

allen
stahl+
kilbourne

ROBERT C. "BO" CARPENTER
Attorney
bcarpenter@asklawnc.com

August 6, 2021

Sue Polston
Executive Director
Sunrise Community for Recovery and Wellness
50 S French Broad Ave
Suite 242
Asheville, NC 28801
spolston@sunriseinasheville.org

Re: Ramada Inn

Dear Ms. Polston,

This firm represents Horne – River Ridge II, Limited Partnership, the owner of the River Ridge Shopping Center adjacent to the Ramada Inn. As you know, Sunrise Community for Recovery and Wellness has been running a low-barrier homeless shelter out of the Ramada Inn. You also know that the City has a contract to purchase the building to continue that use for which it is accepting RFPs starting today.

The low barrier shelter and Sunrise's management of it has been a disaster for the shopping center. Crime has become rampant in a normally quiet shopping center. Drug dealers now frequent the center preying on the vulnerable. Shop lifting has become customary. Prostitution occurs in plain sight. Customers are afraid to patronize the center. Ambulances, police cars, and fire trucks are there every day. Business hours have been reduced. Employees are leaving their jobs out of fear. Tenants are threatening to leave. Business is significantly down when it should be rebounding after the alleviation of the pandemic restrictions. Whole businesses are teetering. Life savings are at risk. Foreclosure appears to be an eventuality.

My client cannot wait any longer and must take immediate action. It will file legal action against Sunrise and any organization that participates in the running of the Ramada Inn as a homeless shelter. Not only will such legal action aim to enjoin the use of the Ramada Inn as a homeless shelter, it will seek damages to the

Letter to Ms. Polston
August 6, 2021
Page 2

fullest extent of the law against Sunrise and any person or entity involved with the Ramada Inn endeavor.

Additionally, you are hereby directed to cease and desist any additional participation in the running of the Ramada Inn. If you have legal counsel, I suggest you have them contact me as soon as possible to discuss this matter and whether he or she will accept service of the lawsuit.

Thank you for your prompt attention to this matter.

Best Regards,

A handwritten signature in blue ink, appearing to read "Robert C. Carpenter", with a stylized flourish at the end.

Robert "Bo" Carpenter