



Best Western
Capitol Skyline Hotel

10 "I" Street, S.W.
Washington, D.C. 20024
(202) 488-7500
Fax (202) 488-0790
www.bestwesterncapitalskyline.com
Toll Free Reservations
(800) 458-7500

August 20, 2007

Zoning Commission for the District of Columbia
441 Fourth Street, Suite 210S
Washington DC 20001

Re: Planned Unit Development and Related Map Amendment Application
The Former Randall Junior/Senior High School, 65 I Street S.W. (Square 643-S, Lot 801)

Dear Members of the Commission:

I am writing in support of the Corcoran Gallery of Art project at the Randall Junior High School. In the Fall of 2006, the District of Columbia sold the former Randall Junior High School property to the Corcoran in order that it may be redeveloped as a new facility for the Corcoran's College of Art + Design along with a residential complex.

I am the General Manager of the Best Western Capitol Skyline, which is owned by Mera and Don Rubell, who are noted collectors of contemporary art and own the largest private collection of art in Miami, Florida. The Rubells and I are supporters of this new project between the Corcoran Gallery of Art and Monument Realty. The Randall School will be given a new life again as a vibrant arts center for the Southwest community.

Currently, the Randall School is impacting negatively on the business of the Best Western Capitol Skyline Hotel. This property is a vacant building on "I" Street and a blight on the neighborhood due to the homeless people who loiter on the property. Because of the condition of the school, the Best Western Capitol Skyline has lost contracts and tourist dollars. Our guests complain about the unsafe and undesirable nature of this neighborhood based on what they see.

The Corcoran's newly renovated school and residential complex will positively impact the economic situation of the SW Community. An increase of visitors to the SW community made up of student's, their families and "Artists-in-Residence" will increase tourist dollars that have not been previously spent in this neighborhood. We have been in close contact with the Corcoran and are in eager anticipation for the new Randall School project.

Thank you for the opportunity to comment on this application.

Sincerely,

Dixie Eng
General Manager

cc. Roberta Weiner, ANC 6D
Jocelyn File, Corcoran Gallery of Art

ZONING COMMISSION
District of Columbia

CASE NO. 07-13
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 62
CASE NO. 07-13
EXHIBIT NO. 62



DISTRICT OF COLUMBIA PUBLIC SCHOOLS

Margaret M. Amidon Elementary School
401 I Street, S.W.
Washington, DC 20024
Ph. (202) 724-4867 Fax (202) 724-4868

August 20, 2007

Zoning Commission for the District of Columbia
441 Fourth Street, N.W.
Suite 210S
Washington DC 20001

Re: Planned Unit Development and Related Map Amendment Application
The Former Randall Junior/Senior High School, 65 I Street S.W. (Square 643-S, Lot 801)

Dear Members of the Commission:

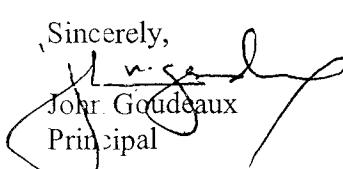
I am writing in support of the Corcoran Gallery of Art project at the Randall Junior High School. In the Fall of 2006, the District of Columbia sold the former Randall Junior High School property to the Corcoran in order that it may be redeveloped as a new facility for the Corcoran's College of Art + Design along with a residential complex.

The proposed project is one that will have a tremendous benefit not only to the Southwest neighborhood but to the District as a whole. The Corcoran College of Art + Design's programs in graphic design, media arts, ceramics, and woodworking, in addition to their fine arts curriculum will continue, enhance, and revitalize the tradition established by the Cardozo Manual Training School that once stood on this site.

The new arts education campus will provide not only a new home for the Corcoran's educational programs but will work directly with the local public schools in the Southwest. This new addition to the neighborhood will offer many possibilities for collaboration between the Corcoran and the staff at Amidon Elementary School. We have already met with the faculty and staff at the Corcoran, and will continue our dialogue of opportunities that will assist Amidon students, and provide a direct benefit to the surrounding community. Amidon Elementary is looking forward to working with the Corcoran regarding future educational outreach programs.

Thank you for the opportunity to comment on this application.

