

**Robert A. Hoffman****(410) 494-6262****rahoffman@venable.com**

February 1, 2008

Michael R. McCann, P.A.  
118 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: College Manor

Dear Michael:

I have received your letter, dated January 28, 2008, in which you outline the Lutherville Community Association's initial reactions to College Manor's expansion proposal. I would, first, like to thank you and your clients for having taken the time to meet with us to discuss College Manor's role in the community and its future plans. I am sure you realize that the plans we presented at the December 18, 2007, meeting were highly conceptual and were intended to be a starting point to open a dialogue with the community.

College Manor sees some sort of expansion as necessary to provide the best care for its residents and to stay competitive with the current market for senior services. The thought that College Manor would need to increase the services offered and to expand its facilities is not a new one and, in fact, goes back, at least, to the adoption of the Lutherville Community Plan in 1996.

In response to your specific request, College Manor would be willing to continue discussions with the Association and would consider making modifications to its conceptual proposal. It would be helpful, however, if you could specifically identify for me how the Association defines "proper scale" for this project in terms of size and density. Additionally, we would ask that the Association establish a working committee to meet with College Manor and to review any future proposals. I think a group of no more than three to five people would be a workable size and would allow a quicker resolution of any differences we have.

Michael R. McCann, P.A.  
February 1, 2008  
Page 2

Again, thank you for the efforts you and the Association have made thus far.  
Please contact me if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert A. Hoffman", with a long horizontal flourish extending to the right.

Robert A. Hoffman

RAH/pam

TO1DOCS1/255241/v1