

December 5, 2022

Doug Dalena
Director of Legal Affairs
City of Stamford
888 Washington Blvd.
Stamford, CT 06901

RE: Notice of Default

Dear Attorney Dalena,

I represent CP VII 100 Clinton, LLC (“**Carmel**”), successor in interest to RBS Americas Property Corp. (“**RBS**”), and owner of properties located on the east bank of the Rippowam River subject to a certain agreement known as the “Completion Agreement” between RBS, the City of Stamford (the “**City**”) and Clinton Court – A Condominium Association, Inc., dated August 15, 2018 (the “**Completion Agreement**”). A copy of same is attached. Pursuant to Section 9 of the Completion Agreement, the City was obligated to design and construct, at its sole cost and expense, the Mill River Improvements (as defined in the Completion Agreement), within two (2) years from the Closing Date. The Closing Date was October 2, 2019. The City has neither designed nor constructed the Mill River Improvements to date.

Therefore, pursuant to Section 7(b) of the Completion Agreement, Carmel is providing written notice that the City has failed to perform its obligations under same and is in default. Please contact me immediately to discuss arrangements to cure this default.

Sincerely,

Lisa Feinberg

Lisa L. Feinberg

Cc: Thomas Cassone
Sandy Dennies