Sincerely,


John Goudeaux
Principal

cc. Roberta Weiner, ANC 6D
Jocelyn File, Corcoran Gallery of Art

September 6, 2007

Zoning Commission for the District of Columbia
441 Fourth Street, NW
Suite 210S
Washington, DC 20001

Re: Planned Unit Development and Related Map Amendment Application
The Former Randall Junior/Senior High School, 65 I Street S.W. (Square 643-S,
Lot 801)

Dear Members of the Commission:

I am writing in support of the Corcoran Gallery of Art project at the Randall Junior High School. In the Fall of 2006, the District of Columbia sold the former Randall Junior High School property to the Corcoran in order that it may be redeveloped as a new facility for the Corcoran's College of Art + Design along with a residential complex.

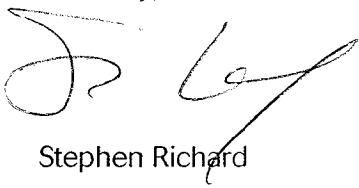
The proposed project is one that will have a tremendous benefit not only to the Southwest neighborhood but to the District as a whole. The Corcoran College of Art + Design's programs in graphic design, media arts, ceramics, and woodworking, in addition to their fine arts curriculum will continue, enhance, and revitalize the tradition established by the Cardozo Manual Training School that once stood on this site.

Like Arena Stage, the Corcoran is committed to community outreach within the Southwest Community and surrounding areas. This new arts education center will offer more opportunity for collaboration in arts education, and the advantages of a closer working relationship with the Corcoran College of Art + Design would only enhance the Arena Stage's Outreach Programs.

This project will protect, renovate, and restore this landmark property while providing a new home for the Corcoran's educational programs. There is a tremendous benefit to the Southwest Community and the District as a whole. The new facility along with 20% affordable housing component will open the door to numerous opportunities for the Southwest Community. It is with great approval I endorse this project.

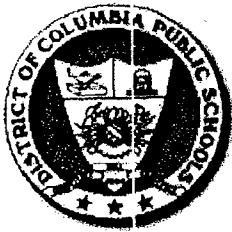
Thank you for the opportunity to comment on this application.

Sincerely,



Stephen Richard

cc. Roberta Weiner, ANC 6D
Jocelyn File, Corcoran Gallery of Art



DISTRICT OF COLUMBIA
PUBLIC SCHOOLS

Anthony Bowen Elementary School
101 M Street SW
Washington, DC 20024
Ms. Almeta Hawkins, Principal
Phone: (202) 724-4871
Fax: (202) 724-4873

August 20, 2007

Zoning Commission for the District of Columbia
441 Fourth Street, NW
Suite 210S
Washington, DC 2001

Re: Planned Unit Development and Related Map Amendment Application
The Former Randall Junior/Senior High School, 65 I Street S.W. (Square 643-S, Lot 801)

Dear Member of the Commission:

I am writing in support of the Corcoran Gallery of Art project at the Randall Junior High School. In the Fall of 2006, the District of Columbia sold the former Randall Junior High School property to the Corcoran in order that it may be redeveloped as a new facility for the Corcoran's College of Art + Design along with a residential complex.

The proposed project is one that will have a tremendous benefit not only to the Southwest neighborhood but to the District as a whole. The Corcoran College of Art + Design's programs in graphic design, media arts, ceramics, and woodworking, in addition to their fine arts curriculum will continue, enhance, and revitalize the tradition established by the Cardozo Manual Training School that once stood on this site.

The new arts education campus will provide not only a new home for the Corcoran's educational programs but will work directly with the local public schools in the Southwest. This new addition to the neighborhood will offer many possibilities for collaboration between the Corcoran and the staff at Bowen Elementary School. We have already met with the faculty and staff at the Corcoran, and will continue our dialogue of opportunities that will assist Bowen students, and provide a direct benefit to the surrounding community. Bowen Elementary is looking forward to working with the Corcoran regarding future educational outreach programs.

Thank you for the opportunity to comment on this application.

Sincerely,

Almeta Hawkins
Almeta Hawkins
Principal

cc. Roberta Weiner, ANC 6D
Jocelyn File, Corcoran Gallery of Art



Government of the District of Columbia

Office of the Deputy Mayor
for Planning and Economic Development

September 5, 2007

Zoning Commission for the District of Columbia
441 Fourth Street, NW
Suite 210S
Washington, DC 20001

Re: Support for the development of the Former Randall Junior/Senior High School,
65 I Street S.W. (Square 643-S, Lot 801)

Dear Members of the Commission:

I am writing in support of the application filed on behalf of the Trustees of the Corcoran Gallery of Art and MR Randall Capital seeking approval of a planned unit development project on the site of the Randall Junior High School. The planned unit development that has been proposed will provide for the adaptive reuse of the historic Randall School for use as a museum and school of fine arts, retention of significant portions of the historic Randall School and a new residential development including a substantial amount of affordable housing; two and one half times (2.5x) the amount of affordable housing required for comparable developments under the District's zoning regulations. The Historic Preservation Review Board has already given conceptual design approval for the proposed new construction praising the new design.

