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January 11, 2006

Dick Shellenberger, Chair
Lancaster County Commissioners
50 N. Duke Street,
Lancaster, PA 17602

Mayor J. Richard Gray,
City of Lancaster
120 N. Duke Street,
Lancaster, PA 17602

Re: Proposed Lancaster Convention Center / Hotel Project

Dear Chairman Shellenberger and Mayor Gray:

Due to my decades of experience in commercial real estate I felt compelled to share my reservations with government officials and the public concerning the proposed Convention Center / Hotel Project and to urge a fact-based approach in determining whether the project should move forward. In addition I provided funds for the Fox 43 / Opinion Dynamics public opinion poll and commissioned the analysis by American Valuation Group, Inc. which established that no feasibility study existed.

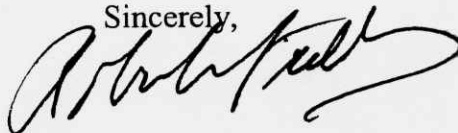
I applaud Mayor Gray's suggestion that the Commissioners order and pay for a feasibility study and his commitment that, if the project will not be feasible, to end his support for the \$137 million downtown revitalization initiative. In return, the mayor asked that the commissioners agree to drop their lawsuits and remove any obstacles to construction if the study reflected positively on the proposed project.

Should funding be an obstacle, I am prepared to contribute \$50,000 towards the cost of a comprehensive feasibility study of the convention center and hotel, be it by PricewaterhouseCoopers as Mayor Gray suggested or, if their services are not available, by another recognized national firm specializing in such studies.

I would urge that the study be circulated in draft form to the Commissioners, the City and the Authority for comments and suggestions, and made public upon its completion.

It is my belief that the report will enable the parties to make an informed decision and, regardless of the direction chosen, that harmony and comity will be restored to our community.

Sincerely,



Copy: Lancaster New Era, Intelligencer-Journal, Sunday News