

IN RE: PETITION FOR SPECIAL HEARING
N/S Davis Avenue, 4,560' SE of the c/l
Old Court Road
(10510 Davis Avenue)
2nd Election District
1st Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-333-SPH

The Estate of Ethelean Mathena and the
Residual Trust of Vernon M. Mathena, Sr. *
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of an amended Petition for Special Hearing filed by Walter J. McLellan, Personal Representative of the Estate of Ethelean Mathena and Trustee of the Residual Trust of Vernon M. Mathena, Sr., and by Barbara E. Harris, also Trustee of the Residual Trust of Vernon M. Mathena, Sr., owners of the subject property, and by Bremen L. and Doris C. Mathena, who reside on the property which is the subject of this request. The property under consideration is located adjacent to Davis Avenue, in the Woodstock community of northwestern Baltimore County. As amended, the Petitioners seek approval of a series of transfers described as follows: 1) to approve a non-density parcel transfer to support adjoining property of Theodore P. Geisler, located at 10306 Davis Avenue, zoned R.C.3, on March 4, 1980, as described on the attached Zoning Petition Plat marked ZP-1 and accompanying description; 2) to approve a non-density parcel transfer to support adjoining property of Joan Mathena, located at 10304 Davis Avenue, zoned R.C.3, on March 4, 1980, as described on the attached Zoning Petition Plat marked ZP-2 and accompanying description; 3) to approve two (2) non-density parcel transfers to support adjoining property for Vernon W. Mathena, Jr. and his wife, Virginia Anne Mathena, zoned R.C.3, on March 8, 1980, and to approve the existing shed on a non-density parcel, as described on the attached Zoning Petition Plat marked ZP-3 and accompanying description; 4) to approve the transfer (outconveyance) of 32.26 acres, zoned R.C.3 on November 23, 1982 to John H. Fram and his wife, to approve the creation of a density lot of 2.04 acres to Dana Ray Geisler, now known as Dana Ray Snyder, and her husband,

ORDER RECEIVED FOR FILING
Date 5/1/00
By cbp

John S. Snyder, located at 10310 Davis Avenue, to approve the creation of a density lot of 29.03 acres retained by Vernon Mathena and wife, which created three density parcels, pursuant to the 1981 Zoning Regulations R.C.3, including, but not limited to Section 1A02.3.B.1, Cluster development area regulations, and Section 1A02.3.B.7, Dwellings per lot, each having development rights allowed by the respective zoning classification, as described on the attached Zoning Petition Plat, marked ZP-4 and accompanying description; 5) to confirm and approve a lot of record created on September 30, 1985 to the Baltimore County "Health Master Subdivision Process" to Charles R. Mathena, and his wife, Mary Jo Mathena, located at 10508 Davis Avenue, zoned R.C.2, as described on the attached Zoning Petition Plat marked ZP-5 and accompanying description; and 6) and for such other and further relief as the nature of their cause may require. Additionally, the Petitioners seek approval to withdraw that portion of the original Petition of the Special Hearing, which sought approval of the allocation of density in a parcel which was created without the benefit of the required density. The subject property under consideration is more particularly shown on the plans submitted at the continued hearing held on July 23, 1999 and marked as Petitioner's Exhibits 1 through 5.

Appearing at that hearing were Barbara Harris, Larry Mathena, Sr., and his wife, Sarah Mathena, Betty Meekins, and Walter McLellan. Also appearing on behalf of the Petitioners were John Dill, R. Alonzo Childress, the engineer who prepared the site plan(s), and Jack R. Sturgill, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

As noted above, this matter comes before this Zoning Commissioner for consideration of an amended Petition for Special Hearing. Originally, the applicants filed a Petition for Special Hearing, seeking confirmation of the propriety of the transfers outlined above, as well as an allocation of density within the confines of a tract boundary. The matter came in for public hearing before me on May 5, 1998. Prior to the issuance of a decision in that case, the Petitioners decided to amend their Petition and withdrew that portion of the request relating to the issues of density for the overall tract. This change in plans was largely as the result of Zoning Plans Advisory Committee (ZAC) comments issued by the Department of Permits and Development

Management (DPDM), and the Department of Environmental Protection and Resource Management (DEPRM). Those agencies opined that the relief requested should not be granted.

Thus, the Petitioners filed an amended Petition, which has been duly accepted and incorporated into the case file. The matter was rescheduled for a public hearing on the amended Petition and the property was properly posted to give public notice of the continued proceedings, which took place on July 23, 1999.

By way of background, the subject property was originally a large tract of land owned by Vernon M. Mathena, Sr., and his wife, Ethelean Mathena. Mr. & Mrs. Mathena originally acquired approximately 368 acres of land, zoned R.C.2, in 1946. At that time, the property was used as a farm. Davis Avenue bisected the overall tract, resulting in a smaller parcel of approximately 124 acres on the north side of that road, and a larger parcel of approximately 244 acres on the south side of the road. As is the case of many farming families from that generation, the elder Mr. & Mrs. Mathena had a large family; all told, nine (9) children were born to Mr. & Mrs. Mathena. Five of the children continue to reside on the property, two live elsewhere, one is deceased, and the remaining child, Larry Mathena, Sr., and his wife, Sarah, want to reside on the property.

As is also frequently the case, the overall property was subdivided on numerous occasions over the years, and outparcels were created to provide separate building lots for the children as they came of age. Further complicating the issue was the fact that the property has been rezoned over the years. When the R.C. (Resource Conservation) zone was established in 1979, the portion of the tract north of Davis Avenue was zoned R.C.3. In 1984, that tract was rezoned R.C.2 and still later, a portion of that property was rezoned R.C.5. The end result; however, is that there are no more density units associated with that portion of the overall tract located on the south side of Davis Avenue, and only one density unit remains with the overall tract on the north side of Davis Avenue, zoned R.C.5.

In any event, the Petitioners now come before me seeking approval of a series of transfers which took place over the years as outlined above. Those five specific transfers are more

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Date 8/6/99
By [Signature]

particularly described on the site plans marked into evidence as Petitioner's Exhibits 1 through 5. Indeed, Mr. Childress submitted at the hearing a detailed plat showing the parcels transferred and photographs of existing conditions. Those plats and photographs are largely self-explanatory.

It is also to be noted that copies of Petitioner's Exhibits 1 through 5 were submitted with the request to amend the Petition prior to the continued hearing. These plans and plats were circulated to DEPRM (Wally Lippincott) and DPDM (John Lewis, Zoning Review Division). At the hearing, Messrs. Lewis and Lippincott indicated that they had no objection to approval of the amended Petition and that the plans as submitted were appropriate.

Based upon the testimony and evidence offered, all of which is uncontradicted, I am persuaded to grant the amended Petition for Special Hearing. In my judgment, a confirmation of the legitimacy of the prior transfers is appropriate. Thus, the amended Petition for Special Hearing shall be granted. As part of the grant of this relief, Petitioner's Exhibits 1 through 5 shall be incorporated as part and parcel of my findings and Order.

Additionally, it is to be noted that the Petitioners propose the construction of a shed on the remaining 26.934-acre parcel owned by the Mathena family. Apparently, the property is used for agricultural purposes and the shed will be constructed to contain lawn tractors and other agricultural machinery. In my judgment, the construction of the proposed shed is appropriate and should be permitted. Clearly, it is a legitimate accessory structure to the primary use of the property to wit; agriculture.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

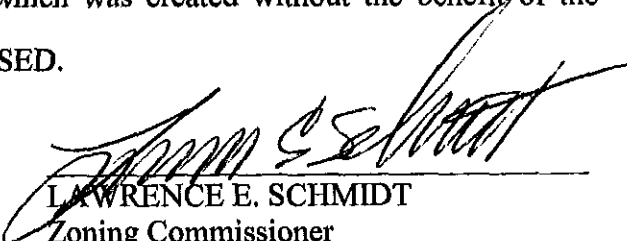
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of August, 1999 that the amended Petition for Special Hearing to approve a series of transfers described as follows: 1) to approve a non-density parcel transfer to support adjoining property of Theodore P. Geisler, located at 10306 Davis Avenue, zoned R.C.3, on March 4, 1980, as described on the attached Zoning Petition Plat marked ZP-1 and accompanying description; 2) to approve a non-density parcel transfer to support adjoining property of Joan Mathena, located at

ORDERED
8/10/99
[Signature]

10304 Davis Avenue, zoned R.C.3, on March 4, 1980, as described on the attached Zoning Petition Plat marked ZP-2 and accompanying description; 3) to approve two (2) non-density parcel transfers to support adjoining property for Vernon W. Mathena, Jr. and his wife, Virginia Anne Mathena, zoned R.C.3, on March 8, 1980, and to approve the existing shed on a non-density parcel, as described on the attached Zoning Petition Plat marked ZP-3 and accompanying description; 4) to approve the transfer (outconveyance) of 32.26 acres, zoned R.C.3 on November 23, 1982 to John H. Fram and his wife, to approve the creation of a density lot of 2.04 acres to Dana Ray Geisler, now known as Dana Ray Snyder, and her husband, John S. Snyder, located at 10310 Davis Avenue, to approve the creation of a density lot of 29.03 acres retained by Vernon Mathena and wife, which created three density parcels, pursuant to the 1981 Zoning Regulations R.C.3, including, but not limited to Section 1A02.3.B.1, Cluster development area regulations, and Section 1A02.3.B.7, Dwellings per lot, each having development rights allowed by the respective zoning classification, as described on the attached Zoning Petition Plat, marked ZP-4 and accompanying description; 5) to confirm and approve a lot of record created on September 30, 1985 to the Baltimore County "Health Master Subdivision Process" to Charles R. Mathena, and his wife, Mary Jo Mathena, located at 10508 Davis Avenue, zoned R.C.2, as described on the attached Zoning Petition Plat marked ZP-5 and accompanying description; and 6) and for such other and further relief as the nature of their cause may require, all in accordance with the site plans submitted into evidence and marked as Petitioner's Exhibits 1 through 5, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing request seeking approval of the allocation of density in a parcel which was created without the benefit of the required density, be and the same is hereby DISMISSED.

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

IN RE: PETITION FOR SPECIAL HEARING
N/S Davis Avenue, 4,560' SE of the c/l
Old Court Road
(10510 Davis Avenue)
2nd Election District
1st Councilmanic District

The Estate of Ethelean Mathena and the
Residual Trust of Vernon M. Mathena, Sr. *
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-333-SPH

* * * * *

AMENDED ORDER

WHEREAS, this matter came before the Zoning Commissioner for consideration of an amended Petition for Special Hearing filed by Walter J. McLellan, Personal Representative of the Estate of Ethelean Mathena and Trustee of the Residual Trust of Vernon M. Mathena, Sr., and by Barbara E. Harris, also Trustee of the Residual Trust of Vernon M. Mathena, Sr., owners of the subject property, and by Bremen L. and Doris C. Mathena, who reside on the property which is the subject of this request. The Petitioners sought approval of a series of land transfers by and between members of the Mathena family as more particularly described within the Petition and on the site plans submitted and marked into evidence as Petitioner's Exhibits 1 through 5.

By Order dated August 6, 1999, I granted the amended Petition for Special Hearing. Subsequent to the issuance of said Order, Counsel for the Petitioners filed a Motion for Reconsideration, by letter dated August 19, 1999, seeking certain corrections be made in the wording of the Order for purposes of clarification. In consideration of Counsel's request, I will incorporate the corrections listed in his letter and Amend the Order accordingly.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of September, 1999 that the Order issued August 9, 1999 be and the same is hereby AMENDED as follows:

- 1) On Page 2, Line 2, after the name Mathena, "Sr." should be added. After the word "parcels", the following language should be added: "Each having development rights allowed by the zoning classification."

ORDER RECEIVED FOR FILING

Date 9/29/99

- 2) On Page 3, the last sentence of the last full paragraph which states: "The end result, however, is that there are no more density units associated with that portion of the overall tract located on the south side of Davis Avenue, and only one density nit remains with the overall tract on the north side of Davis Avenue, zoned R.C.5" be and is hereby deleted.
- 3) On Page 4, the third complete paragraph which begins with the words "Additionally," should be modified as follows: "Additionally, it is to be noted that the Petitioners propose the construction of a barn on the remaining 26.934-acre parcel owned by the Mathena family. Apparently, the property is used for agricultural purposes and the barn will be constructed to contain livestock, lawn tractors and other agricultural machinery. In my judgment, the construction of the proposed barn, which may utilize well, septic and utilities, but will not be used for dwelling purposes, is appropriate and should be permitted. Clearly it is a legitimate accessory structure to the primary use of the property, to wit; agriculture."
- 4) On Page 5, 10th line from the top, "Sr." should be added after the name Mathena.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued August 9, 1999 shall remain in full force and effect.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Jack R. Sturgill, Jr., Esquire
606 Baltimore Avenue, Suite 207, Towson, Md. 21204
Mr. Walter J. McLellan, 6210 Beechwood Road, Baltimore, Md. 21239
Mr. John Dill, 11 Odean Court, Baltimore, Md. 21234
Mr. Alonzo Childress, 713 Pheasant Drive, Forest Hill, Md. 21050
Mr. John Lewis, DPDM; Mr. Wally Lippincott, DEPRM; People's Counsel; Case File

CADEN REVENUE FOR FILING
9/22/99
JOP

JACK R. STURGILL, JR.
ATTORNEY AT LAW

606 Baltimore Avenue, Suite 207
Towson, Maryland 21204

(410) 296-6485
FAX (410) 832-2903

August 19, 1999

REC 23

Lawrence E. Schmidt, Zoning Commissioner
For Baltimore County
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

RE: Case No. 98-333-SPH

Dear Commissioner Schmidt:

Thank you for your prompt decision with reference to the above-captioned matter.

In reviewing the Order, I notice a number of corrections that I would request that you consider. They are as follows:

1. On Page 2, Line 2, after the name Mathena, "Sr." should be added. After the word parcels, the following language should be added: "Each having development rights allowed by the zoning classification." This is the same description as is used on SP-4 and will bring the exhibits and the Order into compliance.
2. On Page 3, the last sentence of the last full paragraph should be changed to read: "The end result; however, is that there are no more density units associated with the R.C. 2 portion of the overall tract located on the north side of Davis Avenue, and only six density units remain with the overall tract on the north side of Davis Avenue, zoned R.C. 5.
3. On Page 4, the third complete paragraph which begins with the words "Additionally," should be modified as follows: "Additionally, it is to be noted that the Petitioners propose the construction of a barn on the remaining 26.934-acre parcel owned by the Mathena family. Apparently, the property is used for agricultural purposes and the barn will be constructed to contain livestock, lawn tractors and other agricultural machinery. In my judgment, the construction of the proposed barn which may utilize well, septic and utilities is appropriate and should be permitted.

