

Hand Delivered

January 20, 2005

Mr. Don P. Johnson
Town Manager
Acton Town Hall
472 Main Street
Acton, MA 01720

Re: Acton Business Center
Request for Proposals dated November 1, 2004

Dear Mr. Johnson,

We are pleased to submit our joint development proposal with Home Depot, U.S.A., Inc. for the development of the Acton Business Center. Enclosed you will find one original and five (5) copies of our proposal.

We believe there are many benefits to the Town of Acton from our proposed development, not the least of which is annual real estate taxes and job creation. We are also providing one-time economic benefits to the Town from the purchase price, mitigation proposal and by assuming the cost of capping the landfill.

We also believe that this project provides much needed services and goods to the community. Although there is a fair amount of retail shopping available in other parts of Acton, there are no major home improvement stores nearby. This project will also add a huge convenience to residents who now must travel some distance to meet these needs. Additionally, the supermarket will add competition and convenience to the local market.

We'd like to point out the graphic exhibits enclosed herein and invite you to examine the site lines from Route 2. Because of the proposed finished grades, the buildings will be mostly shielded from view corridors along Route 2. The main identifying feature of the project will be the site sign.

In closing, we'd like to point to our success in developing The Home Depot and Jordan's Furniture Store on the former Reading town landfill as a project that is consistent with the Commonwealth's efforts at Brownfields reclamation and smart growth. We look forward to the opportunity to work with the Town of Acton on this exciting project.

Sincerely,

Mark C. Dickinson
President

MCD:sjs

Cc: John Tascione, Home Depot USA
William O'Brien, Pinnacle Partners