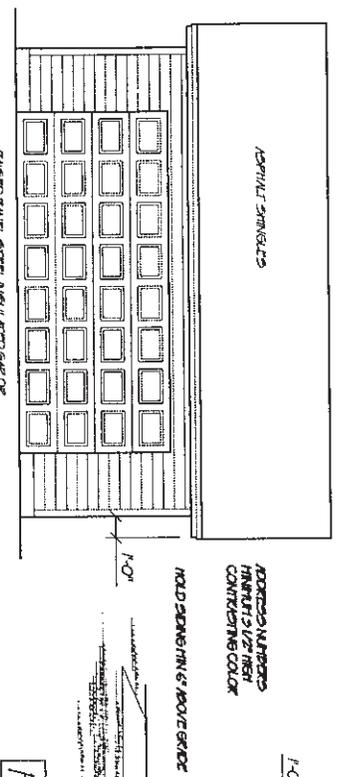
**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

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

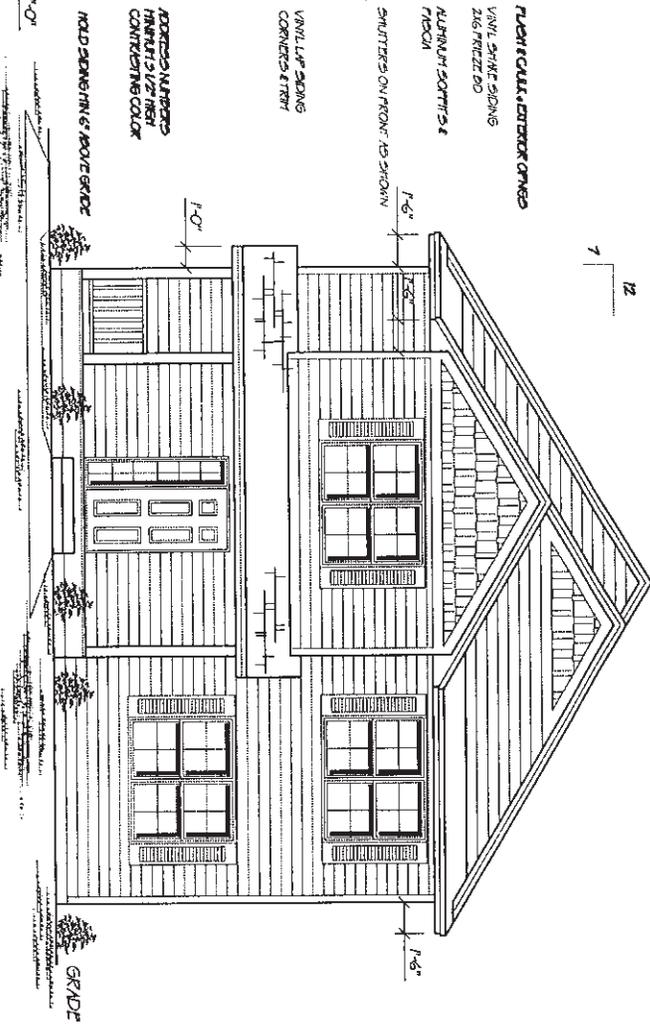
**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**GARAGE SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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

780 SQ FT FIRST FLOOR  
835 SQ FT SECOND FLOOR  
1615 SQ FT TOTAL

© BRADLEY D. KIMPLING, INC.

