

(410) 313-2350 www.howardcountymd.gov DPZ Office Use only:
Case No: ZB-1132M
Date Filed: 9/02/2025

#### Amended Preliminary Development Plan Petition

#### **Petition Type**

Petition Type: Preliminary Development Plan (PDP) for a Mixed Use Development

**Application Type:** Approval of New PDP Plan **Description of Proposed Amendment:** 

Petition to amend the Preliminary Development Plan for Long Reach Village Center in the New Town Zoning District of Columbia to permit Major Village Center Redevelopment in accordance with the plan accompanying this petition.

#### **Petitioner's Representative Information**

Petitioner's Representative Name: Eric McWilliams Address: 901 Dulaney Valley Road, Towson, MD, 21204

Phone: (410) 821-7900

**Email:** emcwilliams@bohlereng.com **Profession:** Landscape Architect

#### **Petitioner Information**

Petitioner Name: Brian Kim

Petitioners Business Name/Trading As: Columbia Concepts LLC

Address: 8115 Maple Lawn Blvd, Fulton, MD, 20759

Phone: (443) 538-4527 Email: bkim@cdccapitalllc.com

**Petitioner's Interest in Subject Property:** Contract Purchaser If the petitioner is not the property owner, please explain:

#### **Property Information**

Are there multiple properties involved with this petition? Multiple Properties

**Property Description:** Long Reach Village Center

**Existing Use:** Village Center

**Property Owner:** Howard County MD Dept. of Public Works **Property Address:** 8775 Cloudleap Ct, Columbia, MD, 21045

**Tax Map:** 36 **Grid:** 12

**Parcel/Lot Number:** 6 **Zoning District:** NT

County Council District: Council District 2 - Opel Jones

Total Site Area: 18.3

Subdivision Name (If applicable): Site Development Plan (If applicable):

Plat Number and recordation date (If applicable):

#### **PDP Amendment Petition**

**Did Petitioner Complete Presubmission Community Meeting?** Yes

Docusign Envelope ID: 93EF5D9F-7EA1-4312-B45A-BBEE5364AFD2

Date if Yes: 05/22/2025

**Original Zoning Board Case Number(s):** F 66-45

#### **Signatures**

The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.



If the Property Owner is not the Petitioner, you must submit a signed <u>Property Owners Authorization</u>.

Process information and submittal requirements can be found on the ProjectDox website.

Digitally Signed by: Justin Tyler Signature Date: 2025-9-9 09:30:48

#### **CONTACT US**

Department of Planning and Zoning Public Service and Zoning Division 3430 Court House Drive, Ellicott City, MD 21043

TEL: 410.313.2350

Kevin J. Kelehan B. Darren Burns Peter D. Fastow Evan J. Feldman Manisha S. Kavadi Kathy L. Stump Owen C. Jarvis Austin C. Klinger



OF COUNSEL Rachel M. Hess

In Memoriam
Thomas M. Meachum
David A. Carney

October 16, 2025

Hon. Opel Jones, Chair and Members of the Howard County Zoning Board 3430 Court House Dr. Ellicott City, MD 21043

Re: Long Reach Village Center – Preliminary Development Plan Amendment Justification Statement and Supplemental Information

Dear Mr. Jones and Member of the Zoning Board,

This letter is provided on behalf of Columbia Concepts LLC (the "Petitioner") in support of its petition to amend the Preliminary Development Plan for Long Reach Village Center. It includes the Justification Statement required by Section 125.0.J.4.a.8 of the Zoning Regulations, with each criterion listed in order followed by the Petitioner's response. Following the Justification Statement is supplemental information demonstrating compliance with Sections 125.0.J.4.a.7, 125.0.J.1.c, and 125.0.J.1.d of the Zoning Regulations.

- 1. <u>Section 125.0.J.4.a.8</u> A justification statement which identifies the impacts of the proposed Major Village Center Redevelopment on the nature and purpose of the Village Center and its relation to the surrounding community. The justification statement shall demonstrate how the Village Center Redevelopment meets the following criteria:
  - (a) The Village Center Redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District;

Petitioner's Redevelopment Plan for Long Reach Village Center (the "Redevelopment Plan" or the "Plan") will foster orderly growth by creating a cohesive, mixed-use Village Center that blends diverse housing, retail, arts and cultural, and community spaces. The Plan connects these uses with surrounding neighborhood through trails and transit, and emphasizes accessibility and walkability. The new uses will be constructed and activated in orderly phases, and will ultimately restore the Village Center as a vibrant community focal point and regional destination.

These aspects are consistent with the New Town District's planned character and Columbia's founding vision as developed by James Rouse. In 1965, the County Council created

the New Town District as a way to permit "a more effective and harmonious blending of the various land uses than is possible through piecemeal development," "create a sense of spaciousness by the establishment of well located open spaces", and "encourage civic responsibility through the development of well planned neighborhoods in which the inhabitants can develop a sense of personal relationship with their communities." See Howard County NT Zoning Resolution, Section 1 (1965).

Such principles remain at the core of the planned character of the New Town District. This is discussed in the most recent update to Howard County's General Plan, *HoCo By Design*, which was adopted in 2023. The Plan does not propose changes to New Town zoning, stating that "New Town embodies much of *HoCo By Design*'s intended goals: walkability, diverse housing options, and equitable access to open space. Continuity of neighborhoods is critical to the feel and success of New Town." *See HoCo By Design at 163*.

The Redevelopment Plan as discussed herein remains faithful to these principles while bringing a comprehensive approach to revitalizing Long Reach Village Center, which the County Council has recognized as a underutilized, blighted area suffering from disinvestment. This Plan responds to and incorporates the mandate of the community members and leaders, who all yearn for something meaningful that helps Long Reach rise again and the County shine. It utilizes exciting new urban and architectural design considerations while staying true to the founding principles of the 21st Century Planned Community of Columbia.

(b) The amount of commercial business floor area contained in the Village Center Redevelopment is appropriate to provide retail and commercial service to the village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the village and surrounding local community;

The Plan proposes 122,600 square feet of total commercial space, plus an additional 136,260 square feet with the multi-sports complex. An integrated retail strategy creates a destination point where various demographic segments can meet their day-to-day needs. Retail will be located at the base of the building at ground level surrounding the redeveloped Village Center. It will be anchored by a community-focused grocery anchor. The remainder of the retail will focus on destination anchor retail and community-serving ground-level retail, including dining options, like a common or ghost kitchen. The retail uses will increase access to basic goods and services for the Long Reach community and surrounding neighborhoods and create new and unique shopping experiences.

The development team will market the proposed retail areas to a mix of nationally recognized chains as well as locally based chains and smaller specialty stores. This approach will help to reinforce existing retail districts and encourage new retail districts in the immediate neighborhood and help to improve the mix of goods and services available to the community. The retail/commercial functions, such as a sports facility and interactive retail uses, will help bridge the needs of families, millennials, and aging residents. This commercial strategy will create a vibrant, sustainable economic ecosystem which complements the residential and civic uses.

(c) The Village Center Redevelopment will foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication;

The Redevelopment will restore the Village Center as a true community focal point and gathering place in line with James Rouse's original vision of Village Centers. Pedestrian-friendly streets and transit access will make it easy for residents and visitors to access the new retail and civic uses. Flexible commercial spaces will support markets, performances, and festivals. Anchors like the modernized arts center, senior center, and community-focused grocery will ensure broad multigenerational engagement. The central civic promenade will serve as an interconnected gathering space with sightlines into the arts center and sports complex. Together, these features create a vibrant hub for daily interaction, communication, and shared community life.

(d) The location and the relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses, and the project design will enhance the existing development surrounding the Village Center Redevelopment;

The balance of new uses will create a vibrant, accessible hub that complements nearby development and restores the Village Center and existing surrounding development as a community destination. The entertainment options, retail destinations, community spaces, and optimal residential density will attract younger people, families, seniors, and homeowners, engaging the County's regional business districts. The strategic layout blends harmoniously with the existing development, with new residential uses placed near existing apartments and commercial uses concentrated along roadways, increasing retail visibility while buffering neighborhoods.

(e) The Village Center Redevelopment provides accessible useable landscaped areas such as courtyards, plazas or squares;

The Redevelopment Plan will prominently feature accessible useable landscaped areas. A prominent, centrally located civic promenade will support and facilitate a range of passive and active recreation. Walkways will have landscaped shoulders with native plantings, flowering trees, and seating to establish a more engaging environment for those who live, work, and visit. A densely landscaped setback along the east side will provide a transition and buffer between the heavily traveled Tamar Drive. Walkways and crosswalks have been incorporated throughout to promote pedestrian safety and walkability and to connect with the existing trail network.

(f) The Village Center Redevelopment is compliant with all applicable environmental policies and requirements, and provides new environmental improvements to the redevelopment area through the use of methods such as, but not limited to, green building standards, water conservation, natural drainage systems, the planting of native vegetation, the removal of existing invasive plants, the improvement of stormwater deficiencies, and following low impact development practices;

The Redevelopment Plan is fully compliant with all applicable environmental policies and requirements, and will provide new environmental improvements to the redevelopment area. The

Plan includes integrated stormwater management in landscape areas as well as green infrastructural practices. On an architectural scale, our plan will exceed the County guidelines with each building's design sustainability practices. Under the *Sustainable Community Designation*, Long Reach Village opens potential grants and resources from the state and County.

#### (g) The Village Center Redevelopment fosters pedestrian and bicycle access;

As mentioned, walkways and crosswalks have been incorporated to promote pedestrian accessibility and connections to the larger trail network. This will spur connectivity with surrounding neighborhoods and pedestrian/bike paths. A bike share adjacent to the Village's bus stop has been included to further promote alternative modes of transportation.

## (h) Public transit opportunities are appropriately incorporated into the Village Center Redevelopment;

The Plan expands public transit by offering a new bus stop at the main entrance, bringing surrounding residents to the Village Center's front door. The development team will work in coordination with the Office of Transportation to as determined in coordination with the Office of Transportation to incorporate additional or alternative transit stops at appropriate locations.

#### (i) The Village Center Redevelopment is compatible with the surrounding community;

Connectivity and compatibility with the surrounding Long Reach community is a central design consideration in the Redevelopment Plan. The area surrounding Long Reach Village Center enjoys an extensive network of trails that link disparate neighborhoods. The increased accessibility through the new bus stop, integrated bicycle access and landscaped sidewalks will allow nearby residents to easily access the site for a nightly dinner or as part of a fitness route. The new street entrance allows pedestrians to access the existing sidewalk on Tamar Drive and the existing crosswalk which connects to the existing trail network on the Northeast side of Tamar Drive.

#### (j) The Village Center will continue to meet the definition of a New Town Village Center.

The definition of a New Town Village Center was added to the Zoning Regulations in 2009, articulating James Rouse's vision of a Village Center as "a community focal point and gathering place for the surrounding village neighborhoods" which includes a blend of accessible, pedestrian-oriented outdoor spaces, retail outlets to fulfill daily resident needs, residential uses, and space for community or institutional uses.

The diverse mix of residential and commercial uses in this Redevelopment Plan will promote the economic and cultural self-sufficiency of Long Reach Village Center. Such uses will be complemented by thoughtful design elements which are spacious and pedestrian-friendly, integrated with the surrounding community, and intended to foster community investment and pride. As such, it will continue to meet the definition of a New Town Village Center in accordance with Section 125.0 of the Zoning Regulations and the County's development vision as expressed in *HoCo By Design*.

# 2. <u>Section 125.0.J.4.a.7</u> - Comment on whether the proposed redevelopment is in harmony with the Village Center Community Plan;

Petitioner's Redevelopment Plan for Long Reach Village Center is in harmony with the Village Center's Community Plan as expressed in the Long Reach Community Association's Village Center Master Plan 2025 (the "Community Plan"). The components of the Community Plan are Connectivity, Aesthetics, Types of Uses, Sustainability, and Housing/Retail Mix.

- a. <u>Connectivity:</u> The Redevelopment Plan emphasizes connectivity and accessibility to the Village Center. A new primary entrance off Tamar Drive and a comprehensive circulation plan will guide vehicular traffic. A new bus stop will promote access by public transit, and a new bike share and paths will promote bicycle access. Walkways and crosswalks have been incorporated throughout to promote pedestrian safety and walkability and to connect with the existing trail network.
- b. <u>Aesthetics:</u> The aesthetics of the Redevelopment Plan will transform the Village Center into a modern, welcoming space with a cohesive design and significant curbside appeal. The Plan will also incorporate public art throughout the development.
- c. <u>Types of Uses:</u> The Community Plan calls for a variety of uses for a redeveloped Village Center which are found in the Redevelopment Plan. This includes retail space for a wide variety of retail uses, areas for planned events, and areas for recreation and family play. This also includes retaining Long Reach Village operations and Art Center operations within the Village Center.
- d. <u>Sustainability</u>: In line with the Community Plan's emphasis on modern sustainability principles, the Redevelopment Plan incorporates native plantings, integrated stormwater management, and green building techniques like green roofs and photovoltaics.
- e. <u>Housing/Retail Mix.</u> The Redevelopment Plan includes a variety of new housing supporting the retail uses, with modernized residential buildings offering mixed-income housing units with designated spaces for senior living.

# 3. <u>Section 125.0.J.1.c</u> - The amendment shall comply with Section 125.0.A.4. concerning the maximum residential density of 2.5 dwelling units per acre in the NT District;

The maximum residential density for the 14,272 acres zoned NT is 2.5 dwellings per gross acre, which equates to 35,680 units. Currently, there are 34,594 dwellings at a density of 2.4239 units per gross acre. Therefore, 1,086 dwelling units can still be built. The Redevelopment Plan proposes adding 505 units, which would increase the density to 2.45932.4372 units per gross acre, below the maximum residential density of 2.5 units per acre.

4. <u>Section 125.0.J.1.d</u> - Any Major Village Center mixed-use Redevelopment shall be considered to be a "Commercial" use in the chart contained in Section 125.0.A.8. of the Regulations for purposes of calculating compliance with the chart's requirements as to the minimum and maximum percentage of "Commercial" in the total area of the New Town District. The Village Center Redevelopment shall not result in a net loss of open space.

Redevelopment of the existing village center will not result in a net loss of open space per Section 125.0.A.8, since it does not contain any credited open space.

Sincerely,

CarneyKelehan, LLP

Owen Jarvis, Esq.

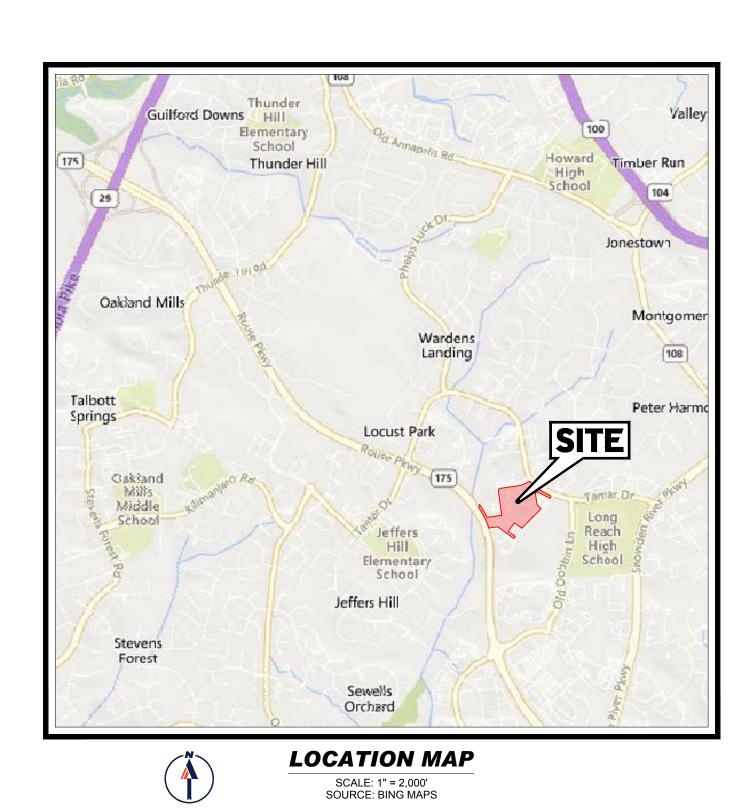
# PRELIMINARY DEVELOPMENT PLAN

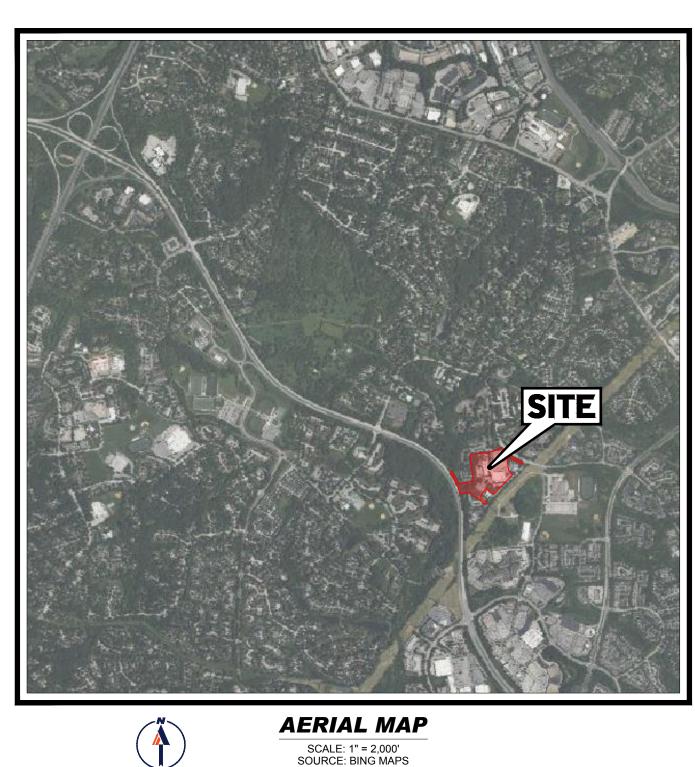
# LONG REACH VILLAGE CENTER

LOCATION OF SITE
8775 CLOUDLEAP CT,
COLUMBIA, MD 21045
HOWARD COUNTY, MARYLAND
LONG REACH NEIGHBORHOOD

**ELECTION DISTRICT** 

PRECINCT: 6-21
CONGRESSIONAL: 03
LEGISLATIVE: 13
COUNCIL: 2
POLLING PLACE:
LONG REACH HIGH SCHO
6101 OLD DOBBIN LN
COLUMBIA. MD 21045





SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
EXISTING CONDITIONS PLAN	C-201
CONCEPT PLAN	C-301
CIRCULATION EXHIBIT	C-401
OPEN SPACE & RECREATION EXHIBIT	C-501
PHASING EXHIBIT	C-601

# LAND-USE ATTORNEY

CARNEY KELEHAN
OWEN JARVIS, ESQ.
10715 CHARTER DRIVE
SUITE 200
COLUMBIA, MARYLAND 21044
PHONE: 410-740-4600
EMAIL: OCJ@CARNEYKELEHAN.COM

## ARCHITECT

KGD ARCHITECTURE

PATRICK MCGOWAN AIA, NCARB, PMP
4040 NORTH FAIRFAX DRIVE
SUITE 1000A
ARLINGTON, VA 22203
PHONE: 202-338-3800
EMAIL: PMCGOWAN@KGDARCHITECTURE.COM

# **PETITIONER**

CDC CAPITAL, LLC
BRIAN KIM
8115 MAPLE LAWN BOULEVARD
SUITE 275
FULTON, MARYLAND 20759
PHONE: 443-538-4527
EMAIL: KIM@CDCCAPITALLLC.COM

# ENGINEER & LANDSCAPE ARCHITECT

BOHLER ENGINEERING

DANIEL PARK, PLA

901 DULANEY VALLEY ROAD

SUITE 801

TOWSON, MD 21204

PHONE: 410-821-7900

EMAIL: DPARK@BOHLERENG.COM

## TRAFFIC CONSULTANT

GOROVE SLADE

KATIE WAGNER, PE, PTOE

4550 MONTGOMERY AVENUE

SUITE 400

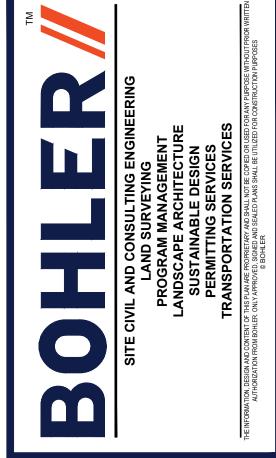
BETHESDA, MD 20814

PHONE: 202-540-1927

EMAIL: KWAGNER@GOROVESLADE.COM

PREPARED BY





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PROJECT No.: MDA250025.00 DRAWN BY: TEFCHECKED BY: BTG DATE: 09/0/2/2025

PROJECT:

PRELIMINARY

DEVELOPMENT

PLAN

LONG REACH

VILLAGE CENTER

PROPOSED DEVELOPMENT 8775 CLOUDLEAP CT, COLUMBIA, MD 21045

COLUMBIA, MD

**HOWARD COUNTY** 

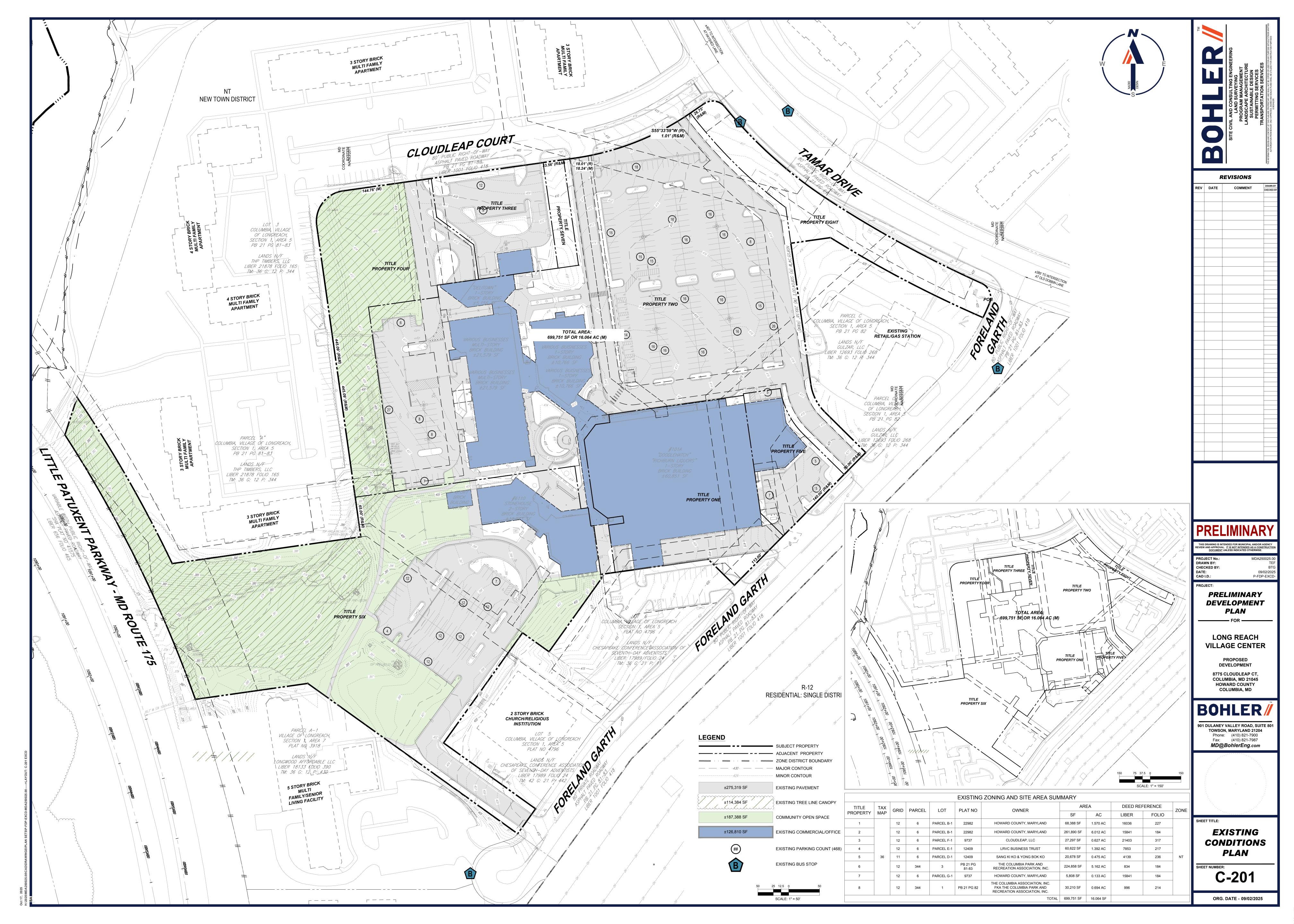
901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MARYLAND 21204

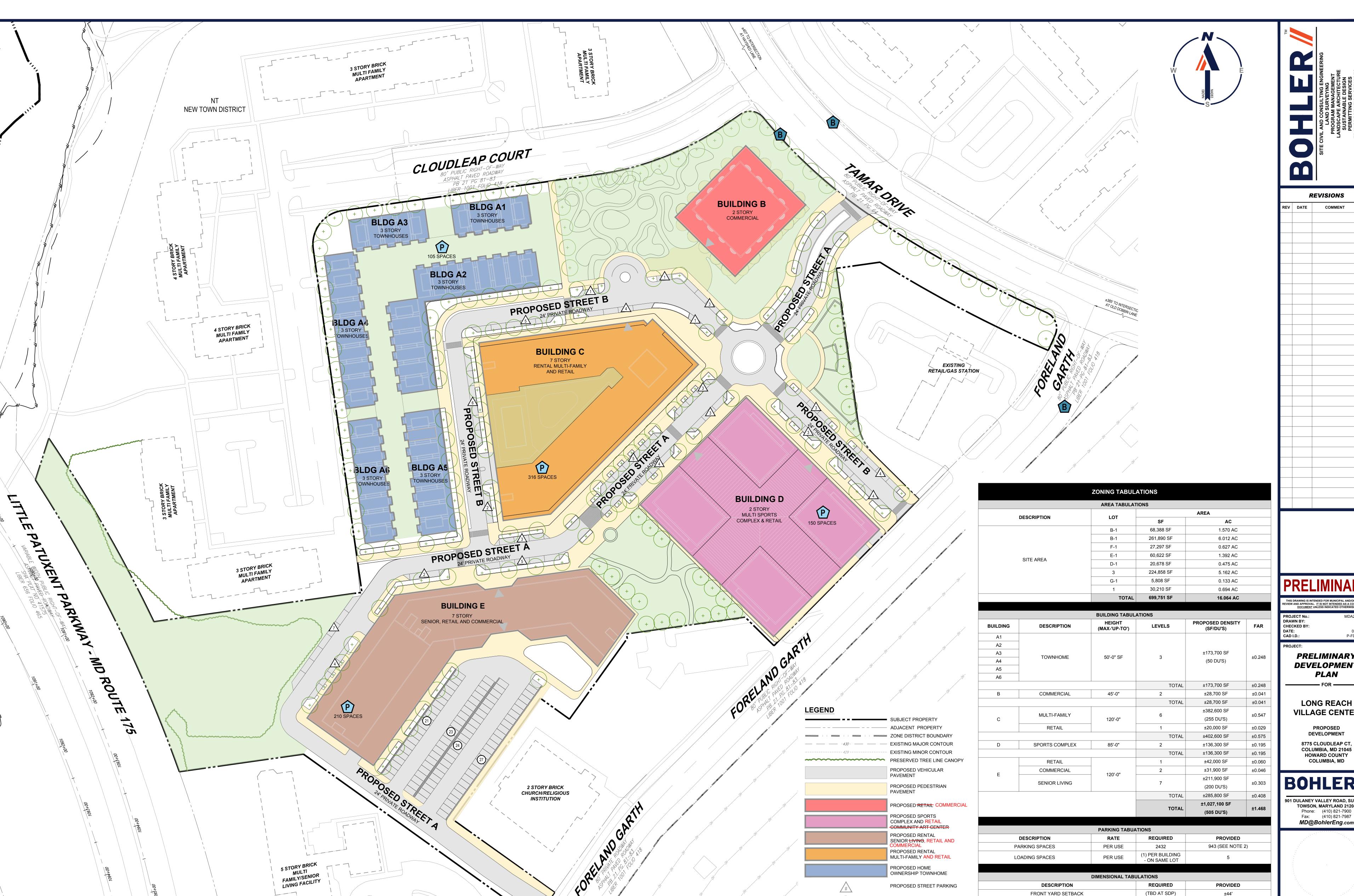
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

SHEET TITLE:

COVER SHEET

C-101





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**PRELIMINARY DEVELOPMENT** PLAN

**LONG REACH** VILLAGE CENTER

**PROPOSED** DEVELOPMENT

COLUMBIA, MD

901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MARYLAND 21204 Phone: (410) 821-7900 Fax: (410) 821-7987 MD@BohlerEng.com

SHEET TITLE:

(TBD AT SDP)

(TBD AT SDP)

1. FINAL PHASING, BUILDING DIMENSIONS, PARKING, AND DEVELOPMENT STANDARDS SHALL BE DETERMINED WITH FINAL DEVELOPMENT PLAN

2. THE PROJECT WILL SEEK A WAIVER FOR OFF-STREET PARKING SPACES PER SECTION 16.104. A REDUCTION IN PARKING IS PROPOSED PER

3. THE PROJECT ANTICIPATES APPROXIMATELY 128,000 GPD SEWER FLOW CONNECTING TO AN EXISTING 8" SANITARY SEWER LINE AT THE SOUTHWEST PORTION OF THE PROPERTY. THE SITE IS CURRENTLY SERVED BY 8" WATER MAINS FROM CLOUDLEAP COURT AND FORELAND GARTH.

STORM DRAIN ENTERING THE SITE FROM TAMAR DRIVE, WHICH IS ANTICIPATED TO BE RELOCATED ON-SITE.

THE PROJECT ANTICIPATES LOOPING OF THOSE WATER LINES. A HYDRAULIC PLANNING (CAPACITY) ANALYSIS WILL BE PROVIDED DURING THE

4. EXISTING STORM DRAIN FOR A MAJORITY OF THE SITE OUTFALLS AT THE SOUTHWEST PORTION PROPERTY. THERE AN EXISTING 36" RCCP CLIII

±8'

±14'

SIDE YARD SETBACK

REAR YARD SETBACK

(FDP) AND SITE DEVELOPMENT PLAN (SDP) APPROVAL.

SUBSEQUENT FINAL DEVELOPMENT PLAN (FDP).

SHARED PARKING ADJUSTMENT AND ITE AND ULI METHODOLOGY.

PROPOSED SURFACE PARKING

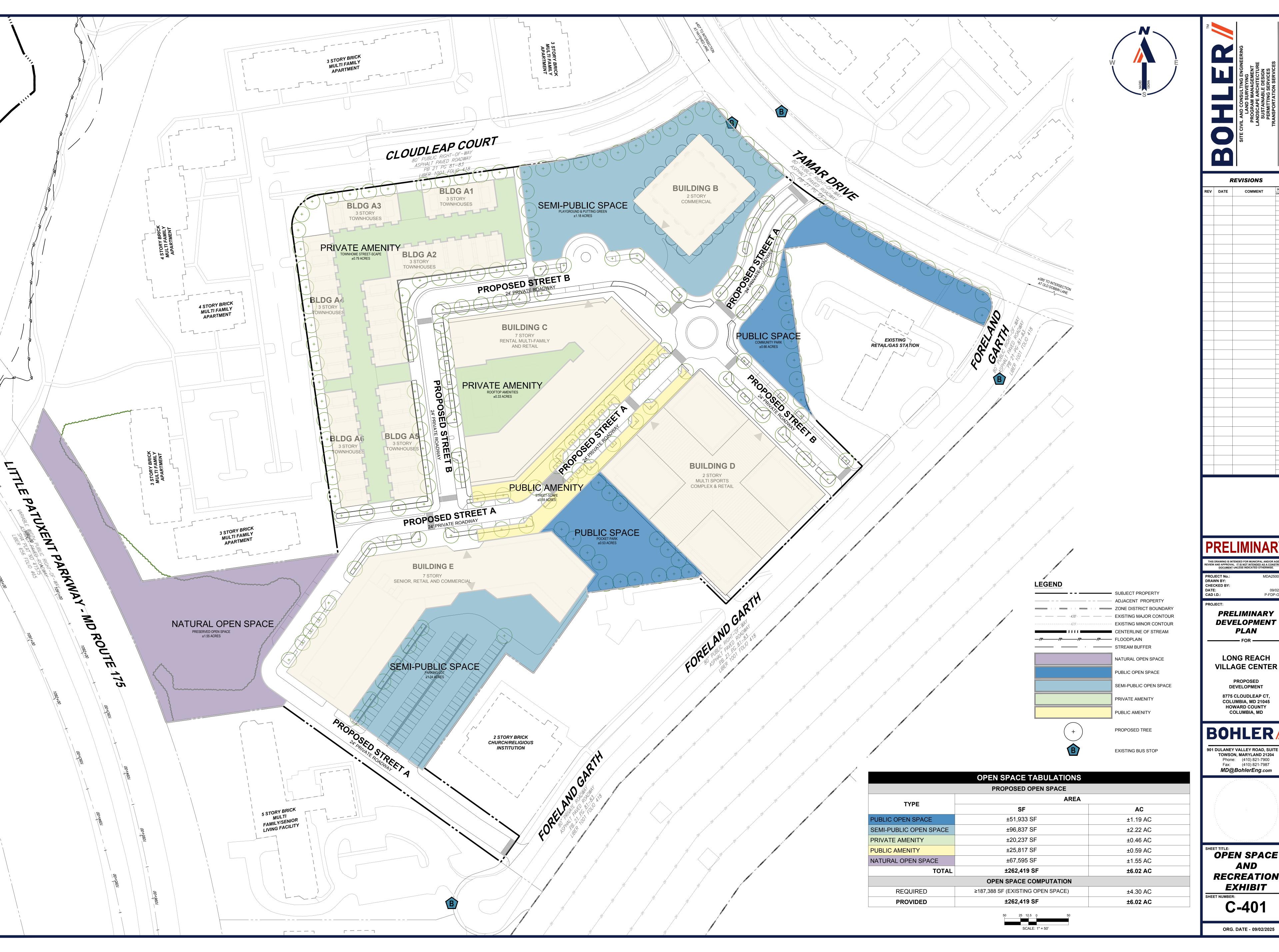
EXISTING BUS STOP

PROPOSED TREE

PROPOSED STRUCTURE PARKING

CONCEPT PLAN

C-301





REV	DATE	COMMENT	DRAWN BY
			CHECKED BY

**PRELIMINARY DEVELOPMENT** PLAN

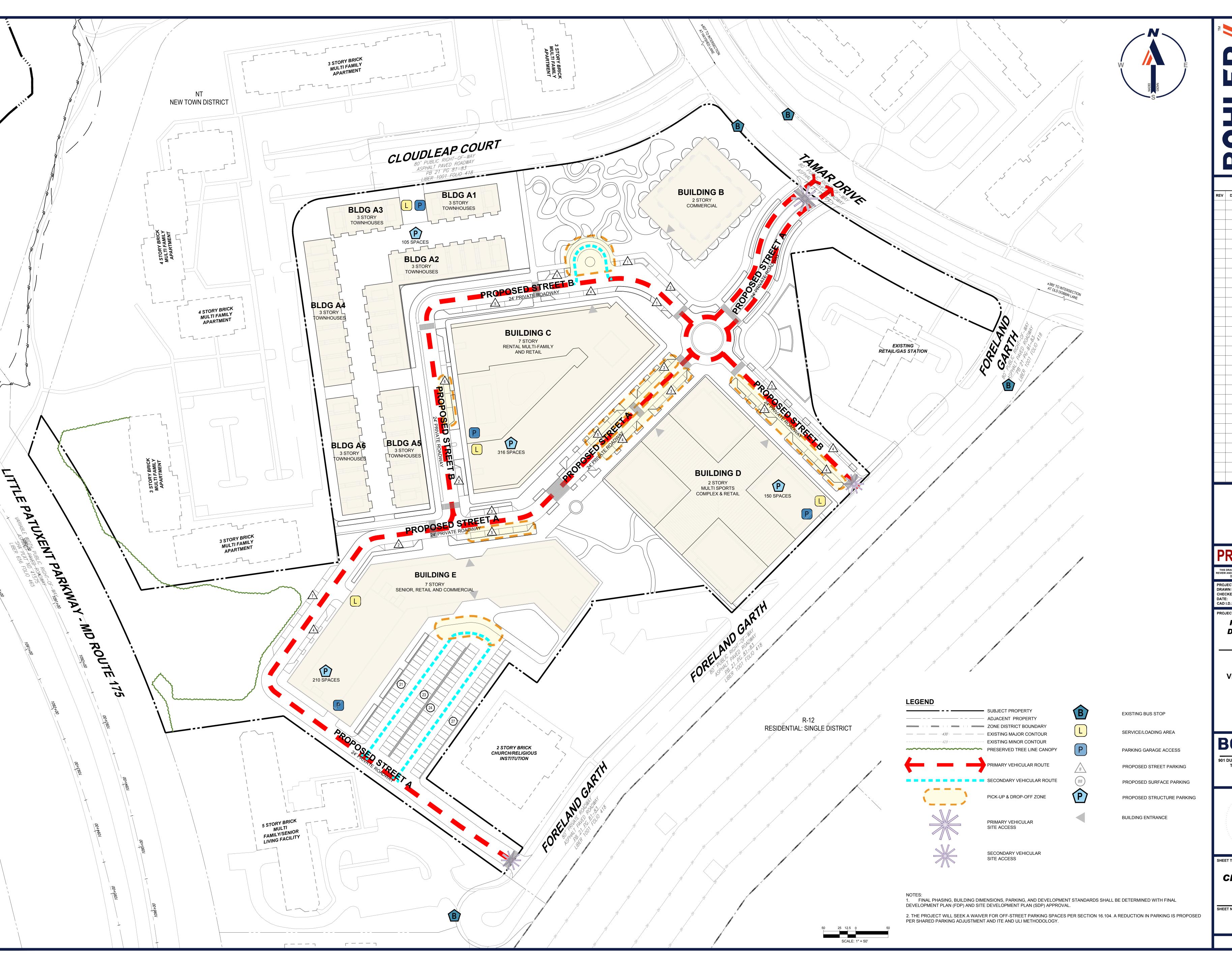
**LONG REACH VILLAGE CENTER** 

PROPOSED DEVELOPMENT 8775 CLOUDLEAP CT, COLUMBIA, MD 21045 HOWARD COUNTY COLUMBIA, MD

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

OPEN SPACE AND RECREATION **EXHIBIT** 

C-401





**REVISIONS** REV DATE

PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.:

**PRELIMINARY DEVELOPMENT** PLAN

**LONG REACH** 

**VILLAGE CENTER** PROPOSED DEVELOPMENT

8775 CLOUDLEAP CT, COLUMBIA, MD 21045 HOWARD COUNTY COLUMBIA, MD

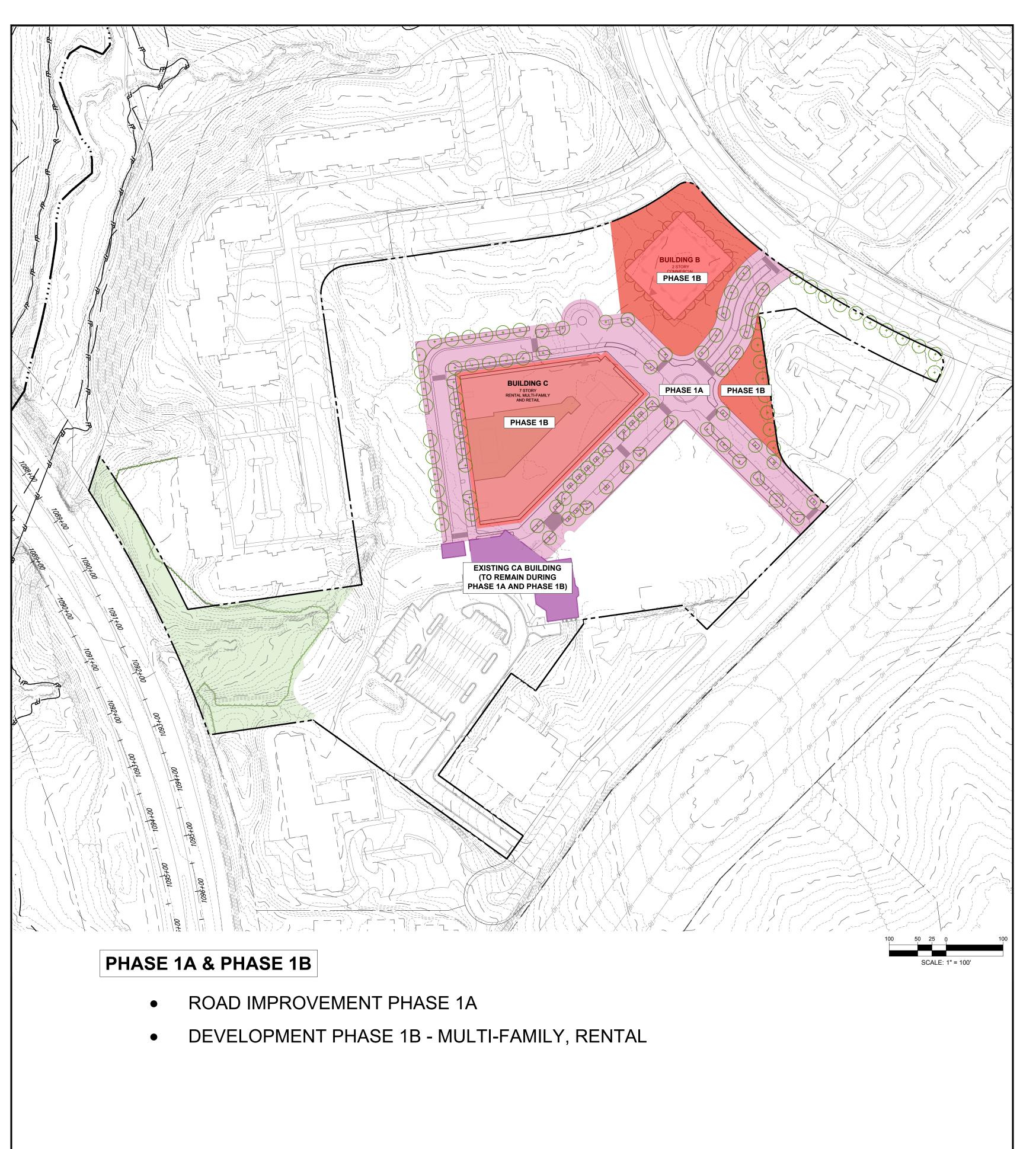
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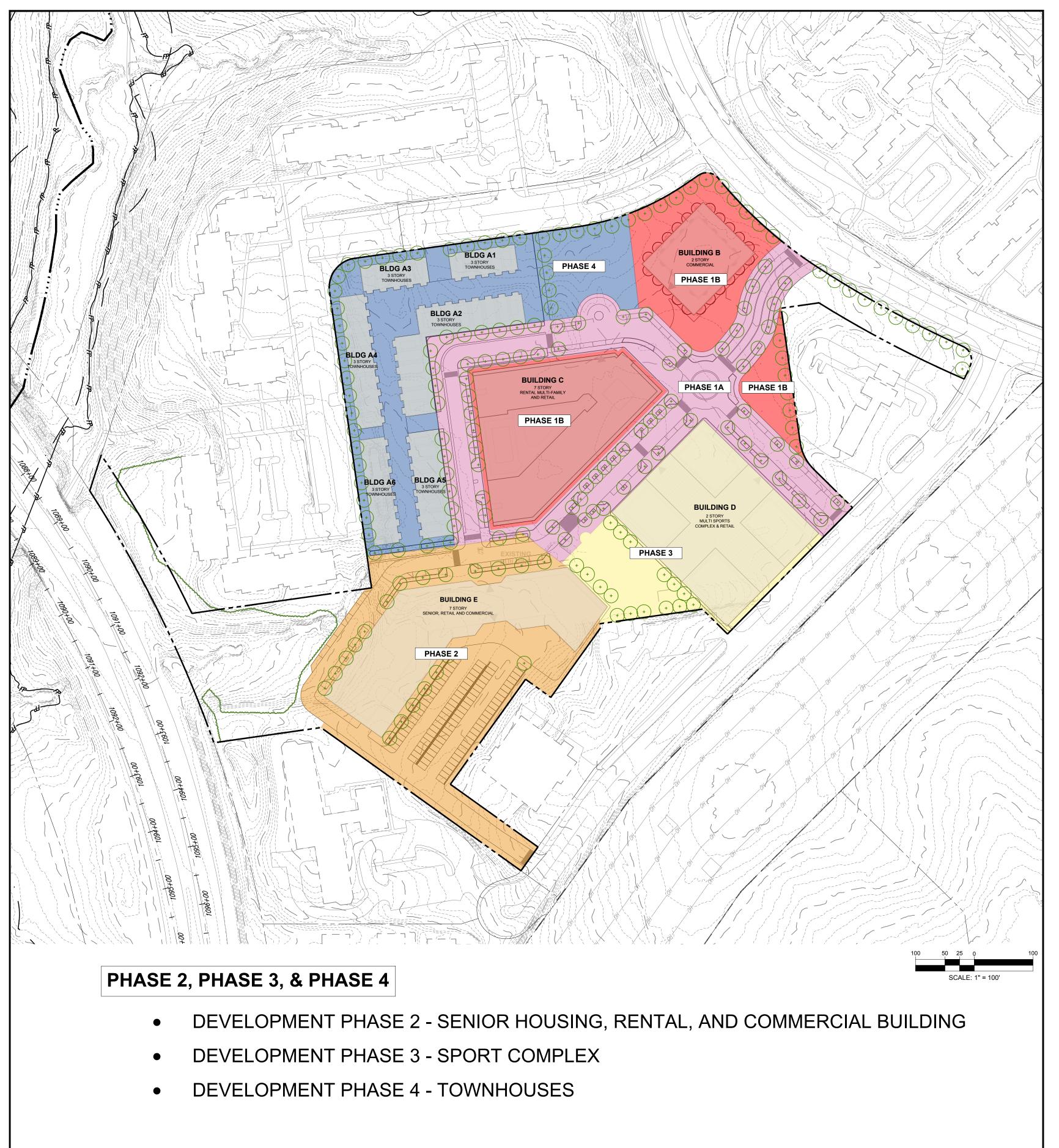
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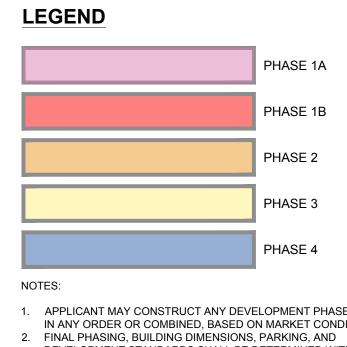
CIRCULATION **EXHIBIT** 

C-501









- 1. APPLICANT MAY CONSTRUCT ANY DEVELOPMENT PHASE SHOWN IN ANY ORDER OR COMBINED, BASED ON MARKET CONDITIONS. 2. FINAL PHASING, BUILDING DIMENSIONS, PARKING, AND DEVELOPMENT STANDARDS SHALL BE DETERMINED WITH FINAL DEVELOPMENT PLAN (FDP) AND SITE DEVELOPMENT PLAN (SDP) APPROVAL.
- 3. REFER TO CONCEPT PLAN FOR PARKING ASSOCIATED WITH EACH PHASE OF DEVELOPMENT. 4. REFER TO OPEN SPACE & RECREATION EXHIBIT FOR OPEN SPACE ASSOCIATED WITH EACH PHASE OF DEVELOPMENT.

  LANDSCAPING AND LIGHTING TO BE COMPLETED WITH EACH

RESPECTIVE PHASE OF DEVELOPMENT.

