

DOVER KNOLLS DEVELOPMENT CO. II, LLC

73 Wheeler Road
P.O. Box 613
Wingdale, New York 12594

(845) 832-3200
Fax (845) 832-0170
www.knollsofdover.com

April 30, 2007

Dear

I am writing this letter to update you on our efforts to redevelop the former "Harlem Valley Psychiatric Center." As many of you know, this will be, at its completion, the third such state psychiatric center successfully redeveloped by my company. I have been and remain convinced of the enormous potential for this project, both for the site itself and the surrounding community. It is our intention to create a viable mixed-use community for residents to live, work, shop and enjoy the natural recreational facilities.

However, we are now more than three years since the October 27, 2003 closing on this property and little progress has been made. It is my belief part of this failure has been the lack of opportunity for community involvement. Many of the residents have expressed frustration at the lack of information provided by the parties involved. I would like to advise you that going forward, we will do our share to communicate more frequently with you, both about the progress of the project or the lack thereof. We also want to hear from you as well.

In particular, we want to know of your desires and concerns regarding this redevelopment. Every successful development is a partnership between the community and the developer. This is a philosophy and a policy we have demonstrated in all our developments. While this process may seem unnecessarily delayed and frustrating, know that my company and I remain committed to this project. Neither the almost four years nor the millions we have already spent during that time have deterred us. I have never in over 40 years of successful land development failed to complete any project I started. I have no intention of doing so now.

I look forward to working with the Dover Community in completing a project we can both be proud of.

Very truly yours,


Alvin Benjamin

AB:bm