

Dear Normanoch Membership,

We are writing with an update on the latest news as it relates to the former golf course property. Thank you to the members who submitted comments and questions after our June 17th community meeting. Responses to those questions are embedded here or have been addressed via individual emails. We have extended our deadline for executing a purchase and sale agreement to the end of July to allow ample time to consider the outcome of the recent subdivision hearing and any open member concerns. Any purchase would remain dependent on further diligence and contingencies as outlined in our prior communications.

In their public meeting on June 28th, the Frankford Township Land Use Board reviewed the subdivision application submitted by the Greater Culver Lake Watershed Conservation Foundation. While we are sharing key outcomes of the meeting, please bear in mind that a formal resolution of the findings will not be adopted until the next Land Use Board meeting.

**Key components of the subdivision plan and hearing:**

- Subdivision of 5 plus acres from the larger golf course property. The subdivided property proposed to be acquired by Normanoch is approximately 5.3 acres.
- The plan includes a 20-foot-wide easement through the newly created 5 plus acre lot to provide pedestrian access from East Shore Culver Road into the balance of the golf course property to be acquired by the Foundation for conservation purposes. The easement is a requirement of the State and Green Acres. The Green Acre requirement is tied to funding for the Foundation. This easement would be in place whether Normanoch bought the property or not and would be carried with the deed to the land.
- A site plan and use variance are required for any use of the 5 plus acre lot other than a single-family home or vacant land. A waiver is being investigated but may not be possible.

**The Board is currently working on:**

- Reviewing terms for the proposed sales and purchase agreement to include necessary contingencies, and allowances for due diligence.
- Consulting with our attorney and a site planner regarding the process and cost for a site application and use variance.
- Considering the feasibility of options to fence/separate the easement within the property.

- Discussing liability implications of an easement for public trail use with our insurance broker, as well as considering possible liability mitigations.
- Reviewing proposals for Phase I Environmental Investigations. A contract would not be executed until the sales and purchase agreement is signed.
- Seeking proposals for septic inspection and continuing discussions regarding permitting requirements for NAI to use the golf course septic system.

In the meantime, we appreciate the community's continued support and feedback while we investigate this investment and weigh the risk and opportunity. We will continue to provide material updates throughout each step in the process

The Board of Directors