

Baltimore Country Club

4712 CLUB ROAD - ROLAND PARK
BALTIMORE, MARYLAND 21210

December 12, 2008

Dr. Philip Spevak
President
Roland Park Civic League
300 Somerset Road
Baltimore, MD 21210

Re: Baltimore Country Club/Keswick Multicare Center

Dear Dr. Spevak:

On behalf of the Baltimore Country Club, Bob Goodier and I want to thank you, David Tufaro, Mary Paige Michel, and Ian MacFarlane, as the representatives of the Roland Park Civic League, for meeting with us this past Tuesday to discuss Keswick's proposed purchase and development of certain surplus land of the Club located along Falls Road for a continuing care retirement community

We thought it appropriate that we summarize and confirm the following matters which the Club discussed with you and your colleagues at this meeting:

1. There now exists a valid and binding contract between the Club and Keswick for the purchase by Keswick of the Club's surplus property. Both the Club and Keswick are committed and resolved to the performance of this contract and to the development by Keswick of its proposed continuing care retirement community in a manner which will satisfy and address the reasonable concerns of Keswick, the Club, the Roland Park Civic League, and the City of Baltimore.

2. Based upon a number of critical considerations and factors, the Club is not willing to negotiate or otherwise consider the sale of its surplus property to either the Roland Park Civic League or the Roland Park Foundation.

3. The Club's Roland Park campus is private property which is owned solely by the Club and its members. Any notion or perception that any portion of the Club's Roland Park campus is directly or indirectly some type of public or community park, or that the Roland Park Civic League or the Roland Park community otherwise possesses any right, title, or interest in the Club's property, is legally incorrect. In order to protect its property rights, and for public safety and liability purposes, the Club will continue to implement accepted best practices to secure the physical integrity of its property and prevent its unauthorized use by the public.

4. The financial condition of the Club is strong and, based upon the overwhelming support of its members, the Club is committed to retaining and enhancing its Roland Park Clubhouse as its flagship facility.

5. To date, the Roland Park Civic League has declined to engage in any meaningful dialogue with the Club and Keswick regarding the Keswick proposal. Consistent with Mayor Dixon's letter to you of November 24, 2008, both the Club and Keswick are ready and willing to constructively and in good faith work with the Roland Park Civic League to reach a mutually agreeable plan for the proposed Keswick project. Unfortunately, at last Tuesday's meeting, no similar commitment was made by the Roland Park Civic League.

In closing, both the Club and Keswick sincerely believe that a reasonably negotiated Keswick proposal is a unique and compelling opportunity not only for the Club and Keswick, but also for the Roland Park community and the City of Baltimore, which will result in the following benefits:

- The Club will have the opportunity to convert its surplus land to cash resources, the bulk of which will then be reinvested in its adjacent and retained flagship Roland Park Clubhouse, thereby allowing the Club to secure and enhance its continued long term presence and viability in Roland Park and Baltimore City.
- Keswick will have the opportunity to continue its longstanding mission of providing quality continuing care in Baltimore City with a new and demonstrably needed first class continuing care facility.
- The Roland Park community will have its only opportunity to protect and enjoy at least seven acres of preserved green space, with significant input and safeguards regarding any future development of the Club's property, and to add to the Roland Park community a first class continuing care facility where many of its residents and neighboring residents can "age in place" in a facility complementary to and compatible with the Roland Park community.
- Baltimore City will have the opportunity of offering to City and neighboring residents a needed first class continuing care facility in an attractive and vibrant mixed use residential section of the City, while also reaping the following economic benefits:
 - \$200 Million of capital investment by Keswick, without Baltimore City subsidization.

- 500 construction jobs, with \$864,000 in new tax revenue during construction.

- 158 permanent jobs, with an annual \$6.7 Million in salaries and benefits.

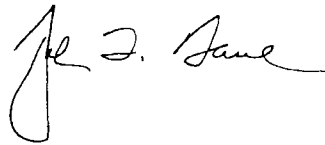
- Annual payment in lieu of taxes of at least \$500,000.

- Additional annual City personal income taxes of approximately \$544,000

Pursuant to Mayor Dixon's suggestion, the Club respectfully requests and urges that the Roland Park Civic League promptly engage and participate with the Club and Keswick in good faith, diligent and constructive discussions regarding the Keswick proposal.

Thank you for your consideration.

Sincerely,



John L. Daue
President

cc: Mayor Sheila Dixon
City Council President Stephanie Rawlings-Blake
Councilwoman Sharon Green Middleton
Councilman James B. Kraft
Councilman Nicholas D'Adamo, Jr.
Councilman Robert Curran
Councilman Bill Henry
Councilwoman Rachelle "Rikki" Spector
Councilman Belinda K. Conway
Councilwoman Helen L. Holton
Councilwoman Agnes Welch
Councilman Edward Reisinger
Councilman William H Cole, IV
Councilman Bernard "Jack" Young

Councilman Warren Branch
Councilwoman Mary Pat Clarke
Planning Commission Chairman Wilbur "Bill" Cunningham
Elizabeth Bowerman – CEO/Keswick Multicare