

Shannon Boyle <shannon@unclechips.com>

Thu, Jan 11, 2024 at 10:31 A

From: "Robinson-Paul, Joyce (SMD 5E01)" <5E01@anc.dc.gov>
To: Shawn McGhee <ed@northcapitoldc.com>, "Bonar, Samuel (Council)" <sbonar@dccouncil.gov>, "Ingram, Christopher (EOM)" <christopher.ingram@dc.gov>, "Suggs-
Evans, Rosemary (EOM)" <rosemary.suggs-evans@dc.gov>, "Moore, Anthony (EOM)" <anthony.moore@dc.gov>, "Lewis, Karla M. (SMD 5E02)" <5E02@anc.dc.gov>, "Crawford, Hazle (DOB)" <hazle.crawford1@dc.gov>, "Black, Anthony (EOM)" <anthony.black@dc.gov>, "Chamberlin, Anna (DDOT)" <anna.chamberlin@dc.gov>, "David Lipscomb" <david.lipscomb@dc.gov>, "Adams, Zachary (SMD 2B08)" <2B08@anc.dc.gov>, Hanover Area Civic Association Board <hanoveraread@gmail.com>, "Bates Area Civic Association" <bates-area-civic-association@googlegroups.com>, Mark James <njames@urbangreenllc.com>, "Bernard F 1518" <bernardf1518@gmail.com>, North Capitol Pharmacy <northcapitolpharmacy@gmail.com>, "Reid, Robert (COZ)" <robert.reid@dc.gov>, Mayor Muriel Bowser <mayor.bowser@subscriptions.dc.gov>, Parker <zparker@dccouncil.gov>, Anita Bonds <abonds@dccouncil.us>, "McDuffie, Kenyan (DCBC)" <kenyan.mcduffie@dcbc.dc.gov>

Hi All,

URBAN GREEN LLC has put up barriers this morning to block the shared access area. See photo.

I don't think that they looked at the easement agreement carefully when they did their drawings. We are currently working to make the areas that are JUST OURS (100% owned by Uncle Chip's, Fresh Cuts, N Cap Pharmacy) per the easement agreement. These are marked in yellow on EXHIBIT C of the easement agreement. These areas cannot be interrupted for any reason. Nobody can use them for common egress, nobody can step on them and nobody can re-surface them.

These are being marked now in PINK.

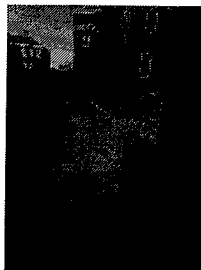
URBAN GREEN LLC, you will need to go back and re-do your plans to follow the easement agreement.

Thank you,
Shannon

*Note: Drawing of Exhibit C is incorrect as Uncle Chip's kitchen is not on the drawing. Not sure if this needs to be corrected by the city
[Quoted text hidden]

Uncle Chip's Cookie & Dessert Suppliers
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www.unclechips.com
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2 attachments



IMG_0770.heic
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LOTWCHIPS00.PDF
382K

Postmaster@dcgov.priv <postmaster@dccgov.priv>
shannon@unclechips.com

Thu, Jan 11, 2024 at 10:32 A

3LLC Account <mjames@urbangreenllc.com>

Shannon Boyle <shannon@unclechips.com>

Robinson-Paul, Joyce (SMD 5E01)" <5E01@anc.dc.gov>, Shawn McGhee <ed@northcapitoldc.com>, "Bonar, Samuel (Council)" <sbonar@dccouncil.gov>, "Ingram, Christopher (EOM)" <christopher.ingram@dc.gov>, "Suggs-Evans, Rosemary (EOM)" <rosemary.suggs-evans@dc.gov>, "Moore, Anthony (EOM)" <anthony.moore@dc.gov>, "Lewis, Karla M. (SMD 5E02)" <5E02@anc.dc.gov>, "Crawford, Hazle (DOB)" <hazle.crawford1@dc.gov>, "Black, Anthony (EOM)" <anthony.black@dc.gov>, "Chamberlin, Anna (DDOT)" <anna.chamberlin@dc.gov>, david.lipscollm@dc.gov, "Adams, Zachary (SMD 2B08)" <2B08@anc.dc.gov>, Hanover Area Civic Association Board <hanoverareadc@gmail.com>, bates-area-civic-association@googlegroups.com, bernardf1518@gmail.com, northcapitol pharmacy <northcapitolpharmacy@gmail.com>, Reid, Robert (DCOZ)" <robert.reid@dc.gov>, Mayor Muriel Bowser <mayor.bowser@subscriptions.dc.gov>, Parker <zparker@dccouncil.gov>, Anita Bonds <ibonds@dccouncil.us>, "McDuffie, Kenyan (DCBC)" <kenyan.mcduffie@dcbc.dc.gov>

Shannon,

Once again... incorrect. Easements were all derived from survey. The areas you marked in yellow are all part of our development site.

