Included below are offers made over the course of the review and new offers that IAG would like to make:

1) IAG has committed to creating public pathways that connect the Land Bank property to Lambert's Cove Road running down the north side of the property and through a portion of the meadow towards the Farm Stand and then to the driveway at the end of the road.

2) IAG has committed to an 80 ft minimum setback for all buildings from the southern property line with the Leahy's and Cathy Wiess and John Karalekas.

3) IAG is committed to putting in a clean to septic system for the residential buildings though it is not required we feel that it is the appropriate environmental action.

4) IAG's programming will have Islander preferences for the residential component of the programming.

5) Island autism will put 400 feet of 6 ft tall stockade fence on the property line between iag and Kathy Weiss. At the end of the 400 ft the property fence will convert to coated wire fencing also to be six feet tall that will run an additional 400 ft past the Leahy's property to the corner lot bound.

6) The 400 feet of stockade fence will be in lieu of plantings that were proposed earlier. The wire coated fencing will be planted with buffer plantings as discussed between the Leahy's and Kate DeVane. The buffer plantings will be watered in the first year and as necessary thereafter by IAG and will be replaced if they die or do not flourish. Additional plantings will be added as needed and by mutual agreement after the fencing has gone in and as the buildings go up.

7) IAG will put a sign at the end of the driveway to encourage all drivers leaving the property to go right rather than left onto Lambert's Cove Road. Additionally we will park the vans in the main parking lot and use the area indicated on the plan as van pull off space for staff parking.

8) IAG will abide by all West Tisbury rules and regulations around construction. IAG will endeavor to get building supplies delivered in bulk and stored on-site so as to minimize the coming and going of larger trucks. We will endeavor to do the bulk of our outside work Monday through Friday. Whenever possible we will notify our neighbors in advance of outside weekend work.

9) IAG is also concerned with the length of the build of the project. It is in our best interests to finish as quickly as possible as well, so that we can have our residents on site and undisturbed just like our neighbors. That being said with the current climate in the construction world is impossible to set a specific date that we will be finished. It is our understanding that should we not be finished within a two-year period we would need to come back for an extension from the MVC. We are hopeful that we
will complete Phase 1 and 2 simultaneously funding and coordination allowing within that two year period. We would feel uncomfortable making any further constraints on the timeline.