

April 15, 2008

Martha's Vineyard Commission Members
and To Whom it May Concern:

Re: Bradley Square

Dear Board Members:

It has come to my attention that various presentations at the Martha's Vineyard Commission meeting concerning the Bradley Square project have made references to the fact that there were prior Offers/interest in the Bradley Square properties and that the current project is the only project that was going to save the Church building. I would like to clarify this.

I made an Offer and had a sales agreement for the property for a total purchase price of \$870,000.00. I designed a pharmacy with a second floor housing for employees and envisioned a three/four bedroom house on the back lot where the building stands. I was acquiring the Church lot only because the Sellers required I purchase both the front and back lot together. As I found out more about the history of the building in that it was a historical Church and the desire to preserve it, I quickly made it clear to whoever inquired that I would not tear the Church down.

As time moved on my plan was to give the Church to whoever wanted to move the structure; however, if a move was not imminent, to preserve the Church. I would have outreached for someone to move the church to the back lot and lease it. I alerted the Seller's attorney to have the Sellers leave whatever they wanted in the building for the sake of the history I had now been made aware of. My intent was to have it inventoried by appropriate entities and to also have a showcase in the pharmacy celebrating the history of the Church.

During this process I was approached by a group at my home. They were very exacting that they did not like my plans. I alerted them to the fact that I was not going to tear down the Church. I also scaled down my pharmacy to a one story structure without housing; I stated the proposed business would

be only a pharmacy and would not serve coffee, would not compete in any manner with the neighbors products, etc, as the group posed questions. I explained parking would be more than adequate. I had no need to remove many trees. This was to no avail with the group. I was told there would be a pharmacy at the old library and a pharmacy at this location was not needed.

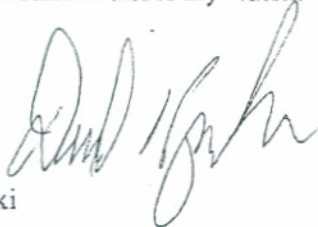
The nature and tone of the conversation was daunting. I know, as do most business owners, that drug stores and banks are anchor businesses that most retailers of any sort seek to build/open their business near. I know there is a need for a drug store in Oak Bluffs. At the Dukes County Avenue location my customers could get in and out easily with plenty of parking, especially when they are elderly or not feeling well, as opposed to a downtown pharmacy.

I did not want to fight. If I had, there would be a beautiful one story pharmacy with plenty of parking, 12 spaces or more, and the Church would be being utilized by a non profit organization at its present location. At no point did my plans call for more than two buildings. At most, the pharmacy could have housed a couple/small family upstairs. My budget did not exceed \$1.5 million. My aim and focus was simply to find a lot with space for parking to move my pharmacy, not fight with a group of neighbors who didn't think a pharmacy with housing was necessary.

I love the Island; I love Oak Bluffs, and I love history. I felt saddened by this state of affairs because I would have loved to provide a pharmacy to the residents of Oak Bluffs.

I wanted to set the record straight about the Church; it would not have in any way been destroyed or compromised under my watch.

Very truly yours,



David Perzanowski
Medicine Shoppe

