

**PROPOSAL FORM**  
**PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL**  
**5824 REGENT AVENUE NORTH**

CHECK ONE:

- BUILDER OFFERS \$55,000 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: BC001631  
Tel: (763) 424-4955 Tel (2): \_\_\_\_\_ Fax: (763) 424-1030  
Address: 8857 Zealand Ave N City/State/Zip: Brooklyn Park 55445  
Email: cjohnson@novak-fleck.com Candice Johnson 01/09/2014  
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:

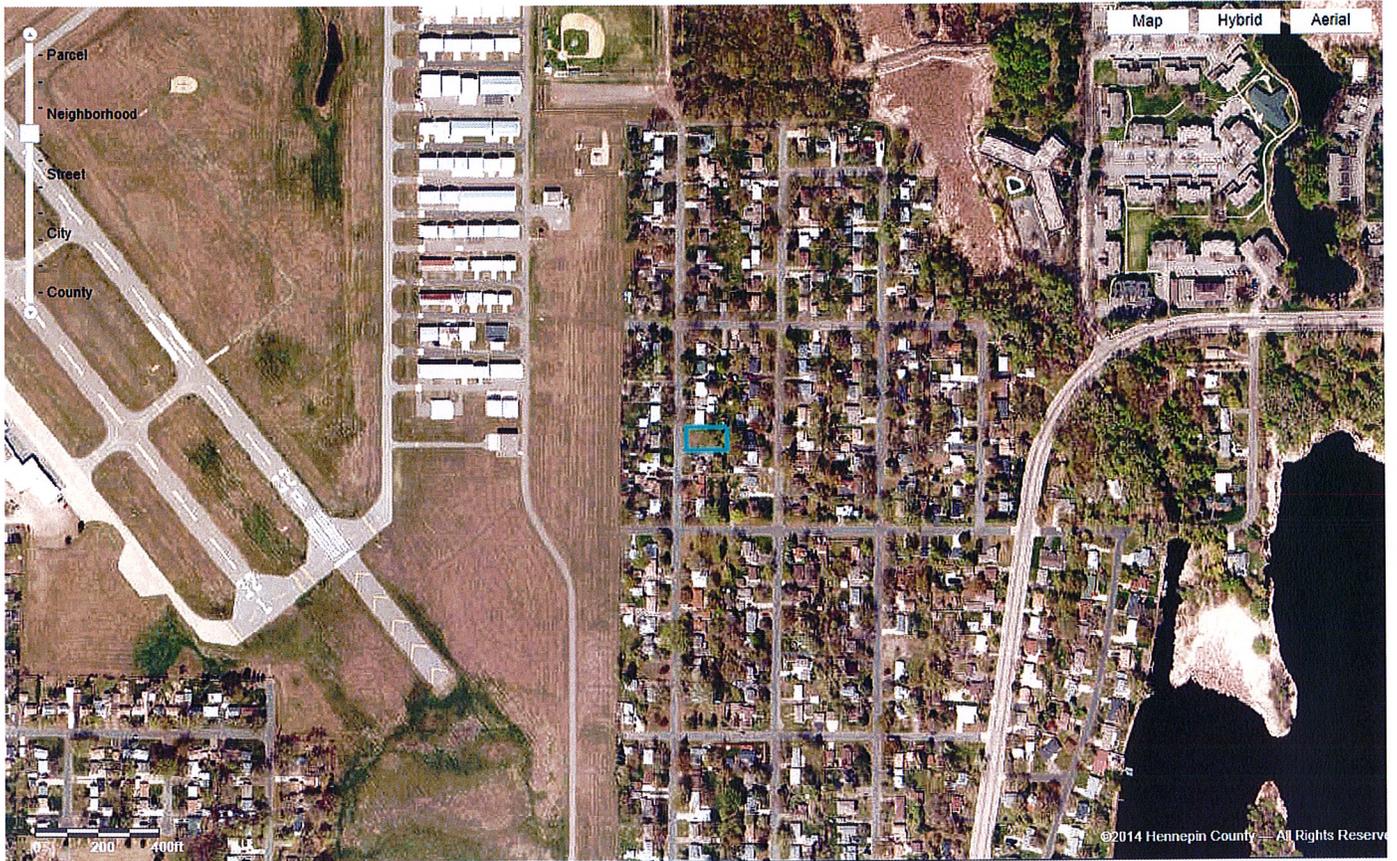
House #1: 3556 Welcome Ave N  
House #2: 3564 Welcome Ave N  
House #3: 6516 Brentwood Ave N