**REVISIONS** 

**PRELIMINARY** 

PRELIMINARY **DEVELOPMENT** 

PLAN

LONG REACH

**VILLAGE CENTER** 

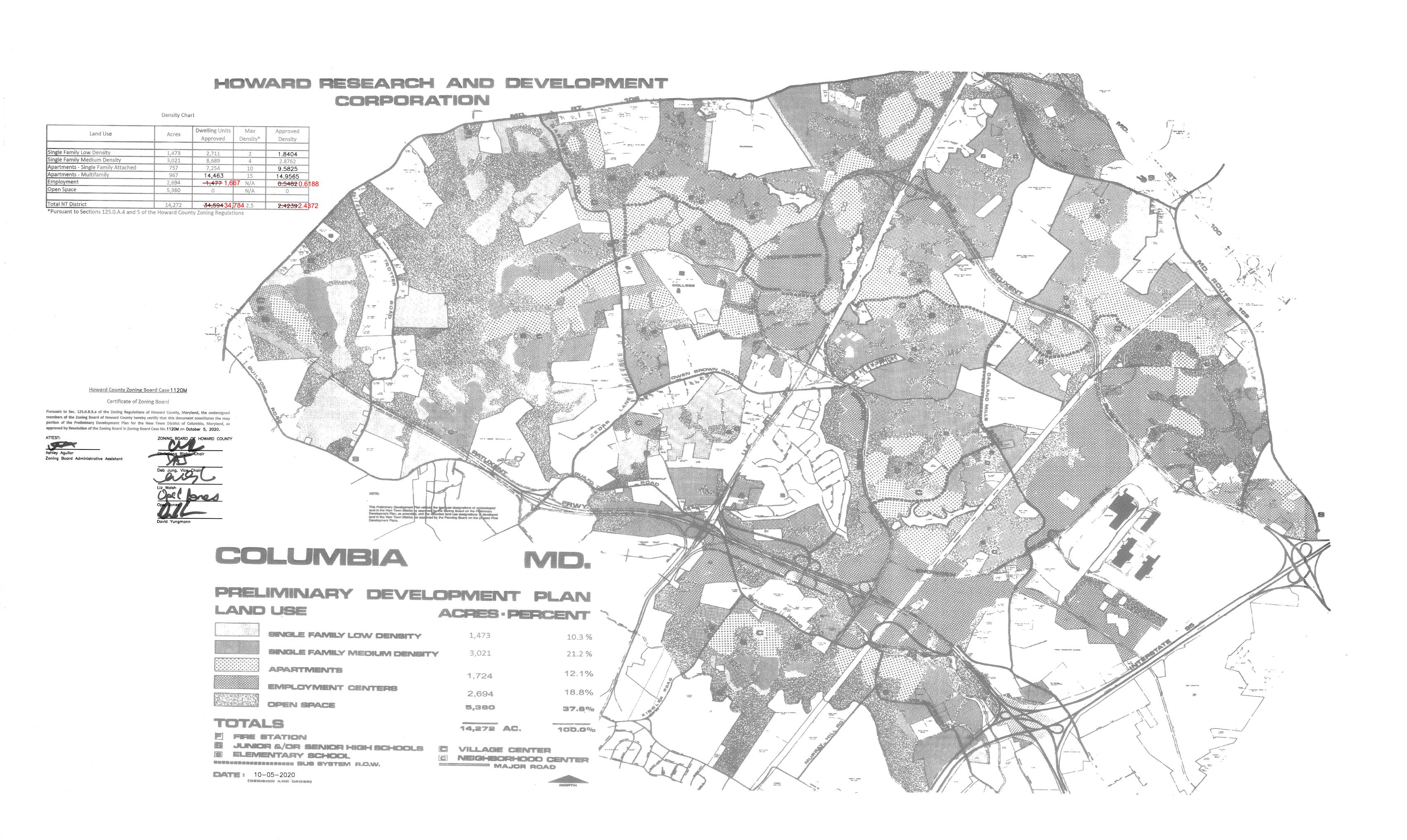
PROPOSED DEVELOPMENT 8775 CLOUDLEAP CT, COLUMBIA, MD 21045 HOWARD COUNTY COLUMBIA, MD

**BOHLER** 

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

SHEET TITLE:

**PHASING EXHIBIT** 



#### **NOTES:**

LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT, LLC ON SEPTEMBER 23, 2025 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.

THE UNDERGROUND UTILITY INFORMATION SHOWN HEREIN IS IDENTIFIED ON A QUALITY LEVEL SYSTEM. DIFFERENT QUALITY LEVELS INDICATE THE ACCURACY OF SAID UNDERGROUND UTILITY INFORMATION. THE DEFINITION OF EACH QUALITY LEVEL IS OUTLINED BELOW (ALL QUALITY LEVELS MAY NOT BE SHOWN HEREIN):

MAY NOT BE SHOWN HEREIN):

QUALITY LEVEL D - UTILITY LINES SHOWN PER REFERENCE. NOT FIELD VERIFIED.

QUALITY LEVEL C - UTILITY FEATURES (MANHOLES, COVERS, ETC.) LOCATED AT THE SURFACE.

QUALITY LEVEL B - UTILITY LINES MARKED BY OTHERS VIA ELECTROMAGNETIC LOCATING/GROUND PENETRATING TECHNOLOGY AND FIELD LOCATION.

QUALITY LEVEL A - UTILITY LINES THAT HAVE BEEN EXPOSED THROUGH NONDESTRUCTIVE EXCAVATION METHODS TO OBTAIN VISUAL EVIDENCE AS WELL AS BOTH HORIZONTAL AND VERTICAL LOCATION.

- 2. THIS SURVEY WAS PERFORMED IN THE FIELD ON SEPTEMBER 23, 2025 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREIN AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
- 3. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED TO THE HOWARD COUNTY GEODETIC SURVEY CONTROL MONUMENTS 36C6 AND 36F1:
- THE HOWARD COUNTY GEODETIC SURVEY CONTROL MONUMENTS 36C6 AND 3

  NORTHING EASTING ELEVATION

  36F1 170,776.097 415,909.66 129.91'

  36C6 171,216.625 416,334.075 133.121'

SUPPLEMENTED WITH QUALITY LEVEL D.

THE SUBJECT PROPERTIES ARE LOCATED IN OTHER AREAS ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FEMA, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, HOWARD COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 155 OF235", MAP NUMBER 24027C0155D, WITH A MAP EFFECTIVE DATE OF NOVEMBER 06, 2013.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

- 5. THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM 6(A).
- 6. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS, TANKS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION
- 7. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 8. THERE ARE NOT ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF BURIAL GROUNDS, CEMETERIES, GRAVES, OR GRAVEYARDS
  OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- 7. THE UNDERSIGNED WAS IN CHARGE OVER THE PREPARATION OF THIS SURVEY AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN "COMAR" SECTION 09.13.06.12.

#### TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2025-MD-3321, WITH A COMMITMENT DATE OF AUGUST 19, 2025. CLIENT UNDERSTANDS AND AGREES THAT THE FIRM SHALL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS IN OR RESULTING FROM THE USE OF THE TITLE DOCUMENTS OR FROM ANY DEFICIENCIES OR ANY INACCURACIES CONTAINED IN SAID TITLE DOCUMENTS. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

- 7. SUBJECT TO ALL NOTES, MATTERS, SETBACK LINES, AND EASEMENTS, IF ANY, SHOWN ON A PLAT RECORDED AS PLAT 21/82 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECT TITLE PROPERTIES ONE, TWO, FOUR, FIVE, SIX, SEVEN, AND EIGHT, PLOTTABLE ITEMS ARE SHOWN. DO NOT AFFECT TITLE PROPERTY THREE.
- 8. SUBJECT TO ALL NOTES, MATTERS, SETBACK LINES AND EASEMENTS, IF ANY, SHOWN ON A PLAT RECORDED AS PLAT 22/81 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; **DO NOT AFFECT TITLE PROPERTIES ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN, OR EIGHT, PLAT DEPICTS LANDS 9,000 FEET TO THE NORTH NEAR OLD ANNAPOLIS ROAD.**
- 9. SUBJECT TO ALL NOTES, MATTERS, SETBACK LINES AND EASEMENTS, IF ANY, SHOWN ON A PLAT RECORDED AS PLAT 12409 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECT TITLE PROPERTY TWO, PLOTTABLE ITEMS SHOWN. DOES NOT AFFECT TITLE PROPERTIES ONE, THREE, FOUR, FIVE, SIX, SEVEN, OR EIGHT.
- 10. SUBJECT TO ALL NOTES, MATTERS, SETBACK LINES AND EASEMENTS, IF ANY, SHOWN ON A PLAT RECORDED AS PLAT 9737 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECT THE TITLE PROPERTY FOUR, PLOTTABLE ITEMS ARE SHOWN. DO NOT AFFECT TITLE PROPERTIES ONE, TWO, THREE, FIVE, SIX, SEVEN, OR EIGHT.
- 11. SUBJECT TO ALL NOTES, MATTERS, AND EASEMENTS SHOWN ON A PLAT RECORDED AS PLAT 22982-22983 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; **DO NOT AFFECT TITLE PROPERTIES ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN, OR EIGHT. NO PLOTTABLE ITEMS TO SHOW**
- 12.) SUBJECT TO A DEED, AGREEMENT AND DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS DATED DECEMBER 13, 1966, BY AND BETWEEN THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC. AND C. AILEEN AMES RECORDED AT LIBER 463 FOLIO 158 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; MAY AFFECT TITLE PROPERTIES ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN, AND EIGHT, VAGUE AND INSUFFICIENT INFORMATION, CHAIN OF TITLE WOULD NEED TO BE PROVIDED TO DETERMINE IF DEED AFFECTS.
- (13.) SUBJECT TO A RIGHT OF WAY AGREEMENT DATED APRIL 26, 1967, IN FAVOR OF BALTIMORE GAS AND ELECTRIC COMPANY RECORDED AT LIBER 468 FOLIO 239 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; DOES NOT AFFECT TITLE PROPERTIES ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN, OR EIGHT. EASEMENT IS LOCATED ON LANDS 3 MILES TO THE NORTHWEST NEAR WILDE LAKE.
- 14. SUBJECT TO THE LONG REACH VILLAGE COVENANTS DEED, AGREEMENT AND DECLARATION DATED MAY 15, 1970 BY AND BETWEEN THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, VERA H. CAMPBELL, AND THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC. RECORDED AT LIBER 532 FOLIO 181 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND AND DECLARATION OF ANNEXATION DATED MAY 27, 1971, RECORDED AS AFORESAID AT LIBER 559 FOLIO 630; DOES NOT AFFECT TITLE PROPERTIES ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN, OR EIGHT. AGREEMENT PERTAINS TO LANDS TO THE NORTH OF TAMAR DRIVE.
- (15.) SUBJECT TO EASEMENTS AND RIGHTS OF WAY FOR WATER AND SEWER OUTLINED IN A DEED AND AGREEMENT DATED MAY 30, 1972, AND RECORDED AT LIBER 595, FOLIO 681 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECTS TITLE PROPERTIES ONE, TWO, THREE, FOUR, AND SIX, PLOTTABLE ITEMS ARE SHOWN. TEMPORARY CONSTRUCTION EASEMENTS ARE NOT SHOWN, APPEARS CONSTRUCTION HAS BEEN COMPLETED FOR WATER AND SEWER. DOES NOT AFFECT TITLE PROPERTIES FIVE. SEVEN. OR EIGHT.
- 16. SUBJECT TO EASEMENTS AND RIGHTS OF WAY FOR WATER AND SEWER OUTLINED IN A DEED AND AGREEMENT DATED JULY 28, 1972 BY AND BETWEEN THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, ET AL AND HOWARD COUNTY, MARYLAND RECORDED AT LIBER 610 FOLIO 431 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECTS TITLE PROPERTIES TWO AND EIGHT, APPROXIMATE LOCATION OF PLOTTABLE ITEMS ARE SHOWN. DOES NOT AFFECT TITLE PROPERTIES ONE, THREE, FOUR, FIVE, SIX OR SEVEN.
- 17. EASEMENT FOR INGRESS AND EGRESS SET FORTH IN A DEED OF AGREEMENT AND EASEMENT DATED MARCH 27, 1974, AND RECORDED AT LIBER 676 FOLIO 259 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECTS TITLE PROPERTY FOUR AND BENEFITS TITLE PROPERTY TWO, PLOTTABLE ITEMS ARE SHOWN. DO NOT AFFECT TITLE PROPERTIES ONE, THREE, FIVE, SIX, SEVEN OR EIGHT.
- 18. EASEMENT FOR INGRESS AND EGRESS SET FOR IN A DEED OF AGREEMENT AND EASEMENTS DATED NOVEMBER 26, 1974, AND RECORDED AT LIBER 704 FOLIO 469 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECTS TITLE PROPERTY FOUR AND BENEFITS TITLE PROPERTY TWO, PLOTTABLE ITEMS ARE SHOWN. DO NOT AFFECT TITLE PROPERTIES ONE, THREE, FIVE, SIX, SEVEN OR EIGHT.
- (19.) EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND COMMON MAINTENANCE EXPENSE SET FORTH IN A DEED AND AGREEMENT OF EASEMENT DATE DECEMBER 11, 1978, AND RECORDED AT LIBER 921 FOLIO 94 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AS AMENDED BY AMENDMENT TO DEED AND AGREEMENT OF EASEMENT DATED APRIL 25, 1979, AND RECORDED AMONG THE AFORESAID RECORDS AT LIBER 940 FOLIO 115; AFFECTS TITLE PROPERTY TWO AND BENEFITS TITLE PROPERTY FIVE, PLOTTABLE ITEMS ARE SHOWN. DOES NOT AFFECT TITLE PROPERTIES ONE, THREE, FOUR, SIX, SEVEN OR EIGHT.
- 20.) DEED AND AGREEMENT OF EASEMENT DATED DECEMBER 11, 1978, AND RECORDED AT LIBER 921 FOLIO 103 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECTS TITLE PROPERTIES ONE AND TWO, PLOTTABLE ITEMS ARE SHOWN. DOES NOT AFFECT TITLE PROPERTIES THREE, FOUR, FIVE, SIX, SEVEN, OR EIGHT.

- 21. EASEMENT OF INGRESS AND EGRESS SET FORTH IN AN EASEMENT AND AGREEMENT DATED SEPTEMBER 16, 1981, AND RECORDED AT LIBER 1072 FOLIO 45 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECTS TITLE PROPERTY ONE, PLOTTABLE ITEMS ARE SHOWN. DOES NOT AFFECT TITLE PROPERTIES THREE, FOUR, FIVE, SIX, SEVEN, OR EIGHT.
- (22.) SUBJECT TO A DECLARATION OF NON-BUILDABLE AREA DATED AUGUST 6, 1991, AND RECORDED AT LIBER 2375 FOLIO 657 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECTS TITLE PROPERTY TWO, PLOTTABLE ITEMS ARE SHOWN. DOES NOT AFFECT TITLE PROPERTIES ONE, THREE, FOUR, FIVE, SIX, SEVEN, OR EIGHT.
- 23. SUBJECT TO AN ELECTRICAL TRANSFORMER ACCESS EASEMENT DATED MARCH 24, 1997, AND RECORDED AT LIBER 4003 FOLIO 561 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECTS TITLE PROPERTIES ONE AND FIVE, PLOTTABLE ITEMS ARE SHOWN. DOES NOT AFFECT TITLE PROPERTIES TWO, THREE, FOUR, SIX, SEVEN, OR EIGHT.
- (24.) SUBJECT TO AN ACCESS EASEMENT DATED MARCH 24, 1997, AND RECORDED AT LIBER 4003 FOLIO 571 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECTS TITLE PARCEL FIVE AND BENEFITS TITLE PROPERTIES ONE AND TWO, PLOTTABLE ITEMS ARE SHOWN. DOES NOT AFFECT TITLE PROPERTIES THREE, FOUR, SIX, SEVEN, OR EIGHT.
- (25.) SUBJECT TO AN AGREEMENT OF EASEMENT FOR STORM DRAINAGE AND EMERGENCY ACCESS DATED MARCH 24, 1997, AND RECORDED AT LIBER 4003 FOLIO 576 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECTS TITLE PROPERTY FIVE AND BENEFITS TITLE PROPERTIES ONE AND TWO, PLOTTABLE ITEMS ARE SHOWN. DOES NOT AFFECT TITLE PROPERTIES THREE, FOUR, SIX, SEVEN, OR EIGHT.
- 26.) SUBJECT TO A WATER AND SEWER EASEMENT DATED MARCH 24, 1997, AND RECORDED AT LIBER 4003 FOLIO 581 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECTS TITLE PROPERTY TWO, PLOTTABLE ITEMS ARE SHOWN. DOES NOT AFFECT TITLE PROPERTIES ONE, THREE, FOUR, FIVE, SIX, SEVEN, OR EIGHT.
- 27. SUBJECT TO A RECIPROCAL AGREEMENT OF EASEMENT DATED AUGUST 20, 1996, BY AND BETWEEN LONG REACH INTERFAITH CENTER, INC. AND COLUMBIA MALL, INC. RECORDED AT LIBER 4003 FOLIO 591 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECTS AND BENEFITS TITLE PROPERTY ONE, AGREEMENT GRANTS INGRESS/EGRESS & PARKING OVER LOT 6 FOR THE BENEFIT OF TITLE PROPERTY ONE AND GRANTS INGRESS/EGRESS OVER TITLE PROPERTY ONE FOR THE BENEFIT OF LOT 6, PLOTTABLE ITEMS ARE SHOWN. DOES NOT AFFECT TITLE PROPERTIES ONE, TWO, THREE, FOUR, FIVE, SEVEN, OR EIGHT.
- 28. SUBJECT TO A DECLARATION OF LRVC REVITALIZATION CONDOMINIUM DATED SEPTEMBER 12, 2014 BY LONG REACH VILLAGE ASSOCIATES, LLC RECORDED AT LIBER 15780 FOLIO 71 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AND BY-LAWS OF LRVC REVITALIZATION CONDOMINIUM DATED SEPTEMBER 15, 2014, RECORDED AMONG THE AFORESAID LAND RECORDS AT LIBER 15780 FOLIO 88; AFFECTS AND BEFEFITS TITLE PROPERTIES ONE AND TWO, EASEMENTS ARE GRANTED OVER EACH UNITS 1 & 2 WITHIN THE CONDOMINIUM FOR THE BENEFIT OF ONE ANOTHER, PLOTTABLE ITEMS ARE SHOWN. DOES NOT AFFECT TITLE PROEPRTIES THREE, FOUR, FIVE, SIX, SEVEN, OR EIGHT.
- 29. SUBJECT TO AN ENVIRONMENTAL COVENANT DATED SEPTEMBER 29, 2014, BY AND BETWEEN MARYLAND DEPARTMENT OF THE ENVIRONMENT LAND MANAGEMENT ADMINISTRATION AND LONG REACH VILLAGE ASSOCIATES, LLC RECORDED AT LIBER 15805 FOLIO 142 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECT TITLE PROPERTIES ONE, TWO, AND SEVEN, COVENANT RESTRICTS THE USE OF GROUND WATER BENEATH THE PROPERTIES FOR ANY PURPOSE, NOT PLOTTABLE GENERAL IN NATURE. COVENANT ALSO GRANTS ACCESS OVER THE PROPERTIES FOR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, NOT PLOTTABLE, BLANKET IN NATURE. DO NOT AFFECT TITLE PROPERTY THREE, FOUR, FIVE, SIX, AND EIGHT.
- (30.) AS TO LOT D-1:
  SUBJECT TO RESTRICTIONS STATED IN A DEED DATED JUNE 24, 1997, BY AND BETWEEN JUNG S. KIM AND HEA JA KIM AND COLUMBIA MALL, INC. AND RECORDED AT LIBER 4003 FOLIO 554 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; DO NOT AFFECT TITLE PROPERTY 5, DOCUMENT IS A DEED OF SALE AND DOES NOT CONTAIN ANY EASEMENTS OR RESTRICTIONS.
- AS TO LOT F-1:

  EASEMENT FOR INGRESS AND EGRESS PER AN EASEMENT AND COVENANT AGREEMENT DATED NOVEMBER 20, 1992, BY AND BETWEEN SCI LIMITED PARTNERSHIP AND TACO BELL CORP. AND RECORDED AT LIBER 2788 FOLIO 616 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; DOES NOT AFFECT TITLE PROPERTY THREE, EASEMENT IS LOCATED ON LANDS TO THE SOUTH OF INTERSTATE 95 IN JESSUP, MARYLAND.

- 32. EASEMENT FOR STORM WATER MAINTENANCE AS OUTLINED IN AN EASEMENT AND COVENANT AGREEMENT DATED NOVEMBER 20, 1992, BY AND BETWEEN SCI LIMITED PARTNERSHIP AND TACO BELL CORP. RECORDED AT LIBER 2788 FOLIO 626 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; DOES NOT AFFECT TITLE PROPERTIES ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN, OR EIGHT, EASEMENT IS LOCATED ON LANDS TO THE SOUTH OF INTERSTATE 95 IN JESSUP,
- 33.) SUBJECT TO AN AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT DATED JUNE 29, 2001, BY AND BETWEEN COLUMBIA MALL, INC. AND 8785 LLC, A MARYLAND LIMITED LIABILITY COMPANY, RECORDED AT LIBER 5569, FOLIO 23 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; MAY AFFECT TITLE PROPERIES ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN, AND EIGHT, ORIGINAL RECIPROCAL EASEMENT AGREEMENT NOT REFERENCED OR PROVIDED TO DETERMINE THE PROPERTY AFFECTED.

#### 34.) AS TO LOT 1-TAMAR DRIVE:

- 4.) AS TO LOT 1-1 AMAR DRIVE:
  DEED OF AGREEMENT DATED DECEMBER 14, 1967, BY AND BETWEEN THE HOWARD RESEARCH AND
  DEVELOPMENT CORPORATION AND HOWARD COUNTY METROPOLITAN COMMISSION RECORDED AT
  LIBER 480, FOLIO 401 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; DO NOT
  AFFECT TITLE PROPERTIES ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN, OR EIGHT. EASEMENT
  PERTAINS TO LANDS 3 MILES TO THE NORTHWEST NEAR WILDE LAKE.
- 35.) SUBJECT TO A DEED OF EASEMENT DATED AUGUST 8, 2022, AND RECORDED AT LIBER 21678, FOLIO 238 IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND; AFFECT TITLE PROPERTY EIGHT, PLOTTABLE ITEMS ARE SHOWN. DO NOT AFFECT TITLE PROPERTIES ONE, TWO, THREE, FOUR,

#### TITLE DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HOWARD, STATE OF MARYLAND AND IS DESCRIBED AS FOLLOWS:

#### PROPERTY ONE 8775 CLOUDLEAP COURT

FIVE, SIX, OR SEVEN.

CONDOMINIUM UNIT 1 COMPRISING 1.571 ACRES AS SHOWN ON A CONDOMINIUM PLAT TITLED "CONDOMINIUM PLAT FIRST FLOOR FOR LRVC REVITALIZATION CONDOMINIUM, PARCEL B-1 AND CONDOMINIUM PLAT SECOND FLOOR FOR LRVC REVITALIZATION CONDOMINIUM, PARCEL B-1" AND RECORDED AS PLAT NO. 22982 AND 22983 ON SEPTEMBER 15, 2014. THE PROPERTY BEING PART OF "PARCEL B-1 SHOWN ON A PLAT OF SUBDIVISION TITLE "COLUMBIA VILLAGE OF LONGREACH, SECTION 1, AREA 5, PARCELS B-1, D-1 & E-1, A RESUBIDIVISION OF PARCEL B AS SHOWN ON PLAT BOOK 21, FOLIO 82, PARCEL D AS SHOWN ON PLAT BOOK 22, FOLIO 84 AND PARCEL E AS SHOWN ON PLAT NO. 9737", SAID PLAT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT MDR NO. 12409.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURSUANT TO DEED AND AGREEMENT OF EASEMENT DATED MARCH 27, 1974 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 676 FOLIO 259

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURSUANT TO DEED AND AGREEMENT OF EASEMENT DATED NOVEMBER 26, 1974 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURSUANT TO DEED AND AGREEMENT OF EASEMENT DATED MARCH 24, 1997, AND AND RECORDED AMONG THE AFORESAID LAND RECORDS IN

TOGETHER WITH AN EASEMENT FOR EMERGENCY PEDESTRIAN INGRESS AND EGRESS PURSUANT TO AGREEMENT OF EASEMENT DATED MARCH 24, 1997, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4003, FOLIO 576.

SUBJECT TO THE USE IN COMMON WITH OTHERS TO THE PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS EASEMENTS GRANTED PURSUANT TO DEED AND AGREEMENT OF EASEMENT DATED DECEMBER 11, 1978 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 921, FOLIO 94; AS AMENDED BY AMENDMENT TO DEED AND AGREEMENT OF EASEMENT DATED APRIL 25, 1979 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 940, FOLIO 115.

CLOUDLEAP COURT

TITLE

TITLE

PROPERTY FOUR

PROPERTY THREE

SUBJECT TO AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS GRANTED PURSUANT TO EASEMENT AND AGREEMENT DATED SEPTEMBER 16, 1981 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1072, FOLIO 45.

TITLE

PROPERTY SEVEN

SHEET 3

TITLE PROPERTY ONE

SUBJECT TO THE USE IN COMMON WITH OTHERS TO THE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT PURSUANT TO RECIPROCAL AGREEMENT OF EASEMENT DATED AUGUST 20, 1996 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4003, FOLIO 591.

SUBJECT TO AND TOGETHER WITH TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, CHARGES AND ADVANTAGES AS SET FORTH IN DECLARATION OF LRVC REVITALIZATION CONDOMINIUM DATED SEPTEMBER 12, 2014 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 15780, FOLIO 71; AND BYLAWS OF LRVC REVITALIZATION CONDOMINIUM DATED SEPTEMBER 12, 2014 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 15780, FOLIO 88, TOGETHER WITH PERCENTAGE OF INTEREST IN GENERAL AND COMMON ELEMENTS AS SET FORTH THEREIN.

#### PROPERTY TWO 8775 CLOUDLEAP COURT

BEING KNOWN AND DESIGNATED AS UNIT 2, LRVC REVITALIZATION CONDOMINIUM, BEING PART OF THE PROPERTY IN HORIZONTAL PROPERTY REGIME KNOWN AS LRVC REVITALIZATION CONDOMINIUM, AS SAID UNIT AND SAID CONDOMINIUM ARE ESTABLISHED PURSUANT TO A DECLARATION AND BY-LAWS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER WAR 15780, FOLIO 71-88, BY LONG REACH VILLAGE ASSOCIATES, LLC AND AS SHOWN ON PLATS THEREOF ENTITLED, "CONDOMINIUM PLAT FIRST FLOOR FOR LRVC REVITALIZATION CONDOMINIUM, PARCEL B-1" AND ON "CONDOMINIUM PLAT SECOND FLOOR FOR LRVC REVITALIZATION CONDOMINIUM, PARCEL B-1" WHICH PLATS ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 22982 AND

SUBJECT TO AND TOGETHER WITH TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, CHARGES AND ADVANTAGES AS SET FORTH IN DECLARATION OF LRVC REVITALIZATION CONDOMINIUM DATED SEPTEMBER 12, 2014 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 15780, FOLIO 71; AND BYLAWS OF LRVC REVITALIZATION CONDOMINIUM DATED SEPTEMBER 12, 2014 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 15780, FOLIO 88, TOGETHER WITH PERCENTAGE OF INTEREST IN GENERAL AND COMMON ELEMENTS AS SET FORTH THEREIN.

#### PROPERTY THREE 8785 CLOUDLEAP COURT

PARCEL F-1
BEING KNOWN AND DESIGNATED AS PARCEL F-1, AS SHOWN ON PLAT ENTITLED, "COLUMBIA VILLAGE OF LONGREACH, SECTION 1, AREA 5, PARCEL E, F-1 AND G-1, A RESUBDIVISION OF PARCELS F AND G, SHEET 1 OF 1", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK NO. 9737.

#### PROPERTY FOUR 8795 CLOUDLEAP COURT

PARCEL E-1
BEING KNOWN AND DESIGNATED AS PARCEL E-1, AS SHOWN ON PLAT ENTITLED "COLUMBIA VILLAGE OF LONGREACH, SECTION 1, AREA 5, PARCELS B-1, D-1, AND E-1" WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK NO. 12409.

#### PROPERTY FIVE 6030 NW FORELAND GARTH

LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK NO. 12409.

PARCEL D-1
BEING KNOWN AND DESIGNATED AS PARCEL D-1, AS SHOWN ON PLAT ENTITLED "COLUMBIA VILLAGE OF LONGREACH, SECTION 1, AREA 5, PARCELS B-1, D-1, AND E-1 " WHICH PLAT IS RECORDED AMONG THE

#### PROPERTY SIX NW FORELAND GARTH

BEING KNOWN AND DESIGNATED AS LOT 3, AS SHOWN ON THE PLAT ENTITLED "COLUMBIA, VILLAGE OF LONG REACH, SECTION 1, AREA 5, SHEET 2 OF 3", WHICH PLAT IS RECORDED AMONG THE PLAT RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK BOOK 21, FOLIO 82.

#### S CLOUDLEAP COURT

PARCEL G-1
BEING KNOWN AND DESIGNATED AS PARCEL G-1, AS SHOWN ON PLAT ENTITLED, "COLUMBIA VILLAGE OF LONGREACH, SECTION 1, AREA 5, PARCEL E, F-1 AND G-1, A RESUBDIVISION OF PARCELS F AND G, SHEET 1 OF 1", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK NO. 9737.

#### PROPERTY EIGHT

LOT 1 -TAMAR DRIVE

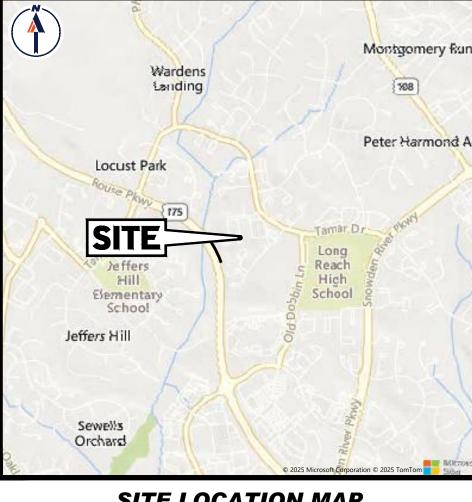
TITLE

PROPERTY FIVE

BEING KNOWN AND DESIGNATED AS LOT 1, AS SHOWN ON THE PLAT ENTITLED, "COLUMBIA VILLAGE OF LONGREACH, SECTION 1, AREA 5, SHEET 2 OF 3" WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 21, FOLIO 82, CONTAINING 0.693 OF AN ACRE, MORE OR LESS.

PROPERTY EIGHT

SHEET 2



SITE LOCATION MAP

SCALE: 1" = 2.000'

#### REFERNCES:

 SITE PLAN ENTITLED "LONG REACH VILLAGE CENTER EXPANSION", PREPARED BY RIEIMER MUEGGE & ASSOCIATES, INC. DATED JANUARY 29, 1997.

# TITLE PROPERTY ONE UNIT 1

CONDOMINIUM PLAT FIRST FLOOR FOR LRVC REVITALIZATION CONDOMINIUM PARCEL B-1 PLAT NO 22982

> LANDS OF HOWARD COUNTY, MARYLAND LIBER 16036 FOLIO 227

TM: 36 G: 12 P: 6

AREA: 68,430 SF (R) 68,388 SF (M)

OR 1.571 AC (R&M)

TITLE
PROPERTY TWO

UNIT 2

ONDOMINIUM PLAT FIRST FLOOR F

UNIT 2
CONDOMINIUM PLAT FIRST FLOOR FOR
LRVC REVITALIZATION CONDOMINIUM
PARCEL B-1
PLAT NO 22982

HOWARD COUNTY, MARYLAND
LIBER 15841 FOLIO 184
TM: 36 G: 12 P: 6

AREA: 261,657 SF OR 6.007 AC (R)

LANDS OF

261,890 SF OR 6.012 AC (M)

TITLE

PROPERTY THREE

PARCEL F-1

COLUMBIA, VILLAGE OF

LONGREACH, SECTION 1, AREA 5

LANDS OF CLOUDLEAP, LLC LIBER 21403 FOLIO 317 TM: 36 G: 12 P: 6

AREA: 27,297 SF (M) OR 0.647 AC (R) 0.627 AC (M)

TITLE
PROPERTY FOUR

PARCEL E-1

COLUMBIA, VILLAGE OF
LONGREACH, SECTION 1, AREA 5,
PLAT NO 12409

LIBER 7853 FOLIO 217 TM: 36 G: 12 P: 6 AREA: 60,830 SF OR 1.396 AC (R) 60,622 SF OR 1.392 AC (M)

LRVC BUSINESS TRUST

TM: 36 G: 12 P: 6

AREA: 5,808 SF (M) OR 0.133 AC (R&M)

TITLE
PROPERTY EIGHT

COLUMBIA, VILLAGE OF LONGREACH,

SECTION 1, AREA 5

TITLE

PROPERTY FIVE

PARCEL D-1 COLUMBIA. VILLAGE OF LONG

REACH. SECTION 1. AREA 5

PLAT NO 12409

LANDS OF

SANG KI KO & YONG BOK KO

LIBER 4139 FOLIO 236

TM: 36 G: 11 P: 6

AREA: 20,678 SF OR 0.475 AC (R&M)

PROPERTY SIX

COLUMBIA, VILLAGE OF LONGREACH

SECTION 1. AREA 5

PB 21 PG 81-83

LANDS OF

THE COLUMBIA PARK

LIBER 834 FOLIO 184

TM: 36 G: 12 P: 344

AREA: 224,762 SF (R) 224,858 SF (M)

OR 5.160 AC (R&M)

PROPERTY SEVEN

PARCEL G-1

VILLAGE OF LONGREACH.

SECTION 1. AREA 5.

LANDS OF

HOWARD COUNTY, MARYLAND

LIBER 15841 FOLIO 184

**PLAT NO 9737** 

COLUMBIA.

TITLE

AND RECREATION ASSOCIATION, INC.

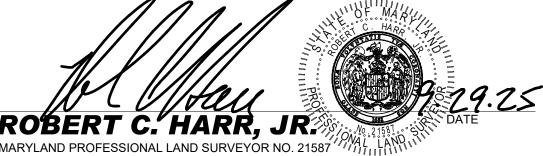
LANDS OF THE COLUMBIA ASSOCIATION, INC. FKA THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC. LIBER 996 FOLIO 214 TM: 36 G: 12 P: 344

AREA: 30,210 SF OR 0.693 AC (R&M)

#### TOTAL AREA: 699,751 SF OR 16.064 AC

TO: HOWARD COUNTY, MARYLAND; CLOULEAP LLC, A MARYLAND LIMITED LIABILITY COMPANY; LRVC BUSINESS TRUST, A MARYLAND BUSINESS TRUST; SANG KI KO AND YONG BOK KO; THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC., A MARYLAND NON-PROFIT MEMBERSHIP CORPORATION; THE COLUMBIA ASSOCIATION, INC., FORMERLY KNOWN AS THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.; AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 8, 9, 11(B), 13, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 23, 2025.



EXPIRATION DATE: JANUARY 16, 2027
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY TH NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOS INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
THENFORMATION, DESIGN AND CONTENT OF THIS PLAN MARE PROPRETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTING

# REVISIONS REV DATE COMMENT DRAWN CHECKED

PROJECT No.: MDA250025.00-0A
DRAWN BY: ID
CHECKED BY: EB
DATE: 09/26/2025
CAD I.D.: S-ALTA-SURV
FIELD DATE: 09/23/2025
CREW CHIEF: JW | MO



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PROJECT:

ALTAINSPS LAND TITLE SURVEY

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LONG REACH

VILLAGE CENTER

8775 CLOUDLEAP COURT 16THE ELECTION DISTRICT

**HOWARD COUNTY, MARYLAND** 

# BOHLER

901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MARYLAND 21204 Phone: (410) 821-7900 Fax: (410) 821-7987

MD@BohlerEng.com

EET NUMBER:

OF 5

ORG. DATE - 09/26/2025

SHEET 5

SHEET 5

TITLE PROPERTY TWO

SHEET 5

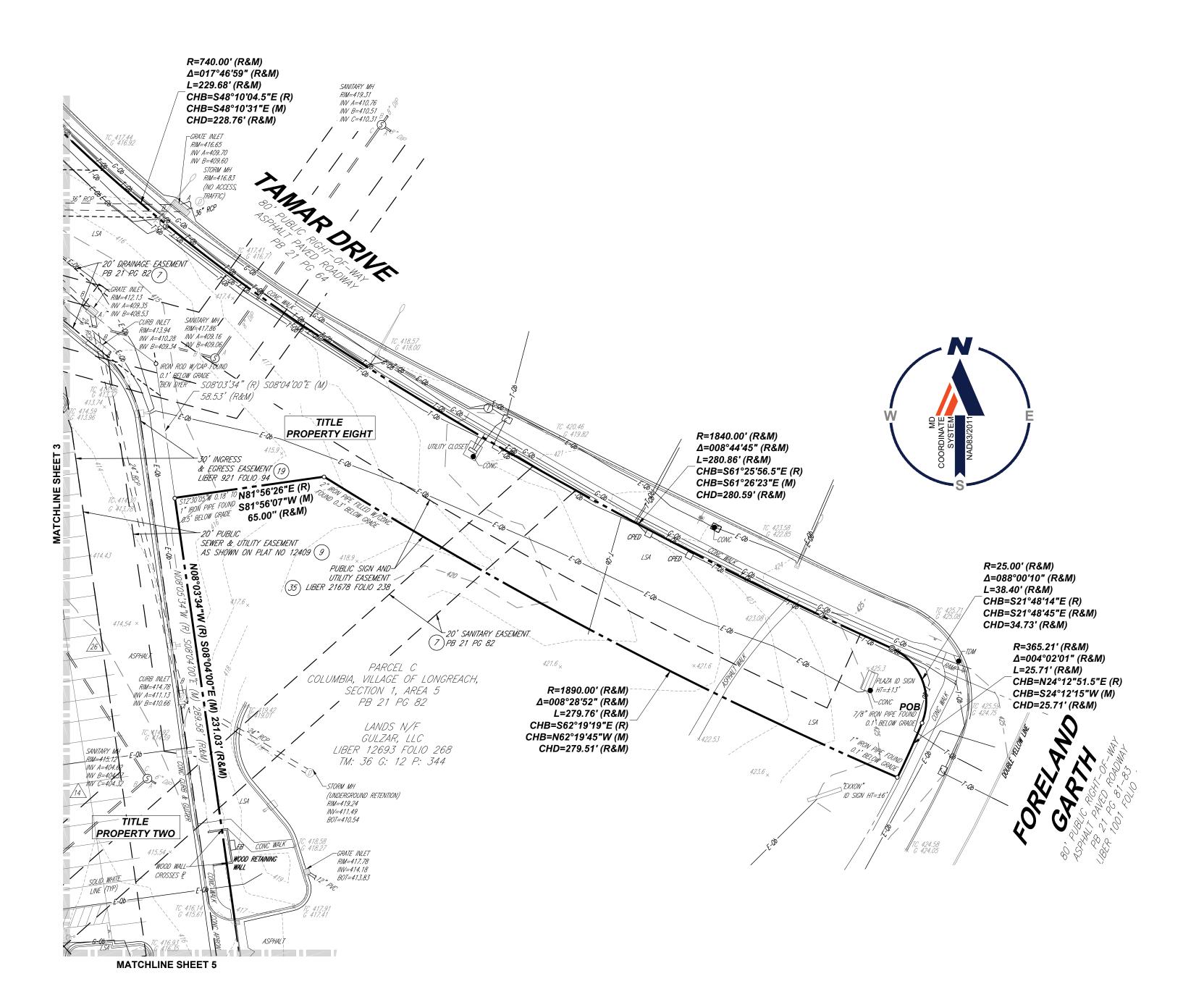
#### **SURVEYED DESCRIPTION:**

BEING THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND, BY DEED DATED FEBRUARY 20, 2015, RECORDED IN LIBER 16036 FOLIO, BEING KNOWN AS CONDOMINIUM UNIT 1, RECORDED IN PLAT NO. 22982; HOWARD COUNTY, MARYLAND, BY DEED DATED OCTOBER 1, 2014, RECORDED IN LIBER 15841 FOLIO 184, BEING KNOWN AS CONDOMINIUM UNIT 2, RECORDED IN PLAT NO. 22982 AND PARCEL G-1, COLUMBIA, VILLAGE OF LONGREACH, SECTION 1, AREA 5, RECORDED IN PLAT NO. 9737; CLOUDLEAP, LLC, BY DEED DATED MARCH 11, 2022, RECORDED IN LIBER 21403 FOLIO 317, BEING KNOWN AS PARCEL F-1, COLUMBIA, VILLAGE OF LONGREACH, SECTION1, AREA 5, RECORDED IN PLAT NO. 9737; LRVC BUSINESS TRUST, BY DEED DATED NOVEMBER 21, 2003, RECORDED IN LIBER 7853 FOLIO 217, BEING KNOWN AS PARCEL E-1, COLUMBIA, VILLAGE OF LONGREACH, SECTION 1, AREA 5, RECORDED IN PLAT NO. 12409; SANG KI KO & YONG BOK KO BY DEED DATED DECEMBER 17, 1997, RECORDED IN LIBER 4139 FOLIO 236, BEING KNOWN AS PARCEL D-1, COLUMBIA, VILLAGE OF LONGREACH, RECORDED IN PLAT NO. 12409; THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC. BY DEED DATED JULY 19, 1977, RECORDED IN LIBER 834 FOLIO 184, BEING KNOWN AS LOT 3, COLUMBIA, VILLAGE OF LONGREACH, SECTION 1, AREA 5, RECORDED IN PLAT BOOK 21 PAGES 81-83; THE COLUMBIA ASSOCIATION INC. BY DEED DATED MARCH 25, 1980, RECORDED IN LIBER 996 FOLIO 214, BEING KNOWN AS LOT 1, COLUMBIA, VILLAGE OF LONGREACH, SECTION 1, AREA 5, RECORDED IN PLAT BOOK 21 PAGE 82, ALL RECORDED AMONG THAT LAND RECORDS OF HOWARD COUNTY, MARYLAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A 7/8" IRON PIPE FOUND 0.1 FOOT BELOW GRADE MARKING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF TAMAR DRIVE (80' WIDE RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LIMITS OF FORELAND GARTH DRIVE (80' WIDE RIGHT-OF-WAY), THENCE WITH SAID WESTERLY RIGHT-OF-WAY LIMITS;

- 1. 25.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING RADIUS OF 365.21 FEET, A CENTRAL ANGLE OF 04° 02' 01", AND A CHORD BEARING AND DISTANCE OF SOUTH 24° 12' 15" WEST, 25.71 FEET, TO A 1" IRON PIPE FOUND 0.1' BELOW GRADE MARKING THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LIMITS WITH THE DIVISION LINE BETWEEN PARCEL C, COLUMBIA, VILLAGE OF LONGREACH, SECTION 1, AREA 5 (PLAT BOOK 21 PAGE 82) ON THE SOUTH AND LOT 1, COLUMBIA, VILLAGE AT LONGREACH, SECTION 1, AREA 5 (PLAT BOOK 21 PAGE 82) ON THE NORTH, THENCE WITH SAID DIVISION LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES;
- 2. 279.76 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 1890.00 FEET, A CENTRAL ANGLE OF 08° 28' 52", AND CHORD BEARING AND DISTANCE OF NORTH 62° 19' 45" WEST, 279.51 FEET TO A 2" IRON PIPE FILLED WITH CONCRETE AND FOUND 0.3 FEET BELOW GRADE, THENCE:
- 3. CONTINUING ALONG A NON-TANGENTIAL LINE, SOUTH 81° 56' 07" WEST, 65.00 FEET TO THE INTERSECTION OF SAID DIVISION LINE WITH THE DIVISION LINE BETWEEN SAID PARCEL C ON THE EAST AND UNIT 2, CONDOMINIUM PLAT FIRST FLOOR FOR LRVC REVITALIZATION CONDOMINIUM, PARCEL B-1 (PLAT NO. 22982) ON THE WEST, THENCE WITH SAID DIVISION LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES;
- 4. SOUTH 08° 04' 00" EAST, 231.03 FEET TO AN IRON ROD WITH CAP FOUND FLUSH (LS 11049), THENCE;
- 5. CONTINUING, 51.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 79.34 FEET, A CENTRAL ANGLE OF 37° 13' 43", AND A CHORD BEARING AND DISTANCE OF SOUTH 26° 40' 58" EAST, 50.66 FEET TO A 1" IRON PIPE FOUND 0.2' BELOW GRADE. THENCE:
- 6. CONTINUING, SOUTH 45° 18' 04" EAST, 93.47 FEET TO A 1" IRON PIPE FOUND 0.2 FEET BELOW GRADE MARKING THE INTERSECTION OF SAID DIVISION LINE WITH THE WESTERLY RIGHT-OF-WAY LIMITS OF SAID FORELAND GARTH, THENCE WITH SAID WESTERLY RIGHT-OF-WAY LIMITS;
- 7. SOUTH 44° 41' 58" WEST, 303.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LIMITS WITH THE DIVISION LINE BETWEEN UNIT 1, CONDOMINIUM PLAT FIRST FLOOR FOR LRVC REVITALIZATION CONDOMINIUM, PARCEL B-1 (PLAT NO. 22982) ON THE NORTH AND LOT 6, COLUMBIA, VILLAGE OF LONGREACH, SECTION 1, AREA 5 (PLAT NO 4796) ON THE SOUTH, THENCE WITH SAID DIVISION LINE;
- 8. NORTH 45° 17' 48" WEST, 60.00 FEET, THENCE CONTINUING WITH SAID DIVISION LINE AND THE DIVISION LINE BETWEEN SAID UNIT 2 TO THE NORTH AND SAID LOT 6 ON THE SOUTH;
- 9. SOUTH 81° 55' 57" WEST, 175.99 FEET TO THE INTERSECTION OF SAID DIVISION LINE WITH THE DIVISION LINE BETWEEN SAID LOT 6 ON THE SOUTH AND LOT 3, COLUMBIA, VILLAGE OF LONGREACH, SECTION 1, AREA 5 (PLAT BOOK 21 PAGES 81-83) ON THE NORTH, THENCE WITH SAID DIVISION LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES;
- 10. SOUTH 08° 03' 57" EAST, 6.96 FEET, THENCE;
- 11. CONTINUING, SOUTH 35° 36' 34" WEST, 145.93 FEET TO A AN IRON ROD WITH CAP FOUND FLUSH (LS 11049) MARKING THE INTERSECTION OF SAID DIVISION LINE WITH THE DIVISION LINE BETWEEN SAID LOT 3 ON THE NORTH AND LOT 5, COLUMBIA, VILLAGE AT LONGREACH, SECTION 1, AREA 5 (PLAT NO 4796) ON THE SOUTH, THENCE WITH SAID DIVISION LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES;
- 12. NORTH 54° 23' 18" WEST, 52.85 FEET TO A 3/8" REBAR WITH BROKEN CAP FOUND 0.3 FEET BELOW GRADE, THENCE;
- 13. CONTINUING, SOUTH 35° 36' 42" WEST, 220.00 FEET, THENCE;
- 13. CONTINUING, SOUTH 35° 36° 42° WEST, 220.00 FEET, THENCE;
   14. CONTINUING, SOUTH 54° 23' 18" EAST, 183.55 FEET TO THE WESTERLY RIGHT-OF-WAY LIMITS OF SAID FORELAND GARTH, THENCE WITH SAID WESTERLY RIGHT-OF-WAY LIMITS;
- 15. SOUTH 35° 37' 01" WEST, 49.83 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LIMITS WITH THE DIVISION LINE BETWEEN PARCEL A-1, VILLAGE OF LONGREACH, SECTION 1, AREA 7 (PLAT NO 3918) ON THE SOUTH AND SAID LOT 3 ON THE NORTH, THENCE WITH SAID DIVISION LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES;
- 16. NORTH 54° 22' 59" WEST, 419.00 FEET, THENCE;
- 17. CONTINUING, SOUTH 81° 56' 03" WEST, 184.27 FEET, TO THE EASTERLY RIGHT-OF-WAY LIMITS OF LITTLE PATUXENT PARKWAY MD ROUTE 175, THENCE WITH SAID EASTERLY RIGHT-OF-WAY LIMITS;
- 18. 479.76 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 2059.86 FEET, A CENTRAL ANGLE OF 13° 20' 41", AND A CHORD BEARING AND DISTANCE OF NORTH 26° 14' 30" WEST, 478.68 FEET, THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION BETWEEN SAID LOT 3 ON THE SOUTH AND PARCEL A, COLUMBIA, VILLAGE OF LONGREACH, SECTION 1, AREA 5 ON THE NORTH THE FOLLOWING THREE (3) COURSES AND DISTANCES;
- 19. NORTH 17° 54' 46" EAST, 64.00 FEET;
- 20. CONTINUING, 311.14 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 2109.86 FEET, A CENTRAL ANGLE OF 08° 26' 58", AND A CHORD BEARING AN DISTANCE OF SOUTH 29° 47' 13" EAST, 310.86 FEET, THENCE;
- 21. CONTINUING, NORTH 81° 56' 03" EAST, 309.13 FEET, THENCE CONTINUING WITH SAID DIVISION LINE BETWEEN LOT 3 ON THE EAST AND SAID PARCEL A ON THE WEST WITH THE DIVISION LINE BETWEEN SAID PARCEL A ON THE WEST AND PARCEL E-1, COLUMBIA, VILLAGE OF LONGREACH, SECTION 1, AREA 5 (PLAT NO 12409) ON THE NORTH;
- 22. NORTH 08° 04' 00" WEST, 510.09 FEET, THENCE CONTINUING WITH SAID DIVISION LINE;
- 23. 78.55 FEET ALONG THE ARC OF A CURVE THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90° 00' 57", AND A CHORD BEARING AND DISTANCE OF NORTH 36° 56' 28" EAST, 70.72 FEET, THENCE CONTINUING WITH SAID DIVISION LINE AND CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY LIMITS OF CLOUDLEAP COURT (PLAT BOOK 21 PAGES 81-83);
- 24. NORTH 81° 56' 56" EAST, 380.00 FEET, THENCE CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY LIMITS THE FOLLOWING TWO (2) COURSES AND DISTANCES;
- 25. 202.30 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 26° 20' 34", AND A CHORD BEARING AND DISTANCE OF NORTH 68° 45' 48"
- 26. CONTINUING, NORTH 55° 35' 33" EAST, 27.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LIMITS OF SAID TAMARA DRIVE, THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY LIMITS THE FOLLOWING FOUR (4) COURSES AND DISTANCES,
- 27. 37.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85° 07' 33", AND A CHORD BEARING AND DISTANCE OF SOUTH 81° 50' 48" EAST, 33.82 FEET,
- 28. CONTINUING, 229.68 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 17° 46' 59", AND A CHORD BEARING AND DISTANCE OF SOUTH 48° 10' 31" EAST, 228.76 FEET, THENCE;
- 29. CONTINUING 280.86 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 1840.00 FEET, A CENTRAL ANGLE OF 08° 44' 45", AND A CHORD BEARING AND DISTANCE OF SOUTH 61° 26' 23" EAST, 280.59 FEET, THENCE
- 30. CONTINUING, 38.40 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 00' 00", AND A CHORD BEARING AND DISTANCE OF SOUTH 21° 48' 45" EAST, 34.73 FEET TO THE PLACE OF BEGINNING.

