

January 31, 2022

Dear Neighbors,

After review of the new plans submitted to the City Planning Department by the Paine Group on its Six Range project, we had a meeting with our attorney Alanah Griffin to decide on what actions we should take now, and what can wait until we see more from Paine, and see what City Planning does with the new submittals.

First, Alanah's advice is that we do not need to do anything until the public comment period starts, which will only occur after City Planning decides that Paine's project application is "adequate," meaning that he has furnished all information required, and that their review indicates that the project complies with all City code requirements.

However, all comments that are submitted BEFORE the public comment period will be reviewed and kept by City Planning, so there is no harm in submitting comments at any point in the review process.

In that spirit, the Board determined that – in advocating for CT Condominium's property rights – we should notify City Planning of several areas shown on the Paine plans where his project trespasses on CT property or proposes to damage our property. We emailed a message to City Planning on these points. (**see Attachment 1**)

We intend to continue gathering information on the project and Paine's latest submission, and we will distribute information to all owners as we receive it. Individual owners can then determine whether there are other areas of concern, and we will do our best to make sure you have the information you need to register your concerns or objections to the City.

Once the public comment period starts, each owner should receive notice from the City, but we will also notify you. The Board will also be using Alanah at that point to register formal objections on behalf of CT Condominium to anything that remains in the Paine project that affects or damages our property.

CT Condominium Board of Directors

[ATTACHMENT 1]

January 28, 2022

The CT Condominium (the owner of the property adjacent to the western and southern boundaries of the Paine Group Six Range project (Application # 21235) has reviewed the 1/7/22 Site Plan (A1.01), Landscape Plan (L1.01), and Stormwater Design report submitted by the Paine Group as a part of its Application. Instead of waiting for the public comment period, we decided to convey to you during the City Planning Department's review several concerns we have about these plans.

First, despite the fact that the Paine Group has already been advised that the CT Condominium does not intend to grant an easement over its property for access by the Paine project to South Hanley Avenue, the recently submitted Site Plan (A1.01) nevertheless shows a "Full Access Approach" over CT Condominium property in the SW corner of the Paine project.

Second, despite the fact that the Paine Group has neither requested, nor obtained, any easement to cross CT Condominium property at ANY point on the southern boundary of the Paine project, both A1.01 and L1.01 show what appear to be sidewalks over CT Condominium property connecting to the asphalt walking path owned and maintained by CT Condominium on its property south of the Paine project. Similarly, the Site Plan (A1.01) also depicts a sidewalk on the western boundary of the Paine project connecting to the CT Condominium walking path. Again, an easement for this sidewalk on our property has neither been requested nor granted.

Third, there currently exists a paved part of Slough Creek Drive which extends to the east from South Hanley across CT Condominium property to a dead end. Although the Paine Group has offered to remove that "stub," landscape the CT Condominium property on which it sits, and install a curb on South Hanley at that location, CT Condominium has not agreed to any of this.

Finally, on the Stormwater Plan (figure 2) attached to the Stormwater Design report dated December 2021, there is a statement (in the SE corner of the project) "INSTALL NEW 30" RCP CULVERT UNDER NEW ENTRY." There is currently a stormwater drainage pipe from a retention pond in the NE corner of the adjacent CT Condominium property that connects to the City's stormwater drainage system at this same location. It appears that this pipe may be depicted on figure 2, but it should be confirmed in the City Planning review that the connection of this pipe to the public stormwater system is not going to be interrupted by the new 30" culvert which the Applicant proposes to install.

Please advise if you have any questions about any of these points.

CT Condominium Board of Directors