In the Fall of 2006, the District of Columbia Government sold the former Randall Junior High School property to the Corcoran in order that it may be redeveloped as proposed. Under the terms of the agreement, the Corcoran must provide a minimum of 80,000 square feet of space to arts education and arts-related uses, and a minimum of 340,000 square feet of space for residential uses. Twenty percent of the residential units must be set aside for households earning no more than 80 percent of the AMI. To fulfill its obligations under the covenant, the Corcoran has selected MR Randall Capital LLC as its development partner.

The proposed project is one that will have a tremendous benefit not only to the neighborhood, but to the District as a whole. The subject building is currently in need of repair and renovation. The Corcoran College of Art and Design's programs in ceramics, woodworking, and metalsmithing, in addition to their fine arts curriculum will continue, and enhance, the tradition established by the Cardozo Manual Training School that once stood on this site. This development will protect, renovate, and restore this landmark property and provide a new home for the Corcoran's educational programs. The inclusion of an arts education campus implements a number of the policies set forth in the Comprehensive Plan's Arts and Culture Element, and the Corcoran's many continuing education programs, such as "After School for All," its elementary school partnership with J.F. Cook Elementary School, and ArtReach—free after-school studio art

and creative writing instruction for D.C. students, will provide a direct benefit to the surrounding community.

The proposal for the Randall School is one of special merit because of: (1) the services and uses provided to the District by the Trustees of the Corcoran Gallery of Art through its College of Art and Design constitute benefits having a high priority for community services; (2) the substantial affordable housing component of the project which constitutes a special feature of land planning; and (3) the substantial preservation proposed for the Randall School.

Thank you for the opportunity to comment on this application.

Sincerely,



Neil O. Albert
Deputy Mayor for Planning and Economic Development

cc. Roberta Weiner, ANC 6D
Jocelyn File, Corcoran Gallery of Art
Konrad Schlater, DMPED



CAPITOL PARK IV CONDOMINIUM

741 Delaware Avenue, S.W.
Washington D.C. 20024

Telephone: 202-484-5235
Fax: 202-484-1754

October 24, 2007

Jocelyn File
Director of Special Projects
Corcoran Gallery of Art
500 17th St NW
Washington, DC 20006

Dear Ms. File:

The Capitol Park IV Board of Directors very much appreciated you and Paul DeIVecchio providing an overview of the Randall School redevelopment project on August 14, 2007. After careful consideration, including acknowledgement of you and Mr. DeIVecchio agreeing to follow through on several key issues in later discussions outlined below, the CPIV Board has decided to support the project.

Issues

- Keep the CPIV Board apprised of all plans during and after construction so that we are not blind-sided with any unexpected developments.
- Proactively see that the rodent problems at the project site are mitigated through the employment of a rodent control specialist, before construction begins.
- We maintain our concern with respect to the noise and safety issues that may be created by the revised traffic pattern at H St SW and the Delaware Circle and expect you to minimize them as much as possible, since your current plans call for the parking garage entrance, exit, and loading docks to be located on the north side of the building, in close proximity to CPIV property.
- Ensure that dumpsters and materials are not stored outside of the building in view of our residents during permanent operation of the facility.
- Installation of a Corcoran-sponsored Art Piece for the center grassy area on the Delaware Circle, with the input of CPIV residents.
- Monument and/or Corcoran-sponsored support in re-designing the CPIV playground area near the Delaware Circle. Corcoran team shall contribute to the design, and Monument shall contribute \$5,000 to a new fence around the area.
- Use of the Lecture Hall at the Corcoran's Randall School facility for CPIV's Annual Meeting in early December, at no charge (assuming the Hall is large enough to accommodate our attendees).

The CPIV Board is very much looking forward to seeing the Randall School redevelopment project successfully completed, but our support is qualified by the concerns noted above.

Thank you.


