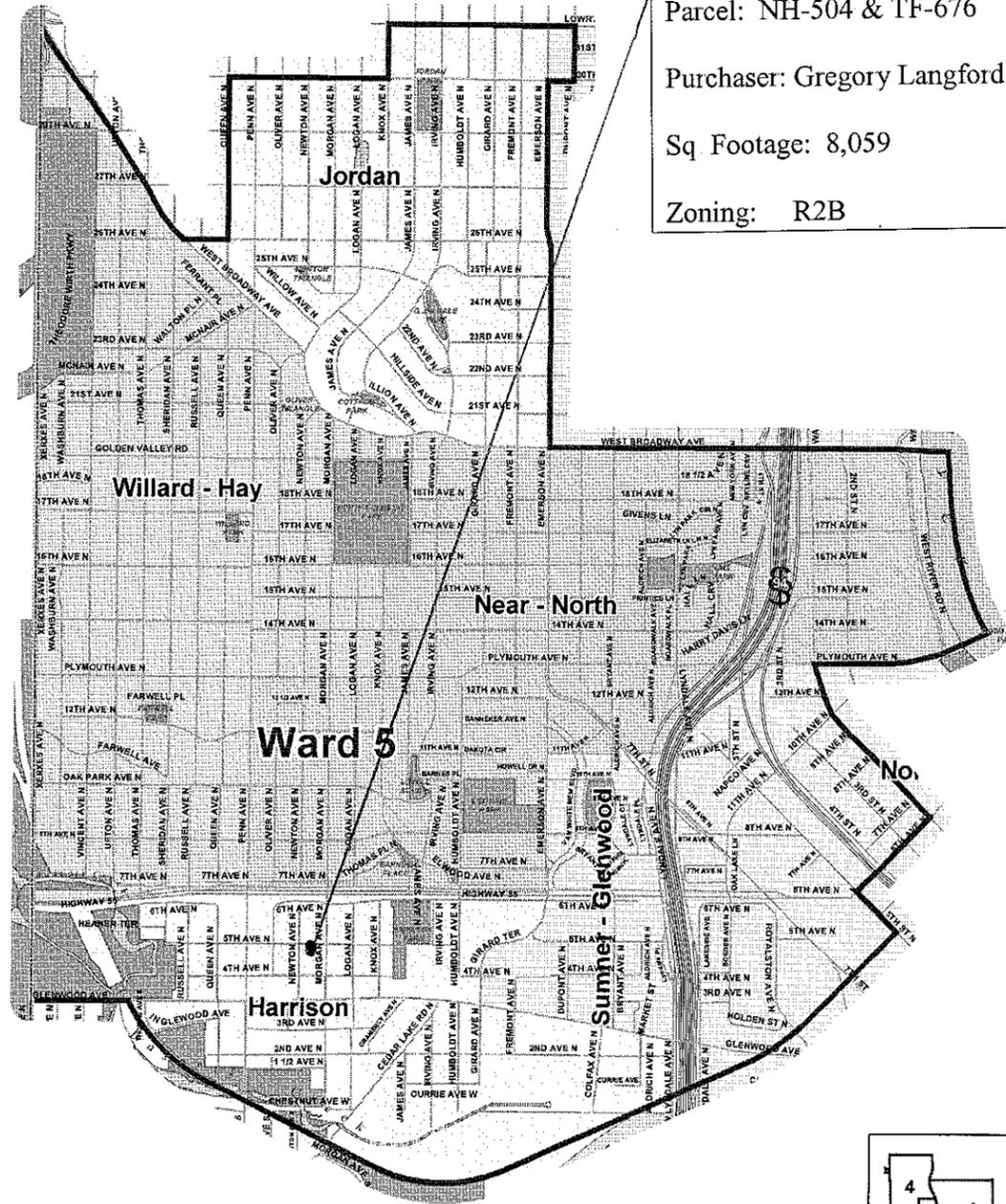


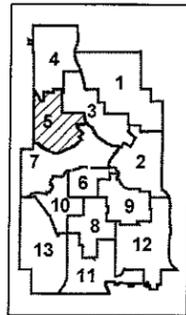
# Ward 5

Address: 1905 & 1909 5<sup>th</sup> Av N  
 Parcel: NH-504 & TF-676  
 Purchaser: Gregory Langford  
 Sq Footage: 8,059  
 Zoning: R2B



### Legend

-  City Boundary
-  Ward Boundary
-  Neighborhood Boundaries



## City of Minneapolis Wards and Neighborhoods





## Harrison Neighborhood Association

June 27, 2006

Community Planning & Economic Development  
Attn: Edith Johnson, Senior Project Coordinator  
Crown Roller Mill, 105 Fifth Ave. S.  
Suite 200  
Minneapolis, MN 55401

