



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 18, 1997

Ms. Melissa B. Fregly
Legal Assistant
Shulman, Rogers, Gandal, Pordy & Ecker, P.A.
11921 Rockville Pike, Third Floor
Rockville, MD 20852-2743

RE: Eastpoint Nursing Home
1046 Old North Point Road
Zoning Case #80-249-SPHXA
12th Election District

Dear Ms. Fregly:

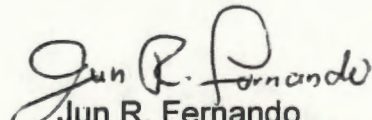
Your letter of June 11, 1997 has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined.

The property known as Eastpoint Nursing Home, located at 1046 Old North Point Road, is currently zoned R-O (Residential-Office). Please be advised that the use of the property as a nursing home has been granted by special exception in zoning case number 80-249-SPHXA. As such, the use of a nursing home as shown on the hearing site plan, as well as the approved building permit and plan #C-518-82, is permitted. Further, Baltimore County Code Enforcement has advised that there are no currently or outstanding zoning violations on the subject property at this time.

Enclosed please find a copy of the Baltimore County zoning map number SE-1F, as well as copies of uses permitted as a matter-of-right in the R-O zone.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


Jun R. Fernando
Planner I, Zoning Review

JRF:scj

Enclosures

c: Zoning Case #80-249-SPHXA



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

035880

DATE 6/16/97 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JRF)

RECEIVED FROM: Shulman, Rogers, Gandal, Paddy & Ecker

FOR: #710 - VERIFICATION

Eastpoint Nursing
1046 Old North Point Road

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

6/16/1997 6/16/1997 14:25:50

REC WSO1 CASHIER CLIM CML DRAWER 1

5 MISCELLANEOUS CASH RECEIPT

Receipt # 015593

OFLN

CR NO. 035880

\$40.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

LAW FIRM
SHULMAN, ROGERS, GANDAL, PORDY & ECKER, P.A.

11921 ROCKVILLE PIKE, THIRD FLOOR
ROCKVILLE, MARYLAND 20852-2743

(301) 230-5200
TELECOPIER (301) 230-2891
TDD (301) 230-6570

WASHINGTON OFFICE
(202) 872-0400
TELECOPIER (301) 230-2891

VIRGINIA OFFICE
(703) 684-5200
TELECOPIER (703) 684-1254

WRITER'S DIRECT DIAL NUMBER

(301) 255-0539
mfregly@srgpe.com

LAWRENCE A. SHULMAN
DONALD R. ROGERS
LARRY N. GANDAL
KARL L. ECKER
DAVID A. PORDY*
DAVID D. FREISHTAT
MARTIN P. SCHAFER
CHRISTOPHER C. ROBERTS
JEFFREY A. SHANE
EDWARD M. HANSON, JR.
DAVID M. KOCHANSKI
WALTER A. OLENIOWSKI
JAMES M. KEFAUVER
LAWRENCE L. BELL
REBECCA OSHOWAY
ROBERT B. CANTER

EDWARD F. SCHIFF*
DANIEL S. KRAKOWER
KEVIN P. KENNEDY
ALAN B. STERNSTEIN
NANCY P. REGELIN
SAMUEL M. SPIRITOS*
RICHARD I. MELNICK
MARTIN LEVINE
OLIVIA S. BYRNE
BAHMAN Z. LOTFI*
JONATHAN M. FORSTER*
MICHAEL W. KAUFMAN*
ASHLEY JOEL GARDNER
JAMES M. HOFFMAN
THOMAS L. HANLEY*
ROBERT B. MURPHY*

BARBARA SLOAN*
MICHAEL J. FROELICH
JAMES A. POWERS*
SANDRA E. BRUSCA
DOUGLAS K. HIRSCH

WILLIAM C. DAVIS, III
MICHAEL V. NAKAMURA
PAUL A. BELLEGARDE*
PATRICK M. MARTYN*
KIM VITI GORMAN
JOHN J. MCKENNA, JR.*
KARL I. PROTIL, JR.*
MANISHA D. KAPANI*
YOLANDA S. FAERBER

BARRY P. MILLER*
TODD I. STEINBERG*
JEFFREY L. POERSCH
STEVEN E. FRIEDMAN*
JULIA E. WRIGHT*
ROBERT G. MOULII*
RANIA R. RIZK*
MARGARET A. ATHAY

OF COUNSEL
LAWRENCE JAY EISENBERG
SOLOMON I. MARGOLIS
FRED S. SOMMER

MARYLAND AND D.C. EXCEPT AS NOTED
* VIRGINIA ALSO
* MARYLAND ONLY
* MARYLAND AND VIRGINIA ONLY
* D.C. ONLY
* D.C. AND VIRGINIA ONLY
* VIRGINIA ONLY

June 11, 1997

6/13/97

9

To: June 6/16/97

WCR

Cashier

Mr. Arnold Jablon
Director PDM
Baltimore County Office Building
111 West Chesapeake Ave.
Towson, MD 21204

Re: Request for Written Zoning Confirmation
Address of Property: Eastpoint Nursing, 1046 Old North Point Road, Baltimore, MD
Our File No.: 03-259-002

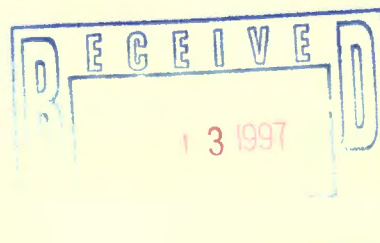
Dear Mr. Jablon:

Our law firm's client is negotiating to purchase Eastpoint Nursing located at 1046 Old North Point Road, Baltimore, Maryland which is presently operated as a skilled nursing home. As a part of our due diligence review, I would appreciate your sending me a letter setting forth the following information concerning the zoning of this property:

1. Current zoning classification;
2. List of permitted uses under this zoning classification;
3. Confirmation that the zoning classification permits use of the property as a skilled nursing living facility; and
4. List of all existing zoning code violations for the property, if any.

If there are no zoning regulations in effect in the City of Baltimore, please confirm that in writing.

In addition, please send me a copy of any required building permit and/or certificate of occupancy for the Facility or, in the alternative, let me know if the Facility is in violation thereof.



MICROFILMED

SHULMAN, ROGERS, GANDAL, PORDY & ECKER, P.A.

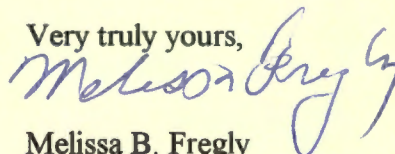
Mr. Arnold Jablon

June 11, 1997

Page 2

I am enclosing a check for \$40.00 to cover your research expenses. I would greatly appreciate your prompt attention to this request as our due diligence review period is limited. If you have any questions, please call me at the above listed telephone number. Thank you for your help in this matter.

Very truly yours,



Melissa B. Fregly
Legal Assistant

Enclosure

G:\LAWYERS\63\CLIENTS\01160\DOCUMENT\ZONING.01

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 13, 1996

Ms. Janice Portney
Gordon, Reinblatt, Rothman, Hoffberger & Hollander, LLC
The Garrett Building
233 East Redwood Street
Baltimore, MD 21202-3332

RE: Zoning Verification & Use
Eastpoint Nursing Home
1046 Old North Point Road
12th Election District

Dear Ms. Portney:

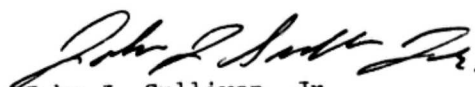
Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Please excuse the delay of my response.

The zoning of this site is Residential-Office (R-O) per the 1 inch = 200 foot scale zoning map #SE-1F. As referenced by my February 23, 1995 and February 26, 1988 submitted letters, zoning case #80-249-SPHXA granted an amendment to the site plan to permit a reduction of the land area devoted to office building use, as well as a special exception for construction of a two-story nursing home, and a variance to permit a rear yard setback of 25 feet in lieu of the required 30 feet for the nursing home. As such, the use of a nursing home as shown on the hearing site plan plus approved building permit and plan #C-518-82, is permitted.

