

2000 S. Dixie Highway
2100 S. Dixie Highway
W. Palm Beach, Florida

September 8, 2016

Dear Friends and Neighbors:

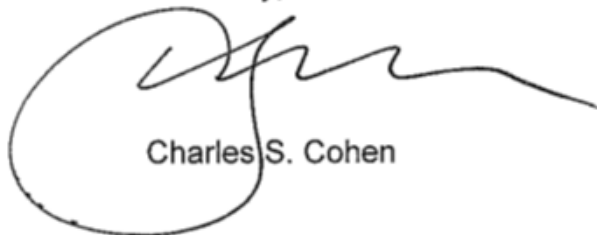
The Carefree Theater served for many years as an entertainment destination and an important part of the community; however, it has for the last 11 years been in increasingly poor condition. As you may know, the City of West Palm Beach publicly determined the building “unsafe” in February 2006 – recognizing the theater’s diminished and dangerous state. Things only worsened from there and – with demolition permits recently issued and, particularly, with hurricane season upon us – we felt a responsibility to act now.

Earlier this week we began to demolish and remove the Carefree Theater and other structures from the properties that I purchased within the last year along the 2000 & 2100 blocks of South Dixie Highway.

My project team and I are pleased and proud to move on to what comes next – and we are working with great sincerity and excitement to deliver a plan that physically complements the neighborhoods and areas around us, to re-establish a cultural amenity between the Norton Museum of Art and the arts and antique district to the south, and to help spur revival of the South Dixie Highway Corridor.

As we pursue our application process with the City of West Palm Beach, we welcome your continued interaction and involvement.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles S. Cohen', is written over a large, hand-drawn oval. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Charles S. Cohen