Mark James, Principal
Urban Green LLC + Heleos LLC

On Jan 11, 2024, at 10:40 AM, Shannon Boyle <shannon@unclechips.com> wrote:

[Quoted text hidden]
<LOTWCHIPS00.PDF>
<IMG_0770.heic>

Shannon Boyle <shannon@unclechips.com>
UGLLC Account <mjames@urbangreenllc.com>

Thu, Jan 11, 2024 at 1:10 P

"Robinson-Paul, Joyce (SMD 5E01)" <5E01@anc.dc.gov>, Shawn McGhee <ed@northcapitoldc.com>, "Bonar, Samuel (Council)" <sbonar@dccouncil.gov>, "Ingram, Christopher (EOM)" <christopher.ingram@dc.gov>, "Suggs-Evans, Rosemary (EOM)" <rosemary.suggs-evans@dc.gov>, "Moore, Anthony (EOM)" <anthony.moore@dc.gov>, Lewis, Karla M. (SMD 5E02)" <5E02@anc.dc.gov>, "Crawford, Hazle (DOB)" <hazle.crawford1@dc.gov>, "Black, Anthony (EOM)" <anthony.black@dc.gov>, "Chamberlin, Anna (DDOT)" <anna.chamberlin@dc.gov>, david.lipscolm@dc.gov, "Adams, Zachary (SMD 2B08)" <2B08@anc.dc.gov>, Hanover Area Civic Association Board <hanoverareadc@gmail.com>, bates-area-civic-association@googlegroups.com, bernardf1518@gmail.com, northcapitol pharmacy <northcapitolpharmacy@gmail.com>, Reid, Robert (DCOZ)" <robert.reid@dc.gov>, Mayor Muriel Bowser <mayor.bowser@subscriptions.dc.gov>, Parker <zparker@dccouncil.gov>, Anita Bonds <anita.bonds@dccouncil.us>, "McDuffie, Kenyan (DCBC)" <kenyan.mcduffie@dcbc.dc.gov>

Mr. James,

The document I annotated is from the city survey, created by AMT Consulting Engineers on 9/14/2018, attached as exhibit C to the easement recorded at 2019114594.

If you dispute any of my annotations, let me know; but, any factual disputes you may have about what the survey shows, should be taken up with the surveyor. If you see a need to file a corrective easement, we could discuss that.

Keep in mind that, all we are trying to do here is to try to allow the 3 businesses to continue to have access from the alley so that we can run our businesses and have emergency exit routes.

Thank you,

Shannon

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UGLLC Account <mjames@urbangreenllc.com>

Thu, Jan 11, 2024 at 1:28 P

From: Shannon Boyle <shannon@unclechips.com>

To: "Robinson-Paul, Joyce (SMD 5E01)" <5E01@anc.dc.gov>, Shawn McGhee <ed@northcapitoldc.com>, "Bonar, Samuel (Council)" <sbonar@dccouncil.gov>, "Ingram, Christopher (EOM)" <christopher.ingram@dc.gov>, "Suggs-Evans, Rosemary (EOM)" <rosemary.suggs-evans@dc.gov>, "Moore, Anthony (EOM)" <anthony.moore@dc.gov>, Lewis, Karla M. (SMD 5E02)" <5E02@anc.dc.gov>, "Crawford, Hazle (DOB)" <hazle.crawford1@dc.gov>, "Black, Anthony (EOM)" <anthony.black@dc.gov>, "Chamberlin, Anna (DDOT)" <anna.chamberlin@dc.gov>, david.lipscolm@dc.gov, "Adams, Zachary (SMD 2B08)" <2B08@anc.dc.gov>, Hanover Area Civic Association Board <hanoverareadc@gmail.com>, bates-area-civic-association@googlegroups.com, bernardf1518@gmail.com, northcapitol pharmacy <northcapitolpharmacy@gmail.com>, Reid, Robert (DCOZ)" <robert.reid@dc.gov>, Mayor Muriel Bowser <mayor.bowser@subscriptions.dc.gov>, Parker <zparker@dccouncil.gov>, Anita Bonds <abonds@dccouncil.us>, "McDuffie, Kenyan (DCBC)" <kenyan.mcduffie@dcbc.dc.gov>

Not how it works Shannon. There is a specific survey for our site that was updated and used for our site for the closing. I'm not going to explain this any longer. Please consult DHCD or your attorney for proper advice.

