

COMMUNITY  
DEVELOPMENT

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January 19, 2016

Liz,

Cushing Village is progressing well on achieving the objectives needed to move the project forward.

As you know, construction financing has hinged in the past on our retail pre-leasing activities. Last week, we announced the signing of two leases - one a major national tenant and the other, Arigna, a 5,000 sf restaurant. We are pleased to announce that our search for small-format food store anchor tenant is progressing. We are in discussions with a financially strong, experienced, market-leader that prides itself on providing fresh, high-quality prepared foods and other necessities in a small format store. The food store plus the two other leases will total 22,400 sf or about 60% of the total retail space available at Cushing Village. Given the quality and financial strength of the signed and prospective tenants, the project is forming a financially sound base of future income that helps with construction loan underwriting. Our recent traction in retail leasing should accelerate our progress on a number of fronts.

In regards to demolition, the buildings provide our current bank collateral for our current mortgage. So, we are finding that full-scale demolition prior to construction loan closing will be problematic. While our current bank might allow us to perform selective small-scale demolition, we don't think doing a portion of the demolition will help move along the project. The demolition process is most cost-effective and expeditiously handled upon construction loan closing; in which case, the collateral will be fully released and the entire site can be demolished.

Our continued focus is centered on retail pre-leasing and closing the construction loan which ultimately provides the maximum benefits to the project and the Town. We are getting the traction we need to achieve these goals and appreciate the Planning Board's patience.

Thanks,

Chris

Chris Starr  
Managing Member  
Smith Legacy Partners Series, LLC