

RAMSEY 21 ACRE'S
SINGLE FAMILY RESIDENTIAL HOUSING

SUBMITTED BY:

NIK MANAGEMENT INC

11736 177TH STREET WEST
LAKEVILLE MN 55044
OFFICE 952-236-9424
CELL 612-709-1893
EMAIL NEALKAY@LIVE.COM

Pat,

Here is a history on NIK Management INC

NIK has been the management arm for Bridgeland Development INC for approximately 20 years.

Bridgeland has developed around 30 subdivisions through out the Twin Cities Arizona ,and Wisconsin [see marketing brochures attached]

NIK has recently completed a transaction in Williston N,D for 144 apartment units [see attached]

NIK has partnered with Rice Creek Builders on this site to be the building arm [see attached for info on Rice Creek]

The plan is to build split levels homes , multilevel homes , 2 story homes , and ramblers to fit into the surrounding neighborhoods that are already there.

Funding for this development has been offered to us from a # of sources

Thank you

Neal K

SUBDIVISIONS

Completed and Current

LAKE VILLA GOLF ESTATES

of Lots: 80 Single Family-Lakeville
Price Range: \$180,000 - \$350,000
Date: 1988-Builder & Developer

LAKE VILLA ESTATES-Woodbury

of Lots: 80 Single Family
Price Range: From \$175,000
Date: 1992-1997 Developer

FOX RUN OF WOODBURY

of Lots: 155 - Single Family
Price Range: From \$145,000
Date: 1992-199 Developer

PINE VALLEY EST. - I G Hts.

of Lots: 26 Single Family
Price Range: From \$150,000
Date: 1993-1998

AUTUMN WOODS -I G Hts.

of Lots: 31 Single Family
Price Range: From \$110,000
Date: 1992-1995

DIAMOND PATH -Apple Valley

of Units: 46 Townhome
Price Range: \$75,000+
Date: 1994 Developer

EAGLE RIDGE ESTATES

of Lots: 13 Sgl Fam-Independence
Price Range: From \$250,000
Date: 1998 - 2001. Developer.

WOODHAVEN PONDS

of Lots: 52 Sgl Fam-Inv Grv Hts
Lot Prices: From \$68,300 - \$84,900
Date: 1999 - 2002. Developer.

ST. CROIX ESTATES

of Lots: 42 Sgl Fam-Hudson, WI
Price Range: \$225 -\$500,000
Date: 1995 Developer

PINE RIDGE ESTATES

of Lots: 18 Sm acrg-Big Lake
Price Range: From \$130,000
Date: 1997 Developer

ST. BONIFACIUS ESTATES

of Lots: 96-Sgl Fam-St.Boni
Price Range: \$125 - \$200,000
Date: 1996 - 2000 Developer

RIVER OAKS-ROCKFORD

of Lots: 74-Sgl Fam-Rockford
Price Range: \$130 to \$180k
Date: 1998 - 2001 Developer

EMERALD HILLS New Mkt

of Lots: 13 Sm. Acreage Lts
Price Range: \$250,-\$500,000
Date: 1997 Developer

WESTON RIDGE

of Lots: 41 Sgl Fam-Chaska
Price Range: \$375,000+
Date: 1998 Developer

PRESERVE EST -Elk River

of Lots: 27 Sgl Fam Acrg
Price Range: \$300 -- \$400,000
Date: 1999-2003. Developer.

CHASKA POINTS WEST

61 Town Home Sites. Site Wk
in 2001/02. CENTEX bought
the site in Sept, 2001.

PRAIRIE VIEW of BUFFALO

of Lots: 57 Single Family
1999 Completed Site Development.
SOLD to Keyland Homes in 1999.

HILLSTROM GARDENS

of Lots: 8 Sgl Fm – Independence
Lot Prices: \$159,900 - \$261,200
Date: 2001 – present. Developer.

PRAIRIE VIEW 2 & 3 - BUFFALO

of Lots: 27 & 2 Sgl Fam Sites.
2002 Completed Site Development.
SOLD to Keyland Homes in 2002.

GRASS LAKE FARM – Winsted

of Phase I Lots: 37 S F
Initial Site Development in Fall, 2002.
Home closings July, 2003.

RIVER WOODS–St. Paul Park

of T H Lots: 91
Site Development: August, 2003.
Sold development to CENTEX.

RIDGEVIEW–Red Wing, MN

of T H Lots: 127
Site Development: Summer, 2004.
Development to be sold to CENTEX.

ROLLING MEADOWS-Montrose

of Phase 2 Lots: 31 S F
Site Development in 2004/5.
Lot Sales: Summer 2005.

LIBERTY GLEN – St. Cloud

of Lots: 114 Townhome
Site Development in 2004/5.
Sold Townhome lots in 2005.

DIAMOND VALLEY EST

of Lots: 14 Sgl Fam in A.V.
Completed Site Work 2001/02.
SOLD to Ryan Real Estate.

FAIRWAY WOODS

of Lots: 14 Sgl Fm–Credit Rvr
Lots: \$119,900-\$189,900
Dev & Sold: 2001 – Jan-2004.

CARRIAGE HM-MPL HILLS

of Lots: 100 T H Lots.
Completed Site Development
Work & SOLD to CENTEX (02)

ROLLING MDWS-Montrose

of Lots In Phase I: 36 S F
Site developed in 2003.
Final Lot Sale: Sept. 2005.

MAPLE RIDGE - Cambridge

of T H Lots/ Phase I: 46
Site development: 2003.
Completed site to Wold.

