

WOODHILL NC LLC
P.O. Box 4022
Chapel Hill, N.C. 27515
919-418-2121

5-19-15

Ms. Collins and Garavaglia,

In the ongoing public hearing, you stated we had surveyed your property without your permission. To set the record straight, our surveyors were not sent out to survey your property, but to locate the public rights of way that surround so much of your lot on South Greensboro.

We have been working to locate the rights of way as exactly as possible so we can make sure none of your property is needed to build the roundabout and its approaches, not even the 1% we asked you for in January.

It now looks like those efforts will be successful and I hope to be able to write you another letter soon stating categorically that no property of yours will be needed. Hopefully, that will remove a point of conflict between us.

The point of this letter is to repeat and clarify the offer I made to you in response to your email of Jan 20th of this year.

In response to your concern about headlights sweeping through your house, we offer to have Bland Landscaping design and install plants to help block those headlights. Total sum we offer for design, purchase and installation of plants, including soil amendments: \$3,000. You must do your own maintenance of the installed plants. Maintenance of the plants is not part of this offer. Bland will give you a recommended watering schedule. We will need your written acceptance of this offer, including permission to enter your property to do the work. With that acceptance and permission in hand, we will then call you to schedule a time to meet on site and discuss the design possibilities. When we receive Bland's invoice for the work, we will send you a copy.

You have mentioned the existing rock wall, some portions of which are in disrepair. As the grade of Old Pittsboro Road rises to meet the traffic circle, the south east end of that wall might end up below grade. We therefore offer to terminate that wall with a stone column at the appropriate point of grade

change. I would strongly recommend the column be done in a mortarless style to compliment the loose appearance of the existing wall. Our latest research into the right of way indicates that the rock wall is in the right of way, so written permission from you may not be strictly necessary, although we request you give us written permission to do this work none the less.

Lastly, as I have explained before, as the end of Old Pittsboro Road is raised to meet the roundabout, the mouth of your driveway inside the right of way will need to rise as well. Since the existing drive moves steadily uphill toward the house, the new elevated portion of the drive should be built to meet the existing drive in a graceful transition curve at some point along it's existing path. It is not clear to me whether the best, most graceful curve would lie entirely within the right of way or not. Both shoulders of the drive should also slope away gently to meet existing grade. Both shoulders should also have topsoil and seeding. The drive itself should have a base coat of "crush and run" and a top coat of 3/8th pea gravel. In this letter we are again offering to perform this work. If the best curve should lie partially outside the right of way, we will need your written agreement and permission to enter your property (in either case we should obtain this before beginning).

I know the installation of the roundabout will be inconvenient for you. We would like to understand your daily schedule to avoid conflict between the work and your coming and going. Perhaps this is a conversation we could have when we meet to discuss the plans.

Yours,

Runyon Colie Woods

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5-21-15

Mr and Mrs Koontz,

I write you to repeat and clarify the offer we made to you when we met at my studio to review the South Green plans on April 20 of this year.

At that time we talked about screening. We have screened on our property as much as possible, up to and in most areas well in excess of the LUO requirements. But it is not possible to find a place on our property that screens you from the road network due south. So when we met on April 20th, we looked for opportunities to do additional screening on your property at 212 Purple Leaf Place.

We also talked extensively about the OWASA and pedestrian easement you gave across your lot for the benefit of Park Slope. Between those easements and your southern addition, there does not seem to be much room for additional screening on your lot, but there are a few promising opportunities.

To explore and take advantage of those opportunities, we again offer to have Bland Landscaping design and install plants on your property to add to the screening. Total sum we offer for design, purchase and installation of plants, including soil amendments: \$3,000. You must do your own maintenance of the installed plants. Maintenance of the plants is not part of this offer. Bland will give you a recommended watering schedule. We will need your written acceptance of this offer, including permission to enter your property to do the work. With that acceptance and permission in hand, we will then call you to schedule a time to meet on site and discuss the design possibilities. When we receive Bland's invoice for the work, we will send you a copy.

Looking forward to meeting with you again,

Runyon Colie Woods