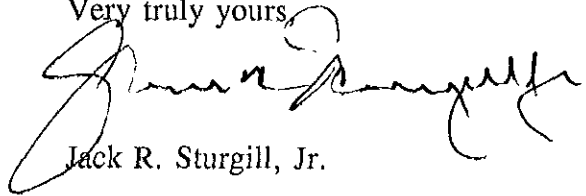
Lawrence E. Schmidt, Zoning Commissioner
For Baltimore County
August 19, 1999
Page 2

Clearly, it is a legitimate accessory structure to the primary use of the property to wit; agriculture."

4. On Page 5, 10th line from the top, "Sr." should be added behind the name Mathena.

We would greatly appreciate your making these changes under your revisory powers. Mr. Childress, Mr. McLellan and myself would be available to discuss any questions you may have relative to these proposed changes.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jack R. Sturgill, Jr.", written in a cursive style.

Jack R. Sturgill, Jr.

JRS/bd

CC:

R. Alonzo Childress
Mr. Walter McLellan

BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY

CASE NO. 98-333-SPH

WALTER J. McLELLAN, Personal	*	
Representative of the Estate of		10510 Davis Avenue
ETHELEAN MATHENA and	*	N/S Davis Avenue
Trustee of the Residual Trust of		4600' E of Old Court Road
VERNON M. MATHENA, SR. and	*	2nd Election District
BARBARA E. HARRIS, Trustee of		1st Councilmanic District
the Residual Trust of VERNON	*	
M. MATHENA, SR.	*	

* * * * *

PETITION TO AMEND SPECIAL HEARING

Petitioners, Walter J. McLellan, Personal Representative of the Estate of Ethelean Mathena, and Trustee of the Residual Trust of Vernon M. Mathena, Sr., and Barbara E. Harris, Trustee of the Residual Trust of Vernon M. Mathena, Sr., by their attorney, Jack R. Sturgill, Jr., move to amend these proceedings and as for grounds, state as follows:

1. The above-captioned matter was heard on May 8, 1998.
2. That at the time of the hearing, a devolution plat was presented to you which had been approved by the Baltimore County Office of Planning and Development Management/Office of Zoning. Your Petitioners presented the information as was accepted by the Baltimore County Zoning Office at that time.
3. While this matter was under consideration by you, the Petitioners continued with the development process.
4. The engineer for the Petitioners, R. Alonzo Childress, was advised by the Zoning technician that the Zoning Office had changed their position on several issues which had been presented to you.

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Date 5/11/99
By [Signature]

5. Counsel and the Petitioners' engineer confirmed that the Zoning Office had changed their position and that this position was contrary to that information which had been presented to the Zoning Commissioner.

6. That as a result of that meeting, Petitioners' engineer and counsel notified the Zoning Commission's office of the Zoning Office's change in position.

7. That in the interest of justice and judicial economy, it would be appropriate to have all of these issues resolved within this one hearing because all issues are related to the original tract from which outconveyances were made.

8. That in the interest of fairness and justice to the Petitioners and economy, this matter should be resolved at this time since the change in position was solely attributable to the Office of Permits and Development Management.

9. That the best interest of all parties would be served by the granting of this Petition To Amend.

WHEREFORE, your Petitioners request that they be allowed to amend their original Petition For Special Hearing to include the following:

a. To approve a non-density parcel transfer to support adjoining property of Theodore P. Geisler, of 10306 Davis Avenue on March 4, 1980 zoned RC-3, as described on the attached Zoning Petition Plat marked ZP-1 and accompanying description;

b. To approve a non-density parcel transfer to support adjoining property of Joan Mathena, 10304 Davis Avenue for conveyance of March 4, 1980 zoned RC-3, as described on the attached Zoning Petition Plat marked ZP-2 and accompanying description;

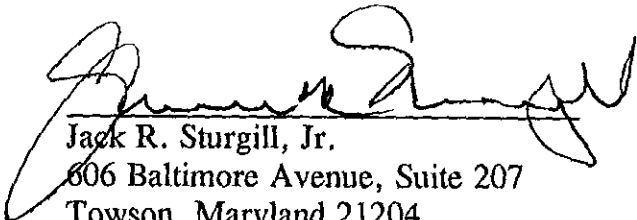
c. To approve two non-density parcel transfers to support adjoining property for Vernon W. Mathena, Jr. and Virginia Anne Mathena, his wife dated March 8, 1980 zoned RC-3

and to approve the existing shed on a non-density parcel, as described on the attached Zoning Petition Plat marked ZP-3 and accompanying description;

d. To approve the transfer of November 23, 1982 outconveyance of 32.26 acre parcel zoned RC-3 to John H. Fram and his wife, to approve the creation of a density lot of 2.04 acres to Dana Ray Geisler, now known as Dana Ray Snyder and John S. Snyder, her husband, located at 10310 Davis Avenue, to approve the creation of a density lot of 29.03 acres retained by Vernon Mathena and wife which created three density parcels pursuant to the 1981 Zoning Regulations RC-3, sections including but not limited to Sections 1A02.3.B.1, Cluster development area regulations and 1A02.3.B.7, Dwellings per lot, each having development rights allowed by the respective zoning classification, as described on the attached Zoning Petition Plat marked ZP-4 and accompanying description;

e. To confirm and approve a lot of record created on September 30, 1985 to the Baltimore County "Health Master Subdivision Process" to Charles R. Mathena and Mary Jo Mathena, his wife, located at 10508 Davis Avenue zoned RC-2, as described on the attached Zoning Petition Plat marked ZP-5 and accompanying description;

f. And for such other and further relief as the nature of their cause may require.



Jack R. Sturgill, Jr.
606 Baltimore Avenue, Suite 207
Towson, Maryland 21204
410/296-6485

BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY

CASE NO. 98-333-SPH

WALTER J. McLELLAN, Personal
Representative of the Estate of
ETHELEAN MATHENA and
Trustee of the Residual Trust of
VERNON M. MATHENA, SR. and
BARBARA E. HARRIS, Trustee of
the Residual Trust of VERNON
M. MATHENA, SR.

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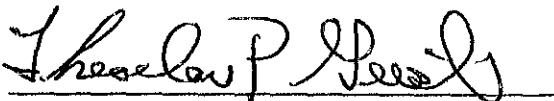
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10510 Davis Avenue
N/S Davis Avenue
4600' E of Old Court Road
2nd Election District
1st Councilmanic District

* * * * *

CONSENT TO ORIGINAL AND AMENDED PETITION FOR SPECIAL HEARING

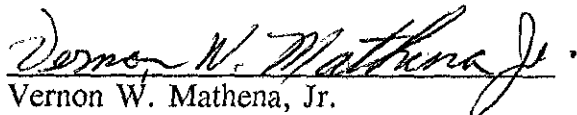
We, the undersigned, consent to and joint in the original and amended Petition For
Special Hearing and the relief requested for our specific properties.



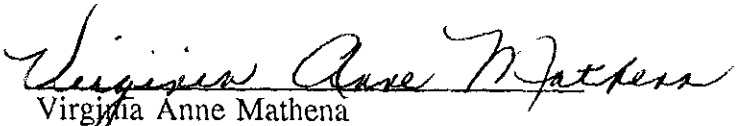
Theodore P. Geisler
10306 Davis Avenue



Joan Mathena
10304 Davis Avenue



Vernon W. Mathena, Jr.
10302 Davis Avenue



Virginia Anne Mathena
10302 Davis Avenue



John S. Snyder
10310 Davis Avenue



Dana Rae Snyder
10310 Davis Avenue



Charles R. Mathena
10508 Davis Avenue



Mary Jo Mathena
10508 Davis Avenue

ORDER RECEIVED FOR FILING
Date 8/6/99

BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY

CASE NO. 98-333-SPH

WALTER J. McLELLAN, Personal
Representative of the Estate of
ETHELEAN MATHENA and
Trustee of the Residual Trust of
VERNON M. MATHENA, SR. and
BARBARA E. HARRIS, Trustee of
the Residual Trust of VERNON
M. MATHENA, SR.

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*
*

10510 Davis Avenue
N/S Davis Avenue
4600' E of Old Court Road
2nd Election District
1st Councilmanic District

* * * * *

ORDER

Upon the foregoing Petition, it is, this ____ day of _____, 1999,

ORDERED, that the amendment of the special hearing be and is hereby accepted and that
the following notices be posted.

ZONING COMMISSIONER



Baltimore County
Zoning Commissioner

August 6, 1999

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

Jack R. Sturgill, Esquire
606 Baltimore Avenue, Suite 207
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING (Amended)
N/S Davis Avenue, 4,560' SE of the c/l Old Court Road
(10510 Davis Avenue)
2nd Election District - 2nd Councilmanic District
The Estate of Ethelean Mathena/Residual Trust of Vernon M. Mathena, Sr. - Petitioners
Case No. 98-333-SPH

Dear Mr. Sturgill:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The amended Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Bremen Mathena
10510 Davis Avenue, Woodstock, Md. 21163
Ms. Barbara Harris
10514 Davis Avenue, Woodstock, Md. 21163
Mr. & Mrs. Larry Mathena
3200 Grindle Court, Abingdon, Md. 21009
Ms. Betty Meekins, 10501 Davis Avenue, Woodstock, Md. 21163
Mr. Walter J. McLellan, 6210 Beechwood Road, Baltimore, Md. 21239
Mr. John Dill, 11 Odean Court, Baltimore, Md. 21234
Mr. Alonzo Childress, 713 Pheasant Drive, Forest Hill, Md. 21050
Mr. John Lewis, DPDM; Mr. Wally Lippincott, DEPRM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





Petition for Special Hearing ³³³

to the Zoning Commissioner of Baltimore County

for the property located at

10510 Davis Avenue, Woodstock, Maryland

which is presently zoned

RC-2

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an allocation of density within the confines of a tract boundary in accordance with Section 1A01.3B.1 of the Baltimore County Zoning Regulations, and approve the allocation of density in a parcel which was created without the benefit of required density.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee:

Bremen L. Mathena and Doris C. Mathena
(Type or Print Name)

Bremen L. Mathena Doris C. Mathena
Signature

10510 Davis Avenue
Address

Woodstock MD 21163
City State Zipcode

Attorney for Petitioner.

Jack R. Sturgill, Jr.
(Type or Print Name)

Jack R. Sturgill
Signature

606 Baltimore Avenue, Suite 207
Address

Towson MD 21204 410/296-6485
City State Zipcode Phone No

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s): Walter J. McLellan, Personal
Representative of the Estate of Ethellean
Mathena & Trustee of the Residual Trust of
(Type or Print Name) Vernon M. Mathena, Sr.

Walter J. McLellan
Signature

Barbara E. Harris, Trustee of the
Residual Trust of Vernon M. Mathena, Sr.
(Type or Print Name)

Barbara E. Harris
Signature

10514 Davis Avenue
Address

Phone No

Woodstock MD 21163-1221
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



Revised 9/5/95

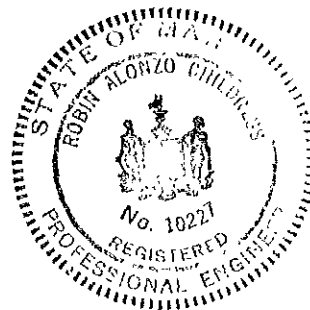
98-333-SPH

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DESCRIPTION FOR MATHENA PROPERTY
DENSITY GRANT
SPECIAL HEARING
VERNON L. MATHENA & ETHELEAN MATHENA
GRANTEE

Beginning for the same at a point, said point being located 4560 feet, more or less, along Davis Avenue, Southeasterly, from the intersection of said Davis Avenue and Old Court Road, said point also being located North 34 degrees 44 minutes 06-seconds East 167.33 feet, North 26 degrees 53 minutes 36 seconds East 381.82 feet, and North 24 degrees 26 minutes 40 seconds East 260 feet, reversely along the third, second and part of the first lines of a deed dated January, 18 1990 to Vernon L. Mathena and Ethelean Mathena, said deed being recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 8736 Folio 140, and running thence, binding reversely on the remainder of the first line, and all of the last, fourteenth, thirteenth, twelfth, eleventh, tenth and the ninth line of said deed, the following eight courses and distances, 1) North 24 degrees 26 minutes 40 seconds East 329.50 feet, to a point, 2) North 88 degrees 44 minutes 41 seconds East 844.13 feet, to a point, 3) South 01 degrees 15 minutes 19 seconds East 462.15 feet, to a point, 4) South 59 degrees 34 minutes 16 seconds West 57.29 feet, to a point, 5) South 65 degrees 15 minutes 45 seconds West 183.51 feet, to a point, 6) South 54 degrees 43 minutes 25 seconds West 31.03 feet, to a point, 7) South 47 degrees 12 minutes 10 seconds West 32.14 feet, and 8) South 38 degrees 29 minutes 20 seconds West 111.47 feet, to a point, said point being the zoning division line of RC 2 and RC 5, and binding thereon, North 60 degrees 09 minutes 20 seconds West 756.35 feet, to the place of beginning.

Containing 11.13 Acres, more or less.



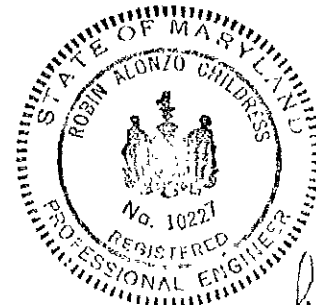
R Alonzo Childress

48-333-SPH

DESCRIPTION FOR MATHENA PROPERTY
DENSITY GRANT
SPECIAL HEARING
BREMAN L. MATHENA & DORIS MATHENA
GRANTOR

Beginning for the same at a point, said point being located 4400 feet, more or less, along Davis Avenue, Southeasterly, from the intersection of said Davis Avenue and Old Court Road, said point also being located at the beginning of the first, or North 19 degrees 10 minute East 515 foot line of a deed dated January, 10 1976 to Breman L. Mathena and Doris C. Mathena, said deed being recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K.Jr. 5599 Folio 417, and running thence, binding on the first, second, third, fourth, and last line of said deed, the following five courses and distances, 1) North 19 degrees 10 minuets East 515 feet, to a point, 2) South 70 degrees 50 minutes East 170 feet, to a point, 3) South 19 degrees 10 minutes West 380 feet, to a point, 4) South 26 degrees 45 minutes West 150 feet, to a point on the Northernmost side of Davis Avenue, and binding thereon, 5) North 65 degrees 45 minutes West 150 feet, to the place of beginning.

Containing 2.06 Acres, more or less.



