

PETERS & SOWYRDA

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A Professional Association of Individual Attorneys and Not a Partnership

R. Norman Peters
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October 29, 2013

Via email (planning@acton-ma.gov)

Mr. Roland Bartl
Planning Director
Town of Acton
Town Hall
472 Main Street
Acton, MA 01720

RE: Consolidation of Title

Dear Mr. Bartl:

Please be advised that I represent TRB Development Group, Inc. ("TRB"). TRB currently has the property at 400 Massachusetts Avenue in Acton, MA under purchase agreement with the intent of developing a CVS on the property. In connection with that development and a zoning analysis of same, you have requested confirmation that certain land title consolidation will take place as part of such development regarding the following properties if they are developed in accordance with the site plan presently pending before the Acton Board of Selectmen (the "Site Plan"):

1. 400 Massachusetts Avenue owned by Mustard Seed Properties, LLC by deed recorded in MSRDR in Book 48926, Page 82 ("Mustard Lot");
2. 408 Massachusetts Avenue owned by Notca, LLC by deed recorded in MSRDR in Book 31141, Page 299 (the "Notca Lot"); and
3. a portion of 408 Massachusetts Avenue owned by Anna Ludwig, Trustee of Parker Lane Investment Trust by deed recorded in Book 47097, Page 267, which portion is outlined in pink on the plan, attached hereto and incorporated herein by reference ("Parker Portion").

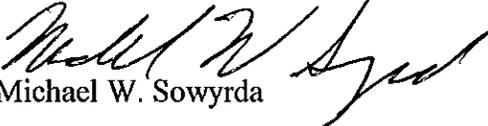
Mr. Roland Bartl
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October 29, 2013
Page 2

(Collectively, the Mustard Lot, the Notca Lot and the Parker Portion are hereinafter referred to as the "Consolidated Lots".)

I have been advised by TRB, Notca, LLC and Ms. Ludwig, as Trustee (collectively, the Lot Owners") that they all intend to consolidate the Consolidated Lots into one owner as part of the development of a CVS on the Consolidated Lots in accordance with the Site Plan. At this time, the Lot Owners intend to consolidate title in Notca, LLC. However, they reserve the right to choose another entity ("Alternate Entity") to facilitate such development and consolidation in one title holder and are all committed to transfer their respective properties into such Alternate Entity if: (a) the Consolidated Lots are indeed developed in accordance with the Site Plan; and (b) they choose not to consolidate title into Notca.

If you have any questions, please feel free to call me.

Very truly yours,


Michael W. Sowyrda

cc: Timothy R. Boisvert, President
Vincent Cuttone, Manager