RIVER OAKS EST/VILLAS

Becker, MN Multi/SF: 96
Site Devel in 2004. Multi,
Twin, Villa sold to 3 bldrs.
S Family Lots (14): 2004-

OAK MEADOWS -Cmbrdge

of TH Pads in Ph 1: 69.
Site Development: 2005.
Sold to local builder- 2005.

FRANCONIA MEADOWS

of Lots - Ph 1: 12.
Lot Prices: \$121-\$167 k
Dev & Lot Sales: 2005.

ROLLING MEADOWS, MONTROSE, MN

DEVELOPER
 Neil Krzywicki
 Regency Development Co.
 20141 Inwood Trail
 Leawood, MN 55044
 (763-445-1200)
CONSULTANTS
 Peter J. Koschik, P.E.
 Terra Engineering, Inc.
 6001 Glenwood Ave.
 Minneapolis, MN 55422
 (763-543-8325)
SUBMITTERS
 Robert Rankin, RLS
 Meyer-Rankin, Inc.
 1111 Hwy. 234
 Buffalo, MN 55313
 (763-445-1781)
DESIGNERS
 Wayne Stark
 Independent Trading Technologies
 537 31st Ave. S.
 West Park, MN 56387
 (507-233-4338)
RETAINING CONTRACTORS
 Lisa DeBruyck
 Kalkreuth Environmental Services
 28165 Mid-Rose Lane
 Shorewood, MN 55331
 (952-607-8797)

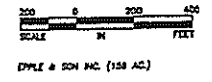
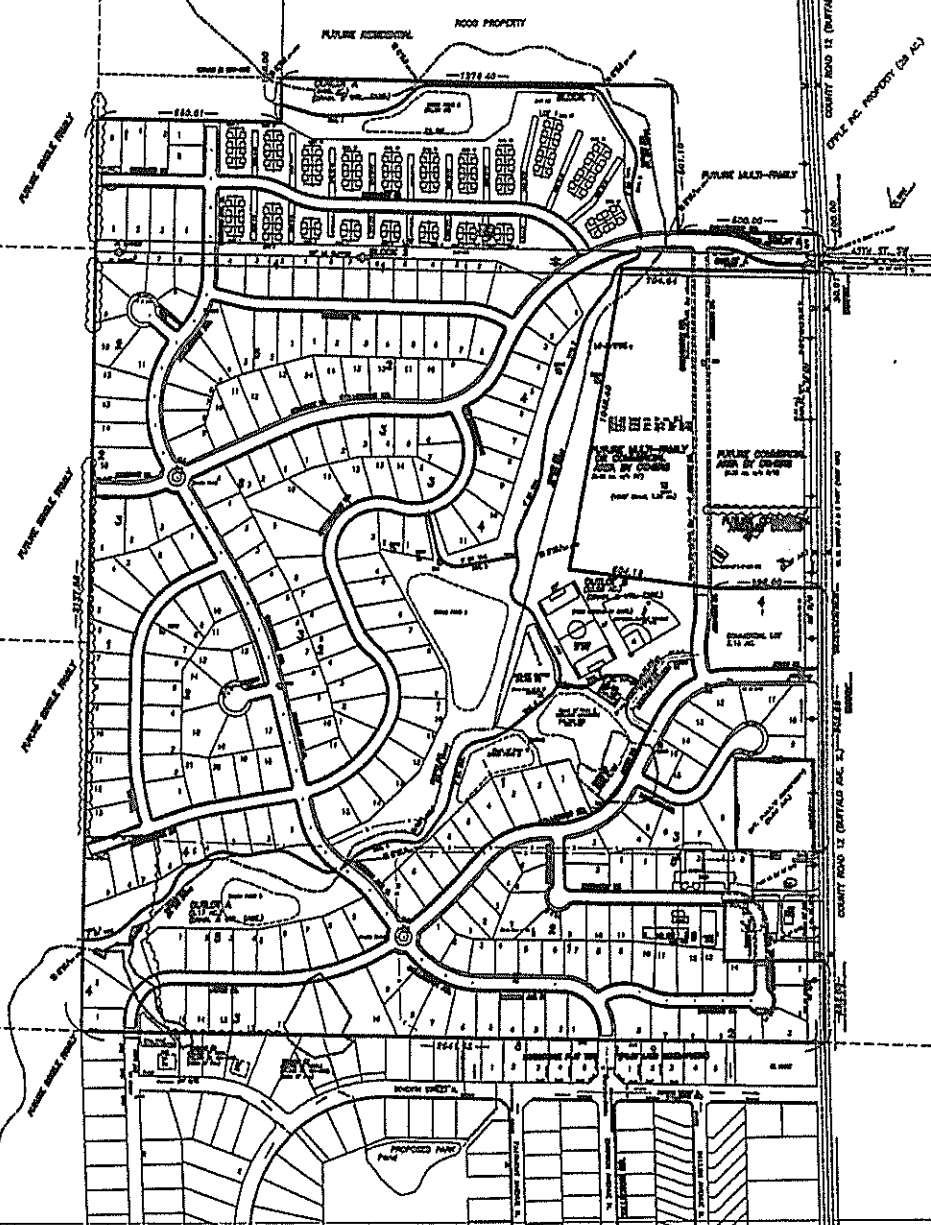
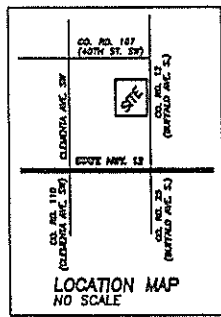
FRISBE PROPERTY (158 AC)

HOWE PROPERTY (60 AC)

ROSB PROPERTY (72 AC)

LEHT PROPERTY (42 AC)

