BEVERLY LANDING
BY · CUMMINGS

July 31, 2026

Dear (Future) Beverly Landing Homeowner,

We're excited to share that construction of Beverly Landing is in its final stages. Homes on the second, third, and fourth floors are substantially complete, aside from touch-up items and cleaning; first and fifth-floor homes should reach this milestone next week. Additionally, the common area finishes are well underway.

Before anyone can move in, the City of Beverly must complete final inspections and approvals — a standard part of every new construction project that involves several municipal departments. We're pleased to report there has been excellent progress. By the end of next week, we expect to receive final electrical and plumbing inspector signoffs, as well as approvals from the Planning, Engineering, and Fire Departments.

Once these are received, the Building Department will begin its final inspections. After those inspections are finished, we'll begin sending the 15-day closing notices required under the Purchase and Sale Agreements to buyers' attorneys, with closings *possibly* starting the week of August 25. We will coordinate the closing date and time with your attorney and contact you directly to schedule your pre-closing Punch List walk-through. Given that we have almost three dozen transactions to coordinate, please let your attorney know your preferred closing date as soon as possible so we can do our best to accommodate it.

The Condominium Association's property management firm will be Cummings Properties. For move-in coordination and other building operations and maintenance matters, the primary point of contact will be Bill Lowd — who, for several years, has managed the Elliott Landing building along the south border of Cummings Center. We'll send separate communications in the next week or two with further details regarding the initial and ongoing occupancy of your new home. We ask that you hold related questions until that communication is distributed.

Thank you for your patience throughout this process. We look forward to welcoming you home soon.

Ernie Agresti
Vice President, Cummings Properties, LLC

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