



Scott M. Ziegler, CPM®
President

October 25, 2007

Commissioner of Economic & Community Development
505 Hudson Street
Hartford, Connecticut 06106

John Weichsel, Town Manager
Southington Town Hall
75 Main Street
Southington, Connecticut 06489

Residents of Flanders West

Re: Flanders West
1 & 3 Darling Street, Southington, CT
FHA Project No.: 017-44186-LDP-WAH

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COMMISSIONER'S OFFICE
DEPT. OF ECON.
& COMM. DEV.

Dear Sir or Madam:

Flanders West Apartments is assisted by a subsidized mortgage under Section 236 of the National Housing Act, 12 USC 1715z-1 (the "Existing Mortgage"). Additionally, the Department of Housing and Urban Development subsidizes the rent of the apartment units in Flanders West through a Section 8 Contract (the "Section 8 Contract"). The current owner of Flanders West, Flanders West I Associates, has entered into an agreement to sell the property to Beacon Communities Investments LLC, from Boston, MA. The prospective buyer is an experienced affordable housing developer and owner.

Chapter 128, Section 8-68c of the General Statutes of Connecticut requires that owners provide the Commissioner of Economic and Community Development, the chief executive officer of the municipality in which the housing is located, and all tenants residing in the housing, with a one-year notification of the intent to prepay any mortgage or to terminate any subsidy if such action will result in the cessation or reduction of the financial assistance or regulatory requirements designed to make the assisted units affordable to low and moderate income households.

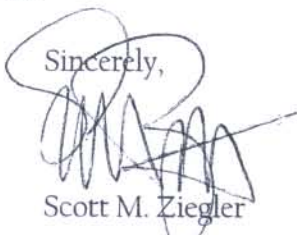
As the Managing Agent on behalf of Flanders West I Associates, this letter constitutes the statutory one-year notification of the property owner's intent to prepay the Existing Mortgage and terminate the Section 8 Contract.

Since the project-based contract may not be renewed upon its expiration, it is our understanding that, if Congress makes funds available (which it has in the past and is expected to in the future) the Department of Housing and Urban Development will provide all eligible tenants currently residing in a

Section 8 project-based assisted unit with tenant-based assistance. Unlike the current project-based Section 8 contract, Section 8 vouchers are issued to the tenants and allow them to choose the place they wish to rent. The Section 8 voucher program is administered by local Public Housing Authorities. Federal law allows you to elect to continue living at this property provided that the unit, the rent, and the property owner meet the requirements of the Section 8 tenant-based assistance program. The prospective buyer has advised us that its goal is to maintain Flanders West as affordable housing and that it will honor your right as a tenant to remain at the property on this basis as long as it continues to be offered as rental housing, provided that there is no cause for eviction under Federal, State or local law.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Scott M. Ziegler

SMZ/tbd

CC: Beacon Communities Investments LLC
File