Per James H. Thompson, Code Inspection and Enforcement Supervisor, there are no active zoning violations on this site.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,


John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:rye

C: zoning case #80-249-SPHXA

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 023335

DATE 7/19/96 ACCOUNT 9 001-6150

AMOUNT \$ 40.00 (JJS)

RECEIVED FROM: Gordon, Feinblatt, Rothman, Hoffberger & Hollander

#710 - VERIFICATION
10~~55~~ Old Northpoint Road
Eastpoint Nursing Home

FOR: _____

03A91W0252MICHRC \$40.00
BA C002:30PM07-19-96

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER, LLC
THE GARRETT BUILDING
233 EAST REDWOOD STREET
BALTIMORE, MARYLAND 21202-3332

410-576-4000

Telex 908041 BAL

Fax 410-576-4246

DIRECT DIAL: 410-576-4081

July 16, 1996

96-3932
7/18/96
g
TO JJS
7/18/96 uca
Bcashier
RECEIVED JUL 22 1996
JJS

CERTIFIED MAIL (Z 313 109 242)

RETURN RECEIPT REQUESTED

Mr. Arnold E. Jablon
Director of Zoning Administration
and Development Management
111 W. Chesapeake Avenue
Suite 111
Towson, Maryland 21204

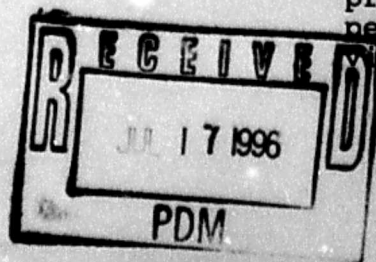
Re: Zoning Verification Letter
Eastpoint Nursing Home
1046 Old Northpoint Road
12th Election District

Dear Mr. Jablon:

In connection with a transaction involving the above-referenced property, we have been requested to obtain current verification of proper zoning from the County in which the property is located.

In that regard, please provide us with a zoning verification letter confirming the following: ✓

1. The zoning classification of the property.
2. That the current use of the property as a nursing home is permitted within the classification.
3. That there are no pending zoning violation notices affecting the property with regard to governmental rules, laws, ordinances and regulations governing the construction, use and maintenance of the property and its improvements; and there are no pending fire code, safety code or building code violation notices.



GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER, LLC

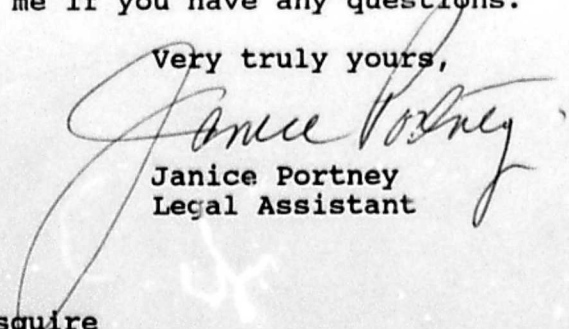
Mr. Arnold E. Jablon
July 16, 1996
Page 2

For your use, I am enclosing a letter dated February 23, 1995 from John L. Sullivan, Jr. regarding a response to a similar request.

I am enclosing a check in the amount of \$40.00 for the cost of the letter.

Please call me if you have any questions.

Very truly yours,



Janice Portney
Legal Assistant

enclosures

cc: Elliott Cowan, Esquire

R239\Jablon

Baltimore County Government
Office of Zoning Administration
and Development Management



RECEIVED
1995

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 23, 1995

Ms. Janice Portney
Gordon, Feinblatt, Rothman,
Hoffberger and Hollander
The Garrett Building
233 East Redwood Street
Baltimore, MD 21202-3332

RE: Zoning Verification
Eastpoint Nursing Home
1046 Old Northpoint Road
12th Election District

Dear Ms. Portney:

Your letter has been referred to me for reply. The current zoning of this site per the latest 1 inch = 200 ft. scale zoning map number SE-1F, is R-O (Residential Office). As referenced by my February 26, 1988 letter to you, zoning case number 80-249-XASPH granted an amendment to the plan to permit a reduction of the land area devoted for use as the office building so that a two-story nursing home would be constructed, as well as a special exception for a nursing home and a varaince to permit a rear yard setback of 25 feet in lieu of the required 30 feet. As such, the use of a nursing home as shown on the hearing site plan is permitted.

There are no active zoning violations or enforcement action pending for the above-referenced site as per James H. Thompson, Zoning Enforcement Supervisor.

If you have any questions, please do not hesitate to contact me at 887-3391.

Sincerely,

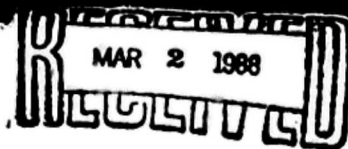
A handwritten signature in cursive script, reading "John J. Sullivan, Jr.".

John J. Sullivan, Jr.
Planner II

JJS:jaw

Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner



February 26, 1988



Dennis F. Rasmussen
County Executive

Ms. Janice Portney
Gordon, Feinblatt, Rothman,
Hoffberger & Hollander
233 East Redwood Street
Baltimore, Maryland 21201

RE: Verification of Current Zoning
Eastpoint Nursing Home
1046 Old Northpoint Road
12th Election District

Dear Ms. Portney:

The zoning of this property is Residential, Office (R.O.). Zoning case No. 80-249-XASPH granted an amendment to the site plan to permit a reduction of the land area devoted for use as the office building so that a two story nursing home could be constructed, as well as a Special Exception for a nursing home and a Variance to permit a rear setback of 25 feet in lieu of the required 30 feet.

If you have any questions, please do not hesitate to contact this office.

Yours truly,

John J. Sullivan, Jr.
Planning Associate III

JJS,Jr.:dt

cc: File

EXHIBIT I



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 23, 1982

Ms. Elaine Mulreany
American Security Bank-A-4/822
Real Estate Division
1501 Pennsylvania Avenue, N.W.
Washington, D.C. 20013

RE: Eastpoint Nursing Home
(Case No. 80-249-XASPH)
Old North Point Road -
12th Election District

Dear Ms. Mulreany:

As per my telephone conversation of yesterday with Paul F. Robinson, Esquire, you have requested additional clarifying information pertaining to the time limit within which a special exception can be utilized and the specific restrictions as they apply to the above.

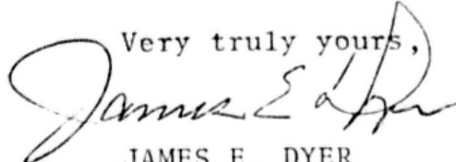
Utilization of the special exception, as referred to in my previous correspondence to Mr. Robinson under date of June 17, 1982, is considered to be effectuated when construction is started, provided said construction is pursued to completion with reasonable diligence. In this instance, the petitioner has been afforded two years to start construction. An additional three years could possibly be allocated to the utilization of this particular special exception, provided a request is made and a public hearing held prior to the expiration of the original two-year period. I am enclosing a copy of Section 502.3 of the Baltimore County Zoning Regulations which deals with this matter for your edification.

With regard to the restrictions, I am enclosing a copy of the Orders listing and/or referring to same. For the most part, these restrictions are standard and are intended to require normal compliance with other County and State regulations that are normally applied to the construction of the building in question. With regard to restriction no. 1 which refers to comments submitted by the Maryland Department of Transportation, dated March 20, 1980, I am enclosing a copy of said comments. Restriction no. 4 which refers to the "Approval

Ms. Elaine Mulreany
Page 2
June 23, 1982

of the aforementioned site plan" by various State and County agencies has been complied with. A copy of the said approved plan can be made available to you for a minimal charge upon request.

If you desire any additional information, please contact me.

Very truly yours,

JAMES E. DYER
Zoning Supervisor

JED:nr

Enclosures

cc: Paul F. Robinson, Esquire
Garrett Building
233 E. Redwood Street
Baltimore, Maryland 21202

Mr. William E. Hammond
Zoning Commissioner

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner

Mr. Douglas A. Swam
Zoning Associate III

Case File



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 17, 1982

Paul F. Robinson, Esquire
Garrett Building
233 E. Redwood Street
Baltimore, Maryland 21202

RE: Zoning Verification
Eastpoint Nursing Home
Old North Point Road -
12th Election District

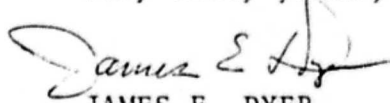
Dear Mr. Robinson:

I am in receipt of your letter of June 2, 1982 wherein you request information concerning the above-referenced matter.

The subject property is currently zoned Residential-Office (R.O.). Additionally, on October 1, 1980, a Special Exception for a nursing and convalescent home was granted subject to certain restrictions. The Special Exception must be utilized within two (2) years of the date it was granted to remain in effect.

If you have any further questions regarding this matter, please feel free to contact me.

Very truly yours,


JAMES E. DYER
Zoning Supervisor

JED:DAS:nr

cc: Mr. William E. Hammond
Zoning Commissioner

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner

Mr. Douglas A. Swam
Zoning Associate III

Case File

..