Mark

Sent from my iPhone

On Jan 11, 2024, at 1:10 PM, Shannon Boyle <shannon@unclechips.com> wrote:

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Shannon Boyle <shannon@unclechips.com>

Thu, Jan 11, 2024 at 4:21 P

From: UGLLC Account <mjames@urbangreenllc.com>

To: "Robinson-Paul, Joyce (SMD 5E01)" <5E01@anc.dc.gov>, Shawn McGhee <ed@northcapitoldc.com>, "Bonar, Samuel (Council)" <sbonar@dccouncil.gov>, "Ingram, Christopher (EOM)" <christopher.ingram@dc.gov>, "Suggs-Evans, Rosemary (EOM)" <rosemary.suggs-evans@dc.gov>, "Moore, Anthony (EOM)" <anthony.moore@dc.gov>, Lewis, Karla M. (SMD 5E02)" <5E02@anc.dc.gov>, "Crawford, Hazle (DOB)" <hazle.crawford1@dc.gov>, "Black, Anthony (EOM)" <anthony.black@dc.gov>, "Chamberlin, Anna (DDOT)" <anna.chamberlin@dc.gov>, david.lipscolm@dc.gov, "Adams, Zachary (SMD 2B08)" <2B08@anc.dc.gov>, Hanover Area Civic Association Board <hanoverareadc@gmail.com>, bates-area-civic-association@googlegroups.com, bernardf1518@gmail.com, northcapitol pharmacy <northcapitolpharmacy@gmail.com>, Reid, Robert (DCOZ)" <robert.reid@dc.gov>, Mayor Muriel Bowser <mayor.bowser@subscriptions.dc.gov>, Parker <zparker@dccouncil.gov>, Anita Bonds <abonds@dccouncil.us>, "McDuffie, Kenyan (DCBC)" <kenyan.mcduffie@dcbc.dc.gov>

Mr. James,

Sorry, you are mistaken. I am referring to the easement agreement that we all signed, and the surveys that are exhibits to that easement are controlling. You may have contracted for other surveys, but they don't alter what the easement agreement provides.

Again, all we are trying to do here is to try to allow the 3 businesses to continue to have access from the alley so that we can run our businesses and have emergency exit routes.

If there is a separate survey of the site that you did, I'm curious if you used that and not the one we all agreed to in order to obtain your permits with DOB. Does your separate survey match the one provided by the easement agreement or not?

Thanks,

Shannon

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Moore, Anthony (EOM) <anthony.moore@dc.gov> Thu, Jan 11, 2024 at 4:36 P
: "Adams, Zachary (SMD 2B08)" <2B08@anc.dc.gov>, Shannon Boyle <shannon@unclechips.com>
: UGLLC Account <mjames@urbangreenllc.com>, "Robinson-Paul, Joyce (SMD 5E01)" <5E01@anc.dc.gov>, Shawn McGhee <ed@northcapitoldc.com>, "Bonar, Samuel
(Council)" <sbonar@dccouncil.gov>, "Ingram, Christopher (EOM)" <christopher.ingram@dc.gov>, "Suggs-Evans, Rosemary (EOM)" <rosemary.suggs-evans@dc.gov>,
Lewis, Karla M. (SMD 5E02)" <5E02@anc.dc.gov>, "Crawford, Hazle (DOB)" <hazle.crawford1@dc.gov>, "David Lipscomb" <david.lipscomb@dc.gov>, "Hanover Area
Civic Association Board" <hanoverareadc@gmail.com>, "Bernard F1518" <bernardf1518@gmail.com>, "North Capitol Pharmacy" <northcapitolpharmacy@gmail.com>,
Reid, Robert (DCOZ)" <robert.reid@dc.gov>, Mayor Muriel Bowser <mayor.bowser@subscriptions.dc.gov>, Parker <zparker@dccouncil.gov>, Anita Bonds
<abonds@dccouncil.us>, "McDuffie, Kenyan (DCBC)" <kenyan.mcduffie@dcbc.dc.gov>, "Bates Area Civic Association" <bates-area-civic-association@googlegroups.com> <bates-area-civic-
association@googlegroups.com>, "Chamberlin, Anna (DDOT)" <anna.chamberlin@dc.gov>, "Black, Anthony (EOM)" <anthony.black@dc.gov>

Please remove me!