SHEET 4-1  
DATE 4-10-12  
PLANNING CORP/12

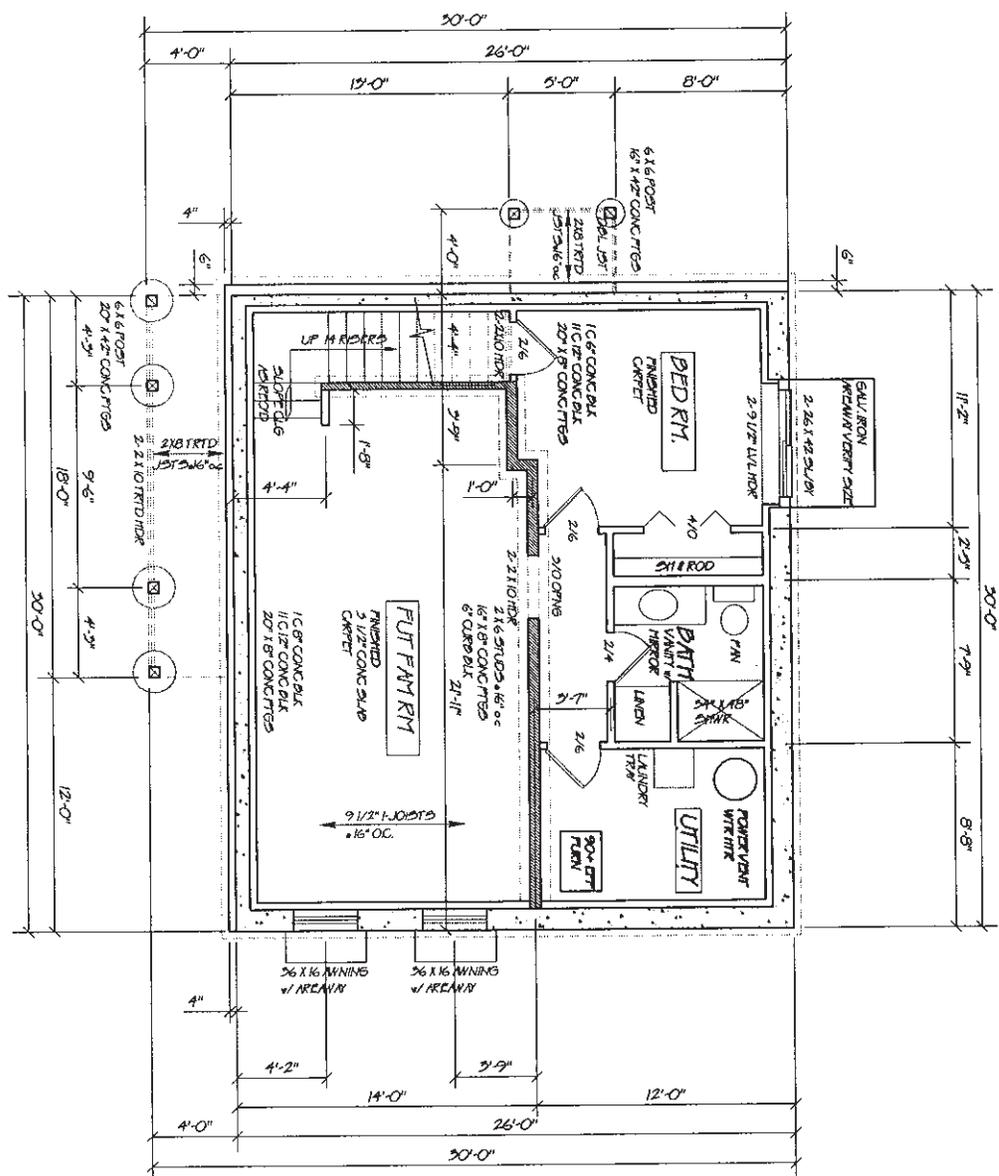
**John Bradley**  
15109 SCENIC DR. DAYTON MN 55227  
(763) 560-5956 johnbradleyinc@earthlink.net

Every effort has been made to assure the information here is correct. These drawings are design concepts only. No warranty expressed or written is made. General contractor to make all information, including structural, here is prior to the start of construction and be responsible for the same. Conform to state and local codes.

GENERAL CONTRACTOR:  
**M.T. HOMES HOMES INC.**

CUSTOMER:  
**RYAN & JENNIFER FAIR**  
4310 ZANE AVE NO  
CRYSTAL MN

(LOWER LEVEL UNFINISHED)



FOUNDATION PLAN

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

SHEET 2  
OF 4  
PLAN NO.  
018-12