82/1154

Rec'd by 18 June

LAW OFFICES
 GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER
 GARRETT BUILDING
 233 E. REDWOOD STREET
 BALTIMORE, MD. 21202

DAVID F. GORDON
 MORTON J. HOLLANDER
 EUGENE M. FEINBLATT
 DONALD N. ROTHMAN
 EVAN ALEVIATOS CHAIRMAN
 LEWIS A. KANN
 EDWARD E. ORSTLER
 SANDER L. WISE
 ZELIG ROBINSON
 DAVID H. FISHMAN
 ALLAN J. MALESTER
 LAWRENCE S. GREENWALD
 JULIAN I. JACOBS

LESTER D. BAILEY
 HERBERT GOLDMAN
 ROBERT E. SHARKEY
 ALAN RICHARD SACHS
 THOMAS J. DOUD, JR.
 LAWRENCE D. COPPEL
 CHARLES E. BIENEMANN, JR.
 NANCY E. PAIGE
 MARC BLUM
 PERRY M. GOULD
 BARRY F. ROSEN
 SHEILA K. SACHS
 THOMAS C. BARBUTI

301-752-4567
 TELEX 908041 BAL
 FROM WASHINGTON, DC
 202-621-4108

FRANCIS MACDOUGALL
 GLORIA M. SELIGRAD
 ROBERT W. KATZ
 TIMOTHY D. A. CHRIS
 ROBERT C. KELLNER
 RICHARD G. MCALEE
 WILLIAM M. DAVIDOW, JR.
 ALISON I. ASTI
 DAVID W. PARSONS
 LONNIE M. RITZER
 GARY L. ATTMAN
 JAMES P. KOCH
 KEVIN J. LEONARD
 ERROLD A. THROPE

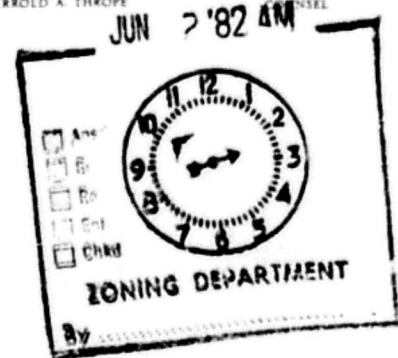
CHRISTOPHER S. COLMAN
 JAMES M. LODGE
 PAUL F. ROBINSON
 DAVID R. SONNENBERG

EMANUEL GORFINE
 SIGMUND R. KALLINS

LEROY E. HOFFBERGER
 COUNSEL

June 2, 1982

Mr. James E. Dyer
 Zoning Supervisor
 Baltimore County
 Office of Planning & Zoning
 Towson, Maryland 21204



Re: Zoning Verification Letter
Eastpoint Nursing Home
 1131 Old North Point Road
 Baltimore County, Maryland
12th Election District

Dear Mr. Dyer:

I would appreciate it greatly if you could furnish me with a zoning verification letter setting forth the zoning of the above-referenced tract of land, which is more particularly shown as parcel 2 on the enclosed copy of the recorded sub-division plat, and also that the use of this tract of land as a two-story convalescent and nursing home is a permitted use within the tract's zoning district.

As time is of the essence in this matter, your prompt attention to this matter would be most appreciated.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Paul F. Robinson
 Paul F. Robinson

82-83
 jrl
 cc: David H. Fishman, Esquire
 Alison Asti, Esquire

82-24,
 Oct 1, 1982



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 13, 1996

Ms. Janice Portney
Gordon, Reinblatt, Rothman, Hoffberger & Hollander, LLC
The Garrett Building
233 East Redwood Street
Baltimore, MD 21202-3332

RE: Zoning Verification & Use
Eastpoint Nursing Home
1046 Old North Point Road
12th Election District

Dear Ms. Portney:

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Please excuse the delay of my response.

The zoning of this site is Residential-Office (R-O) per the 1 inch = 200 foot scale zoning map #SE-1F. As referenced by my February 23, 1995 and February 26, 1996 submitted letters, zoning case #80-249-SPHXA granted an amendment to the site plan to permit a reduction of the land area devoted to office building use, as well as a special exception for construction of a two-story nursing home, and a variance to permit a rear yard setback of 25 feet in lieu of the required 30 feet for the nursing home. As such, the use of a nursing home as shown on the hearing site plan plus approved building permit and plan #C-518-82, is permitted.

Per James H. Thompson, Code Inspection and Enforcement Supervisor, there are no active zoning violations on this site.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

John J. Sullivan, Jr.
John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:rye

C: zoning case #80-249-SPHXA

BALTIMORE COUNTY, MARYLAND No. 023335
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 7/19/96 ACCOUNT 9 021-5157

AMOUNT \$ 40.00 (JJS)

RECEIVED FROM Gordon, Reinblatt, Rothman, Hoffberger & Hollander

#710 - VERIFICATION
1046 Old Northpoint Road
Eastpoint Nursing Home

FOR: 03A91W0252MICHRC \$40.00
RA 0007730FAD7-19-96

VALIDATION OR SIGNATURE OF CASHIER
DATE-CASHER PINK-AGENCY YELLOW-CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 23, 1995

Ms. Janice Portney
Gordon, Reinblatt, Rothman,
Hoffberger & Hollander
The Garrett Building
233 East Redwood Street
Baltimore, MD 21202-3332

RE: Zoning Verification
Eastpoint Nursing Home
1046 Old Northpoint Road
12th Election District

Dear Ms. Portney:

Your letter has been referred to me for reply. The current zoning of this site per the latest 1 inch = 200 ft. scale zoning map number SE-1F, is R-O (Residential Office). As referenced by my February 26, 1996 letter to you, zoning case number 80-249-SPHXA granted an amendment to the plan to permit a reduction of the land area devoted to use as the office building so that a two-story nursing home would be constructed, as well as a special exception for a nursing home and a variance to permit a rear yard setback of 25 feet in lieu of the required 30 feet. As such, the use of a nursing home as shown on the hearing site plan is permitted.

There are no active zoning violations or enforcement action pending for the above-referenced site as per James H. Thompson, Zoning Enforcement Supervisor.

If you have any questions, please do not hesitate to contact me at 887-3391.

Sincerely,

John J. Sullivan, Jr.
John J. Sullivan, Jr.
Planner II

JJS:jaw

Printed with Soybean Ink

Baltimore County Government
Office of Planning & Zoning
Towson, Maryland 21204
494-3303
I. Robert Haines
Zoning Commissioner

RECEIVED
MAY 2 1998



Dennis F. Rasmussen
County Executive

February 26, 1998

Ms. Janice Portney
Gordon, Reinblatt, Rothman,
Hoffberger & Hollander
233 East Redwood Street
Baltimore, Maryland 21201

RE: Verification of Current Zoning
Eastpoint Nursing Home
1046 Old Northpoint Road
12th Election District

Dear Ms. Portney:

The zoning of this property is Residential, Office (R.O.). Zoning case No. 80-249-SPHXA granted an amendment to the site plan to permit a reduction of the land area devoted for use as the office building so that a two-story nursing home could be constructed, as well as a Special Exception for a nursing home and a Variance to permit a rear setback of 25 feet in lieu of the required 30 feet.

If you have any questions, please do not hesitate to contact this office.

Yours truly,

John J. Sullivan, Jr.
John J. Sullivan, Jr.
Planning Associate III

JJS,Jr.:dt

cc: File

EXHIBIT I

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER, LLC

THE GARRETT BUILDING
111 EAST REDWOOD STREET
BALTIMORE, MARYLAND 21202-3332

410-576-4000

Telex 908041 BAL
Fax 410-576-4246

DIRECT DIAL: 410-576-4081

July 16, 1996

CERTIFIED MAIL (2 313 109 242)

RETURN RECEIPT REQUESTED

Mr. Arnold E. Jablon
Director of Zoning Administration
and Development Management
111 W. Chesapeake Avenue
Suite 111
Towson, Maryland 21204

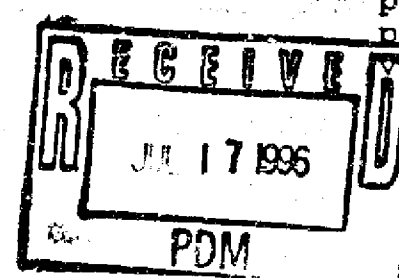
Re: Zoning Verification Letter
Eastpoint Nursing Home
1046 Old Northpoint Road
12th Election District

Dear Mr. Jablon:

In connection with a transaction involving the above-referenced property, we have been requested to obtain current verification of proper zoning from the County in which the property is located.

In that regard, please provide us with a zoning verification letter confirming the following: ✓

1. The zoning classification of the property.
2. That the current use of the property as a nursing home is permitted within the classification.
3. That there are no pending zoning violation notices affecting the property with regard to governmental rules, laws, ordinance and regulations governing the construction, use and maintenance of the property and its improvements; and there are no pending fire code, safety code or building code violation notices.



GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER, LLC

Mr. Arnold E. Jablon
July 16, 1996
Page 2

For your use, I am enclosing a letter dated February 23, 1995 from John L. Sullivan, Jr. regarding a response to a similar request.

I am enclosing a check in the amount of \$40.00 for the cost of the letter.

Please call me if you have any questions.

