

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

68-83-R

September 11, 1998

NationsBank, N.A., a national banking association c/o NationsBanc Montgomery Securities, LLC NationsBank Corporate Center - 11th Floor 100 North Tryon Street Charlotte, NC 28255

Attention: Conduit Program Manager

Ladies and Gentlemen:

RE: Towson Place (AKA Towson Marketplace), 1238 Putty Hill Avenue, Towson, MD 21286, 9th Election District

The zoning of this 43.12-acre site, per the 1" = 200' scale zoning map numbers NE 9 & 10-B is B.L.-C.C.C. (Business, Local - Commercial, community core), M.L.-I.M. (Manufacturing, Light - Industrial, major), and D.R.-10.5 (Density Residential). Enclosed are copies of zoning case number 98-245-SPH, in which the deputy zoning commissioner granted a special hearing which sought clarification and revisions, if necessary, of restrictions in prior approved zoning case numbers IX-386 and 96-95-XA and an amendment to the site plan approved in case numbers IX-386 and 97-89-SPHX. Also see attached sheet summarizing all prior zoning hearings held on this site. In accordance with the zoning classification and granted zoning hearings, the use of a retail shopping center, including an automotive service garage ancillary to the Montgomery Ward Department Store, complies with the Baltimore County Zoning Regulations (BCZR). Also enclosed are copies of the appropriate sections of the BCZR. A review of files in the Code Enforcement office found no current violations.

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

Very truly yours,

John J. Sullivan, Jr.

Planner II, Zoning Review

c: zoning case numbers 98-245-SPH, 97-89-SPHX, 96-95-XA, 93-360-SPHA, 88-136-SPH, 79-125-X, 77-230-XA, 74-143-R, 68-83-R, and 5900

PETITION FOR ZONING RE-CLE-SSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

legal owner of the property situate in Baltimore me P to the Zoning Law of Baltimore County, from an R-6

NE-9-8zone; for the following reasons:

1. Error in the Zoning Map.

Change in the character of the neighborhood

Such other and further reasons as may be assigned after hearing hereof.

See attached description

and (2) for a Speci-1 Exception, under the said Zoning Law and Zoning Regulations of Baltimore

Property is to be posted and advertises as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising,

posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning resulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Real Estate Corp. by

L. Berman individually Canthair Pagenates

Petiticaer's Attorney
Harry S. S. Startzwelder, Jr. Address 1708 Mansey Building. Baltimore, Maryland, 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 5th of September ., 196.7., that the subject matter of this petition by advertised, as required by the Zoaing Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Toyse a. Baltimore

...., 196_7, at _1:00e'clock

Allen L. Berneau

RE: PETITION FOR RECLASSIFICATION .

6 0 83-R

SE/Cor. of Loucher Boulevare
Pr Prince Road

BL

I.R.L. Real Estate Corporation

1 69-93 P BEFORE COUNTY BOARD OF APPEALS BALTIMORE COUNTY SEC No. 68-83-R

. . . . OPINION

The first hearing on this case was set for May 13, 1969, at which time all porties appeared, and because of some question about title to the property, the case was continued. It involves a triangular piece of land of approximately one quarter acre on the southeast corner of Goucher Boulevard and Prince Road, in the 9th Election District of Baltimore County. The tract is contiguous to and to all intents and purposes a part of the Eudowood Shopping Center, although under different ownership.

The petition to rezone this property from R-6 and "Unzoned" to B.L. was granted by the Deputy Zoning Commissioner on August 15, *768. The difficulty involving the title grose out of the fact that a portion of the bed of Prince Road had been closed when that road was relocated, leaving a small triangular parcel of land zoned R-6 to the west of old Prince Road, but to the east of the present location, and leaving the former bed of Prince Road completely unzoned as publicly owned. These problems have now been resolved. Substantial evidence was presented by the Petitioners, from which the Board finds as a fact that this land could reasonably have no other use than as part of the existing shopping center, and should be zoned B.L. for that purpose

The only protestants who appeared represented certain community associations in the vicinity who had no real objections to the rezoning, except that they were opposed to any rezoning in the area anytime and anywhere. The application for reclassification to B.L. will, therefore, be granted. The Board notes that this classifiration, together with a C.C.C. District, is the recommended zoning on the Planning Coard's new sugnested maps for comprehensive reconing.