** Alonzo Childress*

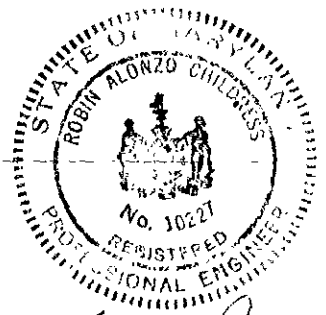


ZONING DESCRIPTION FOR
VERNON MATHENA & WIFE
BALTIMORE COUNTY, MARYLAND
DRAWING # ZP-1

R Alonzo Childress

Beginning for the same at a point, said point being located 4,560 feet, more or less, along Davis Avenue, Southeasterly, from the intersection of said Davis Avenue and Old Court Road. Said point also being on the west side of the property of Vernon Mathena and Wife as recorded among the Land Records of Baltimore County, Maryland in deed Liber 1446 folio 342, and thence binding on the out line of the remainder of said deed as existing as of March 4, 1980, thence leaving Davis Avenue, the following 25 courses and distances:

1. North 34 degrees 44 minutes 32 seconds East 166.27 feet
2. North 26 degrees 53 minutes 36 seconds East 380.00 feet
3. North 63 degrees 06 minutes 24 seconds West 170.08 feet
4. North 26 degrees 54 minutes 50 seconds East 590.27 feet
5. South 62 degrees 48 minutes 11 seconds East 164.68 feet
6. North 88 degrees 44 minutes 41 seconds East 844.13 feet
7. North 88 degrees 44 minutes 41 seconds East 316.59 feet
8. North 86 degrees 01 minutes 58 seconds East 419.61 feet
9. South 08 degrees 10 minutes 19 seconds West 182.12 feet
10. South 00 degrees 18 minutes 49 seconds West 434.92 feet
11. South 04 degrees 46 minutes 51 seconds West 1066.18 feet
12. South 04 degrees 46 minutes 51 seconds West 217.72 feet
13. South 00 degrees 18 minutes 49 seconds West 49.60 feet
14. North 62 degrees 43 minutes 43 seconds East 113.87 feet
15. North 25 ½ degrees East 100 feet
16. North 64 degrees 17 minutes West 150.00 feet
17. North 62 degrees 43 minutes 43 seconds West 160.00 feet
18. South 27 degrees 11 minutes West 270.00 feet
19. South 27 degrees 11 minutes West 30 feet to a point on Davis Avenue,
and binding thereon
20. North 55 degrees 58 minutes 42 seconds West 182.38 feet
21. North 63 degrees 50 minutes 31 seconds West 565.02 feet
22. North 65 degrees 26 minutes 21 seconds West 402.69 feet
23. North 57 degrees 34 minutes 32 seconds West 52.38 feet
24. North 57 degrees 34 minutes 32 seconds West 296.20 feet
25. North 57 degrees 34 minutes 32 seconds West 20.01 feet, to the place of beginning,
containing 64.78 acres of land more or less.



ZONING DESCRIPTION FOR
THEODORE P. GEISLER & WIFE
BALTIMORE COUNTY, MARYLAND
DRAWING # ZP-1

R. Alonzo Childress

Beginning for the same at a point, said point being located 6,080 feet, more or less, along Davis Avenue, Southeasterly, from the intersection of said Davis Avenue and Old Court Road. Said point also being on the west side of the property of the property of Theodore P. Geisler & Wife as recorded among the Land Records of Baltimore County, Maryland in Liber 5346 Folio 780, thence binding on the out lines of said deed described as of March 4, 1980, the following 6 courses and distances:

- 1.) North 27 degrees 11 minutes East 30 feet
- 2.) North 27 degrees 11 minutes East 270.0 feet
- 3.) South 62 degrees 43 minutes 43 seconds East 160.0 feet
- 4.) South 27 degrees 11 minutes West 270.0 feet
- 5.) South 27 degrees 11 minutes West 30 feet, to the side of the aforesaid Davis Avenue, and binding thereon
- 6.) North 64 degrees 17 minutes West 160.0 feet, to the place of beginning. Containing 1.09 acres of land, more or less

ZONING DESCRIPTION FOR
THEODORE P. GEISLER & WIFE
NON DENSITY PARCEL
BALTIMORE COUNTY, MARYLAND
DRAWING # ZP-1



R Alonzo Childress

Beginning for the same at a point, said point being located on the North side of the out line of the property of Theodore P. Geisler & Wife as recorded among the Land Records of Baltimore County, Maryland in Liber 5346 Folio 780, thence binding on the out lines of said deed described as of March 4, 1980, the following 4 courses and distances:

- 1.) North 27 degrees 10 minutes 24 seconds East 141.43 feet
 - 2.) South 63 degrees 26 minutes 13 seconds East 160.01 feet
 - 3.) South 27 degrees 10 minutes 24 seconds West 143.41 feet
 - 4.) North 62 degrees 43 minutes 43 seconds West 160.00 feet, to the place of beginning.
- Containing 0.52 acres of land, more or less.



ZONING DESCRIPTION FOR
VERNON MATHENA & WIFE
BALTIMORE COUNTY, MARYLAND
DRAWING # ZP-2

R. Alonzo Childress

Beginning for the same at a point, said point being located 4,560 feet, more or less, along Davis Avenue, Southeasterly, from the intersection of said Davis Avenue and Old Court Road. Said point also being on the west side of the property of Vernon Mathena and Wife as recorded among the Land Records of Baltimore County, Maryland in deed Liber 1446 folio 342, and thence binding on the out line of the remainder of said deed as existing as of March 4, 1980, thence leaving Davis Avenue the following 27 courses and distances:

1. North 34 degrees 44 minutes 32 seconds East 166.27 feet
2. North 26 degrees 53 minutes 36 seconds East 380.00 feet
3. North 63 degrees 06 minutes 24 seconds West 170.08 feet
4. North 26 degrees 54 minutes 50 seconds East 590.27 feet
5. South 62 degrees 48 minutes 11 seconds East 164.68 feet
6. North 88 degrees 44 minutes 41 seconds East 844.13 feet
7. North 88 degrees 44 minutes 41 seconds East 316.59 feet
8. North 86 degrees 01 minutes 58 seconds East 419.61 feet
9. South 08 degrees 10 minutes 19 seconds West 182.12 feet
10. South 00 degrees 18 minutes 49 seconds West 434.92 feet
11. South 04 degrees 46 minutes 51 seconds West 1066.18 feet
12. South 04 degrees 46 minutes 51 seconds West 217.72 feet
13. South 00 degrees 18 minutes 49 seconds West 49.60 feet
14. North 62 degrees 43 minutes 43 seconds East 113.87 feet
15. North 25 ½ degrees East 100 feet
16. North 64 degrees 17 minutes West 150.00 feet
17. North 27 degrees 10 minutes 24 seconds East 143.41 feet
18. North 63 degrees 26 minutes 13 seconds West 160.01 feet
19. South 27 degrees 10 minutes 24 seconds West 141.43 feet
20. South 27 degrees 11 minutes West 270.00 feet
21. South 27 degrees 11 minutes West 30 feet to a point on Davis Avenue, and binding thereon
22. North 55 degrees 58 minutes 42 seconds West 182.38 feet
23. North 63 degrees 50 minutes 31 seconds West 565.02 feet
24. North 65 degrees 26 minutes 21 seconds West 402.69 feet
25. North 57 degrees 34 minutes 32 seconds West 52.38 feet
26. North 57 degrees 34 minutes 32 seconds West 296.20 feet and
27. North 57 degrees 34 minutes 32 seconds West 20.01 feet, to the place of beginning, containing 64.26 acres of land more or less.



ZONING DESCRIPTION FOR
JOAN M. MATHENA
(FORMERLY LARRY RICHARD MATHENA & WIFE)
BALTIMORE COUNTY, MARYLAND
DRAWING # ZP-2

R. Alonzo Childress

Beginning for the same at a point, said point being located 6,240 feet, more or less, along Davis Avenue, Southeasterly, from the intersection of said Davis Avenue and Old Court Road. Said point also being located on the north side of Davis Avenue and on the out line of the property of Joan M. Mathena (Formerly Larry Richard Mathena & Wife) as recorded among the Land Records of Baltimore County, Maryland in Liber 9622 Folio 156, thence binding on the out lines of said deed described as of March 4, 1980, the following 4 courses and distances:

- 1.) North 27 degrees 11 minutes East 300 feet
- 2.) South 64 degrees 17 minutes East 150.00 feet
- 3.) South 27 degrees 11 minutes West 300.00 feet, to the side of the aforesaid Davis Avenue, and binding thereon
- 4.) North 64 degrees 17 minutes West 150.00 feet, to the place of beginning. Containing 0.98 acres of land, more or less.



ZONING DESCRIPTION FOR
JOAN M. MATHENA
(FORMERLY LARRY RICHARD MATHENA & WIFE)
NON DENSITY PARCEL
BALTIMORE COUNTY, MARYLAND
DRAWING # ZP-2

R Alonzo Childress

Beginning for the same at a point, said point being located on the North side the out line of the property of Joan M. Mathena (Formerly Larry Richard Mathena & Wife) as recorded among the Land Records of Baltimore County, Maryland in Liber 9622 Folio 156, thence binding on the out lines of said deed described as of March 4, 1980, the following 4 courses and distances:

- 1.) North 27 degrees 10 minutes 24 seconds East 143.41 feet
- 2.) South 63 degrees 26 minutes 13 seconds East 150.01 feet
- 3.) South 27 degrees 10 minutes 24 seconds West 145.46 feet,
- 4.) North 64 degrees 17 minutes West 150.00 feet, to the place of beginning. Containing 0.50 acres of land, more or less.

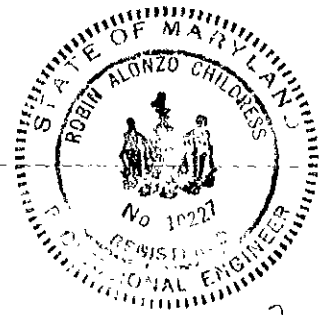
ZONING DESCRIPTION FOR
VERNON MATHENA & WIFE
BALTIMORE COUNTY, MARYLAND
DRAWING # ZP-3



R Alonzo Childress

Beginning for the same at a point, said point being located 4,560 feet, more or less, along Davis Avenue, Southeasterly, from the intersection of said Davis Avenue and Old Court Road. Said point also being on the west side of the property of Vernon Mathena and Wife as recorded among the Land Records of Baltimore County, Maryland in deed Liber 1446 folio 342, and thence binding on the out line of the remainder of said deed as existing as of March 4, 1980, and thence leaving Davis Avenue the following 27 courses and distances:

1. North 34 degrees 44 minutes 32 seconds East 166.27 feet
2. North 26 degrees 53 minutes 36 seconds East 380.00 feet
3. North 63 degrees 06 minutes 24 seconds West 170.08 feet
4. North 26 degrees 54 minutes 50 seconds East 590.27 feet
5. South 62 degrees 48 minutes 11 seconds East 164.68 feet
6. North 88 degrees 44 minutes 41 seconds East 844.13 feet
7. North 88 degrees 44 minutes 41 seconds East 316.59 feet
8. North 86 degrees 01 minutes 58 seconds East 419.61 feet
9. South 08 degrees 10 minutes 19 seconds West 182.12 feet
10. South 00 degrees 18 minutes 49 seconds West 434.92 feet
11. South 04 degrees 46 minutes 51 seconds West 1066.18 feet
12. South 04 degrees 46 minutes 51 seconds West 217.72 feet
13. South 00 degrees 18 minutes 49 seconds West 49.60 feet
14. North 62 degrees 43 minutes 43 seconds West 113.87 feet
15. North 25 ½ degrees East 100 feet
16. North 27 degrees 10 minutes 24 seconds East 145.46 feet
17. North 63 degrees 26 minutes 13 seconds West 150.01 feet
18. North 63 degrees 26 minutes 13 seconds West 160.01 feet
19. South 27 degrees 10 minutes 24 seconds West 141.43 feet
20. South 27 degrees 11 minutes West 270.00 feet
21. South 27 degrees 11 minutes West 30 feet to a point on Davis Avenue, and binding thereon
22. North 55 degrees 58 minutes 42 seconds West 182.38 feet
23. North 63 degrees 50 minutes 31 seconds West 565.02 feet
24. North 65 degrees 26 minutes 21 seconds West 402.69 feet
25. North 57 degrees 34 minutes 32 seconds West 52.38 feet
26. North 57 degrees 34 minutes 32 seconds West 296.20 feet and
27. North 57 degrees 34 minutes 32 seconds West 20.01 feet, to the place of beginning, containing 63.79 acres of land more or less.



ZONING DESCRIPTION FOR
VERNON MATHENA Jr. & WIFE
BALTIMORE COUNTY, MARYLAND
DRAWING # ZP-3

R. Alonzo Childress

Beginning for the same at a point, said point being located 6,390 feet, more or less, along Davis Avenue, Southeasterly, from the intersection of said Davis Avenue and Old Court Road. Said point also being located on the north side of Davis Avenue and on the outline of the property of Vernon W. Mathena, Jr. and Wife as recorded among the Land Records of Baltimore County, Maryland in deed Liber 4810 folio 332, and thence binding on the out line of said deed as existing as of March 8, 1980, the following 4 courses and distances:

- 1.) North 25 ½ degrees East 200 feet
- 2.) South 64 ½ degrees East 150 feet
- 3.) South 25 ½ degrees West 200 feet, to the side of Davis Avenue, and binding thereon
- 4.) North 64 ½ degrees West 150 feet, to the place of beginning,
containing 0.67 acres of land more or less.



ZONING DESCRIPTION FOR
VERNON MATHENA Jr. & WIFE
2 NON DENSITY PARCELS
BALTIMORE COUNTY, MARYLAND
DRAWING # ZP-3

R. Alonzo Childress

Beginning for the first at a point, said point being located on the North side of Davis Avenue, and on the property outlines of Vernon W. Mathena, Jr. and Wife as recorded among the Land Records of Baltimore County, Maryland in deed Liber 6144 folio 250, and thence binding on the out line of said deed as existing as of March 8, 1980, the following 4 courses and distances:

- 1) North 27 degrees 10 minutes 24 seconds East 128.71 feet
- 2) South 00 degrees 18 minutes 49 seconds West 142.19 feet, to the side of Davis Avenue, and binding thereon,
- 3) North 67 degrees 11 minutes 20 seconds West 25.29 feet
- 4) North 62 degrees 43 minutes 43 seconds West 39.03 feet, to the place of beginning.
Containing 0.0958 acres of land, more or less.

Beginning for the second at a point, said point being located on the North side of the property outlines of Vernon W. Mathena, Jr. and Wife as recorded among the Land Records of Baltimore County, Maryland in deed Liber 6144 folio 250, and thence binding on the out line of said deed as existing as of March 8, 1980, the following 4 courses and distances:

- 1) North 27 degrees 10 minutes 24 seconds East 245.26 feet
- 2) South 04 degrees 46 minutes 51 seconds West 217.72 feet
- 3) South 00 degrees 18 minutes 49 seconds West 49.60 feet, and
- 4) North 62 degrees 43 minutes 43 seconds West 113.87 feet, to the place of beginning.
Containing 0.335 acres of land, more or less.

