



June 10, 2015

Ms. Suzane Reatig
Suzane Reatig Architecture, P.L.L.C
1312 8th Street, NW
Washington, DC 20001

Re: Parking issues with Ridge Street Development project

Dear Ms. Reatig –

I appreciate the opportunity to finance your Ridge Street Development project, with an address of 446-452 Ridge Street, NW in Washington, DC, and we look forward to advancing the loan request once you have worked through the parking issues with the DC Office of Planning and BZA.

As you know, Colombo Bank has and continues to provide financing for Development projects in Washington DC that are similar in scale and complexity to your Ridge Street Development Project. Parking is critical to any project for both financing and ultimately the ability to lease or sell. While we understand the circumstances of the site prevent the ability to provide on-site parking, Colombo would not be able to move forward with financing a low-density residential project of this nature without residents' access to on-street parking. We would be amenable to consider financing this project if residents had access to on street parking in lieu of on-site parking.

I have reviewed the "Ridge Street Townhomes Parking Occupancy Survey Result" prepared by Gorove/Slade and based on their analysis and conclusions it does appear that there is a sufficient quantity of street parking available for residents to likely find parking. Therefore the bank would be willing to move your financing request forward if you are able to obtain a zoning variance for parking relief without restrictions to the District's Residential Parking Program.

Please let me know when you have a conclusion to the parking issue and Colombo will move expeditiously with your request.

Sincerely,

Lawrence R. Johnson
SVP, Commercial Team Lead
Washington DC Metro Area
1301 9th Street, NW
Washington, DC 20001
202 626-0450