HELVIG PROPERTY (40 AC)



TERRA ENGINEERING, INC.
 6001 Glenwood Ave.
 Minneapolis, MN 55422
 (763-543-8325)
 Civil Engineering - Land Planning - Consulting

COVER SHEET/LOCATION MAP
 ROLLING MEADOWS
 MONTROSE, MINNESOTA

DATE: 10/1/02
 PROJECT NO: 00-124
 SHEET NO: 1

RR-2 Rural Residential Single Family District Standards

Max. density	1 unit/2.5 acres (excl. hydroic soils)
Min. lot size	2.5 ac. (1.8 ac. nonhydroic soils)
Min. lot width	150' at FSB and building line
Front setback	150' from Co. Rd. Cl. 67' from local road 66' R/V
Side setback	50' from FSB at corners
Rear setback	50' from prop. lines and right-of-way lines (20' to 5000' of hwy)
Drain/Water Setbacks	50' from delineated wetland limit to buildings
Wetland Setback	50' setback from delineated wetland limit to buildings

Developer
Steve Helton Bridgeland Development
20141 Iowac Trail
Lakewood, MN 55044
(952-922-3000)

Civil Engineer
Peter Knaeble, PE Terra Engineering Inc.
600 Greenwood Ave.
Mpls., MN 55122
(763-933-9323)

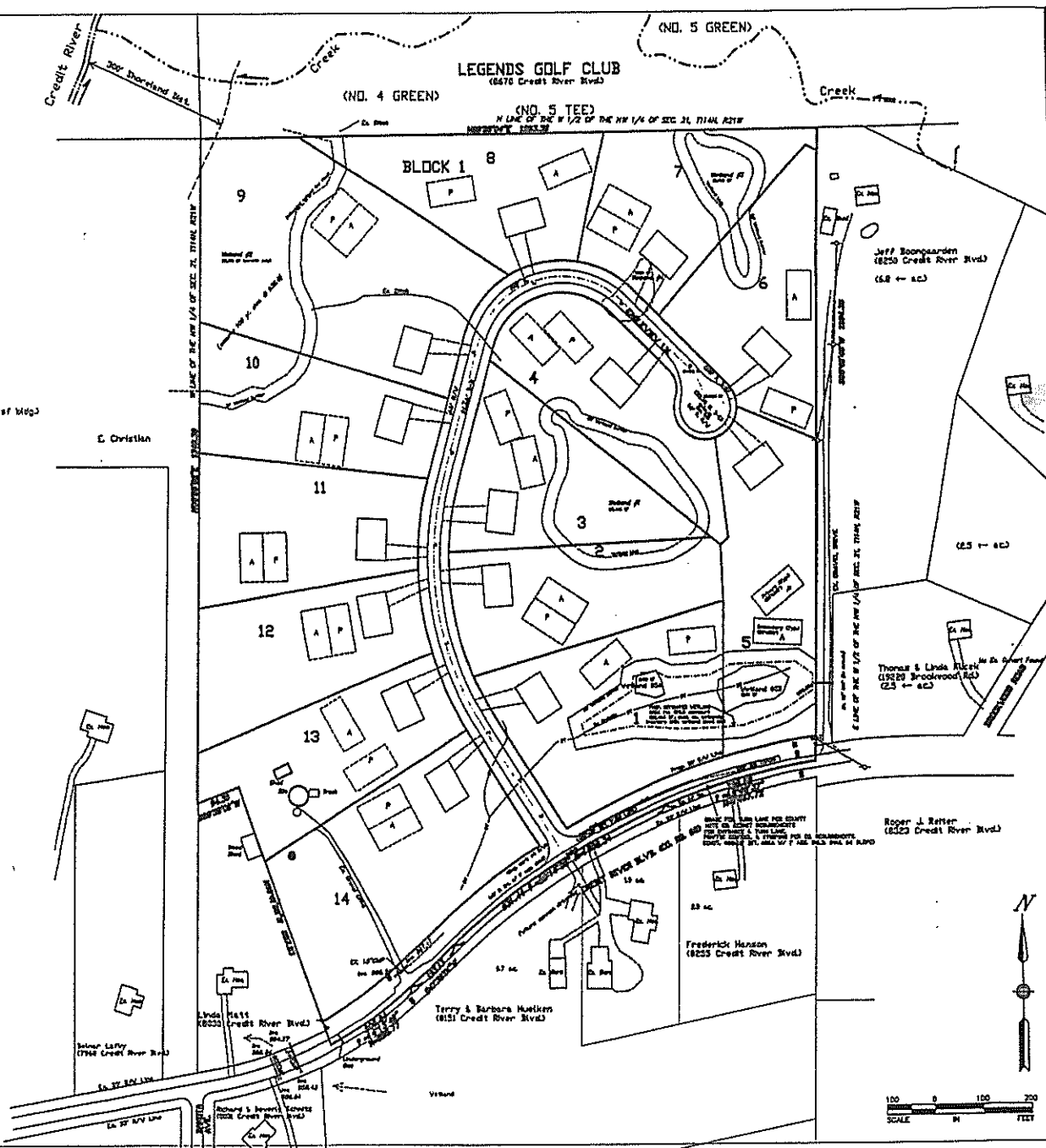
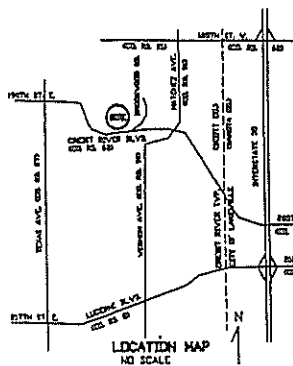
Surveyors
Gary Harris, RLS; John Oliver & Assoc.
201 W. Traverser Ln., #200
Burnsville, MN 55337
(952-894-3043)