**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](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.**



# 2012 aerial photo

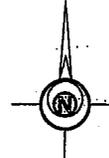


Established in 1982  
**LOT SURVEYS COMPANY, INC.**  
 LAND SURVEYORS  
 REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA  
 7801 78rd Avenue North (763) 680-3093  
 Minneapolis, Minnesota 55488 Fax No. 680-3522  
**Surveyors Certificate**

INVOICE NO. 77732  
 F.B.NO. 1044-16  
 SCALE: 1" = 20'

○ Denotes Iron Monument

x000.0 Denotes Existing Elevation



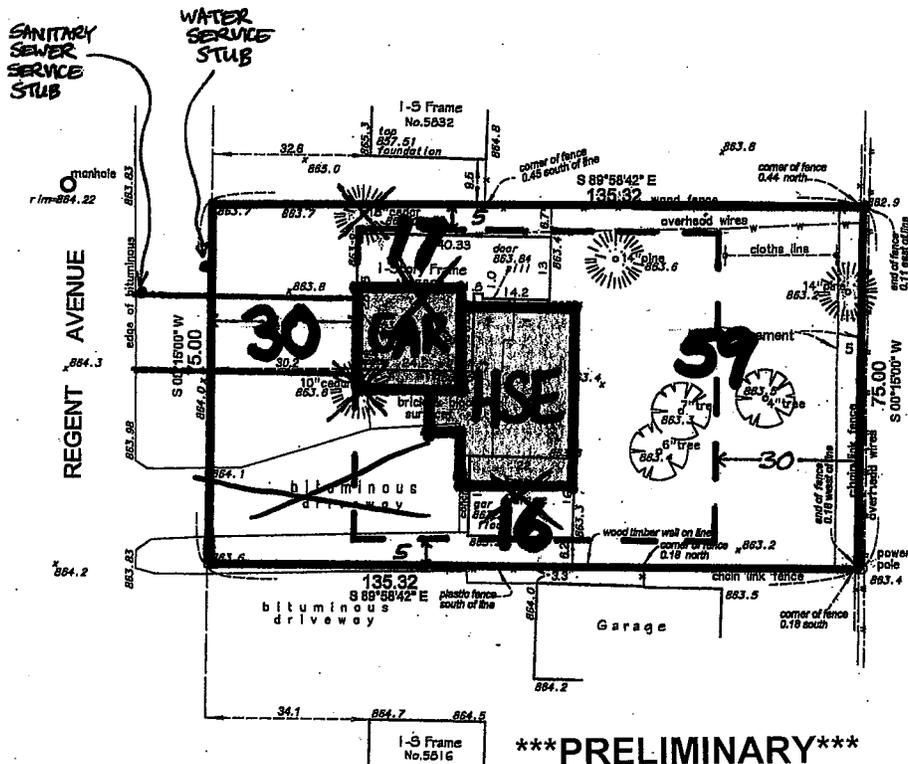
Basis of bearings is assumed.