Very truly yours,

Janice Portney
Janice Portney
Legal Assistant

enclosures

cc: Elliott Cowan, Esquire

8239/Jablon



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 18, 1997

Ms. Melissa B. Fregly
Legal Assistant
Shulman, Rogers, Gandall, Pordy & Ecker, P.A.
11921 Rockville Pike, Third Floor
Rockville, MD 20852-2743

RE: Eastpoint Nursing Home
1046 Old North Point Road
Zoning Case #80-249-SPHXA
12th Election District

Dear Ms. Fregly:

Your letter of June 11, 1997 has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined:

The property known as Eastpoint Nursing Home, located at 1046 Old North Point Road, is currently zoned R-O (Residential-Office). Please be advised that the use of the property as a nursing home has been granted by special exception in zoning case number 80-249-SPHXA. As such, the use of a nursing home as shown on the hearing site plan, as well as the approved building permit and plan #C-518-82, is permitted. Further, Baltimore County Code Enforcement has advised that there are no currently or outstanding zoning violations on the subject property at this time.

Enclosed please find a copy of the Baltimore County zoning map number SE-1F, as well as copies of uses permitted as a matter-of-right in the R-O zone.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

Jun R. Fernando
Jun R. Fernando
Planner I, Zoning Review

JRF:scj

Enclosures

c: Zoning Case #80-249-SPHXA



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 035800

DATE 6/16/97 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JRF)

RECEIVED FROM: Shulman, Rogers, Gandall, Pordy & Ecker

FOR: 7710 - VERIFICATION

Eastpoint Nursing
1046 Old North Point Road

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAYD RECEIPT

PROCESS ACTUAL TIME
6/16/97 6/16/97 14:25:50

REASON: CASHIER CASH ON HAND

RECEIVED BY: 012993

CASH: \$40.00 CHECK

Baltimore County, Maryland

LAW FIRM
SHULMAN, ROGERS, GANDALL, PORDY & ECKER, P.A.

11921 ROCKVILLE PIKE, THIRD FLOOR
ROCKVILLE, MARYLAND 20852-2743

(301) 252-5200
TELEPHONE (301) 252-2898
TDD (301) 252-4570

WASHINGTON OFFICE
(202) 672-0400
TELEPHONE (202) 672-0398

VIRGINIA OFFICE
(703) 684-5200
TELEPHONE (703) 684-4254

WRITER'S CONTACT DIAL NUMBER
(301) 252-0539
mjfregly@argnet.com

June 11, 1997

Mr. Arnold Jablon
Director PDM
Baltimore County Office Building
111 West Chesapeake Ave.
Towson, MD 21204

Re: Request for Written Zoning Confirmation
Address of Property: Eastpoint Nursing, 1046 Old North Point Road, Baltimore, MD
Our File No.: 03-259-002

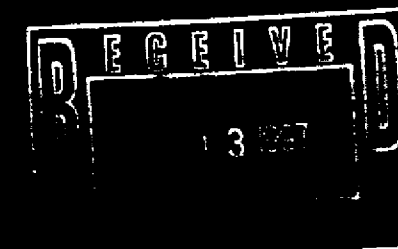
Dear Mr. Jablon:

Our law firm's client is negotiating to purchase Eastpoint Nursing located at 1046 Old North Point Road, Baltimore, Maryland which is presently operated as a skilled nursing home. As a part of our due diligence review, I would appreciate your sending me a letter setting forth the following information concerning the zoning of this property:

1. Current zoning classification;
2. List of permitted uses under this zoning classification;
3. Confirmation that the zoning classification permits use of the property as a skilled nursing living facility; and
4. List of all existing zoning code violations for the property, if any.

If there are no zoning regulations in effect in the City of Baltimore, please confirm that in writing.

In addition, please send me a copy of any required building permit and/or certificate of occupancy for the Facility or, in the alternative, let me know if the Facility is in violation thereof.



SHULMAN, ROGERS, GANDALL, PORDY & ECKER, P.A.

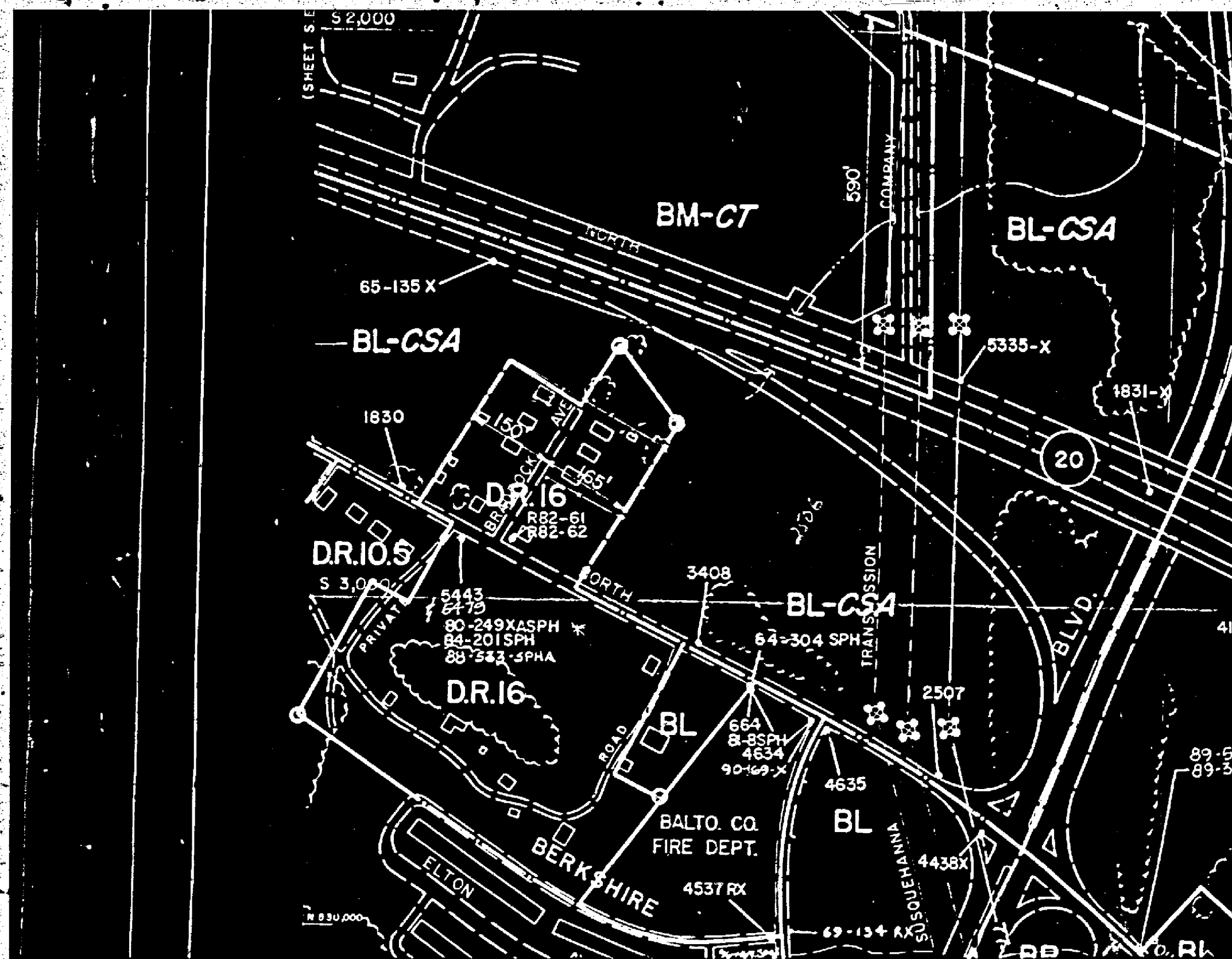
Mr. Arnold Jablon
June 11, 1997
Page 2

I am enclosing a check for \$40.00 to cover your research expenses. I would greatly appreciate your prompt attention to this request as our due diligence review period is limited. If you have any questions, please call me at the above listed telephone number. Thank you for your help in this matter.

Very truly yours,
Melissa B. Fregly
Melissa B. Fregly
Legal Assistant

Enclosure

G:\LAWYERS\CLIENTS\01160\DOCUMENT\ZONING\01



Baltimore County
Department of Permits and
Development Management 1

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Aug. 13, 1996

Gordon, Finkblatt, Rothman, Hoffberger & Hollander, LLC
The Garrett Building
233 East Redwood Street
Baltimore, MD 21202-1132

Re: Building Verification & the
Residential Building Code
1046 Old North Point Road
12th Election District

Dear Mr. Portney:

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Please excuse the delay of my response.

The zoning of this site is Residential-Office (R-O) per the 1 inch 200 foot scale zoning map of 1995, as referenced by an February 21, 1996 and February 22, 1996 zoning letters, zoning case 96-249-00000. The zoning map shows the site plan to permit a reduction of the land use from office building use, as well as a general exception for construction of a two-story nursing home. A 1/4 acre variance to permit a new two-story nursing home is also required in order to permit a new two-story nursing home. In such, the use of a nursing home is permitted on the zoning site plan approved building permit and plan 96-249-00000, is permitted.

Per James E. Thompson, Code Enforcement and Enforcement Supervisor, there are no active zoning violations on this site.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you require further information or have any questions, please do not hesitate to contact me at 410-336-1200.

