

263 Great Road, LLC

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March 7, 2013

Scott Mutch
Assistant Town Planner
Acton, MA 01720

Re: Meadows, 263 Great Road, Acton, MA: Bonus Rooms over Garages

Dear Scott:

Based on my discussion with Roland yesterday and yours with our builder Tracy Cronin, I will ask permission from the Board of Appeals to allow us to offer buyers as an option a "bonus room" over the garage.

Roland said I might be able to meet with the Board on April 8, 2013.

In order to make sure that the exteriors of the affordable homes are indistinguishable from the market rate homes, I agree to modify appropriately with windows and dormers the exteriors of those affordable homes that you wish to designate, so they will be indistinguishable from those market rate homes that might elect to have the bonus room.

Since I need to start construction soon on the two model homes, I would like to include framing in these two models so that the bonus rooms can be completed when the Board of Appeals approves the change.

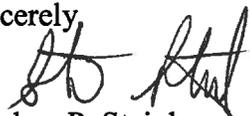
If the Board of Appeals does not grant their approval, I agree that the bonus rooms on these two model homes will not be completed and will be sealed off from the home.

Thank you for helping us with this problem. It was my error not to have sought appropriate approval when I came up with the idea of these bonus rooms.

The option of a bonus room has been very well received by prospective buyers. It will be an excellent marketing tool, which will help to assure the viability and success of the project.

Please let me know when I can meet with the Board and if the above procedure is acceptable to you and the Building Department.

Sincerely

A handwritten signature in black ink, appearing to be 'S.P. Steinberg', written over a horizontal line.

Stephen P. Steinberg

cc: Roland Bartle
Frank Ramsbottom