Allan L. Berman - No. 68-83-R

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 2/ day of January, 1971, by the County Board of Appeals ORDERED, that the reclassification petitioned for be and the same is hereby Granted.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Wolter A Poiter

SULLIVAN, WIESAND & SINGER

ONE CHARLES CENTER HARLES AND LEXINGTON STREET: BALTIMORE, MARYLAND 21201

September 13, 1968

Mr. Edward D. Hardesty Deputy Zoning Commissioner Baltimore County Office of Planning and Zoning County Office Building Towson, Maryland

> Re: Petition for Reclassification Fettlon for Reclassification SE/Corner of Goucher Boulevard and Prince Road - 9th District I.R.L. Real Estate Corporation, Petitioner No. 68-83-R

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Dear Sir:

On behalf of our client, Eudowood Shopping Plaza, Inc., please enter an appeal to the Baltimore County Bo.rd of Appeals from the Order in the above entitled matter dated August 15, 1968, reclassifying the subject property from an R-6 zone to a Bl. zone.



Yours very truly,

Robert L. Sullivan, Jr.

Milliam F. Mosner, Esq.
Irwin M. Sussman, Esq.
Harry S. Swartzwelder, Jr., Esq.

September 11, 1969

Th€ Honorable John G. Ros≥ Zoning Commissioner
Baltimore County Office Bidg.
Towson, Maryland 21204

Re: Peticioner No. 68-83-R SE/corner of Goucher Boulevard and Prince Road I.R.L. Real Estate Corporation

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Dear Mr. Rose;

On behalf of Staton W. Johnson, B30 E. Joppa Rd., Towson, Md., myself, Austin Helzer, E24 E. Joppa Rd. Towson, Md., and the Towson Estates Association, Inc., we herewith enays an appeal to the County Board of Appeals, from the Order granting time reclassification of the above mentioned property, from an R-6 zone to a BL zone, dated August 15, 1968.

Yours very truly,

Monting Holon Austin Holzer & 834 E. Joppen Rd Solvan not 2/204

enc: Cashiers Check for \$70, made payable



SULLIVAN, WIESAND & SINGER

BALTIMORE, MARYLAND 21201

November 12, 1969

County Board of Appeals County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Re: Zoning Case No. 62-83-R Prince Road and Goucher Boulevard

Gentlemen

Please dismiss the appeal of Eudowood Shopping Pleza, Inc., which had heretofore been filed by this office on behalf of our client, said protestant.

I am sending copies of this dismissal to all counsel whose appearance appears on your "Notice of Assignment" dated November $\theta_{\rm s}$ 1969.

Very truly yours,

Robert L. Sullivan, Jr.

RLS,JT:je
cc: Harry S. Swartzwelder, Jr., Esq.
N. William Adelson, Esq.
Irwin M. Sussman, Esq.
Gordon G. Power, Esq.
Walter E. Black, Jr., Esq.



ore, Ma. 21204, Tel. 301/823-090

DESCRIPTION

0,2559 ACRE PARCEL, NORTHEAST SIDE OF GOUCHER BOULEVARD, SOUTHEAST SIDE OF PRINCE ROAD, NINTH ELECTION DISTRICT, BALTIMORE, COUNTY, MARYLAND.

Present Zoning: R-6 Proposed Zoning: B-L

Beginning for the same at a point on the southeast side of Prince Road, 70 feet wide, as shown on Baltimore County Right-of-Way Plat HRW 57-060-5, at the distance of 55,00 feet, as measured northeasterly along said southeast side of Prince Road from its intersection with the northeast side of Goucher Boulevard, 110 feet wide, as shown on sain plat, said beginning point being at the north end of the gusset line there laid out and running thence, binding on said southeast side of Prince Road, (1) N 70*45'57" E 40.86 feet, and (2) northeasterly, by a curve to the left with the radius of 340.67 feet, the elstance of 57.87 feet, thence along a part of the northwest outline of Section Three "Loch Raven Manor", as shown on the plat thereof recorded among the Land Records of Baltimor-County in Plat Book G. L. B. 23, Page 122, (3) S 23 *38*33" W 241, 09 feet to the northeast side of said Goucher Boulevard, thence binding thereon, (4) northwesterly by a curve to the left with the radius of 1965, 00 feet, the distance of 117, 15 feet, and thence, binding on the aforementioned gusset Valer Supply ■ Sewerage ● Drainage ➤ Highways ■ Structures ● Developments ➤ Planning ■ Report

#68-83R

Page 2

line, (5) N 26°40'43" E 79.00 feet to the place of beginning. Containing 0, 2559 of an acre of land

HGW:mp

J.O. #66165

July 14, 1967

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MICROFILMED

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissionur September 26, 1967

George E. Govrells, Director of Planning

scher Boulevard and Prince Road. Patition #66-83-R. Southeast corner of Gauc Patition for Reclassification from R-6 to B.L. 1.R.L. Real Estate Corp. - Patitioners

9th District

MEARING: Wednerley, October 11, 1967. (1:00 P.M.)