Very truly yours,
John J. Sullivan
John J. Sullivan
Building Services

CC: Building case 96-249-00000

BALTIMORE COUNTY, MARYLAND
Office of Permit, Review and
REGISTRATION CASE HISTORY

7/13/96

96-249-00000

233 East Redwood Street
Baltimore, Maryland 21202-1132

1046 Old North Point Road
12th Election District

1046 Old North Point Road
12th Election District

1046 Old North Point Road
12th Election District

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

February 1, 1996

1489 807-3325

Mr. James Portney
Gordon, Finkblatt, Rothman,
Hoffberger and Hollander
The Garrett Building
233 East Redwood Street
Baltimore, MD 21202-1132

Re: Building Verification
Residential Building Code
1046 Old North Point Road
12th Election District

Dear Mr. Portney:

Your letter has been referred to me for reply. The zoning map of this site per the 1 inch 200 foot scale zoning map of 1995, as referenced by an February 21, 1996 and February 22, 1996 zoning letters, zoning case 96-249-00000. The zoning map shows the site plan to permit a reduction of the land use from office building use, as well as a general exception for construction of a two-story nursing home. A 1/4 acre variance to permit a new two-story nursing home is also required in order to permit a new two-story nursing home. In such, the use of a nursing home is permitted on the zoning site plan approved building permit and plan 96-249-00000, is permitted.

There are no active zoning violations or enforcement action pending on this site.

If you have any questions, please do not hesitate to contact me at 410-336-1200.

Sincerely,
John J. Sullivan
John J. Sullivan
Building Services

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

February 24, 1996

1489 807-3325

Mr. James Portney
Gordon, Finkblatt, Rothman,
Hoffberger and Hollander
The Garrett Building
233 East Redwood Street
Baltimore, Maryland 21202-1132

Re: Building Verification
Residential Building Code
1046 Old North Point Road
12th Election District

Dear Mr. Portney:

The zoning of this property is Residential-Office (R-O). The zoning map of this site per the 1 inch 200 foot scale zoning map of 1995, as referenced by an February 21, 1996 and February 22, 1996 zoning letters, zoning case 96-249-00000. The zoning map shows the site plan to permit a reduction of the land use from office building use, as well as a general exception for construction of a two-story nursing home. A 1/4 acre variance to permit a new two-story nursing home is also required in order to permit a new two-story nursing home. In such, the use of a nursing home is permitted on the zoning site plan approved building permit and plan 96-249-00000, is permitted.

If you have any questions, please do not hesitate to contact me at 410-336-1200.

Sincerely,
John J. Sullivan
John J. Sullivan
Building Services

BALTIMORE COUNTY, MARYLAND
Office of Permit, Review and
REGISTRATION CASE HISTORY

2-3432
1046 Old North Point Road
12th Election District

July 14, 1996

RECEIVED 2-3432

Mr. Arnold E. Jablon
Director of Building Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Building Verification letter
1046 Old North Point Road
12th Election District

Dear Mr. Jablon:

For your use, I am enclosing a letter dated February 27, 1996 from the L. Sullivan, Jr. regarding a response to a similar request.

I am enclosing a check in the amount of \$48.00 for the cost of the letter.

Please call me if you have any questions.

Very truly yours,
John J. Sullivan
John J. Sullivan
Building Services

cc: Building case 96-249-00000

BALTIMORE COUNTY, MARYLAND
Office of Permit, Review and
REGISTRATION CASE HISTORY

2-3432
1046 Old North Point Road
12th Election District

July 14, 1996

RECEIVED 2-3432

Mr. Arnold E. Jablon
Director of Building Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Building Verification letter
1046 Old North Point Road
12th Election District

Dear Mr. Jablon:

For your use, I am enclosing a letter dated February 27, 1996 from the L. Sullivan, Jr. regarding a response to a similar request.

I am enclosing a check in the amount of \$48.00 for the cost of the letter.

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Very truly yours,
John J. Sullivan
John J. Sullivan
Building Services

cc: Building case 96-249-00000

(SHEET S E 52,000

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65-135 X

BL-CSA

1830

D.R. 16

R82-61
R82-62

D.R. 10.5

S 3,000

5443
6473
80-249XASPH *
84-201SPH
88-533-SPHA

D.R. 16

3408

BL-CSA

64-304 SPH

TRANSITION

BL

664
81-8SPH
4634
90-169

2507

BL

BALTO. CO.
FIRE DEPT.

4537 RX

BERKSHIRE

ELTON

N 530,000

590'

COMPANY

5335-X

4831-X

20

BLVD.

418

89-50
89-36

ANNAPOLIS

4438X

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88-533-SPHA

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BALTO. CO.
FIRE DEPT.

4537 RX

BERKSHIRE

ELTON

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5335-X

4831-X

20

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MICROFILMED

89-50
89-30

s shall be stabilized as follows:

Soil Amendments: Apply 2 tons per acre dolomitic limestone (92 lbs./1,000 sq. ft.) and 600 lbs. per acre 0-20-20 fertilizer (14 lbs./1,000 sq. ft.). Harrow or disc lime and fertilizer into upper three inches of soil. At time of seeding, apply 400 lbs. per acre (9.2 lbs./1,000 sq. ft.) of 38-0-0 ureaform fertilizer and 500 lbs. per acre (11.5 lbs./1,000 sq. ft.) of 10-20-20 fertilizer.

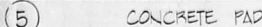
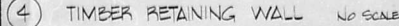
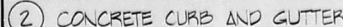
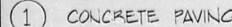
Mulching: Apply 1½ to 2 tons per acre (70 to 90 lbs./1,000 sq. ft.) of unwrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gallons/1,000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gallons/1,000 sq. ft.) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements, and reseeds.

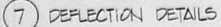
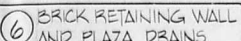
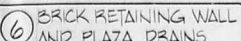
loosen upper 3 inches by discing, raking, or other

Soil Amendments: Apply 600 lbs. per acre (15 lbs./1,000 sq. ft.) of 10-20-10 fertilizer.

Mulching: Apply 1½ to 2 tons per acre (70 to 90 lbs./1,000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gallons/1,000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher use 348 gallons per acre (8 gallons/1,000 sq. ft.) for anchoring.



1. BRICKS TO MATCH EXIST.
2. FILL Voids OF CMU'S (ONLY THOSE CONTAINING REINFORCING RODS) WITH FEA GRAVEL CONCRETE
3. WALL HEIGHT VARIED ON BOTH SIDES - SEE SITE PLAN.



SCALE:	SD-3
AS SHOWN	
JOB ORDER NO. 7817 A	
ISSUE DATE 4/23/82	

SD-3

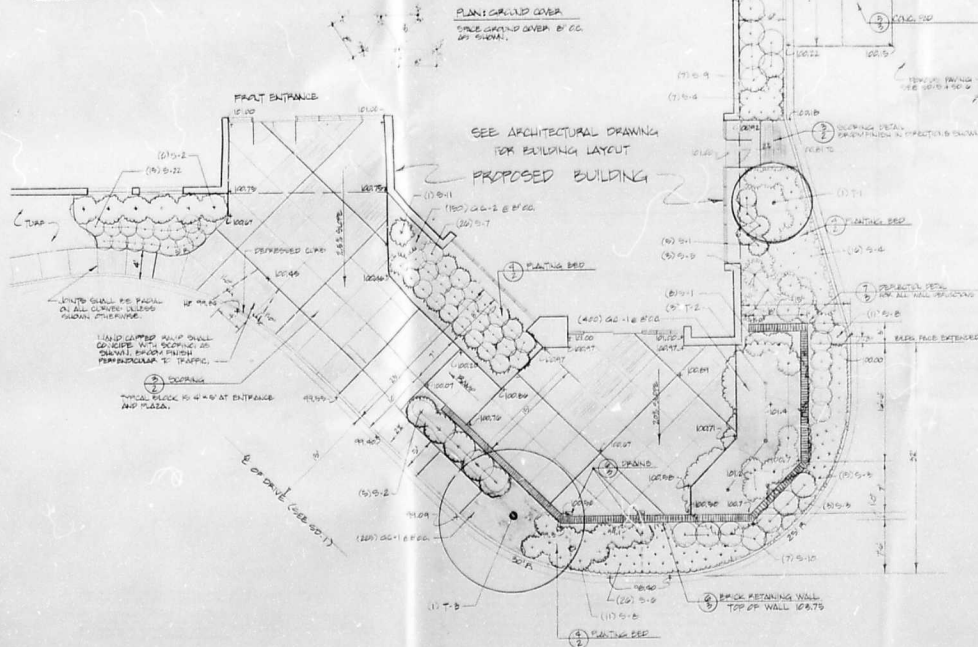
NOTE:

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PLANT SCHEDULE NO. 1 ALSO SEE SHEET NO. 1

KEY	NO.	SYMBOLIC NAME	COMMON NAME	SIZE	PLANT
1	1	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
2	2	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
3	3	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
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81	81	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
82	82	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
83	83	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
84	84	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
85	85	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
86	86	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
87	87	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
88	88	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
89	89	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
90	90	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
91	91	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
92	92	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
93	93	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
94	94	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
95	95	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
96	96	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
97	97	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
98	98	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
99	99	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H
100	100	OPUNTIA ELIZABETH	WHITE FLOPPY CACTUS	8" DIA.	B+H