Soil/Field Consultants
Gary Slater Advanced On-Site Inc.
23875 Vergus Ave.
New Prague, MN 56077
(952-461-2253)

Vertical Consultants
Paul Hyman Kjobaug Environmental Services Co.
24123 Via Rose Lane
Shorewood, MN 55371
(952-461-8727)

Development's Attorney
Richard Hodding J.
7870 147th St. S.
Apple Valley, MN 55124
(952-432-0013)

Forestry Consultants
Steven Cook Cook Co. Inc.
1120 Overlake Ave.
V. St. Paul, MN 55118
(651-437-9200)

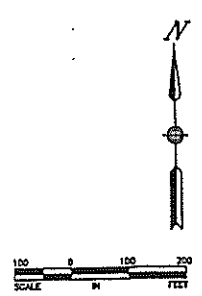


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6001 Glenwood Ave.
Minneapolis, MN 55422
(763-933-9323)

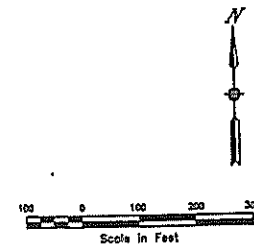
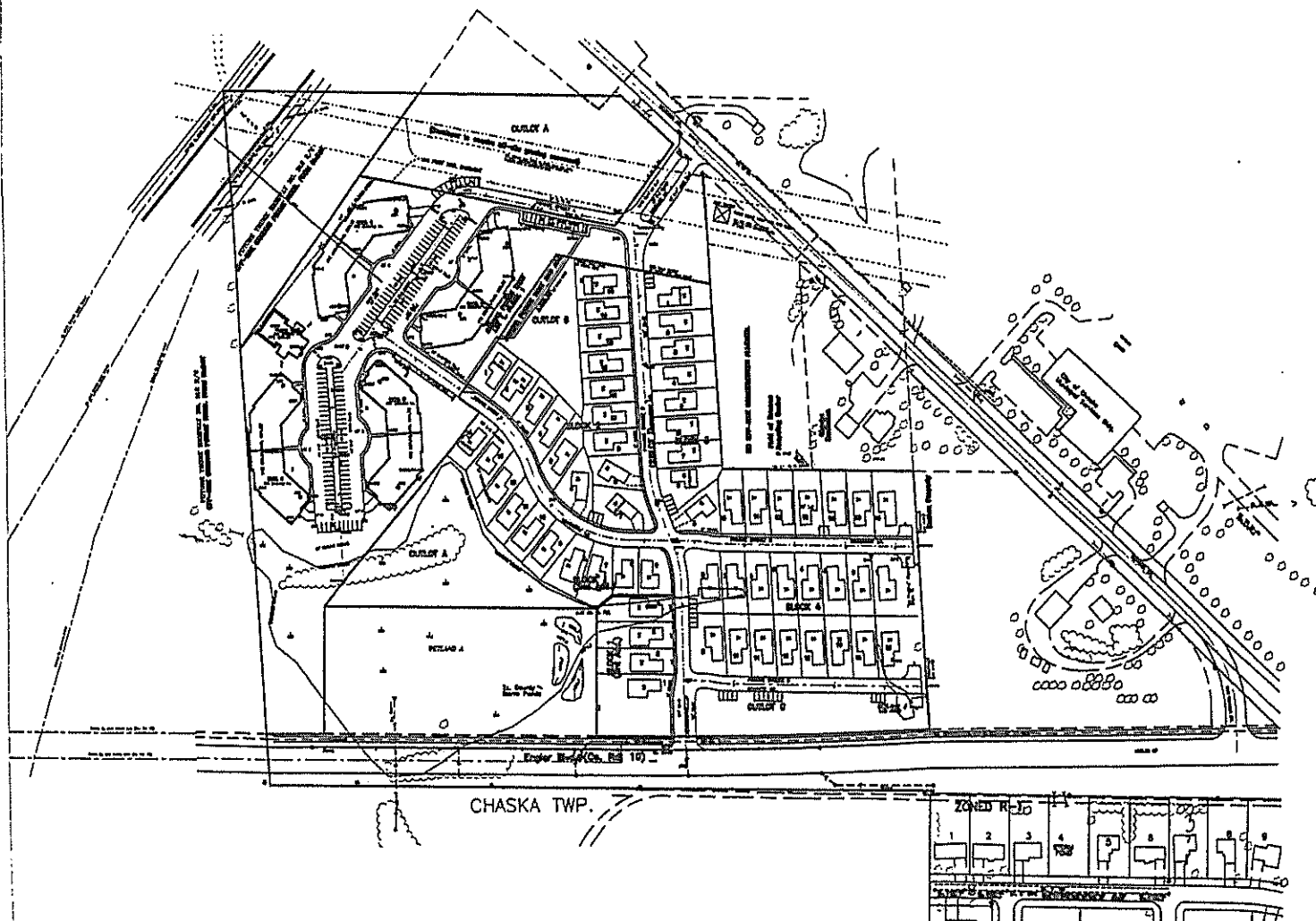
PROJECT NO. 00-123
DATE 8/27/01
PROJECT FAIRWAY WOODS
CREDIT RIVER TWP., SCOTT CO., MINNESOTA
SCALE AS SHOWN