The steff of the Office of Florning and Zoning has reviewed the subject portions for medicalification from Red to B.L. zoning. It notes that the stabilities from the stabilities and present is ordined to conserved zoning presently and that the process was formed by the permenent information of Fince Road and Goucher Boulevard. In light of this situation, we wice no objection to the medicalification regards a such . Jonewar, the tract visually is part of the Basilowood connercial complexe. The planning staff will indust savey effort to relate this process in learner of second use to the belonce of the shopping center. We hope that the applicant stars a situative distinct.

G5G-hm

HRW 62-113

County Highway Deed.

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9-83-R

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68-83

THIS DEED, Made this 10 th day of September, in the year Nineteen Hundred and Sixty-two, by THE SWARTHMORE COMPANY and SWARTHMORE REALTY, INC., both bodies corporate of the State of Maryland, Grantors

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantors, subject to the provision for reverting, hereinafter set forth, do grant and convey unto BALTIMORE COUNTY, MARYLAND, a municipal corporation, its successors and assigns, in fee simple, for public highway purposes, all that lot of ground situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

FIRST: In and to the bed of FUTTY HILL ROAD, GOUCHER BOULE-VARD and FRINCE ROAD as shown on the Plat of Section Three, LOCH HAVEN MANON, which Plat is recorded among the Plat Records of Baltimore County in Liber G.L.B. No. 23, folio 122,

BEJINNING FOR THE SECOND at a point on the twelfth line of the land which by beed dated May 10, 1955, and recorded among the Land Records of Baltimore County in Liber C.L.B. No. 2694, folio 312, was conveyed by the identity of the land Records of Railmore County in Liber C.L.B. No. 2694, folio 312, was conveyed by the identity of the land to the land the land to the second seco

O, 1955, recorded among the fand Records of Baltimore County in Live 7, per order damong the fand Records of Baltimore County in Live 7, per order of 10.0 Li, from the Records that For the Condumptives of Live 10.0 Li, from the Records in June 3, per order damong the aforesaid Land Records in June 6.1.B. No. 294, follo 321, from The Hospital for the Consumptives of Maryland

SUBJECT: Exchassification from an H=6 to a B.L. some, for Allan L. Herman, located on the M/R/S of Gowcher Hlvd., and the S/R/S of Frince load 9th District (Item 2, September 5, 1967)

DALITHORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

BUREAU OF ENGINEERING: Water - Water exists as shown on u. location plan on the submitted plat. Sewer - Existing 6" sanitary sewer u. both Goucher Flyd, & Frince Road.

The Zoning Advisory Committee has reviewed the subject petition and has the sing comments to offer:

ERREAU OF TRAFFIC ENGINEERING: Will review and arke any necessary comments at a later date.

HEALTH DEPARTMENT: Prior to construction and installation of equipment for this food service facility, complete plans of specifications must be substituted to the Bivision of Nece Service, Saltimore County Department of Health for review and approval. ZURING ADMINISTRATION DIVESTOR: If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property impacted for compliance to the approved plans.

The above comments are not intended to indicate the appropriateness of the moning action requested, but to assure that all parties are nade sware of plans or problems that was have a bearing on this case. The Director and/or the Enguty Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested soning 10 days before the Tokanip Commissioner's hearing.

Very truly yours,

Harry S. Swartzwelder, Jr., Esq. 1706 Munsey Building

The following members had no comment to offers

cc: Cirlyls Brown-Bureau of Engineering C. Richard Moore-Bureau of Traffic Engr. William Orsenwalt-Health Department

Project Planning Division Fureau of Fire Prevention State Roads Commission Building Engineer Board of Education Industrial Development

to Swarthmore Healty, Inc. (3) Deed dated May 3, 1956, recorded among the aloresaid Land Records in Liber G.L.B. No. 2924, Colio 480, from The Swarthmore Company to Swarthmore Realty, Inc.

TOGETHER with the appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted property unto Baltimore County, Maryland, a municipal corporation, its successors and assigns. in fee simple, for public highway purposes.