ZONING DESCRIPTION FOR
VERNON MATHENA & WIFE
BALTIMORE COUNTY, MARYLAND
DRAWING # ZP-3



R. Alonzo Childress

Beginning for the same at a point, said point being located 4,560 feet, more or less, along Davis Avenue, Southeasterly, from the intersection of said Davis Avenue and Old Court Road. Said point also being on the west side of the property of Vernon Mathena and Wife as recorded among the Land Records of Baltimore County, Maryland in deed Liber 1446 folio 342, and thence binding on the out line of the remainder of said deed as existing as of March 4, 1980, and thence leaving Davis Avenue the following 22 courses and distances:

1. North 34 degrees 44 minutes 32 seconds East 166.27 feet
2. North 26 degrees 53 minutes 36 seconds East 380.00 feet
3. North 63 degrees 06 minutes 24 seconds West 170.08 feet
4. North 26 degrees 54 minutes 50 seconds East 590.27 feet
5. South 62 degrees 48 minutes 11 seconds East 164.68 feet
6. North 88 degrees 44 minutes 41 seconds East 844.13 feet
7. North 88 degrees 44 minutes 41 seconds East 316.59 feet
8. North 86 degrees 01 minutes 58 seconds East 419.61 feet
9. South 08 degrees 10 minutes 19 seconds West 182.12 feet
10. South 00 degrees 18 minutes 49 seconds West 434.92 feet
11. South 04 degrees 46 minutes 51 seconds West 1066.18 feet
12. North 63 degrees 26 minutes 13 seconds West 150.01 feet
13. North 63 degrees 26 minutes 13 seconds West 160.01 feet
14. South 27 degrees 10 minutes 24 seconds West 141.43 feet
15. South 27 degrees 11 minutes West 270.00 feet
16. South 27 degrees 11 minutes West 30 feet to a point on Davis Avenue, and binding thereon
17. North 55 degrees 58 minutes 42 seconds West 182.38 feet
18. North 63 degrees 50 minutes 31 seconds West 565.02 feet
19. North 65 degrees 26 minutes 21 seconds West 402.69 feet
20. North 57 degrees 34 minutes 32 seconds West 52.38 feet
21. North 57 degrees 34 minutes 32 seconds West 296.20 feet and
22. North 57 degrees 34 minutes 32 seconds West 20.01 feet, to the place of beginning, containing 63.33 acres of land more or less.

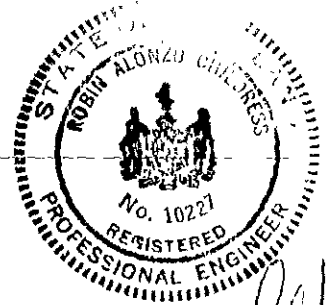


ZONING DESCRIPTION FOR
JOHN H. FRAM & WIFE
BALTIMORE COUNTY, MARYLAND
DRAWING # ZP-4

** Along Fiches*

Beginning for the same at a point, said point being located 4,930 feet, more or less, along Davis Avenue, Southeasterly, from the intersection of said Davis Avenue and Old Court Road. Said point also being on the located on the south side of the property of John H. Fram and Wife as recorded among the Land Records of Baltimore County, Maryland in deed Liber 6460 folio 206, and thence binding on the outline of the remainder of said deed as existing as of November 23, 1982, and thence leaving Davis Avenue, the following 21 courses and distances:

1. North 05 degrees 54 minutes 39 seconds East 44.87 feet
2. North 45 degrees 54 minutes 39 seconds East 146.60 feet
3. North 49 degrees 47 minutes 41 seconds East 269.18 feet
4. North 56 degrees 38 minutes 54 seconds East 345.80 feet
5. North 20 degrees 19 minutes 56 seconds West 13.70 feet
6. North 40 degrees 39 minutes 04 seconds East 137.60 feet
7. North 34 degrees 03 minutes 34 seconds East 144.83 feet
8. North 57 degrees 22 minutes 09 seconds East 281.80 feet
9. North 63 degrees 06 minutes 35 seconds East 133.32 feet
10. North 44 degrees 21 minutes 55 seconds East 165.01 feet
11. North 26 degrees 54 minutes 28 seconds East 136.32 feet
12. North 80 degrees 36 minutes 51 seconds East 315.19 feet
13. South 00 degrees 18 minutes 49 seconds West 434.92 feet
14. South 04 degrees 46 minutes 51 seconds West 1066.18 feet
15. North 63 degrees 26 minutes 13 seconds West 150.01 feet
16. North 63 degrees 26 minutes 13 seconds West 160.01 feet
17. North 63 degrees 26 minutes 13 seconds West 219.70 feet
18. South 22 degrees 18 minutes 42 seconds West 399.48 feet
19. South 22 degrees 18 minutes 42 seconds West 44.43 feet to a point on Davis Avenue, and binding thereon
20. North 63 degrees 50 minutes 31 seconds West 565.02 feet
21. North 65 degrees 26 minutes 21 seconds West 402.69 feet, to the place of beginning, containing 32.26 acres of land more or less.



ZONING DESCRIPTION FOR
JOHN N. SNYDER & WIFE
BALTIMORE COUNTY, MARYLAND
DRAWING # ZP-4

R. Alonzo Childress

Beginning for the same at a point, said point being located 60804,560 feet, more or less, along Davis Avenue, Southeasterly, from the intersection of said Davis Avenue and Old Court Road. Said point also being located on the North side Davis Avenue at the property of John N. Snyder and Wife as recorded among the Land Records of Baltimore County, Maryland in deed Liber 8362 folio 390, formerly owned by Dana Rae Geisler by a deed recorded among the aforesaid Land Records in Liber 8101 Folio 253 and thence binding on the out line of the remainder of said deed as existing as of November 23, 1982, the following 7 courses and distances:

- 1) North 35 degrees 02 minutes 53 seconds East 30.00 feet
- 2) North 35 degrees 02 minutes 53 seconds East 260.14 feet
- 3) North 35 degrees 02 minutes 53 seconds East 151.11 feet
- 4) North 55 degrees 32 minutes 01 seconds West 220.00 feet
- 5) South 30 degrees 11 minutes 03 seconds West 399.37 feet
- 6) South 30 degrees 11 minutes 03 seconds West 44.51 feet, to the side of Davis Avenue, and binding thereon,
- 7) A South 55 degree 58 minutes 42 seconds' East 182.38 feet, to the place of beginning. Containing 2.04 acres of land more or less



ZONING DESCRIPTION FOR
VERNON MATHENA & WIFE
BALTIMORE COUNTY, MARYLAND
DRAWING # ZP-5

Beginning for the same at a point, said point being located 4,560 feet, more or less, along Davis Avenue, Southeasterly, from the intersection of said Davis Avenue and Old Court Road. Said point also being located on the North side of Davis Avenue at property of Vernon Mathena and Wife as recorded among the Land Records of Baltimore County, Maryland in deed Liber 1446 folio 342, and thence binding on the outline of the remainder of said deed as existing as of November 23, 1982, the following 24 courses and distances:

1. North 34 degrees 44 minutes 32 seconds East 166.27 feet
2. North 26 degrees 53 minutes 36 seconds East 380.00 feet
3. North 63 degrees 06 minutes 24 seconds West 170.08 feet
4. North 26 degrees 54 minutes 50 seconds East 590.27 feet
5. South 62 degrees 48 minutes 11 seconds East 164.68 feet
6. North 88 degrees 44 minutes 41 seconds East 844.13 feet
7. North 88 degrees 44 minutes 41 seconds East 316.59 feet
8. North 86 degrees 01 minutes 58 seconds East 419.61 feet
9. South 08 degrees 10 minutes 19 seconds West 182.12 feet
10. South 80 degrees 36 minutes 51 seconds West 315.19 feet
11. South 26 degrees 54 minutes 28 seconds West 136.32 feet
12. South 44 degrees 21 minutes 55 seconds West 165.01 feet
13. South 63 degrees 06 minutes 35 seconds West 133.32 feet
14. South 57 degrees 22 minutes 09 seconds West 281.80 feet
15. South 34 degrees 03 minutes 34 seconds West 144.83 feet
16. South 40 degrees 39 minutes 04 seconds West 137.60 feet
17. South 20 degrees 19 minutes 56 seconds East 13.70 feet
18. South 56 degrees 38 minutes 54 seconds West 345.80 feet
19. South 49 degrees 47 minutes 41 seconds West 269.18 feet
20. South 45 degrees 54 minutes 39 seconds West 146.60 feet
21. South 05 degrees 54 minutes 39 seconds West 44.87 feet to a point on Davis Avenue,
and binding thereon
22. North 57 degrees 34 minutes 32 seconds West 52.38 feet
23. North 57 degrees 34 minutes 32 seconds West 296.20 feet
24. North 57 degrees 34 minutes 32 seconds West 20.01 feet to the place of beginning,
containing 29.03 acres of land more or less.

ZONING DESCRIPTION FOR
CHARLES R. MATHENA & WIFE
BALTIMORE COUNTY, MARYLAND
DRAWING # ZP-5



** Alonzo Childress*

Beginning for the same at a point, said point being located 4,560 feet, more or less, along Davis Avenue, Southeasterly, from the intersection of said Davis Avenue and Old Court Road. Said point also being on the west side of the property of Charles R. Mathena & Wife as recorded among the Land Records of Baltimore County, Maryland in Liber 7026 Folio 444, and binding on the out lines of said deed as described as of September 30, 1985, the following 9 courses and distances:

- 1.) North 34 degrees 44 minutes 06 seconds East 134.39 feet
- 2.) North 26 degrees 53 minutes 36 seconds East 380.00 feet
- 3.) North 63 degrees 06 minutes 24 seconds West 170.08 feet
- 4.) North 26 degrees 54 minutes 50 seconds East 590.27 feet
- 5.) South 62 degrees 48 minutes 11 seconds East 164.68 feet
- 6.) South 24 degrees 26 minutes 40 seconds West 589.50 feet
- 7.) South 26 degrees 53 minutes 36 seconds West 381.82 feet
- 8.) South 34 degrees 44 minutes 06 seconds West 134.67 feet, to the side of the aforesaid Davis Avenue, thence binding thereon
- 9.) North 58 degrees 22 minutes 52 seconds West 20.03 feet, to the place of beginning.
Containing 2.638 acres of land, more or less.

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #98-333-SPH
10510 Davis Avenue
N/S Davis Avenue, 4600' E of
Old Court Road
2nd Election District
1st Councilmatic District

Legal Owner(s):
Walter J. McLellan, Personal
Representative of the Estate of
Etherean Mathena and Trustee
of the Residual Trust of Ver-
non M. Mathena, Sr. & Bar-
bara E. Harris, Trustee of the
Residual Trust of Vernon M.
Mathena, Sr.

Contract Purchaser:
Brendan L. Mathena & Doris
C. Mathena

Special Hearing: to approve
an allocation of density within
the confines of a tract bound-
ary and approve the allocation
of density in a parcel which
was treated without the bene-
fit of required density

Hearing: Tuesday, May 5,
1998 at 9:00 a.m., in Room
407, County Courts Bldg.,
401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible, for
Special accommodations
Please Call (410) 867-3353
(2) For information concern-
ing the File and/or Hearing,
Please Call (410) 867-3391

4/230 April 16 C221113

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/16/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/2/, 1998.

THE JEFFERSONIAN,

A. Henriksen

LEGAL AD. - TOWSON

PAID RECEIPT
BALANCE 307.00
DATE 3/12/99
BY J. J. JONES
FOR BALANCE CREDIT

BALTIMORE COUNTY, MD AND No. 333 151730
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT
DATE 3/12/99 ACCOUNT R0016150
AMOUNT \$ 50.00

RECEIVED FROM: STURCELL
FOR: Res SPH
98-333-SPH

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: CASE # 98-333-SPH
PETITIONER/DEVELOPER:
[Bremen L. Mathena]
DATE OF Hearing
[July 23, 1999]

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

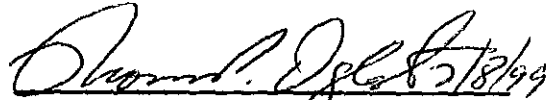
ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
10510 Davis Road Baltimore , Maryland 21163_____

The sign(s) were posted on_____ 7-8-99 _____
[Month, Day, Year]

Sincerely,

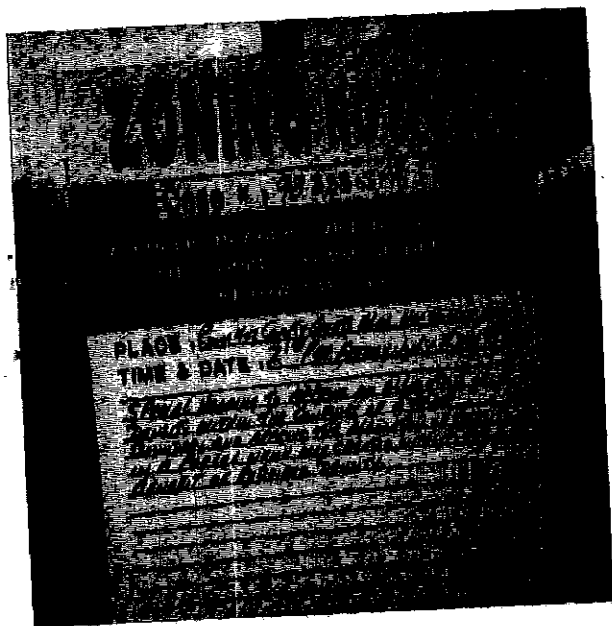

[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

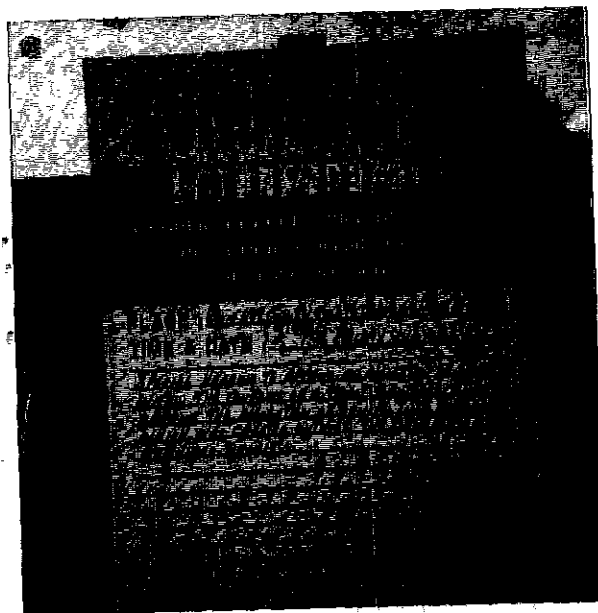
_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
[Telephone Number]



AT 10510



AT 10302

CERTIFICATE OF POSTING

RE: Case No.: 98-333-SPH

Petitioner/Developer: JOHN DILL, ETAL

Date of Hearing/Closing: 5/5/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #10510 DAVIS AVE

The sign(s) were posted on _____

4/20/98
(Month, Day, Year)

Sincerely,

FX

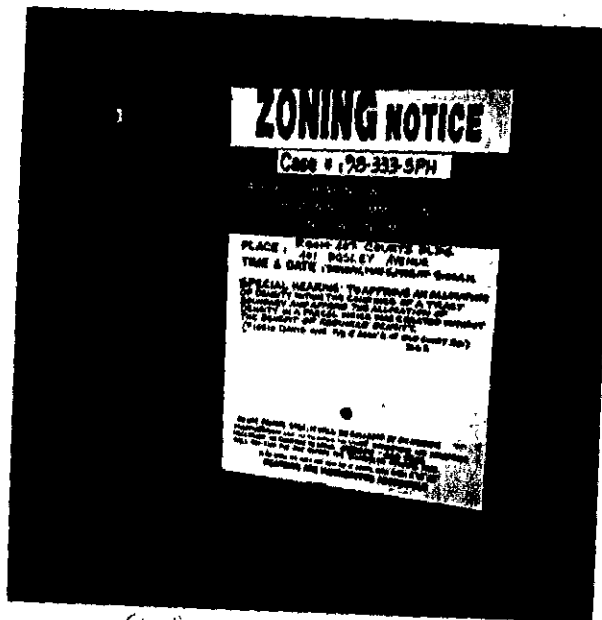
Patrick M. O'Keefe 4/24/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21038
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-851
(Telephone Number)



98-333-SPH
#10510 DAVIS AVE.