OWNER	DATE
DESIGNER	DATE
CHECKED BY	DATE
APPROVED BY	DATE

Project No. 00-123
Date: 8/27/01
Scale: AS SHOWN

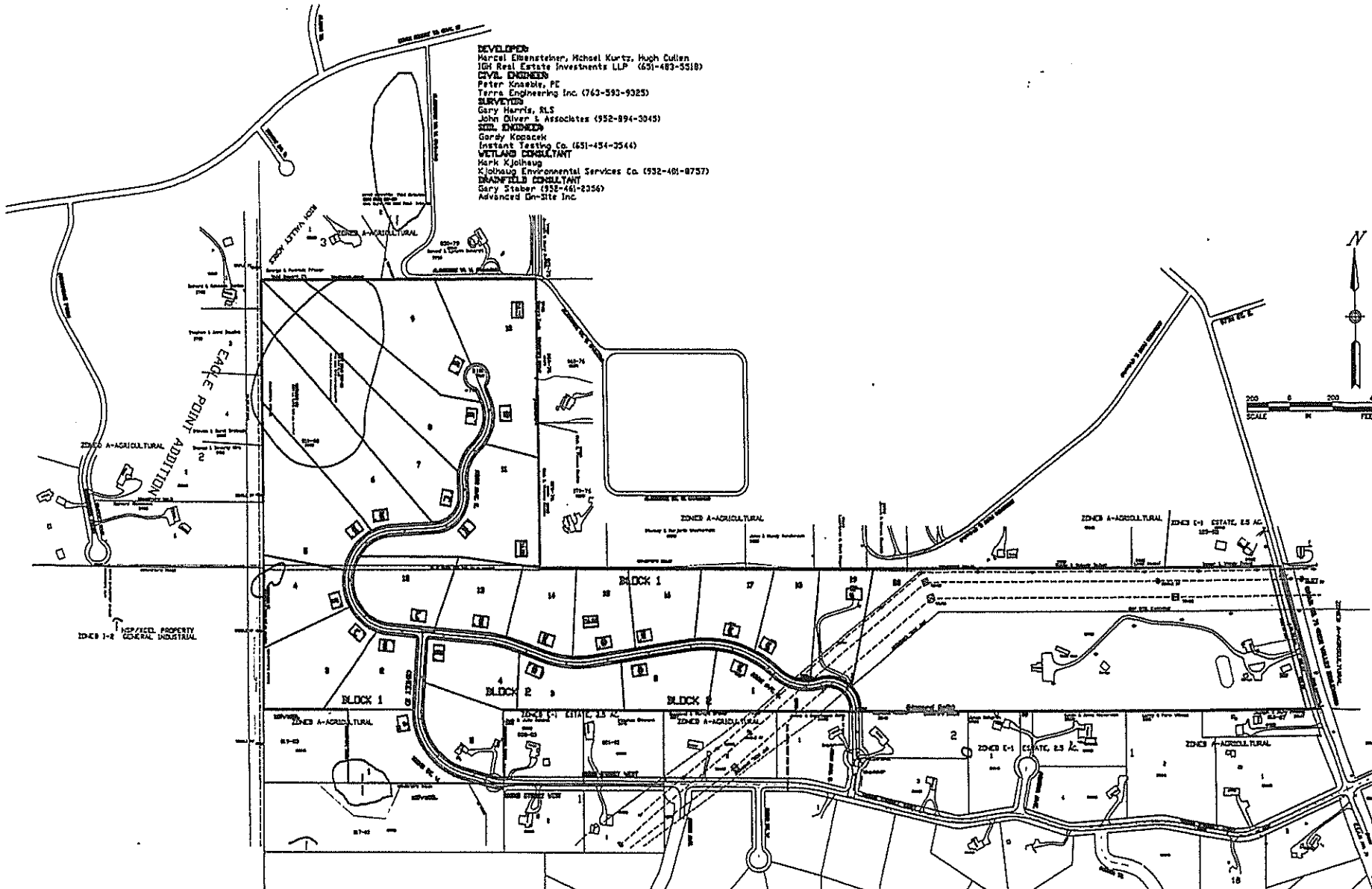


CHASKA POINTS WEST



<p>TERRA ENGINEERING, INC. 6001 Glenwood Ave. Minneapolis, MN 55422 (612-993-8337)</p>	
<p>Project No. 00-107 Date: 7/10/00 Scale: As Shown</p>	<p>Author: J.A.L. Designer: J.A.L. Checker: J.A.L.</p>
<p>1. This plan was prepared by Terra Engineering, Inc. for the purpose of showing the proposed site plan for the project described above. It is not to be used for any other purpose without the written consent of Terra Engineering, Inc.</p>	
<p>Project Name: CHASKA POINTS WEST Location: Chaska, Minnesota</p>	
<p>DATE: 7/10/00</p>	<p>PROJECT NO: 00-107</p>
<p>PAGE NO: 1</p>	

FOREST RIDGE, INVER GROVE HEIGHTS, MN



DEVELOPER
 Marcel Eisensteiner, Michael Kurtz, Hugh Gulian
 100 Real Estate Investments LLP (651-483-5318)

CIVIL ENGINEER
 Peter Knabbe, PE
 Terra Engineering Inc. (763-593-9325)

SURVEYOR
 Gary Harris, RLS
 John Oliver & Associates (952-894-3045)

SOIL ENGINEER
 Gary Kopacek
 Instant Testing Co. (651-454-2544)