PROVIDED, HOWEVER, that if Baltimore County, Maryland, shall at any time open Goucher Boulevard between Joppa Road and that portion of said Goucher Boulevard shown on the aforesaid Plat of Section Three, Loch Raven Manor, then in such event, the absolute fee simple title to the hereinafter described portion of the bod of Prince Road shall revert to and become vested in Swarthmore Realty, Inc., its successors and assigns, as fully and to the same extent as though said portion of Prince Road had never been used for street or highway purposes and the aforegoing grant thereof had never been made, same to be free and clear of any right of user thereof in others or in the public generally. The portion of Prince Road which shall revent

to Swarthwore Realty, Inc., is described as follows:

BEGINNING for the same at the intersection of the Northeast side of Goucher Boulevard 11,000 feet wide, and the east side of Finnee Road, the coordinates of said point of beginning being North Paris of the State September, 1956, and recorded among the Plat Records of Baltimore County in Liker O.L.B. 23, felio 122, and running themeo binding on the East side of Frince Road as Shown on Said glat the two following courses and distances viz: first \$87,08 feet, thence binding on the East side of Frince Road as Shown on Said glat the two following courses and distances viz: first \$87,08 feet, thence binding on the Sautheast side of Frince Road as proposed to be laid out 70.00 feet wide, and shown on Baltimore County Highway Hight-of-Way Plat \$7.000.5 Southmeaterly along a curve to the right with a radius of 340.07 feet, for a distance of \$2.00 feet, wide as shown on said plat of Loch Raven Manor, hence binding on the West side of Prince Road 70.00 feet wide as shown on said plat of Loch Raven Manor, south a \$2.00 feet, side of Southeast side of Counter Bellower, Southeast-village and shown on and plat of Loch Raven Manor, south \$2.00 feet, side of Southeast-village a curve to the right with a radius of 1965.00 feet, for a distance of 171.65 feet to the place of beginning.

Containing 0, 597 acres of land more or less.

Containing 0.587 acres of land more or less.

Subject to a slope easement of irregular dimensions as shown on said Baltimore County Highway Right-of-Way Plat #57-060-5.

Subject also to an easement for the construction and maintenance of a storm drain, said easement being more particularly described as follows:

maintenance of a storm drain, and easement being more particularly described as follows:

EXRIBITION FOR the same at a point on the Mortheast side of Goucher Boulevard 117,00 feet wide, said point or beginning being on the last line of the above herein described parcel of land, at a point distant 86,38 feet from the end of said last line, and run-distances viz: flues of division the two following courses and distances viz: flues of division the two following courses and distances viz: flues of division the two following courses and distances viz: flues of division the two following courses and intermed the two files of the above herein described parcel of intermed the third line of the above herein described parcel of intermed the third line of the above herein described parcel of third line and two files of the above herein described parcel of third line, and studing on the southeast side of Pelnes Nos said third line, and bridge on the southeast side of Pelnes Nos said third line, and twint and the land of the said third line of the said line of the s

AND the said Grantors 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 property granted; and that they will execute such further assurances of the same as may be requisite

AS WITNESS the due execution hereof by the aforenamed Grantors.

THE SYARTHHORE COMPANY tru Maurineai)

Pormis W. Food 15 Hain Jan & Milita

SWARTHMANE REALTY, INC.

BALTIMORE COUNTY, MARYLAND

#68-83R

INTER-OFFICE CORRESPONDEN

TO Mr. John G. Rose, Zoning Commissioner Date September 28, 1967

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition #68-83-R. Southeast corner of Goucher Boulevard and Prince Road.
Petition for Reclassification from R-6 to B.L. I.R. L. Real Estate Corp. - Petitioner

HEARING: Wednesday, October 11, 1967. (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B.L. zoning. It notes that the residentially-zoned parcel is edipcent to commercial zoning presently and that the parcel was formed by the permenent intersection of Fince Road and Goucher Boulevard. In light of this situation, we voice no objection to the reclassification reguest as such. However, the tract visually is part of the Eudowood commercial complex. The planning staff will make every effort to relate this parcel in terms of access and use to the balance of the shopping center. We hope that the applicant shares a stimilar desire.

GEG:bm

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	Petition for Reclassification for Lamb. (Sel Estate Cory. 166-8)-R	50.00
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VIL TO I	MPDRIANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLA	ND 21204

Your petition has been received and accepted for filing this

oner's Attorney Barry S. Systemalder

05-04-1

Syn	ZONING DEPARTMENT OF	F BALTIMORE COUNTY #68-83-R
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Location of Signe Post on Corner & Rever Fresh & Secretar Blot

Date of return 14.1 28 1947

Mark to Abopping Centre Coshing let.