Subject: Harrison Neighborhood Association's position on the potential sale of The City  
of Minneapolis property at 1905 5<sup>th</sup> Avenue North

Dear Edith:

On May 7, 2006 the Housing Committee at Harrison Neighborhood Association heard a presentation from Jay Nord and Gregory Langford concerning building a twin home at 1905 5<sup>th</sup> Avenue North. There was concern about the quality of the home. He was proposing to build a modular home. The committee postponed a vote and asked Jay to give references of other properties he had built. Harrison Neighborhood is his first project, but he did provide references of modular homes built by the manufacture he would use. I, along with a Housing Committee member viewed one of the homes. We were impressed, but it was a \$600,000 home. It did not reflect the quality of home, or materials that would be used in Harrison.

During my research, I contacted Carolyn Olson, President of Greater Metropolitan Housing Corporation, and she agreed to come to the Housing Committee and share her experience in building modular and twin homes. She stated at the meeting that modular homes are quality homes if you use quality building materials. Her issue was with twin homes. The Greater Metropolitan Housing Corporation has built over twelve twin homes in the last several years and they were built to be owner occupied. Initially they were sold as owner occupied, but because of the disagreements between the owners they had to buy the houses back. They are now rental property.

Because of the high percentage of rental property in the Harrison Neighborhood (67%) the Housing Committee voted no to the proposal to develop a twin home at 1905 5<sup>th</sup>

503 Irving Avenue North, Minneapolis, MN 55405 p: (612) 374-4849 f: (612) 374-9777

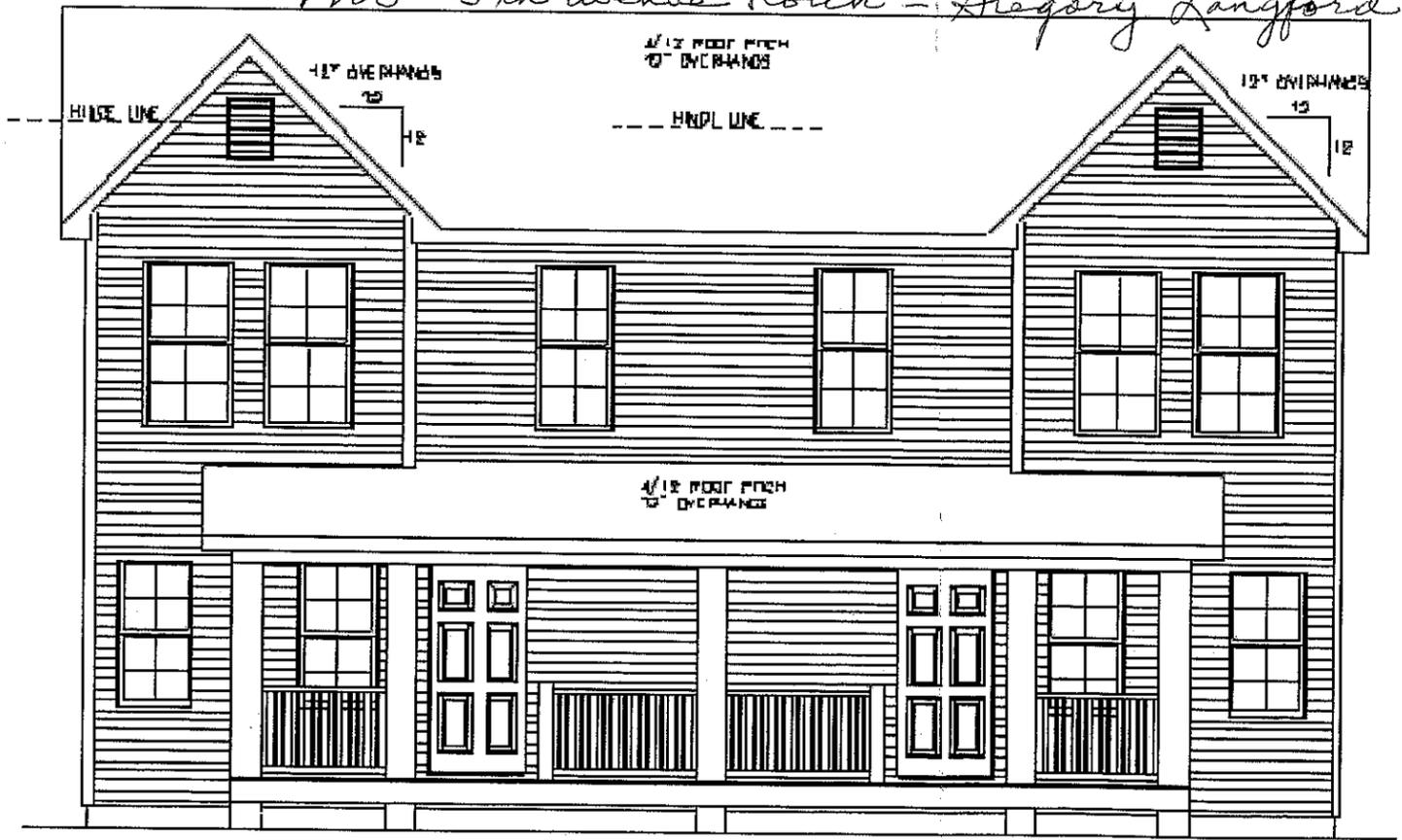
Avenue North. The recommendation of the Housing Committee was endorsed by the Board of Directors of The Harrison Neighborhood Association. Thank you in advance for keeping me updated to any committee meetings or hearings where the sale of this property to Jay Nord and Gregory Langford for the purposes of building a twin home will be addressed.

