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August 14, 2006

HAND DELIVERED BY COURIER

Board of Selectmen
Town of Acton
Acton Town Hall
472 Main Street
Acton, MA 01720

RE: Leo F. Bertolami, Trustee of Old Mill Development Trust and Autoplex Realty LLC
Conservation Restriction and Public Access Easement

To the Members of the Board of Selectmen:

Leo Bertolami has asked me to review the Conservation Restriction and Public Access Easement affecting property owned by the Trust and Autoplex Realty LLC which property is located on Powdermill Road in Acton. Such Conservation Restriction and Public Access Easement is recorded at Middlesex South District Registry of Deeds in Book 44333, Page 447, on December 20, 2004.

I have reviewed the document and it appears that the property referenced in the Conservation Restriction is, in fact, subject to a legally valid and sufficient conservation restriction as further evidenced by the statutory requirement of the approval of the Town of Acton Board of Selectmen, acceptance by the Acton Conservation Commission, and further approval by the Secretary of Environmental Affairs of the Commonwealth of Massachusetts, which approval was executed on October 27, 2004.

In essence, the Conservation Restriction appears to meet all requirements of Massachusetts General Laws Chapter 40, Section 8C and Massachusetts General Laws Chapter 184, Section 32.

Very truly yours,

SCHEIER & KATIN, P.C.

Mark L. Scheier

MLS/sre
cc: Client