

MEMORANDUM

DATE: March 25, 2009

RE: Roland Park Place Covenants to Rolden Improvement Association, Inc.

1. There were two Deeds of Covenants recorded in 1982.

A. Covenants affecting only 4023-27 Roland Avenue. These are no longer relevant. The lots were originally part of the property owned by RPP and were being considered for use as access to the facility from Roland Avenue. The lots were sold to Jonathan and Margaret Pine in 1987.

B. Covenants affecting the broader property. There is a deed of covenants dated August 2, 1982 (the "Deed"), and there are amendments dated December 15, 1986 and February 23, 1995. By the terms of the Deed, the covenants expire January 1, 2010.

The covenants are contained in paragraph 1 of the Deed

The following are highlights of some provisions that may be of interest:

Paragraph 1b says that the facility will be one building, containing a maximum of 240 residential units and 60 nursing beds. The second amendment to the covenants recited that a second story was being added to the Health Care Center, and Rolden consented to an increase in nursing beds to 88.

Paragraph 1c allows RPP to construct covered parking facilities not exceeding one story in height and says that RPP will consult with Rolden before submitting plans for it to the City Planning Commission.

Paragraph 1d says that the project must include sufficient parking on RPP's property so that it is not necessary for residents, employees or visitors to park on Roland Avenue.

Paragraph 1e says that the project may not have separate storage facilities except as integrated into the design of covered parking.

Paragraph 1f requires that any building be set back at least 50 feet from the nearest residential property line. By the first amendment to the covenants, Rolden agreed to allow a one story addition to the Health Care Center to encroach within the set back line by about 6 feet.

Paragraph 1g says that mechanical services such as heating and air conditioning will be designed so as to minimize environmental noise pollution.

Paragraph 1h requires RPP to provide full screening of all parking areas through landscaping, the use of berms, etc.

Paragraph 1k requires RPP to give Rolden advance written notice of its intent to acquire any property in the 4000 or 4100 block of Roland Avenue. Paragraph 1l requires RPP to give ninety days written notice of any modification it plans to make to any property in the 4000 - 4100 blocks of Roland Avenue.

This is intended only as a broad summary and should not be relied upon as legal advice. No attempt has been made to perform a comprehensive title search which might discover documents that supplement or supersede the covenants summarized above. The covenants are filed at the Baltimore City Land Records Office at Liber CWM, Jr. No 4219, Folio 493; Liber S.E.B. No. 1181, Folio 232 (First Amendment); and Liber S.E.B., No. 4761, Folio 372 (Second Amendment).