

COMMUNITY BENEFITS CONTRIBUTIONS

1. **Community Contributions:** West*Group Development will agree to make cash contributions totaling seventy-five thousand dollars (\$75,000) to the Community in the following manner and on the following schedule:

A. **Development Approval.** Upon the approval of West*Group Development's PUD application: (i) ten thousand dollars (\$10,000) to the new Lamond Recreation Center, for uses to be determined by that Center's management; (ii) ten thousand dollars (\$10,000) to the Riggs LaSalle Recreation Center, for uses to be determined by that Center's management; (iii) five thousand dollars (\$5,000) to the Lamond Youth Program, in care of Lamond Community Development Corporation, and five thousand dollars (\$5,000) to the Lamond-Riggs Athletic Association, for use in the youth programs operated by these entities; (iv) ten thousand dollars (\$10,000) to a to-be-formed Community Fund, to be distributed for the benefit of the Community living in ANCs 4B07 and 4B08; (v) new computers, in the approximate aggregate value of ten thousand dollars (\$10,000), to be distributed as follows: three (3) computers to LaSalle Elementary School and three (3) computers to Whittier Elementary School, the Community's two public elementary schools; and fourteen (14) computers to Coolidge High School, the Community's public high school; and (vi) new signage for the community, developed in conjunction with the Lamond Community Action Group, in the approximate aggregate value of ten thousand dollars (\$10,000).

B. **Sales Success.** Upon completion of fifty percent (50%) of the housing unit sales in the Development, twenty-five thousand dollars (\$25,000) to a to-be-formed Community Fund, to be distributed for the benefit of the Community living in ANCs 4B07 and 4B08.

2. **Condominium/HOA Fees:** Based on the current development plan, West*Group shall apply an additional fee of five dollars (\$5.00) to the condominium owners' monthly condominium fee and the homeowners' monthly association fee to create projected annual proceeds of no less than twelve thousand dollars (\$12,000). This annual donation will stay in effect for a ten (10) year period, making this a projected quantifiable contribution of one hundred twenty thousand dollars (\$120,000). West*Group Development prefers to have this money donated in equal portions to the Lamond Recreation Center and the Riggs LaSalle Recreation Center.

Proposed for Discussion: January 9, 2006

ZONING COMMISSION
CASE No. 05-30
EXHIBIT No. 59
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