CONTAINING 699,751 SQUARE FEET OF 16.064 ACRES.

BEING THE SAME PROPERTIES AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2025-MD-3321, WITH A COMMITMENT DATE OF AUGUST 19, 2025 AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR



#### LEGEND

— — 123 — —	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST EDGE OF PAVEMENT ELEVATION
	EXIST TOP OF CURB ELEVATION
	EXIST GUTTER ELEVATION
——— E-Qb	APPROX LOC UNDERGROUND ELEC LINE PER UTILITY MARKOUT
	APPROX LOC UNDERGROUND GAS LINE PER UTILITY MARKOUT
	APPROX LOC UNDERGROUND TEL LINE PER UTILITY MARKOUT
	APPROX LOC UNDERGROUND WATER LINE PER UTILITY MARKOUT
S-Qc	APPROX LOC UNDERGROUND SAN LINE PER REF #1
•	APPROX LOC UNDERGROUND STORM LINE PER REF #1
<i>EM</i>	ELECTRIC METER
<i>EB</i> □	ELECTRIC BOX
<b>/</b>	TRANSFORMER
AC GV	AIR CONDITIONER
$\bowtie$	GAS VALVE
<i>GM</i> ⊗	GAS METER
<b>(7)</b>	TELEPHONE MANHOLE
<i>CPED</i> □	CABLE PEDESTAL
	COVER
UM	UTILITY MARKER
<b>③</b>	SANITARY MANHOLE
<b>(7)</b>	GREASE TRAP
c/0	CLEANOUT
	FLARED END SECTION
	MONITORING WELL
	STORM DRAIN MANHOLE
	GRATE INLET
WM ⊗	WATER METER
Q	HYDRANT
$\Leftrightarrow$	FIRE DEPARTMENT CONNECTION
<i>₩</i> /	WATER VALVE
	STREET LIGHT
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL
<b>w</b>	GROUND LIGHT
	AREA LIGHT
	SIGN
•	MAIL BOX
•	BOLLARD
	U-BOLLARD
	METAL HANDRAIL
X	FENCE
	PAINTED ARROWS
	TREE LINE
	BENCHMARK
(#)	TITLE REPORT EXCEPTION
LSA	LANDSCAPED AREA
IDM	TRUNCATED DOME MAT
	DENOTES PARKING SPACE COUNT
( <b>R</b> )	RECORD
(M)	MEASURED
(T)	TOTAL
©	PROPERTY CORNER TO BE SET
	RIGHT-OF-WAY LINE OF
-	THROUGH HIGHWAY LIBER 656 FOLIO 465



**REVISIONS** 

REV	DATE	COMMENT	DRAWN BY
			CHECKED B1

	211	
DATE: CAD I.D.: FIELD DATE: CREW CHIEF: APPROVED:		09/26/2 S-ALTA-SU 09/23/2 JW
DRAWN BY: CHECKED BY:		

MDA250025.00-0

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PROJECT:

ALTAINSPS LAND TITLE SURVEY

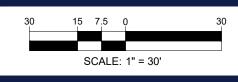
------ FOR -

LONG REACH
VILLAGE CENTER

8775 CLOUDLEAP COURT 16THE ELECTION DISTRICT HOWARD COUNTY, MARYLAND

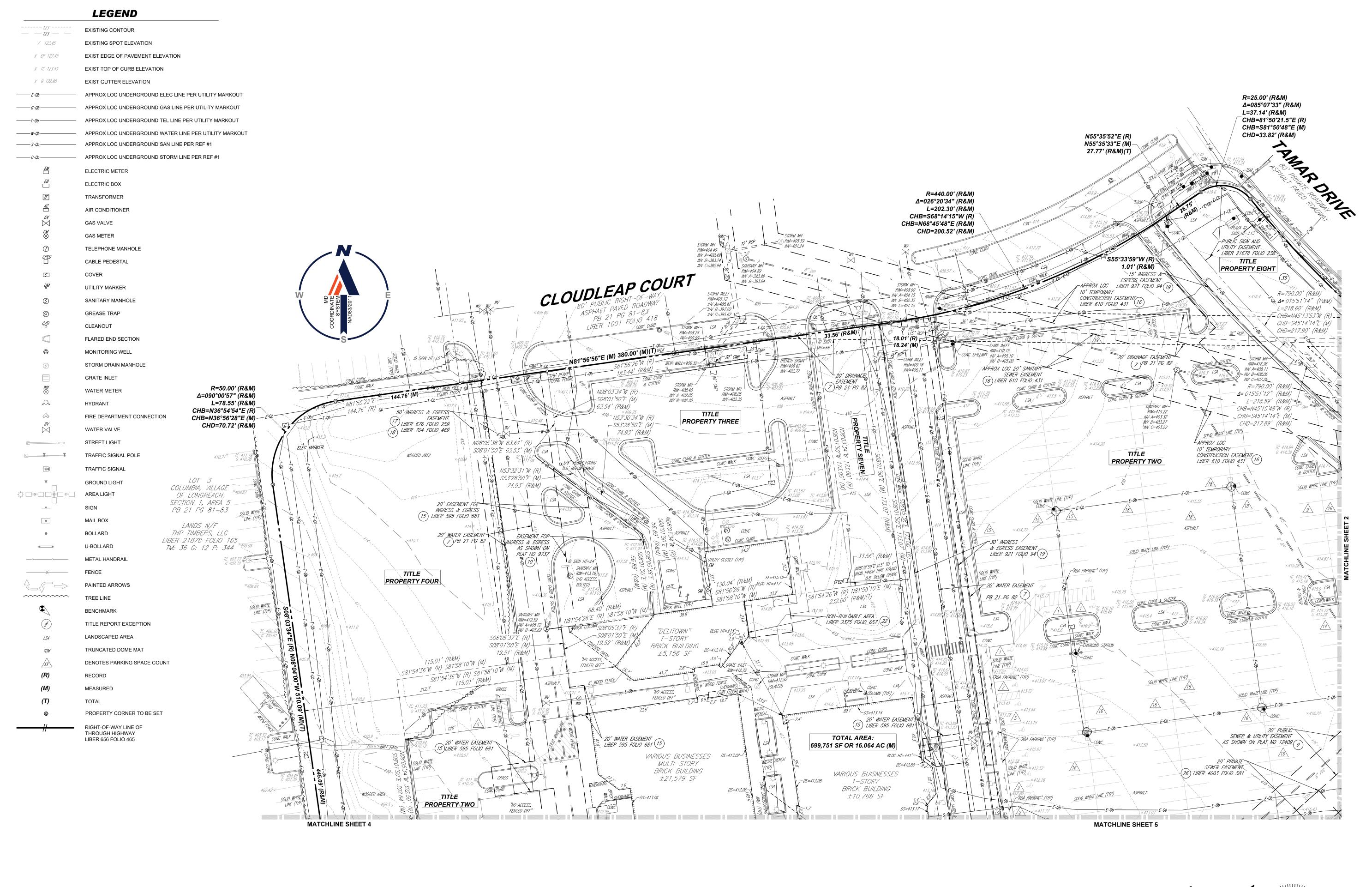


901 DULANEY VALLEY ROAD, SUITE 807
TOWSON, MARYLAND 21204
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Fax: (410) 821-7987
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SHEET NUMBER:

**2**OF 5



SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
TRANSPORTATION SERVICES

REVISIONS			
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 PROJECT No.:
 MDA250025.00-0A

 DRAWN BY:
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 EB

 DATE:
 09/26/2025

 CAD I.D.:
 S-ALTA-SURV

 FIELD DATE:
 09/23/2025

 CREW CHIEF:
 JW | MO

 APPROVED:
 JB



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PROJECT:

ALTAINSPS LAND TITLE SURVEY

— FOR ——

LONG REACH VILLAGE CENTER

8775 CLOUDLEAP COURT 16THE ELECTION DISTRICT HOWARD COUNTY, MARYLAND

# **BOHLER**

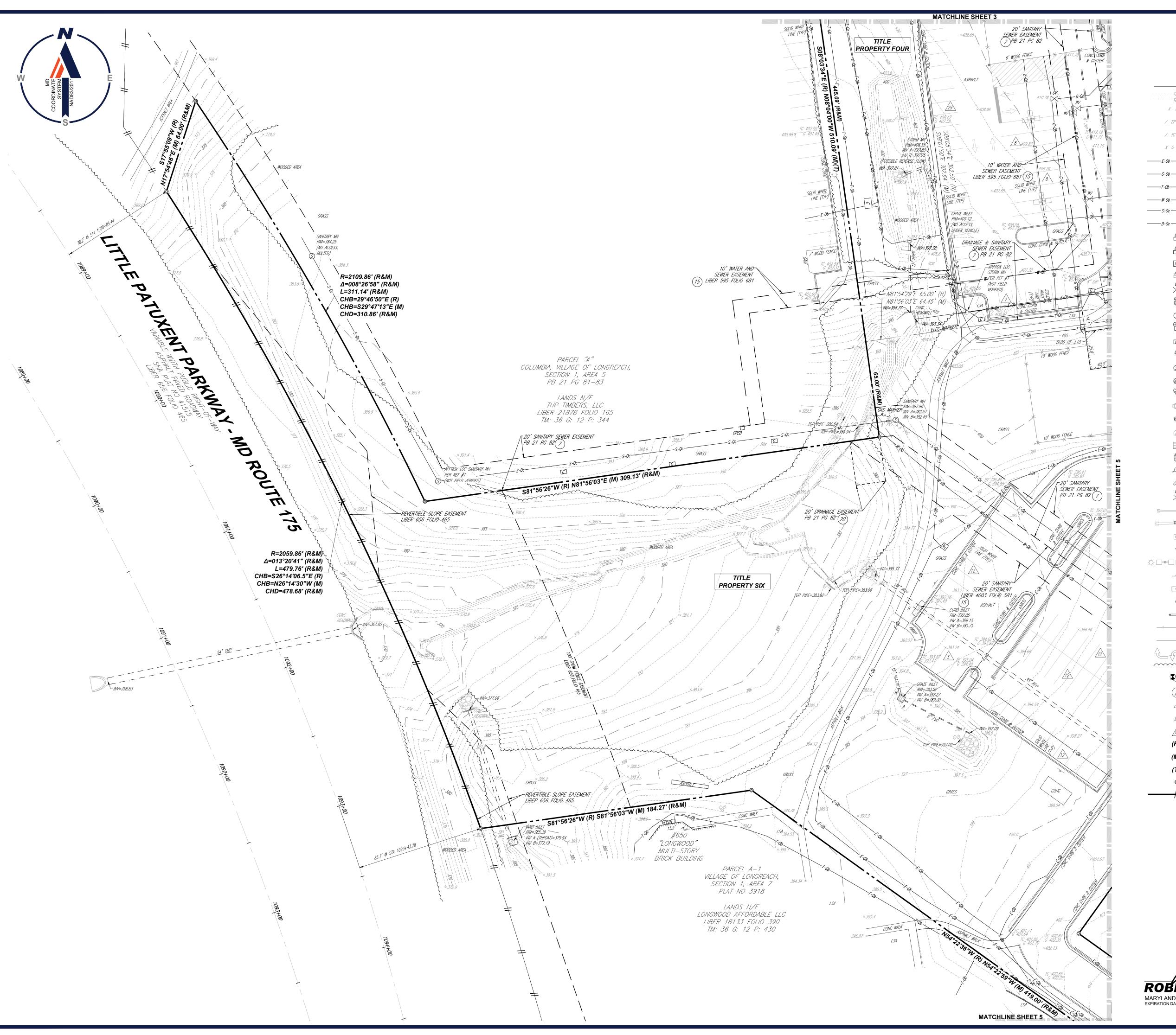
901 DULANEY VALLEY ROAD, SUITE 807 TOWSON, MARYLAND 21204 Phone: (410) 821-7900 Fax: (410) 821-7987

EET NUMBER:

MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587

EXPIRATION DATE: JANUARY 16, 2027

**3**OF 5





123 	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X EP 123.45	EXIST EDGE OF PAVEMENT ELEVATION
X TC 123.45	EXIST TOP OF CURB ELEVATION
X G 122.95	EXIST GUTTER ELEVATION
E-Qb	APPROX LOC UNDERGROUND ELEC LINE PER UTILITY MARKOUT
G-Qb	APPROX LOC UNDERGROUND GAS LINE PER UTILITY MARKOUT
	APPROX LOC UNDERGROUND TEL LINE PER UTILITY MARKOUT
W-Qb	APPROX LOC UNDERGROUND WATER LINE PER UTILITY MARKOUT
S-Qc	APPROX LOC UNDERGROUND SAN LINE PER REF #1
	APPROX LOC UNDERGROUND STORM LINE PER REF #1

<i>EM</i>	ELECTRIC METER
<i>EB</i> □	ELECTRIC BOX
TF.	TRANSFORMER
AC	AIR CONDITIONER
<i>GV</i> ⋈	GAS VALVE
<i>GM</i> ⊗	GAS METER
$\bigcirc$	TELEPHONE MANHOLE
<i>CPED</i> □	CABLE PEDESTAL
0	COVER
UM	UTILITY MARKER
<b>S</b>	SANITARY MANHOLE
<i>(6</i> )	GREASE TRAP
© %	CLEANOUT
	FLARED END SECTION
	MONITORING WELL
<b></b>	STORM DRAIN MANHOL

$\stackrel{"}{\otimes}$	WATER METER
Q	HYDRANT
$\Diamond$	FIRE DEPARTMENT CONNECTION
₩  ×	WATER VALVE
	STREET LIGHT
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL
<b>*</b>	GROUND LIGHT
	AREA LIGHT
	SIGN
•	MAIL BOX
•	BOLLARD
	U-BOLLARD
	METAL HANDRAIL

GRATE INLET

X	FENCE
<u></u>	PAINTED ARROWS
· · · · · · · · · · · · · · · · · · ·	TREE LINE
	BENCHMARK
$\mathscr{J}$	TITLE REPORT EXCEPTION
LSA	LANDSCAPED AREA
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(R)	RECORD
(M)	MEASURED

TOTAL

PROPERTY CORNER TO BE SET

RIGHT-OF-WAY LINE OF
THROUGH HIGHWAY

LIBER 656 FOLIO 465

16THE ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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LONG REACH VILLAGE CENTER

8775 CLOUDLEAP COURT

**REVISIONS** 

COMMENT

REV DATE

PROJECT No.:

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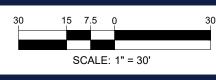
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PROJECT:

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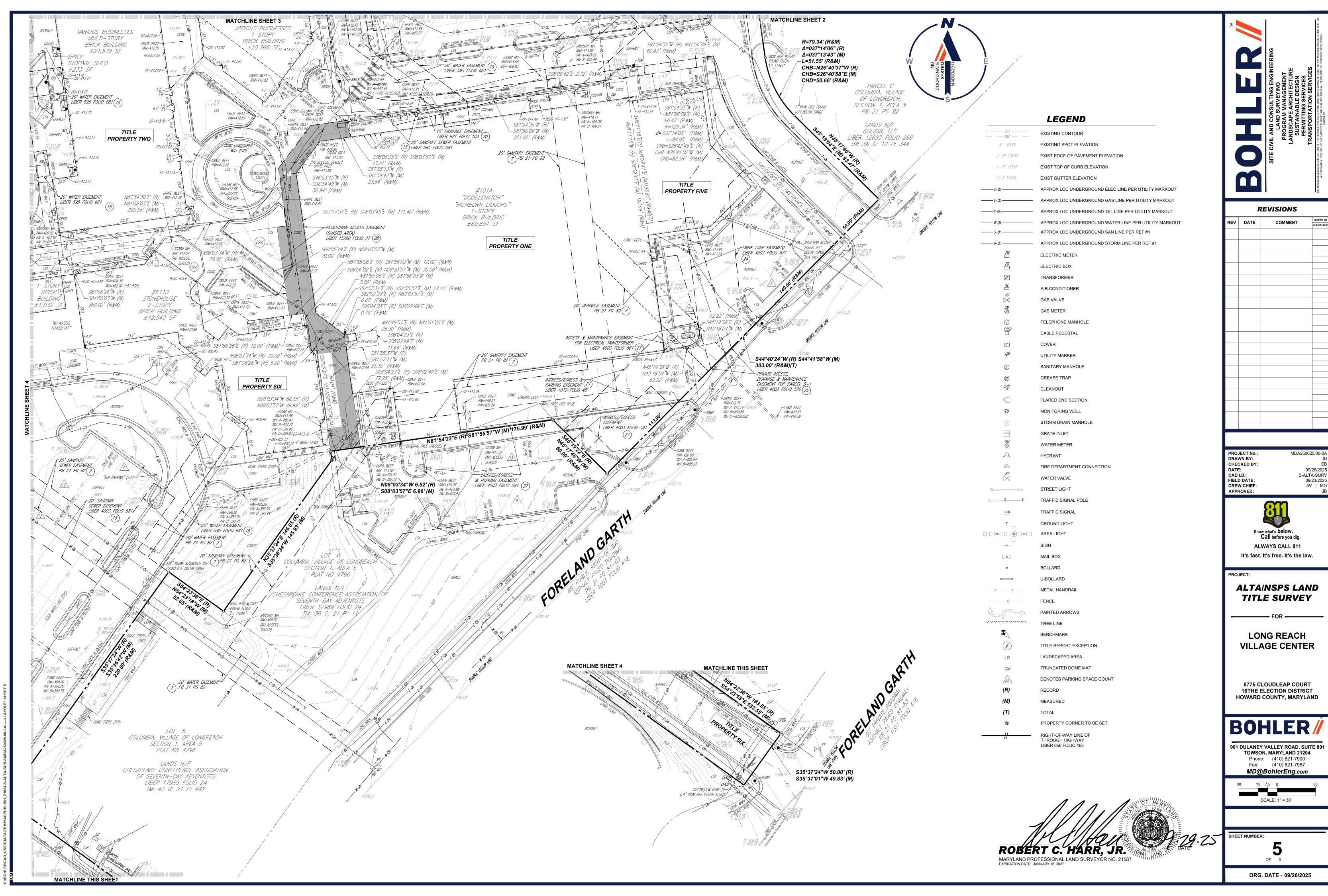
09/26/2025 S-ALTA-SURV 09/23/2025 JW | MO

901 DULANEY VALLEY ROAD, SUITE 804
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com



EET NUMBER:





ROJECT No.:	MDA25002	5.00-0A



#### TECHNICAL MEMORANDUM

To: Brian Kim Columbia Community Concepts, LLC

From: Anila Moorthy, EIT

Maribel Donahue

Katie Wagner, PE, PTOE

Date: October 17, 2025

Subject: Long Reach Village Center Parking Needs Study

#### Introduction

This memorandum presents the findings of a Parking Needs Study for the proposed development located at Long Reach Village Center in Howard County, Maryland. This parking needs study was conducted in support of the proposed parking quantity.

As shown in Figure 1, the site located at 8775 Cloudleap Court is bounded by Cloudleap Court and Tamar Drive to the north, Foreland Garth to the east, Longwood Apartments to the south, and Timber Apartments and Route 175 to the west.

The Project proposes redeveloping the existing office and retail uses to include approximately 200 senior multi-family units, 255 multifamily units, 50 townhomes and 258,330 sf commercial space. For the full build-out scenario, the project proposes 781 garage parking spaces, 90 surface lot spaces, and 72 on-street parking spaces.

The objective of this study is to identify the parking needs of the project as required by Howard County Zoning Regulations based on a review of the nature of the proposed land use, community context, surrounding multimodal network, and parking ratio standards. The parking needs are also compared to the proposed parking supply to determine whether the project provides sufficient parking. The following summarizes the findings of this study:

- The project site is surrounded by a robust existing and planned multimodal network with high-quality pedestrian and bicycle infrastructure and convenient direct access to transit that reduce demand for site parking.
- Parking demand was estimated using ITE Parking Generation, ULI Shared Parking, and Howard County Parking ratios.
- Contextual adjustments were informed by adjacent multimodal facilities, the Tamar Drive Complete Streets improvements, and ridesharing trends.
- Due to shared parking efficiencies and enhanced multi-modal connectivity, a right sized supply is anticipated to meet
  peak concurrent demand while minimizing excess capacity. Based on the project's mixed-use program and multimodal
  access, the parking needs will be satisfied with 943 on-site spaces.

#### **Project Overview**

The project site encompasses approximately 16.1 acres and is bounded by Cloudleap Court and Tamar Drive to the north, Foreland Garth to the east, Longwood Apartments to the south, and Timber Apartments and Route 175 to the west. This setting places the LRVC within a well-established suburban context framed by residential neighborhoods, community-serving uses, and regional transportation infrastructure.

Surrounding land uses include a mix of multifamily and single-family residential, educational, and recreational facilities. Long Reach High School and associated athletic fields lie to the northeast, while adjacent communities such as Longwood and Timber

provide higher-density residential uses directly to the south and west. Nearby open spaces including the Elkhorn Branch Trail, offer community access to recreation and connect to the broader Columbia pathway system.

The site is currently developed with six buildings containing 71,886 square feet of retail and 15,000 square feet of office, served by 404 paved parking spaces. The proposed redevelopment would replace these uses with approximately 200 senior multifamily units, 255 multifamily units, 50 townhomes, and 258,330 square feet of commercial space.

The site is well connected to surrounding neighborhoods and commercial areas via 5-foot sidewalks on both sides of Tamar Drive, providing direct and convenient links to Downtown Columbia and nearby residential areas. As shown in Figure 3, the project also benefits from access to the Elkhorn Branch Trail, which extends from Old Annapolis Road to Lake Elkhorn.

Bicycle access is available on a growing network of facilities, including existing separated bike lanes on southbound Old Dobbin Lane and shared bike lanes on northbound Old Dobbin Lane. The Tamar Drive Complete Streets study proposes a road diet with 6-foot dedicated bicycle lanes in both directions, further enhancing bicycle safety and connectivity.

As shown in Figure 2, the project also has direct access to the "Maroon Bike Wayfinding Route" which extends from Quarterstaff Road & Freetow Road intersection west of the site to the Main Street & Levering Avenue intersection east of the site. This wayfinding bike route is part of the larger county-wide bicycle wayfinding network that aims to promote active transportation with improved access and wayfinding.

Transit service is immediately adjacent to the site. RTA Routes 402 and 408 provide connections to the Mall in Columbia, Dobbin Center, Snowden Square, Waterloo Park, and the Homewood Center, with additional regional connectivity via MTA Route 345.

Given the site's high-pedestrian context and strong multimodal access including direct connections to nearby schools, existing conditions support a lower on-site parking supply than would typically be expected for a conventional suburban site.

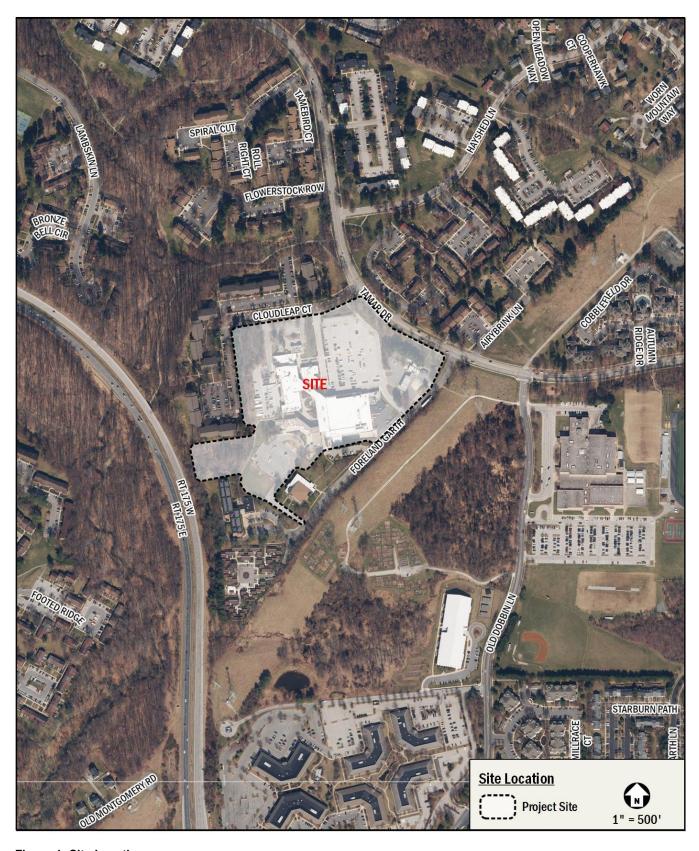


Figure 1: Site Location

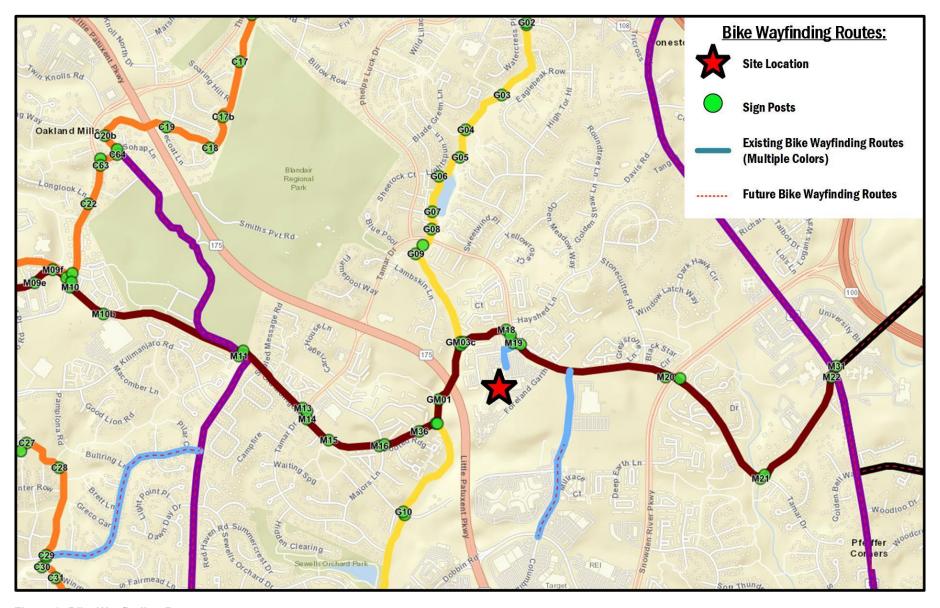


Figure 2: Bike Wayfinding Routes

#### **Parking Demand Calculations**

Given the unique mix of uses included at the proposed project, no similar or comparable existing sites were found in the region that could be used to estimate parking demand for the proposed project. Parking needs were instead calculated using the Institute of Transportation Engineers *Parking Generation Manual* and the Urban Land Institute *Shared Parking* manual as discussed below.

#### ITE Parking Generation Manual

Parking demand for the project was calculated using the methodology from the 6<sup>th</sup> Edition of the Institute of Transportation Engineers' (ITE) *Parking Generation Manual*.

The average parking demand rate for "Single-Family Attached Housing" (Land Use 215), "Multifamily Housing – 1BR (Mid-Rise)" (Land Use Code 218), "Multifamily Housing – 2 + BR (Mid-Rise)" (Land Use Code 221), "Senior Adult Housing – Multifamily" (Land Use Code 252), "Recreational Community Center" (Land Use Code 495), and "Strip Retail Plaza(<40k)" (Land Use Code 822) located in a general urban/suburban setting were calculated based on the fitted curve equation published by ITE, which estimates an average parking demand of 970 parking spaces, as shown in Table 1. This parking rate is based on a national context and is an average from studies conducted throughout the USA.

Given the new proposed direct access to the Elkhorn Branch Trail, bus stops along Tamar Drive and Foreland Garth, and the planned Tamar Drive Complete Streets improvements, the Project applies a 10% non-auto mode shift reduction to base parking demand. An additional 5% captive-market reduction is applied to reflect visitors who park once and visit multiple on-site destinations within the mixed-use environment. With these adjustments, the average peak parking demand is estimated at approximately 830 spaces.

**Table 1: ITE Parking Generation** 

Land Use	Land Use Code	Quantity	ITE Parking Rates
Single-Family Attached	215	50 du	71 (1.42 spaces per du)
Multifamily Housing - 1BR (Mid-Rise)	218	179 du	122 (0.68 spaces per du)
Multifamily Housing – 2+BR (Mid-Rise)	221	76 du	81 (1.06 spaces per du)
Senior Adult Housing - Multifamily	252	200 du	122 (0.61 spaces per du)
Recreational Community Center	495	60500 sf	309 (5.11 spaces per 1,000 sf)
Retail	821,822	90,180 sf	265 (2.94 spaces per 1,000 sf)
	·	Total	970
	w/ Mode Split Red	uctions (10%)	873
V	v/ Non Captive Red	ductions (5%)	830

#### Urban Land Institute (ULI) Based Parking Ratio

Parking demand was also calculated using the 3<sup>rd</sup> edition of ULI *Shared Parking*, an industry-standard publication that provides base parking ratios for various land uses in suburban contexts with limited transit access. ULI's parking ratios are commonly used to inform parking supply for mixed-use developments.

The following methodology was used to determine the shared parking demand:

#### Step 1: Determine individual Weekday and Weekend Peak Parking Ratios for each land use

The base parking ratios for weekdays and weekends were calculated according to the ULI Shared Parking manual. Gross Leasable Area (GLA) was estimated at 80% of total floor area. The ULI weekday base parking ratios and demands are shown in Table 2. The ULI weekend base parking ratios and demands are shown in

Table 3.

Table 2: ULI Weekday Base Parking Ratios and Demands

Land Use	Quantity*	Weekday Parkir	ng Demand Rate	Pa	rking Demand	
Land Use	Quantity	Visitors	Employees	Visitors	Employees	Total
Retail	15,720 sf	2.9 spaces per ksf	0.7 spaces per ksf	46	12	58
Residential - Studio (20%)	51 du	0.1 spaces per du	0.85 spaces per du	5	43	48
Residential - 1 bedroom (50%)	128 du	0.1 spaces per du	0.9 spaces per du	13	115	128
Residential - 2 bedroom (25%)	64 du	0.1 spaces per du	1.65 spaces per du	6	106	112
Residential - 3+ bedroom (5%)	12 du	0.1 spaces per du	2.5 spaces per du	1	30	31
Residential Total	255 du			25	294	319
Age restricted Adult housing Apartments	200 du	0.55 spaces per du	0.3 spaces per du	110	60	170
Art Center	25,512 sf	5.5 spaces per ksf	0.5 spaces per ksf	141	13	154
Retail	41,920 sf	2.9 spaces per ksf	0.7 spaces per ksf	122	30	152
Athletic Center	109,008 sf	1.5 spaces per ksf	0.15 spaces per ksf	164	17	181
Retail	22,888 sf	2.9 spaces per ksf	0.7 spaces per ksf	67	17	84
Single-Family Attached	50 du	0.1 spaces per du	2.5 spaces per du	5	125	130

Table 3: ULI Weekend Base Parking Ratios and Demands

Land Use	Quantity*	Weekend Parkir	ng Demand Rate	Pa	rking Demand	
Lanu USE	Quantity	Visitors	Employees	Visitors	Employees	Total
Retail	15,720 sf	3.2 spaces per ksf	0.8 spaces per ksf	51	13	64
Residential - Studio (20%)	51 du	0.15 spaces per du	0.85 spaces per du	7	41	48
Residential - 1 bedroom (50%)	128 du	0.15 spaces per du	0.9 spaces per du	19	115	134
Residential - 2 bedroom (25%)	64 du	0.15 spaces per du	1.65 spaces per du	17	185	202
Residential - 3+ bedroom (5%)	12 du	0.15 spaces per du	2.5 spaces per du	5	78	83
Residential Total	255 du			48	419	467
Age restricted Adult housing Apartments	200 du	0.42 spaces per du	0.3 spaces per du	84	60	144
Art Center	25,512 sf	5.5 spaces per ksf	0.5 spaces per ksf	141	13	154
Retail	41,920 sf	3.2 spaces per ksf	0.8 spaces per ksf	108	27	135
Athletic Center	109,008 sf	1.8 spaces per ksf	0.2 spaces per ksf	197	22	219
Retail	22,888 sf	3.2 spaces per ksf	0.8 spaces per ksf	74	19	93
Single-Family Attached	50 du	0.15 spaces per du	2.5 spaces per du	8	125	133

<sup>\*</sup>Gross Leasable Area was assumed to be 80% of the total floor area

Step 2: Adjust Weekday and Weekend Parking Demand based on Time of Day factors for each land use

Weekday and Weekend Time of Day adjustment factors as shown in the ULI Shared Parking manual were used to estimate the parking demand from 6 AM to 12 AM for each land use. Weekday and Weekend Time of Day adjustment factors for the applicable land uses are shown in Table 4 and Table 5. Time of Day adjusted Weekday and Weekend Parking Demand is shown in Table 6 and Table 7. The highest hourly parking demand was calculated to be 1177 parking spaces.

**Table 4: Weekday Time of Day Adjustment Factors** 

Land	Use	6am	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	12am
D-4-ii	Visitors	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
Retail	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Att	Residential Guests	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Apartments	Residential Suburban	95%	80%	67%	55%	50%	45%	40%	40%	40%	40%	45%	50%	60%	70%	80%	85%	95%	97%	100%
Single-Family	Residential Guests	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Attached	Residential Suburban	95%	80%	67%	55%	50%	45%	40%	40%	40%	40%	45%	50%	60%	70%	80%	85%	95%	97%	100%
Age Restricted	Visitors and Employees	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
Adult Housing	Residents	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
Art Center	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Art Center	Employees	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
Athletic Center	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
Athletic Center	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%

**Table 5: Weekend Time of Day Adjustment Factors** 

Land	Use	6am	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	epm	7pm	8pm	md6	10pm	11pm	12am
	Visitors	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
Retail	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
	Residential Guests	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Apartments	Residential Suburban	100%	95%	88%	80%	75%	70%	68%	65%	65%	68%	71%	74%	77%	80%	83%	86%	89%	92%	100%
Single-Family	Residential Guests	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Attached	Residential Suburban	100%	95%	88%	80%	75%	70%	68%	65%	65%	68%	71%	74%	77%	80%	83%	86%	89%	92%	100%
Age Restricted	Visitors and Employees	94%	98%	97%	95%	93%	94%	97%	99%	100%	10%	99%	98%	98%	98%	97%	95%	94%	98%	98%
Adult Housing	Residents	94%	98%	97%	95%	93%	94%	97%	99%	100%	100%	99%	98%	98%	98%	97%	95%	94%	98%	98%
A-t-0t	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Art Center	Employees	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
Athletic Center	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
Athletic Center	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	90%	100%	100%	100%	100%	75%	10%	5%	5%

Table 6: Time of Day Adjusted Weekday Parking Demand

Table 6: Time of Day Adju	sted weekday Parking	Dem	anu																	
Land Use		6am	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	2pm	ud9	7pm	md8	md6	10pm	11pm	12am
Retail	Visitors	1	3	7	17	28	35	46	46	44	40	40	40	42	37	30	21	7	3	0
Re	Employees	2	2	3	6	9	12	12	12	12	12	12	12	12	12	11	8	5	3	0
ment	Residential Guests	0	3	5	5	5	5	5	5	5	5	5	10	15	25	25	25	25	20	13
Apartment s	Residential Suburban	280	236	197	162	147	133	118	118	118	118	133	147	177	206	236	250	280	286	294
je icted, ult sing	Visitors and Employees	105	107	110	110	109	108	108	109	108	110	109	104	106	108	107	107	107	108	108
Age Restricted Adult Housing	Residents	57	59	60	60	60	59	59	60	59	60	60	57	58	59	59	59	59	59	59
Center	Visitors	0	0	71	141	141	141	141	141	141	141	141	141	71	43	43	15	0	0	0
Art Co	Employees	1	4	5	5	13	13	13	13	13	13	12	10	6	4	3	3	1	0	0
	Visitors	1	5	15	35	59	74	98	98	94	84	84	84	89	79	64	45	15	5	0
Retail	Employees	3	4	6	11	18	23	24	24	24	24	24	24	24	24	22	15	10	5	0
etic	Visitors	0	0	0	0	41	107	140	148	156	156	148	156	164	156	148	107	17	0	0
Athletic Center	Employees	1	1	1	5	13	17	17	17	17	17	17	17	17	17	17	13	2	1	1
iai	Visitors	1	4	11	24	41	51	67	67	64	57	57	57	61	54	44	31	11	4	0
Retail	Employees	2	3	5	8	13	17	17	17	17	17	17	17	17	17	16	11	7	4	0
Single-Family	Residential Guests	0	1	1	1	1	1	1	1	1	1	1	2	3	5	5	5	5	4	3
Attached	Residential Suburban	119	100	84	69	63	57	50	50	50	50	57	63	75	88	100	107	119	122	125
Full Build Ou	ut Total:	573	532	581	659	761	853	916	926	923	905	917	941	937	934	930	822	670	624	603
With Modal Redu	ctions (10%)	516	479	523	593	685	768	824	833	831	815	825	847	843	841	837	740	603	562	543
With Non-Captive R	eductions (5%)	490	455	497	563	651	730	783	791	789	774	784	805	801	799	795	703	573	534	516

Table 7: Time of Day Adjusted Weekend Parking Demand

able 7. Tille of Day Auju	usted Weekend Parking	g Delli	anu																	
Land (	Use	6am	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	md3	шd9	md7	md8	md6	10pm	11pm	12am
	Visitors	1	3	16	26	36	46	49	51	51	49	46	41	39	36	34	26	16	6	0
Retail	Employees	2	2	6	10	12	13	13	13	13	13	13	13	12	11	10	9	6	2	0
A	Residential Guests	0	10	10	10	10	10	10	10	10	10	10	20	29	48	48	48	48	39	24
Apartments	Residential Suburban	419	399	369	336	315	294	285	273	273	285	298	311	323	336	348	361	373	386	419
Asia Dastriata d	Visitors and Employees	79	83	82	80	79	79	82	84	84	9	84	83	83	83	82	80	79	83	83
Age Restricted Adult Housing	Residents	57	59	59	57	56	57	59	60	60	60	60	59	59	59	59	57	57	59	59
	Visitors	0	0	71	141	141	141	141	141	141	141	141	141	71	43	43	15	0	0	0
Art Center	Employees	1	4	5	5	13	13	13	13	13	13	12	10	6	4	3	3	1	0	0
D-4-3	Visitors	2	6	33	54	76	98	103	108	108	103	98	87	81	76	71	54	33	11	0
Retail	Employees	3	5	11	21	23	26	27	27	27	27	27	26	23	22	21	18	13	5	0
	Visitors	0	0	0	0	50	129	168	178	188	188	178	188	197	188	178	129	20	0	0
Athletic Center	Employees	2	2	2	6	17	22	22	22	22	22	20	22	22	22	22	17	3	2	2
	Visitors	1	4	23	37	52	67	71	74	74	71	67	60	56	52	49	37	23	8	0
Retail	Employees	2	3	8	15	17	19	19	19	19	19	19	19	17	16	15	13	9	3	0
Single-Family Attached	Residential Guests	0	2	2	2	2	2	2	2	2	2	2	4	5	8	8	8	8	7	4
	Residential Suburban	125	119	110	100	94	88	85	82	82	85	89	93	97	100	104	108	112	115	125
Full Build C	Out Total:	573	532	694	701	807	900	993	1104	1149	1157	1167	1097	1164	1177	1120	1104	1095	983	801
With Modal Red	uctions (10%)	625	631	726	810	894	994	1034	1041	1050	987	1048	1059	1008	994	986	885	721	653	644
With Non-Captive I	Reductions (5%)	594	599	690	770	849	944	982	989	998	938	996	1006	958	944	937	841	685	620	612

#### Step 3: Apply Modal and Non-Captive Reductions

Given the new proposed direct access to the Elkhorn Branch Trail, bus stops along Tamar Drive and Foreland Garth, and the planned Tamar Drive Complete Streets improvements, the Project applies a 10% non-auto mode shift reduction to base parking demand. An additional 5% captive-market reduction is applied to reflect visitors who park once and visit multiple on-site destinations within the mixed-use environment. With the reductions, the highest hourly parking demand was reduced to 1006 parking spaces.

#### **Howard County Parking Requirements**

Under Howard County Zoning Ordinance Sec. 133.0.D, minimum parking requirements for the applicable land uses are presented in Table 8.

**Table 8: Howard County Minimum Parking Requirement** 

	Zone		Baseline		Visitor		
Land Use	Code	Quantity	Requirement	Spaces	Requirement	Spaces	Total
Retail	4q	19650 sf	5 spaces per ksf	99	-	-	99
Apartments	2b	255 du	2 spaces per du	510	0.3 spaces per du	77	587
Age restricted Adult Housing	2c2	200 du	1 space per du	200	0.3 spaces per du	60	260
Art Center*	6i	300 seats	1 space per every 3 seats	100	-	-	100
Retail	4q	41920 sf	5 spaces per ksf	210	-	-	210
Athletic Center	6a	136260 sf	10 spaces per ksf of assembly area	1363	-	-	1363
Retail	4q	28610 sf	5 spaces per ksf	144	-	-	144
Single-Family Attached	2a	50 du	2 spaces per du	100	0.5 spaces per du	25	125
*Current arts ce	nter assu	ımed at 300 s	eats based on SDP			Total	2888

The minimum parking requirements were adjusted based on time of day reductions as shown in Table 9.

Given the new proposed direct access to the Elkhorn Branch Trail, bus stops along Tamar Drive and Foreland Garth, and the planned Tamar Drive Complete Streets improvements, the Project applies a 10% non-auto mode shift reduction to base parking demand. An additional 5% captive-market reduction is applied to reflect visitors who park once and visit multiple on-site destinations within the mixed-use environment. Minimum parking requirements with reductions are shown in Table 10.

**Table 9: Howard County Time of Day Reductions** 

Land Use		Wee	kday		Wee	kend	Night
Category	6AM - 8AM	8AM - 3PM	3PM - 5PM	5PM - 12AM	6AM - 6PM	6PM - 12AM	12AM - 6AM
Residential	80%	60%	60%	100%	100%	100%	100%
Retail	20%	60%	60%	90%	100%	70%	5%
Commercial Recreation	40%	40%	40%	100%	80%	100%	10%

**Table 10: Minimum Parking Requirements with Reductions** 

		Wee	kday		Weel	kend	Night
Land Use	5PM - 12AM	6AM - 6PM	6PM - 12AM	5PM - 12AM	6AM - 6PM	6PM - 12AM	5PM - 12AM
Retail	20	60	60	90	99	70	5
Apartments	470	353	353	587	587	587	587
Age restricted Adult Housing	208	156	156	260	260	260	260
Art Center*	40	40	40	100	80	100	10
Retail	42	126	126	189	210	147	11
Athletic Center	546	546	546	1363	1091	1363	137
Retail	29	87	87	130	144	101	8
Single-Family Attached	100	75	75	125	125	125	125
Full-Buildout Total w/ Time of Day Reductions	1455	1443	1443	2844	2596	2753	1143
w/ Modal Reductions (10%)	1310	1299	1299	2560	2337	2478	1029
w/ Non Captive Reductions (5%)	1245	1235	1235	2432	2221	2355	978
* Current arts center assur	ned at 300 se	eats based on S	SDP			Total	2432

As shown in Table 10, the minimum parking requirement based on Howard County's parking minimums is calculated to be **2432 parking spaces**. The Howard County minimum parking requirement is significantly higher than the ITE and ULI parking demand and would be more suitable for a site without pedestrian, bicycle, and transit access.

#### Additional Supporting Justification

#### Surrounding Transportation

The site location is surrounded by a robust network of transit, pedestrian, and bicycle amenities to help support the proposed parking reduction. The site has access to regional vehicular and transit-based transportation options, as shown in Figure 3, that connect the site to destinations throughout Virginia, the District, and Maryland.

#### Transit Service

The development has great access to local transit services such as Regional Transportation Agency of Central Maryland (RTA) and Maryland Transit Administration (MTA). The site is located adjacent to RTA and MTA Bus Stops along Tamar Drive which connects to other transit services. These transit services provide local, city wide, and regional transit connections and link the site with major cultural, residential, employment, and commercial destinations throughout the region.

There are nine (9) bus stops within a quarter-mile from the site. The two (2) RTA bus routes (402 and 408) provide connections to the mall in Columbia. The RTA route 402 runs from 7:46 AM to 5:46 PM on weekdays, 8:46 AM to 5:46 PM on Saturdays, and 9:46 AM to 5:46 PM on Sundays, with frequencies of up to 60 minutes in each direction. The 408 route service runs from 6:16 AM to 11:16 PM on weekdays, 8:16 AM to 10:16 PM on Saturdays, and 9:16 AM to 8:16 PM on Sundays, with frequencies of up to 60 minutes in each direction.

