## CONTRIBUTION AGREEMENT

This Contribution Agreement (the "Agreement") is made by and between BELMONT PARTNERSHIP, LLP (the "Developer"), a District of Columbia Limited Liability Partnership, whose mailing address is 6401 Golden Triangle Drive, Suite 200, Greenbelt, MD 20770 and The METROPOLITAN POLICE BOYS AND GIRLS CLUB CLUBHOUSE #10, a District of Columbia agency, whose mailing address is 2500 14th Street, N.W., Washington, DC 20009 (the "Clubhouse") on this 4 day of October, 2003.

## RECITALS

**WHEREAS,** Developer is developing a condominium building, Zoning Commission Case No. 03-04, (the "Development") in the District of Columbia in accordance with the Planned Unit Development ("PUD") provisions of the District of Columbia Municipal Regulations; and

**WHEREAS,** the PUD regulations compel developers to provide public amenities in connection with a PUD that will benefit members of the local community who would not otherwise benefit from a development; and

**WHEREAS,** Developer wishes to recognize that the Clubhouse is important to the local community and can greatly benefit from donations made to the Clubhouse; and

**WHEREAS,** Developer wishes to gift, in accordance with the PUD regulations, certain amenities to the Clubhouse so that the Clubhouse can maintain and further its stature in the community as a place where community children can learn, socialize and deepen their community roots.

**NOW, THEREFORE,** the Developer will gift the following amenities to the Clubhouse:

(1) $5,000 - These funds will be used toward an afterschool tutorial program, athletic equipment, and the annual awards banquet.

(2) $4,600 - The Bozzuto Group will donate seven (7) desktop and two (2) laptop computers for the Clubhouse library/computer room.

(3) $2,000 – to purchase new monitors.

The total value of the foregoing amenities is Eleven Thousand Six Hundred Dollars ($11,600.00).

The undersigned have signed, sealed and acknowledged this Agreement on this 4 day of October, 2003.

BELMONT PARTNERSHIP, LLP

METROPOLITAN POLICE BOYS AND GIRLS CLUB CLUBHOUSE #10

ZONING COMMISSION
District of Columbia
Case 03-04
Exhibit 31

ZONING COMMISSION
District of Columbia
CASE NO.03-04
EXHIBIT NO.31

By: _____

PRESIDENT
BOCCARD HOMES, INC.
MANAGING AGENT
BELMONT PARTNERSHIP, LLC.

By: _____

Title: _____