

Peter J. Rotelli
Counsellor at Law

September 10, 1998

John Szandrocha
39 Quail Run Lane
Bloomfield, Connecticut 06002

Re: Miscellaneous Items at the Common at Sinnott Farms

Dear John:

Enclosed please find a check in the amount of \$2,781 representing some past due balances due to the Association. This should round off the past due balance to \$5,000. We will continue to reduce this balance.

You had asked me to address a couple of items.

First, regarding the stones in the grassy area, I will have Costa get some workmen to rake out as many stones as possible in the common areas which should be mowed by the Association.

Regarding the path to the playground area from Spring Hill Lane, I will have Vince McDermott from Milone & McBroom check with the recorded plans to see what path, if any, should be installed. This would most likely be done in conjunction with the completion of the last two cul de sacs at Sinnott Farm. If it is installed now it would most likely just be torn up when the road is finished.

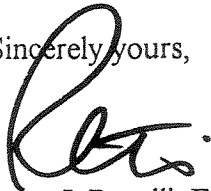
Regarding the final top coat on Spring Hill Lane, I will also have Vince McDermott check with the Town to see if any further drainage work is required to be re-routed underneath Spring Hill Lane. We do not want to complete the top coat surface of the road only to have to dig it up once again. Apparently the Town had some question about re-routing the drainage relating to the temporary pond in back of the first house on the left on Spring Hill Lane.

Lastly, at the recent auction of Sinnott Farm the only parcel to "sell" was The Knoll. The buyer that had put a deposit down refused to close because of a title concern which his attorney had relating to the recording of the original plans for Sinnott Farms.

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In order for us to proceed forward, the title attorneys would request a Confirmatory Deed from the Association to James Street Development Corp of this land. We will need individual homeowners to sign off and the title attorneys will prepare the appropriate documents for signature. I will discuss this with you soon.

Sincerely yours,

A handwritten signature in black ink, appearing to read "P. Rotelli", with a large, stylized initial "P" and a trailing flourish.

Peter J. Rotelli, Esq.
PJR/dp

Enclosure

cc: Costa Lengas
Vince McDermott