The MTA bus route (345) is an express service operating between Ellicott City/Columbia and Washington DC. This route provides connections to the red, blue, orange, green and yellow line Metro Stations in DC. The MTA bus route 345 operates between 5 AM to 7:20 PM on the weekdays with a 40-minute headway during AM and PM Peak hours. The existing bus stops near the site are shown in Figure 3.

#### Bicycle Facilities

The project is located adjacent to the Elkhorn Branch Trail, a loop trail approximately 1.9 miles long running through Elkhorn Branch wetlands in the heart of Columbia. Existing separated bike lanes are located along southbound Old Dobbin Lane.

BikeHoward, the Howard County Bicycle Master Plan, guides transportation and recreational biking improvements both on-street and off-street. The proposed BikeHoward network is divided into short-term (10 years), mid-term (10 to 20 years), and long-term (20 to 30 years) improvements. Per BikeHoward Recommendations, short-term bike lanes are recommended along Tamar Drive and mid-term Sharrows are recommended along Cloudleap Court. The recommended bicycle facilities improvements are shown in Figure 4.

The Tamar Complete Street Study proposes a road diet along Tamar Drive, including 6' dedicated bike lanes in both directions. Further improvements as part of the Tamar Complete Streets are discussed later.

The proposed development will connect the Tamar Drive bike lanes with the Elkhorn Branch Trail via bike lanes on the site.

#### Pedestrian Facilities

In the vicinity of the site, the area has existing pedestrian facilities along the frontages on Tamar Drive, Cloudleap Court and Tamar Drive.

Per WalkHoward, new sidewalks are recommended south along Foreland Garth and around the site building with sidewalk improvements recommended along Cloudleap Court, Tamar Drive and north along Foreland Garth. The recommended improvements for pedestrian facilities are shown below in Figure 5.

The Tamar Complete Street Study proposes additional pedestrian improvements including high visibility crosswalks as discussed later.

A network of pedestrian and bicycle pathways will connect the Project with nearby properties and Columbia Association pathways. This includes new pedestrian crosswalks and internal streets. The redevelopment aims to make the Project visibly accessible, convenient, and comfortable, with well-lit and landscaped pathways.

A 10-, 20-, 30- minute walkshed and bikeshed graphics from the site are shown in Figure 6 and Figure 7.

The proposed project will substantially enhance the pedestrian environment and provide connections to surrounding residential, public and commercial areas. The development incorporates additional traffic calming measures and newly designed crosswalks to improve safety for non-motorized users. Dedicated pedestrian pathways will be included, effectively discouraging automobile usage within the site.

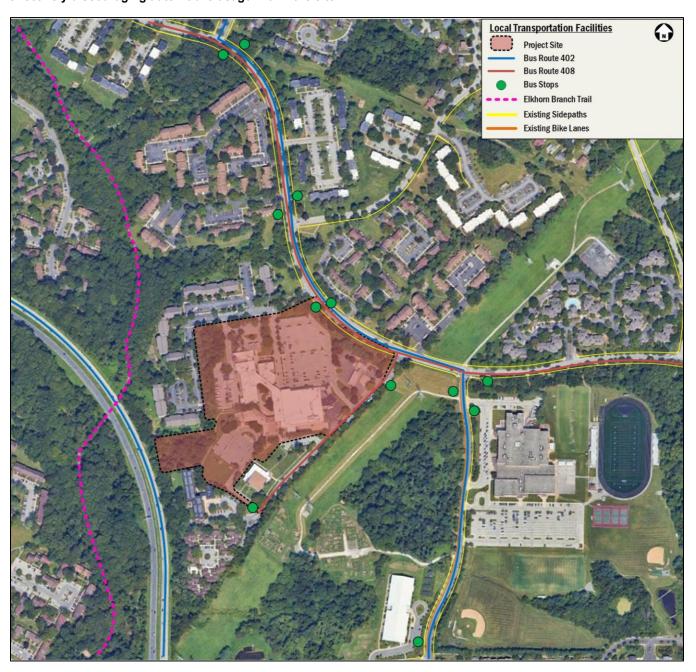


Figure 3: Local Transportation Facilities



Figure 4: BikeHoward Bicycle Facilities Improvement

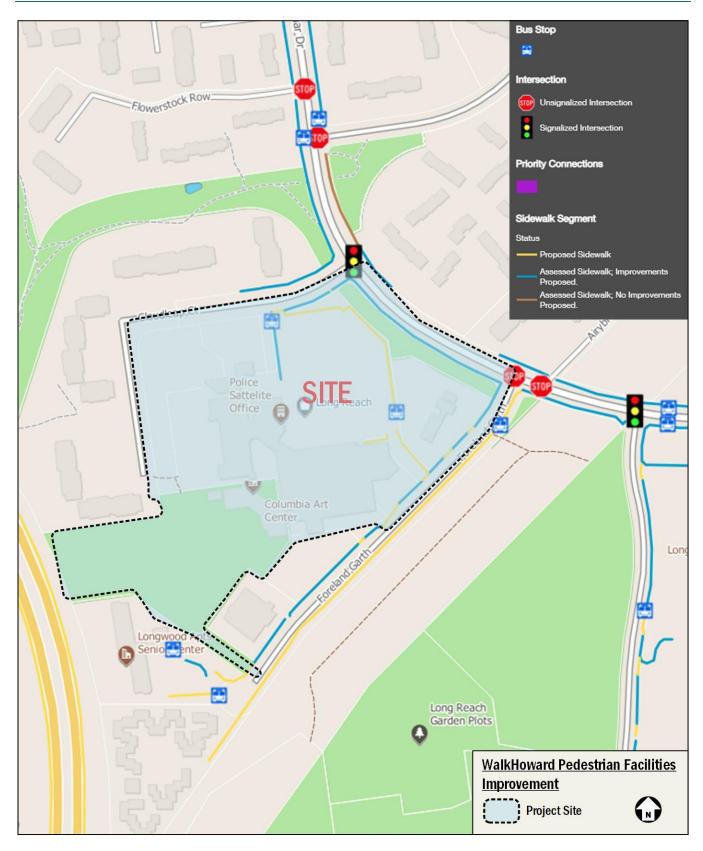


Figure 5: WalkHoward Pedestrian Facilities Improvements

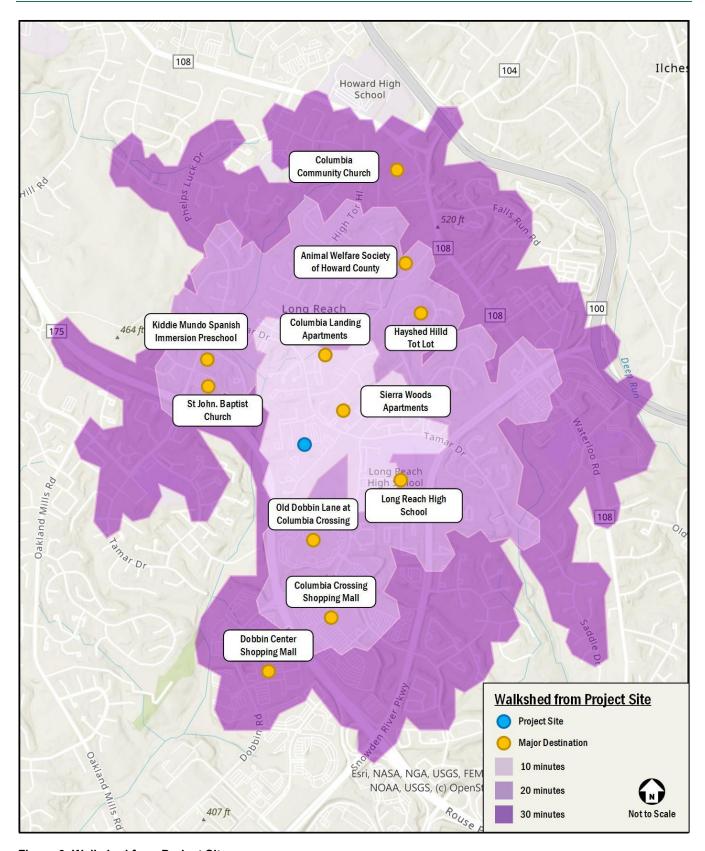


Figure 6: Walkshed from Project Site

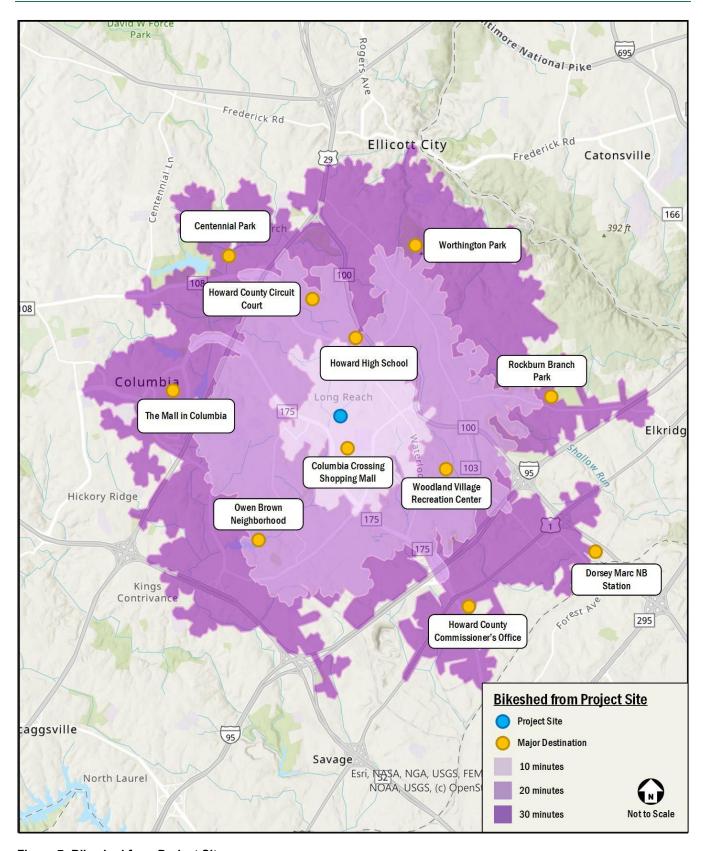


Figure 7: Bikeshed from Project Site

#### Tamar Complete Street Study

The Howard County Office of Transportation conducted a Complete Streets corridor feasibility study in June 2020 for the section of Tamar Drive extending from Flamepool Way to Snowden River Parkway. The objectives of the study were to:

- Formulate a collaborative vision for Tamar Drive that aligns with community objectives and adheres to the guidelines set forth by PlanHoward, BikeHoward, and WalkHoward.
- Determine cost-effective enhancements that are in line with this vision.
- Evaluate and quantify the safety, operational, and environmental impacts of the proposed modifications.

Improvements on Tamar Drive along the site frontage between Cloudleap Court and Old Dobbin Lane include:

- Single travel lanes along both directions with additional left and/or right turn storage lane where appropriate
- Addition of a 6' dedicated bicycle lanes along both directions
- Conversion of an 11' turn lane/ median into 10' center turn lane
- Additional pedestrian improvements including high visibility crosswalks

The proposed development aims to meet the study's objectives by enhancing pedestrian, bicycle, and transit facilities near the site and improving connectivity to nearby neighborhoods and community destinations.

The proposed Tamar Drive modifications along the site frontage per Complete Streets are shown in Figure 8.



Figure 8: Tamar Drive Complete Street Design along Site Frontage

#### Ridesharing

Uber, Lyft, and other similar companies are a form of on-demand ridesharing where users of the app can request a ride and a nearby driver will take you where you need to go. Ridesharing is a convenient and accessible way for riders to request a ride at any time of the day for a multitude of reasons such as commuting to work, going to a vaccine or healthcare appointment, to access entertainment, or to visit family and friends.

The 2024 Rider Economic Impact Report conducted by Lyft for the state of Maryland is shown in Figure 9. As can be seen in this report summary, 50 percent of Lyft users do not own or lease a personal vehicle.



Figure 9: Ridesharing: Lyft's Economic Impact Report 2024, Maryland

### Proposed Needs and Parking Supply

The Long Reach Village Center is situated within a robust multimodal context comprising continuous sidewalks, bikeways and trail connections, proximate transit service, and the planned Tamar Drive Complete Streets improvements. Collectively, these elements are expected to reduce auto reliance and, in turn, decrease on-site parking demand relative to conventional suburban conditions.

Parking need was determined using the Institute of Transportation Engineers (ITE) Parking Generation Manual, the Urban Land Institute (ULI) Shared Parking methodology, and applicable Howard County ratios. These baseline estimates were then calibrated for local conditions including existing and planned multimodal facilities, census indicators of vehicle availability, and observed ridesharing activity as well as mixed-use operating characteristics such as time-of-day variation and shared-parking efficiencies across complementary land uses.

A summary of all the parking rates and the proposed parking rates are shown in Table 11.

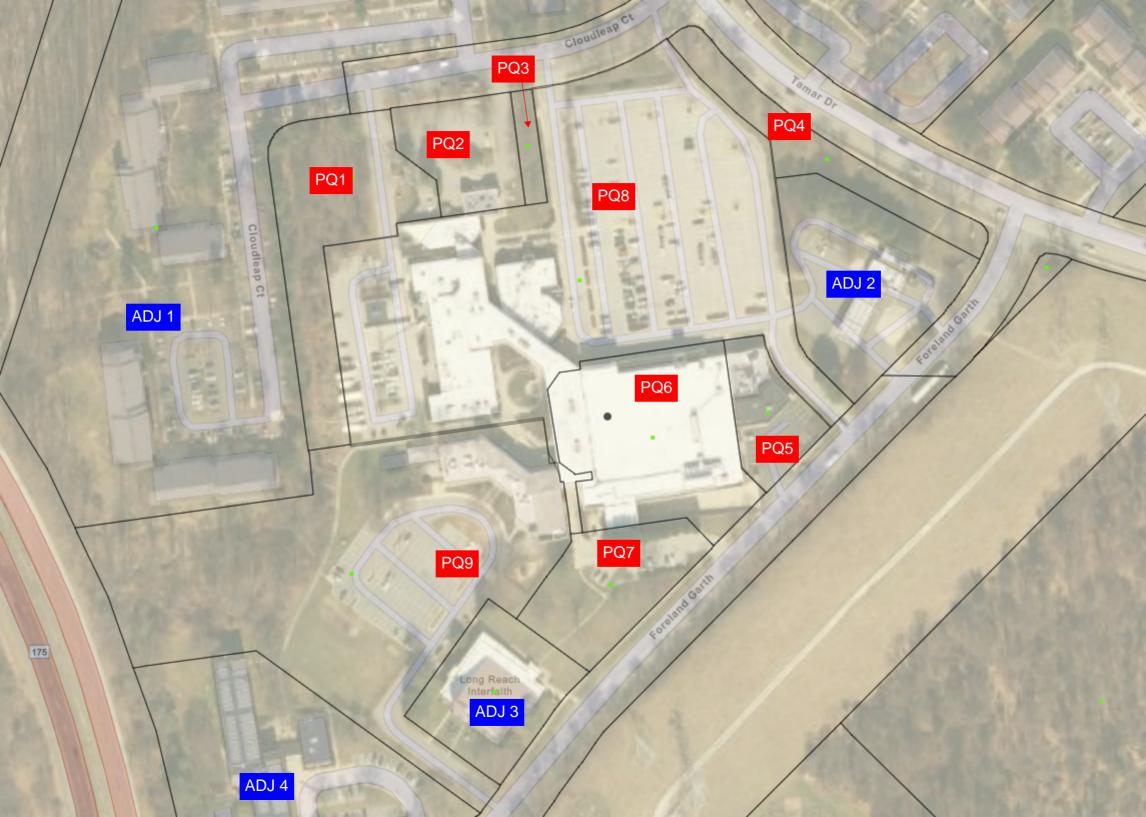
**Table 11: Summary of Parking Rates** 

Land Use	Quantity	Howard County		ITE		ULI		Recommended	
		Rates	Spaces	Rates	Spaces	Rates	Spaces	Rates	Spaces
Retail	90,180 sf	3.9 spaces per 1,000 sf	350	4.1 spaces per 1,000 sf	370	2.3 spaces per 1,000 sf	210	2.4 spaces per 1,000 sf	216
Apartments	255 du	2.0 spaces per du	501	0.8 spaces per du	199	1.1 spaces per du	283	1.1 spaces per du	281
Senior Housing	200 du	1.1 spaces per du	222	0.6 spaces per du	115	0.7 spaces per du	122	0.6 spaces per du	120
Art Center	31,890 sf	2.7 spaces per 1,000 sf	86	2.0 spaces per 1,000 sf	64	4.0 spaces per 1,000 sf	128	2.0 spaces per 1,000 sf	64
Sports Complex	136,260 sf	8.6 spaces per 1,000 sf	1166	2.0 spaces per 1,000 sf	270	1.3 spaces per 1,000 sf	180	1.3 spaces per 1,000 sf	177
Townhomes	50 du	2.1 spaces per du	107	2.0 spaces per du	98	1.7 spaces per du	83	1.7 spaces per du	85
1		Total	2432	Total	1116	Total	1006	Total	943

As outlined above, the project's estimated parking demand ranges from 1006 to 2432 spaces, depending on the methodology used before considering the synergies realized with the mix of land uses accommodated with the redevelopment. To meet this demand, the project proposes a total of 943 parking spaces.

- 943 on-site parking spaces
  - o 781 on-site garage parking spaces
  - 90 on-site surface parking spaces
  - 72 on-site street parking spaces

The proposed parking supply is calibrated to the project's mixed-use program, which is expected to generate a high share of internal trips and attract patrons from nearby neighborhoods who are more likely to arrive by non-auto modes. The reduction is further justified by the site's extensive multimodal connectivity including a well-connected sidewalk network, direct transit access, and comfortable bicycle infrastructure. In addition, right-sizing the supply supports active transportation, reduces vehicle trip generation, and helps preserve capacity on the surrounding roadway network.





# ALTA COMMITMENT FOR TITLE INSURANCE issued by CHICAGO TITLE INSURANCE COMPANY

MD Code Ann., Insurance §22-104. This document constitutes a statement of the terms and conditions on which a title insurer is willing to issue a policy of title insurance if the title insurer accepts the premium for the policy. It is not a representation as to the state of title and does not constitute an abstract of title.

#### NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

#### **COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a(n) Nebraska corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

#### **COMMITMENT CONDITIONS**

#### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
- 2. If all of the Schedule B, Part I Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- **3.** The Company's liability and obligation is limited by and this Commitment is not valid without:
  - a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;
  - e. Schedule B, Part I Requirements;
  - f. Schedule B, Part II Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

#### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

#### 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
- 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
  - a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

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AMERICAN LAND TITLE ASSOCIATION

- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

#### 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

#### 8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

#### 9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

#### 10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

CHICAGO TITLE INSURANCE COMPANY P.O. Box 45023, Jacksonville, FL 32232-5023

By:\_\_\_\_\_ Michael J. Nolan. President

By:\_\_\_\_\_

Marjorie Nemzura, Secretary

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## Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Integrity Title & Escrow Company, LLC Issuing Office: 8 Greenspring Valley Road, Suite 200

Owings MIlls, MD 21117

Issuing Office's ALTA® Registry ID:

Loan ID Number:

Commitment Number: 2025-MD-3321 Issuing Office File Number: 2025-MD-3321

Property Address: 8775 Cloudleap Court, Unit 1, Columbia, MD 21045; 8775 Cloudleap Court, Unit 2, Columbia, MD 21045; 8785 Cloudleap Court, Columbia, MD 21045; 8795 Cloudleap Court, Columbia, MD 21045; 6030 NW Foreland Garth, Columbia, MD 21045; NW Foreland Garth, Columbia, MD 21045; Cloudleap Court, Columbia, MD 21045, and Tamar Drive,

Columbia, MD 21045. Revision Number: 1

#### **SCHEDULE A**

1. Commitment Date: August 19, 2025 at 8:00 AM

**2.** Policy to be issued:

(a) 2021 ALTA Owner's Policy

Proposed Insured: **TBD**Proposed Amount of Insurance: \$1.00

The estate or interest to be insured: **Property 1: Fee simple** 

Property 2: Fee simple Property 3: Fee simple Property 4: fee simple Property 5: Fee simple Property 6: Fee simple Property 7: Fee simple Property 8: Fee simple

**3.** The estate or interest in the Land at the Commitment Date is:

Property One:
Property Two:
Property Three:
Property Four:
Property Five:
Property Six:
Property Seven:
Property Eight
Fee simple

**4.** The Title is, at the Commitment Date, vested in:

Property One: Howard County Maryland by Deed dated February 20, 2015, that was granted and conveyed by Long Reach Village Associates, LLC, a Delaware limited liability company, and recorded among the Land Records of Howard County, Maryland at Liber 16036 folio 227 - As to Condominium Unit 1

Property Two: Howard County Maryland by Deed dated October 1, 2014, that was granted and conveyed by Long Reach Village Associates, LLC, a Delaware limited liability company, and recorded among the Land Records of Howard County, Maryland at <u>Liber 15841 folio 184</u> -As to Condominium Unit 2

Property Three: Cloudleap LLC, a Maryland limited liability company by Deed dated March 11, 2022, that was granted and conveyed by Joon Huyn Nam and Nam S. Nam-Kim recorded at <u>Liber 21403 folio 317</u> in the Land Records of Howard County, Maryland.

Property Four: LRVC Business Trust, a Maryland business trust by Deed dated November 21, 2003, that was

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AMERICAN LAND TITLE ASSOCIATION granted and conveyed by Howard Research and Development Holdings Corporation, a Maryland corporation and recorded at Liber 7853 folio 217 in the Land Records of Howard County, Maryland.

Property Five: Sang Ki Ko and Yong Bok Ko by Deed dated December 17, 1997, that was granted and conveyed by Jung S. Kim and Hea Ja Kim and recorded in the Land Records of Howard County, Maryland at <u>Liber 4139 folio 236</u>.

Property Six: The Columbia Park and Recreation Association, Inc. a Maryland non-profit membership corporation by Deed dated July 19, 1977, that was granted and conveyed The Howard Research and Development Corporation and recorded among the Land Records of Howard County, Maryland at <u>Liber 834 folio 184</u>

Property Seven: Howard County, Maryland by Deed dated October 1, 2014, that was granted and conveyed by Long Reach Village Associates, LLC, a Delaware limited liability company and recorded at <u>Liber 15841 folio 184</u>.

Property 8: The Columbia Association, Inc., formerly known as The Columbia Park and Recreation Association, Inc., by deed dated March 25, 1980, and recorded at <u>Liber 996 folio 214</u> in the Land Records of Howard County, Maryland.

The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

INTEGRITY TITLE & ESCROW COMPANY, LLC 8 Greenspring Valley Road, Suite 200, Owings MIlls,

MD 21117

Telephone: (410) 581-6861

Countersigned by:

Monzella S. Owings, License #163606 Integrity Title & Escrow Company, LLC, License #122962 CHICAGO TITLE INSURANCE COMPANY P.O. Box 45023, Jacksonville, FL 32232-5023

Ву:\_

Michael J. Nolan, President

Dv.

Marjorie Nemzura, Secretary

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#### SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

- 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- 4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

**TBD** 

- 5. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
- 6. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- 7. Payment and release of record of the following items: -

As to 8785 Cloudleap Court -Subject to a Deed of Trust dated March 11, 2022, and recorded in the Land Records of Howard County, Maryland at Liber WAR 21403, folio 322 from Cloudleap LLC to the named Trustees securing Bank of Hope in the original principal amount of \$780,000.00.

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#### SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
- 2. Rights or claims of parties in possession not shown by the public records.
- 3. Easements or claims of easements, not shown by the Public Records.
- 4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- 5. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land) that would have been disclosed by an accurate and complete land title survey of the Land.
- 6. Taxes or special assessment which are not shown as existing liens by the public records, or which are not due and payable as of the date of the policy anticipated by this Commitment. Possible future tax levies and/or front foot benefit charges, public charges, and/or the balance thereof for existing or proposed improvements which may have been levied or assessed, but which are not yet due and payable to the State, County, Municipality, Metropolitan District or Commission as of June 30, 2026.
- 7. Subject to all notes, matters, setback lines, and easements, if any, shown on a plat recorded as <u>Plat 21/82</u> in the Land Records of the Howard County, Maryland.
- 8. Subject to all notes, matters, setback lines and easements, if any, shown on a plat recorded as <u>Plat 22/81</u> in the Land records of the Howard County, Maryland.
- 9. Subject to all notes, matters, setback lines and easements, if any, shown on a plat recorded as <u>Plat 12409</u> in the land records of the Howard County, Maryland.
- 10. Subject to all notes, matters, setback lines and easements, if any, shown on a plat recorded as Plat 9737 in the Land Records of the Howard County, Maryland.
- 11. Subject to all notes, matters, and easements shown on a plat recorded as <u>Plat 22982-22983</u> in the Land Records of the Howard County, Maryland.
- 12. Subject to a Deed, Agreement and Declaration of Covenants, Easements, Charges and Liens dated December 13, 1966, by and between The Columbia Park and Recreation Association, Inc. and C. Aileen Ames recorded at <u>Liber</u> 463 folio 158 in the Land Records of the Howard County, Maryland.
- 13. Subject to a Right of Way Agreement dated April 26, 1967, in favor of Baltimore Gas and Electric Company

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recorded at Liber 468 folio 239 in the Land Records of the Howard County, Maryland.

- 14. Subject to the Long Reach Village Covenants Deed, Agreement and Declaration dated May 15, 1970 by and between The Howard Research and Development Corporation, Vera H. Campbell, and The Columbia Park and Recreation Association, Inc. recorded at <u>Liber 532 folio 181</u> in the Land Records of the Howard County, Maryland and Declaration of Annexation dated May 27, 1971, recorded as aforesaid at <u>Liber 559 folio 630</u>.
- 15. Subject to easements and rights of way for water and sewer outlined in a Deed and Agreement dated May 30, 1972, and recorded at <u>Liber 595</u>, folio 681 in the Land Records of the Howard County, Maryland.
- 16. Subject to easements and rights of way for water and sewer outlined in a Deed and Agreement dated July 28, 1972 by and between The Howard Research and Development Corporation, et al and Howard County, Maryland recorded at <u>Liber 610 folio 431</u> in the Land Records of the Howard County, Maryland.
- 17. Easement for ingress and egress set forth in a Deed of Agreement and Easement dated March 27, 1974, and recorded at <u>Liber 676 folio 259</u> in the Land Records of the Howard County, Maryland.
- 18. Easement for ingress and egress set for in a Deed of Agreement and Easements dated November 26, 1974, and recorded at <u>Liber 704 folio 469</u> in the Land Records of the Howard County, Maryland.
- 19. Easement for pedestrian and vehicular ingress and egress and common maintenance expense set forth in a Deed and Agreement of Easement date December 11, 1978, and recorded at <u>Liber 921 folio 94</u> in the Land Records of the Howard County, Maryland; as amended by Amendment to Deed and Agreement of Easement dated April 25, 1979, and recorded among the aforesaid records at Liber 940 folio 115](https://integritytitlellc.qualia.io/download/files/8ojss8gKvyPoSqntM/zdHAa4Qo8SCspem4M/Liber-940-folio-115.pdf).
- 20. Deed and Agreement of Easement dated December 11, 1978, and recorded at <u>Liber 921 folio 103</u> in the Land Records of the Howard County, Maryland.
- 21. Easement of ingress and egress set forth in an Easement and Agreement dated September 16, 1981, and recorded at <u>Liber 1072 folio 45</u> in the Land Records of the Howard County, Maryland.
- 22. Subject to a Declaration of Non-Buildable Area dated August 6, 1991, and recorded at <u>Liber 2375 folio 657</u> in the Land Records of the Howard County, Maryland.
- 23. Subject to an Electrical Transformer Access Easement dated March 24, 1997, and recorded at <u>Liber 4003 folio</u> 561 in the Land Records of the Howard County, Maryland.
- 24. Subject to an Access Easement dated March 24, 1997, and recorded at <u>Liber 4003 folio 571</u> in the Land Records of the Howard County, Maryland.
- 25. Subject to an Agreement of Easement for Storm Drainage and Emergency Access dated March 24, 1997, and recorded at Liber 4003 folio 576 in the Land Records of the Howard County, Maryland.
- 26. Subject to a Water and Sewer Easement dated March 24, 1997, and recorded at <u>Liber 4003 folio 581</u> in the Land Records of the Howard County, Maryland.
- 27. Subject to a Reciprocal Agreement of Easement dated August 20, 1996, by and between Long Reach Interfaith Center, Inc. and Columbia Mall, Inc. recorded at <u>Liber 4003 folio 591</u> in the Land records of the Howard County, Maryland.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I — Requirements; and Schedule B, Part II — Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



- 28. Subject to a Declaration of LRVC Revitalization Condominium dated September 12, 2014 by Long Reach Village Associates, LLC recorded at <u>Liber 15780 folio 71</u> in the Land Records of the Howard County, Maryland; and By-Laws of LRVC Revitalization Condominium dated September 15, 2014, recorded among the aforesaid land records at <u>Liber 15780 folio 88</u>.
- 29. Subject to an Environmental Covenant dated September 29, 2014, by and between Maryland Department of the Environment Land Management Administration and Long Reach Village Associates, LLC recorded at <u>Liber 15805 folio 142</u> in the Land Records of the Howard County, Maryland.
- 30. As to Lot D-1:

Subject to restrictions stated in a Deed dated June 24, 1997, by and between Jung S. Kim and Hea Ja Kim and Columbia Mall, Inc. and recorded at <u>Liber 4003 folio 554</u> in the land records of the Howard County, Maryland.

- 31. As to Lot F-1:
  - Easement for Ingress and Egress per an Easement and Covenant Agreement dated November 20, 1992, by and between SCI Limited Partnership and Taco Bell Corp. and recorded at <u>Liber 2788 folio 616</u> in the Land Records of the Howard County, Maryland.
- 32. Easement for Storm Water Maintenance as outlined in an Easement and Covenant Agreement dated November 20, 1992, by and between SCI Limited Partnership and Taco Bell Corp. recorded at <u>Liber 2788 folio 626</u> in the Land Records of the Howard County, Maryland.
- 33. Subject to an Amendment to Reciprocal Easement Agreement dated June 29, 2001, by and between Columbia Mall, Inc. and 8785 LLC, a Maryland limited liability company, recorded at <u>Liber 5569</u>, folio 23 in the Land Records of the Howard County, Maryland.
- 34. As to Lot 1-Tamar Drive:
  - Deed of Agreement dated December 14, 1967, by and between The Howard Research and Development Corporation and Howard County Metropolitan Commission recorded at <u>Liber 480, folio 401</u> in the Land Records of the Howard County, Maryland.
- 35. Subject to a Deed of Easement dated August 8, 2022, and recorded at <u>Liber 21678</u>, folio 238 in the Land Records of the Howard County, Maryland.

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#### **EXHIBIT "A"**

The Land referred to herein below is situated in the County of Howard, State of Maryland and is described as follows:

#### PROPERTY ONE 8775 CLOUDLEAP COURT

#### **CONDOMINIUM UNIT 1**

Condominium Unit 1 comprising 1.571 acres as shown on a condominium plat titled "Condominium Plat First Floor for LRVC Revitalization Condominium, Parcel B-1 and Condominium Plat Second Floor for LRVC Revitalization Condominium, Parcel B-1" and recorded as Plat No. 22982 and 22983 on September 15, 2014. The property being part of "Parcel B-1 shown on a plat of subdivision title "Columbia Village of Longreach, Section 1, Area 5, Parcels B-1, D-1 & E-1, A Resubidivision of Parcel B as shown on Plat Book 21, folio 82, Parcel D as shown on Plat Book 22, Folio 84 and Parcel E as shown on Plat No. 9737", said plat recorded among the Land Records of Howard County as Plat MDR No. 12409.

TOGETHER with an easement for ingress and egress pursuant to Deed and Agreement of Easement dated March 27, 1974 and recorded among the aforesaid Land Records in Liber 676, folio 259.

TOGETHER with an easement for ingress and egress pursuant to Deed and Agreement of Easement dated November 26, 1974 and recorded among the aforesaid Land Records in Liber 704, folio 469.

TOGETHER with an easement for ingress and egress pursuant to Deed and Agreement of Easement dated March 24, 1997, and and recorded among the aforesaid Land Records in Liber 4003, folio 571.

TOGETHER with an easement for emergency pedestrian ingress and egress pursuant to Agreement of Easement dated March 24, 1997, and recorded among the aforesaid Land Records in Liber 4003, folio 576.

SUBJECT to the use in common with others to the pedestrian and vehicular ingress and egress easements granted pursuant to Deed and Agreement of Easement dated December 11, 1978 and recorded among the aforesaid land records in Liber 921, folio 94; as amended by Amendment to Deed and Agreement of Easement dated April 25, 1979 and recorded among the aforesaid land records in Liber 940, folio 115.

SUBJECT to an easement for vehicular and pedestrian ingress and egress granted pursuant to Easement and Agreement dated September 16, 1981 and recorded among the aforesaid land records in Liber 1072, folio 45.

SUBJECT to the use in common with others to the vehicular and pedestrian ingress and egress easement pursuant to Reciprocal Agreement of Easement dated August 20, 1996 and recorded among the aforesaid Land Records in Liber 4003, folio 591.

SUBJECT to and together with terms, provisions, conditions, restrictions, charges and advantages as set forth in Declaration of LRVC Revitalization Condominium dated September 12, 2014 and recorded among the aforesaid land records in Liber 15780, folio 71; and ByLaws of LRVC Revitalization Condominium dated September 12, 2014 and recorded among the aforesaid land records in Liber 15780, folio 88, together with percentage of interest in general and common elements as set forth therein.

Tax Parcel No. 16-101028 [FOR INFORMATIONAL PURPOSES ONLY]

PROPERTY TWO 8775 CLOUDLEAP COURT CONDOMINIUM UNIT 2

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BEING KNOWN AND DESIGNATED as Unit 2, LRVC Revitalization Condominium, being part of the property in horizontal property regime known as LRVC Revitalization Condominium, as said Unit and said Condominium are established pursuant to a Declaration and By-Laws recorded among the Land Records of Howard County in Liber WAR 15780, folio 71-88, by Long Reach Village Associates, LLC and as shown on Plats thereof entitled, "Condominium Plat First Floor for LRVC Revitalization Condominium, Parcel B-1" and on "Condominium Plat Second Floor for LRVC Revitalization Condominium, Parcel B-1" which plats are recorded among the Land Records of Howard County, Maryland as Plat Book 22982 and 22983.

SUBJECT to and together with terms, provisions, conditions, restrictions, charges and advantages as set forth in Declaration of LRVC Revitalization Condominium dated September 12, 2014 and recorded among the aforesaid land records in Liber 15780, folio 71; and ByLaws of LRVC Revitalization Condominium dated September 12, 2014 and recorded among the aforesaid land records in Liber 15780, folio 88, together with percentage of interest in general and common elements as set forth therein.

Tax Parcel No. 16-597010 [FOR INFORMATIONAL PURPOSES ONLY]

#### PROPERTY THREE 8785 CLOUDLEAP COURT

PARCEL F-1

BEING KNOWN AND DESIGNATED AS Parcel F-1, as shown on Plat entitled, "Columbia Village of Longreach, Section 1, Area 5, Parcel E, F-1 and G-1, a Resubdivision of Parcels F and G, Sheet 1 of 1", which Plat is recorded among the Land Records of Howard County in Plat Book No. 9737.

Tax Parcel No. 16-200247 [FOR INFORMATIONAL PURPOSES ONLY]

#### PROPERTY FOUR 8795 CLOUDLEAP COURT

PARCEL E-1

BEING KNOWN AND DESIGNATED AS Parcel E-1, as shown on Plat entitled "Columbia Village of Longreach, Section 1, Area 5, Parcels B-1, D-1, and E-1" which Plat is recorded among the Land Records of Howard County in Plat Book No. 12409.

Tax Parcel No. 16-200239 [FOR INFORMATIONAL PURPOSES ONLY]

#### PROPERTY FIVE 6030 NW FORELAND GARTH

PARCEL D-1

BEING KNOWN AND DESIGNATED AS Parcel D-1, as shown on Plat entitled "Columbia Village of Longreach, Section 1, Area 5, Parcels B-1, D-1, and E-1 " which Plat is recorded among the Land Records of Howard County in Plat Book No. 12409.

Tax Parcel No. 16-091324 [FOR INFORMATIONAL PURPOSES ONLY]

# PROPERTY SIX NW FORELAND GARTH

LOT 3

BEING KNOWN AND DESIGNATED as Lot 3, as shown on the Plat entitled "Columbia, Village of Long Reach, Section 1, Area 5, Sheet 2 of 3", which Plat is recorded among the Plat Records of Howard County, Maryland in Plat Book Book 21, folio 82.

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AMERICAN LAND TITLE ASSOCIATION Tax Parcel No. 16-091057 [FOR INFORMATIONAL PURPOSES ONLY]

# PROPERTY SEVEN S CLOUDLEAP COURT

PARCEL G-1

BEING KNOWN AND DESIGNATED AS Parcel G-1, as shown on Plat entitled, "Columbia Village of Longreach, Section 1, Area 5, Parcel E, F-1 and G-1, a Resubdivision of Parcels F and G, Sheet 1 of 1", which Plat is recorded among the Land Records of Howard County in Plat Book No. 9737.

Tax Parcel No. 16-200255 [FOR INFORMATIONAL PURPOSES ONLY]

#### PROPERTY EIGHT LOT 1 -TAMAR DRIVE

BEING KNOWN AND DESIGNATED AS Lot 1, as shown on the Plat entitled, "Columbia Village of Longreach, Section 1, Area 5, Sheet 2 of 3" which Plat is recorded among the Land Records of Howard County in Plat Book 21, folio 82, containing 0.693 of an acre, more or less.

Tax Parcel No. 16-094080 [FOR INFORMATIONAL PURPOSES ONLY]

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2/7/2023 01:23 PM Csh 0060 Reg 0049 T/Ref 0049143443 Grp 000001 R/Lne 00003 Validation Number: 0049-175947

Validation Number: 0049-175947
Recordation Tax Amount: \$0.00
Consideration Amount: \$0.00
Transfer Tax Amount: \$0.00
Consideration Amount: \$0.00
Parcel Number: 16101087

Doc Type: Deeds

Parcel Account Number: 16-101087

This conveyance is exempt from transfer tax per MD Code Section 12-108(q).

(Space Above for Recorder's Use)

# RECORDING REQUESTED BY AND AFTER RECORDING RETURN TO:

After Recording Return To: Stewart Title Guaranty 401 E. Pratt Street, Suite 2525 Baltimore, Maryland 21202

> 350.00 350.00

Attn: Ericka Micciche / 22000070249

LR - Deed (No-Taxes)
Recording Fee 20.0
Name: thp timbers llc
Ref: 5

LR - Deed (No-Taxes)
Surcharge 40.00

SubTotal: 60.00

CC13-KS

Total: 350.00 02/08/2023 12:15

#### **SPECIAL WARRANTY DEED**

(Timbers at Long Reach Apartments, 8782 Cloudleap Ct., Columbia,
Howard County, Maryland)
#1697

#16972272 CC0503 -Howard Co Ellicott City/CC05\_03\_07 -

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of November of the crown between Desert Timbers, LLC, a Delaware limited liability company, as to an undivided 3.26947960264904% interest, whose address is c/o Hamilton Zanze & Company, 37 Graham Street, Suite 200B, San Francisco, California 94129 (collectively, "Grantor"), and THP Timbers, LLC, a Delaware limited liability company, whose address is c/o Hamilton Zanze & Company, 37 Graham Street, Suite 200B, San Francisco, California 94129 ("Grantee").

#### WITNESSETH

NOW, THEREFORE, IN CONSIDERATION OF the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by Grantor Crantor by these presents does hereby grant, bargain, sell, and convey unto Grantee, its successors and assigns, to have and to hold, in fee simple, all of Grantor's right, title and interest in and to that certain parcel of real property and premises lying and situate in Howard County, Maryland (the Property") as said Property is more particularly described in Exhibit A attached hereto and incorporated herein by this reference.



TOGETHER WITH all of Grantor's right, title, and interest in and to the ways, rights, privileges, appurtenances, easements, and covenants appurtenant thereto and to any and all public and private streets, roadways, rights of way, any privately owned water and sewer lines serving the Property and any and all easements, covenants, rights of way, benefits, agreements, rights, and appurtenances enjoyed by and/or benefitting the Property; and all estate, right, title, interest, and claim either at law or in equity or otherwise however, of Grantor in, to, or out of the Property, Grantee to have and to hold the interests in the Property conveyed hereby for the use and benefit of Grantee, its successors and assigns, forever.

SUBJECT, HOWEVER, to those matters of record which by their terms affect title to the Property.

Grantor hereby covenants that Grantor will warrant specially the rights, title and interests conveyed herein to Grantee and that Grantor will execute such further assurances thereof as may be necessary or appropriate.

[SIGNATURES SET FORTH ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

**BOOK: 21878 PAGE: 167** 

DESERT TIMBERS, LLC, a Delaware limited liability company

By: HZ Desert Lakes, LLC, a Delaware limited liability company Its: Sole Member and Manager

> By: HZ Manager, LLC, a Delaware limited liability company Its: Manager

> > By: Hamilton Zanze & Company, a California corporation Its: Sole Member and Manager

> > > By:

Name: Anthony tan

[END OF SIGNATURES]

All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by 17003 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

#### **ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  County of San Francisco  )
On 11/16/2022, before me, Fdwin F. Houtson per
Notary Public, personally appeared Anthony Zanze (insert name of notary) who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Signature S. Huton

(Seal)

Edwin F. Houtkooper
COMM # 2343800
San Francisco County
California - Notary Public
Comm. Expires Jan. 27, 2025

#### **PREPARER CERTIFICATE**

I HEREBY CERTIFY that the foregoing document was prepared under the supervision of the undersigned, a principal party to the transaction.

#### **DESERT TIMBERS, LLC,**

a Delaware limited liability company

By: HZ Desert Lakes, LLC,

a Delaware limited liability company

Its: Sole Member and Manager

By: HZ Manager, LLC,

a Delaware limited liability company

Its: Manager

By: Hamilton Zanze & Company,

a California corporation

Its: Sole Member and Manager

By:

Name: Anthony Zanz

Its: \_\_\_\_\_\_Coc

#### EXHIBIT A LEGAL DESCRIPTION

Parcel lettered "A" as shown on plat entitled, "COLUMBIA, VILLAGE OF LONGREACH, SECTION 1, AREA 5, SHEET 3 of 3", and recorded among the Land Records of Howard County, Maryland, in Plat Book 21 at plat 83.

Being the same property described in deed dated July 1, 1989 and recorded among the Land Records of Howard County, Maryland in Liber CMP No. 2081, folio 421 from Longreach Associates Limited Partnership, a Maryland limited partnership unto the Grantor herein.

MARYLAND FORM WH-AR

#### Certification of Exemption From Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2022

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

١.	Transferor Information		
	Name of Transferor DESERT TI	BERS, LLC	
2.	Description of Property (Stree 8782 CLOUDLEAP COURT, CO	address. If no address is available, include count UMBIA, MD 21045	y, district, subdistrict and lot numbers).
3.	Reasons for Exemption		
	Resident Status As	of the date this form is signed, I, Transferor, am a	resident of the State of Maryland.
	(Ce	nsferor is a resident entity as defined in Code of N MAR)03.04.12.02B(11), I am an agent of Transfer ument on Transferor's behalf.	
	res	nough I am no longer a resident of the State of Ma idence as defined in IRC 121 (principal residence i rently recorded as such with the State Departmen	for 2 (two) of the last 5 (five) years) and is
	Under penalty of perjury, I ce knowledge, it is true, correct,	tify that I have examined this declaration ar and complete.	d that, to the best of my
3a.	Individual Transferors		
	Witness	Name	**Date
		Signature	
3b.	Entity Transferors		
		DESERT TIMBER	s, LLC
	Witness/Attest	Name-of Entity By	
		ANTHONY ZANZE	11   30   22
		COO	- Date
		Title	

**Note:** Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

<sup>\*\*</sup> Form must be dated to be valid.

HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 21878, p. 0172, MSA\_CE53\_21870. Date available 02/10/2023. Printed 07/28/2025.

				<b>AGE:</b> 1							
1						ntake Sheet		۔ ا			
Baltimore City   County: Howard   Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only—All Copies Must Be Legible)   Type(s)   ( Check Box if addendum Intake Form is Attached.)   X   Deed   Mortgage   X   Other   X   Other   Deed of Trust   Lease   Deed of Trust   Deed of Trust											
Information provided is for the use of the Clerk's Office, State Department of  Assessments and Taxation, and County Finance Office Only.											
						ust Be Legible)		ecordi			
1 Type(s)	( Check Box if addendum Intake Form is Attached.)					d.)		Kerk R			
of Instruments	X Deed		_	rtgage	×	Other	X Other				
2 Conveyance Type	Deed of To		Lea		++	N. 107-1- A	<del>                                  </del>	<u>i</u>			
Check Box	Arms-Len			proved Sale Length [2]	$\vdash$	Multiple Accounts Arms-Length [3]		Arms-			
3 Tax Exemptions	Recordation 12-108(q)							pavas			
(if applicable)	State Transfer	r	12-108(q)					8 8e			
Cite or Explain Authority	County Trans	fer	12-108(q)	)				S S			
4		*	Consider	ation Amou	nt			Finance	Office Use Only		
	Purchase Price	/Considera	tion	\$ 10.00			Transfer and Recordation Tax Consideration				
Consideration	Any New Mor			\$			Transfer Tax Consideration \$				
and Tax	Balance of Exi	sting Mort	gage	\$			X(	)%	= \$		
Calculations	Other:			\$			Total Trans	otion Amount fer Tax	-   \$ =   \$		
	Other:			\$				n Tax Consideratio			
	Full Cash Valu			\$			X ( TOTAL DI	) per \$500	=   \$   \$		
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	State Recordat	ion Tax		\$			\$		Tax Dill.		
Fees	State Transfer	Tax	·	\$			\$		C.B. Credit	<del></del>	
	County Transf	er Tax		\$			\$				
	Other			\$			\$		Ag. Tax/Ot	her:	
	Other			\$			\$				
Description of	District	Propert	y Tax ID i	No. (1)	Gra	antor Liber/Folio		Мар	Parcel No.	Var. LOG	
Property	16	101087			1910	5/471	0036		0344	(5)	
SDAT requires		Subdi	vision Nar	ne		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
submission of all	PAR A 9.53 AC  Location/Address of Property Being Conveyed (2)										
applicable information.  A maximum of 40	8786 CLOUDI	EAP CT	Columbia				ity being co.				
characters will be	8786 CLOUDLEAP CT Columbia, MD 21045 Other Property Identifiers (if applicable) Water Meter Account No.										
indexed in accordance	Residential or Non-Residential Fee Simple or Ground Rent Amount:										
with the priority cited in	Partial Conve				<del></del>	Amt. of SqFt/Acreage					
Real Property Article Section 3-104(g)(3)(i).	7	Janeer L.	1105 .	2000	p	or our arrorage					
	If Partial Conv	·			<u> </u>	******					
7	Doc. 1 – Grantor(s) Name(s)								rantor(s) Name(s	)	
Transferred	Desert Timbers, LLC						THP Timbe	rs, LLC			
From	Doc. 1 – Owner(s) of Record, if Different from Grantor(s)						Doc. 2	- Owner(s) of Rec	ord, if Different f	rom Grantor(s)	
	(*)										
8	Doc. 1 - Grantee(s) Name(s)								rantee(s) Name(s	)	
Transferred	THP Timbers, LLC						Desert Tim	ibers, LLC			
То	New Owner's (Grantee) Mailing Address										
	c/o Hamilton Zanze & Company, 37 Graham Street, Suite 200B, San Francisco, California 94129										
9 Other Names	Doc. 1 – Additional Names to be Indexed (Optional)						Doc. 2 - Additional Names to be Indexed (Optional)				
to Be indexed											
10 Contact/Mail			Instru	ment Subm	itted R	y or Contact Person	1		Z Return to C	Contact Person	
Information	Name: Ericka	Micciche				y or commercial	•		Z Return to C	onact i cison	
	Firm Stewa	rt Title Gu	aranty Co	mpany					☐ Hold for Pi	ckup	
	Address: 401	E Pratt St	reet, Suite	e 2525 Balti	more,				_		
	22000070249	4BODT 4	UT. DOT	WELLE ON	CINA		3) 220-0001	MUST A GGOLA		Iress Provided	
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER  Yes No Will the property being conveyed be the grantee's principal residence?  Yes No Does transfer include personal property? If yes, identify:						ANSFER					
1	Information										
			Yes	√ No V	Vas pro	operty surveyed? If	yes, attach co	by of survey (if rec	orded, no copy req	uired).	
ion	Assessment Use Only – Do Not Write Below This Line										
lidati	Terminal V Transfer Num			Agricultu Date Recei		rification	. Whole Deed Refere		Tran. Pro Assigned Prope	ocess Verification erty No.:	
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I und	Land Buildings					Zoning	Gr	id	Plat	Lot	
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	Distribution:	White - Cle Pink - Office				Canary – SDAT Goldenrod – Preparer		AOC-CC-300 (5/2007)	)		

BOOK: 21878 PAGE: 173 Addendum

#### State of Maryland Land Instrument Intake Sheet

**Baltimore City** 

County: Howard

The addendum form should be used when one transaction involves more than two instruments.

Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.

(Type or Print in Black Ink Only-All Copies Must Be Legible)

5	Amount of Fees	Doc. 3	Doc	٠ ۵	Doc. 5	Doc. 6		
(Continued) Fees	Recording Charge	\$ 75.00	\$		\$	\$		
	Surcharge	\$ 40.00	\$		\$	\$		
	State Recordation Tax	\$	\$		\$	\$		
	State Transfer Tax	\$	\$		\$	\$		
	County Transfer Tax	S	\$		\$	\$		
	Other	\$	\$		\$	\$		
	Other	s	\$		s s	\$		
7	Doc.	3 - Grantor(s) Names(s)		Doc. 4 - Grantor(s) Names(s)				
	J8 TIMBERS, LLC				2001	y T (miles(s)		
	DMB AMESBURY TIMBERS, L	LC						
(Continued)					~~			
Transferred	Doc.	5 - Grantor(s) Names(s)	1	-	Doc. 6 - Grantor(s	Names(s)		
From					200.0 01111101(0	,		
	Doc. 3 - Owners(s)	of Record, if Different from	Grantor(s)	Doc. 4 - Owners(s) of Record, if Different from Grantor(s)				
			1	<u> </u>	(0)			
	Doc. 5 - Owners(s)	Grantor(s)	Doc. 6 - Owners(s) of Record, if Different from Grantor(s)					
					, , , , , , , , , , , , , , , , , , , ,	(-)		
					7-1			
8	Doc.	3 - Grantee(s) Names(s)			Doc. 4 - Grantee(s	) Names(s)		
	DESERT TIMBERS, LLC							
(Continued)	THP TIMBERS, LLC							
Transferred	THE DAVID AND MARILYN BA	UM TRUST						
То	Doc.	5 - Grantee(s) Names(s)			Doc. 6 - Grantee(s	) Names(s)		
					· · · · · · · · · · · · · · · · · · ·			
9		nal Names to be Indexed (Of	otional)	Doc.	4 - Additional Names to	be Indexed (Optional)		
(Continued)	MARILYN BAUM							
Other Names	THE HAMILTON FAMILY TRUS							
to be Indexed	Doc. 5 – Addition	nal Names to be Indexed (Of	otional)	Doc. 6 - Additional Names to be Indexed (Optional)				
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	Special Recording Instructions (if any)							
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Special Instructions		***	-90		-··			
L		<u> </u>						

No Ground Rent Redemption on File View Map No Ground Rent Registration on File

Special Tax Recapture: None

District - 16 Account Identifier - 101087 **Account Number:** 

Owner Information

**Owner Name:** THP TIMBERS LLC Use: **APARTMENTS** 

> DESERT TIMBERS LLC Principal Residence: NO

**Deed Reference: Mailing Address:** 37 GRAHAM ST STE 200B /21878/ 00165

C/O HAMILTON ZANZE & CO. SAN FRANCISCO CA 94129-

**Location & Structure Information** 

**Premises Address:** 8786 CLOUDLEAP CT **Legal Description:** PARAS1AR5 COLUMBIA 21045-0000

8786 CLOUDLEAP CT VIL LONGREACH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0036 0012 0344 30000.14 0000 PAR A 2024 Plat Ref:

Town: None

Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use

1978 232,873 SF 9.5300 AC

Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements Stories Basement Type

APARTMENT/

**Value Information** 

**Base Value** Value **Phase-in Assessments** As of As of As of 01/01/2024 07/01/2024 07/01/2025 Land: 3,736,100 4,566,300 22,895,700 22,065,500

**Improvements** 

26,631,800 26,631,800 Total: 26,631,800 26,631,800

**Preferential Land:** 0 0

**Transfer Information** 

Seller: THP TIMBERS LLC Date: 02/08/2023 **Price:** \$10 Deed2: Type: NON-ARMS LENGTH OTHER Deed1: /21878/ 00165 Seller: JB TIMBERS LLC Date: 02/08/2023 **Price:** \$10 Type: NON-ARMS LENGTH OTHER Deed1: /21878/ 00154 Deed2: **Seller:** LAZY HOLLOW PARTNERS Date: 01/03/2020 **Price:** \$34,050,000

Type: ARMS LENGTH IMPROVED Deed1: /19105/ 00471 Deed2:

**Exemption Information** 

**Partial Exempt Assessments: Class** 07/01/2024 07/01/2025 000 0.00 County: 000 State: 0.00 Municipal: 000 0.00|0.00 0.00|0.00

Special Tax Recapture: None

**Homestead Application Information** 

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information** 

Homeowners' Tax Credit Application Status: No Application Date:

# COLUMBIA

# COORDINATE

# SCHEDULE

NO	NORTH	E A ST
1	500,236.69	851,154.77
7	500. 855. 71	851.354 94
3	500, 917 12	851, 411 .32
4	500,964.96	851,584.58
5	501.006.54	851,878.20
9	500, 895. 75	852,086.46
7	500,774.16	852.192.00
80	500,769.36	852, 225, 48
9	499.711.08	852.075.23
18	500, 340.25	851.083.16
19	500, 886.48	851,259.79
26	500,071.11	851.634.94
28	500, 135.46	851,625.82
29	500 85.94	851,982.27
30	500,116.63	851,997.08
31	500,118.31	852,003.96
32	500, 088.GI	852,008.17
33	500,089.31	852,013.12
34	499,762.84	852,013.90
35	500,426.91	852,644.71
36	499,992.53	852,241.24
37	500,034.74	857,198.60
38	500,010.06	857,074.34
39	499,629.75	851,918.53
40	499,833.15	851,548.82
4.1	499,807.32	851,366.37
42	500,556,75	852.397.19
43	500,547.G4	857.332.83
44	500,824.48	852,123.89
45	500,434.15	852,761.10
47	500, 420.14	852, 729,32
48	500, 027.77	851, 328.86
49	500,297.58	851.174.46
50	500,825.05	852,124.72
51	500,765.07	851,970.96
57	500,723.71	851,678.87
53	500,632.58	851,605.93
55	500,576.07	851,563.43
5G	500,759.05	852,169.92
57	500, 275.15	852, 633.53
58	500, 426.24	852, 783.08
59	500,605.59	852, 324.62

		EAST
MO	NORTH	852, 395 92
60	500, 616, 80	851, 37 2 55
10>	501,009 30	
67	501.063.98	851,570.56
G3	501,134.08	852.065.63 851.630.09
64	500,644.50	852,146.80
	500,840.16	852, 154.43
78	500,873.11	852,576.68
81	500, 331.43	
85	500, 450, 36	857, 655.76
86	500,482.61	857.647.35
90	499,736.83	
91	499,915.66	851,897.23
92	499,803.34	852,053.99
93	499,884.88	851.940.19
94	500,003.60	852.025.26
103	499,542.51	851,954.43
104	499, 589.11	851,889.41
106	500, 318.89	857,365.77
107	500,072.84	852,370.73
801	500, 172 34	852,419.22
109	500, 207.88	852,454.39
111	500, 311.88	852, 315.71
113	500,273.63	852,387.96
115	500, 238.09	852,352.79
110	500, 181.49	852,210.96
117	500, 294.78	857, 194.92
118	500,683.34	851, 964.35 851, 988-61
119	500,512.05	851,988-61
120	500,479,52	851,758.90
121	500, 438.92	851,764.65
122	500, 422.80	851,650.78
123	500, 144.58	851,690.18
124	500, 685.86	851,982.18
125	500, 758 47	857,169.09

### **TABULATIONS**

TOTALS		ACREAGE
Parcels	=	18 246
R, O. W.	. 11	3.169
Open Space	=	9.566
Total	=	30 981
Lots this plat (incl. open space)	=	7
Open Space Lots	=	4

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Jan 27 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING

5.11.71

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

### SURVEYOR'S, ENGINEER'S and OWNER'S CERTIFICATES

The undersigned, owner of the property shown on this Plat, grants unto, (1) Howard County, Maryland, its successors and assigns, the right to lay, construct and maintain water and sewer mains and laterals therefor in and under all road and street rights-of-way as shown hereon; (2) further it adopts this plan of subdivision and reserves the fee simple title to the beds of the streets and/or roads hereon, except however, for one dollar consideration, it herewith grants the right and option to Howard County, Maryland to acquire (within a period of five years commencing with the date of recording of this plat among the Land Records of Howard County) the fee simple title to the beds of the streets and/or roads shown hereon, together with such adjacent land, if any, as may be shown on this plat as areas designated for the installation of street lighting facilities, reserving, however, unto Grantor, its successors and assigns the right in perpetuity to lay, construct, enlarge, maintain and use cables and/or conduits for electrical transmission and other purposes beneath the surface of the lands subject to the rights granted herein to said Howard County. The undersigned certify that the subdivision plan shown hereon is correct as complying with the requirements of Final Development Plan Phase 106 recorded in Plat Book 20 Folios 45 to 48, each inclusive, with all Open Space shown thereon to be used for drainage easements, if necessary, and the requirements of Article 17, Section 60 of the annotated code of Maryland concerning the making of this Plat and setting of markers have been complied with. The land shown hereon is a part of the land which by deed dated December 13, 1966 and recorded among the Land Records of Howard County, Maryland in Liber 463 Folio 196, was granted and conveyed by C. Aileen Ames to The Howard Research and Development Corporation.

PROFESSIONAL LAND SURVEYOR (B)) COLUMNIE Reg. No.#3.45

901 W BROAD ST. FALLS CHURCH, VA.

901 W. BROAD ST. FALLS CHURCH, VA.

RECORDED IN PLAT BOOK \_\_\_\_\_\_ FOLIO\_\_\_\_ among The Land Records of Howard County, Maryland.

### COLUMBIA

# VILLAGE OF LONGREACH

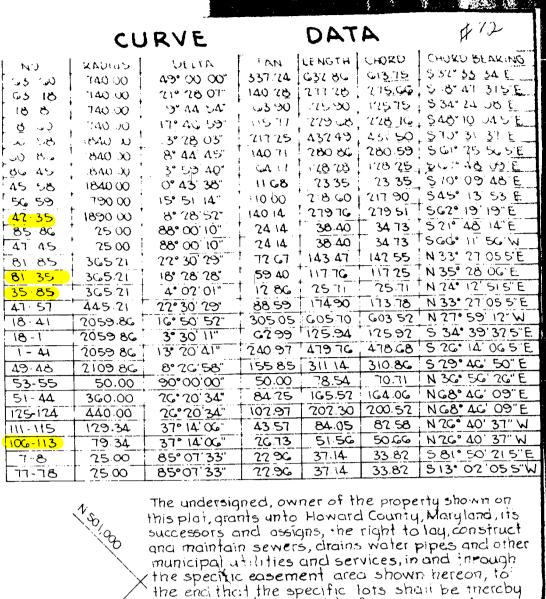
Grh Election District of Howard County, Md.

Scale: 1" = 100'

Date: 3-18-71

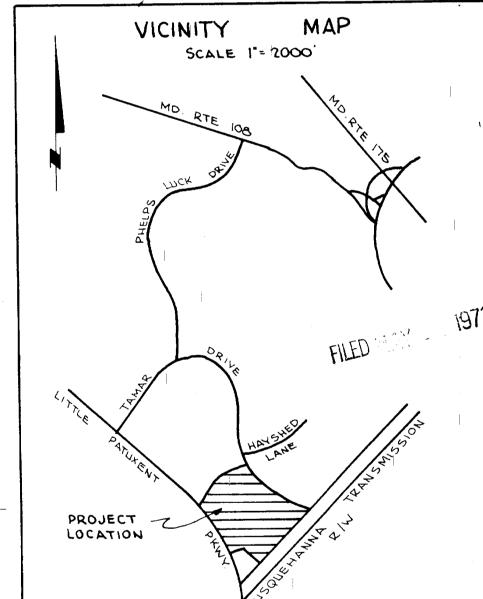
COLUMBIA

ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM



municipal utilities and services, in and inrough the specific easement area shown hereon, to the end that the specific lots shall be thereby burdened with the right-of-way snown hereon.

The Howard Research & Development Corporation



RECORDED IN PLAT BOOK \_\_\_\_\_\_ FOLIO\_ among The

Land Records of Howard County, Maryland.

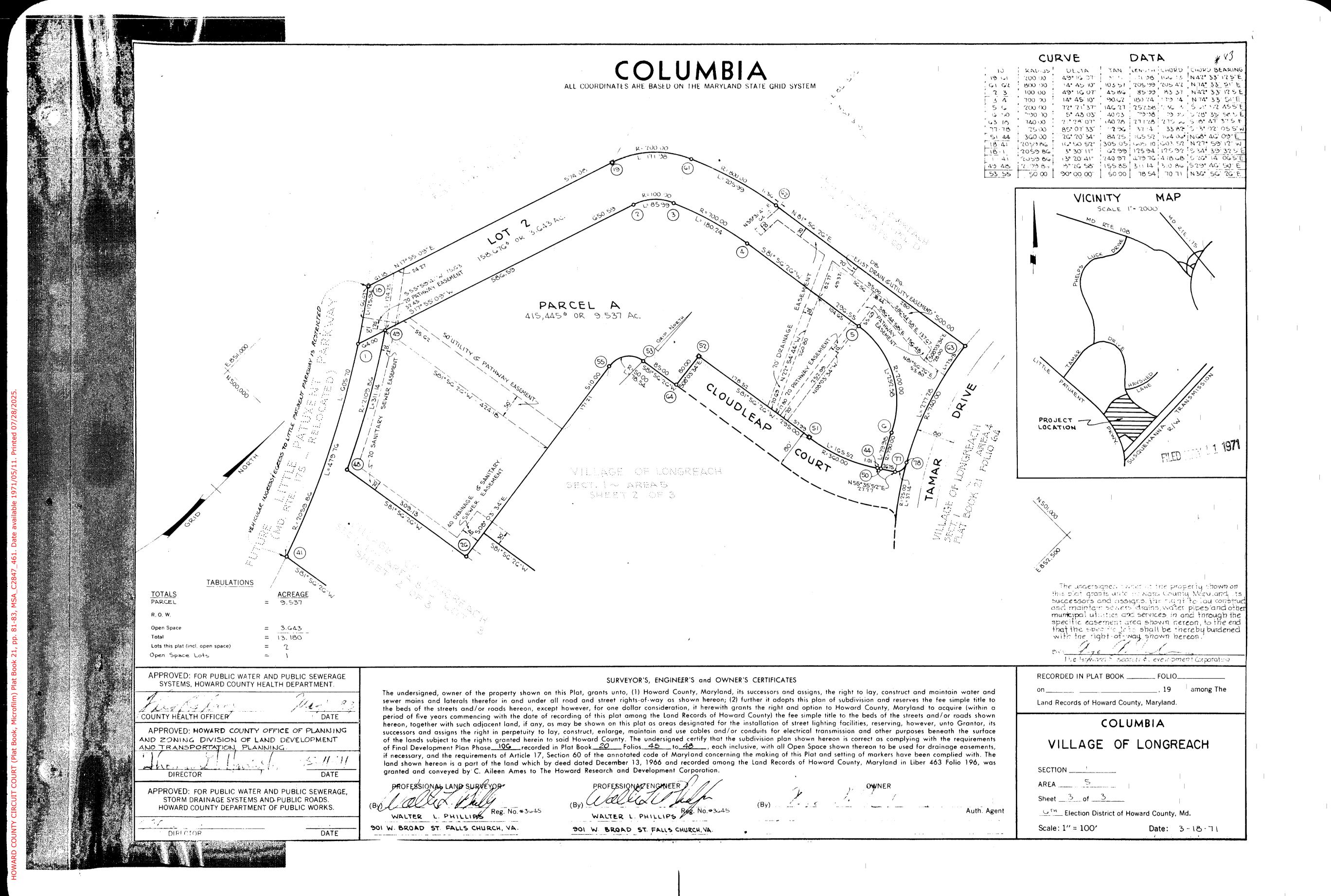
### COLUMBIA

# VILLAGE OF LONGREACH

SECT10	NC		
AREA		_5_	

CTH Election District of Howard County, Md.

Scale: 1" = 100'



LIBER | 2693 FOLIO 268

TAX ID: 16101036 ( Stewart Title & Escrow Inc. 10505 Judicial Drive) Suite 300 Fairfax, VA 22030

10-1006/MF

#### SPECIAL WARRANTY DEED

That SOUTHSIDE OIL, LLC, a Virginia limited liability company having an office at 4960 West Hundred Road, Chester, Virginia 23831, ("Grantor"), Grants, Bargains, Sells, Conveys and Specially Warrants to Gulzar, LLC, having an office at 6000 Foreland Garth Bartimore, MD 21206 ("Grantee"), for the sum of One Million Two Hundred Eighty Three Thousand dollars (\$1,283,000.00), with Special Warranty covenants, the land together with the Fundames, structures, fixtures, equipment and improvements located thereon, at Foreland Garth Road in Howard County, Maryland and more particularly described on Schedule A attached Fergto and incorporated herein for all purposes (the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to all liens, encumbrances, easements, restrictions, encroachments, defects and other title and survey matters affecting the Property at the time of recordation of the "Exxon Deed", as defined below, including all building, zoning and environmental ordinances, laws and regulations, including, but not limited to, any notices of violation or non-compliance citations, and all matters apparent from an inspection of the Property, or which a current, accurate survey of the Property would disclose, the lien of real property taxes, not yet due and payable and the lien of any special assessment(s) assessed against the Property, if any, which are not yet due and payable, collectively the "Permitted Encumbrances". It is understood and agreed that Permitted Encumbrances shall expressly include all easements, covenants, restrictions and reservations set forth in that certain Special Warranty Deed from ExxonMobil Oil Corporation, Grantor, to SOUTHSIDE OIL, LLC, Grantee, (the "Exxon Deed") recorded in Deed Book 12528 at page 499 in the land records of Howard County, Maryland.

2. GRANTEE SPECIFICALLY ACKNOWLEDGES THAT IT UNDERSTANDS THAT THE PROPERTY HAS BEEN USED FOR COMMERCIAL PURPOSES INCLUDING THE STORAGE, DISTRIBUTION AND MARKETING OF MOTOR FUELS, PETROLEUM, PETROLEUM BASED PRODUCTS AND OTHER CHEMICALS, AND THAT THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO SOIL AND SUB-SOIL OF THE PROPERTY AND SOIL, AIR, LAND, GROUNDWATER AND WATER, ON, UNDER, NEAR OR ADJACENT THERETO AND DRAINS, SEWERS, PIPES, WATER COURSES AND WATER TABLES AT, ON, UNDER OR IN THE VICINITY OF THE PROPERTY MAY HAVE BEEN CONTAMINATED OR IMPACTED BY OIL OR OTHER CONTAMINATION.

#### 3. Rights of First Refusal

a. Grantee shall not lease or agree to lease the Property, or any portion thereof, for a period of twenty (20) years following the Effective Date unless Grantee shall have first received an acceptable, bona fide offer to lease the Property, or any portion thereof, and shall have notified Grantor in writing of the party or parties making such offer, and the rent, terms and conditions thereof, and shall have attached thereto a complete executed copy or photocopy of said offer, and Grantor shall thereupon have the right (option) to lease the Property (or portion thereof) at the same rent and on the same terms and conditions as are contained in said offer. Said right may be exercised by giving notice of exercise to Grantee at any time within thirty (30) days after Grantor's receipt of notice of said offer. Within sixty (60) days after such exercise, Grantor and Grantee shall enter into a written lease at the same rent and upon the same

terms and conditions as are contained in said offer. If Grantor fails to exercise said option to lease and Grantee shall, for any reason, not thereafter lease the Property (or applicable portion thereof) to the party or parties making said offer at the rent and upon the terms and conditions thereof, the foregoing conditional prohibition against Grantee's lease of the Property shall continue in full force and effect, and Grantor's prior right to lease shall apply to any new offer to lease the Property or any portion thereof, all as more particularly described above.

- Grantee shall not sell, or otherwise dispose of the Property, or any part b. thereof, for a period of twenty (20) years following the Effective Date unless Grantee shall first have received an acceptable, bona fide offer for the purchase of the Property, and shall have notified Grantor in writing of the names of the party or parties making the offer, and the price, terms, and conditions thereof, and shall have attached thereto a complete, executed copy or photocopy of said offer; and Grantor shall thereupon have the right (option) to purchase the Property at the same price and on the same terms and conditions as are contained in said offer. Said right may be exercised by giving notice to Grantor at any time within thirty (30) days after Grantor's receipt of Grantee's notice of said offer. The purchase price hereunder shall be paid under the provisions set forth in the offer upon the conveyance by a legally sufficient special warranty deed. If Grantor fails to exercise said option to purchase and Grantee shall, for any reason, not thereafter sell the Property (or applicable portion thereof) to the party or parties making said offer at the price and upon the terms and conditions thereof, the foregoing conditional prohibition against Grantee's sale or other disposition of the Property shall continue in full force and effect, and Grantor's prior right to purchase shall apply to any new offer to purchase the Property or any portion thereof, all as more particularly described above.
- c. If Grantee is a business entity, a sale or other disposition of the Property shall be deemed to occur if any of the owners, members and/or shareholders of Grantee transfer, sell or otherwise dispose of some or all of their interests in Grantee. Notwithstanding the foregoing, however, if Grantee is a business entity, the rights of first refusal in this Section 3 shall not apply to any transfers from an individual owner of Grantee: (i) to any member of the individual owner's immediate family; (ii) to a trust established for the benefit of the individual owner or his or her immediate family; or (iii) to a corporation or partnership in which the individual owner or any member of his or her immediate family owns a majority interest. If Grantee is an individual, the rights of first refusal set forth in this Section 3 shall not apply to any sale, lease or other disposition of the Property to any member of the Grantee's immediate family. For purposes of this Subsection, the term "immediate family" shall mean an individual owner's parent, spouse, sibling, child or grandchild.
- d. The parties agree that the options granted under this Section 3 shall be continuing and independent of each other, and that Grantor's election not to exercise any one shall not affect Grantor's right to exercise any others.

#### 4. Engineering and Institutional Controls

a. Grantee acknowledges that the Property is and will be subject to Engineering and Institutional Controls imposed in connection with previous and ongoing corrective action activities at the Property. Grantee further acknowledges and agrees that in conducting its Remediation Activities, if any, Grantee shall, at its sole cost and expense, adopt

and use all engineering and related technical assistance available and standard to the industry and any required by any Public Authority or Grantor to protect the health and safety of persons. Grantor agrees to obtain, or to cause the Remediation Contractor to obtain, all necessary approvals for any Engineering and Institutional Controls required to achieve NFR Status at the Property. Grantee acknowledges that it may need to consider the use of engineering controls to prevent the migration of vapors and/or liquids containing Contamination into any buildings, underground utilities or storm water retention/detention ponds, including, without limitation, vapor extraction systems, vapor barriers, sealed sumps and storm pond liners. Grantee hereby agrees to maintain, preserve and comply with all Engineering and Institutional Controls that are or may be in the future imposed on the Property in connection with the Remediation Activities or corrective action activities conducted prior to or subsequent to the Effective Date.

- b. Grantee acknowledges that additional provisions regarding Engineering and Institutional Controls are set forth in the Exxon Deed and that all of such provisions are covenants running with the land, binding upon Grantee and the Property.
- c. The Engineering and Institutional Controls shall run with the land for the benefit of Grantor and its Affiliates and shall bind Grantee and its affiliates, subsequent owners, users and occupiers of the Property, including any successors, lessees, assignees and licensees, and shall continue until released by the applicable Public Authority. Any transferee, assignee, or successor owner, lessee, licensee, occupier or user of the Property shall take title to the Property subject to the foregoing and other recorded provisions regarding Engineering and Institutional Controls and shall acknowledge in writing that it is subject to such provisions. Grantor and Grantor-Related Parties shall have the right to enforce the provisions of this Section 4 against any subsequent owners, users and occupiers of the Property, including any successors, lessees, assignees and licensees.

#### 5. Grantor's Reservation of Access

This conveyance is made by Grantor and accepted by Grantee subject to the following reservation by Grantor for access to the Property following the Effective Date. Grantor reserves the right of access to the Property following the Effective Date, and Grantee on behalf of itself and the Grantee-Related Parties grants to Grantor access to the Property after the Effective Date, at no cost to Grantor, as Grantor and Grantor-Related Parties may require to the Property to undertake any environmental assessment, investigation, testing and Remediation Activities that Grantor (or the Remediation Contractor) deems necessary. Such access shall include, but is not limited to, the right to conduct such tests, take such groundwater or soil samples, excavate, remove, dispose of tanks and soil, and treat the soil and groundwater, conduct and/or continue environmental investigation, testing and Remediation Activities, and undertake such other actions as are reasonably necessary pursuant to such request. Grantor shall use commercially reasonable efforts to minimize disruption of the Grantee's business activities during any demolition, tank removal, remediation, soil removal and other activities. Grantor or Grantor-Related Parties shall provide Grantee as much advance notice as reasonably practical of all potentially disruptive or intrusive activities to be undertaken on the Property; such notice may be in the form of a periodic written schedule of activities delivered from time to time. No advance notice shall be required for non-disruptive activities such as periodic monitoring of wells on the Property, if any. Grantee hereby agrees to indemnify, defend and hold Grantor and

Grantor-Related Parties harmless from all Claims made, incurred or assessed against Grantor and Grantor-Related Parties by any persons or entities including, without limitation, the Public Authorities, as a result, directly or indirectly, of Grantee's failure to provide access to Grantor and Grantor-Related Parties. Grantee releases Grantor and Grantor-Related Parties from and against all Claims, including but not limited to those for loss of business and/or consequential damages associated with or arising out of Grantor's access to the Property pursuant to the terms of this Deed.

b. Grantee agrees that Grantor's reservation of access set forth in this Deed shall be a covenant that runs with the land herein conveyed and that Grantee agrees that Grantee shall not complete any sale, transfer or assignment of its interest in the Property or any part thereof or enter into any lease, license or right to occupy or use the Property or any part thereof without first obtaining from the purchaser, transferee, assignee, lessee, licensee, occupier or any other person or entity having the right to use the Property, its agreement to recognize Grantor's reservation of access and Grantor's reservation of access shall be inserted in any other deed or lease or other instrument conveying or demising the Property herein conveyed or any part thereof. Any transferee, assignee, or successor owner, lessee, licensee, occupier or user of the Property shall take title to the Property subject to Grantor's reservation of access. The rights and benefits of this reservation of access are personal to Grantor, inuring to the benefit of Grantor, its Affiliates, Grantor-Related Parties, successors and assigns. Grantor shall have the right to enforce the provisions of this Section 5 against any subsequent owners, users and occupiers of the Property, including any successors, lessees, assignees and licensees.

#### 6. Fuel Covenant

Grantee covenants and agrees that, for a period of twenty (20) years following the Effective Date, anyone who operates a business on any portion of the Property shall purchase motor fuels exclusively from Grantor; provided, however, if Grantor is unable to provide Exxonbranded motor fuels to the Property at any time during the aforementioned twenty (20) year period, then the restrictive covenant shall terminate with respect to the Property upon the later of: (a) the expiration of fifteen (15) years following the Effective Date or (b) the date that Grantor is no longer able to supply Exxon-branded fuel to the Grantee. It is understood and agreed that the terms of such sale and purchase arrangement will be governed by a fuel supply agreement between Grantor and Grantee, as the same may be amended, supplemented, or replaced from time to time.

#### 7. Covenants running with the Land

The conditions, covenants and other provisions set out in this Deed shall be covenants running with the land and shall be binding upon and (except as expressly provided otherwise) shall inure to the benefit of the Parties, their subsidiaries; Affiliates, legal representatives, heirs, successors and assigns, as applicable.

#### 8. Pro-ration of Taxes

Ad valorem taxes and special assessments, if any, against the Property for the year in which the Effective Date occurs will be pro-rated between Grantor and Grantee as of the

Effective Date of this Deed, and Grantee hereby assumes and agrees to pay same.

#### 9. Definitions

The following definitions are used in this Deed:

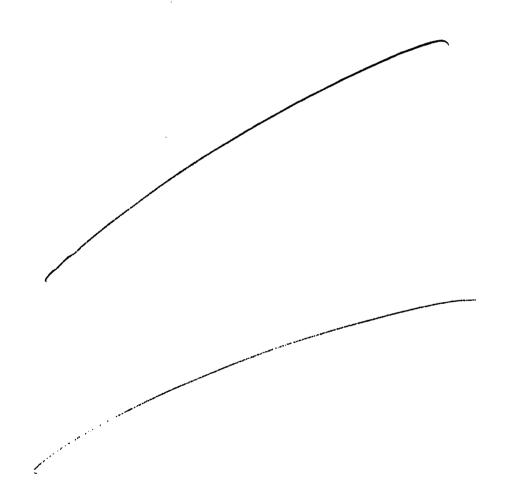
- a. "Affiliate" means, with respect to any person, any person which or who directly or indirectly controls, is controlled by, or is under common control with such person. (For purposes of this definition, "control" will be inferred conclusively from power to vote more than 50% of the voting shares or comparable voting interests.).
- b. "Claims" (or individually a "Claim"). The term Claims (or individually a Claim) means any pending or threatened suit, claim, cost, losses, damage, liability, payment, fine, penalty, cause of action, litigation, judgment, lien or expense, including but not limited to, reasonable attorneys' fees and other litigation expenses, whether known or unknown, that may be alleged or brought by any person or governmental entity, or any administrative, arbitration or governmental proceeding, investigation or inquiry.
- c. "Contamination" means the presence at, on, under, originating or migrating from any Property of any chemical, compound, material, substance or other matter that: (i) is a flammable, corrosive, explosive, hazardous, toxic or regulated material, waste, or other injurious or potentially injurious material, whether injurious or potentially injurious by itself or in combination with other materials; (ii) is a hydrocarbon, petroleum, petroleum additive or petroleum product, or natural gas or natural gas product; (iii) is controlled, designated in, regulated or governed by any applicable Environmental Law (as herein defined); or (iv) gives rise to any requirements or obligations (including but not limited to reporting, notice or publication requirements or response, removal or remediation) under any applicable Environmental Law. Contamination shall also include any previously unknown Contamination, any increase in existing Contamination or Covered Contamination.
- d. "Covered Contamination" means Contamination of the Property of a specific type and amount that satisfies all of the following conditions: (a) was disclosed in the Evaluations, (b) existed at, on, under, originated or migrated from the Property prior to date of the conveyance of the Property from Grantor to Grantee, (c) was caused by, resulted from or arose from Grantor's or Exxon's operations prior to date of the conveyance of the Property from Grantor to Grantee, and (d) is required to be remediated to industrial/commercial standards by a Public Authority pursuant to Environmental Laws existing and enforaeable on the Effective Date.
- e. "Environmental Law" or "Environmental Laws" means any and all federal, state, or local laws, statutes, ordinances, rules, decrees, orders, or regulations relating to the environment, hazardous substances, hazardous materials, hazardous waste, toxic substances, pollutants or words of similar import, or environmental conditions at, on, under, or originating or migrating from the Property, or soil, water and groundwater conditions, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §9601, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. §6901, et seq., the Toxic Substances Control Act, as amended, 15 U.S.C. § 2601, et seq.,

the Clean Air Act, as amended, 42 U.S.C. § 1857 et seq., the Federal Water Pollution Control Act, as amended, 42 U.S.C. § 1251 et seq., and the Federal Hazardous Materials Transportation Act, 49 U.S.C. § 1801 et seq., any amendments to the foregoing, and any similar federal, state or local laws, statutes, ordinances, rules, decrees, orders or regulations.

- f. "Evaluations" means the Phase I and/or Phase II evaluations of the Property prepared on behalf of Exxon and made available to Grantor and Grantee.
- g. "Grantee-Related Parties" means Grantee, its parent, subsidiaries, divisions, Affiliates, and their respective owners, officers, directors, employees, agents, representatives, contractors, invitees, servants, successors or assigns, its heirs and representatives and any lessee, licensee, occupier, user or subsequent owner of the Property.
- h. "Grantor-Related Parties" means Grantor, its parent, subsidiaries, and Affiliates and their respective owners, officers, directors, employees, agents, divisions, contractors, invitees, servants, representatives, successors and assigns.
- i. "NFR Status" means that no further remediation action is required to meet industrial/commercial standards as determined in writing by the Public Authority having jurisdiction over the Property, Remediation Activities or other applicable industrial/commercial state standards.
- j. "Public Authority" or "Public Authorities" means any governmental (federal, state, local or other), regulatory, judicial, or other competent authority, including without limitation, an authority responsible for the administration or collection of any tax; a body or self-regulating entity responsible for the administration of Environmental Laws; a body or self-regulating entity responsible for any or all parts of the energy sector; and a body or self-regulating entity responsible for planning and related legislative activities. "Public Authority" includes any person appointed by any of the foregoing to carry out an investigation or an inquiry.
- k. "Remediation Activities" or "Remediation Activity" means any investigation (including without limitation, any site investigation), study, assessment, testing, monitoring, containment, removal, disposal, closure, corrective action, remediation (whether active or passive), natural attenuation, bioremediation, response, monitoring, containment, removal, treatment, cleanup or abatement work, operations and maintenance, and Engineering or Institutional Controls, whether on-site or off-site, of Contamination to applicable standards as required by Environmental Laws.
- l. "Remediation Contractor" means the environmental engineering firm selected by Grantor responsible for the Remediation Activities related to the Covered Contamination at the Property.

TO HAVE AND TO HOLD the Property, together with the appurtenances, estate, title and interest thereto, unto Grantee, Grantee's successors, heirs and assigns, forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the Property unto Grantee, Grantee's successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not

otherwise.



IN WITNESS WHEREOF, Grantor has signed this deed this day of day of but EFFECTIVE as of the day of 2010, ("Effective Date").

Signed, sealed and delivered in the	presence of:
	GRANTOR:
Witness:	SOUTHSIDE OIL, LLC a Virginia limited liability company
By: Ning 2hou	By: lew M. uphy
Name: Uzug zhou	Name: Steven M. Uphoff  Title: President  Date:
STATE OF MAINIA )	Date
public in and for said State, personally apper proved to me on the basis of satisfactory evi to Special Warranty Deed and acknowledge	ne year 2010 before me, the undersigned, a notary eared Steven M. Uphoff, personally known to me or dence to be the individual whose name is subscribed d to me that they executed the same in their capacity the individual, or the person on behalf of which the
SEAL	Michelle Willes Burley Notary Public
	My Commission Expires: 10.31.2011
	org. #278512

All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. St. 1 6 2010 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

# **GRANTEE:**

Witness	s:	#/	N	0///	
By:	Carl C	19	1/1	willy	
NI	11/10		41	10 01/100	

Gulzar,	LLC, a	Maryland	Limited	Liability

Company

By: Chamion make

Title: PRESIDENT

Date: 09-08-10-

STATE OF Maylan ) ss.

On the day of day of day, in the year 2010 before me, the undersigned, a notary public in and for said State, personally appeared day of day o

**SEAL** 



Notary Public

My Commission Expires: 21314

# LIBER 12693 FOLIO 277

# SCHEDULE A LEGAL DESCRIPTION

BEING known and designated as Parcel C, as shown on the Plat entitled Columbia Village of Long Reach, Section 1, Area 5," which Plat is recorded among the Land Records of Howard County, Maryland, in Plat Book 21, folio 82.

TOGETHER WITH those rights provided in Deed, Agreement and Declaration of Covenants, Easements, Charges and Liens recorded in Liber 463 at Folio 158.

TOGETHER WITH those rights provided in Deed, Agreement and Declaration recorded in Liber 532 at Folio 181.

TOGETHER WITH those rights provided in Easement Agreement recorded in Liber 5186 at Folio 562.

Being more particularly described as follows:

Beginning at a rebar set on the northwesterly side of Foreland Garth (80' wide public right of way), where the same is intersected with the dividing line between Map 36, Grid 12, Parcel 344 (n/f lands of Exxon Mobil Corp.) and Map 36, Grid 12, Parcel 6 (n/f lands of Cedar-Long Reach, LLC) and from said point of beginning running thence:

- 1. Along said side of Foreland Garth, along a curve to the right with a radius of 365.21 feet, turning a central angle of 18°28'29", for an arc distance of 117.76 feet the chord of which bears South 35°28'06" West for a distance of 117.25 feet to a Mag Nail set; thence
- 2. Along same, South 44°42'20" West a distance of 173.83 feet to a rebar set, thence
- 3. Along the dividing line between Map 36, Grid 12, Parcel 344 and Map 36, Grid 12, Parcel 6, North 45°17'40" West a distance of 93.47 feet to a rebar set, thence
- 4. Continuing along same, along a curve to the right with a radius of 79.34 feet, turning a central angle of 37°14'04", for an arc distance of 51.56 feet the chord of which bears North 26°40'36" West for a distance of 50.66 feet to a rebar set; thence
- 5. Continuing along same, North 08°03'34" West a distance of 231.03 feet to a rebar set, thence
- 6. Continuing along same, North 81°56'26" East a distance of 65.00 feet to an iron pipe found, thence
- 7. Continuing along same, along a non-tangent curve to the left with a radius of 1890.00 feet, turning a central angle of 08°28'56", for an arc distance of 279.80 feet the chord of which bears South 62°19'30" East for a distance of 279.54 feet to the point and place of beginning.

Containing 61,289 square feet or 1.4070 acres of land.

# Real Property Data Search ( ) Search Result for HOWARD COUNTY

View Map No Ground Rent Redemption on File No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 101036

**Owner Information** 

Owner Name: GULZAR LLC Use: COMMERCIAL

Principal Residence: NO

**Mailing Address:** 6000 FORELAND GARTH COLUMBIA MD 21045-

OOLOWBIA WID 21040-

**Location & Structure Information** 

6000 FORELAND GARTH **Legal Description:** PAR C 1.407 AR S 1 COLUMBIA 21045-0000 6000 FORELAND GARTH

**Deed Reference:** 

VIL LONGREACH

/12693/ 00268

Map: Grid: Parcel:Neighborhood:Subdivision:Section:Block:Lot:Assessment Year:Plat No:00360012034430000.140000PAR C2024Plat Ref:

Town: None

**Premises Address:** 

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1996 1,540 SF 61,289 SF

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements

CONVENIENCE STORE/ C4

# **Value Information**

	Base Value	Value	Phase-in Assessments		
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025	
Land:	912,800	912,800			
Improvements	628,100	744,400			
Total:	1,540,900	1,657,200	1,579,667	1,618,433	
Preferential Land:	0	0			

# **Transfer Information**

Seller: SOUTHSIDE OIL LLC	Date: 09/16/2010	Price: \$1,283,000
Type: ARMS LENGTH IMPROVED	Deed1: /12693/ 00268	Deed2:
Seller: EXXON MOBIL CORPORATION	Date: 06/23/2010	Price: \$27,812,514
Type: ARMS LENGTH MULTIPLE	Deed1: /12528/ 00499	Deed2:
Seller: COLUMBIA MALL INC	Date: 08/29/2000	Price: \$975,000
Type: APMS I ENGTH IMPPOVED	Dood1: /05186/ 00558	Dood2:

Type: ARMS LENGTH IMPROVED Deed1: /05186/ 00558 Deed2:

# **Exemption Information**

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

# **Homestead Application Information**

Homestead Application Status: No Application

# **Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

te:

**BOOK: 17989 PAGE: 24** 

AFTER RECORDING RETURN TO: Chesapeake Conference Association of Seventh-day Adventists 6600 Martin Road Columbia, MD 21044

Tax ID#: 16-158666 & 16-158674

12/22/2017 10:39 AM Csh 0028 Reg 0047 T/Ref 0047100653 Grp 000001 R/Lne 000001 01 - Main Location \$16,750.00 Validation Number: 0047-114437 DOCUMENTIREBARED BY 0-1300000000-999999 99 Sage Fine Group, LLC 9178 Baltimore National Pike Suite 110 Ellicott City MD 24042

File:Number:219090ELGS.nt: \$3,350,000.00

This Deed, MADE THIS 15<sup>th</sup> day of December, 2017, by and between Celebration Church Incorporated, a Maryland corporation, party of the first part, and Chesapeake Conference Association of Seventh-day Adventists, a Delaware corporation, party of the second part.

WITNESSETH, That in consideration of the sum of THREE MILLION THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$3,350,000.00), the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, in fee simple, all that parcel of ground situated in Howard County, Maryland and as described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot 5 and Lot 6 on a plat entitled, "COLUMBIA, VILLAGE OF LONGREACH, SECTION 1 AREA 5, LOTS 5 AND 6", which plat is recorded among the Land Records of Howard County, Maryland as Plat 4796.

The improvements thereon being known as 6080 Foreland Garth, (Lot 5 & 6 Foreland Garth), Columbia, Maryland 21045.

Tax ID#: 16-158666 & 16-158674

BEING the same property which by deed dated July 20, 2012 and recorded among the Land Records of Howard County, Maryland in Liber No. 14331, folio 153, was granted and conveyed by Long Reach Interfaith Center, Inc., a Non-Profit Religious Organization, organized and existing under the law of the State of Maryland unto Celebration Church Incorporated, a Non-Profit Religious Organization, organized and existing under the laws of the State of Maryland.

SUBJECT TO those covenants, agreements, easement, charges, liens, restrictions, reservations and other encumbrances, as more particularly set forth in that certain Deed, Agreement and Declaration of Covenants, Easements, Charges, and Liens by and between The Columbia Park and Recreation Association, Inc., a Maryland non-profit membership corporation and C. Aileen Ames recorded in Liber 463, Folio 158, and any and all subsequent amendments and/ or supplements thereto, and that certain Long Reach Village Covenants, Deed, Agreement and Declaration by and between The Howard Research and Development Corporation, a Maryland corporation, Vera H. Campbell, and The Columbia Park and Recreation Association, Inc. a Maryland nonprofit membership corporation, recorded in Liber 532, Folio 181, and any and all subsequent amendments and/ or supplements thereto, among the Land Records of the aforesaid County.

TOGETHER with the buildings thereupon, and the rights in the sapeak Ref. 10 LR. Sugar Appurtenances and advantages thereto belonging, or in anywise appurtenances and advantages thereto belonging appurtenances and advantages appurtenances and advantages appurent appurtenances and advantages appurtenances and adv

CE53<sub>4</sub>17981. Date available 01/04/2018. Printed 07/28/2025.

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ALSO TOGETHER with all easements and rights of record, including, but not limited to the following: Easement and Agreement dated September 18, 1981 recorded in Liber 1072, Folio 045, Deed and Agreement of Easement dated September 18, 1981 recorded in Liber 1072, Folio 049, and Reciprocal Agreement of Easement dated August 20, 1996 recorded in Liber 4003, Folio 0591.

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, as Chesapeake Conference Association of Seventh-day Adventists its successors and/or assigns in fee simple.

AND the said party of the first part does hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the said party of the first part:

WITNESS:

All Taxos on Assossments certified to the Coilector of Taxes for Howard County, Mid. by 12/2/// have idean paid. This statement is for the purpose of permitting recordation and is not assurance against further taxofion even for prior periods, nor does it guarantee satisfaction of cutstanding tax sales

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# CERTIFICATION OF PREPARATION

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned Attorney duly admitted to practice before the Court of Appeals of the State of Maryland or by one of the parties named in this instrument.

Michael Grace, Esquire

File Number: 219090ELCS

**BOOK: 41439 PAGE: 486** 

LOAN #: 1165938

amounts due for all Escrow Items (the "Funds"). The amount of the Funds required to be paid each month may change during the term of the Loan. Borrower must promptly furnish to Lender all notices or invoices of amounts to be paid under this Section 3.

(b) Payment of Funds; Waiver. Borrower must pay Lender the Funds for Escrow Items unless Lender waives this obligation in writing. Lender may waive this obligation for any Escrow Item at any time. In the event of such waiver, Borrower must pay directly, when and where payable, the amounts due for any Escrow Items subject to the waiver. If Lender has waived the requirement to pay Lender the Funds for any or all Escrow Items, Lender may require Borrower to provide proof of direct payment of those items within such time period as Lender may require. Borrower's obligation to make such timely payments and to provide proof of payment is deemed to be a covenant and agreement of Borrower under this Security Instrument. If Borrower is obligated to pay Escrow Items directly pursuant to a waiver, and Borrower fails to pay timely the amount due for an Escrow Item, Lender may exercise its rights under Section 9 to pay such amount and Borrower will be obligated to repay to Lender any such amount in accordance with Section 9.

Lender may withdraw the waiver as to any or all Escrow Items at any time by giving a notice in accordance with Section 16; upon such withdrawal, Borrower must pay to Lender all Funds for such Escrow Items, and in such amounts, that are then required under this Section 3.

(c) Amount of Funds; Application of Funds. Lender may, at any time, collect and hold Funds in an amount up to, but not in excess of, the maximum amount a lender can require under RESPA. Lender will estimate the amount of Funds due in accordance with Applicable Law.

The Funds will be held in an institution whose deposits are insured by a U.S. federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender will apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender may not charge Borrower for: (i) holding and applying the Funds; (ii) annually analyzing the escrow account; or (iii) verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless Lender and Borrower agree in writing or Applicable Law requires interest to be paid on the Funds, Lender will not be required to pay Borrower any interest or earnings on the Funds. Lender will give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

(d) Surplus; Shortage and Deficiency of Funds. In accordance with RESPA, if there is a surplus of Funds held in escrow, Lender will account to Borrower for such surplus. If Borrower's Periodic Payment is delinquent by more than 30 days, Lender may retain the surplus in the escrow account for the payment of the Escrow Items. If there is a shortage or deficiency of Funds held in escrow, Lender will notify Borrower and Borrower will pay to Lender the amount necessary to make up the shortage or deficiency in accordance with RESPA.

Upon payment in full of all sums secured by this Security Instrument, Lender will promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower must pay (a) all taxes, assessments, charges, fines, and impositions attributable to the Property which have priority or may attain priority over this Security Instrument, (b) leasehold payments or ground rents on the Property, if any, and (c) Community Association Dues, Fees, and Assessments, if any. If any of these items are Escrow Items, Borrower will pay them in the manner provided in Section 3.

Borrower must promptly discharge any lien that has priority or may attain priority over this Security Instrument unless Borrower: (aa) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing under such agreement; (bb) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which Lender determines, in its sole discretion, operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (cc) secures from the holder of the lien an agreement satisfactory to Lender that subordinates the lien to this Security Instrument (collectively, the "Required Actions"). If Lender determines that any part of the Property is subject to a lien that has priority or may attain priority over this Security Instrument and Borrower has not taken any of the Required Actions in regard to such lien, Lender may give Borrower a notice identifying the lien. Within 10 days after the date on which that notice is given, Borrower must satisfy the lien or take one or more of the Required Actions.

