

February 13, 2013

Warren S. Replansky
Warren S. Replansky, P.C.
P.O. Box 659, 2990 Church Street
Pine Plains, NY 12567

Re: 1133 Taconic LLC Escrow Agreement

Dear Warren,

I'm responding to your email dated February 12, 2013.

My client spent considerable time and effort crafting the NND application, and I believe this is a good indication of my client's interest in the development of this property. Please note that it took the Town of Pine Plains 10 months to respond to the proposed escrow letter, before finally responding in late October. Unfortunately the timing of the Town's response was shortly before Hurricane Sandy, and the efforts to restore property damage prevented my client from the quick response that is typical of 1133 Taconic LLC.

While we have previously expressed our agreement to a separate agreement with the Town Board to facilitate their feedback, your October 2012 letter appears to express the viewpoints of both the Town Board and the Planning Board. We would therefore appreciate it if you could respond in a manner that would allow this process to proceed. However, the time that you spend on this endeavor can be billed to my client's current escrow account, subject to the previously agreed-upon procedures.

Very truly yours,



Jennifer L. Van Tuyl