

ATTACHMENT #16

Montgomery Lane, I.I.C.
7505 Arlington Road
Bethesda, MD 20814
(301) 913-5995 telephone
(301) 913-2882 facsimile

June 18, 2003

Mr. Terry Brooks
MNCPPC

VIA FACSIMILE: (301) 585-1921 -4pages

RE: Cabin John Indoor

The following is in response to your e-mail of 6/16/03:


1. We are not preparing a revised proforma - it is our belief that the market study supports the viability of the proposed project.
2. The facility will have a full-time manager working weekdays from 9 am to 4 pm, and most week-ends from 8 am to 1:00 pm at \$45,000 annually, and part-time help will work weekdays from 4 pm - 10 pm, and weekends from 1:00 pm to 10:00 pm, for approximately \$15,000 annually.
3. You have a copy of the LARTA from Lee Cunningham, and we do not see any issues with parking or traffic. As previously discussed, based on a schedule being provided from Parks, we are willing to close the facility from May thru August during "Big Train" games and other tournament events that generate more traffic.
4. We have requested that MNCPPC prepare the draft lease agreement and development agreement, and would like to review as soon as possible.
5. No changes have been made to the site plan or architectural plans. We will make any changes based on the results of the Planning Board and staff recommendations.
6. While B-CC has given us a written commitment, their plan includes subletting to many other local baseball and softball leagues, as shown in the business plan. I am also including with this fax a letter from Howard Offit of Metro Lacrosse, showing their significant interest in the facility. A meeting is being arranged between B-CC and Metro to coordinate their use of the facility.
7. We still anticipate needing 2-3 months for permit approval, and six months for construction completion.
8. We have asked our supporters to send letters and e-mails directly to Mr. Berlage, and we will also try to get copies sent directly to us so that we can forward them to you.

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9. I have enclosed a copy of the March 17th letter from Resource Bank that was included in our business plan.

I also received your fax from Chelsea Towers. I have spoken with Diane Fox directly, and she will pick-up the site plan, floor plans, business plan, market study, and LATRA from my office. Items 5, 6, 8, 12, 13, 14, and 15 will need to be addressed by you.

Sincerely,



Miri Brodsky Kress

Resource Bank

March 17, 2003

Maryland National Capital Park and Planning Commission
c/o Montgomery Lane, LLC
Attention: Mimi Brodsky-Kress
7505 Arlington Road
Bethesda, MD 20814

Re: Capital Hill Indoor Athletic Facility

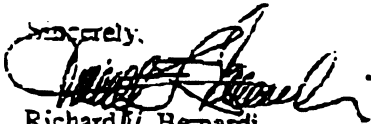
Dear Ms. Brodsky-Kress:

Resource Bank is very interested in being involved with providing financing for the baseball athletic facility to be located in the Capital John Park. Based on preliminary discussions with the principals of Montgomery Lane, LLC i.e., Mimi Brodsky-Kress, Phil Leibovitz and Richard Mandell, this project is one with which we would love to be associated.

Partners in Montgomery Lane are long time customers and they are held in the highest regard in the building and the financial community. Should it be necessary, I am available at 703-786-1825 should anyone have the need to discuss our interest in the project.

Again thank you for asking Resource Bank to be involved in this project.

Sincerely,



Richard W. Bernardi
Senior Vice President

By Fax Only : 301-913-2882

6/3/03

Mimi Kress
Sandy Spring Builders

Dear Mimi:

I wanted to give you a tentative time schedule and objectives for the Metro Lacrosse League. Metro Lacrosse focuses on lacrosse skills development as well as A.I.D.E (Athletic Improvement Development and Enhancement) for girls and boys ranging in ages from 4-18. This being said, we believe with the location of the new facility we could also attract adults to participate in our fitness program. We would start our indoor program in September needing the facility as follows:

Month	wkr	Week Days	Week Ends	Total Hrs/wk	Program
September/ October	8	2-4 hrs	4-8hrs	6-12	A.I.D.E.
November					
Thanksgiving Tournament			6hrs	6	Youth Lax
December, January	6	8-10hrs	8-10hrs	16-20	Lax League
February/March	7	2-4hrs	4-8hrs	6-12	A.I.D.E.
April, May	4	2hrs	3hrs	5	Team Practices
June/July (2wks/month)		10hrs	4hrs	14	Lax Camp

Total hours for year: approximately 250 to 350

These programs target children in all public and private school systems in both Maryland and Virginia.

If you would like to discuss the above in further detail, please don't hesitate to call me.

Warmest Regards,


Howard Offit