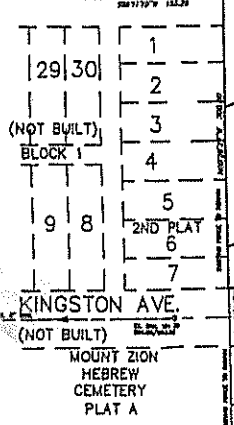
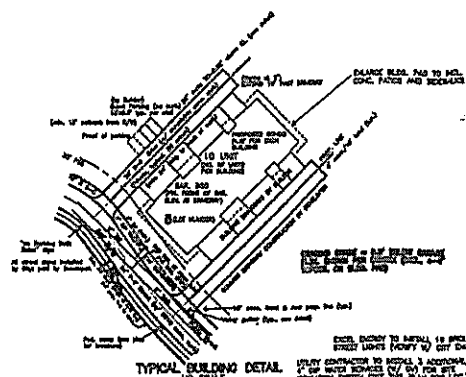
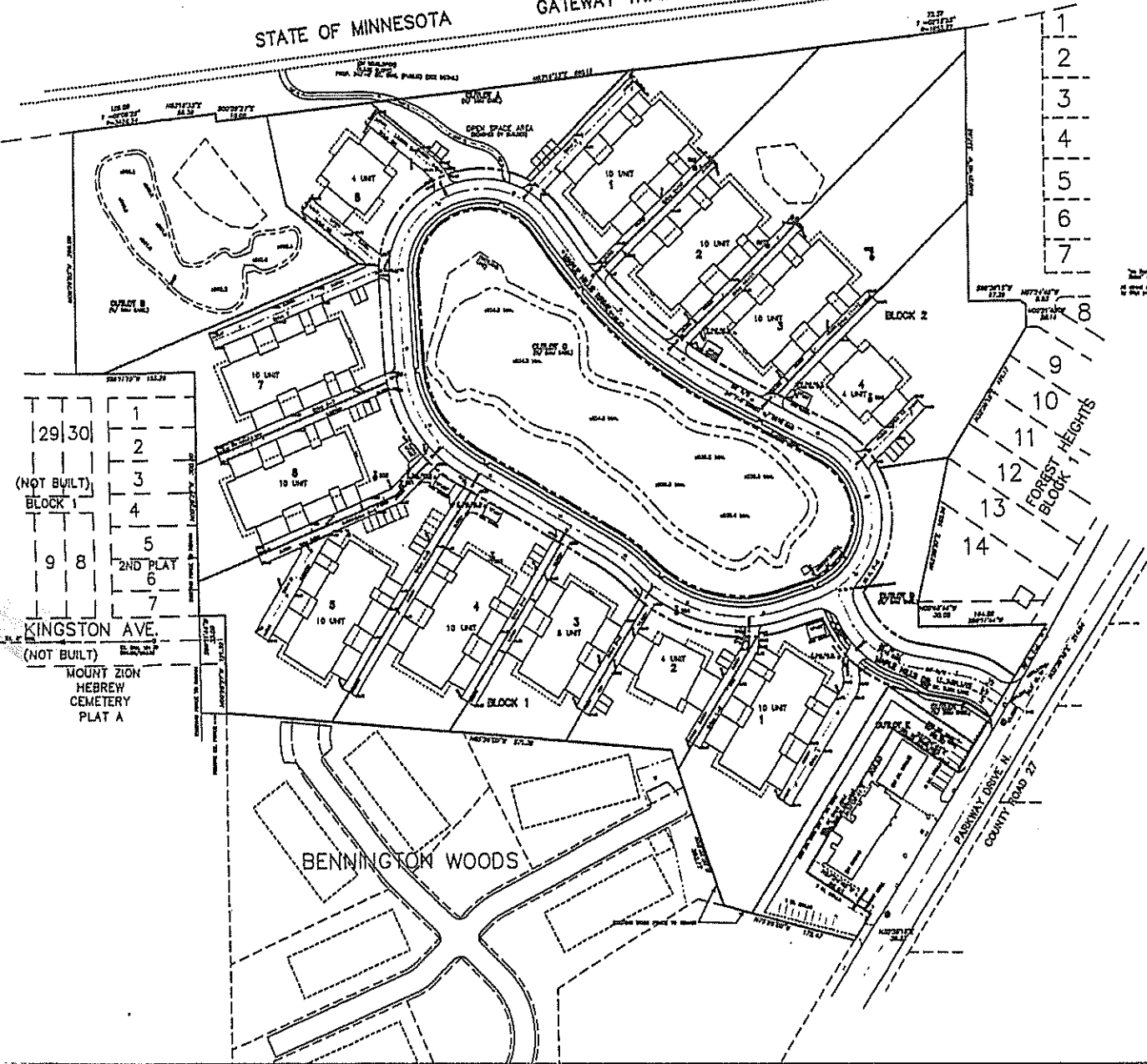
WETLAND CONSULTANT
 Mark Kjolhaug
 Kjolhaug Environmental Services Co. (952-461-8757)

DRAINFIELD CONSULTANT
 Gary Stober (952-461-2356)
 Advanced On-Site Inc.

TERRA ENGINEERING, INC.																					
6001 Glenwood Ave. S.E. Minneapolis, MN 55422 612-927-1600																					
Civil Engineering - Land Planning - Drafting																					
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STATE OF MINNESOTA

GATEWAY TRAIL



TERRA ENGINEERING, INC.
 6001 Greenwood Ave. SE
 Minneapolis, MN 55422
 612-928-8225
 Chief Engineer: David H. Harty - Licensed Professional Engineer

PROJECT: CARRIAGE HOMES OF MAPLE HILLS
 MAPLEWOOD, MINNESOTA

DATE: 2/25/02
PROJECT NO.: 01-108
SHEET NO.: 02-03

SCALE: 1" = 40'

REVISIONS:

NO.	DATE	DESCRIPTION

CITY PROJECT NO. 02-03

PRAIRIE RIDGE DEVELOPMENT

INVESTMENT OPPORTUNITY

AN 11 ACRE, 144 UNIT APARTMENT COMPLEX

SERVING THE BAKKEN OILFIELD WORKFORCE | WILLISTON, ND



Table of Contents

- Executive Summary
- Investment Overview
 - Property Location
 - Property Overview
 - Financial Projections

N.I.K. Management Inc.

