



# Regency Mall

Mr. Matt Sadowski  
Department of City Development  
City Hall  
730 Washington Avenue  
Racine, WI 53403

May 21, 2009

Dear Matt:

Having finished 2008 at 75% of our financial goal, the Regency Mall management team is working very hard to improve our financial results, despite a tenuous economic climate predicted throughout 2009.

You are aware that we have successfully opened three retail businesses in the first half of 2009. The success of leasing to Flooring Supercenter resulted in a blessing of having to relocate our seasonal Halloween vendor from their previously planned location (the former Linens n' Things space).

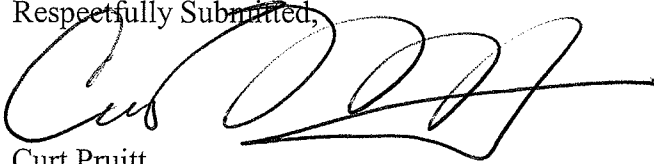
A returning CBL MALLS vendor, Halloween Express, has a plan "b" that works extremely well for the current outlying vacancies plaguing Regency mall's perimeter. We have sites that brokers, as well as myself and CBL corporate employees are promoting throughout the industry. By placing a unique Halloween vendor on the former Chi Chi's parcel, we can kick-start activity on that corner and garner some valuable exposure to potential business partners. You are aware that our former prospect (in process of approval by city development) lost financing as the economy continued its free-fall in 2008.

The purpose in my writing to you is to request additional use of space that has become available to regency mall's developer since we last requested a conditional use permit. Specifically, two parcels on the mall's south side (former Chi Chi's and the Burlington Coat Factory parking field) now fall under the developer's ownership and are taxed accordingly.

We cooperated fully with the city's request to build a connecting roadway to the properties. It is our understanding that additional requests for uses and development of regency mall property would be considered once that project was complete.

Please advise if we may "add" the former Chi Chi's parcel as well as the Burlington Coat Factory (owned by developer) property to the already approved spaces similarly owned by regency mall's developer, CBL and Associates.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Curt Pruitt", written over the text "Respectfully Submitted,".

Curt Pruitt  
General Manager  
Regency Mall