Sincerely,

A handwritten signature in cursive script that reads "J. Kevin Flagg". The signature is written in black ink and is positioned above the printed name and title.

J. Kevin Flagg  
Housing Coordinator, Harrison Neighborhood Association

1905 - 5th Avenue North - Gregory Langford



PORCH ON SITE BY OTHERS  
STEPS, HANDRAILS, & BALUSTRADES  
PROVIDED AND INSTALLED BY ON-  
SITE CONTRACTOR AS REQ'D BY  
BULOWE CODE.

FRONT ELEVATION

NUMBER 1 DUPLEX

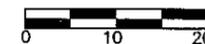


**KEMPER & ASSOCIATES INC.**

LAND SURVEYING • ENGINEERING

721 OLD HIGHWAY No. 8 NW  
NEW BRIGHTON, MINNESOTA 55112  
651-631-0351  
FAX 651-631-8805

**1905 & 1909 5TH AVE. N. (NH 402 & TF 676)**



1 INCH EQUALS 20 FEET

BASIS FOR BEARINGS:  
SOUTH LINE OF LOT 6  
ASSUMED TO BEAR WEST  
FOR PURPOSES OF THIS  
SURVEY.

BASIS FOR ELEVATION:  
TOP NUT OF FIRE HYDRANT  
AT THE NORTHEAST CORNER OF  
5TH AVE. N. & MORGAN AVE. N.  
ELEVATION - 840.188  
(AS PER CITY OF MPLS.  
ENGINEERING DEPARTMENT)

POWER POLE

FIRE HYDRANT

MANHOLE

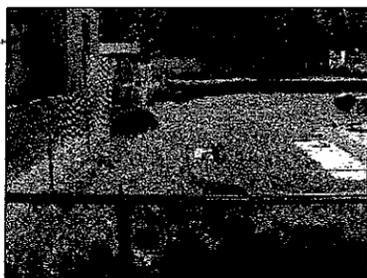
**5TH AVE. N.**

(60' RIGHT OF WAY, 30' EITHER SIDE OF CENTERLINE)

