



March 10, 2009

Susquehanna Bank
307 International Circle, Suite 600
Hunt Valley, MD 21030-1376
Attention: Robert P. Whelen, Jr.

Re: 4301 Roland Avenue

Dear Mr. Whelen:

On behalf of the Roland Park Civic League, I am pleased to offer this conditional support of the application filed by Global Facilities Management, LLC to modify the conditional use of the property known as 4301 Roland Avenue by constructing a new assisted living facility with 64 units with 69 beds.

Representatives of Global Facilities Management, LLC and the purchaser, Roland Park Real Estate, LLC, have met several times over the last few months with the Civic League and have been responsive to the concerns we have raised. The representatives of Global Facilities Management and the purchaser have demonstrated their good faith and willingness to work with our association to develop a three-story facility that will be consistent with the architecture of the Roland Park community. We understand that Global Facilities Management and the purchaser are under certain time constraints imposed by the requirements of their lender, and that it is necessary for them to pursue this application prior to completing the Civic League's design review process for the proposed building. Our support of the project is therefore contingent on the commitment of Global

Facilities Management and the purchaser to continue working with the Civic League and to obtain our approval on the following open issues:

Final site plan, including:

1. Decreasing the width of the drive on the west and south sides to the minimum dimension required for fire access, and making front drive traffic flow in one direction to the north,
2. Moving the building to the east and increasing the landscaping buffer on the west commensurately,
3. Preserving and protecting all of the mature ginkgo trees along Roland Avenue,
4. Possibly relocating the access drive to the southern parking area to preserve the mature tree to the southwest of the existing building.
5. Moving the dumpster location to provide better screening

Final building design, including:

6. Consideration of the feasibility of retaining and reusing the westernmost portion of the existing building. (Now that the design is three story, this option could address neighborhood concerns, reduce costs, and be more environmentally responsible.)
7. All exterior elevations, including materials, finishes, and details,
8. Minimizing the overall height of the three-story building.

Other remaining open issues, including:

9. Landscaping and screening, storm water, utilities, traffic and parking, signage, exterior lighting, security plans, ambulance and service access, and other issues that may arise prior to formally committing our support.

We expect the above agreements to be reflected in the developer's zoning board submission and memorialized in the order of the zoning board.

Very truly yours,

Philip Spevak
President, Roland Park Civic

League

cc: Global Facilities Management, LLC