

Peter J. Rotelli
Counsellor at Law

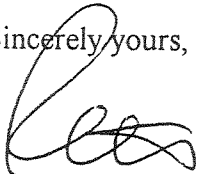
October 1, 1998

John Szandrocha
39 Quail Run Lane
Bloomfield, Connecticut 06002

Dear John:

Enclosed please find a copy of a letter from Len Jacobs, attorney for the buyer of The Knoll. The letter is self explanatory. I have also enclosed copies of documents which I have drafted for the transaction. Please call me to discuss.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'PJR', with a large loop at the top and a horizontal line across the middle.

Peter J. Rotelli, Esq.
PJR/dp

Enclosures

EXHIBIT A
DESCRIPTION

SINNOTT FARM
THE KNOLL

A portion of a certain piece or parcel of land situated on the southerly side of Wadhams Road and Terry Plains Road in the Town of Bloomfield, County of Hartford, and State of Connecticut, known as The Knoll at Sinnott Farm, and shown as Lot 2159 on subdivision maps entitled "Subdivision Map The Common at Sinnott Farm Planned Residential Development Wadhams Road & Terry Plains Road Bloomfield, Connecticut Scale 1" = 40' Date March 1907" Revised April 7, 1988, certified substantially correct and in accordance with Class A-2 of the Code of Practice for Standards of Accuracy of Surveys and Maps, John C. Heagle, Heagle & Heagle Civil Engineers & Land Surveyors Glastonbury, Conn., consisting of nine sheets, and "Subdivision Map The Common at Sinnott Farm Planned Residential Development Wadhams Road & Terry Plains Road Bloomfield, Connecticut Scale 1" = 40' Date June 1991" Revised February 15, 1992 and Revised March 23, 1992, certified substantially correct and in accordance with Class A-2 of the Code of Practice for Standards of Accuracy of Surveys and Maps, Davis Surveying and Engineering, Inc. Simsbury, Conn., consisting of nine sheets, (the "Common Map") and being more particularly bounded and described as follows:

Beginning at a point in the southwesterly line of Terry Plains Road which point marks the northerly corner of land now or formerly of David A. & Peggy L. Stull, as shown on Sheet No. 9 of the Common Map; thence S 60° 00' 40" W, along said land now or formerly of David A. & Peggy L. Stull, 200.00 feet to a point; thence S 29° 51' 20" E along said land now or formerly of David A. & Peggy L. Stull, land now or formerly of John J. Carson and land now or formerly of Harold A. & Susan M. Jaxon, in part by each, 110.00 feet to a point; thence S 60° 00' 40" W, along said land now or formerly of Harold A. & Susan M. Jaxon, 14.95 feet to an iron pin; thence N 76° 44' 09" W along land now or formerly of George D. & Agnes E. Kimbrough and land now or formerly of Stanley R. & Marie A. Szot, 133.71 feet to an iron pin; thence N 76° 59' 44" W along land now or formerly of Gus L. Schroy, land now or formerly of Doris M. Attardo and land now or formerly of Albert A. Attardo and Frank L. Zito, in part by each 859.20 feet to a point; thence N 16° 00' 00" E, 137.05 feet to a point; thence N 31° 12' 10" W, 258.17 feet to a point; thence N 71° 50' 00" W, 212.65 feet to a point in the easterly line of Ryefield Hollow Drive; thence in a northeasterly and northerly direction, along a curve to the left having a radius of 530.00 feet, 647.52 feet to a monument; thence N 8° 51' 20" W, 220.00 feet to a monument; thence in a northerly and northeasterly direction, along a curve to the right, having a radius of 370.00 feet, 297.06 feet to a monument; thence N 37° 08' 40" E, 300.31 feet to a monument; thence in a northeasterly and easterly direction, along a curve to the right having a radius of 30.00 feet, 47.12 feet to a point in the southwesterly line of Terry Plains Road, the last four courses being along the easterly line of Ryefield Hollow Drive; thence S 53° 51' 20" E, 259.21 feet to a point; thence southeasterly along a curve to the right having a radius of 757.58 feet, 155.86 feet to a point, the last two courses being along the southwesterly line of Terry Plains Road (assumed street line); thence S 19° 08' 40" W, 220.95 feet to a point; thence S 31° 15' 20" E, 189.33 feet to a point; thence N 19° 08' 30" E, 225.23 feet to a point, the last three courses being along land now or formerly of Joseph P., Jr. & Anna P. Murtaugh; thence S 29° 51' 20" E along the assumed southwesterly street line of Terry Plains Road, 1112.61 feet to the point or place of beginning.