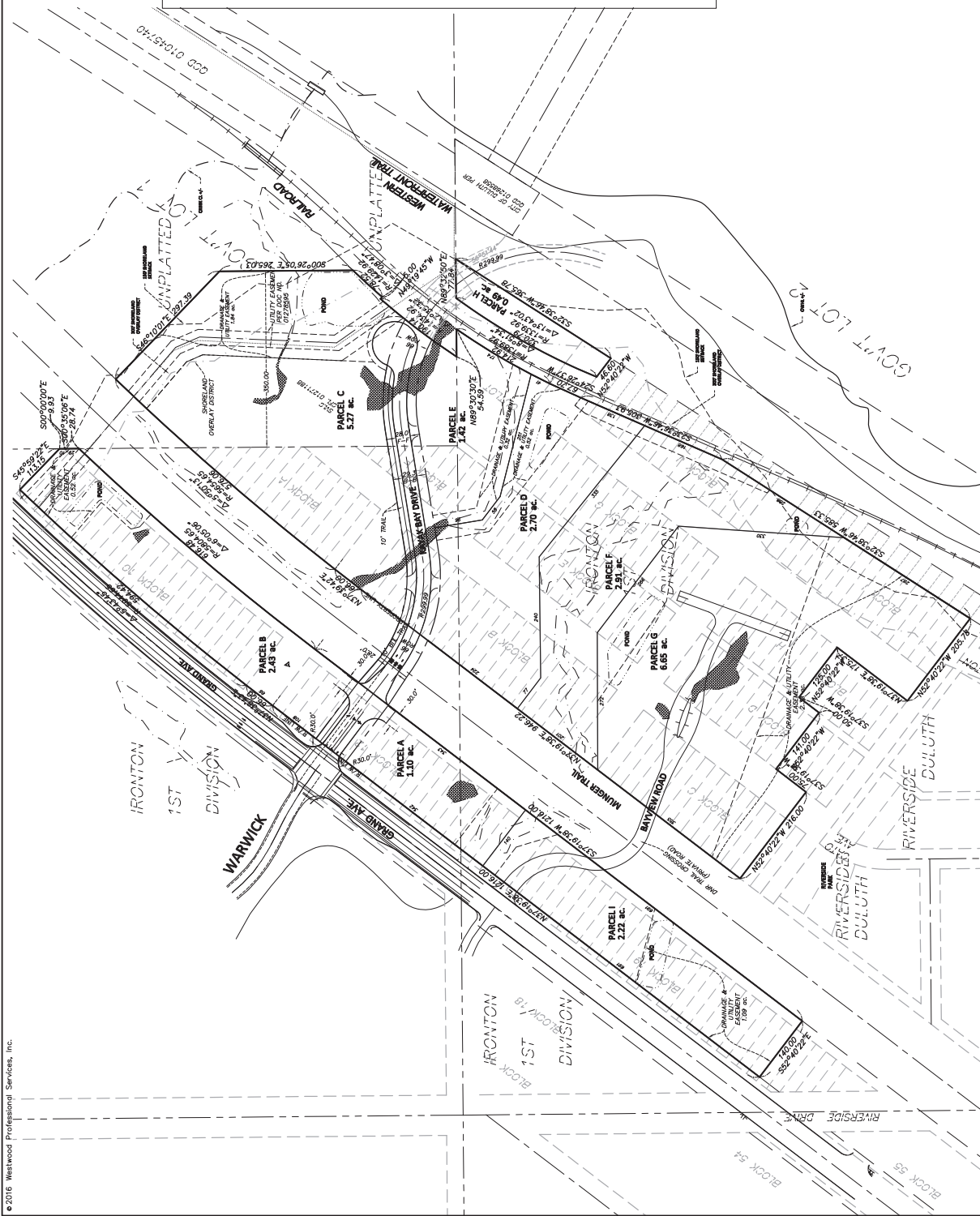


Property Description

See Attached Legals



Parcel Data

Kayak Bay Village Regulating Plan

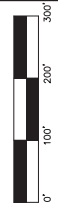
Parcel	Gross Acres	DIU Easement Acres	Mixed Use (see detail)	Max. Height	Notes
A	1.10 ac.	0.89 ac.	Mixed Use (see detail)	10,000' Retail	35' Off.
B	2.43 ac.	0.32 ac.	Mixed Use (see detail)	20,000' Retail / 20,000' Office	35' Off. / 72'
C	5.27 ac.	1.84 ac.	Mixed Use (see detail)	35,000' Retail / 50,000' Office	72'
D	2.70 ac.	0.32 ac.	Mixed Use (see detail)	15,000' Retail / 30,000' Office	72'
E	1.42 ac.	0.32 ac.	Mixed Use (see detail)	100 units / 15 Row Townhomes	60'
F	2.91 ac.	2.91 ac.	Open Space	n/a	60'
G	6.65 ac.	2.75 ac.	Mixed Use (see detail)	150 MF units / 150 MF townhomes	60'
H	0.49 ac.	0.49 ac.	Open Space (Park)	n/a	60'
I	2.22 ac.	1.23 ac.	Mixed Use (see detail)	20,000' Retail / 35,000' Office	20' RI / 35' Off.
TOTAL	17.36 ac.	6.64 ac.	10.89 ac.	n/a	n/a

Permitted Uses in Mixed Use District:

- Retail store less than 15,000sqft
- Office
- Bank
- Child Care
- Restaurant (less than 5,000sqft)
- Multi-Family Rental
- Multi-Family Condos
- Garden Material Sales
- Personal Service or Repair
- Personal Service or Repair
- Dwelling, one-to-two family
- Dwelling, two-to-four family
- Dwelling, Multi-Family, Rental or Condos

TOTAL PERIMETER OF ALL BOUNDARY IS 9371.01 FEET

ALL PARCELS TO BE OWNED BY SVLC



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Date: 2/19/2017 Sheet: 3 OF 11

Kayak Bay

Duluth, Minnesota

Spirit Valley Land Company, LLC

Chanhassen, Minnesota 55017

Prepared for:

Client:	SVLC
Project:	SVLC
Sheet Number:	3 of 11

Date:

2/19/2017

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Minnesota.

Chris W. Moore, L.S. & L.S.
Date: 2/19/2017 License No. 25021

Westwood

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