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April 21, 2006

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By Hand Delivery

Hon. Derick Berlage, Chair
and Members of the Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Clarksburg Town Center – Preliminary Plan No. 1-95042
Request for Extension

Dear Mr. Berlage and Members of the Planning Board:

On behalf of Newland Communities, LLC and NNP II Clarksburg, LLC (collectively, “Newland Communities”), the purpose of this letter is to request an interim extension of the Clarksburg Town Center Preliminary Plan validity period until October 26, 2006. This request is filed to provide Newland Communities and its consultants with sufficient time to both complete the plan of compliance process with the Planning Commission and to prepare a plan of completion for the property and associated amendments to the Project Plan, Site Plan and, if necessary, Preliminary Plan approvals for consideration by the Board.

As the Board will recall, on March 24, 2005, the applicant requested a 24-month extension of the Preliminary Plan validity date to provide sufficient time to complete the Clarksburg Town Center development. On July 28, 2005, the Board granted an interim extension of the plan until October 26, 2005. On October 25, 2005, the Board granted a second interim extension until April 26, 2006 (“Attachment 1”). We understand the Board granted these interim extensions to maintain the status quo of the project while the Board considered various site plan compliance issues. More recently, the Board continued its compliance proceedings to provide Newland Communities, CTCAC and the builders with an opportunity to mediate a proposed settlement and plan of completion to be brought before the Board for its consideration. The results of the mediation were reported to the Board on April 6, 2006.

We believe an interim extension of the Preliminary Plan until October 26, 2006 will provide sufficient time for relevant plan amendments to be prepared, filed with the Planning Commission and processed. It is suggested that when the proposed Plan amendments are presented to the Board for consideration, the Board also consider the pending 24-month Preliminary Plan

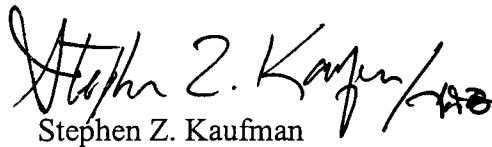
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Extension request. In this manner the Board will be able to consider all aspects of the development before determining how best to proceed.

Thank you for your consideration and continued assistance with this matter.

Very truly yours,

LINOWES AND BLOCHER LLP


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TDB:cp
Enclosure

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