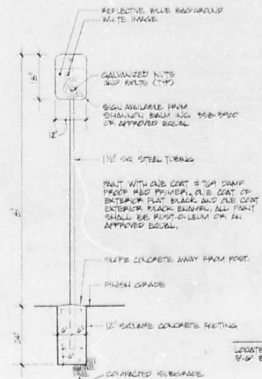
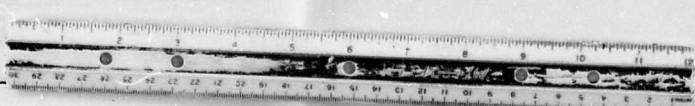
PLANTING COVER
SEE ARCHITECTURAL DRAWING
FOR BUILDING LAYOUT
PROPOSED BUILDING



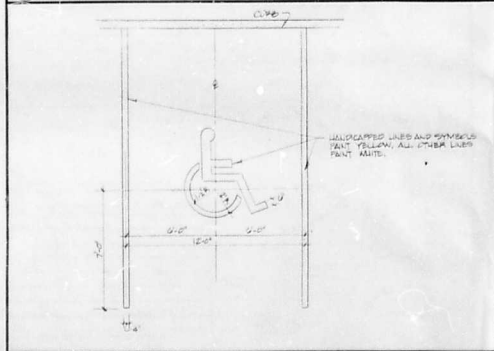
DETAIL OF SITE PLAN

SCALE: 1/8" = 1'-0"

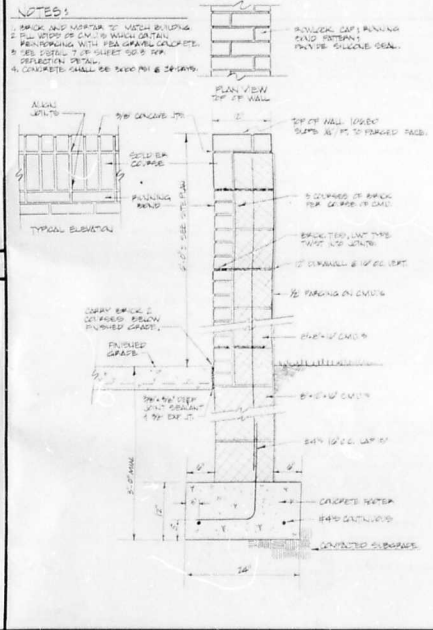
THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE SITE PLAN
ON SHEET NO. 1 OF THE PLANTING PLAN SHEET.



(1) HANDICAPPED PARKING SIGN



(2) HANDICAPPED PARKING SPACE

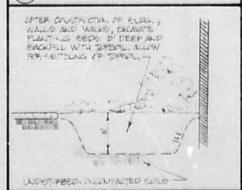


(3) BRICK SCREEN WALL

GENERAL NOTES

- The existing information shown on these plans is for the convenience of those concerned only. The correctness or completeness of the information shown is not warranted or guaranteed. The Contractor shall verify all information to his own satisfaction.
- Location of manholes, inlets, manholes, etc., are not guaranteed. Contractor shall verify to his satisfaction all utility locations. The Contractor shall test all existing utilities within the limits of construction to determine the exact location and depth as required. Report any discrepancies from that indicated on plan to the Architect. All utilities are to be retained unless marked otherwise, and appurtenances are to be adjusted to finish grade. Damage to existing conditions and utilities to be retained shall be repaired as required by the Owner or his agent at the expense of the Contractor.
- The Contractor shall notify the Utility at 1-559-0100 a minimum of three (3) working days prior to construction and again prior to planting.
- All construction shall follow latest MSHA and Baltimore County Standards and Specifications, or as detailed on the drawings.
- All disturbed areas and yard areas within contract limits disturbed during or prior to construction, not designated to receive paving, or mulch in planting areas, shall be fine graded and seeded or seeded and mulched in accordance with the specifications and site plan.
- Install new water service in accordance with Baltimore County standards and specifications.
- Provide 4" minimum cover over all proposed water lines to finish grades.
- Spot elevations shown in the parking areas and drives are for pavement surfaces and bottom of curbs unless otherwise noted.
- All proposed compact evergreen hedge shall be Euonymus Sieboldiana (Siebold Euonymus) or Thuja Occidentalis 'Nigra' (Dark Green American Arborvitae).

(4) SCORING



(5) PLANTING BEDS

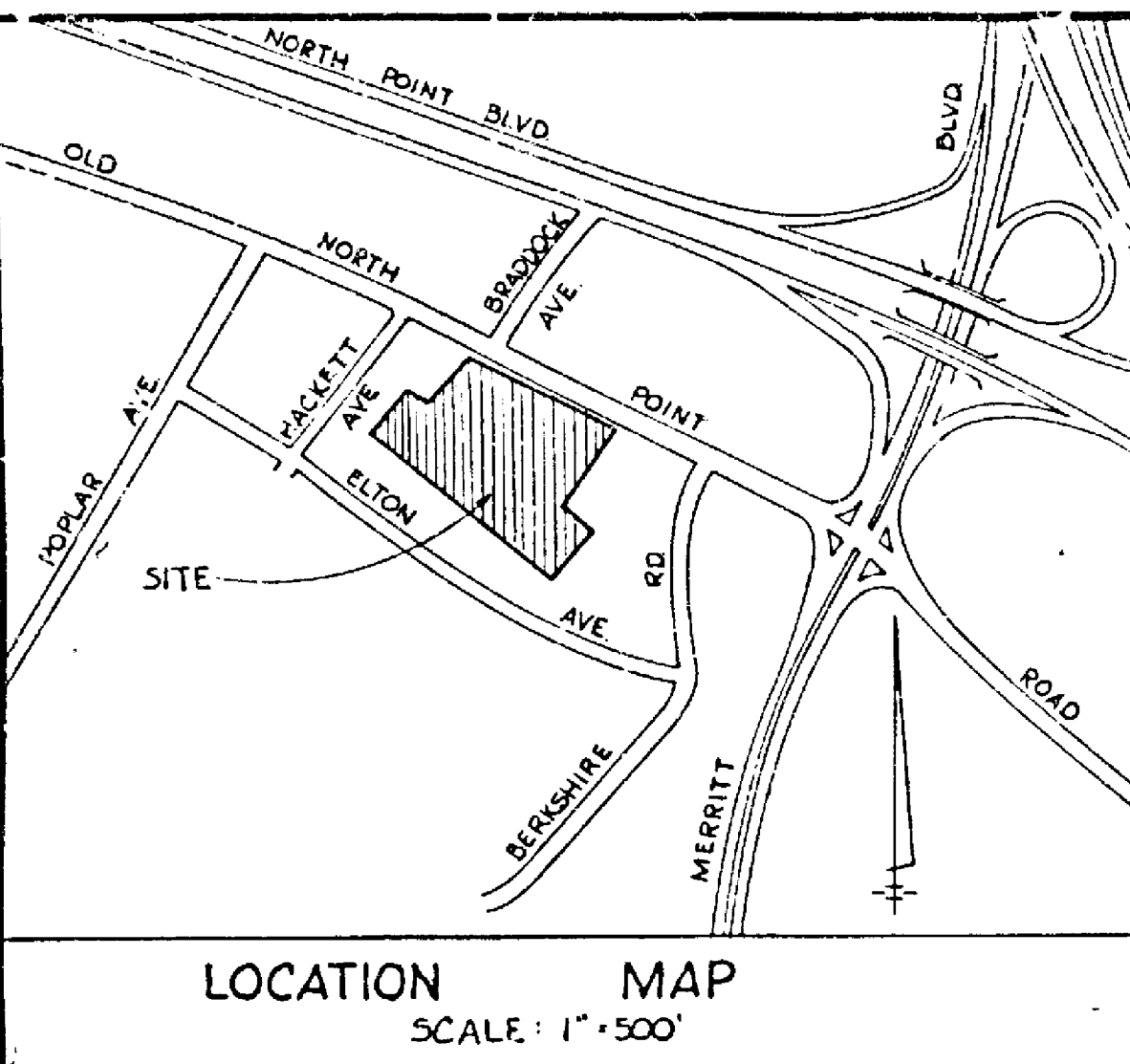
DAFT MCCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
1000 E. BALTIMORE AVE.
BALTIMORE, MD 21201
TELEPHONE 301-786-3333

EASTPOINT NURSING HOME
SITE PLAN BLOW UP
AND
CONSTRUCTION DETAILS

DATE: _____ REVISIONS: _____

SCALE: **AS SHOWN**
JOB ORDER NO: **7817 A**
ISSUE DATE: **4/23/82**

SD-2



LOCATION MAP
SCALE: 1" = 500'

