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February 22, 1999

VIA FAX - 829-4481 (with attachments to follow)

*WOLF ASSOCIATES INC
309-D-041*

Terry N. Snow, P.A.
Attorney at Law
P.O. Box 275
Cumberland Center, Maine 04021-0275

Re: Streets

Dear Terry:

This letter is in follow-up to our meeting on February 17, 1999 at which the City discussed with you and your client, Jim Wolf, various outstanding issues that must be addressed in those subdivisions in which Burt Wolf, Diversified Properties, Jim Wolf and Wolf Associates have/had some interest:

Buca Run
Hillcrest West
Woodfords Gardens
Ninth Street
Alice Street

At the present time, the City has suspended all actions on projects in which Jim Wolf, Wolf Associates, Diversified Properties and Burt Wolf are/have been involved, until we can ensure that various streets in the above noted subdivisions are brought up to City standards and presented, in the near future, to the City Council for acceptance.

Alice Street/Presumpscot River Place

Burt Wolf is responsible for this subdivision. At our meeting last Tuesday you provided me copies of correspondence in which you advised your client to send an executed deed to the City

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transferring over to it right, title, and interest to the streets in the Alice Street subdivision. The City has located the executed deed. As well, the City has within its files the executed deeds for Presumpscot River Place, Phases I and II.

Public Works is still searching their records for any existing as-builts and waiver and indemnification agreements submitted to the City with regard to Alice and Hope Streets. Perhaps you have additional information with regard to such documents. In order to accept a street the City must obtain an executed waiver and indemnification agreement.

There is an outstanding issue regarding a "gap" in a portion of Alice Street that remains. However, it is recognized that this fact is of no consequence to your client and is something the City must resolve.

Hillcrest West

This subdivision, and the streets laid within it (Stuart, Lynn, Hillcrest Circle, Saugus Street Phase 1) is admittedly the responsibility of Jim Wolf, although Burt Wolf or Diversified Properties may have/have had an ownership interest in these streets. At our meeting, Jim indicated that it is unlikely executed deeds or as-builts were ever presented to the City relative to these roads. He did, however, believe that punch lists for these streets had been created and but also completed by him several years ago. Jim will endeavor to determine if he can locate any such punch lists. The last list the City has located is as attached. Public Works continues to review its files to clarify whether additional lists were created and complied with.

To lift the suspension of permitting and review, first and foremost, the above streets must be up to City standards. Todd Merkle will endeavor to inspect these streets at the earliest opportunity to determine their status. Jim has agreed to have you prepare the legal deeds for all streets in the Hillcrest West subdivision and he will obtain the as-builts. We will also need waiver and indemnification agreements.

Until the City is satisfied that its interests are adequately protected and that Hillcrest West subdivision has been developed according to City standards, no building permits or further subdivision review of developments or structures in which Jim Wolf, Wolf Associates or Burt Wolf are or have been involved.

Ninth Street

Burt Wolf developed Ninth Street. On 2/19/99 Jim Wolf presented Jim Robbins at Public Works with the as-builts for this street. We will still need an executed deed and a waiver and

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indemnification agreement. Moreover, we need to ensure the headwall design has been submitted to the City and has been installed according thereto. In addition, the streetlight should have been installed by now (see attached).

Woodfords Gardens

Jim Wolf represented that Woodfords Gardens, i.e. Saugus Street, Phase II, Milton Street, Braintree Street and Beverly Street, are the responsibility of Grondin & Sons. Jim apparently contacted Phil Grondin prior to our meeting last Tuesday. Moreover, I understood that you would be discussing the streets in Woodfords Gardens with Grondin following our meeting and you would follow-up with me thereafter. I have not heard from you as yet. Jim indicated he intends to work with Grondin to straighten out the matter of street standards and street acceptance once and for all. I attach several documents detailing work needed to be completed on the roads under the responsibility of Grondin & Sons. As you know, a final inspection of these streets is scheduled for April 22. In addition, we will need executed deeds, as-builts and waiver and indemnification agreements for these streets (we do have as-builts for Braintree Street between Saugus and Beverly).

Buca Run

335-C-063

Diversified Properties, Inc. currently owns Buca Run and is responsible for bringing the streets in this subdivision up to City standards. Burt Wolf owns Diversified Properties, Inc. and Jim Wolf is employed by that company.

I enclose the punch list that was developed by the Public Works department detailing the work to be completed on Buca Run and Dedham Street. This list is as given to you at our December 3rd meeting. Jim was encouraged then and now to take immediate steps to address and complete those items on the list that need not wait until April.

In addition, you should prepare and submit to the City the required deeds to Buca Run and Dedham Street. The as-builts for this subdivision have been submitted.

Closing Remarks

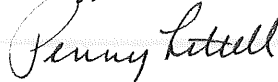
Until the City is satisfied that its interests are adequately protected and the subdivisions listed above are developed according to City standards and ready for acceptance by the City Council, no building permits or further subdivision review of developments or structures in which Diversified Properties, Burt Wolf, Jim Wolf or Wolf Associates are/have been involved shall be permitted. The City acknowledges that the "gaps" issue is not the responsibility of the developer in this case

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and will not, in and of itself, hold up any permitting process.

I trust I shall hear from you shortly regarding your progress in working toward a resolution of these matters, both individually and with Grondin & Sons.

Sincerely,



Penny Littell

Cc: Robert Ganley, City Manager
Gary Wood, Esq., Corporation Counsel
Joseph Gray, Director of Planning and Development
William Bray, Public Works
James Robbins, Public Works
Todd Merkle, Public Works
Michael Nugent, Inspections Supervisor