



News Release

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Chevalle partners with six award-winning local builders; raises bar on conservation developments and their commitment to community

(June 29, 2007—Chaska, Minn.) — Chevalle Development Company principals Rachel and David Igel today announced that they are partnering with six award-winning local builders in the creation of Chevalle, a conservation development in the Twin Cities' west metro that raises the bar on how conservation developments can enhance the communities in which they exist by integrating a unique philanthropic component, as well as number of public recreation and education components, into the design of the development.

Situated on 300 acres of pristine rolling countryside abutting the north shore of fully recreational Lake Bavaria in Chaska, Chevalle brings not only a highly desirable master-planned residential community to the western Twin Cities, but also leverages the resources available at the development site to make a significant philanthropic contribution to our community by building a state-of-the-art 40,000 square foot equestrian center that will provide the foundation for Reins of Hope, a new 501(c)3 nonprofit organization that will expand options for equine facilitated therapy for children and adults living with disabilities. In addition, it will significantly expand the greenspace and trails available for public use by residents of Chaska and neighboring communities.

"I'm not aware of another development that has integrated such a strong philanthropic component into its planning, nor of one with more active use of its green space, than we have at Chevalle," said Rachel Igel. "We are very excited about the serene residential community we are creating for individuals who choose to purchase homes at Chevalle and the outstanding builders who are partnering with us in that process. At the same time, we are thrilled to significantly expand the equine facilitated therapeutic programs and services for children and adults living with disabilities that will grow from the development of Reins of Hope at Chevalle. All of these dimensions support one another and give strength to our community," she said.

According to Chaska Mayor Gary Van Eyll, one of Chaska's greatest assets is its trail system and green spaces. "The Igel's approach to developing Chevalle builds on that, enhancing our greenbelt and providing more opportunities for residents to enjoy our

parks, trails, lakes, ravines and green spaces. At the same time, it brings a mix of housing that has not existed in our community. It's really a win, win." he said.

Chevalle Neighborhoods and Builders

Chevalle's three residential neighborhoods, which comprise 100 of its 300 acres, will feature more than 200 distinguished homes, ranging from custom single family homes to twin homes and villas.

Each neighborhood features a European name descriptive of its setting—Le Rive (waterfront), Pascolo (pasture/meadowland) and Talero (hilltown). Lots range in size from a quarter of an acre to one and three quarters acres, and are situated to offer many views of Lake Bavaria and wetlands, while being in close proximity to numerous amenities.

Featured builders for the beautiful Le Rive Neighborhood, located in the southern part of the development adjacent to Lake Bavaria, are **Wooddale Builders**, and **Lecy Bros. Homes, both based in Minnetonka** and Minneapolis based-**Charles Cudd Company**. Each Le Rive neighborhood home will be custom designed and built, priced from \$900,000 to over \$1.5 million. Ground has already been broken in this neighborhood and several homes are expected to be completed this summer.

Featured builders for the Pascolo Neighborhood, set among the rolling pastureland in the north west section of the development, are Victoria-based **Sondergaard Forcier Builders**, Chaska-based **Allen-Lee Homes** and Chanhassen-based **J. Scotty Builders**. This neighborhood is directly across Victoria Drive from Deer Run Golf Club. Pascolo homes will range in price from \$475,000 to \$800,000; home construction is expected to get underway this summer.

Builders will be announced soon for the maintenance free living Talero Neighborhood, located in northeastern portion of the development, surrounded by rolling pasture land, mature trees, and large wetlands. Its association-maintained Twin Homes and Villas will be priced in the \$450,000 to \$650,000 range; groundbreaking is expected next spring.

The Igel's also announced that their contractor, **Grandt Builders**, is currently constructing a 60 foot by 50 foot European-style, canopied stone arch entrance bridge designed by Excelsior-based **Sharratt Design & Company** at the property's east end, just off Bavaria Road. The signature bridge spans a restored wetland and offers a sense of welcome and old world charm that will be carried throughout the development. It will be visible to drivers along Bavaria Road and to the residents of Chevalle.

The home and neighborhood designs will reflect traditional comfort and elegance, and encourage connections among family members, neighbors, friends and the natural environment.

Chevalle Equestrian Center

Plans call for construction to begin next summer on the 40,000 square foot Chevalle Equestrian Center, to be built at the north west end of the property. The facility will feature 45 indoor stalls, a 200 by 100 foot indoor riding arena with a 200-seat tiered viewing area, a training center, a gathering space with a fireplace, and outdoor arenas with connecting trail access. This facility will be the foundation upon which the nonprofit Chevalle Therapeutic Equestrian Center programs will be built. It will also be a place where Chevalle homeowners may board horses, if that is part of their lifestyle. There is no cost or connection to the facility for homeowners who do not wish to take advantage of this option.

We Can Ride, a non-profit therapeutic horseback riding and carriage driving program for children and adults living with disabilities will be among the programs operating at the Chevalle Equestrian Center. Currently We Can Ride is housing horses at the site and running classes there three nights a week.

Green Space, Recreational Amenities, Environmental Education

Chevalle's 200 acres of open green space will feature a wide range of amenities, including two new public parks, a splash pad and children's playground area, a neighborhood pavilion, pontoon and canoe reservation through the neighborhood association, 10.5 miles of lighted public walking, biking, hiking and equestrian trails, and extensive pasture land where horses will graze. The development plan also involves several restoration, conservation and education components, including the restoration of over 30 acres of habitat-designed wetland areas, the introduction of native bird species, a butterfly garden, poppy fields, and an apple orchard. Educational placards will be placed throughout the property to help residents and community trail users better understand and appreciate their environment.

The 300-acre Chevalle development site is bordered by Bavaria Road on the east, Victoria Drive/County Road 11 on the west, West 86th Street on the north and Lake Bavaria on the south. To get more information about the homes at Chevalle, visit www.chevallehomes.com, call 952-556-1714, or visit the sales center at 3720 Bavaria Road, in Chaska. The sales center is open Noon to 5 p.m. Tuesday through Sunday or by appointment.

Chevalle Development Company, based in Chanhassen, is owned and operated by Rachel and David Igel. An example of their projects is Big Woods on Lotus Lake, a custom lakeshore development on Lotus Lake in Chanhassen. They have completed and/or collaborated on many other "high amenity" projects in Chanhassen, Delano, Ham Lake and Chisago County. An attorney specializing in environmental law, Rachel Igel has combined her expertise in both real estate development and environmental law to create

niche development opportunities in the Twin Cities area, ranging from the development of property for wetland banking purposes to the purchase and development of numerous contiguous parcels of land to create complex open-space development design. Her unique expertise combined with the couple's passion for environmental restoration and conservation, along with inspired architecture and design, converge in the development of Chevalle: Distinctive Homes. Distinctive Development..