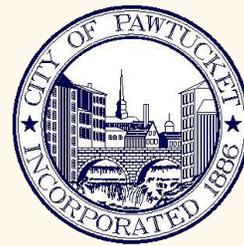


PEREGRINE GROUP LLC



PAWTUCKET WATERFRONT DEVELOPMENT OPPORTUNITY

45 DIVISION STREET
PAWTUCKET, RHODE ISLAND



PEREGRINE GROUP LLC

Rumford Center

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Pawtucket

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PROJECT SUMMARY - A Snapshot of our work to date

(All information provided is preliminary and subject to change)

Review of the site conditions, neighborhood context and market opportunities allowed the project team to evaluate a series of options that focused on the commercial and retail uses oriented towards the main frontage of the property located on Division and Water streets. This enabled the balance of the property to orient towards the residential component, parking, open space and public access to the waterfront and through the property to the surrounding amenities.

The design objectives included the following:

- Create an urban edge along Division and Water Streets
- Small flexible footprints that can adapt to the changing market
- Hybrid Parking Solution – surface and structure
- Minimize surface parking adjacent to public streets
- Adapt buildings and improvements to site conditions
- Provide access to waterfront
- Interconnection

Based on the criteria stated by the City of Pawtucket and internal density and economic objectives a design solution with only surface parking is not feasible; therefore a parking structure became a core component of the project.

The following table and images represent a summary and final synthesis of the project objectives and design criteria. Given timing to market and broader negotiations, this plan is not meant to be definitive; rather a starting point for the team and the City of Pawtucket to begin a more informed dialogue and detailed conversation around the opportunity.

PRELIMINARY PROGRAM SUMMARY	
Program/Use	Area
Commercial	8,000 sq. ft. (medical office)
Residential	26,000 sq. ft.
	Total 34,000
Residential Apartments	214
Parking	279 Surface Spaces
	230 Garage Spaces
	Total 509 Spaces

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MASTER PLAN

PAWTUCKET WATERFRONT DEVELOPMENT



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PAWTUCKET, RHODE ISLAND



Pawtucket Waterfront Development

09/30/2014

**VIEW FROM DIVISION STREET
& WATER STREET**

PCA
PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors

PEREGRINE GROUP LLC

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45 DIVISION STREET

PAWTUCKET, RHODE ISLAND



Pawtucket Waterfront Development

09/30/2014

**VIEW FROM
DIVISION STREET**

PCA
PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors

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45 DIVISION STREET

PAWTUCKET, RHODE ISLAND



Pawtucket Waterfront Development

09/30/2014

VIEW FROM RIVER

PCA
PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors

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45 DIVISION STREET

PAWTUCKET, RHODE ISLAND

ABOUT US

The partners of Peregrine have over 75 years combined experience in the various aspects of real estate development and advisory services including site selection, acquisition, debt/equity financing, design, engineering, permitting, construction, leasing and property management. As Developers, Owners, Project Managers, and Property Managers, Peregrine brings a comprehensive understanding of the development process life-cycle and the challenges and opportunities that exist in every phase. Based in Rumford, Rhode Island, Peregrine brings a local presence with national experience across multiple facility types.

As illustrated by its representative experience, Peregrine personnel have demonstrated their ability to successfully manage a diverse mix of projects. Their consistent and systematized approach to project management starts with a deep understanding of physical requirements and resource availability, resulting in a highly functional and cost effective facility.

Since its inception, Peregrine has provided 3rd party development management, project management, and tenant representation services on behalf of property owners, institutions, investors and businesses seeking to achieve specific facility, investment and operating objectives. Peregrine has successfully contracted and delivered more than \$500 million of construction and development services in the past fourteen years for clients including public agencies, independent schools, hospitality venues, national and regional banks, publicly traded companies, institutions, and high net worth individuals. The company has successfully executed many projects throughout New England, and has also worked extensively throughout the United States, Mexico and the Caribbean.

