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December 28, 2005

Hon. Charles Smithgall
Mayor
City of Lancaster
120 N. Duke Street,
Lancaster, PA 17608

Our file: Lancaster

Dear Mayor Smithgall:

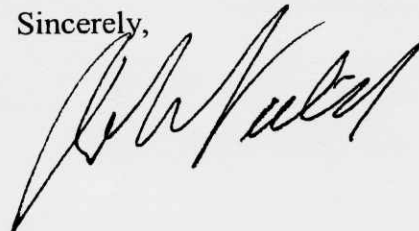
By now you may have heard that there have never been feasibility studies conducted for the hotel or for the convention center or for a combination of the two.

I am enclosing for your review a copy of my address of this day to the County Commissioners, a copy of the American Valuation Group Inc.'s analyses concluding that all five past reports were but market studies or marketing studies, and a copy of an application for Commonwealth Funding in 2002 erroneously describing the Price Water House Cooper Market Study.

I hope that you will join others in calling for the prompt commissioning of a genuine feasibility study of both the convention center and hotel so that it will be available by the time of construction bid opening in late February or early March.

Thank you for your service to the community over the past eight years and good luck in your future endeavors.

Sincerely,



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