

Letter of Intent from Machouse Development, for a Planned Development located at 212 West Alden Avenue

The following is a narrative of a proposed project now commonly known as a single family residential development called **212 West**.

The project will consist of remodeling two existing historic homes currently on the property. For the purposes of this letter, the homes will be referred to as the Gulliver House which is on the corner of Oak Street and West Alden Avenue and the McDonald house immediately adjacent to it. The McDonald house will be relocated on the property to allow for a road entrance to be constructed accessing the interior of the 2.2 acres.

The interior of the development will be enclosed via brick and wood fencing. As the layout shows, primary access to the dwellings will be from West Alden Avenue. Four dwellings will have a private gate access off of Cranford Avenue.

Unified control will be administered via Covenants which will be developed by Machouse Development, LLC. All construction activity will be contracted through Machouse Development, LLC. Strict design guidelines with regard to community cohesiveness will be followed through the entire project buildout.

The dwelling unit sizes will range from 2,000 SF to 3,000 SF heated. The configuration of the units will include three bedroom, 2-1/2 bath minimum, a flex room, carport or garage. The development timeline is 24-36 months.