Benchmark:  
 Top Nut of Hydrant  
 located at NW corner of  
 98th Ave. N & Regent Ave. N.  
 Elev. = 555.76 NGVD

CRYSTAL ECONOMIC DEVELOPMENT AUTHORITY

Property Address:  
 5824 Regent Avenue North

PD .04-118-21-14-0025



\*\*\*PRELIMINARY\*\*\*

FINAL HOUSE PLAN MAY BE LARGER  
 FRONT SETBACK MAY BE GREATER THAN 30 FEET  
 REAR AND SIDE SETBACKS MAY BE LESS THAN SHOWN

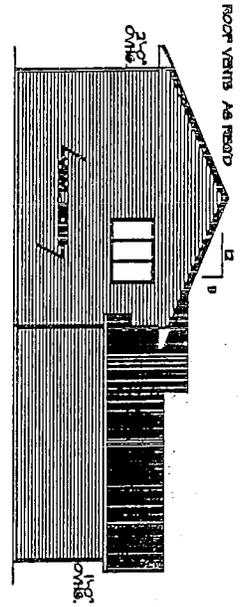
Lot 8, Block 3, LARSONS TWIN LAKE PARK, Hennepin County, Minnesota.

The only easements shown are from plats of record or information provided by client.

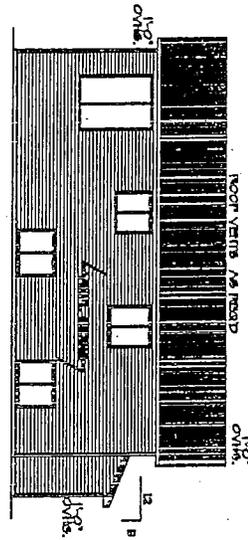
We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.

Surveyed by us this 4th day of December 2008.

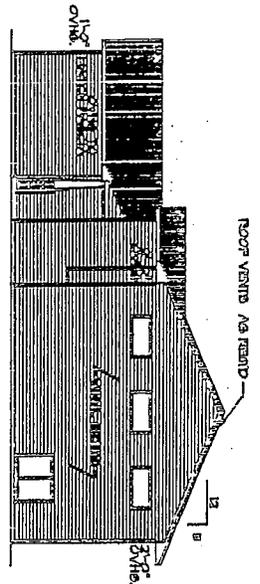
Signed Gregory R. Frasch  
 Gregory R. Frasch, Minn Reg No. 24892



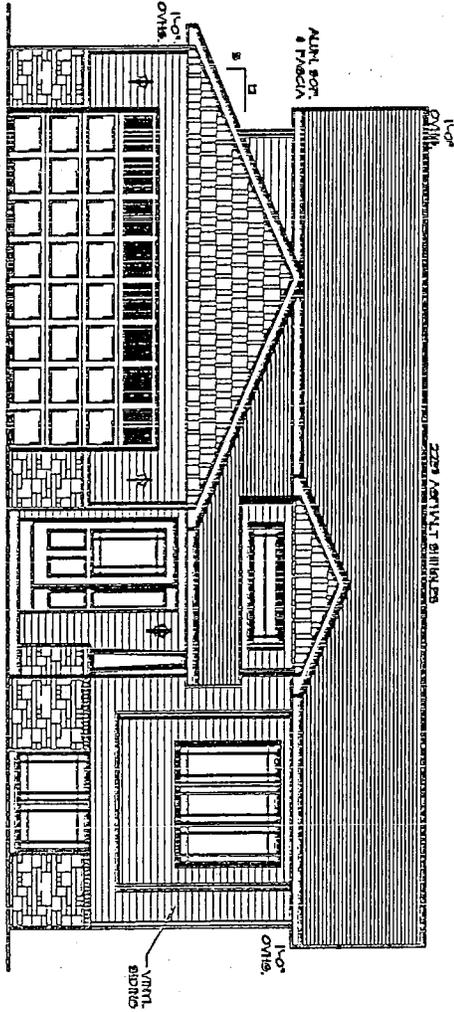
**LEFT ELEVATION**  
SCALE 1/8"=1'-0"



