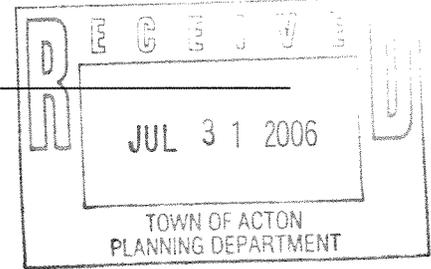


ACTON MANAGEMENT, INC.

P.O. Box 2350
69 Great Road
Acton, MA 01720
(978) 263-2989
FAX (978) 263-0403
actonmgt@verizon.net



July 28, 2006

Acton Board of Selectmen
Town Hall
Acton, MA 01720

Re: Traffic Light on Route 2-A

Dear Selectmen:

I and many of my tenants are opposed to the installation of any traffic light on Route 2A- especially at the Concord Road intersection.

There are four curb cuts located just east of Concord Road. These include entrances to my East Acton Shopping Center, Leo Bertolami's properties, and Bursaw's. The installation of a traffic light would cause cars to back up or stack for several hundred feet- thereby blocking these important access points to the shopping centers. Cars would not be able to exit either by left or right turn because the stacked cars would block their turns. Nor would they be able to enter the shopping centers while the cars were stacked at the light.

Judging from the stacking observable at the rotary, the line at such a light would be quite long.

Moreover, cars traveling on Route 2A would be less willing to stop to allow cars to enter or exit the shopping center because they would miss the light by allowing cars to exit or enter in front of them.

A light at Brookside would not cause the same problems because there are no major curb cuts that would be blocked by the light. Indeed, the light would be at and for the benefit of the Brookside curb cut. Also, Brookside has already agreed to the installation of the traffic light at their cost.

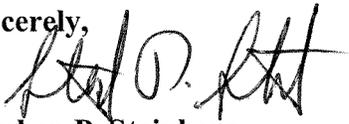
A traffic light at Concord Road would be highly injurious to the business activity of those concerns blocked by the inevitable stacking at the light. Such injury would lead to lower values for the real estate so affected.

The major traffic problem on Route 2A is clearly that vehicles can not enter the rotary- whether from the west or the east without a long wait. This problem is being addressed by the Commonwealth. Traffic lights at Brookside or Concord Road will not affect this situation.

As has been pointed out, Route 2A does not currently present a safety problem to a greater degree than other major roads in Acton.

I urge you to place the light if at all at Brookside center. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen P. Steinberg". The signature is stylized and somewhat cursive.

**Stephen P. Steinberg
President**

Cc: MassHighway, Jamie Eldridge, Pam Resor, Corey Atkins