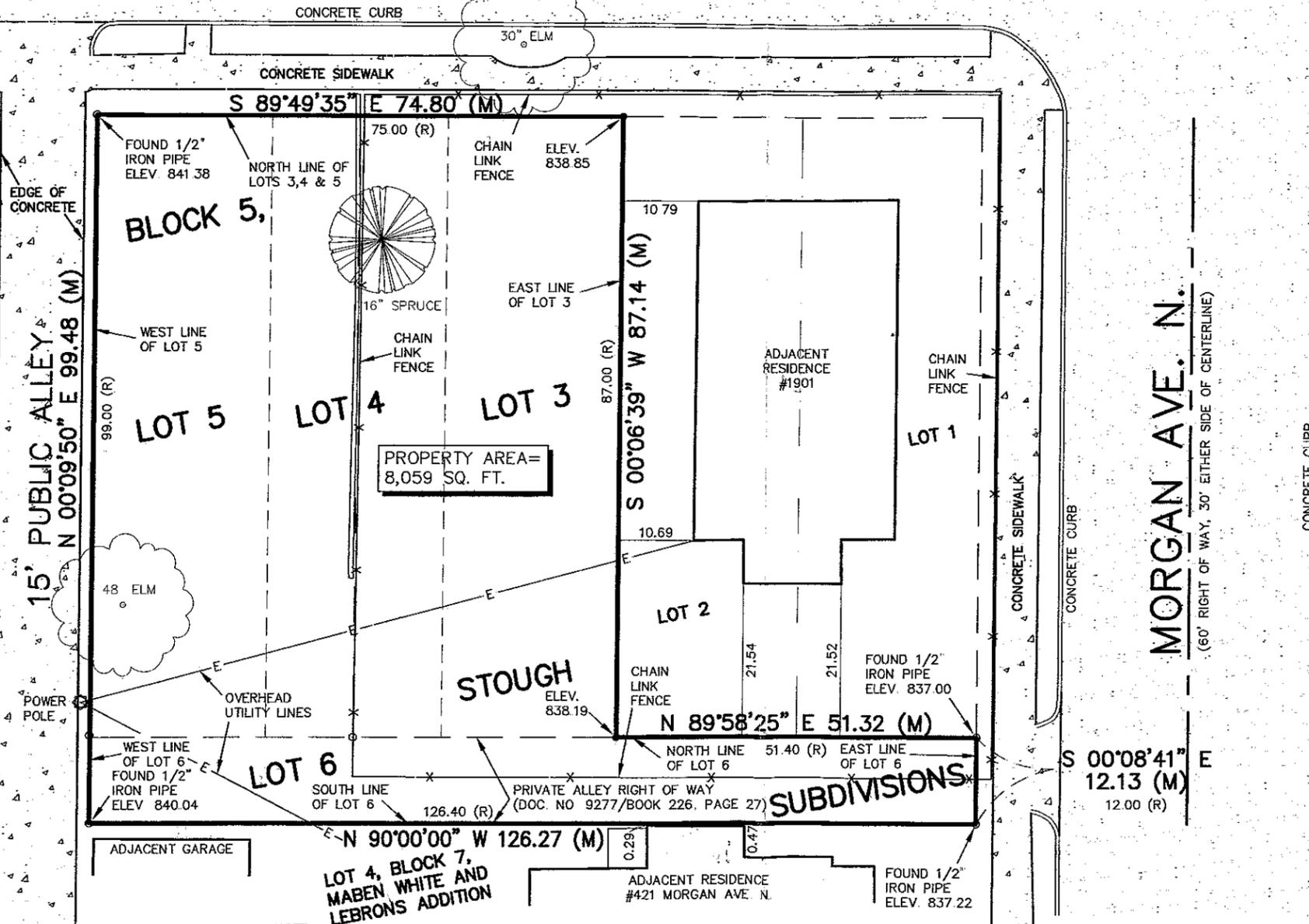
MANHOLE



LOTS 3,4&5 FROM 5TH AVE. N.



LOT 6 FROM THE EAST



PROPERTY AREA =  
8,059 SQ. FT.

**EXISTING LEGAL DESCRIPTIONS**

1905 5TH AVE. N.  
PID #21-029-24-32-0169

Lot 3 and the East one-half of Lot 4,  
Block 5, Stough Subdivisions, according  
to the recorded plat thereof, and situate  
in Hennepin County, Minnesota.

1909 5TH AVE. N.  
PID #21-029-24-32-0170

West 1/2 of Lot 4 and all of Lots 5 and 6,  
Block 5, Stough Subdivisions, according  
to the recorded plat thereof, and situate  
in Hennepin County, Minnesota.

**PROPOSED LEGAL DESCRIPTION**

Lots 3, 4, 5 and 6, Block 5, Stough  
Subdivisions, according to the recorded plat  
thereof, and situate in Hennepin County,  
Minnesota.

**LEGEND**

(M) DENOTES DIMENSION MEASURED  
DURING THE COURSE OF THIS  
SURVEY

(R) DENOTES RECORD DIMENSION  
AS PER RECORDED PLAT OF  
STOUGH SUBDIVISIONS

• DENOTES SET SURVEY MONUMENT  
MARKED "KEMPER 18407"

NOTE:  
SUBJECT PROPERTY IS ABSTRACT PROPERTY.

ALTA TITLE COMMITMENT - OLD REPUBLIC  
NATIONAL TITLE INSURANCE COMPANY  
APPLICATION NOS. HEN-OR1009149-H (NH 402)  
APPLICATION NOS. HEN-OR1009150-H (TF 676)

CONTACT PERSON: JOAN NICHOLS  
(612) 371-1111 ext. 1217

CONTRACT NUMBER 017464

NOTICE OF RELEASE 036

PREPARED FOR:  
MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY  
CROWN ROLLER MILL  
105 5TH AVENUE SOUTH, SUITE 600  
MINNEAPOLIS, MINNESOTA 55401-2534  
CONTACT PERSON: STEVEN MAKI  
ENGINEERING SPECIALIST  
PHONE 612-673-5033



CERTIFICATION  
HEREBY CERTIFY THAT THIS SURVEY, PLAN,  
OR REPORT WAS PREPARED BY ME OR  
UNDER MY DIRECT SUPERVISION AND THAT  
I AM A DULY LICENSED PROFESSIONAL LAND  
SURVEYOR UNDER THE LAWS OF THE STATE  
OF MINNESOTA.

MARK D. KEMPER, PLS 18407  
DATED THIS 25<sup>th</sup> DAY OF June 2003

**CERTIFICATE OF SURVEY**