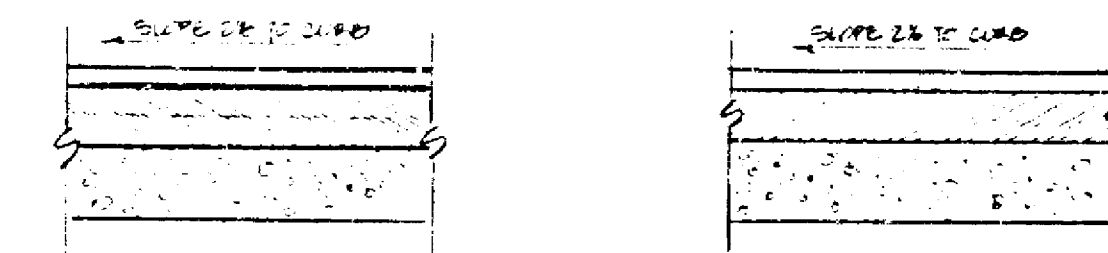
SPECIAL EXCEPTION RESTRICTIONS

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated March 20, 1980.
2. Parking shall be provided to the extent and location shown on the aforementioned site plan.
3. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject site.
4. Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

COMPLIANCE WITH RESTRICTIONS

1. MOVEMENTS AND ACCESS TO OLD NORTH PLANT
FIELD OF VIEW WITH COMMENTS SUBMITTED BY THE
VAPORING DEPARTMENT OF TRANSPORTATION, DATED
MAY 20, 1960.
2. PARKING IS PROVIDED TO THE EXTENT AND LOCATION
SHOWN ON THE PLAT ACCORDING TO THE SPECIAL
EXCEPTION, APPROVED OCTOBER 1, 1960.
3. THE OUTDOOR LIGHTING PROVIDED MIN VIBES
ILLUMINATION AND SHADE BEYOND THE SUBJECT SITE

NOTE: ALL MOUND PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH MSHA STANDARDS AND SPECIFICATIONS.



a" COMPLETED BY CONC. IN BASE,
b" SURFACE PLACED IN 2-3" CO. ROSES OR
3" (CONC.) OR CAL. SURFACE PLAS
3" (CONC.) OR CAL. BASE OR
SAND ASPHALT BASE

4" CR-6 OR 4" FINE GRADED LIGERITE BASE OR 6" GRAVEL OR 12" SELECT SCAVENGE OR EQUAL MATERIAL.

MSHA PAVING SECTION

ZONING

An Amendment to Special Exception 5479 RX dated February 14, 1962 was granted October 1, 1960 to "Rezone the land area devoted for use as medical offices to the area to be devoted to a two-story nursing and convalescent home to be constructed on 2.684 acres, more or less".

A Special Exception was granted October 1, 1980 to permit the construction of the proposed two-story nursing and convalescent home on Parcel 2.

A Variance was granted October 1, 1980 "to permit a rear yard setback of twenty-five feet in lieu of the required thirty feet for the Express purpose of constructing a two-story nursing and convalescent home" on Parcel 2.

SITE DATA

TOTAL AREA OF SITE 4057 ACRES

EX-116 ZR-16 PR 6.5 AND PR 6, SEE ZR-16
NOTES FOR ADDITIONAL INFORMATION

Page 1

Page 2

AREA OF PARCEL 1
EXISTING TREES:
EXISTING USE:
PROPOSED USE:
FLOOR AREA:
PARKING REQUIRED:
PARKING PROVIDED:

2000 SERIES
W3
VANITY
W/RED 2 STORY CONCRETE TOWER
COST OF WORK = 7,400.00
1 GARAGE CAR BEDS + 3 STALLS
30 STALLS

2000

PERMITS:
 24.5% - 24% OF, EXACTLY .016 IN
 PO - NO OPEN SPINE HEAD PER
 ALLIES EXISTING IS CLASS B

PROCESSED:
PAGE 1 - 1544 (SEE PLAN)
PAGE 2 - NONE

GENERAL NOTES:

SEE SHEET SD-2 FOR GENERAL NOTES

LEGEND

- | | | | |
|--|----------------------|--|--|
| | EXISTING CONTOUR | | EXISTING BIT PAVING
TO BE REMOVED |
| | PROPOSED CONTOUR | | EXISTING CURB |
| | PROPOSED CURB | | EXISTING SANITARY |
| | PROPOSED SANITARY | | EXISTING WATER |
| | EXISTING FIREHYDRANT | | PROPOSED WATER |
| | EXISTING GAS | | EXISTING ELECTRIC POLE |
| | EXISTING STORM DRAIN | | EXISTING ELECTRIC UNDERGROUND
ELECTRIC LINE |
| | PROPOSED SHADE TREE | | EVERGREEN TREE |
| | EVERGREEN HEDGE | | ELECTRIC POLE AND LIGHTING FIXTURE |

GRAP HOMES

GROUP NAME:

PARAGON. 56 3224

12

NEUFFEL & ESSER CO

100



DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
450 EAST JUPITA ROAD
TAVENHILL, MD 21084
TELEPHONE 301-291-2134

EASTPOINT NURSING HOME SITE PLAN

John F. Kennedy

John Truesdell

DATE	REVISION
------	----------

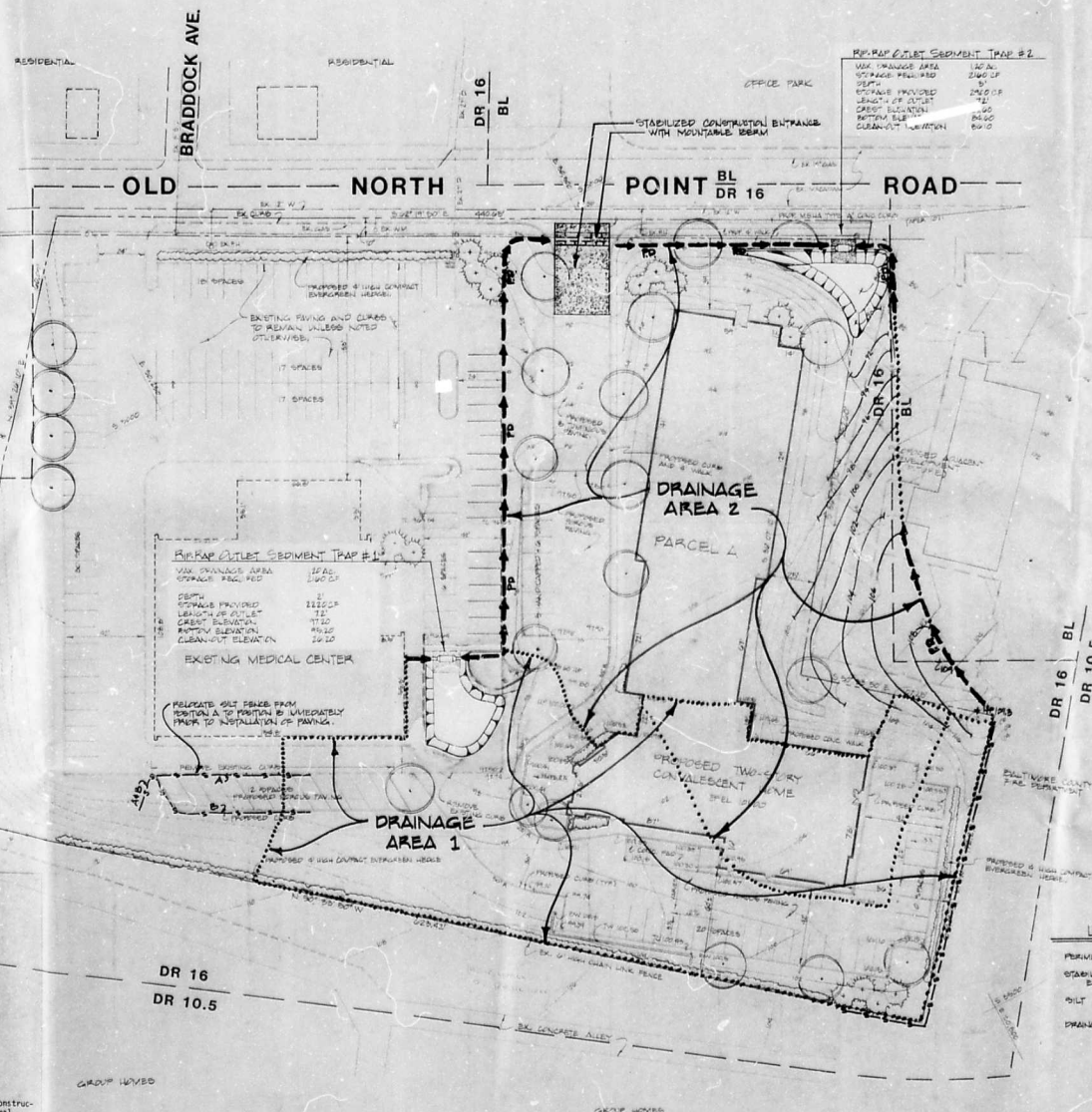
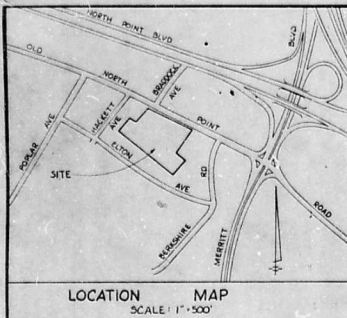
SCALE:
1"=30'

JOB ORDER NO.

