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Dear Mr. Garges,

The Board of Directors at Historic Rural Hill, Inc. has requested that I contact you to give an update on our current situation and to request Mecklenburg County's assistance on two matters. As I am sure you are aware, we have completed the Rural Hill Cultural Center as approved through Parks and Rec through Michael Kirschman. This project was completed through a generous donation from May Davidson. Rural Hill has invested over \$600,000 to complete this project which now has its certificate of occupancy and is currently hosting events. We have a few more matters to resolve before the project is completed and fully operational.

As the result of our investing such a large amount of money into property owned by Mecklenburg County, we are requesting that the County consider extending our current lease by a term of 20 additional years. From our understanding, this request usually is made prior to the investment of funds. Miss Davidson's will had a limited window of time within which we were able to complete the project or lose funding under the will. This time constraint motivated our board to move forward as quickly as possible with project. Hence, we did not "strike the deal" with the County before we completed the project.

In addition, Rural Hill is in need of reworking the loan we have currently with People's Bank. John Woods, the mayor of Davidson, is willing to continue working with us and providing us some working capital. As we all know the lending world is different today than it was five years ago, the bank is requesting that we provide some security for the note. The bank is willing to accept a deed of trust on our leasehold and the building only. We understand that the County would not encumber the real property; however, we understand that the County has, in the past, allowed deeds of trust on leasehold interests and buildings on County property. Attached is a letter from John Woods explaining the bank's needs for this process to unfold.

Our board has committed over \$25,000 of additional funds to this project. As I am sure you are aware, the weather affects the programming we are able to do at Rural Hill. As a result, our bank financing is very important to us in the instances where we are not able to cover costs between events. Our board is excited about the possibilities at Rural Hill and is committed to improving our programming, expanding the offering of events and increasing the number of visits to our park.

Letter to Mr. Garges
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I have discussed this matter with Marvin Bethune and he encouraged me to contact you start the process. Please let me know if you need any additional information.

Sincerely,

THE McINTOSH LAW FIRM, P.C.

ROBERT G. McINTOSH
Attorney at Law

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