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2000 APR -4 A 11:42
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

April 3, 2000

D. Margaret Drury, City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

RE: 65, 65A, 65B, 65C and 71 Dana Street
Cambridge, Massachusetts

Dear Ms. Drury:

Please be advised that I represent Edward Cacciola as he is Managing Partner of Cacciola Associates, the owner of the above-captioned property. My client is in receipt of your correspondence dated March 27, 2000 along with the City Council resolution of March 20, 2000.

Please be advised that my client certainly intends to negotiate in good faith with his tenants. As part of his good faith negotiations, he will not negotiate with his tenants on the floor of the Cambridge City Council.

Cacciola Associates has a long history of good dealing and relationships with its tenants. As for the elderly and/or disabled long-term tenants of my client, please be advised that even during the rent control years, my client would skew rents in order to maintain lower rents for such tenants.

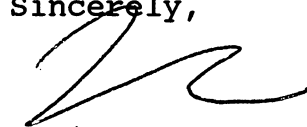
Finally, I note to you that even with any proposed rent increases, my client is well below market level rent. As a matter of fact, even after any proposed rent increases, the rent levels will be below the rent that my client could receive if he rented under the Cambridge Housing Authority Section 8 Program. This is clear evidence that my client is maintaining rents below market level and doing his bit for affordable housing in the City of Cambridge.

FINN AND CRANE

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If you have any question regarding the above, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kevin P. Crane', written over the word 'Sincerely,'.

Kevin P. Crane

KPC/jg

cc: Edward Cacciola
Philipp Grefe, Esquire

Consent Communciation #2

855

A communication was received from
Kevin P. Crane, Esq., in response to
a City Council resolution relative to
65, 65A, B, C and 71 Dana Street.

S-85

In City Council April 10, 2000

PLACED ON FILE