Get Outlook for iOS

From: Adams, Zachary (SMD 2B08) <2B08@anc.dc.gov>
Sent: Thursday, January 11, 2024 4:33:21 PM
To: Shannon Boyle <shannon@unclechips.com>
Cc: UGLLC Account <mjames@urbangreenllc.com>; Robinson-Paul, Joyce (SMD 5E01) <5E01@anc.dc.gov>; Shawn McGhee <ed@northcapitoldc.com>; Bonar, Samuel (Council) <sbonar@dccouncil.gov>; Ingram, Christopher (EOM) <christopher.ingram@dc.gov>; Suggs-Evans, Rosemary (EOM) <rosemary.suggs-evans@dc.gov>; Moore, Anthony (EOM) <anthony.moore@dc.gov>; Lewis, Karla M. (SMD 5E02) <5E02@anc.dc.gov>; Crawford, Hazle (DOB) <hazle.crawford1@dc.gov>; David Lipscomb <david.lipscomb@dc.gov>; Hanover Area Civic Association Board <hanoverareadc@gmail.com>; Bernard F1518 <bernardf1518@gmail.com>; North Capitol Pharmacy <northcapitolpharmacy@gmail.com>; Reid, Robert (DCOZ) <robert.reid@dc.gov>; Mayor Muriel Bowser <mayor.bowser@subscriptions.dc.gov>; Parker <zparker@dccouncil.gov>; Anita Bonds <abonds@dccouncil.us>; McDuffie, Kenyan (DCBC) <kenyan.mcduffie@dcbc.dc.gov>; Bates Area Civic Association <bates-area-civic-association@googlegroups.com> <bates-area-civic-association@googlegroups.com>; Chamberlin, Anna (DDOT) <anna.chamberlin@dc.gov>; Black, Anthony (EOM) <anthony.black@dc.gov>

[Quoted text hidden]

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Shannon Boyle <shannon@unclechips.com> Thu, Jan 11, 2024 at 4:37 P
: "Adams, Zachary (SMD 2B08)" <2B08@anc.dc.gov>
: UGLLC Account <mjames@urbangreenllc.com>, "Robinson-Paul, Joyce (SMD 5E01)" <5E01@anc.dc.gov>, Shawn McGhee <ed@northcapitoldc.com>, "Bonar, Samuel
(Council)" <sbonar@dccouncil.gov>, "Ingram, Christopher (EOM)" <christopher.ingram@dc.gov>, "Suggs-Evans, Rosemary (EOM)" <rosemary.suggs-evans@dc.gov>,
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David Lipscomb" <david.lipscomb@dc.gov>, "Hanover Area Civic Association Board" <hanoverareadc@gmail.com>, "Bernard F1518" <bernardf1518@gmail.com>,
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<mayor.bowser@subscriptions.dc.gov>, Parker <zparker@dccouncil.gov>, Anita Bonds <abonds@dccouncil.us>, "McDuffie, Kenyan (DCBC)" <kenyan.mcduffie@dcbc.dc.gov>,
"Bates Area Civic Association" <bates-area-civic-association@googlegroups.com> <bates-area-civic-association@googlegroups.com>, "Chamberlin, Anna (DDOT)" <anna.chamberlin@dc.gov>, "Black, Anthony (EOM)" <anthony.black@dc.gov>

Hi All,

Sorry - this is my mistake. I shot off my response to the wrong group this morning. I responded to a letter of support from North Capitol Main Streets instead of to a different email group.

Thanks,
Shannon

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onar, Samuel (Council) <sbonar@dccouncil.gov>

Thu, Jan 11, 2024 at 4:41 P

: Shannon Boyle <shannon@unclechips.com>

: UGLLC Account <mjames@urbangreenllc.com>, "Robinson-Paul, Joyce (SMD 5E01)" <5e01@anc.dc.gov>, Shawn McGhee <ed@northcapitoldc.com>, "Lewis, Karla M MD 5E02)" <5e02@anc.dc.gov>, Hanover Area Civic Association Board <hanoverareadc@gmail.com>, northcapitol pharmacy <northcapitolpharmacy@gmail.com>, "bates-area-civic-association@googlegroups.com" <bates-area-civic-association@googlegroups.com>

Moving more folks to BCC so they know they were removed and we stop this.

Shannon I am not qualified to read easement agreements but I will follow-up about what relief we can advocate for.

Look for a new thread from me looping in DDOT and exploring other potential relief.

