

Dear Mr. Pendoley and Members of the Board of Directors,

This will supplement my November 30 letter to you.

In your November 15 letter to the Belvedere City Council endorsing the proposed Mallard Pointe development, I believe you mischaracterized the existing 22 duplexes on Mallard Road as “a seriously deteriorated, environmentally compromised property.” It appears that the developers agree with me.

In describing the existing 22 duplexes, I assume that you were relying on information provided to you by the developer in connection with its request for endorsement. If so, the description you received is 180-degrees at odds with the description the developer is currently providing to prospective renters of these duplexes! For your edification, I am attaching, below, a rental listing that the developer is currently posting both on craigslist.com and on apartments.com for a specific duplex located at 22 Mallard Road.

In this current listing, titled “\$5,500/2 Br-915 square feet-Bright, Spacious 2 BR Cottage-Experience the beauty of Belvedere!” the developer states that:

“Mallard Pointe is a luxury waterfront community featuring 22 light-filled, 2-bedroom cottages in Belvedere, California. Our residences feature spacious outdoor living, waterfront views, and private garages. 22 Mallard Rd. has been recently renovated with a chef’s kitchen, skylight, stainless steel appliances, full-size in-home laundry, and hardwood flooring...Mallard Pointe offers an extraordinary, luxury living environment unmatched in the Bay Area.” The listing goes on to list the many amenities of the cottage.

The 22 duplexes cannot be both as you describe them in your letter to the City Council and as the developer describes them in its rental listing.

Again I ask, given your stated mission, can you please explain why MEHC chose to endorse the proposed project? Your credibility as an organization is in question.

One final point: I would have thought that, in your letter to the Belvedere City Council, you would have disclosed that the principals of the developer have in the past made donations to MEHC. Transparency and fair dealing would seem to have required such a disclosure.

Jane Cooper

Resident, and member of Belvedere Residents for Intelligent Growth