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



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

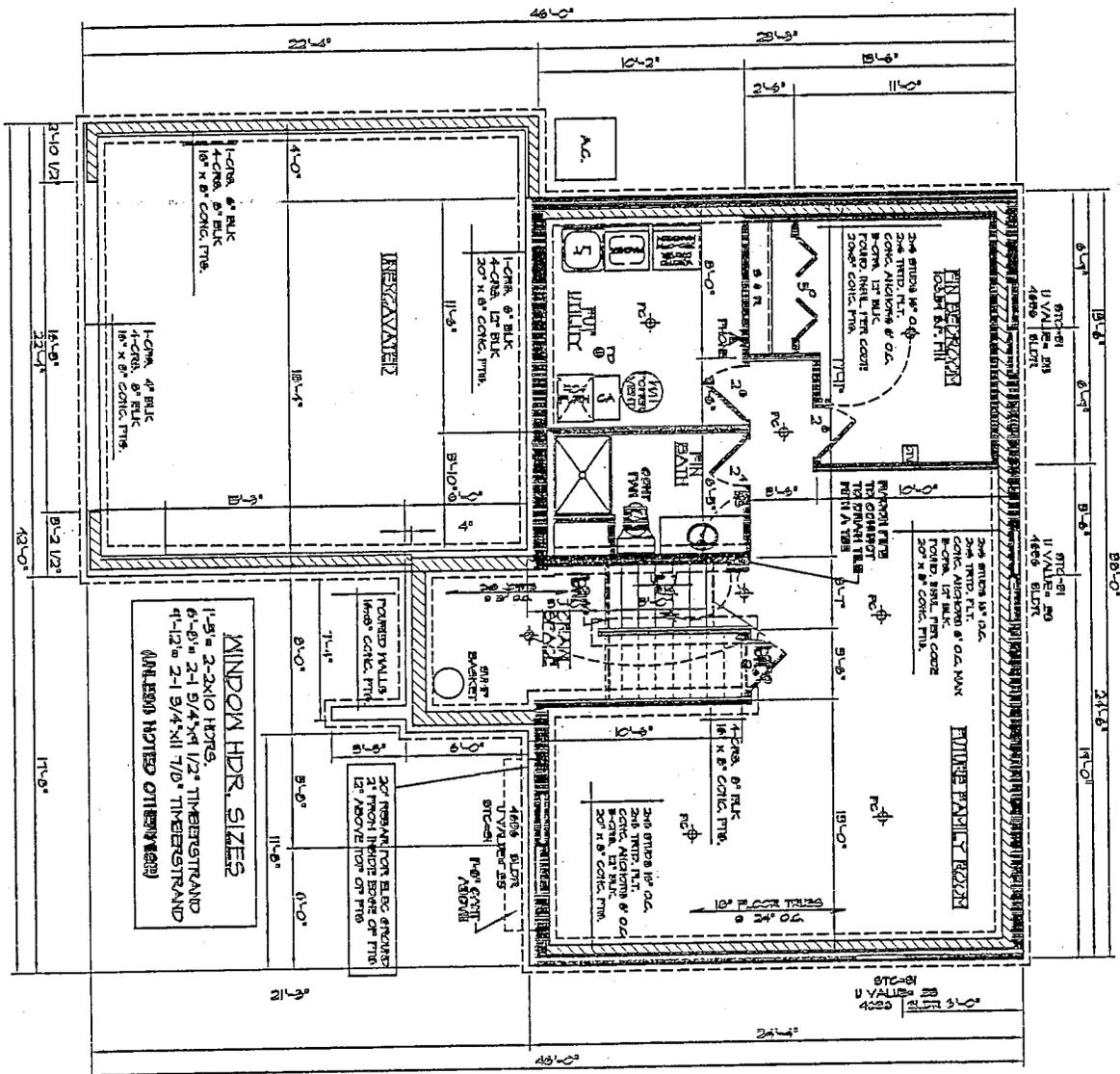


**FRONT ELEVATION**  
SCALE 1/4"=1'-0"

5824 REGENT

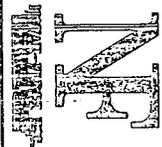
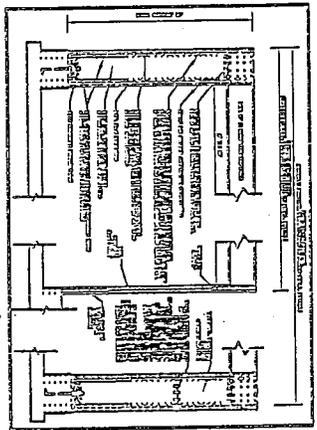
*W. J. ...*

