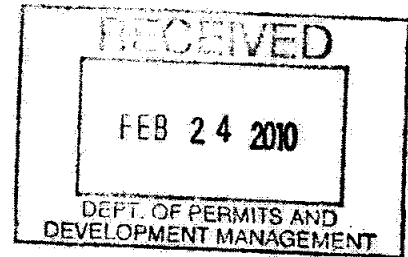


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February 24, 2010

HAND-DELIVEREDMr. Timothy M. Kotroco, Director
Department of Permits and
Development Management
County Office Building - Room 105
111 West Chesapeake Avenue
Towson, Maryland 21204Re: **Suburban Club Property (PDM No. III-436)**
Tolling of Expiration of Development Plan

Dear Mr. Kotroco:

This firm represents Oxbridge Development at Slade, LC, t/a Symmetry at 6 Slade, LLC, the developer that obtained approval for the development plan for the above-referenced project (the "Plan"). As you are aware, the Maryland General Assembly recently passed Senate Bill 958 (Chapter 334 of the 2009 General Session), which effectively tolled the expiration of certain permits and development-related approvals for a certain period of time. I am writing on behalf of our client to request written confirmation from your Department regarding the application of Senate Bill 958 to the Plan. Copies of the Plan and Bill are enclosed for your convenience.

Senate Bill 958 adds a new subtitle to Section 11 of the State Government Article of the Maryland Code, which provides in pertinent part that the "running of the period of approval for any permit issued by a County or municipality shall be tolled beginning on January 1, 2008, and ending on June 30, 2010." (Md. Code Ann., State Government Article, Section 11-202(c)). The term "permit" is defined in Section 11-101(h) of the State Government Article as a "certificate, license, or other document of approval or permission required to be obtained from a local government or a State unit." (Emphasis supplied). Section 11-201(b), also added to the Code by Senate Bill 958, clarifies that the term "permit," as used in Section 11-202(c), expressly includes a "development permit," which is defined in Section 11-101(d) as "a permit for a development project." Additionally, Section 11-101(e) defines "development project" as "a proposed construction or development for which more than 1 permit is required."

When read together, these provisions confirm that the tolling mechanism contained in Section 11-202(c) applies to development plans, including the Plan. By way of background, you previously countersigned a letter, dated June 25, 2007 (copy enclosed), confirming that, pursuant to a provision contained in Baltimore County Council Bill 24-06, the Plan is due to expire on March 17, 2010, unless it is properly vested before that date. However, in accordance with

Mr. Timothy M. Kotroco, Director
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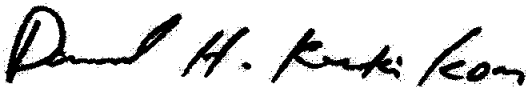
Senate Bill 958, the expiration of the Plan should now be tolled as of January 1, 2008. Specifically, because the Plan's original March 17, 2010 expiration date falls 807 days after the tolling period began (January 1, 2008), then, according to Section 11-202(c), the Plan should not expire until 807 days after the tolling period ends (June 30, 2010), which takes into account the time period between January 1, 2008 and March 17, 2010. Therefore, Symmetry has until September 14, 2012 to vest the Plan.

At this time, I am requesting your Department's confirmation, by your countersignature below, that the expiration of the Plan is tolled between January 1, 2008 and June 30, 2010, by operation and application of Md. Code Ann., State Government Article, Section 11-202(c), enacted by way of Senate Bill 958 during the 2009 General Session of the Maryland General Assembly. Further, I request your Department's confirmation that the Plan expiration is tolled 807 days, which will give our client until September 14, 2012 to vest the Plan.

If you need any additional information to complete your review, please do not hesitate to contact me.

I appreciate your assistance with this matter.

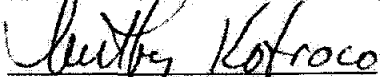
Very truly yours,



David H. Karceski

DHK/cdm
Enclosures

AGREED AND ACCEPTED:



Timothy M. Kotroco, Director
Department of Permits and
Development Management