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August 13, 2021

Adam Turner, Executive Director
Alex Elvin, DRI Coordinator
Martha's Vineyard Commission
33 New York Avenue
Oak Bluffs, MA 02557

RE: **DRI 704 - OFFERS**
112 DUKES COUNTY AVENUE, OAK BLUFFS, MASSACHUSETTS

Dear Adam and Alex,

The applicant, DC Studios LLC, hereby submits the following Offers to the Martha's Vineyard Commission relative to the property located at 112 Dukes County Avenue, Massachusetts (the "Property"):

1. The 'street facing front' portion of the first floor fronting Dukes County Avenue will be reserved for commercial use only.
2. The construction of the proposed building on the property shall use environmentally sound practices to maximize energy efficiency and must be designed and constructed to meet Massachusetts Stretch Code Compliance.

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3. All appliances (refrigerators, ovens, water heaters, and clothes dryers) will be electric and Energy Star certified.
4. All HVAC to be high efficiency electric heat pumps with programmable thermostat being required for each unit.
5. The proposed building will utilize on-site solar technology through the installation of solar panels on the roof.
6. All exterior lights will be meet Stretch code requirements and will be Dark Sky compliant.
7. The applicants will install a conduit to allow for charging stations for electric vehicles.

Sincerely,

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Robert D. Moriarty, Esq.

Dated: August 13, 2021