



June 28, 2019

Mr. Mike Robertson
City Administrator
City of North Oaks
100 Village Center Drive, Suite 230
North Oaks, Minnesota 55127

Re: East Oaks PDA – Decennial Review

Dear Mike,

North Oaks Company LLC has completed its evaluation of issues to be discussed in the Decennial Review, as per Article 6, paragraph 6.3, in the East Oaks Planned Unit Development Agreement (PDA). The only issues we would like to discuss are referenced in subparagraph (3) regarding the application of the PUD Controls to the Development Sites, the Master Development Plan, and the East Oaks PUD Project.

A concept plan intended to prompt discussion about how the Subject Properties may be developed was presented to City Staff in January 2019. The intent was to collaborate with City Staff, members of the Planning Commission, members of the City Council, and the NOHOA Board to conduct workshops with Members of NOHOA to seek input and refine the proposed design solutions, which then would provide for the future needs of the City and NOHOA. Specifically, to respond to the current needs in the market for homes in North Oaks and improve the infrastructure systems that best meet the needs of NOHOA Members, such as privacy, security, safety, and enhanced property values.

Article 5, paragraph 5.3, specifically states the Final Plan shall conform in material respects to this Planned Development Agreement, not that all Preliminary or Final Plans conform literally as shown in the East Oaks Development Plan - Exhibit B. By way of example two entrances were constructed for access into Rapp Farm versus the four originally shown on Exhibit B2, and an access for four lots from the north end of Anderson Woods was incorporated to enhance the Villas of Wilkinson Lake development versus strictly accessing all lots from the south.

During the current decennial review North Oaks Company LLC (The Company) would like to confirm that going forward the City supports The Company facilitating community workshops to review an area wide concept plan and it will provide some flexibility in the design of parcels to be built-out during the period from 2019-2029. The Company will submit Preliminary Plans for each separate development Parcel at a later date for review and approval at the time The Company is prepared to build-out a specific parcel. This approval process will be independent of a concept plan review process, which is the process used in the past and the only practical way of administering a multi-phase development that spans 30 years. It may take another 10 years to

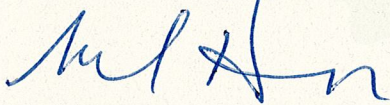
build-out the remaining parcels, and as such we cannot predict exactly what the market and residents of North Oaks would like for housing choices and infrastructure.

In addition, The Company would like to collaborate with the Members, NOHOA, and the City to create the most suitable housing types (e.g. Condominium, twin-homes, brownstones, etc.) in the future. This may require interpretation of the definition of multi-family building type definition in the RCM-PUD zoning category to include three-story condominium buildings, twin homes, and brownstones. These interpretations will be for the purpose of designed the highest quality housing for those in North Oaks that prefer alternative to a single-family home on a large wooded lot.

We will continue to seek input from all residents and housing experts familiar with North Oaks to determine what type housing (e.g. single-family, villas, condominiums, etc.) the community wants and materially conforms to the terms of the PDA. Please call if you have any questions or concerns. We look forward to working with City staff, Planning Commission, and City Council to complete the development of each of the parcels encompassed in the Subject Property of the PDA.

Sincerely,

North Oaks Company LLC



Mark Houge
President

CC: Mr. Gregg Nelson, Honorable Mayor
Ms. Katy Ross, Chair of the Planning Commission
David Magnuson, City Attorney
Mikeya Griffin, Executive Director of NOHOA