11736 177th Street West • Lakeville, MN 55044

Cell: 612-709-1893 • Office: 952-236-9424
Email: nealkay@live.com

Neal Kryzaniak

Forward Looking Statements Disclosure:

This information packet contains certain forward looking statements that are based on current expectations (but which are not based on any prior operating history). The benefits shown are based on numerous assumptions, and no assurances are made regarding whether or not investors realize a positive return on their investment.

In some cases, forward-looking statements can be identified by the use of words such as "may", "will", "should", "could", "expects", "plans", "intends", "anticipates", "believes", "estimates", "predicts", "potential" and other comparable terminology. Although the company believes that the expectations reflected in the forward-looking statements are reasonable, the company cannot guarantee future results, performance or achievements. The Company undertakes no obligation to update any of the forward-looking statements after the date of this information packet.

In light of the numerous factors that can materially affect results, including those set forth in this information packet, the inclusion of any such forward looking information herein should not be regarded as a representation by the Company that the Company's objectives will be achieved.



Lic# BC652302

6626 East Shadow Lake Court Lino Lakes, MN 55014

“First Class Quality at an Affordable Price”

HISTORY:

Joe and Kathy Kouba have been involved in the building industry for over 35 years. Joe started out working in northern Minnesota as a framing contractor. After moving to the Twin Cities area in 1986, he wanted to continue with his passion and started a remodeling business. Soon after, Joe and his wife Kathy decided to venture into single family homes. Kathy had worked in the financial end of the construction industry, doing bookkeeping and credit and collections for major suppliers in the area and assisting in showroom start-ups. With their combined experience, they wanted to make people’s dreams a reality without any hassle so people would love their experience of building a new home. A team of the best subcontractors was assembled in the early years, along with the best consultants in the industry resulting in 24 years in the new construction industry. Bringing additional expertise to the company, Rice Creek has added Rick Elsen, a consultant with a background extending three generations in the industry. He has completed many new developments from the ground up and built over a thousand new homes; giving Rice Creek additional knowledge in all aspects of the building and remodeling industry. Rice Creek pride themselves with maintaining the same subcontractors and tradesman along the years and continue to produce what their philosophy is: “first class quality at an affordable price”.

Number of homes built since 1990: 418

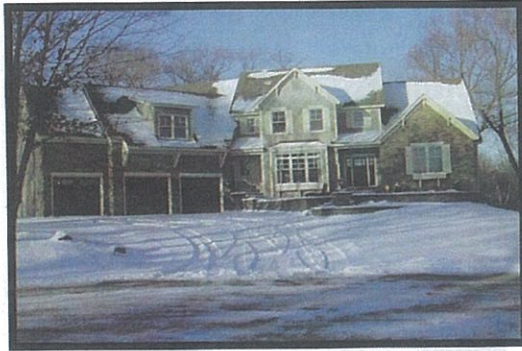
Yearly average: 18-20

Average Cost: 280,000- 450,000

Primary building area: Lino Lakes, Hugo, Forest Lake, Centerville, Ramsey, Blaine, Bloomington, Wayzata, Brooklyn Park, Champlin

New Homes

Custom Homes



Your Plan or Ours



Your Site or Ours



HOW WELL DO YOU KNOW YOUR BUILDER -REMODELER???

The questions below can be answered at the web site for the Department of Labor & Industry www.doli.state.mn.us click on license lookup.

- Is the builder a licensed contractor?
- How long has the builder been licensed? (licensing for builders started in 1992)
- Has there been any enforcement action against the builder?
- Is the builder the qualifying person for the company?

The questions below can be answered at the web site for Builders Association of the Twin Cities www.batconline.org

- Is the builder a member of the Builders Association?
- How long has the builder been a member?
- Has the builder been in the Parade of Homes? How many years? How many homes?
- Is the builder in good standings with the Builders Assoc.?

The questions below can be answered at the web site for the Better Business Bureau of Minnesota <http://minnesota.bbb.org/>

- Is the builder a member of the Better Business Bureau?
- Is the builder in good standing with the Better Business Bureau?
- Have there been any unresolved complaints?

Other questions: Can the builder supply you with 10 references? How long has the builder been in business? Is the builder GREEN & LEAD certified? Can the builder put on a tool belt and build YOUR new home???

Remodeling

Attention to Detail



Attention To Family



Attention To Design

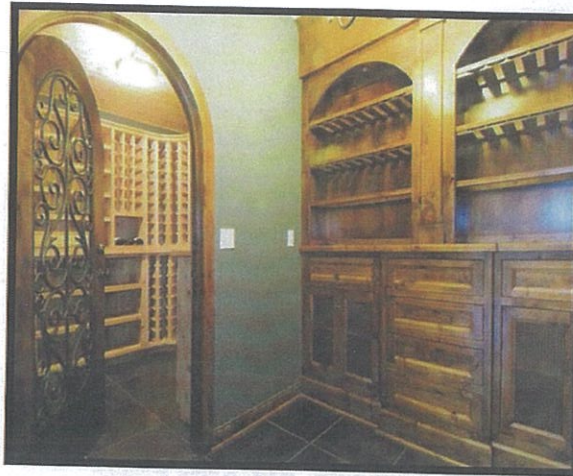


Welcome To Rice Creek Building And Remodeling Inc.