# 5. Property Insurance.

- (a) Insurance Requirement; Coverages. Borrower must keep the improvements now existing or subsequently erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance. Borrower must maintain the types of insurance Lender requires in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan, and may exceed any minimum coverage required by Applicable Law. Borrower may choose the insurance carrier providing the insurance, subject to Lender's right to disapprove Borrower's choice, which right will not be exercised unreasonably.
- (b) Failure to Maintain Insurance. If Lender has a reasonable basis to believe that Borrower has failed to maintain any of the required insurance coverages described above, Lender may obtain insurance coverage, at Lender's option and at Borrower's expense. Unless required by Applicable Law, Lender is under no obligation to advance premiums for, or to seek to reinstate, any prior lapsed coverage obtained by Borrower. Lender is under no obligation to purchase any particular type or amount of coverage and may select the provider of such insurance in its sole discretion. Before purchasing such coverage, Lender will notify Borrower if required to do so under Applicable Law. Any such coverage will

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	St	tate of Ma	arylaı	nd Lan	d Insti	um	ent Intake	Sheet					
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INITIAL FINANCING STATEMENT FILE NUMBER IBER 12234 Folio 298		1b. This FINANCING STA (or recorded) in the RE	EALESIAIE	RECORDS	
TERMINATION: Effectiveness of the Financing Statement identifie	ed above is terminated w			m UCC3Ad) and provide Debte cured Party authorizing this	
Statement					
ASSIGNMENT (full or partial): Provide name of Assignee in item For partial assignment, complete items 7 and 9 <u>and</u> also indicate aff			ne of Assignor	in item 9	
CONTINUATION: Effectiveness of the Financing Statement ident continued for the additional period provided by applicable law	tified above with respect	to the security interest(s) of S	Secured Party	authorizing this Continuati	on Statement is
PARTY INFORMATION CHANGE:					
	neck <u>one</u> of these three b	oxes to:			
his Change affects Debtor or Secured Party of record	CHANGE name and/or a item 6a or 6b; and item		name: Comple 7b, <u>and</u> item 7		Give record name item 6a or 6b
CURRENT RECORD INFORMATION: Complete for Party Informatic	on Change - provide only	one name (6a or 6b)			
6a. ORGANIZATION'S NAME Colobration Church Incorporated					
Celebration Church Incorporated	FIRST PERSON	AL NAME	ADDITIO	NAL NAME(S)/INITIAL(S)	SUFFIX
1					
	ty Information Change - provide	only <u>one</u> name (7a or 7b) (use exact, fi	ull name; do not or	nit, modify, or abbreviate any part o	of the Debtor's name)
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7a. ORGANIZATION'S NAME  7b. INDIVIDUAL'S SURNAME  INDIVIDUAL'S FIRST PERSONAL NAME  INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)  MAILING ADDRESS  100 Abernathy Road NE Suite 480	CITÝ		STATE GA	POSTAL CODE 30328	SUFFIX
7a. ORGANIZATION'S NAME  7b. INDIVIDUAL'S SURNAME  INDIVIDUAL'S FIRST PERSONAL NAME  INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)  MAILING ADDRESS  100 Abernathy Road NE Suite 480	сітÝ Atlanta		STATE GA	POSTAL CODE 30328	SUFFIX COUNTRY USA
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7a. ORGANIZATION'S NAME  7b. INDIVIDUAL'S SURNAME  INDIVIDUAL'S FIRST PERSONAL NAME  INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)  MAILING ADDRESS  100 Abernathy Road NE Suite 480  COLLATERAL CHANGE: Also check one of these four boxes: Indicate collateral:  Il buildings, improvements, fixtures, equipment, wheel or hereafter acquired by the Debtor, and we	CITY Atlanta  ADD collateral  furniture, appa which are now or	✓ DELETE collateral  ratus and machinery thereafter located in	STATE GA RESTATE of or upon	POSTAL CODE 30328  covered collateral  kind and descript the real property of	SUFFIX COUNTRY USA ASSIGN collateral cion now described
7a. ORGANIZATION'S NAME  7b. INDIVIDUAL'S SURNAME  INDIVIDUAL'S FIRST PERSONAL NAME  INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)  MAILING ADDRESS  100 Abernathy Road NE Suite 480  COLLATERAL CHANGE: Also check one of these four boxes: Indicate collateral:  Il buildings, improvements, fixtures, equipment, when the attached Exhibit A and B, together with the	CITY Atlanta  ADD collateral  furniture, appa which are now or e income, rents,	✓ DELETE collateral  ratus and machinery thereafter located in	STATE GA RESTATE of or upon	POSTAL CODE 30328  covered collateral  kind and descript the real property of	SUFFIX COUNTRY USA ASSIGN collateral cion now described
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7a. ORGANIZATION'S NAME  7b. INDIVIDUAL'S SURNAME  INDIVIDUAL'S FIRST PERSONAL NAME  INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)  MAILING ADDRESS  100 Abernathy Road NE Suite 480  COLLATERAL CHANGE: Also check one of these four boxes: Indicate collateral:  Il buildings, improvements, fixtures, equipment, when or hereafter acquired by the Debtor, and we have the attached Exhibit A and B, together with the eccipts of Debtors's income and revenues from all the property of SECURED PARTY of RECORD AUTHORIZING TO THE PROPERTY O	CITY Atlanta ADD collateral , furniture, appa vhich are now or e income, rents, ll sources.	DELETE collateral  ratus and machinery hereafter located in issues, proceeds, and	RESTATE OF OF EVERY OF UPON I profits for	POSTAL CODE 30328  Sovered collateral  kind and descript the real property or come said property	SUFFIX  COUNTRY  USA  ASSIGN collateral  ion now described described described described
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7a. ORGANIZATION'S NAME  7b. INDIVIDUAL'S SURNAME  INDIVIDUAL'S FIRST PERSONAL NAME  INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)  MAILING ADDRESS  100 Abernathy Road NE Suite 480  COLLATERAL CHANGE: Also check one of these four boxes: Indicate collateral:  Il buildings, improvements, fixtures, equipment, when or hereafter acquired by the Debtor, and when the attached Exhibit A and B, together with the eccipts of Debtors's income and revenues from all this is an Amendment authorized by a DEBTOR, check here and part of the collifornia Baptist Foundation	CITY Atlanta ADD collateral , furniture, appa vhich are now or e income, rents, ll sources.  THIS AMENDMENT: provide name of authorizing	DELETE collateral  ratus and machinery hereafter located in issues, proceeds, and	STATE GA RESTATE of y of every or upon I profits for the profi	POSTAL CODE 30328  Sovered collateral  kind and descript the real property or said property  rom said property  ssignor, if this is an Assignm	SUFFIX  COUNTRY  USA  ASSIGN collateral  cion now described described described described described
7b. INDIVIDUAL'S SURNAME  INDIVIDUAL'S FIRST PERSONAL NAME  INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)  MAILING ADDRESS  100 Abernathy Road NE Suite 480  COLLATERAL CHANGE: Also check one of these four boxes: Indicate collateral:  Il buildings, improvements, fixtures, equipment, when or hereafter acquired by the Debtor, and when the attached Exhibit A and B, together with the eccipts of Debtors's income and revenues from all NAME OF SECURED PARTY OF RECORD AUTHORIZING To this is an Amendment authorized by a DEBTOR, check here and page. ORGANIZATION'S NAME	CITY Atlanta ADD collateral , furniture, appa vhich are now or e income, rents, ll sources.	DELETE collateral  ratus and machinery hereafter located in issues, proceeds, and	STATE GA RESTATE of y of every or upon I profits for the profi	POSTAL CODE 30328  Sovered collateral  kind and descript the real property or come said property	SUFFIX  COUNTRY  USA  ASSIGN collateral  ion now described described described described

**BOOK: 17989 PAGE: 31** 

# **EXHIBIT "A"**

# **Real Property Description**

THE LAND REFERRED TO HEREIN IS SITUATED IN HOWARD COUNTY, STATE OF MARYLAND, AND IS DESCRIBED AS FOLLOWS:

Lot 5 and Lot 6 as shown on a plat entitled "Columbia/Village of Longreach Section 1 Area 5 Lots 5 and 6" which Plat recorded among the Land Records of Howard County, Maryland as Plat 4796.

PROPERTY ADDRESS: 6080 Foreland Garth, Columbia, Maryland 21045

ASSESSOR'S PARCEL NUMBER(S): 16-158674 and 16-158666

### **EXHIBIT "B"**

All of Debtor's present and future right, title and interest in and to all of the following:

- (1) All of the following which are used now or in the future in connection with the ownership, management or operation of the real property described in Exhibit "A" and/or the improvements on such real property (the "Property"): machinery, equipment, engines, boilers, incinerators, installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air, or light; antennas, cable, wiring and conduits used in connection with radio, television, security, fire prevention, or fire detection or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extingulshing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers and other appliances; light fixtures, awnings, storm windows and storm doors; pictures, screens, blinds, shades, curtains and curtain rods; mirrors; cabinets, paneling, rugs and floor and wall coverings; fences, trees and plants; swimming pools; and exercise equipment (any of the foregoing that are so attached to the Property as to constitute fixtures under applicable law are referred to below as the "Fixtures");
- (2) All furniture, furnishings, equipment, machinery, building materials, appliances, goods, supplies, tools, books, records (whether in written or electronic form), computer equipment (hardware and software) and other tangible personal property (other than Fixtures) which are used now or in the future in connection with the ownership, management or operation of the Property or are located on the Property, and any operating agreements relating to the Property, and any surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Property and all other intangible property and rights relating to the operation of, or used in connection with, the Property, including all governmental permits relating to any activities on the Property (the "Personalty");
- (3) All current and future rights, including air rights, development rights, zoning rights and other similar rights or interests, easements, tenements, rights-of-way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses, and appurtenances related to or benefiting the Property, and all rights-of-way, streets, alleys and roads which may have been or may in the future be vacated;
- (4) All proceeds paid or to be paid by any insurer of the Property, the Fixtures, the Personalty or any other item listed in this Exhibit "B";
- (5) All awards, payments and other compensation made or to be made by any municipal, state or federal authority with respect to the Property, the Fixtures, the Personalty or any other item listed in this Exhibit "B", including any awards or settlements resulting from condemnation proceedings or the total or partial taking of the Property, the Fixtures, the Personalty or any other item listed in this Exhibit "B" under the power of eminent domain or otherwise and including any conveyance in lieu thereof;
- (6) All contracts, options and other agreements for the sale of the Property, the Fixtures, the Personalty or any other item listed in this Exhibit "B" entered into by Debtor now or in the future, including cash or securities deposited to secure performance by parties of their obligations;

- (7) All present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Property, or any portion of the Property (including proprietary leases or occupancy agreements if Debtor is a cooperative housing corporation), and all modifications, extensions or renewals (the "Leases");
- (8) All earnings, royalties, accounts receivable (including accounts receivable for all rents, revenues and other income of the Property, including parking fees, charges for food, health care and other services), issues and profits from the Property, or any other item listed in this Exhibit "B", and all undisbursed proceeds of the loan secured by the security interests to which this financing statement relates and, if Debtor is a cooperative housing corporation, maintenance charges or assessments payable by shareholders or residents;
- (9) All refunds (other than real property tax refunds applicable to periods before the real property tax year in which the loan secured by the security interests to which this financing statement relates was made) or rebates of (a) water and sewer charges, (b) premiums for fire and other hazard insurance, rent loss insurance and any other insurance required by Secured Party, (c) taxes, assessments, vault rentals, and (d) other charges or expenses required by Secured Party to protect the Property, to prevent the imposition of liens on the Property, or otherwise to protect Secured Party's interests (collectively, the "Impositions") by any municipal, state or federal authority or insurance company;
- (10) All tenant security deposits which have not been forfeited by any tenant under any Lease;
- (11) All funds on deposit pursuant to any separate agreement between Debtor and Secured Party for the purpose of establishing replacement reserves for the Property, establishing a fund to assure the completion of repairs or improvements specified in that agreement, or assuring reduction of the outstanding principal balance of the Indebtedness if the occupancy of or income from the Property does not increase to a level specified in that agreement, or any other agreement or agreements between Borrower and Lender which provide for the establishment of any other fund, reserve or account;
- (12) All names under or by which the Property or any part of it may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Property or any part of it; and
- (13) All proceeds from the conversion, voluntary or involuntary, of any of the above into cash or liquidated claims, and the right to collect such proceeds.

No Ground Rent Redemption on File No Ground Rent Registration on File View Map

Special Tax Recapture: None

District - 16 Account Identifier - 158666 **Account Number:** 

**Owner Information** 

CHESAPEAKE CONFERENCE ASSOCIATIONUse: Owner Name: **COMMERCIAL** 

> OF SEVENTH DAY ADVENTISTS Principal Residence:NO

**Deed Reference: Mailing Address:** 6600 MARTIN RD /17989/ 00024

COLUMBIA MD 21044-

**Location & Structure Information** 

NW FORELAND GARTH **Legal Description:** LOT 5 .934 A S1 **Premises Address:** COLUMBIA 21045-0000 FORELAND GARTH

VIL LONGREACH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: **Plat No:** 4796

0042 0021 0442 30000.14 0000 2024 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

40,685 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

# **Value Information**

	Base Value	Value	Phase-in Assessme	nts
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	400	400		
Improvements	0	0		
Total:	400	400	400	400
Preferential Land:	0	0		

# **Transfer Information**

Seller: CELEBRATION CHURCH INC	Date: 12/29/2017	Price: \$3,350,000
Type: ARMS LENGTH MULTIPLE	Deed1: /17989/ 00024	Deed2:
Seller: LONG REACH INTERFAITH CTR INC	Date: 09/27/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14331/ 00153	Deed2:
Seller: HOWARD RESEARCH DEVELOP	Date: 09/25/1981	<b>Price:</b> \$35,480

CORP

Type: ARMS LENGTH IMPROVED **Deed1:** /01072/ 00034 Deed2:

# **Exemption Information**

Partial Exempt A	ssessments:Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

# **Homestead Application Information**

Homestead Application Status: No Application

# **Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

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4/16/2018 12:16 PM Csh 0045 T/Ref 0048117073 Grp 000001 R/Lne / 1000001 01 - Main Location \$71,250.00 Validation Mumber: 0048-133195 1000000000-1300-409910-1300000000-999999 9999999999 Parcel Number: 16091014

Consideration Amount: \$14,250,000.00

Doc Type: Deeds

RETURN TO: Fidelity National Title Insurance Company One South Street, Suite 1250 Baltimore, Maryland 21202 ATTN: Sherry Dorsey-17-0387-FN

# SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made this day of April, 2018, by and between COLUMBIA ASSOCIATES LONGWOOD DEVELOPMENT LIMITED PARTNERSHIP, a Maryland limited partnership, formerly known as Columbia Associates, Grantor, party of the first part, and LONGWOOD AFFORDABLE LLC, a Maryland limited liability company, Grantee, party of the second part.

WITNESSETH, that in consideration of the sum of Fourteen Million Two Hundred Fifty Thousand and 00/100 Dollars (\$14,250,000.00), the actual consideration paid and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the party of the second part, its successors and/or assigns, in fee simple. all that parcel of land situate in County of Howard, State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Parcel A-1 as shown on the Plat entitled "Columbia Village of Long Reach, Section 1, Area 7, Parcel A-1 and Parcel A-2, a Resubdivision of Parcel A", which Plat is recorded among the Land Records of Howard County, Maryland as Plat No. 3918.

TOGETHER WITH the beneficial easements set forth Deed and Agreement of Easement dated November 11, 1977 and recorded among the Land Records of Howard County in Liber 855, folio 197 by and between The Columbia Park and Recreation Association, Inc. and The Howard Research and Development Corporation.

BEING the same property known and designated as Parcel A-1 as shown on the Plat entitled "Columbia Village of Long Reach, Section 1, Area 7, Parcel A-1 and Parcel A-2, a Resubdivision Parcel A", which Plat is recorded among the Land Records of Howard County, Maryland as Plat No. 3918.

**BEING** the same property conveyed to Grantor by virtue of a Deed dated December 27, 1977 and recorded among the Land Records of Howard County in Liber862, folio 707 from The Howard Research and Development Corporation.

BY the execution of this Deed, the party of the first part hereby certifies under the penalties of perjury that the actual consideration paid or to be paid including the amount of any mortgage of the deed of trust outstanding, is as hereinbefore set forth.

TOGETHER WITH the buildings thereupon, and the rights, allows, waters, waters,

213,

DMEAST #34102169 v1

BOOK: 18133 PAGE: 391

privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the described parcel of land and premises to the said party of the second part, its successors and/or assigns, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

WITNESS the hand and seal of the said Grantor the day and year first above written.

WITNESS:

BOOK: 18133 PAGE: 392

Name: Fory Verda

COLUMBIA ASSOCIATES LONGWOOD DEVELOPMENT LIMITED PARTNERSHIP, a Maryland limited partnership

By: LONGWOOD AFFORDABLE GP, LLC,

its General Partner,

By: BELVERON PARTNERS FUND III JV,

LLC, its Sole Member and Manager

By: BPRE THREE, LLC,

its Manager

By:

Paul T. Odland, Its Manager

## **ACKNOWLEDGEMENT**

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISES, to wit:

I HEREBY CERTIFY, that on this <u>12</u> day of April, 2018, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Paul T. Odland, who acknowledged himself to be the Manager of BPRE Three, LLC, which is the Manager of Belveron Partners Fund III JV, LLC, which is the manager of Longwood Affordable GP, LLC, which is the General Partner to Columbia Associates Longwood Development Limited Partnership, being authorized so to do, executed the within instrument in the capacity therein stated and for the purposes therein contained by himself as Manager.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

CHRIS GEWEHR
COMM. #2133152
Notary Public · California
San Francisco County
My Comm. Expires Nov. 8, 2019

NOTARY PUBLIC
My Commission Expires: Nov. 8<sup>42</sup>, 2019

All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by 1 10 10 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

**BOOK: 18133 PAGE: 393** 

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND.

Printed Name: Garland W. Gantt, III, Esq.

MARYLAND FORM WH-AR

# Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2018

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1.	Transferor Information		WOOD DEVELOPMENT LIMITED PARTNERS	SHIP			
2.	Reasons for Exemptic	on					
	Resident Status		s signed, I, Transferor, am a resident of the	State of Maryland.			
		Transferor is a resident er (COMAR)03.04.12.02B(11) document on Transferor's	ntity as defined in Code of Maryland Regula ), I am an agent of Transferor, and I have a behalf.	tions uthority to sign this			
	Principal Residence	Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.					
		jury, I certify that I have example te.	nined this declaration and that, to the	best of my			
3a.	Individual Transferor	rs					
	Witness		Name	**Date			
			Signature				
3b.	Entity Transferors	21	COLUMBIA ASSOCIATES LON DEVELOPMENT LIMITED PAR				
	Witness/Attest		Name of Entity  By				
			Tony J. Verdon	4/12/18			
			Name Authorized Signatory	∕ **Date			
			Title				

Note: Form is only valid if recordation occurs within 60 days of execution of this form.

<sup>\*\*</sup> Form must be dated to be valid.

17-0387-fn

State BOOKylaatBBand Chstrament Intake Sheet

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

Baltimore City

**◯** County: HOWARD

# HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 18133, p. 0396, MSA\_C<u>E53\_18125. Date available 04/19/2018</u>. Printed 07/28/2025.

Addendum

BOOKatesofs Marx and Issand Instrument Intake Sheet

Baltimore City County: Howard

The addendum form should be used when one transaction involves more than two instruments. Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.

(Type or Print in Black Ink Only - All Copies Must Be Legible)

	(Type or	Print in Black Ink Only	y - All Co	pies Must Be I	Legible)		
	Amount of Fees	Doc. 3	D	oc. 4	Doc. 5	Doc. 6	
	Recording Charge	20.00		75.00	75.00		
	Surcharge	40.00		40.00	40.00		
(Continued)	State Recordation Tax			4,705.00			
Fees	State Transfer Tax						
	County Transfer Tax						
	Other						
	Other						
	Doc. 3 - G	Doc. 3 - Grantor(s) Name(s)			Doc. 4 - Grantor(s) Name(s)		
	Greystone Servicing Corporation, Inc.		Longwood Affordable, LLC				
(Continued)							
Transferred							
From	Doc. 5 - Grantor(s) Name(s)		Doc. 6 - Grantor(s) Name(s)				
	Greystone Servicing Cor	poration, Inc.	·				
	Doc. 3 - Owner(s) of Record, if Different from Grantor(s)		Doc. 4 - Owner(s) of Record, if Different from Grantor(s)				
	Doc. 5 - Owner(s) of Rec	cord, if Different from Gra	antor(s)	Doc. 6 - Ow	ner(s) of Record, if Differ	rent from Grantor(s)	
•	Dog 2 C	Frantee(s) Name(s)			Dog 4 Cuantag(a) N	(a m a (a)	
	Fannie Mae	rantee(s) Name(s)		Doc. 4 - Grantee(s) Name(s)  EB Affordable Housing Financing, LLC			
	ramme wae		EB Attordable Housing Finance		ne riousing rinancing, i	JLC	
(Continued)			•				
Transferred To	Doc 5 - G	Frantee(s) Name(s)			Doc. 6 - Grantee(s) N	ama(c)	
Transictica 10	EB Affordable Housing I				Doc. 0 - Grantee(s) 14	anic(s)	
	EB Attordable Housing I	manonig, bbc					
	Doc. 3 - Additional N	ames to be Indexed (Op	tional)	Doc. 4 - Ac	dditional Names to be l	Indexed (Optional)	
(6)				Todd Travis,			
(Continued)							
Other Names to	Doc. 5 - Additional Na	ames to be Indexed (Op	tional)	Doc. 6 - Ac	dditional Names to be l	Indexed (Optional)	
be Indexed	Longwood Affordable LI						
	Special Recording Instructions (if any)						
Special							
Instructions							
instructions							

MSASSU1242-743

MSASSU1242-743

# Real Property Data Search () Search Result for HOWARD COUNTY

**View Map** No Ground Rent Redemption on File No Ground Rent Registration on File

Special Tax Recapture: None

**Account Number:** District - 16 Account Identifier - 091014

**Owner Information** 

LONGWOOD AFFORDABLE LLCUse: **Owner Name: APARTMENTS** 

Principal Residence:NO

11810 GRAND PARK AVE **Mailing Address:** 

Deed Reference: /18133/ 00390

SUITE 600 NORTH BETHESDA MD 20852-

**Location & Structure Information** 

**Premises Address:** 6150 FORELAND GARTH Legal Description: PAR A-1 2.559 AR

COLUMBIA 21045-0000 6150 FORELAND GARTH

VIL LONGREACH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 0036 0012 0430 30000.14 0000 PA1 2024 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1979 81,814 SF 2.5500 AC

Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements **Stories Basement Type** 

APARTMENT /

# **Value Information**

	Base Value	Value	/alue Phase-in Assessmer		
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025	
Land:	1,110,700	1,110,700			
Improvements	6,709,700	8,544,500			
Total:	7,820,400	9,655,200	8,432,000	9,043,600	
Preferential Land:	0	0			

# **Transfer Information**

Seller: COLUMBIA ASSOCIATES Type: NON-ARMS LENGTH OTHER	<b>Date:</b> 04/16/2018 <b>Deed1:</b> /18133/ 00390	Price: \$14,250,000 Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00862/ 00707	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

# **Exemption Information**

Partial Exempt Assessme	nts:Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

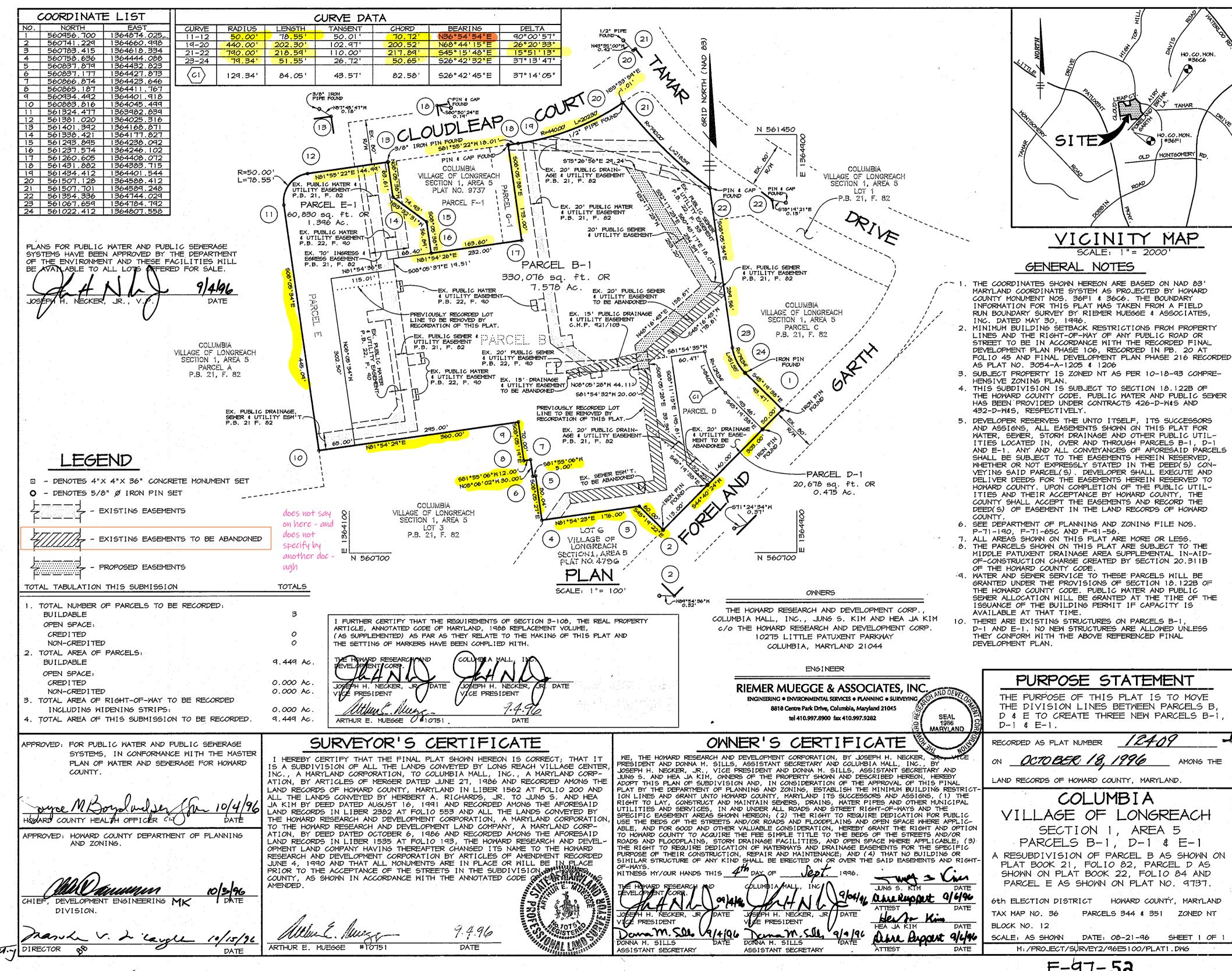
Special Tax Recapture: None

# **Homestead Application Information**

Homestead Application Status: No Application

# **Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:



F-97-52

# **EXEMPT FROM TRANSFER AND RECORDATION TAXATION** UNDER TAX-PROPERTY ARTICLE SECTION 12-108 (P)

000589

# DEED

THIS DEED made this 21 St day of November, 2003, by and **HOWARD** between RESEARCH DEVELOPMENT AND, CORPORATION a Maryland corporation, and LRVC Business Trust, a Maryland business trust (the "Grantee").

WHEREAS, Grantor has established Grantee as a Maryland business trust: and

WHEREAS. Grantor is the sole shareholder of Grantee and Grantor owns all of the beneficial interests in Grantee.

WHEREAS, Grantor is also the sole trustee of Grantee,

NOW, THEREFORE, WITNESSETH, THAT IN CONSIDERATION of the Grantee's payment to the Grantor of NO DOLLARS (which is the actual consideration paid or to be paid for the within conveyance), and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by the Grantor, the Grantor hereby grants and conveys to the Grantee and the Grantee's successors and assigns, in fee simple, all of those parcels of land located in Howard County, Maryland and described in Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all of the improvements thereon and all of the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in any way appertaining (all of which land, improvements and appurtenances are hereinafter referred to collectively as "the Property").

TO HAVE AND TO HOLD the Property unto and to the proper use and benefit of the Grantee and the Grantee's successors and assigns, in fee simple.

SUBJECT TO THE OPERATION AND EFFECT of any and all instruments of record among the Land Records of Howard County, Maryland on the date hereof.

THE GRANTOR HEREBY COVENANTS that the Grantor is seized of the title to the Property which is hereby granted; except as is hereinabove expressly set forth, will warrant specially such title and will give such further ac assurances thereof as may be requisite. to the Collector of Taxes for

- Howard County, Md. by 1//26/1 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales. 16-200239

THE GRANTOR HEREBY CERTIFIES that the within grant is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the Grantor's property and assets.

The total payment per Section10-912(b) of the Tax-General Article, Annotated Code of Maryland, is: \$0.00.

IN WITNESS WHEREOF, the Grantor has executed and ensealed this Deed or caused it to be executed and ensealed on its behalf by its duly authorized representatives, the day and year first above written.

WITNESS:

HOWARD RESEARCH AND DEVELOPMENT **HOLDINGS** CORPORATION

STATE OF MARYLAND COUNTY OF HOWARD: TO WIT:

I HEREBY CERTIFY, that on this 2/st day of November 2003, before me, a Notary Public of the State of Maryland, personally appeared Tellrey C. Folksitz, who acknowledged himself to be the Vice President of Howard Research and Development Holdings Corporation, Grantor, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Notary Public

My commission expires: 371/07

# **AFFIRMATION**

The undersigned affirms that he prepared the foregoing deed and that he is an attorney licensed to practice law in the State of Maryland.

Jru Hothschild

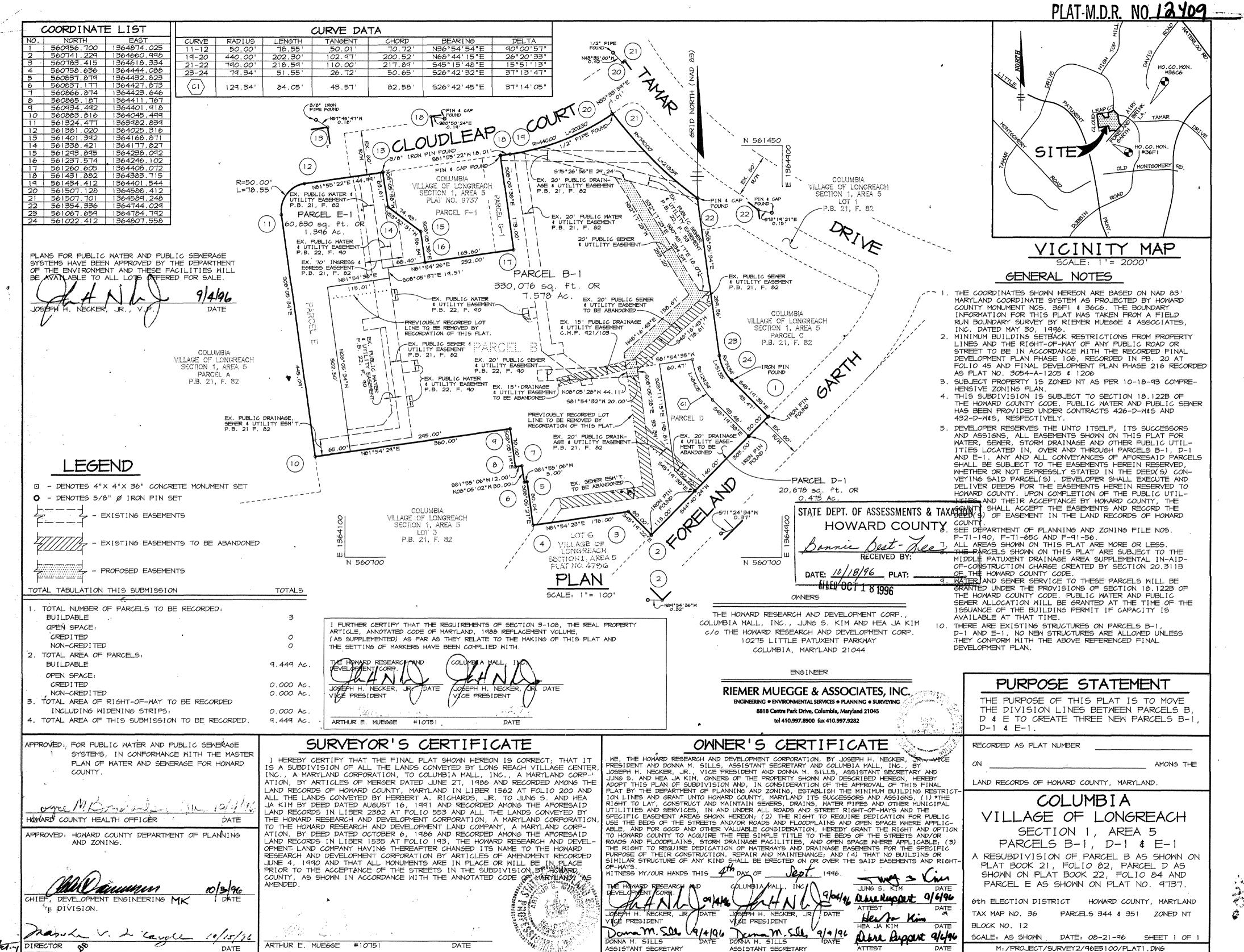
Bruce I. Rothschild

MADAM/MR. CLERK: Bruce I. Rothschild, P.A. 10500 Little Patuxent Parkway, Suite 650 Columbia, Maryland 21044

# Exhibit A

Parcel E-1, as shown on the Plat entitled, "Columbia, Village of Longreach, Section 1, Area 5," recorded among the Land Records of Howard County, Maryland, as Plat No. 12409

IMP FD SLRE \$ 20.00 RECORDING FEE 20.00 TOTAL 40.00 Rest HO02 Rcpt \$ 50071 MDR & \$8937 Nov 26, 2003 11:13 am



95 694. Date Svailable 1996/10/18. Printe 8 07/28/2025 8

CIRCUIT

MSA CSW2125 - 694

View Map No Ground Rent Redemption on File No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 200239

**Owner Information** 

Owner Name: LRVC BUSINESS TRUSTATIONUse: COMMERCIAL

Principal Residence:NO

Mailing Address: PO BOX 833 Deed Reference: /07853/ 00217

COLUMBIA MD 21044-0833

**Location & Structure Information** 

Premises Address: 8795 CLOUDLEAP CT Legal Description: PARCEL E1 1.396 A COLUMBIA 21045-0000 8795 CLOUDLEAP CT

8795 CLOUDLEAP CT VIL OF LONGREACH S 1 A 5

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 12409

0036 0012 0006 30000.14 0000 E 1 2024 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1.3900 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

/

# **Value Information**

	Base Value	Value Phase-in Assessmer		ssments
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	385,900	385,900		
Improvements	0	0		
Total:	385,900	385,900	385,900	385,900
Preferential Land:	0	0		

# **Transfer Information**

Seller: HRD HOLDINGS CORPORATION	Date: 11/26/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07853/ 00217	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

# **Exemption Information**

Partial Exempt Assessments	s:Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

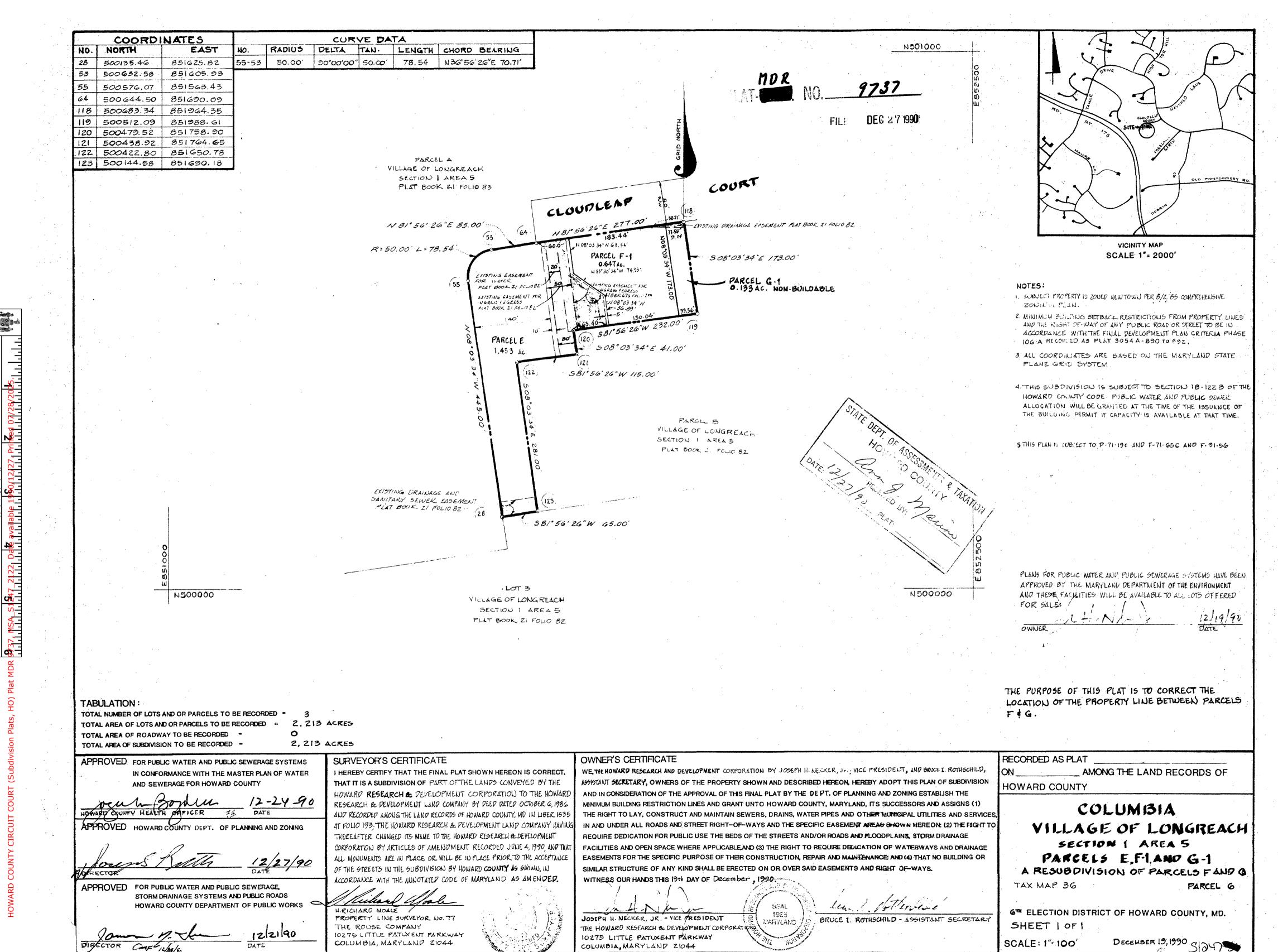
# **Homestead Application Information**

Homestead Application Status: No Application

# **Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

ve Feedbac



MSA 571 1945-5199

I 9100

BOOK: 21403 PAGE: 317

Howard Cty Circuit Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$6,000.00
TOTAL \$6,060.00
WAR TC
Mar 16, 2022 01:54 pm

Quantum Title Corporation File No. **MD-22-6201** Tax ID # **16-200247** 

03/16/2022 12:31 PM PD Parcel Number: 200247 Doc Type: Deed Simple Consideration Amount: \$1,200,000.00 Recordation Tax \$6,000.00 Cty Transfer Tax \$15,000.00 Property Tax \$0.00 All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by PD 03/16/2022 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

This Deed, made this 11th day of March, 2022 by and between Joon Hyun Nam and Nam S. Nam-Kim, parties of the first part, Grantors; and Cloudleap, LLC, a Maryland Limited Liability Company, party of the second part, Grantee.

# - Witnesseth -

That for and in consideration of the sum of ONE MILLION TWO HUNDRED THOUSAND AND 00/100 (\$1,200,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Cloudleap, LLC, a Maryland Limited Liability Company, as sole owner, its assigns, the survivor of it and the survivor's heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the County of Howard, State of Maryland and described as follows, that is to say:

Being known and designated as Lot F-1 as shown on Plat entitled "Columbia Village of Long Reach" Section 1, Area 5, Parcels E, F-1 and G-1, Resubdivision of Parcel F and G" which Plat is recorded among the Land Records of Howard County as Plat No. 9737.

Information only:

Property Address: 8785 Cloudleap Court Columbia, Maryland 21045

Being the same property which by deed dated July 7, 2011, and recorded among the Land Records of Howard County, Maryland on July 13, 2011, in Liber 13333, in Folio 255, was granted and conveyed by Hong & So, LLC, a Maryland limited liability company unto Joon Hyun Nam and Nam S. Nam-Kim.

**Together** with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Cloudleap, LLC, a Maryland Limited Liability Company, as sole owner, its assigns, the survivor of it and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Deed - Individual

File No MD-22-6201

BOOK: 21403 PAGE: 318

As Witness the hands and seals of swritten.	said Grantors, the day and year first	above
(SEAL) Witness (SEAL)	Joon Hyun Nam	SEAL)
STATE OF MARYLAND COUNTY OF MONTGOMERY, to wit:		
I hereby certify that on the 11th day of Ma Public of the State of Maryland, in and for Joon Hyun Nam and Nam S. Nam-Kim, ki person whose name is subscribed to the v of law that the matters and facts set forth	the County aforesaid, personally ap nown to me or satisfactorily proven within instrument and made oath in	opeared to be the
As witness, my hand and notarial seal.	CHRISTINA SHIN	
Signature of Notary Public My Commission Expires:	NOTARY PUBLIC MONTGOMERY COUNTY MARYLAND MY COMMISSION EXPIRES AUGUST 25, 20	23
THIS IS TO CERTIFY that the with supervision of the undersigned, an Attorne of Appeals of Maryland.	in Deed was prepared by, or under ey duly admitted to practice before t	the he Court
F	Robinson S. Rowe, Esq.	(SEAL)

AFTER RECORDING, PLEASE RETURN TO: Quantum Title Corporation 909 Rose Avenue Suite 640 North Bethesda, MD 20852

Deed - Individual

File No MD-22-6201

BOOK: 21403 PAGE: 319

HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 21403, p. 0319, MSA\_CE53\_21395. Date available 03/17/2022. Printed 07/28/2025.

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2022

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1.	Transferor Informati	ion		
	Name of Transferor <u>Na</u>	am S. Nam-Kim		
2.	Description of Propert	y (Street address. If no address	is available, include county, district, subdistrict	and lot numbers).
	8785 Cloudleap Court, C	Columbia, MD 21045		
3.	Reasons for Exemptio	on		
	Resident Status	As of the date this form i	is signed, I, Transferor, am a resident of the Si	tate of Maryland.
		Transferor is a resident e (COMAR)03.04.12.02B(1 document on Transferor	entity as defined in Code of Maryland Regulatio $1$ ), I am an agent of Transferor, and I have auss behalf.	ns Ithority to sign this
	Principal Residence	residence as defined in I	a resident of the State of Maryland, the Prope RC 121 (principal residence for 2 (two) of the la ch with the State Department of Assessments	ast 5 (five) years) and is
	Under penalty of per knowledge, it is true,	jury, I certify that I have exam , correct, and complete.	nined this declaration and that, to the bes	t of my
3a,	Individual Transfero	DUS .	Nam S. Nam-Kim Name Signature	**Date
3b.	Entity Transferors			
	Witness/Attest		Name of Entity	
			Ву	
			Name	**Date
			Title	

 $\ast \ast$  Form must be dated to be valid.

**Note:** Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

**To the Clerk of the Court:** Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912. 01/22

BOOK: 21403 PAGE: 320

HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 21403, p. 0320, MSA\_CE53\_21395. Date available 03/17/2022. Printed 07/28/2025.

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2022

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1.	Transferor Informati	ion		
	Name of Transferor <u>Jo</u>	oon Hyun Nam		
2. [	Description of Propert	<b>ty</b> (Street address. If no ad	dress is available, include county, district, so	ubdistrict and lot numbers).
8	3785 Cloudleap Court, C	Columbia, MD 21045		
			the destruction of the control of th	
3. F	Reasons for Exemptio	on /		
	Resident Status	As of the date this	form is signed, I, Transferor, am a resident	of the State of Maryland.
			ident entity as defined in Code of Maryland F .02B(11), I am an agent of Transferor, and I sferor's behalf.	
	Principal Residence	residence as define	longer a resident of the State of Maryland, t ed in IRC 121 (principal residence for 2 (two) as such with the State Department of Asse	of the last 5 (five) years) and is
	Under penalty of per knowledge, it is true,	jury, I certify that I have, correct, and complete.	e examined this declaration and that, to	the best of my
3a.	Individual Transfero	ors		
			Joon Hyun Nam	
	Witnes		Name	**Date
			Signature	3/11/22
3b.	Entity Transferors		· · · · · · · · · · · · · · · · · · ·	
	Witness/Attest		Name of Entity	
			Ву	
			Name	**Date
			Title	

\*\* Form must be dated to be valid.

**Note:** Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

**To the Clerk of the Court:** Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912. 01/22

View Map No Ground Rent Redemption on File No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 200247

**Owner Information** 

Owner Name: CLOUDLEAP LLC Use: COMMERCIAL

Principal Residence:NO

Mailing Address: 7404 WHITE HOUSE LANE Deed Reference: /21403/ 00317

LAYTONSVILLE MD 20882-

**Location & Structure Information** 

**Premises Address:** 8785 CLOUDLEAP CT COLUMBIA 21045-0000

**Legal Description:** PARCEL F 1 .627 A 8785 CLOUDLEAP CT

VIL OF LONGREACH S 1 A 5

Map: Grid: Parcel: Neighborhood:Subdivision: Section: Block: Lot: Assessment Year:Plat No: 97370036 0012 000630000.140000F 1 2024Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1991 1,944 SF 27,312 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

FAST FOOD / C4

#### **Value Information**

	Base Value	Value	Phase-in Asses	Phase-in Assessments		
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025		
Land:	546,200	546,200				
Improvements	449,900	618,000				
Total:	996,100	1,164,200	1,052,133	1,108,167		
Preferential Land:	0	0				

#### **Transfer Information**

Seller: NAM JOON H	Date: 03/16/2022	Price: \$1,200,000
Type: ARMS LENGTH IMPROVED	Deed1: /21403/ 00317	Deed2:
Seller: HONG & SO LLC Type: NON-ARMS LENGTH OTHER	<b>Date:</b> 07/13/2011 <b>Deed1:</b> /13333/ 00255	Price: \$500,000 Deed2:
Seller: JEON SUNG SOOK  Type: NON-ARMS LENGTH OTHER	Date: 11/20/2003 Deed1: /07927/ 00556	Price: \$0 Deed2:

## **Exemption Information**

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

## **Homestead Application Information**

Homestead Application Status: No Application

#### **Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No ApplicationDate:

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TRANSFER TO GOVERNMENT
Exempt from Recordation Tax and Transfer Tax under
Annotated Code of Maryland, Tax Property Article,
Sections 12-108 (a) and 13-207(a), respectively, and
exempt from Recording Fees under Annotated Code of Maryland,
Real Property Article, Section 3-603

Tax I.D. No. 16-101028 and 16-200255

Colony Title Group, Ltd. 5950 Symphony Woods Road Suite 418
Columbia, MD 21044

13-41382

Project No. C-0309

#### **DEED**

THIS DEED is made this \_\_\_\_\_ day of October, 2014, by and between LONG REACH VILLAGE ASSOCIATES, LLC, (the "Grantor"), a Delaware limited liability company and HOWARD COUNTY, MARYLAND (the "Grantee"), a body corporate and politic.

WHEREAS, the Grantor owns, in fee simple, that certain real property commonly known as 8775 Cloudleap Court, Columbia, Howard County, Maryland and shown as: "Parcel B-1" comprising 7.578 acres, more or less, on a plat of subdivision titled "Columbia Village of Longreach, Section 1, Area 5, Parcels B-1, D-1 & E-1, A Resubdivision of Parcel B as shown on Plat Book 21, folio 82, Parcel D as shown on Plat Book 22, Folio 84 and Parcel E as shown on Plat No 9737", said plat recorded among the Land Records of the County as Plat MDR No. 12409; currently referred to as of the date hereof as Tax Account No. 16-101028, Tax Map 36, Grid 12, Parcel 6, PAR B-1; and of (ii) "Parcel G-1", comprising 0.133 acres, more or less, as shown on a plat of subdivision titled "Columbia Village of Longreach, Section 1, Area 5, Parcels E, F-1, and G-1 a Resubdivision of Parcels F and G", said plat recorded among the Land Records of the County as Plat MDR No. 9737; located within the Sixth Election District of Howard County, Maryland, and more commonly shown as Parcel 6 on Tax Map 36 (the "Grantor's Parcel").