Sam

Sam Bonar (he)

Constituent Services Coordinator (ANCs 5E and 5F)

Councilmember Zachary Parker, Ward 5

202-724-8028

Hi Folks,

It looks like, on Tuesday, the Bates Area Civic Association (BACA) email list was added to this thread by Commissioner Robinson-Paul, possibly by mistake, as she may have meant to email the president of the BACA, rather than the entire email list (which has over 80 members). In any event, we've now updated the Google Group settings so that messages will be moderated. Thanks very much.

Best,

Naseem

BACA Secretary

on behalf of the BACA Board

[Quoted text hidden]

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To view this discussion on the web visit https://groups.google.com/d/msgid/bates-area-civic-association/CAM6PqBDtrW_K_wH-tNNuxPH1%2B_CNtapjPgQdM3JXGNcKvwKqoQ%40mail.gmail.com.

You received this message because you are subscribed to the Google Groups "Bates Area Civic Association" group.

To unsubscribe from this group and stop receiving emails from it, send an email to bates-area-civic-association+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/bates-area-civic-association/0a5dca0e1ca6ab11d189609a07aef8df%40mail.gmail.com>.

Shannon Boyle <shannon@unclechips.com>

Thu, Jan 11, 2024 at 4:59 P

From: "Robinson-Paul, Joyce (SMD 5E01)" <5E01@anc.dc.gov>

To: Mark James <mjames@urbangreenllc.com>, "Bonar, Samuel (Council)" <sbonar@dccouncil.gov>, northcapitol pharmacy <northcapitolpharmacy@gmail.com>, "Stoute, Oliver (Council)" <ostoute@dccouncil.gov>, "Lewis, Karla M. (SMD 5E02)" <5E02@anc.dc.gov>, "Crawford, Hazle (DOB)" <hazle.crawford1@dc.gov>, "Black, Anthony (EOM)" <anthony.black@dc.gov>, Demetris Cheatham <ed@northcapitoldc.com>, "bernardf1518@gmail.com" <bernardf1518@gmail.com>, "Ingram, Christopher (EOM)" <christopher.ingram@dc.gov>, "Kathy Henderson (Contact)" <khenderson029@aol.com>, Thecla bethel <ladylawyeresq@yahoo.com>

Hi All,

I accidentally responded to the wrong thread with my email this morning. This is my last response copied to this thread to get it where it should be.

Mr. James,

Sorry, you are mistaken. I am referring to the easement agreement that we all signed, and the surveys that are exhibits to that easement are controlling. You may have contracted for other surveys, but they don't alter what the easement agreement provides.

Again, all we are trying to do here is to try to allow the 3 businesses to continue to have access from the alley so that we can run our businesses and have emergency exit routes.

Mark James <mjames@urbangreenllc.com>

Fri, Jan 12, 2024 at 4:45 P

From: Shannon Boyle <shannon@unclechips.com>

To: "Robinson-Paul, Joyce (SMD 5E01)" <5E01@anc.dc.gov>, "Bonar, Samuel (Council)" <sbonar@dccouncil.gov>, northcapitol pharmacy <northcapitolpharmacy@gmail.com>, "Stoute, Oliver (Council)" <ostoute@dccouncil.gov>, "Lewis, Karla M. (SMD 5E02)" <5E02@anc.dc.gov>, "Crawford, Hazle (DOB)" <hazle.crawford1@dc.gov>, "Black, Anthony (EOM)" <anthony.black@dc.gov>, Demetris Cheatham <ed@northcapitoldc.com>, "bernardf1518@gmail.com", "Ingram, Christopher (EOM)" <christopher.ingram@dc.gov>, "Kathy Henderson (Contact)" <khenderson029@aol.com>, Thecla bethel <ladylawyeresq@yahoo.com>

Shannon,

I want to make sure they you are not interpreting the easement or our use of the site incorrectly. You are correct that the easements on the 3 lots you and the neighbors own (Easements A, B-1 and C-1) should indeed on your property and we are not taking possession of those easement areas. That is not our issue. You are also correct that the areas you marked in yellow on the site plan should remain in each building owner's possession. We have no issues there either.

Our stormwater management system/construction area is not on your property or on the other neighbors property. The problem is that we have to take possession of OUR LOT and the easements on our lot. By taking possession of our lot and our easements, it will effectively cut off your vehicle access to your property... but not your pedestrian access which we are still providing. Therefore you still have pedestrian egress to the street and your trash as previously discussed.

I have spoken with our architect and design team and have confirmed that our stormwater management system is NOT on you property. I have also spoken with our GC to make sure that their fencing will be placed on the property line. If it is not, we will make sure they adjust it.

Mark