HK 5/1/98 7AM

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 98-333-SPH

Petitioner: Estate of Ethelene Mathena et al

Address or Location: 10510 DAVIS AVE. Woodstock, Md. 21163

PLEASE FORWARD ADVERTISING BILL TO:

Name: ~~Dr~~ Estate of Ethelene Mathena et al

Address: 606 Balto. Ave. Suite 207
Towson Md 21204

Telephone Number: 410-290-6485

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-333-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A SPECIAL HEARING- TO ALLOCATE DENSITY (A DENSITY TRANSFER) FROM
AN EXISTING LOT TO A PROPOSED LOT BOTH OF WHICH ARE WITHIN A TRACT
BOUNDARY PROPOSED FOR DEVELOPMENT

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
April 16, 1998 Issue - Jeffersonian

Please forward billing to:

Estate of Ethelean Mathena
606 Baltimore Avenue
Suite 207
Towson, MD 21204

410-296-6485

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-333-SPH

10510 Davis Avenue

N/S Davis Avenue, 4600' E of Old Court Road

2nd Election District - 1st Councilmanic District

Legal Owner: Walter J. McLellan, Personal Representative of the Estate of Ethelean Mathena
and Trustee of the Residual Trust of Vernon M. Mathena, Sr. & Barbara E. Harris,
Trustee of the Residual Trust of Vernon M. Mathena, Sr.

Contract Purchaser: Bremen L. Mathena & Doris C. Mathena

Special Hearing to approve an allocation of density within the confines of a tract boundary and approve the allocation of density in a parcel which was created without the benefit of required density.

HEARING: Tuesday, May 5, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

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

March 23, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-333-SPH

10510 Davis Avenue

N/S Davis Avenue, 4600' E of Old Court Road

2nd Election District - 1st Councilmanic District

Legal Owner: Walter J. McLellan, Personal Representative of the Estate of Ethelean Mathena
and Trustee of the Residual Trust of Vernon M. Mathena, Sr. & Barbara E. Harris,
Trustee of the Residual Trust of Vernon M. Mathena, Sr.

Contract Purchaser: Bremen L. Mathena & Doris C. Mathena

Special Hearing to approve an allocation of density within the confines of a tract boundary and approve the allocation of density in a parcel which was created without the benefit of required density.

HEARING: Tuesday, May 5, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Jack R. Sturgill, Jr.
Walter J. McLellan, et al
Doris & Bremen Mathena

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 20, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 21, 1999

Jack R. Sturgill, Esquire
606 Baltimore Avenue, Suite 207
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
N/S Davis Avenue, 4600' E of Old Court Road
(10510 Davis Avenue)
2nd Election District – 1st Councilmanic District
Estate of Ethelean Mathena, et al – Petitioners
Case No. 98-333-SPH

Dear Mr. Sturgill:

This letter is to confirm that the above-captioned matter has been scheduled for a continued hearing on Friday, July 23, 1999 at 2:00 PM in Room 407 of the County Courts Building. In view of the time lapse between the original hearing held on May 8, 1998 and the continued hearing date, please arrange to have the property duly posted a minimum of 15 days prior to the continued hearing date to give adequate notice of the upcoming hearing to surrounding neighbors.

Thank you for your prompt attention in this matter and should you have any questions, please do not hesitate to contact this office.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. John Lewis, DPDM
Mr. Wallace Lippincott, DEPRM
People's Counsel; Case File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 30, 1998

FROM: *RWB* Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 30, 1998
Item Nos. 320, 323, 324, 325, 329,
330, 331, 332, 333 and 335

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: ✓ John Lewis, DPDM
Wallace Lippincott, DEPRM

DATE: June 21, 1999

FROM: Lawrence E. Schmidt
Zoning Commissioner



SUBJECT: PETITION FOR SPECIAL HEARING
N/S Davis Avenue, 4600' E of Old Court Road
(10510 Davis Avenue)
2nd Election District – 1st Councilmanic District
Estate of Ethelean Mathena, et al – Petitioners
Case No. 98-333-SPH

As noted in the accompanying correspondence, the above-captioned matter was originally heard on May 8, 1998. You may recall that both of you issued unfavorable Zoning Advisory Committee comments relative to the relief requested. The case was subsequently continued to allow the parties time to resolve some of the issues raised at the hearing.

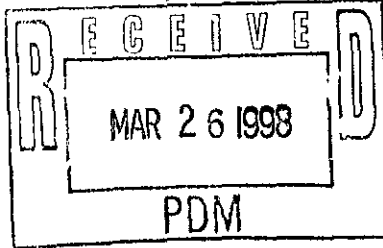
In any event, the Petitioners have revised their plans and wish to proceed, pursuant to an amended Petition for Special Hearing. Thus, the matter has been scheduled for a continued hearing on Friday, July 23, 1999.

Meanwhile, enclosed is a copy of the revised plan under consideration. Please review and submit your written comments to me prior to the continued hearing date. Should you have any questions on the subject, please do not hesitate to call me.

LES:bjs
cc: Case File



Baltimore County
Fire Department



Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 23, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MARCH 23, 1998

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

320, 322, 323, 324, 325, 326, 329, 330, 332, 333, 335
AND USE PERMIT FOR FARMER'S ROADSIDE STAND (DARYL C.
DUTRO)

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 3-20-SV
Item No. 333 JLL

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

5/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 23, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 10510 Davis Avenue, Woodstock, MD

APR 28

INFORMATION:

Item Number: 333
Petitioner: Walter J. McLellan for the Mathena Property
Property Size: Bremen L. Mathena & Wife = 2.06 Acres
Vernon M. Mathena & Wife = 20.731 Acres
Zoning: RC 2
Hearing Date: May 5, 1998

SUMMARY OF RECOMMENDATIONS:

The request to transfer 1 density unit from the Bremen L. Mathena property (Liber 5599, Folio 417) to the Vernon M. Mathena property (Liber 8736, Folio 140) is inconsistent with the spirit and intent of the RC 2 zoning. The Office of Planning concurs with the comment provided by the Department of Environmental Protection and Resource Management.

Prepared by:

Jeffrey W. Zyg

Division Chief:

Gary L. Kerns

AFK:DI:lsn

TO: Arnold Jablon
FROM: R. Bruce Seeley *RS/*
SUBJECT: Zoning Item #333

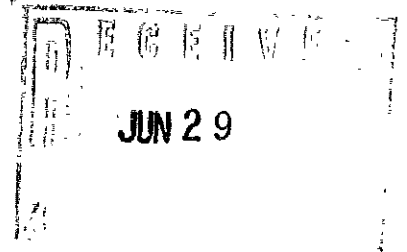
Post-It® Fax Note 7671		Date	# of pages
To	<i>DAK Sturgis</i>	From	<i>W. Thompson</i>
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

Mathena Estate, 10510 Davis Avenue

Zoning Advisory Committee Meeting of March 23, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - ☒ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - ☒ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - ☒ Agriculture Preservation : Strongly recommend denial. This is a request for a density transfer from a small lot to a larger RC-2 property under separate ownership. If approved, this would seriously jeopardize protection of agriculture resources by the RC-2 zone.

INTER-OFFICE MEMORANDUM



DATE: June 28, 1999

TO: Lawrence Schmitd, Zoning Commissioner
Mail Stop: 3401

FROM: John L. Lewis, Planner II *JS*
PDM, Mail Stop: 1105

SUBJECT: Case #98-333-SPH, Estate of Ethelean Mathena, et al
N/S Davis Avenue, 4600' E of Old Court Rd. (10510 Davis Ave.)

The provided plans accompanying your correspondence of 6/21/99 address zoning issues satisfactorily, except for the fact that they need to be enlarged to the correct scale. Revised zoning descriptions should accompany them. Mr. Sturgill provided me with copies of both plans and descriptions (in early June of this year), which I found acceptable. I am forwarding these with this correspondence for your convenience.

I hope that this helps you to resolve the issues before you. Please feel free to contact me at any time on any questions.

File

BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY

CASE NO. 98-333-SPH

WALTER J. McLELLAN, Personal	*	
Representative of the Estate of		10510 Davis Avenue
ETHELEAN MATHENA and	*	N/S Davis Avenue
Trustee of the Residual Trust of		4600' E of Old Court Road
VERNON M. MATHENA, SR. and	*	2nd Election District
BARBARA E. HARRIS, Trustee of		1st Councilmanic District
the Residual Trust of VERNON	*	
M. MATHENA, SR.	*	

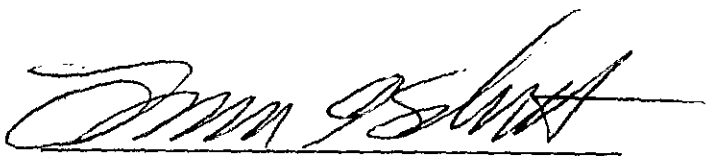
* * * * *

SUBPOENA

TO: Mr. John Lewis
Baltimore County Office of Permits
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

You are hereby subpoenaed to appear in person before the Zoning Commissioner For Baltimore County on Friday, July 23, 1999 at 2:00 p.m. to testify in the above case.

This subpoena was requested by Jack R. Sturgill, Jr., Esquire, counsel for the Petitioners, whose address is 606 Baltimore Avenue, Suite 207, Towson, Maryland 21204 and whose telephone number is 410/296-6485.


Lawrence E. Schmidt
Zoning Commissioner for Baltimore County

RE: PETITION FOR SPECIAL HEARING
10510 Davis Avenue, N/S Davis Ave,
4600' E of Old Court Rd
2nd Election District, 1st Councilmanic

Legal Owners: Walter J. McLellan, P.R.
Estate Ethelean Mathena and Trustee
Residual Trust Vernon Mathena, Sr.
Contract Purchasers: Bremen & Doris Mathena
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-333-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to Jack R. Sturgill, Jr., Esq., 606 Baltimore Avenue, Suite 207, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

File Copy

JACK R. STURGILL, JR.
ATTORNEY AT LAW

606 Baltimore Avenue, Suite 207
Towson, Maryland 21204

(410) 296-6485
FAX (410) 832-2903

July 6, 1999

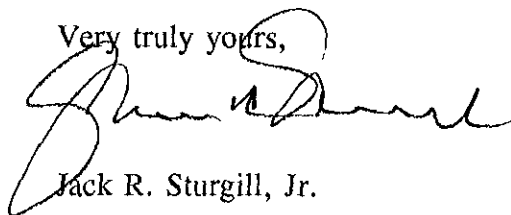
Lawrence E. Schmidt, Zoning Commissioner
For Baltimore County
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

RE: Case No. 98-333-SPH
Walter J. McLellan, Personal Representative
of the Estate of Ethellean Mathena, et al.

Dear Commissioner Schmidt:

I am enclosing herein a subpoena that I have prepared for the above-captioned matter. I would appreciate your signing it and advising me if you will be forwarding it to Mr. Lewis or we should provide it to him.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jack R. Sturgill, Jr.", written over the typed name.

Jack R. Sturgill, Jr.

JRS/bd

Enclosure

JACK R. STURGILL, JR.
ATTORNEY AT LAW

606 Baltimore Avenue, Suite 207
Towson, Maryland 21204

(410) 296-6485
FAX (410) 832-2903

June 28, 1999

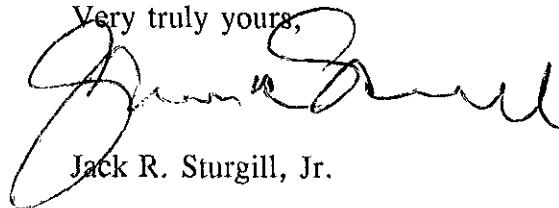
Lawrence E. Schmidt, Zoning Commissioner
For Baltimore County
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

RE: Case No. 98-333-SPH
Walter J. McLellan, Personal Representative
of the Estate of Ethelean Mathena, et al.

Dear Commissioner Schmidt:

I would appreciate your office issuing a subpoena for Mr. John Lewis, of the Office of Permits and Development Management, for the above-captioned hearing which is scheduled for July 23, 1999 at 2:00 p.m.

Very truly yours,



Jack R. Sturgill, Jr.

