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IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF MARYLAND

Ms. Walida Howard, et al.

Plaintiffs

v.

Park Raven Apartments Limited
Partnership, et al.

Defendants

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MJG 01 CV-980

SETTLEMENT AND RELEASE AGREEMENT

This Settlement and Release Agreement is entered into between Defendants Park Raven Apartments Limited Partnership (“Park Raven”), Marlene Hall (“Hall”), and Kathy Duvall (“Duvall”) (“Defendants”) and Ms. Walida Howard (“Howard”), Mr. Ricky Taylor (“Taylor”) and Baltimore Neighborhoods, Inc. (“BNI”) (“Plaintiffs”), in settlement of Howard v. Park Raven Apartments Limited Partnership, Civil Action No. MJG 01 CV-980. The provisions of this settlement shall become effective on the date that all parties have executed the agreement. For the purposes of this agreement, Park Raven and BNI include their agents, servants, employees, officers, directors, shareholders, principals, partners and attorneys. Plaintiffs Howard and Taylor and Defendants Hall and Duvall include their heirs, executors and administrators.

In consideration of the mutual promises and agreements made herein, Defendants and Plaintiffs agree as follows:

1. General Nature of this Agreement

The Plaintiffs filed a Complaint against Defendants alleging a violation of the Fair Housing Act. This Agreement is for the purpose of settling the Plaintiffs' claims and releasing the Defendants of any liability.

2. Defendants' Agreement

A. Defendants shall not inquire of any prospective tenant whether the prospective tenant has children who will occupy any unit being leased.

B. Defendants acknowledge that the only relevant inquiry of a prospective tenant with respect to the type of unit, the number of occupants and the location of the unit which the prospective tenant wishes to lease is whether the prospective tenant wishes to lease a one or two bedroom unit; the total number of persons to occupy the unit and whether the prospective tenant wishes to lease a first or second floor unit.

C. Defendants shall comply with all Fair Housing regulations including the placing of an Equal Housing Act notice conspicuously in its rental office.

D. Park Raven staff members who are or might be engaged in leasing shall attend a fair housing training class given by the Greater Baltimore Realtors' Association or similar organization and will submit a verification of such attendance to BNI..

E. Park Raven shall provide the attached letter to Howard and Taylor.

F. No later than sixty (60) days from the date of this Agreement, Park Raven shall pay the amount of \$24,200 to Beth Pepper, Esq., counsel for Plaintiffs.

G. In six (6) months and again in one year from the date of this Agreement, Park Raven's counsel shall verify in writing to Beth Pepper, Esq. that Defendants have complied with the terms set forth in Paragraphs A through D.

3. Plaintiffs' Release of Claims

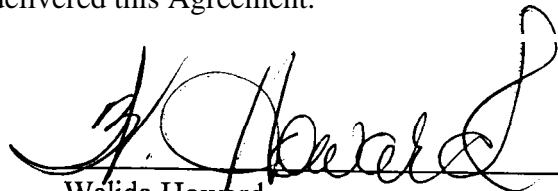
In consideration of Defendants' agreements described above, Plaintiffs irrevocably and unconditionally release, waive and forever discharge Defendants from any and all claims, actions, causes of action, suits, debts, charges, complaints, claims, liabilities, obligations, promises, agreements, damages, including attorney's fees and costs, of any nature, known or unknown at the time this agreement is executed by all parties, in law or in equity, arising out of the claims made by Plaintiffs herein.

4 . Dismissal of Complaint

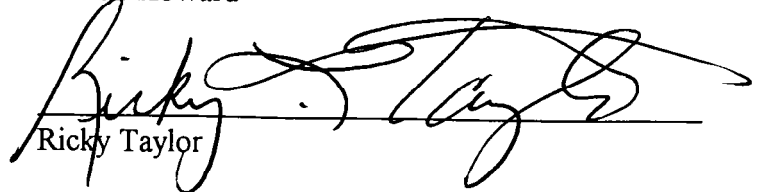
Upon execution of this Agreement, Plaintiffs shall dismiss the Complaint herein with prejudice, but contingent on the Defendants' full compliance with the agreement. In witness whereof, the parties have executed and delivered this Agreement.

8/9/01
Date

8/29/01
Date



Walida Howard



Ricky Taylor

8-17-01
Date

9/16/01
Date

Baltimore Neighborhoods, Inc.

By: Joseph J. Coffey

Park Raven Apartments Limited Partnership

By: [Signature]

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