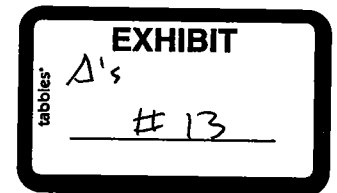
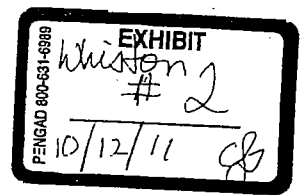


FEOFFEES OF THE GRAMMAR SCHOOL
Ipswich, Massachusetts 01938



May 12th, 1995

Little Neck Resident:

As you know, there has been a great deal of discussion and concern regarding the changes in the Massachusetts law referred to as "Title 5", which regulates on-site septic systems and cesspools. We wish to briefly remind you of your responsibility for your system as the owner of a cottage.

The Feoffees have no legal duties in connection with your system as Title 5 (310 CMR 15.002) places the obligation of the law on the owner of the residence serviced by the system. The law specifically includes a lessee within the class of "owner".

You should not be directly affected by the changes in the law until you sell your cottage, at which time the law requires that your system be inspected by a state-certified inspector. Transfers to a family trust or to a family member as a gift do not trigger the inspection requirement. If there is any evidence that your system has failed (as defined in the law), you will have one year to correct the problem in a manner approved by the town's Board of Health, based upon a plan submitted by an engineer of your choosing.

We hope that the low rate of turnover of cottages will avoid any excess of construction projects at any one time which might interfere with your enjoyment of Little Neck. We ask that if you plan to replace or make significant repairs to your system, that you notify the Feoffees at least seven days in advance.

If you have any questions, we suggest that you contact the Ipswich Health Inspector, Dominic Badalato (356-6605).

Very truly yours,

Donald F. Whiston,
Chairman