JRS/bd

CC:
Arnold Jablon, Director, Office of Permits
and Development Management
Mr. John Lewis
Mr. Walter J. McLellan
Mr. Alonzo Childress

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BARBARA HARRIS

10514 DAVIS AVE. WOODSTOCK 21167

Sarah Mathena

3200 Grindle Ct, Abingdon 21009

LARRY MATHENA SR

3200 GRINDLE CT, ABINGDON 21009

Betty Meekins

10501 DAVIS AVE. MD. 21169

Walter J. McDellan

6210 Beechwood Rd Baltimore MD 21239

John Du

11 Odian Ct 21239

Alonz Childress

713 Pheasant Dr. Forest Hill Md 21059



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Bremen Mathena

10510 Davis Ave Woodstock

Doris Mathena

10510 Davis Ave Woodstock

BARBARA E. HARRIS

10514 DAVIS AVE WOODSTOCK 21163

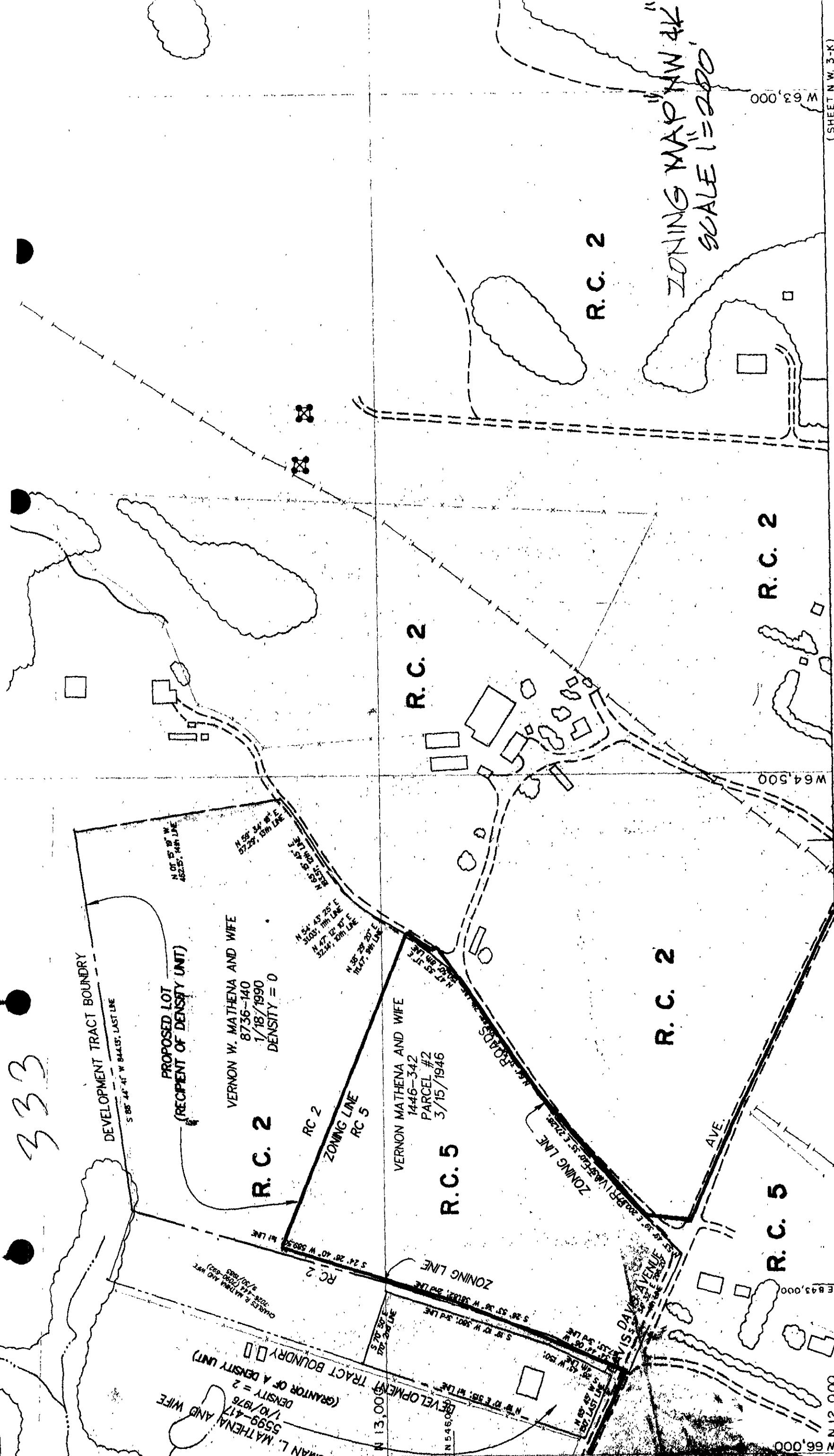
Sarah Mathena

3200 Grindle Ct.

Larry Mathena

3200 Grindle Ct.

333



ZONING MAP "NW 4K"
SCALE 1"=200'

(SHEET NW 3-K)

08-333-SPH

LL-NE

1996 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kammer

BALTIMORE C

OFFICE OF PLANNING

OFFICIAL ZONING

THIS MAP HAS BEEN REVISED IN SELECTED AREAS

STATE OF MICHIGAN PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

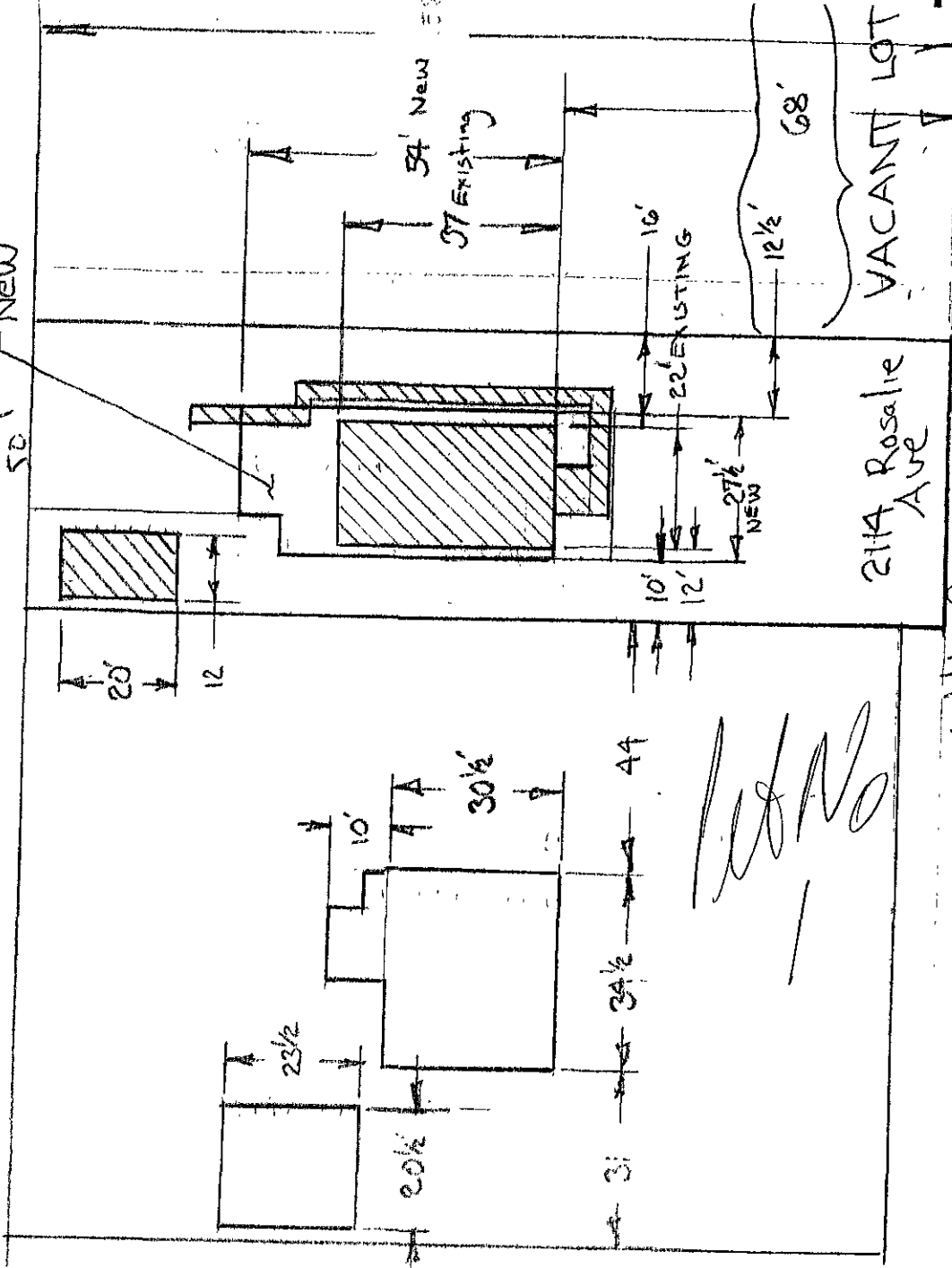
PROPERTY ADDRESS 2114 Rosalie Ave 2122 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME

PLAT BOOK # 4 FOLIO # 29 LOT # _____ SECTION # _____

OWNER Steve Weber

Rosalie Ave 50' New



2114 Rosalie Ave

VACANT LOT

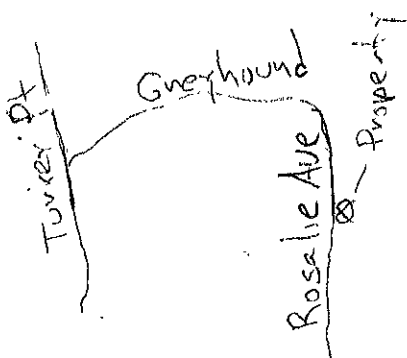
~ Middle River ~

PREPARED BY Steve Weber

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # NE 15

ZONING DR 3.5

LOT SIZE

ACREAGE

SQUARE FEET

PUBLIC ☒ PRIVATE ☐

SEWER ☒ WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐

100 YEAR FLOOD PLAIN ☐

HISTORIC PROPERTY / BUILDING ☐

PRIOR ZONING HEARING ☐

YES ☒ NO ☐

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

gcm 333

DEVELOPMENT TRACT BOUNDARY

RC 2
S 24° 26' 40" W 589.50' 1st LINE

VERNON W. MATHENA AND WIFE
8736-140
1/18/1990
DENSITY = 0

1446-342
PARCEL #2
3/15/1946

RC 2

1" = 200" SCALE MAP #: N.W. 4-K

LOCATION INFORMATION:

COUNCILMANIC DISTRICT: 1

ELECTION DISTRICT: 2

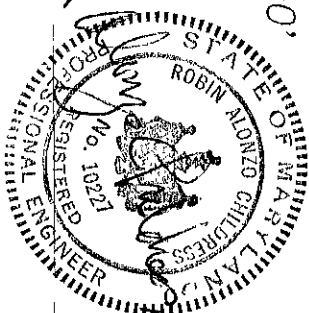
JOHN H. FRAM AND WIFE
6460-206
7/23/1982

LOCATION MAP
NOT TO SCALE

DEVELOPMENT TRACT BOUNDARY

333

98-333-SPH



NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA
NO PRIOR ZONING HEARINGS

PRIVATE WATER
PRIVATE SEWER

Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary

Hal Kassoff
Administrator

RECEIVED
AUG 19 1984

BUREAU OF PUBLIC SERVICES

August 6, 1984

Mr. G.S. Benson, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: Proposed Preliminary
Plan of 7-19-84
"Pinehaven Lot #1"
Project #83095

Dear Mr. Benson:

The State Highway Administration - Bureau of Highway Planning & Program Development has reviewed the submittal of 7-19-84 and offers the following comments.

The updated State Highway Needs Inventory shows US 29 Extended from the Howard County Line to MD 26. This extension will cross Old Court Road (MD. 125) near Granite. Until Project Planning provides a detailed alignment for MD 29 Extended, any affects to the Pinehaven Lot #1 property cannot be determined at this time.

Very truly yours,

Charles Lee

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle

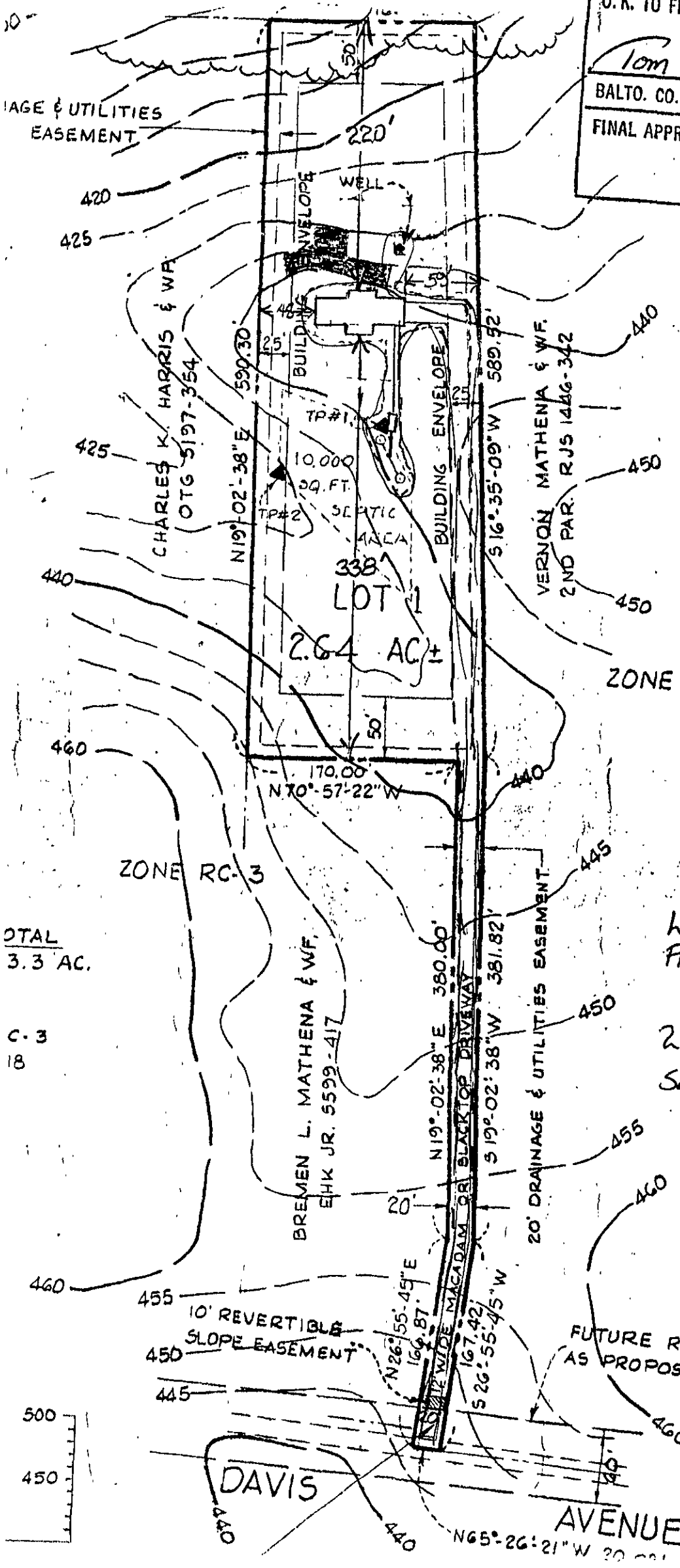
File No 7

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

O.K. TO FILE 5 JUNE 85
Tom Ermat
 BALTO. CO. HEALTH DEPT.
 FINAL APPROVED PLAN

DAVIS



1. LOT 1 DIMEN
2. CONTOURS AR PHOTOGRAMMI
3. ▲ TP - INDICAT
4. EXISTING VEG
5. SINGLE FAMIL
6. AREAS SHOWI (SUBJECT TO
7. SHADED ARE OR STEEPER

ZONE RC-3

ZONE RC-3

TOTAL 3.3 AC.

C-3 18

LOT 1
 PINE HAVEN
 DAVIS AVE.
 2ND ELECT. DIST.
 SCALE 1" = 100'

BOB & MARY JO MATHENA

FUTURE ROAD WIDENING
 AS PROPOSED BY BALTO. CO.

