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SEP 22 2015

DEPARTMENT OF  
PLANNING  
70 SOUTH WINOOSKI AVENUE  
BURLINGTON, VERMONT 05401

September 17, 2015

SENT VIA EMAIL  
Mr. Steve Guild

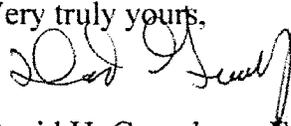
Re: The Great Cedars, LLC  
185-195 College Street, Burlington

Dear Steve,

I understand an issue has been raised regarding the use of Stacy Lane in Burlington for the placement of dumpsters. From my review of the deeds to the properties bordering Stacy Lane it is my opinion that the granted rights generally concern the right of passage only. There is no specific deeded right to place dumpsters to any of the adjoining property owners. Moreover, it is also my opinion that the property located at 136-160 Church Street owned by Ormer Group, LLC has no deeded right of way or easement concerning Stacy Lane or Mechanic's Lane with which it intersects.

Any rights regarding the placement of dumpsters arises only as the result of adverse possession which under the law is the continuous, open, hostile, and notorious use for 15 or more years. Whether any right was obtained by adverse possession can only be determined by a court proceeding in the Vermont Superior Court. Accordingly, forcing the removal of any current dumpster will most likely require suit seeking a determination of any party's claim to use Stacy Lane. It is my understanding, that Gannett Vermont Publishing, Inc. did in fact use Stacy Lane for placement of dumpster for in excess of 15 years and such use has continued after its land and buildings and rights were conveyed to The Great Cedars, LLC.

Very truly yours,



David H. Greenberg, Esq.

DHG/bsb

Enclosure

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DEPARTMENT OF  
PLANNING & ZONING

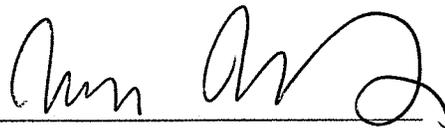
PARKING REQUIREMENT COVENANT

The Great Cedars, LLC hereby subjects its properties located at 185-195 College Street in Burlington, Vermont (hereinafter "185-195") and 166-172 College Street in Burlington, Vermont (hereinafter "166-172") to the following:

Unless otherwise permitted by the City of Burlington or the appropriate agency or department thereof, 33 parking spaces located at 166-172 shall be made available at market price for use by tenants of 185-195.

Dated 9/22, 2015

The Great Cedars, LLC

By:   
Joseph Handy, Duly Authorized Agent

STATE OF VERMONT  
COUNTY OF CHITTENDEN SS:

At Sept, this 22 day of September, A.D. 2015, personally appeared Joseph Handy, Duly Authorized Agent of The Great Cedars, LLC and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of The Great Cedars, LLC.

Before me,   
Notary Public  
Commission expires: 02/10/19