<p><b>NOTES</b></p> <p>1. USE TO ELECTRICAL REPRODUCTION THIS PLAN MAY NOT SCALE CORRECTLY, THE HOUSE WILL BE BUILT ACCORDING TO THE DIMENSIONS SPECIFIED.</p> <p>2. ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE SUBJECT TO FIELD VERIFICATION, SOME CHANGES MAY BE NECESSARY.</p> <p>3. ALL ELECTRICAL SYMBOLS SHOWN ARE APPROXIMATE ACTUAL PLACEMENT WILL BE DETERMINED BY THE ELECTRICIAN PER CODE REQUIREMENTS.</p> <p>4. ALL SQUARE FOOTAGES ARE ESTIMATED, RELIABLE, BUT NOT GUARANTEED.</p> <p>5. HIGHLIGHT DOORS ON EXTERIOR WALLS (CATEGORIES CND - CULK &amp; FLASH ALL EXTERIOR OPENINGS).</p>	<p><b>NE</b></p>
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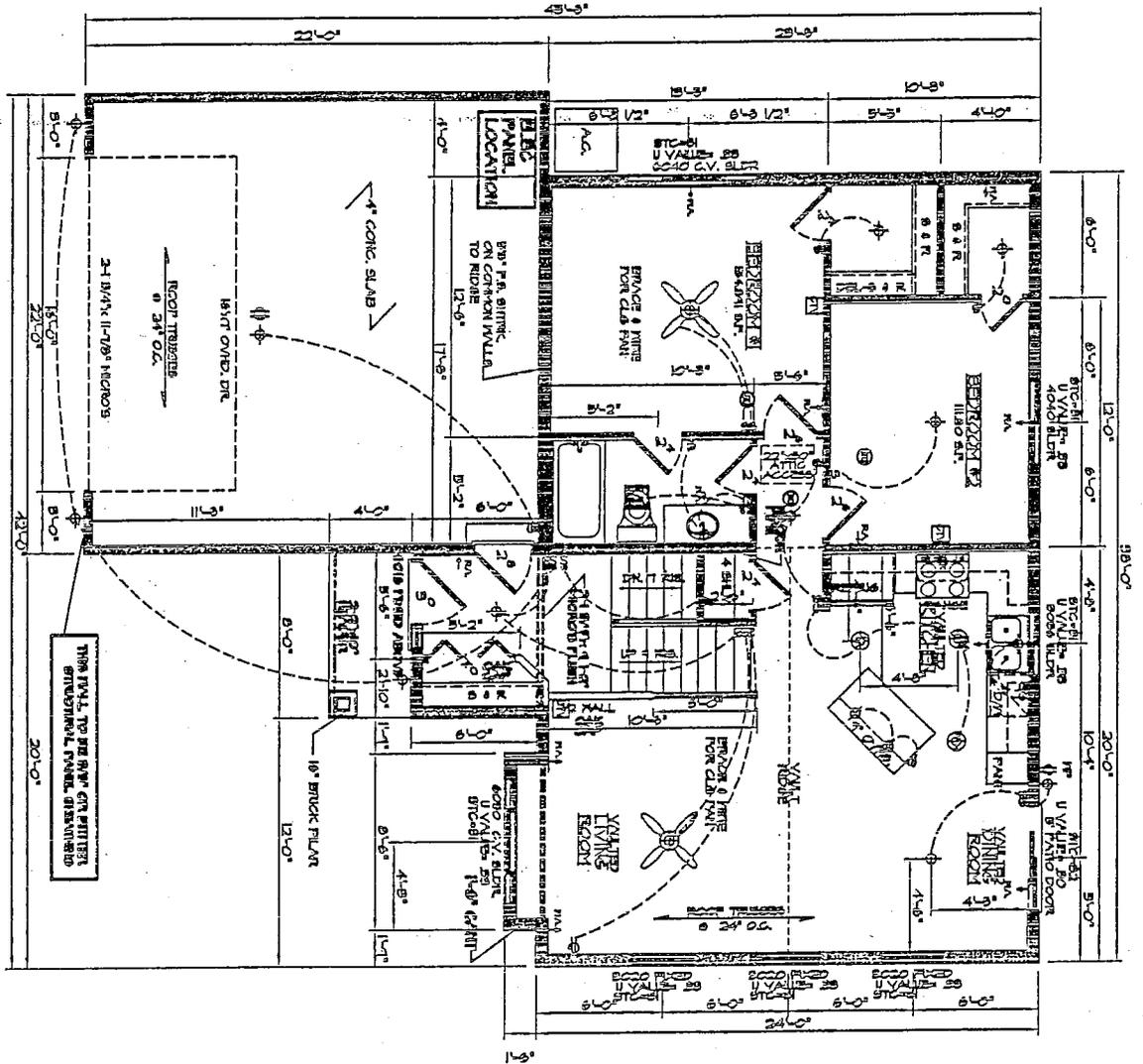
**LOWER LEVEL OF FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