George Lentz
President, CPIV Condominium

Cc: Pam Frentzel-Beyme
CPIV Board of Directors

MARK S. BAUERNHUBER

355 I Street, SW Unit S314 - Washington, DC 20024
609.618.4582 mbauernhuber@gmail.com

October 31, 2007

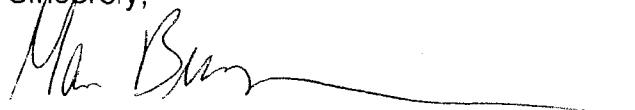
To whom it may concern:

As a Southwest resident, I am very excited about the Corcoran Gallery of Art and Monument Realty's plan to redevelop the Randall School site.

I drive past the property daily and envision the day when the school is restored to its original beauty, and the area is alive with the activity of a true urban environment. Adding the residential component will create a vibrant and active community that complements the cultural and artistic environment of the Corcoran.

I support the design as proposed at the various community meetings and look forward to watching the transformation take place.

Sincerely,



Mark Bauernhuber



COUNCIL OF THE DISTRICT OF COLUMBIA

THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20004

TOMMY WELLS
Councilmember - Ward 6
Chairperson
Committee on Human Services

Committee Member
Health
Public Services and Consumer Affairs
Economic Development

November 5, 2007

Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20001

**Re: Support for the development of the Former Randall Junior/Senior High School,
65 I Street S.W. (Square 643-S, Lot 801)**

Dear Members of the Commission:

I am writing in support of the application filed on behalf of the Trustees of the Corcoran Gallery of Art and MR Randall Capital seeking approval of a planned unit development project on the site of the Randall Junior High School. The planned unit development that has been proposed will provide for the adaptive reuse of the historic Randall School for use as a museum and school of fine arts, retention of significant portions of the historic Randall School and a new residential development including a substantial amount of affordable housing.

There has been unprecedented effort made by the ANC 6D and the Corcoran Gallery and its developer Monument Realty to wrestle through issues related to building design, traffic patterns, community amenities, and the role of the Corcoran in enhancing community art education and appreciation. The negotiation team appointed by the ANC worked tirelessly through repeated negotiation sessions with the Corcoran and Monument representatives, and in the final stages, sought my involvement as a third party to help find consensus on some remaining sticking points. I was pleased at the final outcome whereby both parties felt their efforts had resulted in a better planned unit development and that a long term relationship had been forged between the new Corcoran School of Art in SW and the residents of the SW community from its beginnings.

Thank you for the opportunity to comment on this application.

Sincerely,

Councilmember Tommy Wells
Ward 6

cc. Roberta Weiner, ANC 6D
Jocelyn File, Corcoran Gallery of Art



SOUTHEASTERN UNIVERSITY

OFFICE OF THE PRESIDENT

September 6, 2007

Zoning Commission for the District of Columbia
 441 4th Street, NW
 Suite 210S
 Washington, DC 20001

Re: Planned Unit Development and Related Map Amendment Application
 The Former Randall Junior/Senior High School, 65 I Street S.W. (Square 643-S, Lot 801)

Dear Members of the Commission:

I am writing in support of the Corcoran Gallery of Art project at the Randall Junior High School. In the Fall of 2006, the District of Columbia sold the former Randall Junior High School property to the Corcoran in order that it may be redeveloped as a new facility for the Corcoran's College of Art + Design along with a residential complex.

The proposed project is one that will have a tremendous benefit not only to the Southwest neighborhood but to the District as a whole. The Corcoran College of Art + Design's programs in graphic design, media arts, ceramics, and woodworking, in addition to their fine arts curriculum will continue, enhance, and revitalize the tradition established by the Cardozo Manual Training School that once stood on this site.

Like Southeastern, the Corcoran is now a member of the District-based Consortium of Universities. Its new arts education center will offer students at the Corcoran and Southeastern more opportunity for collaboration between the two campuses. The advantages of a closer working relationship with the Corcoran College of Art and Design would only enhance the reputation of Southeastern University.

This project will protect, renovate, and restore this landmark property while providing a new home for the Corcoran's educational programs. There is a tremendous benefit to the SW Community and the District as a whole. The new facility along with 20% affordable housing component will open the door to numerous opportunities for Southeastern University students and staff. It is with great approval I endorse this project.

Thank you for the opportunity to comment on this application.

