



Real Estate Investment

Kittredge Properties, LLC
1 Kittredge Lane
Baltimore, MD 21204
410.296.0059

June 19, 2009

Roland Park Residents
c/o Roland Park Civic League
5115 Roland Avenue, Suite B
Baltimore, Maryland 21210

RE: WYNDHURST STATION – COFFEE SHOP/CAFÉ FOLLOW-UP

Dear Roland Park Residents:

Our sincere thanks to all of you for taking the time to consider permitting the establishment of a coffee shop/café at Wyndhurst Station, as proposed in our letter dated May 1, 2009. Since that time, we have been heartened by the outpouring of community support for both the coffee shop/café concept as well as for Wyndhurst Station in general.

That having been said, we have also come to the realization that area residents are not universally in favor of the idea and that a material amount of opposition does exist. From the very beginning of this process, it has been our desire to fulfill our commitment to our tenants and to the neighborhood by pursuing the possibility of a coffee shop/café, but not in the face of community opposition.

At this time, we do not believe that it is in the best interest of any of the involved parties for Kittredge Properties to move forward and sign a lease with the coffee shop/café operators. Instead, we intend to defer to the wishes of the Wyndhurst Improvement Association, the Roland Park Civic League and the Blythewood Association. In the event that the associations make the consensus determination that they are prepared to modify the 1976 food-use covenant, then we will make every effort to support the establishment of a coffee shop/café within Wyndhurst Station.

In the meantime, we truly value the neighborhood relationships that we have developed throughout this process and we look forward to continuing to work together in order to best serve this wonderful community! Thank you again for your time, feedback and consideration.

Best regards,

A handwritten signature in black ink, appearing to read "Michael Weinfeld".

Michael Weinfeld