DAVIS

AVENUE

11/1/85



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

January 28, 1986

Mr. & Mrs. Charles R. Mathena
10320 Davis Avenue
Woodstock, MD. 21163

Re: Building Application No. 85106NR
10508 Davis Avenue
District 2

Dear Mr. & Mrs. Mathena:

This is to advise that in accordance with Baltimore County Council Bill No. 105-84, we cannot approved your building application.

The information submitted with the above mentioned building application indicates that an area in excess of 5,000 square feet is being disturbed. Therefore it is required that you submit 9 copies of an approved grading study (a plan showing the existing and proposed contour lines and elevation prepared and sealed by a Professional Engineer, Land Surveyor, Architect or Landscape Architect) to Permits & Licenses Office of Baltimore County. In addition, any developed area which disturbs over 5,000 square feet of land must provide storm water management. However, there are certain exemptions, waivers or variances which may be applicable to your site.

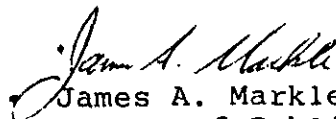
If you wish to proceed with the application as submitted, then it is recommended that you contact the Storm Water Management Division of the Baltimore County Bureau of Engineering on 494-3711 for a determination of requirements for your site and submit the required grading study.

If it is possible for you to reduce your building operation to 5,000 square feet or less, which includes dwelling size, grading and driveway areas, then you may submit a revised permit with a written request for an exemption of storm water management.

This application will be held in abeyance until the storm water management regulations have been complied with.

If further information is required, please do not hesitate to contact William Dailey of this office on 494-3342.

Very truly yours,


James A. Markle, P.E., Chief
Bureau of Public Services

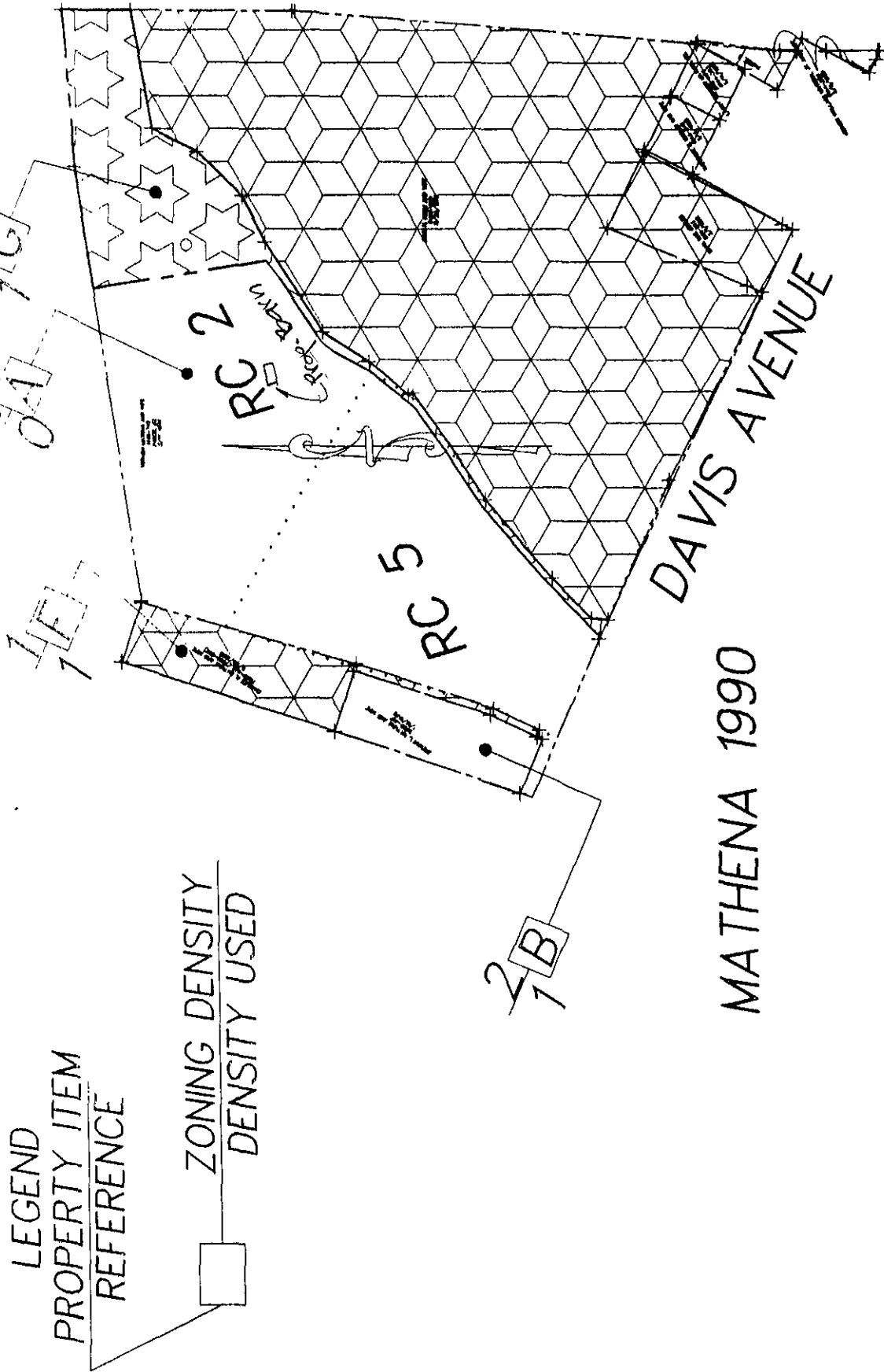
JAM:WDD:blp
cc: B.A.R.D.
File

101 No 9

1 (OUTCONVEYNCE)