7817 A

4/23/82

SD-1



- SEQUENCE OF OPERATIONS
1. Notify Baltimore County Sediment Control Division 48 hours prior to start of operation.
 2. Clear and grub for Sediment Control measures only and remove existing paving as necessary for Sediment Trap #1.
 3. Grade for Sediment Control measures only.
 4. Construct Sediment Control measures.
 5. Clear and grub remainder of site.
 6. Rough grade site in accordance with porous paving specifications.
 7. Fine grade, seed and mulch all disturbed areas within 3' of proposed curb.
 8. Construct building.
 9. After disturbed areas are stabilized remove Sediment Trap #1.
 10. Construct curbs and paving in accordance with porous paving plans, details and notes.
 11. Remove Sediment Trap #2 and fine grade, seed and mulch. Remove remaining Sediment Control measures.

ENGINEER'S CERTIFICATION
I certify that the plan of silt and erosion control shown herein meets the requirements of the Maryland Department of Natural Resources "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas," dated July, 1975.

Reg. P.E. No. 10537 Date

OWNER'S CERTIFICATION
I, (We) the undersigned, do hereby certify that I (We) shall comply with the sediment control practices as set forth on these plans.

RESPONSIBLE PERSONNEL CERTIFICATION

"I/We hereby certify that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project."

Developer's name and firm Date

ENGINEER'S CERTIFICATION
I certify that the plan of silt and erosion control shown herein meets the requirements of the Maryland Department of Natural Resources "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas," dated July, 1975.

Reg. P.E. No. 10537 Date

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"I/We hereby certify that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project."

Developer's name and firm Date

LEGEND
PERIMETER DISE
STABILIZED CONSTRUCTION ENTRANCE
SILT FENCE
DRAINAGE AREAS

DAFT MCCUNE WALKER INC.
LANDSCAPE ARCHITECTS
INCORPORATED
1000 EAST POINT BLVD.
BALTIMORE, MD 21202
TELEPHONE: 366-1922

EASTPOINT
NURSING HOME
SEDIMENT CONTROL
PLAN & DETAILS

DATE REVISIONS

SCALE
1" = 30'

JOB ORDER NO.
7817 A
ISSUE DATE
4/23/82
SD-4

NOT TO BE USED FOR GRADING OR LAYOUT

EASTPOINT NURSING HOME
SPECIFICATIONS FOR THE CONSTRUCTION OF
POROUS PAVING STORM WATER MANAGEMENT

I. Sequencing and Preparation

A. Porous Pavement Construction Sequence

- The porous pavement and base shall not be constructed until the proposed building structure is complete and interior finishing work is in progress.
- No area of porous pavement shall be graded to within 18 inches of the average elevation while building construction and site work is in progress.
- Curb and gutter is to be placed when porous pavement is constructed.

B. Subgrade Preparation for Porous Pavement

- The subgrade shall be shaped in conformance with the details shown and to grades required by these plans. All exposed subgrade shall be approved by the Engineer prior to placement of the stone base. All unsuitable material and otherwise objectionable material shall be removed from the subgrade and replaced with approved material.
- Material removed for subgrade excavation may be utilized as fill material, if approved by the Engineer. All other material required for the completion of the subgrade shall also be approved by the Engineer. The additional subgrade material must be similar to the in-place subgrade.
- The type of equipment used in subgrade preparation construction shall not cause undue subgrade compaction. Traffic over subgrade shall be kept to a minimum where fill is required. It shall be compacted to a density equal to the undisturbed subgrade, and all soft spots are to be corrected.

II. Stone Base Course

- All stone shall be clean, washed, crushed stone, consisting of durable stone or gravel, and be from an approved source.
- The stone shall be of two sizes:
 - The reservoir base course shall be 2" crushed stone (minimum 1-1/2" and maximum 2-1/2" stone). Depth varies according to the plans.
 - The stone filter (top) course shall be 1/2" crushed stone (minimum 3/8", maximum 5/8"). The filter course shall be 2" thick in porous pavement sections.
- The stone base course shall be laid over a dry subgrade to the depth shown on the drawings, in lifts to lay naturally compact. The stone base course is not to be rolled or compacted. Keep the base course clean from debris, clay, or eroding soil.
- The base course is to be placed on a non-woven geotextile fabric, such as Marafi or equivalent. The fabric is to wrap the stone at the edges of the paving and at the transition with standard paving, as shown on the drawings.

III. Porous Asphalt Pavement

- The 2-1/2" surface course shall be laid directly over the 1/2" stone base and shall be laid in one lift.
- The laying temperature shall be between 240° and 260° with a minimum air temperature of 50°F to make sure that the surface does not cool prior to compaction.
- Compaction of the surface course shall be done when the surface is cool enough to resist a 10-ton roller. One or two passes is all that is required for proper compaction. More rolling will cause a reduction in surface porosity. Displacement of any of the mixture shall be corrected immediately.
- Transporting of mix to the site shall be in clean vehicles with smooth dump beds that have been sprayed with a non-petroleum release agent. The mix shall be covered during transportation to control cooling.
- Mix of asphaltic cement shall be 5.5% to 6.00% of weight of dry aggregate.
- The aggregate mix shall be as follows:

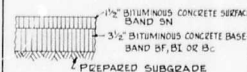
U.S. Standard Sieve Size	% Passing
1/2"	100
3/8"	95
2"	35
8"	15
16"	10
200"	2

IV. Protection

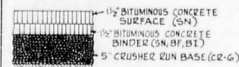
After final rolling no vehicular traffic of any kind shall be permitted on the pavement until cooling and hardening has taken place, and in no case less than six hours.

V. Workmanship

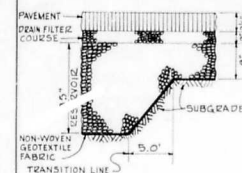
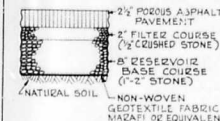
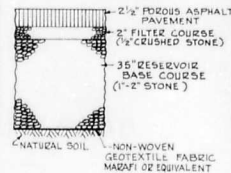
- Work shall be done expertly throughout and without staining or injury to other permanent work.
- Make transition between existing and new paving work neat and flush.
- Finished paving shall be even, without pockets, and graded to elevations shown.
- Iron smoothly to grade, all minor surface projects and edges adjoining other materials.



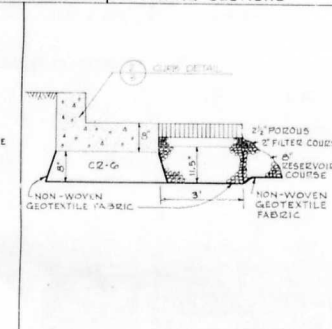
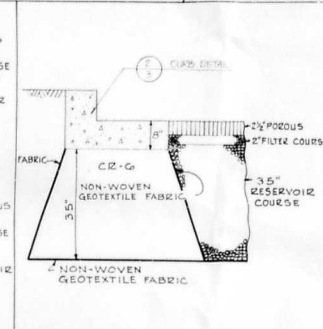
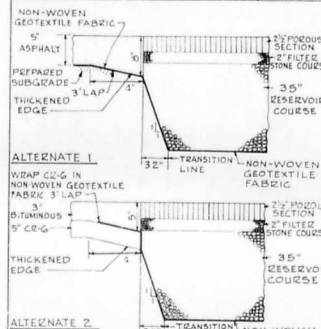
ALTERNATE 1



ALTERNATE 2



- STANDARD PAVING SECTION (NON-POROUS)
- SWM AREA 1 - POROUS PAVING
- POROUS PAVEMENT FOR REMAINDER OF PAVEMENT AREAS
- TRANSITION IN POROUS PAVING SECTIONS



- POROUS PAVEMENT - STANDARD PAVEMENT TRANSITION
- CONCRETE CURB CONSTRUCTION IN POROUS PAVING (36" RESERVOIR)
- CONCRETE CURB CONSTRUCTION IN POROUS PAVING (6" RESERVOIR)

DAFF MCCUNE WALKER INC. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS PAINTER 100 EAST COTTON AVENUE CHICAGO, ILL. 60618 TELEPHONE: 312-586-8000	
EASTPOINT NURSING HOME STORMWATER MANAGEMENT PAVING DETAILS	
DATE: 8-22-82	
REVISIONS:	
8-22-82 PER COUNTY COMMENTS	
SCALE: AS SHOWN	
JOB ORDER NO: 7817 A	
ISSUE DATE: 4/23/82	
SD-6	



