

Beacon Gate

C o n d o m i n i u m T r u s t

April 28, 2006

«Name»
«Add_1»
«Add_2»
«Add_3»

**RE: Beacon Gate Condominium Trust
Hallway Renovation Project
Special Assessment, Unit #«Unit»**

Dear Unit Owner (s):

Please allow this letter to serve as a follow up to the recent Annual Unit Owners meeting held on February 28, 2006, where the upcoming hallway renovation project was discussed. The Board of Trustees has continued to work with Dannin Management Corporation to obtain cost estimates on an interior hallway renovation project. The scope of the renovation project will include the replacement of the existing carpets in all three buildings, new paint on the walls, ceilings, trim and doors, and the replacement of the lighting fixtures and wiring throughout the property.

The necessity of this project is not only for aesthetic reasons and to increase your property values, but also for safety reasons. As many of you may recall, several years ago we experienced an electrical problem with the wiring in 1060 Beacon Street in the back stairwell. The electrical junction boxes and wiring throughout the stairwell from the basement to the 4th floor was faulty and due to potential fire hazards required complete replacement of the wiring in the back stairwell. Upon a more recent investigation of the various lighting fixtures throughout the property, the electrician has determined that the wiring, particularly in 1060 and 1056 is also faulty. This renovation project will include the installation of new wiring in 1056 and 1060 Beacon as well as new light fixtures throughout the property.

As previously discussed, we feel that the restoration of the common area hallways will drastically increase the values of our largest asset, our homes.

The project is expected to commence sometime in January of 2007, continue over the winter months, and we anticipate completing the renovation by the end of March of 2007. Your feedback and input with regard to design selections is important to the Board, so prior to the commencement of the project, we will put together and display mock ups of carpet, paint and lighting choices.

To fund this project, The Board of Trustees have unanimously voted to levy a supplemental fee increase of \$122,000 to cover the cost of the renovations as well as carry a contingency factor for any unforeseen conditions which may arise during this project. The supplemental fee increase will be payable over nine months beginning in June of 2006.

Based on your beneficial interest of ownership, your total portion of the supplemental fee increase is «M_122000». This amount can be remitted in 9 equal payments of «M_9_mo_pymts» on June 1, 2006 through February 1, 2007. A separate monthly billing statement will be sent to all unit owners reflecting this supplement.

If you have any questions about this project please contact Dannin Management Corporation at (617) 731-0222.

Sincerely,

The Board of Trustees
And Dannin Management Corporation