Sincerely,

Charlene Drew Jarvis, Ph.D.

cc. Roberta Weiner, ANC 6D
 Jocelyn File, Corcoran Gallery of Art



Bethel Pentecostal Tabernacle Assemblies of God | 60th I Street, SW Washington D.C. 20024
Ph: 202-484-3184 | E-mail: tizdtw@hotmail.com
Rev. R. Fitzgerald Carter, Sr. Pastor

August 20, 2007

Zoning Commission for the District of Columbia
441 Fourth Street, NW
Suite 210S
Washington, DC 20001

Re: Planned Unit Development and Related Map Amendment Application
The Former Randall Junior/Senior High School, 65 I Street S.W. (Square 643-S, Lot 801)

Dear Members of the Commission:

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The proposed project is one that will have a tremendous benefit not only to the Southwest neighborhood but to the District as a whole. The Corcoran College of Art + Design's programs in graphic design, media arts, ceramics, and woodworking, in addition to their fine arts curriculum will continue, enhance, and revitalize the tradition established by the Cardozo Manual Training School that once stood on this site.

The new arts education campus will provide not only a new home for the Corcoran's educational programs but will work directly with the local public schools in the Southwest. This new addition to the neighborhood will offer many possibilities for collaboration between the Corcoran and entire Southwest community. We have already met with the staff at the Corcoran, and will continue our dialogue of opportunities that will assist our parishioners at Bethel Pentecostal Tabernacle Church, and provide a direct benefit to the surrounding community.

Thank you for the opportunity to comment on this application.

Sincerely,

Pastor Fitzgerald Carter

cc. Roberta Weiner, ANC 6D
Jocelyn File, Corcoran Gallery of Art



25 M Street SW • Washington, DC 20024
ANC Office: 202 554-1795 • FAX 202/554-1774
office@anc6d.org

2007-10-16 11:03
DC ZONING COMMISSION
Case No. 07-13

16 October 2007

DC Zoning Commission
441 4th Street NW
Washington, DC 20001

**Re: Case No. 07-13
Corcoran/Randall School PUD and Map Amendments**

Dear Commissioners:

At a duly noticed public meeting on October 15, 2007, ANC 6D, with a quorum being present (a quorum being four of seven Commissioners) voted (5-0-1) to approve the attached resolution that supports the application for a PUD and map amendment requested by the Corcoran Gallery and Monument Realty.

In the last month, both the Corcoran Gallery and Monument Realty have taken substantial steps to both improve the massing and design of the project, and to provide a benefits package that will greatly enhance the presence of the Corcoran College of Art + Design in the Southwest community. (The benefits agreements are attached.)

The developers have made significant modifications to the design which eliminate bays that protruded from the rear of the building; that increase access to Randall Recreation Center and pool by providing a public easement on H Street SW, and that move the buildings' loading docks and make it impossible for trucks longer than 40' to access those docks. Further, they have offered to renovate the park area to the east of the building. They have also agreed to provide preferences for Southwest residents in employment, procurement, and affordable housing. Finally, they will make a contribution of \$200,000 to a Community Investment Fund to support community-wide projects.

The Corcoran has committed to funding scholarships for Southwest residents, open their classes and gallery to the local community to provide training for local art teachers and work with our local schools. Further, they will sponsor an annual Southwest art festival, museum tours, beautification projects and other activities to reinforce a positive and long-lasting relationship with the neighborhood.

ANC 6D therefore urges you to support the Applicant's PUD and map amendment. The Commission hopes that the Zoning Commission will take into account the great weight of ANC 6D's views on this project. Thank you for your consideration.

This letter will serve to authorize Commissioner David Sobelsohn, who serves the area of the project, to represent the ANC in this matter.

Sincerely,

The handwritten signature of Roger Moffatt.

Roger Moffatt
Chair

ZONING COMMISSION
District of Columbia

CASE NO. 07-13
EXHIBIT NO. 49



**Advisory Neighborhood
Commission 6D**

25M Street SW • Washington, DC 20024
ANC Office: 202 554-1795 • FAX 202/554-1774
office@anc6d.org

**Re: Case No. 07-13:
Corcoran/Randall School PUD and Map Amendment**

WHEREAS, the residency of the Corcoran College of Art + Design in the former Randall Junior High School, and the renovation of that school, will provide substantial benefits to our neighborhood; and—

WHEREAS, as set forth in the attached agreement, the Corcoran Gallery of Art has made substantial commitments to bring arts education to our community, including teacher training, arts education in our schools, scholarships for our residents, and other benefits; and—

