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Bethesda Congregation Approves Plan to Re-develop Its Woodmont Triangle Property with Bush Construction Corporation. EagleBank to Provide Predevelopment Church Financing.

Christ Evangelical Lutheran Church of Bethesda-Chevy Chase voted overwhelmingly to proceed with the re-development of its property in the Woodmont Triangle of Bethesda. The project will consist of two components, a 107-unit residential project and a multi-story church and community facility. Bush Construction Corporation, based in Williamsburg, VA with a regional office in Arlington, VA has been selected as the developer of the residential component of the project and will construct both the residential project and the new church facility. Work on site plan approval is expected to commence immediately and a consolidated application for Site Plan with Park and Planning will be filed in 4Q14. EagleBank of Bethesda is providing predevelopment financing.

The approved plan for the church owned property at 8011 & 8015 Old Georgetown Road includes:

- A new LEED Silver to Gold church and community facility with worship, child care, multi-generational recreation and non-profit usage
- 90 market rate condos and 17 MPDU residential units
- 240 underground parking spaces
- Renewed landscaping, pedestrian paths and neighborhood connectivity

Christ Lutheran first filed a PD44 rezoning application in November 2006. After a number of positive decisions, as well as delays, that application was approved by the Montgomery County Council by a 7-2 vote on October 26, 2010. A series of public appeals, land use planning, market assessments, capital campaign feasibility studies, plus community, county and state testimony and additional congregation approval votes were held. That culminated in September 2014 developer and banking approvals of Bush Construction and EagleBank

About Christ Evangelical Lutheran Church

Christ Lutheran has been a Bethesda community mainstay since it first met at the old Hiser Theatre (now the Bethesda Hyatt) on December 2, 1934. It has owned the 2 acre property at 8011 Old Georgetown Road at Glenbrook since 1937. During that time they have worshipped and provided community space in four different facilities on their property. The church has opened its doors to help found or welcome Bethesda Cares, Ivymont School, Guiding Star Child Development Center, congregations of Adat Shalom Reconstructionist, Inglesia Evangelica Principe de Paz, MoCo Polling place and dozens of other needed community services. This newest facility is intended to meet both the

worship needs of the congregation and the growing needs of the diverse Downtown Bethesda population. Christ Lutheran will celebrate its 80th anniversary in Bethesda in December 2014.

About Graceful Growing Together, Inc., a 501 c 3 Nonprofit of Christ Evangelical Lutheran Church of Bethesda-Chevy Chase (CELC)

Because of Bethesda's remarkable growth, the need for community services and programs offered by our parent, CELC, has multiplied, particularly day care for children, families, the elderly and the less fortunate. Our vision is to stay in Bethesda as we have since 1934 and continue to offer and expand services to:

- **Connect** an increasing numbers of people with the resources offered by CELC
- **Enrich** people's lives and help them grow through caring relationships, relevant ministries and meaningful service
- **Lead** the way to effective and responsive community needs
- **Impact** the quality of community life through community-based programs
- **Ensure** the continued existence and viability of our pastoral mission

About Bush Construction Corporation

Bush Construction Corporation and its affiliates have maintained a presence in the Washington area for more than fifty years. For more than twenty-five years, Bush has focused solely on the development, construction and marketing of condominiums and apartments in the Greater Washington metropolitan area. These projects, ranging from seven to thirty-one stories, have all been Class A developments, consisting primarily of residential condominiums and apartments and containing 98 to 564 units.

About Eagle Bancorp, Inc. and EagleBank

Eagle Bancorp, Inc. is the holding company for EagleBank, which commenced operations in 1998. The Bank is headquartered in Bethesda, Maryland, and conducts full service banking services through eighteen offices, located in Montgomery County, Maryland, Washington, D.C. and Northern Virginia. The Company focuses on building relationships with businesses, professionals and individuals in its marketplace.

Christ Lutheran's Development Partners and Consultants

- Bush Construction Corporation
- Community Counselling Service Co., LLC (Capital Campaign consulting)
- Councilor, Buchanan and Mitchell (Auditors and Tax Advisors)
- EagleBank (Predevelopment financing to CELC)
- Graceful Growing Together, Inc.
- Guiding Star Child Development Center, Inc.
- Imagination Stage (Transition space)
- Lemley and Associates, Inc (Owner's representation)
- Lenhart Traffic Consulting

- Linowes and Blocher LLP (Land Use and Sale Agreement counsel)
- Loiederman Soltesz Engineering
- Montgomery County Office of Community Partnerships
- MTFA Architecture
- Perrine Planning and Zoning
- RCLCO Real Estate Advisors
- The NonProfitCenters Network (Market assessment)