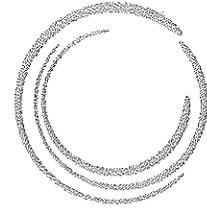


3225 MAIN STREET • P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630



CAPE COD
COMMISSION

(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

Date: July 19, 2012

To: Kevin Kirrane, Esq.
DKM&G, LLP
Shellback Place
133 Route 28, Box 560
Mashpee, MA 02649

Tsakalos Realty Trust
P.O. Box One
Forestdale, MA 02644
Attn: Thomas Tsakalos

From: Cape Cod Commission

RE: Notice of Intent to File a Development Agreement Application
Cape Cod Commission Development Agreement Regulations
Barnstable County Ordinance 92-1, Section 5

Project Applicant: Tsakalos Realty Trust

Project: South Sandwich Village

Parcel Numbers: Tsakalos Realty Trust: 22-191, 22-188, 22-185, 22-194, 22-199, 22-198,
22-197, 22-195, 22-190, 22-192
Housing Assistance Corporation: 28-042, 28-041

Project #: DA12019

PROPOSED PROJECT

In accordance with the Applicant's Notice of Intent application, the Applicant proposes to develop South Sandwich Village, described as a smart growth, mixed-use, pedestrian-oriented village center, that includes mixed-use buildings consisting of retail, office space, and residential units, a community center, sports complex, and library, and a wastewater treatment facility. The proposed 50 acre mixed-use project consists of the redevelopment of three existing shopping plazas and development of a new village center located between Cotuit Road and Route 130 in Sandwich. The wastewater treatment facility is proposed to be located approximately one mile north of the development area off of Jan Sebastian Drive.

DECISION OF THE CAPE COD COMMISSION

In accordance with Section 5 of the Cape Cod Commission Development Agreement Regulations, Barnstable County Ordinance 92-1, the Cape Cod Commission hereby approves the South Sandwich Village Notice of Intent to File a Development Agreement Application and determines that the proposed development is suitable to be the subject of a Development Agreement. This decision is rendered pursuant to a unanimous vote of the Cape Cod Commission on July 19, 2012.

On July 2, 2012, the Regulatory Committee of the Commission voted unanimously to recommend to the full Commission that the proposed development is suitable for consideration as a Development Agreement with the Commission.

The Commission finds that the proposed development is suitable and qualifies for the Development Agreement process. In accordance with said regulations, the Qualified Applicant shall have one year from the date of this determination to file a Development Agreement application with the Commission and to pay the applicable fee in accordance with the Cape Cod Commission Enabling Regulations, Barnstable County Ordinance 90-12, as amended.



John D. Harris, Chair

19 July 2012

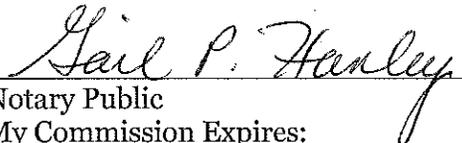
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

July 19, 2012

Before me, the undersigned notary public, personally appeared John D. Harris in his/her capacity as Chairman of the Cape Cod Commission, whose name is signed on the preceding document, and such person acknowledged to me that he/she signed such document voluntarily for its stated purpose. The identity of such person was proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, or personal knowledge of the undersigned.



Notary Public
My Commission Expires:
9-28-18