WHEREAS, as set forth in the attached agreement, the Corcoran Gallery of Art has made substantial commitments to bring art into our neighborhood, including an annual neighborhood visual arts project, an annual arts festival, museum tours, a special program for residents who volunteer at the Corcoran, project beautification pending construction and art in the Delaware Avenue circle, and other benefits; and—

WHEREAS, as set forth in the attached agreement, these developers have agreed to free up access on H Street, Southwest; to provide a permanent public easement on H Street; and to make it impossible to dock trucks over 40-feet long on their property; and—

WHEREAS, as set forth in the attached agreement, these developers have agreed to prefer ANC 6D residents for the project's "affordable housing"; and—

WHEREAS, as set forth in the attached agreement, these developers have promised employment preferences for ANC 6D residents, both during and after construction; and—

WHEREAS, as set forth in the attached agreement, these developers have agreed to make a substantial contribution to our Community Investment Fund; and—

WHEREAS, as set forth in the attached agreement, these developers have agreed to public-park landscaping, or in the alternative to make an additional contribution to our Community Investment Fund; and—

WHEREAS, as we engage other developers going forward, this benefits package provides another set of obligations elicited from a developer for our support; and—

WHEREAS, the artists who had studios in the project site are well represented by counsel in their efforts to secure their rights to return to the property, and will have additional rights under the attached agreement;

THEREFORE, BE IT RESOLVED:

1. This ANC 6D supports the pending Planned Unit Development application in Zoning Commission Case No. 07-13; and—
2. This ANC 6D authorizes ANC Commissioner David Sobelsohn to represent this ANC before the Zoning Commission and the Historic Preservation Review Board in this case.

Approved by ANC 6D on Monday, October 15, by a vote of 5-0



CAPITOL PARK IV CONDOMINIUM

741 Delaware Avenue, S.W.
Washington D.C. 20024

Telephone: 202-484-5235
Fax: 202-484-1754

October 24, 2007

Jocelyn File
Director of Special Projects
Corcoran Gallery of Art
500 17th St NW
Washington, DC 20006

Dear Ms. File:

The Capitol Park IV Board of Directors very much appreciated you and Paul DelVecchio providing an overview of the Randall School redevelopment project on August 14, 2007. After careful consideration, including acknowledgement of you and Mr. DelVecchio agreeing to follow through on several key issues in late discussions outlined below, the CPIV Board has decided to support the project.

Issues

- Keep the CPIV Board apprised of all plans during and after construction so that we are not blind-sided with any unexpected developments.
- Proactively see that the rodent problems at the project site are mitigated through the employment of a rodent control specialist, before construction begins.
- We maintain our concern with respect to the noise and safety issues that may be created by the revised traffic pattern at H St SW and the Delaware Circle and expect you to minimize them as much as possible, since your current plans call for the parking garage entrance, exit, and loading docks to be located on the north side of the building, in close proximity to CPIV property.
- Ensure that dumpsters and materials are not stored outside of the building in view of our residents during permanent operation of the facility.
- Installation of a Corcoran-sponsored Art Piece for the center grassy area on the Delaware Circle, with the input of CPIV residents.
- Monument and/or Corcoran-sponsored support in re-designing the CPIV playground area near the Delaware Circle. Corcoran team shall contribute to the design, and Monument shall contribute \$5,000 to a new fence around the area.
- Use of the Lecture Hall at the Corcoran's Randall School facility for CPIV's Annual Meeting in early December, at no charge (assuming the Hall is large enough to accommodate our attendees).

The CPIV Board is very much looking forward to seeing the Randall School redevelopment project successfully completed, but our support is qualified by the concerns noted above.

Thank you.


George Lentz
President, CPIV Condominium

Cc: Pam Frentzel-Beyme
CPIV Board of Directors

MARK S. BAUERNHUBER

355 I Street, SW Unit S314 - Washington, DC 20024
609.618.4582 mbauernhuber@gmail.com

October 31, 2007

To whom it may concern:

As a Southwest resident, I am very excited about the Corcoran Gallery of Art and Monument Realty's plan to redevelop the Randall School site.

I drive past the property daily and envision the day when the school is restored to its original beauty, and the area is alive with the activity of a true urban environment. Adding the residential component will create a vibrant and active community that complements the cultural and artistic environment of the Corcoran.

I support the design as proposed at the various community meetings and look forward to watching the transformation take place.

Sincerely



Mark Bauernhuber