**WHEREAS**, the Grantor by this Deed is conveying to Grantee the Grantor's Parcel, comprising 6.140 acres, more or less (the "Property").

**NOW**, **THEREFORE WITNESSETH**, in consideration of Five Million Dollars (\$5,000,000.00), the Grantor hereby grants and conveys unto the Grantee, its successors and assigns, in fee simple, the Property, being more particularly described in Exhibit "A" attacked hereto and made a part hereof.

THE PROPERTY BEING part of the Grantor's Parcel conveyed by Cedar-Long Reach LLC, a Delaware limited liability company to the Grantor by Special Warranty Deed dated a October 29, 2010 and recorded among the Land Records of Howard County, Maryland in Liber 3 12828, folio 123 on November 9, 2010.

业

TOGETHER with all buildings and improvements thereon and all rights, alleys ways easements, waters, privileges appurtenances and radventages belonging or in anywish appertaining thereto.

Number: 0047-077506
-1300-\$19\$10-1300000000-9999
ber: 1048
Deeds so and 28
ion Amarica: \$0.00
ts, or

/Ref 0047071220 Grp 000001 R/Lne - Main Location 0.00

Reg 0047

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns, in fee simple forever.

THE GRANTOR hereby covenants that it is the sole owner of the Property, that Grantor has not done or suffered to be done any act, matter or thing whatsoever to encumber the Property, that Grantor warrants specially the Property subject to matters of public record, that Grantor will execute such further assurances of the same as may be requisite, and that Grantor, and its signatory, are duly authorized and have the power and right to convey the Property.

This Deed is subject to the environmental covenant acknowledged by Grantor and the Maryland Department of the Environment dated on or about September 29, 2014, and recorded in the Land Records of Howard County, Maryland, at Liber 15805 folio 142, which covenant prohibits the use of groundwater beneath the Property.

All references herein to Grantor shall be deemed plural if more than one person has an interest in the Property. Any pronoun reference herein shall be deemed to apply to the appropriate gender or person, as the case may be.

IN WITNESS WHEREOF, the parties have caused this Deed to be executed and delivered, under seal, by its duly authorized officer or official, on the date first above written.

WITNESS/ATTEST:

**GRANTOR:** ∠ LONG REACH VILLAGE ASSOCIATES, LLC

a Delaware limited liability company

Carl J. Verstandig,

Managing Member and Authorized Signatory

Date: /0/1/

belitus structures autiod the Collinsia of Yang for hove been weld, this statement is for the inclusion of asimilary recording on and is not ascurence against to her tank in a country of

**ช**่อยส ที่ มูนอเกาท์อล รดไซไล**ดาว**ก **จัก** 

outstanting tax sales

[Notary follows on the next page.]

STATE OF MARYLAND, // COUNTY/CITY, TO WIT:
I HEREBY CERTIFY that on this day of, 2014, before me, the subscriber, a Notary Public of the State of Maryland, in and for County/City
personally appeared Carl J. Verstandig, Managing, Member and Authorized signatory of Long
Reach Village Associates, LLC, a Delaware limited liability company, the Grantor in the withir
Deed, and he acknowledged the same to be the act of the limited liability company for the purposes stated therein.
AS WITNESS my Hand and Notaria Sea 1787
Novary Public
My Commission Expires: /2/6/15 / 7711 Thinking

[Signatures continue on the following page.]

## **Exhibit A**

#### PARCEL ONE:

BEING KNOWN AND DESIGNATED as Unit No. 2, LRVC Revitalization Condominium, being part of the property in horizontal property regime known as LRVC Revitalization Condominium, as said Unit and said Condominium are established pursuant to a Declaration and By-Laws recorded among the Land Records of Howard County in Liber WAR 15780, folio 71-88, by Long Reach Village Associates, LLC and as shown on Plats thereof entitled, "Condominium Plat First Floor for LRVC Revitalization Condominium, Parcel B-1" and on "Condominium Plat Second Floor for LRVC Revitalization Condominium, Parcel B-1", which plats are recorded among the Land Records of Howard County, Maryland, in Plat Book 22982 and Plat Book 22983.

SUBJECT to and together with terms, provisions, conditions, restrictions, charges and advantages as set forth in Declaration and By-Laws aforesaid, together with percentage of interest in general and common elements as set forth therein.

#### **PARCEL TWO:**

BEING KNOWN AND DESIGNATED AS Parcel G-1, as shown on Plat entitled, "Columbia, Village of Longreach, Section 1, Area 5, Parcels E, F-1 and G-1, a Resubdivision of Parcels F and G, Sheet 1 of 1", which Plat is recorded among the Land Records of Howard County in Plat Book No. 9737.

ACCEPTED by the Grantee on this 15th day of _	October, 2014.	
ATTEST:  Lonnie R. Robbins  Chief Administrative Officer	HOWARD COUNTY, MA  By:  Ken Ulman  County Executive  Date: 9-24-14	RYLAND (SEAL)
APPROVED:  James M. Irvin, Director  Department of Public Works		
APPROVED FOR SUFFICIENCY OF FUNDS:  Stanley J. Milesky, Director Department of Finance  APPROVED FOR FORM AND LEGAL SUFFICE this 3 day of Sept., 2014.	IENCY	
Margaret Ann Nolan County Solicitor		
Reviewing Attorney:  Constance A. Tucker Senior Assistant County Solicitor		
Norman E. Parker, Jr.		

Senior Assistant County Solicitor

No Ground Rent Redemption on File No Ground Rent Registration on File View Map

Special Tax Recapture: None

District - 16 Account Identifier - 200255 **Account Number:** 

Owner Information

HOWARD COUNTY MD **Owner Name:** Use: **EXEMPT COMMERCIAL** 

DEPT OF PUBLIC WORKS Principal Residence:NO

**Mailing Address:** 3430 COURT HOUSE DR **Deed Reference**: /15841/ 00184

ELLICOTT CITY MD 21043-

**Location & Structure Information** 

S CLOUDLEAP CT **Legal Description: Premises Address:** PARCEL G 1 .133 A COLUMBIA 21045-0000

CLOUDLEAP CT NON-BLD

VIL OF LONGREACH S 1 A 5

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 9737 0036 0012 0006 30000.14 0000 G 1 2024 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

#### **Value Information**

	Base Value	Value Value Phase-in Assessment		
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	400	400		
Improvements	0	0		
Total:	400	400	400	400
Preferential Land:	0	0		

#### **Transfer Information**

Seller: LONG REACH VILLAGE

Date: 10/21/2014

**Price:** \$5,000,000

ASSOCIATES LLC

Type: NON-ARMS LENGTH OTHER

**Deed1:** /15841/ 00184

Deed2:

Seller: CEDAR-LONG REACH LLC

**Date:** 11/09/2010 **Deed1:** /12828/ 00123

**Price:** \$5,400,000 Deed2:

Type: ARMS LENGTH MULTIPLE Seller: LONG REACH ASSOCIATES LLC

Type: ARMS LENGTH MULTIPLE

**Date:** 10/02/2006 Deed1: /10276/ 00624 Price: \$8,400,000

Deed2:

## **Exemption Information**

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	500	400.00	400.00
State:	500	400.00	400.00
Municipal:	500	0.00 0.00	0.00 0.00

Special Tax Recapture: None

#### **Homestead Application Information**

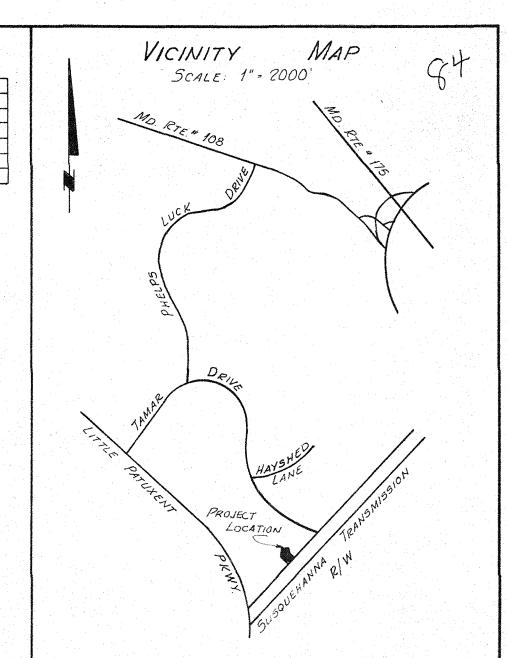
Homestead Application Status: No Application

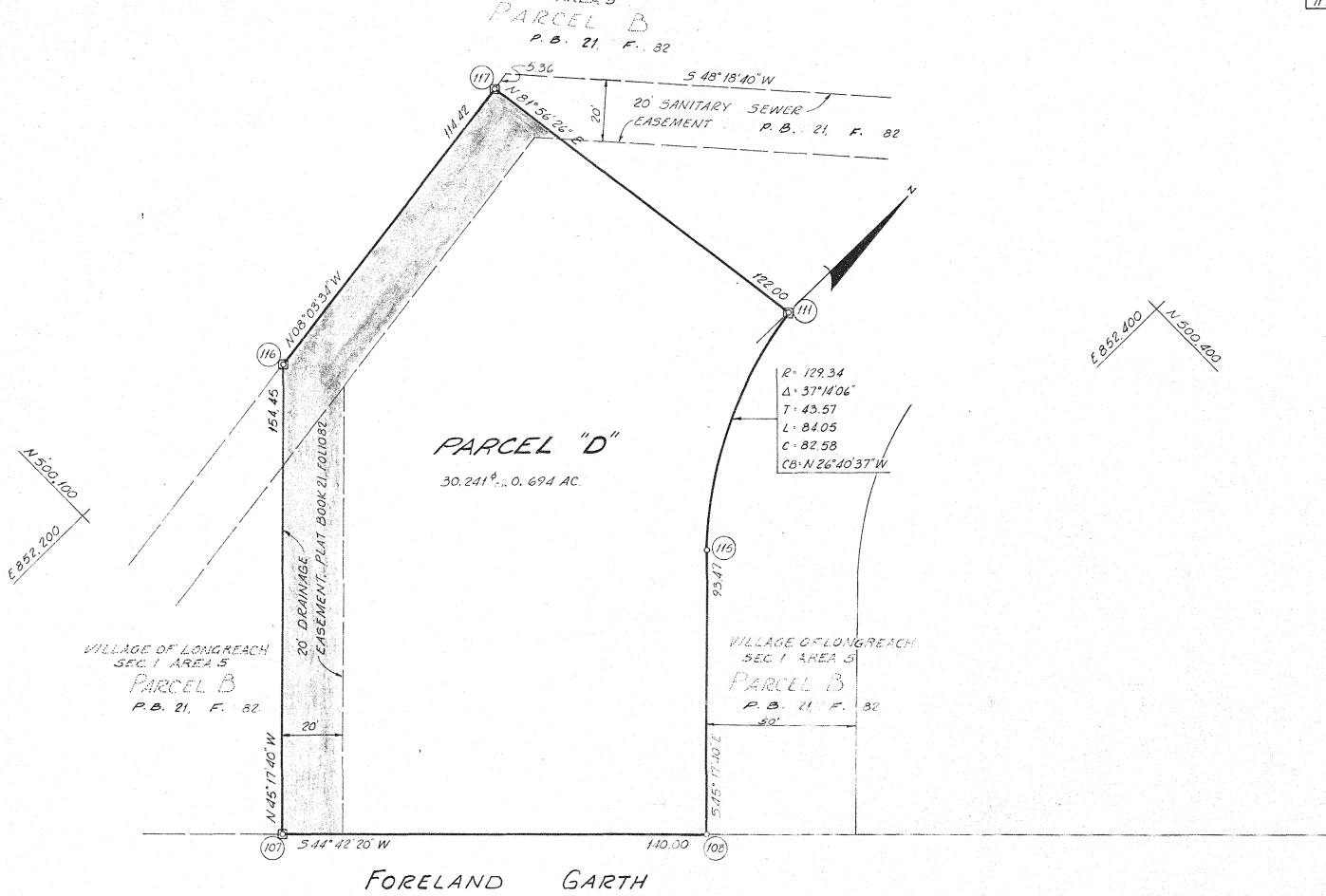
## **Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No ApplicationDate:

# COORDINATE SCHEDULE

NO.	NORTH	EAST
107	500,072.84	852, 320, 73
108	500, 172,34	852, 419, 22
111	500,311.88	852, 315.71
115	500, 238, 09	852, 352, 79
116	500, 181, 49	852,210.96
117	500, 294. 78	852, 194.92





VILLAGE OF LONGREACH

80 WIDE

**TABULATIONS** 

TOTALS All lots

**ACREAGE** = 0.694

= 0.694

Total Area Parcels this plat

1 = Denotes 4" x 4" conc. monument

	CONTRACTOR AND	ON CONTRACTOR STATEMENT OF THE PROPERTY OF		politicipano i mandinario p		-	PROGRAMMA ACTION AND ACTION ASSESSMENT	MAGNICAL CONTRACTOR	2445
						~			
APPROVED:	FOD	DUDITO	MATER	4 615	DUIDI	10	CHAIR	AOF	
AFFROVED.	FUR	PUBLIC	WAILK	ANU	PUBL	10	SEVVER	AGE	
0.10==1.10								-	
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COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

DATE DIRECTOR

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE. STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

DIRECTOR DATE

DATE

## SURVEYOR'S, ENGINEER'S and OWNER'S CERTIFICATES

The undersigned, owner of the property shown on this Plat, grants unto. (1) Howard County, Maryland, its successors and assigns, the right to lay, construct and maintain water and sewer mains and laterals therefor in and under all road and street rights-of way as shown hereon; (2) further it adopts this plan of subdivision and reserves the fee simple title to the beds of the streets and/or roads hereon, except however for one dollar consideration, it herewith grants the right and option to Howard County, Maryland to acquire (within a period of five years commencing with the date of recording of this plat among the Land Records of Howard County) the fee simple title to the beds of the streets and/or roads shown hereon, together with such adjacent land, if any, as may be shown on this plat as areas designated for the installation of street lighting facilities.

The undersigned certify that the subdivision plan shown hereon is correct as complying with the requirements of Final Development Plan Phase 100 recorded in Plat Book 20 Folios 45 to 47, each inclusive, with all Open Space shown thereon to be used for drainage easements, if necessary, and the requirements of Article 17, Section 60 of the annotated code of Maryland concerning the making of this Plat and setting of markers have been complied with. The land shown hereon is a part of the land which by deed dated December 13, 1966 and recorded among the Land Records of Howard County, Maryland in Liber 463 Folio 196, was granted and conveyed by C. Aileen Ames to The Howard Research and Development Corporation.

PROFESSIONAL LAND SURVEYOR

901 W. BROAD ST. FALLS CHURCH VA.

PROFESSIONAL ENGINEER 9 W. BROAD ST. FALLS CHURCH, VA.

THE HOWARD RESEARCH & DEVELOPMENT CORP. Auth. Agent COLUMBIA, MARYLAND 21043

RECORDED IN PLAT BOOK\_ \_FOLIO\_ among The Land Records of Howard County, Maryland.

## COLUMBIA

## VILLAGE OF LONGREACH PARCEL D

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AREA		5		
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6 TH Election District of Howard County, Md.

Scale: 1" = 30'

Date: 12-28-71

FILED MAR 10 1972



Howard County #1308 Filed 4-12-1977

11/9/2010 11:22 AM Csh 0024 Reg 0047 T/Ref 0047025146 Grp 000001 R/Lne 000001 01 - Main Location \$27,000.00 Validation Number: 0047-026447

011-003-1340 Parcel Number: 1620025000133 Doc Type: Deeds

Consideration Amount: \$5,400,000.00

Grantor certifies, under the penalties of perjury, in accordance with Section 10-912(b) of the Tax General Article of the Annotated Code of Maryland, as DEFINED IN Code of Maryland Regulations (COMAR) 03.04.1202B(11) that it is a resident entity.

When recorded, please return to:

David Sellman, Esquire SellmanHoff, LLC 201 N Charles Street, Suite 1331 Baltimore, Maryland 21201

Residential Title & Escrow Company 100 Painters Mill Road, Suite 200 Owings Mills, MD 21117 410-653-3400

INP FI SURE \$ RELURDING FEE TR TAX COUNTY 08.000 FC TR TAX STATE 27 7000.00 TOTAL 81,040.00 Rest HUSB RCP1 & 50000 CGH HIK Bik # 1117 Nov 03, 2010 82:86 FM

#### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 29 day of October, 2010, from CEDAR-LONG REACH, LLC, a Delaware limited liability company, with an office located at 44 So. Bayles Avenue, Port Washington, New York 11050 ("Grantor") unto Long Reach Village Associates, LLC, a Delaware limited liability company, with an address of 678 Reisterstown Road, Baltimore, Maryland 21208 (the "Grantee").

THAT, in consideration of the sum of Five Million Four Hundred and 00/100 Dollars (\$5,400,000.00), GRANTOR does hereby grant, convey and assign to Grantee, its successors and assigns, in fee simple, all of that certain real property located in the City of Columbia, County of Howard, State of Maryland, and described as follows:

Parcel One:

BEING known and designated as Parcel B-1 as shown on a plat of subdivision entitled Columbia Village of Longreach, Section 1, Area 5, Parcels B-1, D-1 and E-1", which Plat is recorded among the Land Records of Howard County as Plat No. 12409.

Parcel Two:

BEING known and designated as Parcel G-1 as shown on a plat of subdivision entitled "Columbia Village of Longreach, Section 1, Area 5, Parcels E, F-1, and G-1", a Resubdivision of Parcels F and G, Sheet 1 of 1", which Plat is recorded among the Land Records of Howard County as Plat No. 9737.

Being part of that property which by Deed dated September 27, 2006 and recorded among the Land Records of Howard County, Maryland in Liber 10276, folio 624 was granted and conveyed unto Cedar-Long Reach, LLC, the Grantor herein.

TOGETHER WITH the buildings and improvements thereon and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages to the same belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the said described property unto and to the use of the Grantee, its successors and assigns, in fee simple, forever.

AND THE GRANTOR hereby covenants that, except for any and/or all rights-of-way, easements, covenants or restrictions and all other matters of record, if any (including, without limitation, that certain Deed of Trust and Security Agreement in Liber 8082, folio 54, as assigned by Assignment of Lien of Mortgage, and modified by a Loan Assumption and Substitution Agreement dated September 27, 2006 and recorded in Liber 12076, folio 633) to the extent still valid, subsisting and enforceable, it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted and execute such further assurances of the same as may be requisite

**BY EXECUTION OF THIS DEED**, the Grantor hereby certifies under the penalty of perjury that the actual consideration paid or to be paid is as hereinbefore set forth.

THE GRANTOR CERTIFIES that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the said limited liability company.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by 11 1 10 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Attorney

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed the day and year first above written.

Grand	O1.
Cedaı	-Long Reach, LLC
By:	Cedar Shopping

oing Centers Partnership, L.P. Its sole member

Cedar Shopping Centers, Inc. By: Its general partner

By:

Name: Leo Ullman Title: President

STATE OF NEW YORK

ss.:

COUNTY OF NASSAU

On the 18th day of October in the year 2010, before me, the undersigned, personally appeared Leo Ullman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

LISA GREENBAUM Notary Public, State of New York No. 02GR6130150 Qualified in New York County Commission Expires July 11, 2013

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Validation Number: 0047-026448 011-003-1340 **000134** 

Parcel Number: 16200255

Doc Type: Memorandum of Leases Consideration Amount: \$0.00

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

ALLEN MATKINS LECK GAMBLE MALLORY & WATSIS LLP Three Embarcadero Center, 12<sup>th</sup> Floor San Francisco, California 94111 Residential Title & Escrow Company 100 Painters Mill Road, Suite 200 Owings Mills, MD 21117 410-653-3400 Attention: Stephen P. Lieske, Esq.

Loan No.: 34-3000934

(Space Above For Recorder's Use)

#### MEMORANDUM OF ASSUMPTION AGREEMENT

LONG REACH VILLAGE ASSOCIATES, LLC, a Delaware limited liability company ("Buyer"), with a mailing address at 678 Reistertown Road, Baltimore, Maryland 21208, CEDAR-LONG REACH, LLC, a Delaware limited liability company ("Borrower"), with a mailing address at 44 S. Bayles Avenue, Suite 304, Port Washington, New York 11050, and BANK OF AMERICA, NATIONAL ASSOCIATION, as successor Trustee for those certain LB - UBS Commercial Mortgage Trust 2004-C4, Commercial Mortgage Pass-Through Certificates, Series 2004-C4 ("Lender"), with a mailing address at C/O Wells Fargo Bank, N.A., Commercial Mortgage Servicing, 1901 Harrison Street, 2nd Floor, Oakland, California 94612, are parties to that certain ASSUMPTION AGREEMENT dated of even date herewith ("Assumption Agreement"). The undersigned parties agree that, pursuant to the Assumption Agreement, Buyer has assumed (A) all obligations under that certain promissory note ("Note") dated February 12, 2004, in the original principal amount of FIVE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$5,100,000.00), secured by (x) that certain Deed of Trust and Security Agreement ("Security Instrument") recorded February 18, 2004 in Liber 8082, Folio 54 in the Official Records of Howard County, Maryland (the "Official Records") the beneficiary's interest under which was assigned by assignment which was recorded on September 23, 2004 in Liber 8652, Folio 11, in the Official Records, and further assigned by assignment which was recorded on April 15, 2009 in Liber 11659, Folio 79, and (y) that certain Assignment of Leases and Rents which was recorded on February 18, 2004 in Liber 8082, Folio 98 of the Official Records, the assignee's interest under which was assigned by assignment which was recorded on September 23, 2004 in Liber 8652, Folio 11, in the Official Records, and further assigned by assignment which was recorded on April 15, 2009 in Liber 11659, Folio 79;, and (B) all obligations under the other Loan Documents (as defined in the Assumption Agreement), in each case upon the terms and conditions set forth in the Assumption Agreement.

The Assumption Agreement is by this reference incorporated herein and made a part hereof. This Memorandum of Assumption Agreement may be executed in any number of counterparts, each of which when executed and delivered will be deemed an original and all of which taken together will be deemed to be one and the same instrument.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland

795765.01/SF 339495-00807/

Davios Bilen

Attorney

BEING KNOWN AND DESIGNATED as Parcel B-1, as shown on plat entitled, "Columbia, Village of Longreach, Section I, Area 5, Parcels B-1, D-1 and E-1", which plat is recorded among the Land Records of Howard County as Plat N.D.R. No. 12409

#### **AND**

BEING KNOWN AND DESIGNATED as Parcel G-1, as shown on the Nat entitled, "Columbia, Village of Longreach, Section 1, Area 5 Parcels E, F-1 and G-1", A Resubdivision of Parcels F and G, Sheet 1 of 1," which Plat is recorded among the Land Records of Howard County, Maryland, as Plat No. 9737

TOGETHER with any right or benefit arising by virtue of the following:

- a) Deed of Agreement and Easement dated November 26, 1974, recorded among the land Records of Howard County in Liber 704, folio 469, between The Howard Research and Development Corporation, et al., and Long Reach Company, but subject to those duties, conditions and obligations as set forth therein;
- b) Agreement of Easement dated March 24, 1997 and recorded among the land Records of Howard County in Liber 4003, folio 571, by and between Jung San Kim and Hae Ja Kim and Columbia Mall, Inc, but subject to those duties, conditions and obligations as set forth therein; and
- c) Agreement of Easement for Storm Drainage and Emergency Access dated March 24, 1997 and recorded among the land Records of Howard County in Liber 4003, folio 576 by and between June San Kim and Hae Ja Kim and Columbia Mall, Inc.
- d) Deed, Agreement and Declaration dated December 13, 1966 and recorded among the Land Records of Howard County, Maryland in Liber 468, folio 158 between Columbia Park and Recreation Association, Inc. and C. Aileen Ames.
- e) Reciprocal Agreement of Easement dated August 20, 1996 and recorded among the Land Records of Howard County, Maryland in Liber 4003, folio 591 between Long Reach Interfaith Center, Inc. and Columbia Mall. Inc.
- f) Deed, Agreement and Declaration dated May 15, 1970 and recorded among the Land Records of Howard County, Maryland in Liber 532, folio 181 between The Howard Research and Development Corporation and The Columbia Park and Recreation Association, Inc., as supplemented by Declaration of Annexation dated May 27, 1971 and recorded among the aforesaid Land Records in Liber 559, folio 630.
- (G) Electrical Transformer Access Easement dated March 24, 1997 and recorded among the Land Records Howard County in Liber 4003, folio 561 by and between Jung San Kim and Hea Ja Kim and Columbia Mall, Inc.

"We hereby certify that this financing encumber our principle residence, that at the time of purchase our residence was encumbered with a purchase money mortgage (or deed of trust), that we are the principle mortgagors, and that the purchase money mortgage (or deed of trust) is being extinguished with a payoff of \$81,044.64."

When recorded, please return to:
Dross and Levenstein
8715 Greenbelt Road, Suite 201
Greenbelt, MD 20770
301-552-3330
[Space Above This Line For Recording Data]
REFINANCE

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on OCTOBER 25 , 1993 . The grantor is GEORGE G. NACHT AND EDNA R. NACHT (HIS WIFE) TENANTS BY THE ENTIRETY

("Borrower"). The trustee is JOHN H. STEHMAN OF CALVERT COUNTY AND

JEFFREY KEITH DONOHUE OF ANNE ARUNDEL COUNTY

ROCKVILLE, MD 20852

Loan Number: 311673

MORTGAGE SERVICE AMERICA CO. ("Trustee"). The beneficiary is which is organized and existing under the laws of STATE OF NEVADA and whose address is 11320 RANDOM HILLS ROAD, SUITE 400, FAIRFAX, VIRGINIA 22030 ("Lender").

Borrower owes Lender the principal sum of

EIGHTY ONE THOUSAND AND NO/100

Dollars (U.S. \$ 81,000.00 ). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable

on NOVEMBER 1,2023

This Security Instrument secures to the Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property

IN HOWARD COUNTY

BEING KNOWN AND DESIGNATED AS LOT NO. 23 AS SHOWN ON A PLAT ENTITLED 
"COLUMBIA, VILLAGE OF WILDE LAKE, RUNNING BROOKE, SECTION 9, AREA 1, 
SHEET 1 OF 1", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF 
HOWARD COUNTY IN PLAT BOOK 17, FOLIO 44. THE IMPROVEMENTS THEREOF

RECO FEE 28.50 SURCHE 5.00 MORGAG 153 A #373550 E350 ROP 175150 F9224793

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREFARED BY, OR UNDER THE SUPERVISION OF, THE UNDERSIGNED MARYLAND ATTORNEY OR BY A PARTY TO THIS INSTRUMENT.

\* Clb. \*

BEING KNOWN AS NO. 5141 OVEN BIRD GREEN.

(ATTORNEY'S SIGNATURE)

which has the address of 5141 OVEN BIRD GREEN

COLUMB I A

Maryland

21044 [Zin Code] [Street]
("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend

generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

MARYLAND -Single Family- FNMA/FHLMC UNIFORM INSTRUMENT ISB 2719-1 2/92

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. ss 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items, Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the paymens. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating

Borrower and Lender or applicable law.

circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of

disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. Mortgage Insurance If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between

9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrwer and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall rot extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released; Forbearance By Lender Not a Walver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sams secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class raail to Lender's address stated

herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

- 15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.
- 16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.
- 17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

- 18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that the Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.
- 19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.
- 20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances; gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and the laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall mail or cause Trustee to mail a notice of sale to Borrower in the manner prescribed by applicable law. Trustee shall give notice of sale by public advertisment for the time and in the manner prescribed by applicable law. Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, Trustee's fees of 5.00 % of the gross sale and reasonable attorney's fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

Borrower, in accordance with Subtitle W of the Maryland Rules of Procedure, does hereby declare and assent to the passage of a decree to sell the Property in one or more parcels by the equity court having jurisdiction for the sale of the Property, and consents to the granting to any trustee appointed by the assent to decree of all the rights, powers and remedies granted to the Trustee in this Security Instrument together with any and all rights, powers and remedies granted by the decree. Neither the assent to decree nor the power of sale granted in this paragraph 21 shall be exhausted in the event the proceeding is dismissed before the payment in full of all sums secured by this Security Instrument.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender or Trustee, shall release this Security Instrument without charge to Borrower and mark the Note "paid" and return the Note to Borrower. Borrower shall pay any recordation costs.

23. Substitute Trustee. Lender, at its option, may from time to time remove Trustee and appoint a successor Trustee to any Trustee appointed hereunder by an instrument recorded in the city or county in which this Security Instrument is recorded. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by applicable law.

24. Possession of the Property. Borrower shall have possession of the Property until Lender has given Borrower notice of default pursuant to paragraph 21 of this Security Instrument.

25. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

Adjustable Rate Rider Graduated Payment Rider Balloon Rider Other(s) [specify]	Condominium Rider Planned Unit Development Rider Rate Improvement Rider Second Home Rider
BY SIGNING BELOW, Borrower Instrument and in any rider(s) executed by Borro Witnesses:	accepts and agrees to the terms and covenants contained in this Security ower and recorded with it.
	GEORGE G. NACHT BORROWER
	(Seal)
	(Scal)
	V EDNA R. NACHT BORROWER
	(Seal)
	(Seal) -BORROWER
	- John William
[Space	s Below This Line For Acknowledgment]
STATE OF MARYLAND, PRINCE GEORGE	'S County ss:
I Hereby Certify, That on this 2 subscriber, a Notary Public of the State of Maryla personally appeared GEORGE G. NACHT AND EDNA R. NACHT	FTH day of OCTOBER, 1993, before me, the und, in and for the Activity of Practice Groups.  (HIS WIFE)
inown to me or satisfactorily proven to be the per instrument and aclanguated ge that the	executed the same for the purposes therein contained.
AS WITNESS: my hand and notarial scal.	DOUGLAS LINE OF THE NOTATE Public
My Commission expites: KIMPERIV N.	DOUGLAS Notary Public
NOTARY PUBLIC STAT	s August 24, 1997
STATE OF THE GUY PAULO PACE	County ss:
I Hereby Certify, That on this	$\frac{\partial h}{\partial t = \partial t} = \frac{\partial t}{\partial t} = \frac{\partial t}{\partial$
subscriber, a Notary Public of the State of	
Asserted the con-	, personally appeared $\mathcal{M}(\mathcal{E}(I) \otimes I) \otimes \mathcal{E}(I) \otimes \mathcal{E}(I)$ of the party secured by the foregoing Deed of Trust, and made oath in the due form of
•	of Trust is true and bona fide as therein set forth and that the actual sum of money
	d party was paid over and disbursed by the party of the parties secured by the Deed of
	ble for disbursement of funds in the closing transaction or their respective agent at by the Borrower of this Deed of Trust; and also made cath that he is the agent of the
party or parties accurred and is duly authorized to	
AC WITHIERS, Mr. hand and margin and	Marin In Sendar
AS WITNESS: My hand and notarial seal.  My Commission expires:	Notary Public
KIMBERLY N. NOTARY PUBLIC STA My Commission Expir	DOUGLAS NE OF MARYLAND

LOAN NUMBER: 311673

WHEN RECORDED MAIL TO: CAPSTEAD MORTGAGE CORPORATION ATTN: MARY MAXWELL

2001 BRYAN TOWER, SUITE 3300

75201 DALLAS, TX.

CORPORATION ASSIGNMENT OF MORTGAGE/DEED OF TRUST

FOR VALUE RECEIVED, the undersigned FIRST CALIFORNIA MORTGAGE COMPANY, A CALIFORNIA CORPORATION a corporation organized and existing under the laws of the State of California, and duly authorized to transact business in the States of Alabama, Florida, Georgia, Maryland, Mississippi, North Carolina, and South Carolina, and South Carolina, sell, assign, transfer and set over, unto CAPSTEAD MORTGAGE CORPORATION, A MARYLAND CORPORATION having an office located at 2001 BRYAN TOWER, SUITE 3300 DALLAS, TX. 75201 all of its rights, title and to that certain Mortgage / Deed of Trust dated and to that certain Mortgage / Deed of Trust dated by GEORGE G. 10/25/1993 in principal sum of \$ 81000.00 and executed by GEORGE G. NACHT AND EDNA R. NACHT (HIS WIFE) TENANTS BY THE ENTIRETY recorded in Official Records Book 3034, Page 0275, Instrument Number, recorded in the County Recorder's office of HOWARD County, State of Maryland describing land therein as:

As more fully described on said Deed of Trust.

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, all rights accrued or to accrue under said Mortgage / Deed of Trust.

FIRST CALIFORNIA MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Dated: 05/13/1994

WHASPEICH T. LOTSPEICH

its ASST. VICE PRESIDENT

STATE OF CALIFORNIA CONTRA COSTA County ss:

On this the 13th day of May, 1994 before me, the undersigned, a Notary Public in and for the County and State, personally appeared T. LOTSPEICH personally known to me or proved to me on the basis of sataifactory evidence to be the ASST. VICE PRESIDENT of the corporation that executed the within Instrument on behalf of the corporation therein named and acknowledged before me that such corporation executed the within Instrument pursuant to its by-laws or resolution of its Board of Directors.

Signature

SUSAN SERONELLO NOTARY PUBLIC





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TOTAL

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AUS 18, 1994 (9:14)

FNMA LN NO. 1659806431 TMS LN NO. 528012-8 CAT NO. 109

STATE OF MARYLAND HOWARD COUNTY

ASSIGNMENT OF MORTGAGE/DEED OF TRUST/SECURITY DEED

FOR VALUE RECEIVED, THE FIRST NATIONAL BANK OF GAINESVILLE D/B/A THE MORTGAGE SOURCE, A NATIONAL BANK ("ASSIGNOR"), HEREBY TRANSPERS, ASSIGNS, SELLS, CONVEYS AND DELIVERS TO DOVENMUETLE MORTGAGE COMPANY, L. P. 1TS SUCCESSORS AND/OR ASSIGNS ("ASSIGNEE"), ALL RIGHT, TITLE, POWERS AND INTEREST OF ASSIGNOR IN AND TO THE FOLLOWING DESCRIBED MORTGAGE/DEED OF TRUST/SECURITY DEED ("SECURITY INSTRUMENT") FILED AND RECORDED IN THE PUBLIC RECORDS OF HOWARD COUNTY MARYLAND, TOGETHER WITH THE NOTE AND EACH AND EVERY OBLIGATION DESCRIBED IN SAID NOTE AND/OR SECURITY INSTRUMENT AND THE MONEY DUE AND TO BECOME DUE THEREON. SAID SECURITY INSTRUMENT IS IDENTIFIED BY THE NAME(S) OF THE ORIGINAL GRANTOR/MORTGAGOR ("MORTGAGOR"), DEED BOOK/FILM NUMBER/CLERK'S FILE NUMBER OF RECORD, AND PAGE NUMBER AS FOLLOWS: RECORDING FEE

MORTGAGOR: RONALD H SCHLAUCH JOAN M SCHLAUCH

DEED BOOK/FILM NO/CLERK'S FILE NUMBER OF RECORD: 2835

PAGE NO.: 0359-0365

TO HAVE AND TO HOLD THE SAME UNTO THE SAID ASSIGNEE, IT'S SUCCESSORS AND ASSIGNS FOREVER, ALL OF THE PROPERTY DESCRIBED IN THE NOTE AND/OR SECURITY INSTRUMENT, TOGETHER WILL ALL RIGHTS, POWERS, AND PRIVILEGES THEREIN CONTAINED IN AS FULL, AMPLE, AND COMPLETE MANNER AS THE ASSIGNOR IS AUTHORIZED TO EXERCISE THE SAME.

IN WITNESS WHEREOF, THE ASSIGNOR EXECUTED THIS INSTRUMENT UNDER ITS CORPORATE SEAL BY ITS DULY AUTHORIZED OFFICERS THIS DATE OF JULY 20, 1994

BY:

ATTEST:

BETTY E. MONSON

٠ **د** HUAMA S. SOKUWA!

STATE OF GEORGIA COUNTY OF HALL

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID MERLIFY BETTY E. MONSON WITH WHOM I AM PERSONALLY ACQUAINTED TOME ON THE BASIS OF SATISFACTORY EVIDENCE), CAME BEFORE ME THIS DAY AND WHO, UPON DATH, ACKNOWLEDGED THAT HE/SHE IS ASST SECRETARY OF THE FIRST NATIONAL BANK OF GAINESVILLE DIBIA THE MORTGAGE SOURCE, A GEORGIA CORPORATION, AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED AND DELIVERED IN ITS NAME AND FUR THE PURPOSE THEREIN CONTAINED, BY JUDITH F. ROBERTS, ITS ASST VICE MARKET PRESIDENT, SEALED WITH ITS CORPORATE SEAL AND ATTESTED BY AND ADDRESS OF HAND ADDRESS OF HAN HIMSELF/HERSELF AS ITS ASST SECRETARY WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, ON THIS DATE OF JULY 20, 1994.

(SEAL-STAMP) RETURN TO: ASSIGNOR: 1ST NATIONAL BANK OF GAINESVILLE D/B/A THE MORTGAGE SOURCE 303 JESSE JEWELL PKWY SUITE 600 GAINESVILLE, GA 30501 THIS INSTRUMENT WAS PREPARED BY:

KIM RIDER PHONE 404-503-2554

Maria larna-DEANNA J. HARRISON NO BLAK BABLAC

ASSIGNEE:

MALL COUN DOVENMUEHLE MORTGAGE COMPANY, L. P. 1501 WOODFIELD ROAD, SUITE 400 EAST SCHAUMBURG, ILLINOIS 60173-4982

GEORGIA

JUNE 14, 1997

FIRST NATIONAL BANK OF GAINESVILLE THE MORTGAGE SOURCE

JUDITH F. ROBERTS

NT BANK OF STATE ASST VICE PRESIDENT SANK OX

# Signet Mortgage Corp. PO. Box 2846 210.45.0945

## ASSIGNMENT OF DEED OF TRUST

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Έ	DEED OF TRUST
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Date available 04/29/2004.	For value received, SIGNET MORTGAGE CORPORATION hereby assigns, without recourse toWACHOVIA MORTGAGE COMPANY.
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ate	Page/Folio 204, Instrument (if applicable).
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03	Together with the note or notes therein described or referred to, the
33	money due and to become due thereon with interest and all rights accrued or to accrue under said deed of trust.
က္က	trust.
Ë E	SIGNET MORTGAGE CORPORATION hereby appoints the undersigned subscribing
O	officer of the corporation, as its lawful attorney-in-fact to execute this Assignment on its behalf.
SA	this Assignment on its behalf.
Ž	WITNESS the following signatures.
93,	the following bignatures.
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ġ.	SIGNET MORTGAGE CORPORATION
(Land Records) MDR 3324, p. 0193, MSA_CE53_3309.	CRETCHEN TRUCTY ATTOCK
332	GRETCHEN TRUSTY Attest WILLIAM H. SHIJLEY, JR., AVP
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₽	DATED: APRIL 7, 1994
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<u>rds</u>	STATE OF MARYLAND
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٥	I HEREBY CERTIFY, that on this 7TH day of APRIL in the
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	aforesaid, personally appeared WILLIAM H. SHIPLEY, JR., AVP
Ä	of the SIGNET MORIGAGE CORPORATION and acknowledged this Assignment to be the act said body.
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_	1	ASSIGNMENT OF D	DEED OF TRUST	
MS 22	625-0110	••		
4.	For value received, S	SIGNET MORTGAGE CO	RPORATION hereby assign:	
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4/2	fromJULIE ANN MARE			
Θ	CERENA L. GRIFFITH		o NANCY R. MINOR stees, for the benefit of	and
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a	Page/Folio 221	Indiana at 1	Deed Book/Liber 3217 (if applicable)	
ate	on May 26, 1994 at Lib	er 3259 Folio 113	(if applicabl	.e), and re-recorded
Δ.	LORGINGE With the not	A OF MOPAR Shamed.		to the
60			n described or referred th interest and all righ	ts accrued
-33	or to accrue under sa	id deed of trust.		
53	SIGNET MORTGAGE CORPO	RATION bereby anno	pints the undersigned su	•
Ä			ful attorney-in-fact to	bscribing
	this Assignment on it	behalf.	,	everare
(Land Records) MDR 3324, p. 0194, MSA_CE53_3309. Date available 04/29/2004.	WITNESS the following	Signatures		
<b>∠</b>	:			
197			SIGNET MORTGAGE CORP	OFATION
0.	Theus X		12 × 1	
٠ <del>,</del>	THERESA KANE	Attest	BY: ( ) / 21. 1 / 1	<u>Allender</u>
324			SHARON K. MOXEY ASST. VICE PRES	(DENER
9				DENI
R			DATED: APRIL 12. 19	194
Σ	STATE OF MARYLAND			
gp	COUNTY/GITY OF BALTI	MORE		
00	COUNTY OF	HOKE		•
Re	I HEREBY CERTIFY, that	on this last	day of APRIL	
b	year 19 94 before the	subscriber, a No	day ofAPRIL. tary Public in and for t	in the
Fa	aforesaid, personally	appeared SHARON K	MOXEY, ASST. VICE PRES	HE STATE
	be the act said body.	CORPORATION and	. MOXEY, ASST. VICE PRES acknowledged this Assign	ment to
L'A	•			
8	As witness my hand to	seal		
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<u>R</u>		i	Notary Pub	
S	My Commission Expires:	11/01/95		HARTIC
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8			5, <del>-</del> 6, <u>42</u>	
<u> </u>		Frank ( ) A Company ( ) A Marine ( ) A Marine ( ) A Marine ( ) A		
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HOWARD COUNTY CIRCUIT COURT		en ma	g <sub>ra</sub>	
<del>- 2</del> (				
C				

View Map No Ground Rent Redemption on File No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 094080

Owner Information

Owner Name: COLUMBIA ASSOCIATION INC Use:

Use: RESIDENTIAL Principal Residence: NO

Mailing Address: 10221 WINCOPIN CIR Deed Reference:

COLUMBIA MD 21044-3410

**Location & Structure Information** 

Premises Address: TAMAR DR Legal Description: LOT 1 S 1 AR 5

COLUMBIA 21045-0000 TAMAR DR

VIL LONGREACH

/03324/ 00191

Map: Grid: Parcel: Neighborhood:Subdivision: Section: Block: Lot: Assessment Year:Plat No:0036 0012 034416010101.1411031 2024Plat Ref:

Town: None

Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use

0.6900 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

/

#### **Value Information**

	Base Value	Value	Phase-in Assessn	nents
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	0	0		
Improvements	0	0		
Total:	0	0	0	0
Preferential Land:	0	0		

#### **Transfer Information**

Seller:	Date:	Price:
Type:	Deed1: /03324/ 00191	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

## **Exemption Information**

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

## **Homestead Application Information**

Homestead Application Status: No Application

#### **Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

ate:

This Deed, MADE THIS

in the year one thousand nine hundred and ninety-one Herbert A. Richards, Jr., Individually

by and between

of Howard County, Maryland, party

of the first part, and

Jung S. Kim and Hea Ja Kim, husband and wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of

RECO FEE 13.50 RCRU TAX 4700.00

CNTY TAX 9400.00 STAT TAX 4700.00

Nine Hundred and Forty Thomsand \$940,000.00 Dollars the said party of the first part

SURCHG 5.00

DEED #

14 2

#808620 C679 R01 T09:06

08/29/91

grant and convey to the said parties of the second part as tenants by the entireties, their assigns, and to the survivor of them and the

personal representatives/successors and assigns

, in fee simple, all

of ground situate in Howard County, Maryland

and described as follows, that is to say:

Being Known and designated as Parcel D as shown on the Plat entitled "Columbia, Village of Long Reach, Parcel D, Section 1, Area 5, "which plat is recorded among the Land Records of Howard County, Maryland, in Plat Book 22, folio 81, containing 0.694 acre, more or less.

Being the same lot of ground which by Deed dated June 23, 1983 and recorded among the Land Records of Howard County in Liber 1168 Folio 596 was granted and conveyed by Sparmark Joint Venture unto Herbert A. Richards, Jr., the herein grantor.

> All Taxes on Assessments certified to the Collector of Taxes for Howard County, Nd. by \$127/5/6 bave been pail. This statement is for the purpose of parmitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

> > 16-09/324

AND 213 1991

State Dept. of Assessments

to and Liments & Taxation

Agricultural List star Tax in the

Amount of \$



TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said described lot

of ground and premises to the said

parties of the second part as tenants by the entireties, their assigns, and to the survivor of them and the

personal representatives/successors

and assigns

, in fee simple.

of the first part hereby covenant s And the said part y that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; will warrant specially the property hereby granted; and that will execute such further assurances of the same as may be requisite.

WITNESS the hand

and seal

of said grantor

Test:

Herbert A. Richards, Jr.

STATE OF MARYLAND

I HEREBY CERTIFY, That on this

day of July

in the year one thousand nine hundred and ninety-one

the subscriber, a Notary Public of the State aforesaid, personally appeared Herbert A. Richards, Jr.

known to me (or satisfactorily proven) to be the person whose name is/anexsubscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

In WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

TXL

(Signature of atterney admitted to practice in Maryland if the instrument has been prepared by or under the supervision of such attorney, or signature of a party to the instrument if such party has prepared the instrument)

Robert J. Yerman, Esquire



81.50

#### DEED OF TRUST

THIS DEED OF TRUST (the "Deed of Trust") is made this day of August, 1991, by Jung S. Kim and Hea Ja Kim, having an address of 205 Kathy Court, Severna Park, Maryland 21146 (jointly and singly, the "Grantor"), and WAYNE F. PETERSON of Fairfax County, Virginia, and SHERRY L. YOUNG of Stafford County, Virginia, as Trustees (collectively, the "Trustee").

Grantor is justly indebted to Citibank, F.S.B. (the "Lender"), in the principal sum of Four Hundred Ninety-Five Thousand and 00/100 Dollars (\$495,000.00) (the "Loan"), for which sum Grantor has executed and delivered to Lender that certain Commercial Loan Note (the "Note"), dated today, payable to the order of Lender at 2000 L Street, N.W., Washington, D.C. 20036, or at such other place as Lender may designate in writing, and bearing interest and payable in the manner set forth in the Note; and

Grantor has agreed to execute and deliver this Deed of Trust as a condition to incurring the indebtedness and in order to secure payment of the indebtedness;

In consideration of the Loan, the covenants and agreements made below, and other good and valuable consideration, the adequacy of which is acknowledged, Grantor now grants and conveys to Trustee all that certain real property located in Howard County, State of Maryland, and described as follows:

Being known and designated as Parcel D as shown on the Plat entitled "Columbia, Village of Long Reach, Parcel D, Section 1, Area 5," which plat is recorded among the Land Records of Howard County, Maryland, in Plat Book 22, folio 81, containing 0.694 acre, more or less.

The Property is more commonly known as 6030 Foreland Garth, Columbia, Maryland 21045.

