

[signatures below]

April 19, 2021

By Email

Patricia A. Malone, Esq.
Venable LLP
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Towson, MD 21204
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Re: Mission Helpers Project

Dear Ms. Malone:

We are neighbors of the Mission Helper property. We appreciate the information you have given to some of us on recent Zoom calls about the proposed development of that parcel (the "Project"), as well as your expressed desire to solicit and respond to neighborhood concerns. We write in that spirit to ask you to provide us with information about the Project so that we can fully evaluate it and its impact on our neighborhood. We trust that the questions below are self-explanatory, but if you need further clarification, please call Bill Meyer at 410-818-3892.

1. What are the current setback, buffer, and height limitations for the parcel?
2. What specific modifications or variances to those requirements would the Project as currently planned require?
3. Many of us are concerned about the size of the Project, with multiple zoning variances and modifications necessary to fit six buildings on those four acres. Would you be willing to discuss a smaller footprint that complies with existing zoning requirements?
4. Can you describe the intended vehicular and pedestrian access points for the Project?
5. Have you done any study of the impact of vehicles entering or leaving the Project on existing traffic on Chestnut Avenue?
6. What is the legal relationship between the owners of the Project and the owners of Blakehurst (i.e., common ownership, affiliate, common management, etc.)?
7. What will be the operational relationship between the Project and Blakehurst (i.e., what management, operational, and other services will be shared)?

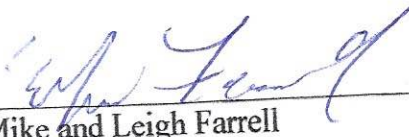
8. Will the Project and Blakehurst share any employees?
9. What is the target demographic for the Project, and how does it differ from the current demographic of Blakehurst?
10. What restrictions will be placed on Project residents (e.g., minimum age, can they sublet, can younger people live there)?
11. What services and resources currently available at Blakehurst (e.g., food, space, events, parking, nursing, fitness) will be available to residents of the Project, and on what terms?
12. Will there be a gate or other barrier between Blakehurst and the Property?
13. Are residents of the Project given any preference when applying to live at Blakehurst?
14. The 1988 Restrictive Covenant Agreement (RCA), as well as the 2014 8th Addendum, restrict development of the Mission Helper parcel to an “add[ition]” to “the Community,” which the RCA defines as a “continuing care facility.” See RCA ¶ 1(b); 8th Addendum ¶ 1.p.2. Is the Project an addition to Blakehurst and/or a continuing care facility?
15. Are there other provisions in the RCA, its Addenda, or any other agreement which you believe permit construction of the Project?
16. The 8th Addenda also says that the parcel may only have “a maximum number of residents of fifty-four (54).” ¶ 1.p.1.2. How would that limitation be enforced if 40 units are constructed?

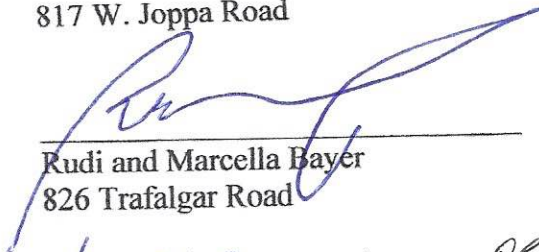
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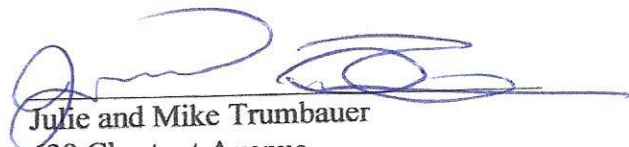
Our preference would be for you to reply to these questions in writing, with whatever site plans or other documentation you want to attach, followed up by another Zoom meeting to go over these issues. Also, please copy all of us on all future filings, submissions, and related correspondence with government officials about the Project so that we may stay abreast of developments.

Blakehurst has always been a good neighbor and worked to find common ground with the community in the past. Your answers to our questions, and further dialogue, will help in that effort again.


Mike and Elise Delia
817 W. Joppa Road

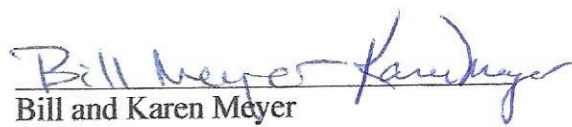

Mike and Leigh Farrell
635 Chestnut Avenue



Rudi and Marcella Bayer
826 Trafalgar Road



Julie and Mike Trumbauer
629 Chestnut Avenue



Herb and Kathalee O'Connor
628 Chestnut Avenue

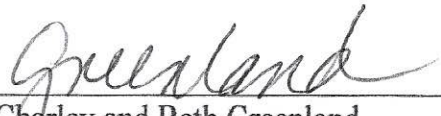

Cailin Quinn
627 Chestnut Avenue

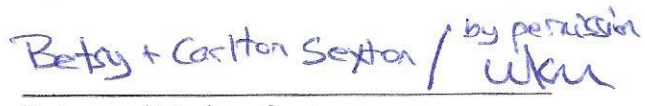

Bill and Karen Meyer
626 Chestnut Avenue



Michael Jankowski
Susan Nachman
625 Chestnut Avenue


Matt and Chris Hayek
623 Chestnut Avenue


Bill and Jen Ashley
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Charley and Beth Greenland
608 Chestnut Avenue


Betsy + Carlton Sexton / *by permission*
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Herbert Mittenthal
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Ann Stocksdale
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610 Chestnut Avenue

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606 Chestnut Avenue

cc: Ward Classen IV (RRLRAIA)
Janet McHugh, Esq. (RRLRAIA)
Hope Jordan (RRLRAIA)
Jamie Cahn (RRLRAIA)
Sr. Elizabeth Langmead MSH, Mission Helpers of the Sacred Heart

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Miriam Mittenthal
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