

June 24, 2010

Dear Supporter of the Kimball-Jenkins Estate:

We write seeking your support to revitalize the Kimball Jenkins Estate and its magnificent mansion, buildings and grounds. The Carolyn Jenkins Charitable Trust was established to hold the buildings now known as the Kimball Jenkins Estate for the use and benefit of charitable, scientific, literary and educational purposes, "including the encouragement of art." Ms. Jenkins hoped that the Estate would be maintained as she maintained it and made available for public charitable uses. In recent times, for varying reasons, the Estate has fallen on difficult financial times. We as the new Trustees of the Estate are working to turn things around.

We have characterized our efforts as our Renaissance Campaign. Just as the renaissance was the great revival of art and education in Europe, today the Estate is entering a similar chapter of its history. The Trustees and committed volunteers and staff are hard at work to expand the offerings at the acclaimed Kimball-Jenkins School of Art, restore the mansion – the Capital City's best surviving example of brick High Victorian Gothic mansion, and return the grounds and historical gardens to their former beauty. Without your support and involvement, the Estate's renaissance will not be possible.

After holding a series of public forums to solicit ideas from the community as to how the Estate could best serve the greater Capital region, the trustees began work on the elements of a business plan. The plan (available on our website at [www.kimballjenkins.com](http://www.kimballjenkins.com)) serves several purposes. First it defines the trustees' vision for the Estate, a vision that includes fully restoring the four buildings so they can be used to benefit a full range of cultural and artistic endeavors, including an expansion of the School of Art. Second, the plan describes a set of strategies that will increase public participation in the Estate and secure its financial future. Finally, the plan sets goals, short term objectives and a series of immediate initiatives that will further the trustees' vision by, over time, increasing revenues from diverse sources.

Through implementation of the business plan, the trustees, by the end of 2011, will have achieved financial stability for the Estate and be well on the way to a sustainable future. But we need your help to make this happen.

Based on the recommendation of the Director of Charitable Trusts, the trustees sought and obtained approval from the Probate Court to increase significantly the Estate's line of credit. However, initial discussions with local bankers suggest that we will not be successful in obtaining this additional credit line until we have demonstrated greater community support to evidence the likelihood of a sustainable future. Most recently, the trustees have begun soliciting contributions and/or loans from loyal supporters of the Estate and in just the past few weeks have secured \$20,000 for operational purposes.

How can you help? By providing your financial support. But rather than simply asking for a significant contribution, we ask you to consider loaning us \$5000 for one year, with interest accruing at a rate of 5.25%, and full payment of principal and all accrued interest due and payable one year from the date of your loan, or upon demand at any time once the Estate secures a line of credit of \$100,000 or more.

We are confident that through our collective efforts the community support will be demonstrated, and the success of the Renaissance Campaign secured. But should our efforts fail, the Probate Court has indicated that the Estate assets must be sold. The Estate's value exceeds \$2 million, there is no mortgage on the properties, and its only major debt is a \$25,000 line of credit. Your loan would be repaid out of the proceeds of such a sale, and the net proceeds remaining would be dedicated to a public benefit for the greater Concord community, as approved by the Probate Court.

We urge you to invest in the future of the creative arts community by lending money now to secure the successful revitalization of the Estate. Please contact Trustees Sherry Young or Bill Chapman for more details if you are willing to help.

Very truly yours,

**Trustees of the Carolyn Jenkins Charitable Trust:**

Bill Chapman (603-224-2381 or email [WChapman@orr-reno.com](mailto:WChapman@orr-reno.com))

Sherry Young (603-226-2600 or email [sby@rathlaw.com](mailto:sby@rathlaw.com))

Gary Shirk

Steven Metzger

Peggy Senter

Lorrie Carey (Trustee application pending)