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January 18, 2011

HAND DELIVERED

Planning Board
Town of Acton
472 Main Street
Acton, MA 01720

RECEIVED

JAN 19 2011

Town of Acton
Planning Department

Re: The Residences at Quail Ridge, Senior Residence
Special Permit 08-02 dated February 12, 2008 and
Supplemental Decision dated October 14, 2008

Ladies and Gentlemen:

The undersigned represents QR Properties, LLC, the current owner of the property that is the subject of the above-noted Decisions (hereinafter jointly the "Decision").

As the Board is aware, the Decision was the subject of an appeal which was ultimately settled through a Stipulation for the Entry of Judgment on March 19, 2009. While this office believes that the provisions of Section 173 of Chapter 240 of the Acts of 2010 ("the Permit Extension") provides for the extension of the Decision (Special Permit) for the period from March 19, 2011 through March 18, 2013, it is my preference that the Board act to extend to permit through March 18, 2013.

My client has diligently sought to proceed with the development as contemplated by the Special Permit, but, I'm sure to no one's surprise, has been unable to find the necessary financing and/or an appropriate partner to proceed with the development.

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It is still my client's hope to commence construction of the project within the next two years and to proceed with its completion as anticipated by its predecessor and by the Town of Acton.

I am happy to appear in front of the Board should you deem necessary or appropriate to answer any questions you may have.

Very truly yours,

GRAHAM & GRAHAM, P.C.

A handwritten signature in blue ink, appearing to read "S. R. Graham", with a long horizontal flourish extending to the right.

Steven R. Graham

SRG/jm
cc: Client