Founders Joe & Kathy Kouba, Licensed professional builders have a simple philosophy: "First class quality at an affordable price". Professional team members Rick Elsen and Tom Hagen individually bring more then 35 years of personal professional experience and knowledge in the construction industry to Rice Creek Building and Remodeling Inc. This team of experts has experience in both residential and commercial projects. Their residential portfolio contains thousands of new custom built homes along with multitudes of remodeling projects: while their commercial portfolio showcases medical facilities, Strip malls, grocery stores, and restaurants.

*We look forward to working with you to
make your dreams a reality.*

Joe and Kathy Kouba, Rick Elsen, Tom
Hagen



Rice Creek Building and Remodeling Inc.

6625 East Shadow Lake Court

Lino Lakes, MN 55014

612-751-4646

LIC: #BC652302



RICE CREEK
BUILDING & REMODELING

612-751-4646

RiceCreekBuildingandRemodeling.com

Custom Homes



Full Remodeling Service





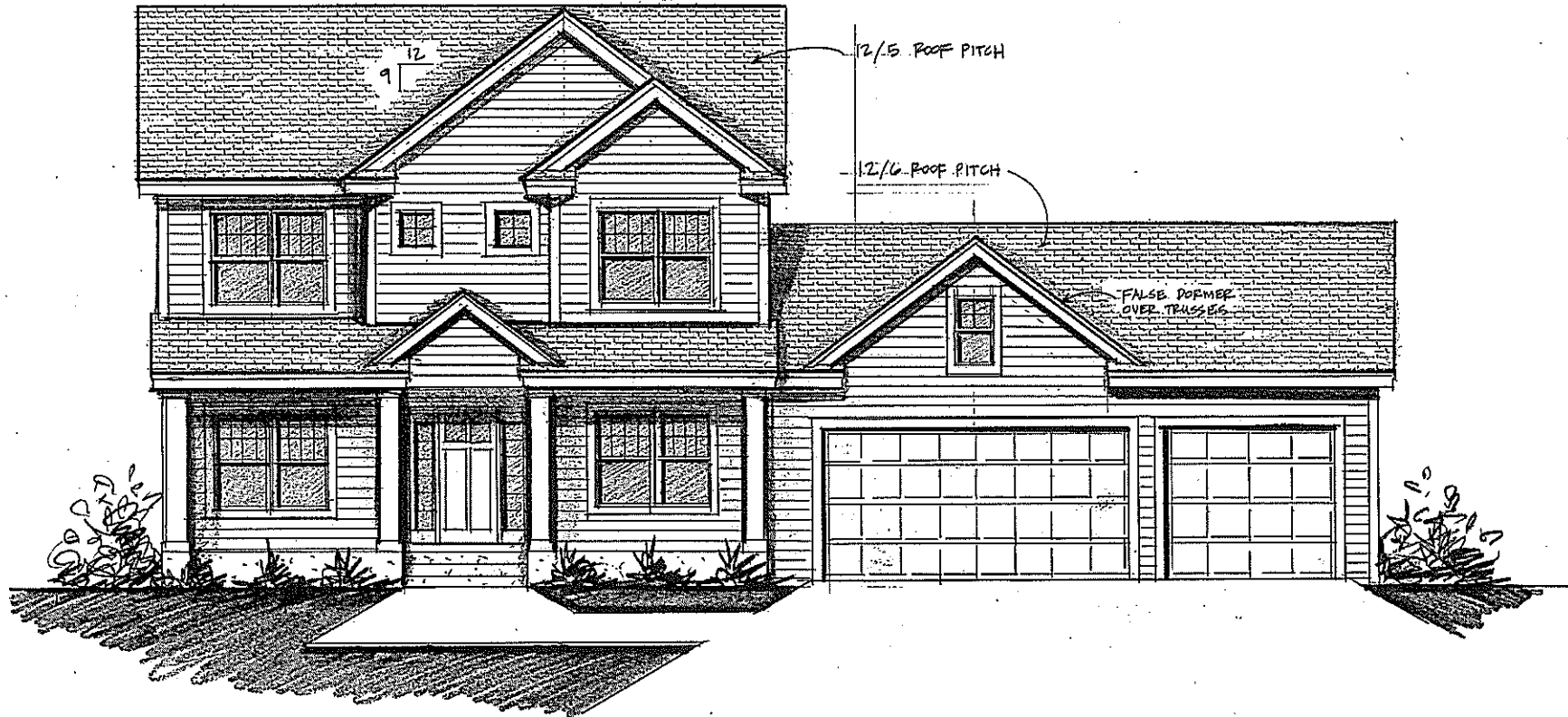


2,325 SF 2-STORY

4 COPIES PRINTED 9-27-06

NOTE:
 Jerry Huff (plan preparer) has made every effort to be accurate and complete in this project but cannot guarantee against unforeseen complications. If complications arise, plan preparer, contractor and owner shall try to resolve to what is best suitable to conditions, with owner bearing costs to re-design and prepare drawings as necessary. Contractor to verify all dimensions and conditions before and during construction and notify plan preparer of any discrepancies in new or existing construction. It is assumed that Contractor takes responsibility upon securing building permit. Written dimensions have priority over scaled dimensions.

Jerry Huffline residential design & drafting services	sheet of 7 1
phone/fax: 763-560-6771	plan no. 06A9
designed for: MARY A. LEAH NELSON BY: NORTH COUNTRY BUILDERS	



PLAN 0649

OPTIONAL FRONT - NO BONUS ROOM