ORIGINAL OFFICE OF PETITION FOR ECLASSIFICATION 9th DISTRICT RNG: From R-6 to B,L, THE BALTIMORE COUNTIAN THE HERALD - ARGUS No. ! Newburg Avenue CATONSVILLE, MD. Septembr 25. 19 42 THIS IS TO CERTIFY, that the annexed advertisement of John G. Mose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of thouse weekly newspapers published in Baltimore County, Maryland, once a week for One successive weeks before the 25th day of September, 1967, that is to say the same was inserted in the issues of September 21, 1967. THE BALTIMORE COUNTIAN By Paul J. Maryon

Editor and 'Manager.

PETITIO			
	N FOR AECL	ASSIFICATION	
ZONING	From R-6 1	to B.L. Sone.	
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CERTIFICATE OF PUBLICATION

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TOWSON, MD. Sept. 21 19.67

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time xescendosowecks before the 11 day of October 19.67, the first publication appearing on the 21st day of September

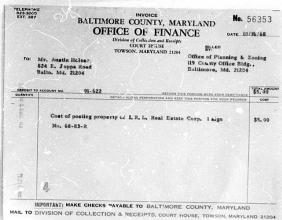
Cost of Advertisement, \$

823-30 FXT. 3		The same
	BA. TIMORE COUNTY, MA.YLAND No. 5	6298
	OFFICE OF FINANCE Division of Collection and Receipts OUNT HOUSE NAME AND THE STATE OF TOWSON, MARYLAND THE STATE OF TOWSON, M	
To:	Robert L. Sullivan, Jr., Ecq., 119 County Office of Planning & 1 Charles Center 120 County Office Bldg Towson, Md. 21204	Zoning
QUANTITY	TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE	\$75. 00
- 2	GETACH ALONG PERFORATION AND X-EP THIS PORTION YOR YOUR RECORDS	COST
ħ	Cost of appeal - L.R. L. Real Estate Corp. \$70,00 68-83-R 1 sign 5.00	\$75.00
75.00m	7.	

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

	BA IMORE COU OFFICE OF Division of Calla COURT	NTY, MA YLAND F FINANCE estion and Receipts of HOUSE RRYLAND 21204	No. 51747
To:	Brightside Account 216 E. Crimpton Street Baltimore, nd. 21202	RETURN THIS POSITION WITH YOU	TOTAL AMOUN \$50.75
36.5	Advertiging and posting of property for	TORATION AND KEEP THIS PORTION FOR YOU LERGE COPP.	50.75
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50.7			
50.75 ×			

824 E.	etin Holser, 129	
DEPOSIT TO ACCOUNT N	o. 01-622 RETURN THIS PORT	\$75.680UNT
PTITISAUS	DETACH ALONG PERFORATION AND KEEP THIS P	ORTION FOR YOUR RECORDS COST
#	t of appeal - I.R. I., Real Estate Corp. 68-83-R	\$70.00
70000		



southerstoriy direction crossing said drive and bin to, on the Couth and of Lot No. 16 Block M and on the Most aims of Providence load as shown on the afore; it mlat 213 feet more or less to the place of beginning.

9-8-6-13

Sectioning for the same on the first or North 23 degrees 38 minutes 33 seconds hast 2021.23 feet line of the land conveyed by the Respital for denounctives of Maryland to Swarthness Realty Incorporated by dead dated they 10, 1955 and resorted among the Land Facor's of Baltimore County to Liber C.L.B. 2694 folio 321 at a soint distant 3+7 feet from the beginning of first line munitag thence and binding on part of first line month 23 dournes 38 minutes 33 merceds Beat 962.88 foot; thouse leaving paid first line and running parallel to and distant 425 foot southwesterly from the third line in said deed to Swarthness Incorporated South 34 degrees 56 elimites 08 accomis East 1077.13 feet; thomse running parallel to and distant 300 feet westerly from the fifth line to said dood (said fifth line being also the twelfth line of the land described in a dood from the Hespital for Consumptives of Maryland to Meedim Ariation Corporation by Good dated March 3, 1954 and resorted among the Land Records of Baltimore County in Alber 3 L.S. No. 2004 folio 3); thence running Joseph 13 degrees 56 strates 50 seconds west 813.16 foot; thence for lines of division the two following energes and distances wis: First South 05 degrees 30 minutes 33 seconds West 1103.13 foot and Seconds Horth 7 degrees 51 minutes We seconds ost 45.30 feet to the beginning.

Deginning at a point in the contorline of Pleasant Plains Hoad; said point being 760 feet consured northeasterly along the centurline thereof from its intersection with the centurline of Hiller load; said point also being the northwesternment corner as shown on a plat cuttled Sincks 11-12-13-16 and 15 Lock Naves Village reserve of arong the Plat Pecchis of Additions Sounty in Plat Book C.L.S. To. 18 felto 93; theree running and binding on