Together with any and all buildings and SURCHE 5.00 improvements now situated or which may later be erection CATP ROI 109:06 on the real property;

Together with any and all easements, rights, royalties, mineral, oil and gas rights and profits, water, water rights and water stock appurtenant thereto, rights-of-way, licenses, privileges, leases, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof; and also any estate, right, title, property, claim and demand whatsoever of



Grantor of, in and to the same and of, in and to every part and parcel thereof;

Together with any and all right, title and interest of Grantor, if any, in and to the land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the real property to the centerline of such street, road or avenue, and in and to all appurtenances thereto;

Together with any and all machinery, materials, apparatus, equipment, fittings, fixtures, furniture, general intangibles and articles of personal property of every kind and nature whatsoever, other than consumable goods, including replacements, additions and substitutions therefor, now or later located in or upon, attached to or appurtenant to the real property or any part of the real property and used or useable in connection with any present or future operation of the real property, and now owned or later acquired by Grantor (collectively, the "Equipment"), including, but without limiting the generality of the foregoing, all heating, lighting, laundry, incinerating and power equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing, lifting, cleaning, fire-prevention, fire-extinguishing, refrigerating, ventilating and communications apparatus, air-cooling and air-conditioning apparatus, elevators, escalators, shades, awnings, screens, storm doors and windows, stoves, refrigerators, attached cabinets, partitions, ducts and compressors and all the right, title and interest of Grantor in and to any equipment used in the maintenance or operation of the real estate, buildings, improvements and Equipment;

Together with any and all awards and payments, including interest thereon, and the right to receive the same which may be made with respect to the real estate or any buildings, improvements or Equipment as a result of the exercise of the right of eminent domain, including, but not limited to, the alteration of the grade of any street, road or avenue or any other injury to or decrease in the value of the real estate or any buildings, improvements or Equipment.

All the foregoing collectively shall be deemed to be and are referred to as the "Property" or the "Security Property."

IN TRUST, to have and to hold the Property and all the rents, issues and profits thereof unto Lender, its successors and assigns for the purpose of securing:

- (a) Payment of the indebtedness evidenced by the Note executed by Grantor and payable to the order of Lender, according to the terms and provisions of the Note;
- (b) Payment of all other monies secured or intended to be secured by this Deed of Trust; and
- (c) Performance and observance of each covenant and agreement of Grantor contained in this Deed of Trust, the Note and the Commitment by and between Grantor and Lender dated June 13, 1991, as amended on August 6, 1991 (the "Commitment").

AND IN TRUST, to permit Grantor to use and occupy the Property and to take, have and apply the rents, issues, and profits of the Property to and for Grantor's sole use and benefit until default be made in the payment of the Note or any installment under the Note, when and as the same shall become due and payable, or default be made in Grantor's obligations under this Deed of Trust or under any other instrument evidencing or securing the indebtedness secured by this Deed of Trust or under any other notes or deeds of trust by Grantor held by Lender.

AND, upon the full payment of the Note and the interest thereon, and upon the full payment of all monies advanced or expended as provided in this Deed of Trust, and all other proper costs, charges, commissions and expenses, at any time before the sale provided below, to release and reconvey the Property to Grantor at Grantor's sole cost and expense.

AND Grantor covenants and agrees as follows:

- 1. Payment of Principal and Interest. Grantor shall pay the indebtedness secured by this Deed of Trust at the time and in the manner provided in the Note.
- 2. Charges and Liens. Grantor shall pay and discharge, as the same may or shall become due and payable, all taxes, assessments and other charges, fines and impositions whatsoever, now or later levied, assessed or imposed upon the Property or any part of the Property or upon Lender's interest therein, which may attain a priority over the lien of this Deed of Trust (including, without limitation, water and sewer bills and, if applicable, vault rents), without regard to any law now or later enacted obligating Lender to pay the whole or any part thereof. Grantor shall promptly furnish to Lender receipts for such payments. Grantor shall promptly discharge any lien which has a priority

(1)

2000

8000

#### DEED

THIS DEED, made this 17 day of Diame, 1997, by and between JUNG S. KIM and HEA JA KIM, Grantors, and SANG KI KO and YONG BOK KO, Grantees:

WITNESSETH, that in consideration of the sum of Eight Hundred Thousand Dollars (\$800,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said JUNG S. KIH and HEA JA KIM do hereby grant and convey unto the said SANG KI KO and YONG BOK KO, their heirs, personal representatives and assigns, in fee simple as tenants by the entirety, all that property situate, lying and being in the State of Maryland, County of Howard described as follows:

Being known and designated as Parcel D-1 as shown on the Plat entitled "Columbia, VILLAGE OF LONG REACH, Section 1, Area 5, Parcels B-1, D-1, and B-1" which Plat in recorded among the Land Records of Howard County, Maryland as Plat Number 12409.

BEING the same property described in the Deed to the within Grantors recorded in Liber 2382, Folio 552, saving and excepting therefrom that property conveyed to Columbia Mall, Inc., by Deed recorded in Liber 4003, Folio 554 among the Land Records of Howard County, Maryland.

We, the Grantors, hereby acknowledge and affirm under the penalties of perjury that the actual consideration paid or to be paid for this conveyance, including the amount of any mortgage or deed of trust assumed by the Grantees, is the actual amount stated herein.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the improvements thereupon erected, made or being, and all rights, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining thereto for the use and benefit of the Grantees, their heirs, personal representatives and assigns in fee simple forever.

AND the said Grantors covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

WITNESS the hands and seals of the said Grantors.

All Tarry on Assersments certified to the Collector of More fifth of the party set of permitting recordation and to be a committing recordation and to be a common against further the action over for pular postods, nor does it was note and the set of the collector of the

Kimberly A. Learnan, P.A. 7501 Greenway Center Dr., Ste. 210 Greenbelt, MD 20770

1

## 139 mm0237

STATE OF	( <u>/</u> )	
COUNTY OF	TO WIT:	
1		
I HE	REBY CERTIFY that on this $17^{th}$ day of $\frac{D_{th}}{D_{th}}$ , 1	997.
before me	, the Subscriber, a Notary Public of the Stat	e of
	, and for the County of $\mathcal{P}G$ , person	
anneared	in the aforesaid State and County JUNG S. KIM, the	9214
Jung 8. K	im being known to me (or satisfactorily proven) t	o be
	n whose name is subscribed to the foregoing instru	

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

and acknowledged the foregoing instrument for the purposes

Notary

My commission expires: July Ju, 1998

STATE OF M COUNTY OF 76.

therein contained.

TO WIT:

I HEREBY CERTIFY that on this 17th day of Decision, 1997, before me, the Subscriber, a Notary Public of the State of \_\_\_\_\_\_, and for the County of \_\_\_\_\_\_\_, personally appeared in the aforesaid State and County HEA JA KIM, the said HEA JA KIM being known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My commission expires: July 36, 1998

#### ATTORNEY'S CERTIFICATION

I hereby certify that this instrument was prepared under my supervision and that I am an attorney duly admitted to practice before the Court of Appeals of Maryland.

Kimberly A. Leanan

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	(Type or Print in Black ink (	Daily—All Copies !	Must Be Legible				
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ith the priority cited in	Parties Conveyance? Yes	No Description	n/Amt. of SqFt/A	reage Transferred:			
Real Property Article Section 3-104(g)(3)(i).							
	If Partial Conveyance, List Im	provements Conve- tor(s) Name(s)	yed:				
	Jung S Kim	Maria) (America)		Sang	V V	(s) Name(s	<u>s)                                    </u>
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TTOFA	Dec. 1 - Owner(s) of Record	L, if Different from	Grantor(s) D	oc. 2 - Owner(s) of	Record, if	Different	from Granter
	• · · · · · · · · · · · · · · · · · · ·						
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## Real Property Data Search () Search Result for HOWARD COUNTY

**View Map** No Ground Rent Redemption on File No Ground Rent Registration on File

Special Tax Recapture: None

District - 16 Account Identifier - 091324 **Account Number:** 

Owner Information

**Owner Name: KO SANG KI** Use: **COMMERCIAL** 

KO YONG BOK T/E Principal Residence:NO /04139/ 00236

6030 FORELAND GARTH Mailing Address: Deed Reference: COLUMBIA MD 21045-3057

**Location & Structure Information** 

6030 NW FORELAND GARTHLegal Description: PAR D1 20,678 SQ **Premises Address:** 

COLUMBIA 21045-0000 6030 FORELAND GARTH

VIL LONGREACH S1 A5

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 12409

0036 0011 0006 30000.14 0000 D 1 2024 Plat Ref:

Town: None

Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use

1979 7,039 SF

**StoriesBasementType** ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements

> RETAIL STORE/ C4

#### **Value Information**

	Base Value	Value	Phase-in Assessments		
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025	
Land:	310,100	310,100			
Improvements	553,600	729,100			
Total:	863,700	1,039,200	922,200	980,700	
Preferential Land:	0	0			

#### **Transfer Information**

Seller: KIM JUNG S	<b>Date</b> : 12/18/1997	Price: \$800,000	
Type: NON-ARMS LENGTH OTHER	Deed1: /04139/ 00236	Deed2:	
Seller: RICHARDS HERBERT A JR	Date: 08/27/1991	Price: \$940,000	
Type: ARMS LENGTH IMPROVED	Deed1: /02382/ 00552	Deed2:	
Seller: SPARTAN INVESTING CO	Date: 06/23/1983	Price: \$390,000	
Type: ARMS LENGTH IMPROVED	Deed1: /00000/ 00000	Deed2:	

## **Exemption Information**

Partial Exempt Assessments:Class		07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

## **Homestead Application Information**

Homestead Application Status: No Application

#### **Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

TRANSFER TO GOVERNMENT
Exempt from Recordation Tax and Transfer Tax under
<u>Annotated Code of Maryland</u>, Tax Property Article,
Sections 12-108 (a) and 13-207(a), respectively, and
exempt from Recording Fees under <u>Annotated Code of Maryland</u>,
Real Property Article, Section 3-603

2/25/2015 10:10 AM Csh 0031 Reg 0047
T/Ref 0047074684 Grp 000001 R/Lne 000001
01 - Main Location
\$0.00
Validation Number: 0047-081715
1000000000-1300-409910-1300000000-999999

Parcel Number: 1610105500129 Doc Type: Deeds Consideration Amount: \$0.00

> Tax I.D. No. 16-101028 Project No. C-0309

#### DEED

THIS DEED is made this day of Folgrady, 2015, by and between LONG REACH VILLAGE ASSOCIATES, LLC, (the Grantor"), a Delaware limited liability company and HOWARD COUNTY, MARYLAND (the "Grantee"), a body corporate and politic.

WHEREAS, the Grantor owns, in fee simple, a portion of that certain real property commonly known as 8775 Cloudleap Court, Columbia, Howard County, Maryland and shown as Unit 1 on a condominium plat titled "Condominium Plat First Floor for LRVC Revitalization Condominium, Parcel B-1 and Condominium Plat Second Floor for LRVC Revitalization Condominium, Parcel B-1" recorded as Plat No. 22982 and 22983 on September 15, 2014 in the Land Records of Howard County, Maryland (the "Land Records"), located within the Sixth Election District of Howard County, Maryland and further described as being part of Parcel B-1 shown on a plat of subdivision titled "Columbia Village of Longreach, Section 1, Area 5, Parcels B-1, D-1 & E-1, A Resubdivision of Parcel B as shown on Plat Book 21, folio 82, Parcel D as shown on Plat Book 22, Folio 84 and Parcel E as shown on Plat No 9737", said plat recorded among the aforesaid Land Records as Plat MDR No. 12409; currently referred to as of the date hereof as Tax Account No. 16-101028, Tax Map 36, Grid 12, Parcel 6, Unit 1. (the "Grantor's Parcel").

WHEREAS, the Grantor by this Deed is conveying to Grantee all of Grantor's Parcel, said portion comprising 1.571 acres, more or less (the "Property").

**NOW**, **THEREFORE WITNESSETH**, in consideration of Two Million Five Hundred Thousand Dollars (\$2,500,000.00), the Grantor hereby grants and conveys unto the Grantee, its successors and assigns, in fee simple, the Property, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

THE PROPERTY BEING part of the Grantor's Parcel conveyed by Cedar-Long Reach, LLC, a Delaware limited liability company to the Grantor by Special Warranty Deed dated October 29, 2010 and recorded among the Land Records of Howard County, Maryland in Liber 12828, folio 123 on November 9, 2010.

**TOGETHER** with all buildings and improvements thereon and all rights, alleys, ways, easements, waters, privileges, appurtenances and advantages belonging or in anywise appertaining thereto.

Office of Law 4/16/ 2012 Deed - Capital Project

NIC

**TO HAVE AND TO HOLD** the Property unto the Grantee, its successors and assigns, in fee simple forever.

THE GRANTOR hereby covenants that it is the sole owner of the Property, that Grantor has not done or suffered to be done any act, matter or thing whatsoever to encumber the Property, that Grantor warrants specially the Property subject to matters of public record, that Grantor will execute such further assurances of the same as may be requisite, and that Grantor, and its signatory, are duly authorized and have the power and right to convey the Property.

All references herein to Grantor shall be deemed plural if more than one person has an interest in the Property. Any pronoun reference herein shall be deemed to apply to the appropriate gender or person, as the case may be.

**IN WITNESS WHEREOF**, the parties have caused this Deed to be executed and delivered, under seal, by its duly authorized officer or official, on the date first above written.

**WITNESS/ATTEST:** 

GRANTOR: LONG REACH VILLAGE ASSOCIATES, LLC

a Delaware limited liability company

By:

Carl Verstandig,

Managing Member
Date: 8-30-30/5

STATE OF MARYLAND, <u>Bultimore</u> county/city, to wit:

I HEREBY CERTIFY that on this day of februard, 2015, before me, the subscriber, a Notary Public of the State of Maryland, in and for fallower County/City, personally appeared Carl Verstandig, Managing Member signatory of Long Reach Village Associates, LLC, a Delaware limited liability company, the Grantor in the within Deed, and he acknowledged the same to be the act of the limited liability company for the purposes stated therein.

AS WITNESS my Hand and Notarial Seal.

Notary Public

My Commission Expires: March 5, 6

[Signatures continue on the following page.]

MARCH \*\*\*

MARCH \*\*\*

MARCH \*\*

MARC

ACCEPTED by the Grantee on this 20	day of <u>February</u> , 2015.
ATTEST:	HOWARD COUNTY, MARYLAND
Chief Administrative Officer	By: Allan H. Kittleman County Executive Date: 2/19/2015
APPROVED:	
James M. Irvin, Director Department of Public Works	
APPROVED FOR SUFFICIENCY OF F Municipal Milesky, Director Department of Finance	FUNDS:
APPROVED FOR FORM AND LEGAL this _/8 day ofelucay, 2015  Margaret Ann Nolan County Solicitor	SUFFICIENCY
Reviewing Attorney:    Call     Norman E. Parker, Jr.   Senior Assistant County Solicitor	Continue to a co

[Notary follows on the next page.]

# COUNTY EXECUTIVE: STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY that on this 19th day of Filman, 2015 before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimal County/City, personally appeared Allan H. Kittleman, the County Executive for Howard County, Maryland, the Grantee in the within Deed, who acknowledged the same to be the act of the County and that he executed the foregoing Deed for the purposes therein contained by signing in my presence the name of Howard County, Maryland as County Executive.

AS WITNESS my Hand and Notarial Seal.

My Commission Expires: 5/28/2015

Notary Public FLOUNTY, NO.

THIS IS TO CERTIFY that this instrument was prepared by Howard County, Maryland, the grantee named in the within Deed.

Tina D. Hackett, Chief

Real Estate Services Division

After Recording, Return To: Howard County, Maryland Real Estate Services Division 3430 Court House Drive Ellicott City, Maryland 21043

> #3890940 C Howard Co Columbia/C

Reference/Control #: 129 Total: #. 102/25/2015 10:31

- Government trument - 13 rncy Name: HOWA

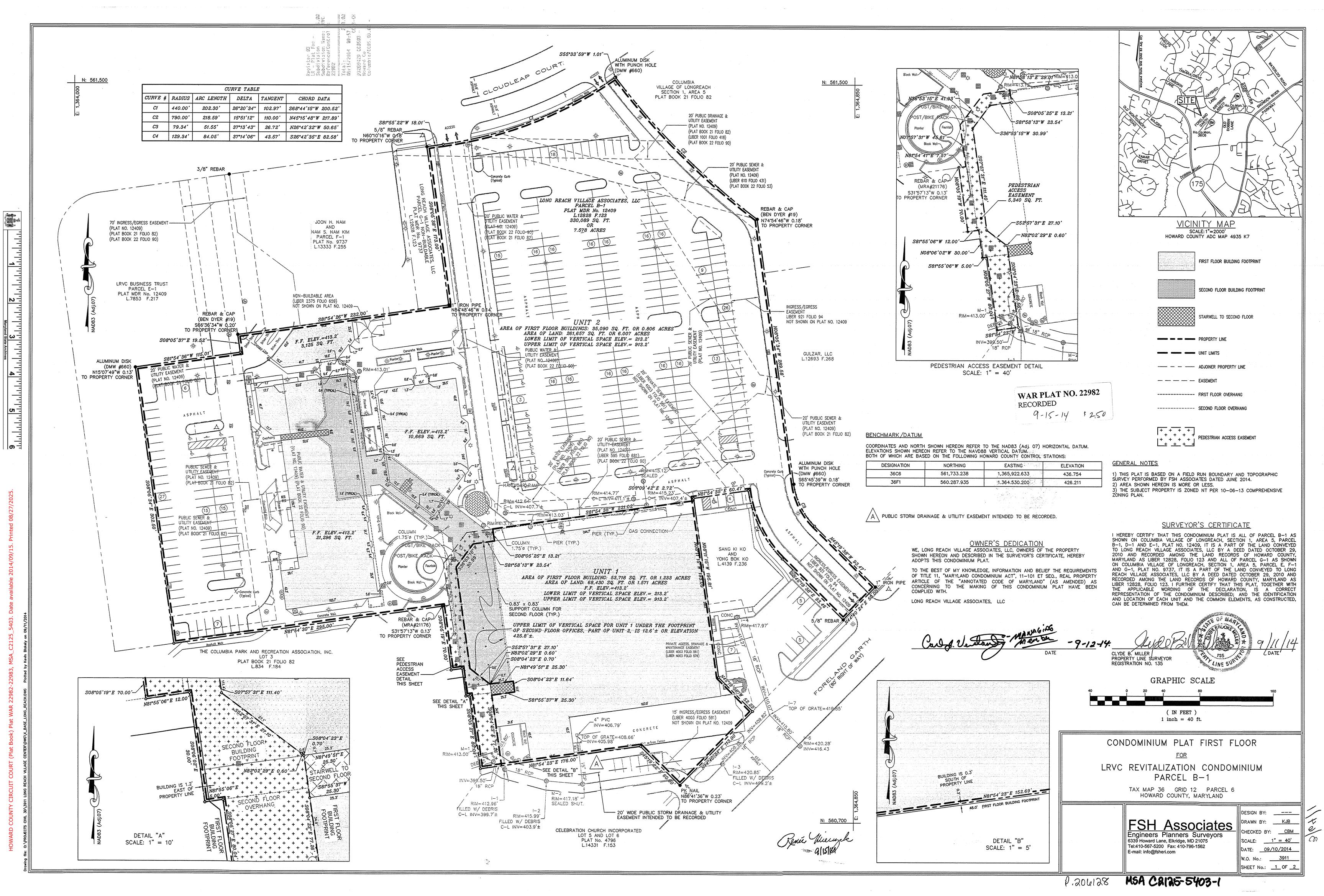
13 0.00 HOWARD

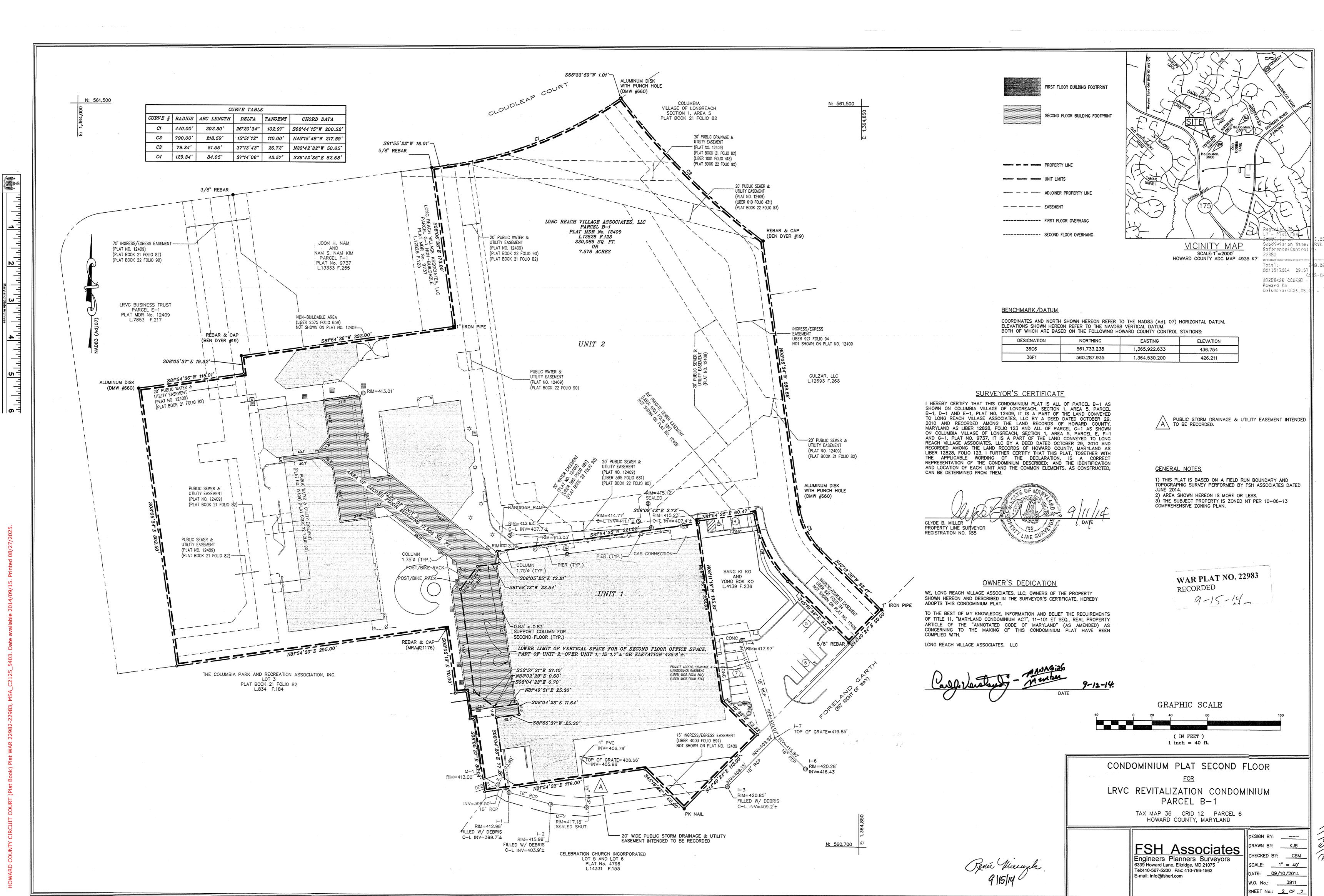
# Exhibit A Property Description

**Legal Description** 

Condominium Unit 1 comprising 1.571 acres as shown on a condominium plat titled "Condominium Plat First Floor for LRVC Revitalization Condominium, Parcel B-1 and Condominium Plat Second Floor for LRVC Revitalization Condominium, Parcel B-1" and recorded as Plat No. 22981 and 22982 on September 15, 2014. The property being part of "Parcel B-1" shown on a plat of subdivision titled "Columbia Village of Longreach, Section 1, Area 5, Parcels B-1, D-1 & E-1, A Resubdivision of Parcel B as shown on Plat Book 21, folio 82, Parcel D as shown on Plat Book 22, Folio 84 and Parcel E as shown on Plat No 9737", said plat recorded among the Land Records of the County as Plat MDR No. 12409.

The property being described in a Special Warranty Deed from Cedar-Long Reach, LLC, a Delaware limited liability company to the Seller dated October 29, 2010 and recorded among the Land Records of the County in Liber 12828 at Folio 123.





P.206129

#### Real Property Data Search () Search Result for HOWARD COUNTY

No Ground Rent Redemption on File No Ground Rent Registration on File View Map

Special Tax Recapture: None

**Account Number:** District - 16 Account Identifier - 101028

**Owner Information** 

**Owner Name: HOWARD COUNTY MD** Use: **EXEMPT COMMERCIAL** 

DEPT OF PUBLIC WORKS Principal Residence:NO

**Deed Reference: Mailing Address:** 3430 COURT HOUSE DR /16036/ 00227

**ELLICOTT CITY MD 21043-**

**Location & Structure Information** 

8775 CLOUDLEAP CT **Premises Address: Legal Description:** P/O PAR. B-1, 1.571 A. UNIT 1

COLUMBIA 21045-0000 8775 CLOUDLEAP CT

UNIT: 1 LRVC RIVATALIZATION CONDO. RSB OF B-1

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 12409 0036 0012 0006 30000.14 2982 UN 1 2024 **Plat Ref: 22982** 

Town: None

**Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use** 53,718 SF 1.5710 AC 1973

**Stories Basement Type** Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

> DISCOUNT STORE / C4

#### **Value Information**

	Base Value	Value	Phase-in Assess	sments
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	1,025,800	1,025,800		
Improvements	4,325,100	4,036,700		
Total:	5,350,900	5,062,500	5,062,500	5,062,500
Preferential Land:	0	0		

#### **Transfer Information**

Seller: LONG REACH VILLAGE ASSOCIATES LLC Date: 02/25/2015 **Price:** \$2,500,000 Type: NON-ARMS LENGTH OTHER Deed1: /16036/ 00227 Deed2: Seller: CEDAR-LONG REACH LLC **Date:** 11/09/2010 **Price:** \$5,400,000 Type: ARMS LENGTH MULTIPLE **Deed1:** /12828/ 00123 Deed2: Seller: LONG REACH ASSOCIATES LLC Date: 10/02/2006 Price: \$8,400,000

Deed1: /10276/ 00624 Type: ARMS LENGTH MULTIPLE Deed2:

#### **Exemption Information**

07/01/2024 07/01/2025 Partial Exempt Assessments: Class County: 580 5,062,500.00 5,062,500.00 State: 580 5,062,500.00 5,062,500.00 580 0.00|0.00 0.00|0.00 Municipal:

Special Tax Recapture: None

#### **Homestead Application Information**

Homestead Application Status: No Application

#### **Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No ApplicationDate:

COUNTY APPROVED STORM ( HOWARD APPROVED P MSIOCO S X234 DEAINAGE WS. HOWARD COUNTY AND HOWARD ZONING SYSTEMS AND EPARTMENT OF TION YTMUOS OFFICE HEA PUBLIC ROADS 9 DEPARTMENT PLANNING 3-81 RAGE prior to the FORELAND 0.840 GRID NORTH E852500 E852500

DATE: November 21, 1980

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HOWARD

COUNTY, MD

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NEW TOWN

R PARCELS SHOWN ON THIS PLAT ARE OTHE SUPPLEMENTAL SEWER-INUSTRUCTION CHARGE CREATED BY
20-311 A OF THE HOWARD COUNTY
TO EXECUTIVE ORDER NO-72-9.

OF SUBDIVISION IS SUBJECT TO 18. 122 B OF THE HOWARD COUNTY BLIC WATER AND PUBLIC SEWER RANTED UNDER THE TERMS AND 15 OF THIS LEGISLATION.

AND THE COORDINATES SHOWN
RE BASED UPON TRAVERSE CONTROLS
BIA ESTABLISHED BY MAPS, INC. IN
PURDUM & JESCHKE IN 1968, WHICH
WERE TIED TO THE MARYLAND
CONTROL SURVEY MONUMENTS
S. COAST AND GEODETIC SURVEY
TS IN THE COLUMBIA AREA.

4"x4"x 36" CONCRETE

MCNUMENT

View Map No Ground Rent Redemption on File No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 158674

**Owner Information** 

Owner Name: CHESAPEAKE CONFERENCE ASSOCIATIONUse: EXEMPT COMMERCIAL

OF SEVENTH DAY ADVENTISTS Principal Residence:NO

Mailing Address: 6600 MARTIN RD Deed Reference: /17989/ 00024

COLUMBIA MD 21044-

**Location & Structure Information** 

Premises Address:6080 FORELAND GARTHLegal Description:LOT 6 .840 A S1COLUMBIA 21045-0000FORELAND GARTH

VIL LONGREACH

 Map: Grid: Parcel:
 Neighborhood:
 Subdivision:
 Section:
 Block:
 Lot:
 Assessment Year:
 Plat No:
 4796

 0036 0021 0011 30000.14
 0000 6 2024
 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1990 12,903 SF 36,590 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

CHURCH / C4

#### **Value Information**

	Base Value	Value	Phase-in Assess	sments
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	329,300	329,300		
Improvements	3,261,300	3,669,800		
Total:	3,590,600	3,999,100	3,726,767	3,862,933
Preferential Land:	0	0		

#### **Transfer Information**

Seller: CELEBRATION CHURCH INC	Date: 12/29/2017	<b>Price:</b> \$3,350,000
Type: ARMS LENGTH MULTIPLE	Deed1: /17989/ 00024	Deed2:
Seller: LONG REACH INTERFAITH CTR INC	Date: 09/27/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14331/ 00153	Deed2:
Seller: HOWARD RESEARCH DEVELOP CORF	<b>Date:</b> 09/25/1981	<b>Price:</b> \$35,480
Type: ARMS LENGTH IMPROVED	Deed1: /01072/ 00034	Deed2:

#### **Exemption Information**

Partial Exempt Assessments:Class		07/01/2024	07/01/2025
County:	700	3,726,767.00	3,862,933.00
State:	700	3,726,767.00	3,862,933.00
Municipal:	700	0.00 0.00	0.00 0.00

Special Tax Recapture: None

#### **Homestead Application Information**

**Homestead Application Status:** No Application

#### **Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

# Real Property Data Search ( ) Search Result for HOWARD COUNTY

View Map No Ground Rent Redemption on File No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 597010

**Owner Information** 

Owner Name: HOWARD COUNTY MD Use: COMMERCIAL CONDOMINIUM

DEPT OF PUBLIC WORKS Principal Residence: NO

Mailing Address: 3430 COURT HOUSE DR Deed Reference: /15841/ 00184

ELLICOTT CITY MD 21043-

**Location & Structure Information** 

**Premises Address:** 8775 CLOUDLEAP CT

COLUMBIA 21045-0000 UNIT: 2 **Legal Description:** P/O PAR. B-1, 6.007 A. UNIT 2

8775 CLOUDLEAP CT

LRVC REVITALIZATION CONDO A RSB OF PAR B-1

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0036 0012 0006 30000.14 2982 UN 2 2024 **Plat Ref**: 22982-83

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1973 52,996 SF 6.0070 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

SHOPPING CENTER / COMMUNITY / C3

#### **Value Information**

	Base Value	Value	Phase-in Assess	ments
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	2,352,200	2,352,200		
Improvements	4,085,600	3,915,300		
Total:	6,437,800	6,267,500	6,267,500	6,267,500
Preferential Land:	0	0		

#### **Transfer Information**

Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type: ARMS LENGTH MULTIPLE	Deed1: /12828/ 00123	Deed2:
Seller: CEDAR-LONG REACH LLC	Date: 11/09/2010	Price: \$5,400,000
Type: NON-ARMS LENGTH OTHER	Deed1: /15841/ 00184	Deed2:
Seller: LONG REACH VILLAGE ASSOCIATES LLC	Date: 10/21/2014	Price: \$5,000,000

#### **Exemption Information**

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	580	2,381,650.00	2,381,650.00
State:	580	2,381,650.00	2,381,650.00
Municipal:	580	0.00 0.00	0.00 0.00

Special Tax Recapture: None

#### **Homestead Application Information**

Homestead Application Status: No Application

#### **Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No ApplicationDate:

Ziva Faadha

TEIS DEED, made this 19th day of July

1977, by and between THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, a body corporate of the State of Maryland, of the first part, Grantor, and THE COLUMBIA PARK AED RECREATION ASSOCIATION, INC., a Maryland non-profit membership corporation, of the second part, Grantee.

Five Dollars (\$5.00) and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto THE CCLUMBIA PARK AND RECREATION ASSOCIATION, INC. all that lot of ground situate in the Sixth Election District, Howard County, in the State of Maryland, and described as follows, that is to say:

\[ \int\_{\alpha} / 9/377 - 29524 ARF \ 8,00

WITNESSETM: that in consideration of the sum of

Lot 3, as shown on the Plat entitled "Columbia, Village of Long Reach, Section 1, Area 5, Sheet 2 of 3", which Plat is recorded among the Plat Records of Howard County, Maryland in Plat Book 21, Polio

Together with the buildings and improvements thereupon; the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said described lot of ground and premises unto and to the use of the said The Columbia Park and Recreation Association, Inc., its successors and assigns, in fee simple.

Subject, however, to those certain covenants, agreements, easements, charges, liens, restrictions, reservations and other encumbrances imposed: (1) by that Deed, Agreement and Declaration dated December 13, 1966 by and between The Columbia Park and Recreation Association, Inc., as Grantor, and C. Aileen Ames, as Grantee, and recorded among the Land Records of Howard County in Liber W.H.H. 463, Folio 153, et seq., and (2) by that Deed, Agreement and Declaration dated May 15, 1970 by and between The Howard Research and Development Corporation, et al, and recorded among the Land Records of Howard County in Liber 532, folio 181 (sometimes referred to as the Long Reach Village Covenants) by virtue of a Deed of Annexation

dated May 27, 1971, by The Howard Research And Development Corporation and recorded among the Land Records of Howard County in Liber 559, folio 630; both of which shall, in all events and regardless of ownership or possession be binding upon the lot conveyed hereby to the end that the provisions thereof shall run with, bind and burden the said lot for the period specified in both said instruments.

And the said Grantor covenants that it will warrant specially the property hereby granted and conveyed, and that it will execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF, the said Grantor has caused its corporate seal to be hereto affixed and its Vice President to setthis hand hereto. ON MI CENTER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 19th day of July before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Mickel D Spear Free, Vice President of The Howard Research And Development Corporation, Grantor, and acknowledged that he executed the foregoing Deed on behalf of the corporation for the purposes therein contained.

WITNESS my hand and Notarial Seal.

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My commission expires July 1, 1978.

Mail TO, Sheresa de Quhertio She Rause Co., Bildy, Col., Md, 21044 REC'O. FOR RECORD JUL 191979. AB460'CLK P.M SAME DAY RECORDED & EX'D PER C. MERRITT PUMPHREY, CLA.

# Real Property Data Search ( ) Search Result for HOWARD COUNTY

View Map No Ground Rent Redemption on File No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 091057

**Owner Information** 

Owner Name: COLUMBIA ASSOCIATION INC Use: COMMERCIAL

Principal Residence: NO

Mailing Address: 6310 HILLSIDE CT

Deed Reference: /00834/ 00184

SUITE 100

COLUMBIA MD 21046-

COLUMBIA 21045-0000

**Location & Structure Information** 

Premises Address: NW FORELAND GARTH

**Legal Description:** LOT 3 5.160 AR

FORELAND GARTH VIL LONGREACH

Map: Grid: Parcel: Neighborhood:Subdivision: Section: Block: Lot: Assessment Year:Plat No: 0036 0012 0344 30000.1400003 2024Plat Ref: 0000

Town: None

Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use

1974 26,594 SF 5.1600 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

CLUB HOUSE/ C4

#### **Value Information**

	Base Value	Value	Phase-in Assessr	nents
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	0	0		
Improvements	0	0		
Total:	0	0	0	0
Preferential Land:	0	0		

#### **Transfer Information**

Seller:	Date:	Price:
Type:	Deed1: /00834/ 00184	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

#### **Exemption Information**

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

#### **Homestead Application Information**

Homestead Application Status: No Application

#### **Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

ive Feedbac

01 - Main Location

\$2,500.00

Validation Number: 0048-042036

1000000000-1300-409910-1300000000-999999 Title Insurer: First American Title Insurance Company

000087

**DEED** 

Parcel Number: 16200247

Doc Type: Deeds

Consideration Amount: \$500,000.00

THIS DEED MADE this 7 day of July, 2011, by and between HONG & SO, LLC, a Maryland Limited Liability Company, party of the first part (Grantor); and JOON H. NAM and NAM S. NAM KIM, husband and wife parties of the second part (Grantees).

#### WITNESSETH:

That in and for the consideration of Five Hundred Thousand and No/100 cents Dollars (\$500,000.00), actual receipt and sufficiency of which is hereby acknowledged, the said party of the first part does hereby grant, convey, sell, transfer and deliver unto the parties of the second part, in fee simple, as tenants by the entireties, the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, situate, lying and being in Howard County, Maryland, and more particularly described as:

See Exhibit "A", attached hereto and made a part hereof Tax ID # 16-200247.

The property address is 8785 Cloudleap Court, Columbia, Maryland 21045.

Subject to all restrictions, rights of ways, easements and other conditions contained in the deeds forming the chain of title to the captioned property.

BEING part of the same property and improvements conveyed to the party of the first part by Deed dated June 18, 2003 and recorded on December 19, 2003 in Liber 7927, at Folio

556, among the land records of Howard County, Maryland.

TR TAX COUNTY TR TAX STATE total Rest CH05

Jul 13, 2011

And the said party of the first part covenants that it will warrant specially the property hereby conveyed, and that it will execute such further assurances of said land as may be requisite.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by Seung Won Hong, its Manager and Sole Member, and its seal to be hereto affixed; and does hereby appoint Seung Won Hong, as its true and lawful attorney-in-fact to acknowledge and deliver these presents as its act and deed, and certifies that this deed is not a part of a transaction in which there is a sale, lease, exchange or other transfer of all, or substantially all, of the property and assets of the Grantor, a Maryland limited liability company.

Hong & So, LLC,

a Maryland Limited Liability Company

Witness

By:

Seung Won Hong, Manager and Sole Member

#### **ACKNOWLEDGMENT**

STATE OF VIRGINIA, COUNTY OF FAIRFAX, TO-WIT:

GIVEN under my hand and official seal on the day and year first hereinboye written.

Notary Public

JACKSON T. PRINTZ, JR.

Notary Public

Commonwealth of Virginia

My Commonwealth of Virginia

All Taxes on Assessments certified

All Taxes on Assessments certified

Reg: 7013649

to the Collector of Taxes for Howard County, Md. by 11311 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales

#### Certificate

This will certify that this Deed was prepared under the supervision the owner of record

Hong & So, LLC

by:

Seung Won Hong

After Recordation, Mail to:

U.S. Titles, Inc. 7535 Little River Turnpike, Suite 101 Annandale, Virginia 22003

File# 11-17581

# First American Title Insurance Company LEGAL DESCRIPTION

Commitment Number: 11-17581

All that certain lot or parcel of land, with all rights and privileges thereto appurtenant, situate, lying and being in HOWARD COUNTY, MARYLAND, and more particularly described as follows:

Being known and designated as Lot F-1 as shown on Plat entitled "Columbia Village of Long Reach" Section 1, Area 5, Parcels E, F-1 and G-1, Resubdivision of Parcel F and G" which Plat is recorded among the Land Records of Howard County as Plat No. 9737.

**Property Address:** 8

8785 Cloudleap Court

Columbia, Maryland 21045

Tax Map Number:

16-200247

COLUMBIA

ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM

## COORDINATE

## SCHEDULE

NO.	NORTH	EAST
1	500,236.69	851, 154.77
2	500, 855, 71	851,354.94
3	500, 917. 12	851, 411 .32
4	500,964.96	851,584.58
5	501,006.54	851,878.20
G	500, 895, 25	852,086.46
7	500,774.16	852.192.00
8	500,769.36	852, 225,48
9	499,711.08	852,075.23
18	500, 340.25	851,083.16
19	500, 886.48	851,259.79
26	500,071.11	851.634.94
28	500, 135.46	851,625.82
29	500, 185.94	851,982.27
30	500,116.63	851,992.08
31	500,118.31	852,003.96
32	12.880,002	852,008.17
33	500,089.31	852,013.12
34	499,762.84	857,013.90
35	500,426.91	852,644.71
36	499,992.53	852,241.24
37	500,034.74	852,198,60
38	500,010.06	857,074.34
39	499,629.75	851,918.53
40	499,833.15	851,548.82
41	499,807.32	851,366.37
42	500,556,75	852,397.19
43	500,547.G4	852,332.83
44.	500,824.48	857,173.89
45	500,434.15	852, 761.10
47	500,420.14	852, 729.32
48	500,027.77	851, 328.86
49	500,297.58	851.174.46
50	500,825.05	852,124.72
51	500,765.07	851,970.96
52	500,723.71	851,678.87
53	500,632.58	851,605.93
55	500,576.07	851,563.43
5G	500,759.05	852,169.92
57	500, 275.15	852, 633.53
58	500,426.24	852, 783.08
59	500,605.59	852,324.62
		•

NO	NORTH	EAST	
GO:	500,616.80	852,395.92 851,372.55	
GI	501,009.30		
62	501,063.98	851,570.56	
G3	501,134.08	852,065.63	
G4	500,644.50	851,620.09	
77	500,840.16	852,14G.80	
78	500,873.11	852, 154.43	
81	500, 331.43	852,576.68	
85	500, 450.36	852, G55.2G	
28	500,482.61	857, 642.35	
90	499,736.83	851,769.09	
91	499,915.66	851.897.23	
92	499,803.34	852,053.99	
93	499,884.88	851,940.19	
94	500,003.60	852,025.26	
103	499,542.51	851,954.43	
104	499, 589.11	851,889.41	
10G	500, 318-89	852,365.22	
107	500,072.84	852,320.73	
108	500, 172.34	852,419.22	
109	500, 207.88	852,454.39	
111	500,311.88	852,315.71	
113	500,273.63	857,387.96	
115	500, 238.09	852,352.79	
116	500, 181.49	852,210.96	
117.	500, 294.78	857, 194.92	
118	500,683.34	851,964.35	
119	500,512.05	851,988-61	
120	500,479.52	851,388-G1 851,758.30	
121	500, 438.92	851,764.65	
122	500, 422.80	851,650.78	
123	500, 144.58	851, 690.18	
124	500, 685.86	851,982.18	
125	500, 758.47	852,169.09	
	340, 100.41	-	
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#### **TABULATIONS**

 TOTALS
 ACREAGE

 Parcels
 = 18.24G

 R. O. W.
 = 3.169

 Open Space
 = 9.5GG

 Total
 = 30.981

 Lots this plat (incl. open space)
 = 7

 Open Space Lots
 = 4

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER

( DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING

DIRECTOR Having

DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

One COO

DATE

# SURVEYOR'S, ENGINEER'S and OWNER'S CERTIFICATES

The undersigned, owner of the property shown on this Plat, grants unto, (1) Howard County, Maryland, its successors and assigns, the right to lay, construct and maintain water and sewer mains and laterals therefor in and under all road and street rights-of-way as shown hereon; (2) further it adopts this plan of subdivision and reserves the fee simple title to the beds of the streets and/or roads hereon, except however, for one dollar consideration, it herewith grants the right and option to Howard County, Maryland to acquire (within a period of five years commencing with the date of recording of this plat among the Land Records of Howard County) the fee simple title to the beds of the streets and/or roads shown hereon, together with such adjacent land, if any, as may be shown on this plat as areas designated for the installation of street lighting facilities, reserving, however, unto Grantor, its successors and assigns the right in perpetuity to lay, construct, enlarge, maintain and use cables and/or conduits for electrical transmission and other purposes beneath the surface of the lands subject to the rights granted herein to said Howard County. The undersigned certify that the subdivision plan shown hereon is correct as complying with the requirements of Final Development Plan Phase 100 recorded in Plat Book 20 Folios 45 to 48, each inclusive, with all Open Space shown thereon to be used for drainage easements, if necessary, and the requirements of Article 17, Section 60 of the annotated code of Maryland concerning the making of this Plat and setting of markers have been complied with. The land shown hereon is a part of the land which by deed dated December 13, 1966 and recorded among the Land Records of Howard County, Maryland in Liber 463 Folio 196, was granted and conveyed by C. Aileen Ames to The Howard Research and Development Corporation.

(By) PROFESSIONAL LAND SURVEYOR

(By) Reg. No.#3645

901 W. BROAD ST. FALLS CHURCH, VA.

(By) WALTER L. PHILTIPS Reg. No. +3C45

901 W. BROAD STY FALLS CHURCH, VA.

45 (By) Cry c (I) h

Auth. Agent

### COLUMBIA

## VILLAGE OF LONGREACH

SECTION _	1	
AREA	5	
Sheet	of	3

©TH Election District of Howard County, Md.

Scale: 1" = 100'

Date: 3-18-71 ·

700.00 72° 21' 37" 146.27 752.58 736.13 \$61° 52' 45.5" E 790.00 5° 48' 03" 40.03 79.98 79.95 \$78° 35' 58.5" E 740.00 21° 28' 07" 140.28 277.28 275.66 \$18° 47' 37.5" E 75.00 85° 07' 33" 72.96 37.14 33.87 \$13° 02' 05.5" k 2109.86 8°26'58" 155.85 311.14 310.86 529°46'50"E 50.00 90°00'00" 50.00 78.54 70.71 N3C° 5C' 2G"E MAP VICINITY SCALE 1"= 2000 LOT PARCEL 415,445 OR 9.537 AC DRIVE PROJECT LOCATION "COURT TAMAR VILLAGE OF LONGREACH SECT. IN AREAS SHEET 2 OF 3 **TABULATIONS** The undersigned, owner of the property shown on ACREAGE 9.537 this plat, grants unto Howard County, Moryland its **TOTALS** successors and assigns, the right to lay construct and maintain sewers, drains, water pipes and other PARCEL R. O. W. municipal utilities and services, in and through the specific easement area shown hereon, to the end-that the specific lots shall be thereby burdened with the right-of-way shown hereon. Open Space Lots this plat (incl. open space) Open Space Lots The Howard Research & Development Corporation APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE RECORDED IN PLAT BOOK SURVEYOR'S, ENGINEER'S and OWNER'S CERTIFICATES SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT. among The The undersigned, owner of the property shown on this Plat, grants unto, (1) Howard County, Maryland, its successors and assigns, the right to lay, construct and maintain water and sewer mains and laterals therefor in and under all road and street rights-of-way as shown hereon; (2) further it adopts this plan of subdivision and reserves the fee simple title to Land Records of Howard County, Maryland. the beds of the streets and/or roads hereon, except however, for one dollar consideration, it herewith grants the right and option to Howard County, Maryland to acquire (within a period of five years commencing with the date of recording of this plat among the Land Records of Howard County) the fee simple title to the beds of the streets and/or roads shown ( DATE COUNTY HÉALTH OFFICER COLUMBIA hereon, together with such adjacent land, if any, as may be shown on this plat as areas designated for the installation of street lighting facilities, reserving, however, unto Grantor, its APPROVED: HOWARD COUNTY OFFICE OF PLANNING successors and assigns the right in perpetuity to lay, construct, enlarge, maintain and use cables and/or conduits for electrical transmission and other purposes beneath the surface of the lands subject to the rights granted herein to said Howard County. The undersigned certify that the subdivision plan shown hereon is correct as complying with the requirements of Final Development Plan Phase 106 recorded in Plat Book 20 Folios 45 to 48, each inclusive, with all Open Space shown thereon to be used for drainage easements, AND ZONING DIVISION OF LAND DEVELOPMENT VILLAGE OF LONGREACH AND TRANSPORTATION, PLANNING if necessary, and the requirements of Article 17, Section 60 of the annotated code of Maryland concerning the making of this Plat and setting of markers have been complied with. The land shown hereon is a part of the land which by deed dated December 13, 1966 and recorded among the Land Records of Howard County, Maryland in Liber 463 Folio 196, was granted and conveyed by C. Aileen Ames to The Howard Research and Development Corporation. DATE DIRECTOR PROFESSIONAL LAND SURVEYOR APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE. STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. \_\_\_\_\_\_Election District of Howard County, Md. J:11-31 901 W. BROAD ST. FALLS CHURCH, VA. Scale: 1" = 100' 901 W. BROAD ST. FALLS CHURCH, VA. (水のから)DIRECTOR DATE \* (" ( ) i i '

COLUMBIA

ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM

KE BALTIMORE 17 5153 IMPERIAL.

CURVE

00.008 100.00

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ATAD

49° 16' 07" 91.71 171.98 166.73 N42° 33' 12.5"E 14° 45' 10" | 103.57 | 205.99 | 205.42 | N74° 33' 51" E

49° 16' 07" | 45.86 | 85.99 | 83.37 | N 42° 33' 12.5" 14° 45' 10" 90.62 180.74 179.74 N74° 33' 51" E

RADIUS DELTA TAN LENGTH CHORD CHORD BEARING