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November 15, 2013

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BY E-MAIL

Ronald Rappaport, Esq.
Reynolds, Rappaport, Kaplan & Hackney, LLC
106 Cooke St.
P.O. Box 2540
Edgartown, MA 02539

Re: Squibnocket Farms Beach Project

Dear Ron:

As you are aware, I represent a group of landowners with interests at Squibnocket Ridge in Chilmark. My clients rely on Squibnocket Road and the current causeway area that is located between the beach parking lot and the gate at Money Hill as the only means of vehicular access to and from their properties. The erosion and storm flow problems affecting the access corridor, and the proposed solution to those problems, are well known to the Town of Chilmark and do not need to be repeated in detail here.

Last spring, my clients and their technical experts initiated discussions with a specially-constituted Town committee about the proposed solution, which has as its centerpiece the construction of a pile-supported causeway that would span from the current entrance to the Town beach parking lot to a point on Money Hill (the "New Causeway"). The committee suggested that the New Causeway also be made available to address the Town's concern about the eventual disappearance of the existing Town beach and parking lot. Specifically, the committee suggested that the opportunity be taken to establish a new Town beach, parking area, and related amenities on the other (west) side of the New Causeway.

The location that the committee suggested for these new facilities is on a parcel of land currently owned in fee by the Vineyard Open Land Foundation ("VOLF"). The parcel was referred to as "Lot 30" in the definitive subdivision plan establishing the Squibnocket Farms subdivision in the 1990s, and, coincidentally, contains approximately 30 acres in total. In response to the committee's suggestion, we approached VOLF to discuss leasing a portion of Lot 30 to the Town to be used as a public beach. VOLF decided that the best solution to solve the respective needs of the landowners and the Town would be to sell a portion of Lot 30 to the Association, putting the Association in a

November 15, 2013

position to enter a lease with the Town, rather than have VOLF directly enter into a lease with the Town.

The purpose of this letter is to confirm that the Association has reached an agreement in principle with VOLF, pursuant to which VOLF would sell the relevant portion of Lot 30 to the Association, once permits are obtained for the construction of the New Causeway and other contingencies are met. The portion of Lot 30 to be conveyed to the Association is approximately 10.5 acres in size and is generally shown as bounded in red on the attached sketch plan, which was prepared by Town staff.

This letter also will confirm that the Squibnocket Farm Homeowners Association met in July of this year and voted affirmatively to approve each of the contemplated transactions – i.e., the acquisition of the land from VOLF, and the subsequent entry into a long-term lease arrangement with the Town – on terms consistent with what has been agreed with VOLF and discussed with the Town. Additional votes of the Association may be needed to authorize the execution of definitive agreements when they are negotiated, but that can be expected to be a pro forma process if the basic deal terms remain as they are now.

If the municipal approval process goes smoothly, I see no reason why the contemplated transactions and projects would not be diligently pursued to completion. In my view, there is enough clarity and certainty about the basic shape and feasibility of the project for the Town to begin its public process. As part of that process, we are eager to start working with you on the development of a form of lease agreement to be presented to the Town Meeting.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Peter A. Alpert", with a stylized flourish at the end.

Peter A. Alpert

Encl.

Cc: Eric Peters, Esq.
Lawrence Lasser



Map 35 Lot 1.30
Chilmark, MA



0 350 700
Feet

6/3/2013