**WINDOW HDR. SIZES**  
 11'-3" 2-2x10 HDRS.  
 6'-8" 2-1 5/4 x 1 1/2" TIMBERSTAND  
 4'-12" 2-1 5/4 x 1 1/2" TIMBERSTAND  
 (ALL HDRS. NOTED OTHERWISE)



**NOTES**  
 1. ALL DIMENSIONS SHOWN ARE APPROXIMATE. ACTUAL PLACEMENT SHALL BE DETERMINED BY THE ELECTRICAL FIELD OFFICE.  
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OWNER	ARCHITECT	ENGINEER
DATE	SCALE	PROJECT
REVISIONS	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/58
2	REVISED PER COMMENTS	10/15/58
3	REVISED PER COMMENTS	10/20/58
4	REVISED PER COMMENTS	10/25/58
5	REVISED PER COMMENTS	11/1/58
6	REVISED PER COMMENTS	11/15/58
7	REVISED PER COMMENTS	11/20/58
8	REVISED PER COMMENTS	11/25/58
9	REVISED PER COMMENTS	12/1/58
10	REVISED PER COMMENTS	12/15/58
11	REVISED PER COMMENTS	12/20/58
12	REVISED PER COMMENTS	12/25/58
13	REVISED PER COMMENTS	1/1/59
14	REVISED PER COMMENTS	1/15/59
15	REVISED PER COMMENTS	1/20/59
16	REVISED PER COMMENTS	1/25/59
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96	REVISED PER COMMENTS	9/25/60
97	REVISED PER COMMENTS	10/1/60
98	REVISED PER COMMENTS	10/15/60
99	REVISED PER COMMENTS	10/20/60
100	REVISED PER COMMENTS	10/25/60



**FLOOR PLAN**

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

THIS SHALL BE THE BASIS FOR ALL OTHER STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK.

**NOTES**

1. THIS IS AN ELECTRICAL REPRESENTATION. THIS PLAN MAY NOT BE USED AS A CONSTRUCTION GUIDE UNLESS THE WORK IS TO BE EXACTLY AS SHOWN.
2. ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE SUBJECT TO FIELD VERIFICATION. CORRECTIONS MAY BE NECESSARY.
3. ALL ELECTRICAL SYMBOLS SHOWN ARE APPROXIMATE ACTUAL PLACEMENT. ALL WILL BE FIELD CHECKED BY THE ELECTRICAL FIELD CREW.
4. ALL SERVICE POINTS ARE FIELD RELIABLE BUT NOT GUARANTEED.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.

**W. H. HARRIS**

REGISTERED ELECTRICAL ENGINEER

NO. 12345

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.

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