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January 22, 2018

Mr. Bryan Walker
Black Realty, Inc.
107 South Howard Street, #500
Spokane, WA 99201

VIA EMAIL/U.S. MAIL
bwalker@naiblack.com

RE: Painted Hills PRD/Status of SEPA Review

Dear Mr. Walker:

In my last letter to you dated November 21, 2017, I explained that the City was unclear on the anticipated schedule of events regarding preparation of a draft environmental impact statement for your proposal. I also wrote to point out that the City needed more information on the technical proficiency of the DEIS authors relating to flood risk assessments. The City has received no response to this letter. Consequently, the City is unable to provide any assessment of the appropriateness of the DEIS team and wishes to clearly express its concern that in the absence of adequate information the City is not prepared to affirm that the DEIS preparers are engaging in appropriate interdisciplinary methodology or that the DEIS will be compliant with the City's SEPA rules and procedures.

The City's concern is heightened by two additional developments since my last letter.

First, I am advised that project engineer, Todd Whipple, has periodically requested impromptu meetings with Henry Allen, the City's water resources engineer. These meetings have occurred on a "drop-in" basis. In these meetings, Mr. Whipple has shared detailed maps and drawings. Mr. Allen has not had an adequate opportunity in advance to consider Mr. Whipple's information or his requests but has nevertheless tried to courteously allow Mr. Whipple to discuss his materials as Mr. Whipple sees fit.

I am concerned that these meetings provide an opportunity for confusion or subsequent misunderstanding. Although the City remains open to providing information to all of its citizens, the complexities of this project require a more deliberate approach to meetings. Please ask Mr. Whipple to coordinate his meetings with Mr. Allen well in advance. These meetings should be preceded by a designation of the expected time and date of the meeting as well as an agenda of topics that will be discussed. Your courtesy and attention to this request would be much appreciated.

The second reason for the City's concern is related to the preceding. The meetings that have occurred between Mr. Whipple and Mr. Allen suggest that key parts of your project may have

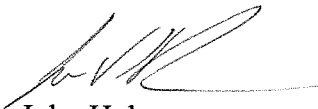
been modified or revised since the application and SEPA checklists were originally filed. Mr. Allen has informed me that changes to the proposal include potential new levy alternatives and may also include new or different proposed culverts affecting Thorpe Road and Chester Creek.

The application of record is that which is presently on file with the City. If the project is expected to be revised, particularly with respect to such significant topics as drainage and flood control, the City will expect a formally supplemented application. The City may revise the scope of the DEIS or take other steps to promote interagency cooperation and allow adequate opportunities for public participation.

I close by inviting you to provide me with a comprehensive update on the state of the proposal. I believe that both the City and your development team can only benefit from a clear and transparent discussion of these matters.

As always, please do not hesitate to call with any questions or concerns.

Very truly yours,

A handwritten signature in black ink, appearing to read 'John Hohman', written over a horizontal line.

John Hohman
Deputy City Manager
City of Spokane Valley