

October 6, 2025

Mr. Neil Angus  
Devens Enterprise Commission  
33 Andrews Parkway, Devens, MA 01434

Re: Pivotal CFS Construction Phasing and Coordination

Mr. Angus,

We are reaching out to inform the Devens Enterprise Commission of our intent to mutually coordinate logistics and construction parking with our tenant, neighbor and partner, Commonwealth Fusion Systems ("CFS").

As the owner of the project "CFS3", Pivotal Manufacturing Partners will be coordinating with CFS' upcoming "CFS4" project which will be permitted and constructed independently of this project. However, the development and land design of these projects are closely unified. Agreements are in place between Commonwealth Fusion Systems and Pivotal that allow CFS certain construction logistics and parking use of the CFS3 parcel during construction of CFS4 including certain access, laydown, employee parking, soils extraction and stockpiling until the time Pivotal begins construction. The Oak Street parcel may serve as an overflow contractor laydown space as may be needed by both construction teams.

Respectfully,



David Robbins  
Pivotal Manufacturing Partners