LEGEND
PROPERTY ITEM
REFERENCE

ZONING DENSITY
DENSITY USED

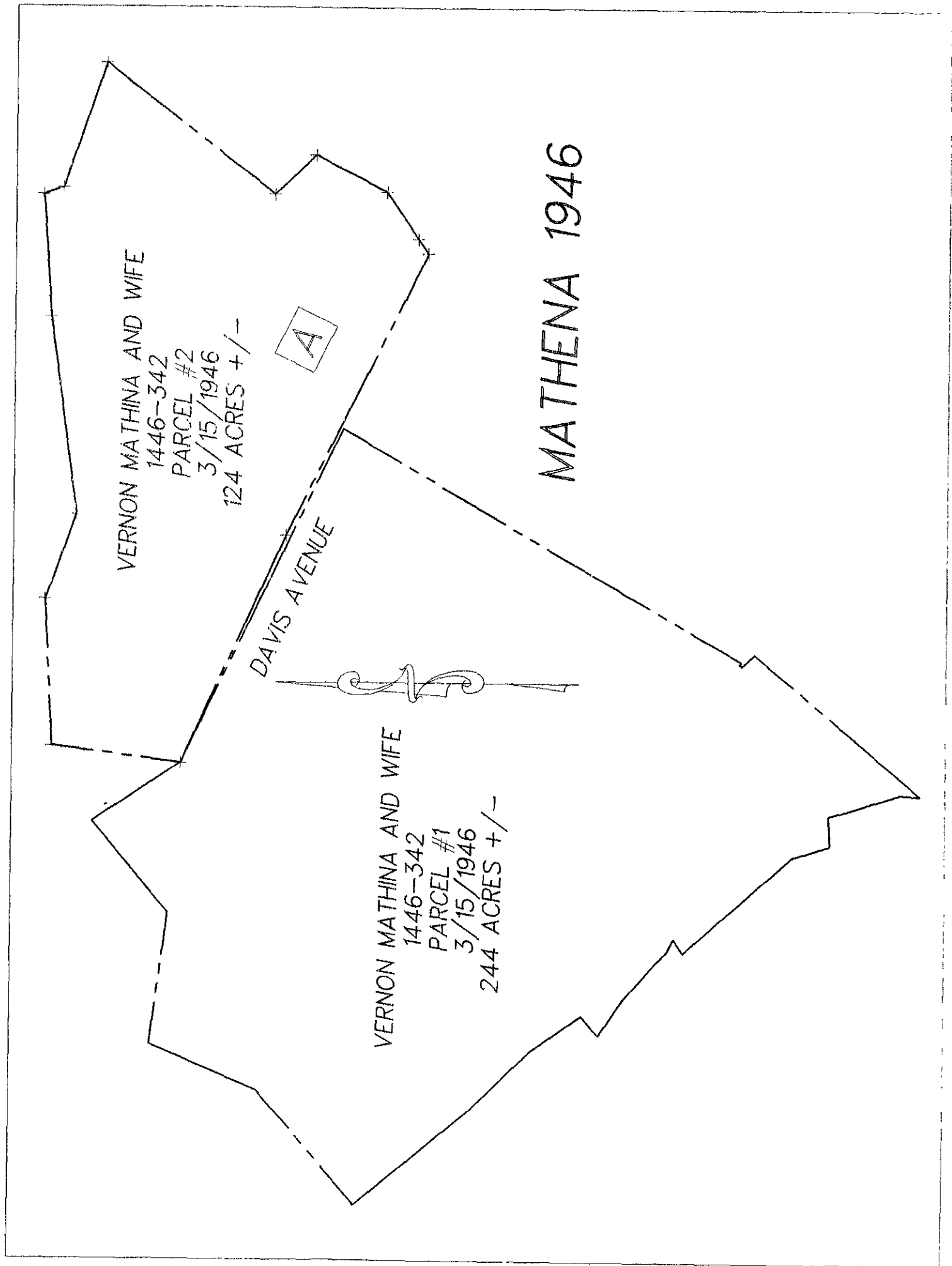


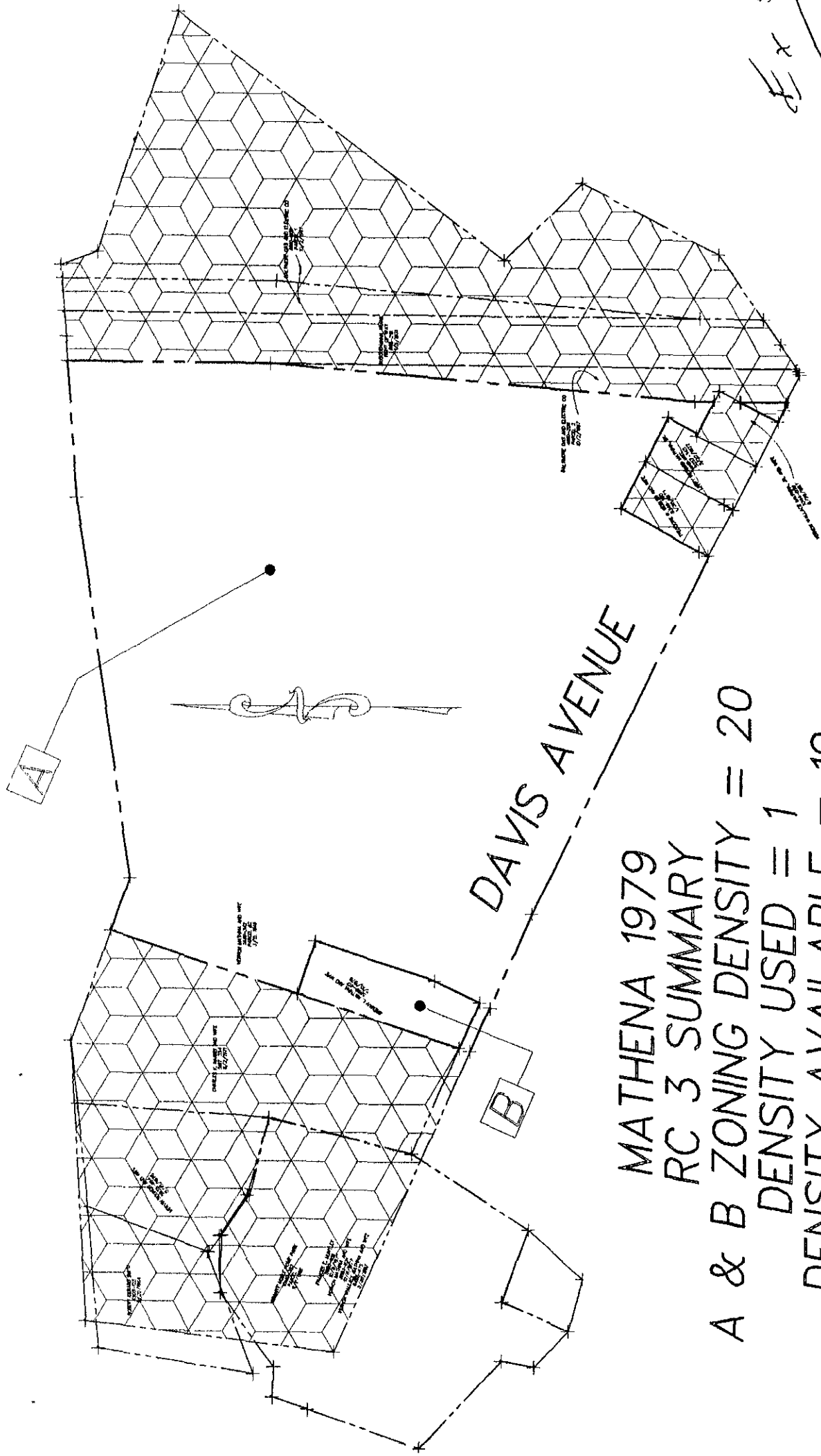
MATHENA 1990

DAVIS AVENUE

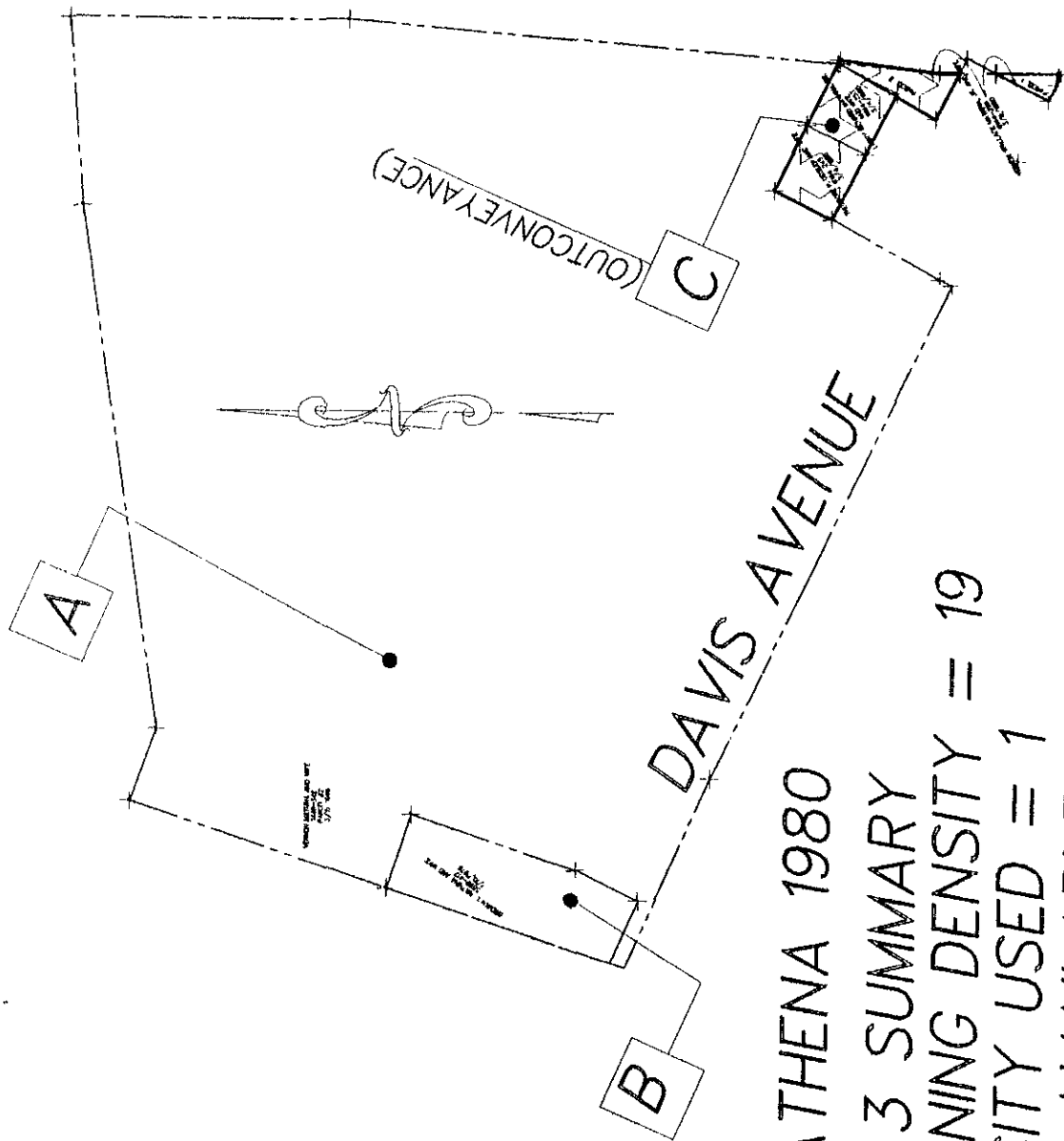
10/10/12

5A





MATHENA 1979
 RC 3 SUMMARY
 A & B ZONING DENSITY = 20
 DENSITY USED = 1
 DENSITY AVAILABLE = 19



MATHENA 1980

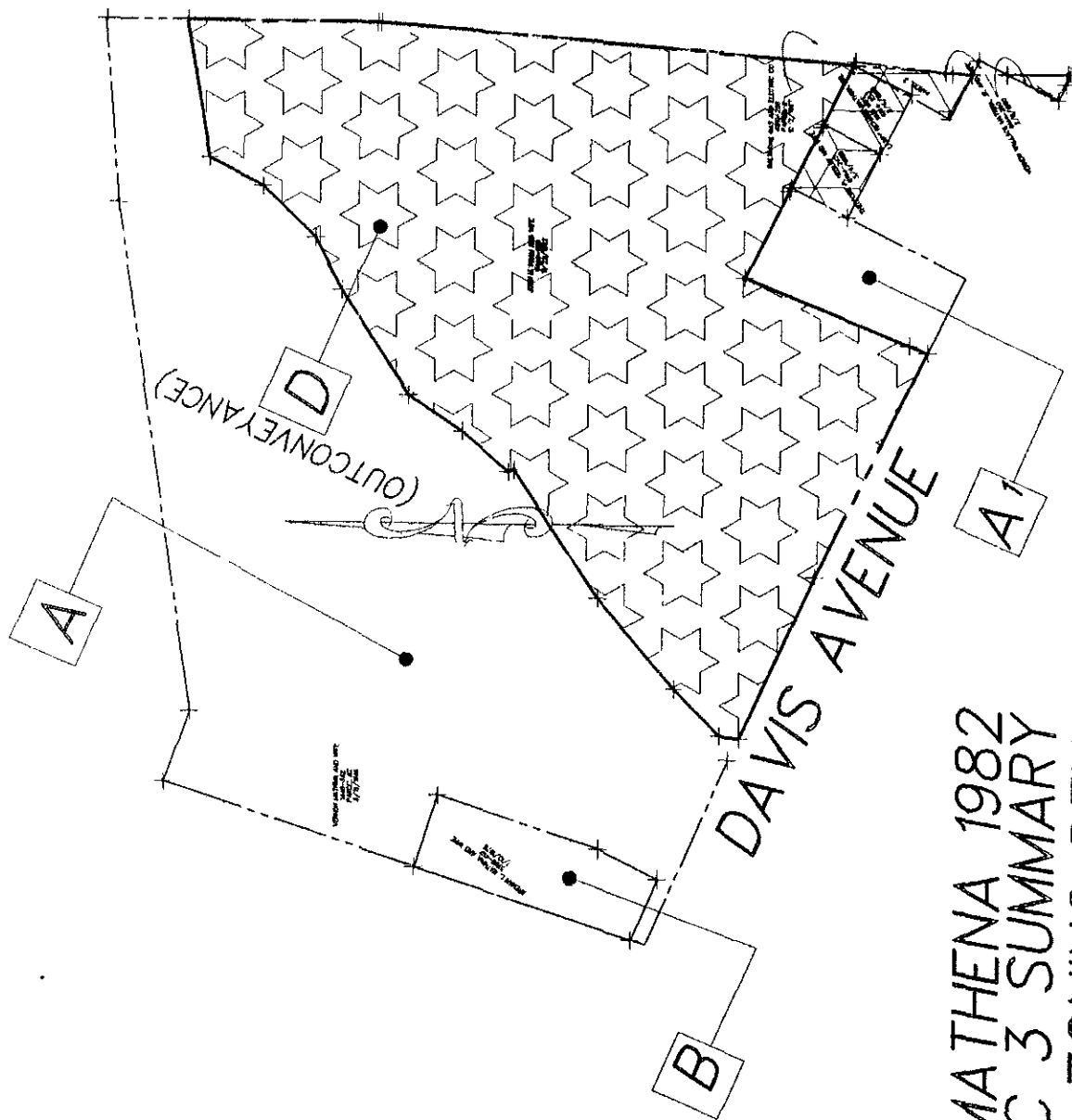
RC 3 SUMMARY

A & B ZONING DENSITY = 19

DENSITY USED = 1

DENSITY AVAILABLE = 18

50

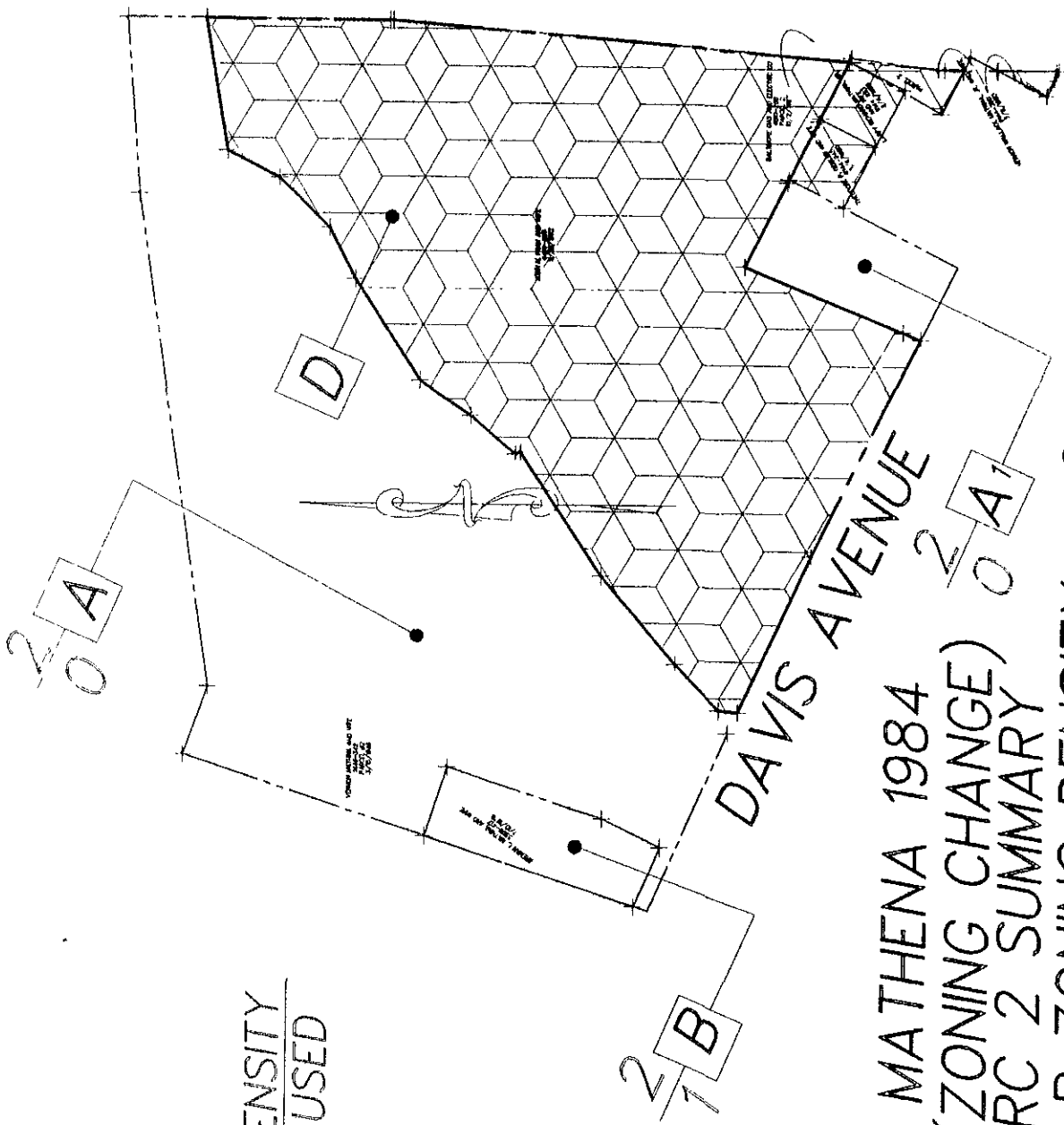


MATHENA 1982
RC 3 SUMMARY

A, A1, & B ZONING DENSITY = 10
DENSITY USED = 1
DENSITY AVAILABLE = 9

LEGEND
PROPERTY ITEM
REFERENCE

ZONING DENSITY
DENSITY USED



MATHENA 1984
(ZONING CHANGE)
RC 2 SUMMARY
A, A1, & B ZONING DENSITY = 6
DENSITY USED = 1
DENSITY AVAILABLE = 5

SE

(OUTCONVEYANCE)

LEGEND
PROPERTY ITEM
REFERENCE

ZONING DENSITY
DENSITY USED



1
1 F

1
0 A

2
1 B

DAVIS AVENUE

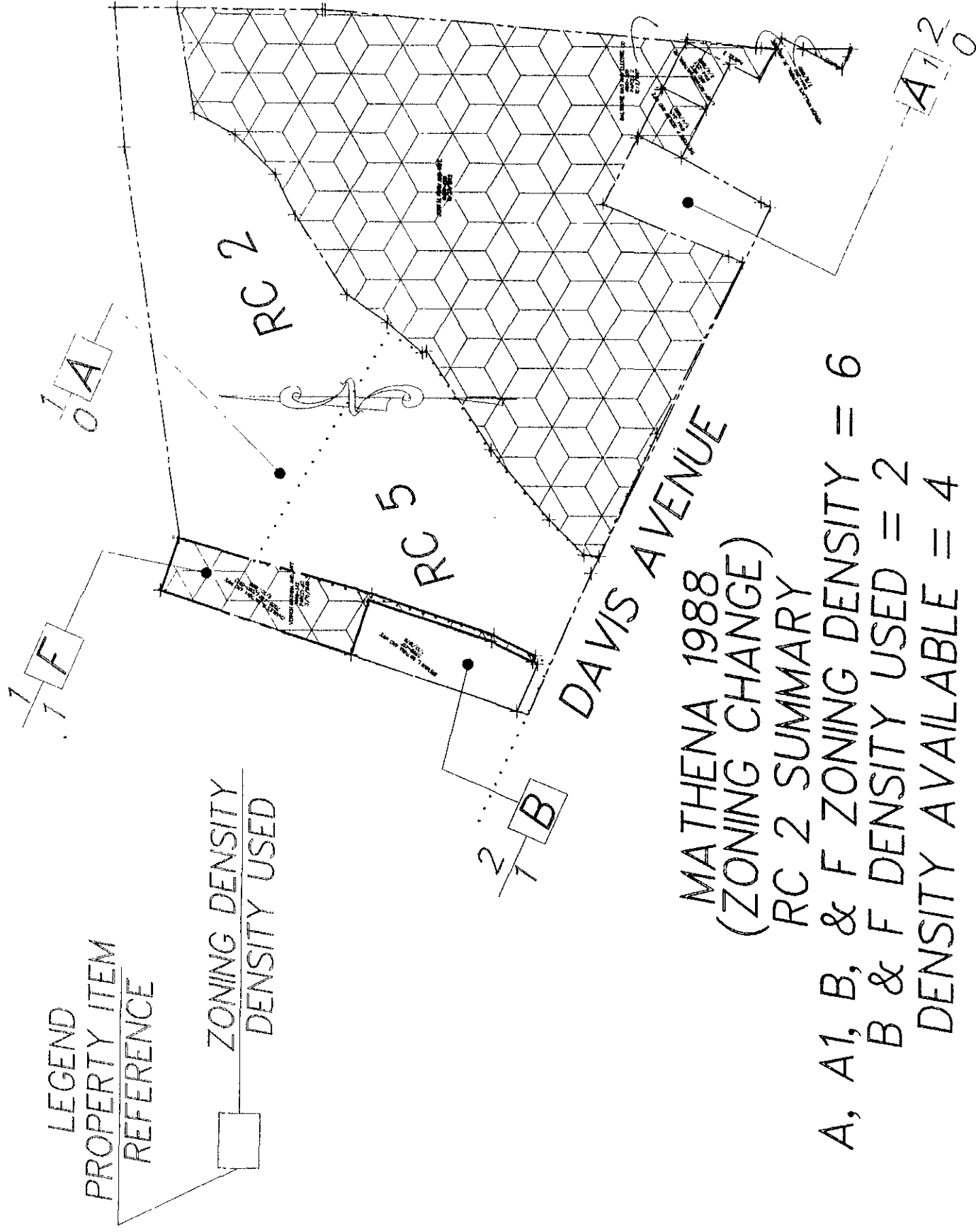
A12
0

MATHENA 1985
RC 2 SUMMARY
A, A1, B, & F ZONING DENSITY = 6
B & F DENSITY USED = 2
DENSITY AVAILABLE = 4

SP

LEGEND
PROPERTY ITEM
REFERENCE

ZONING DENSITY
DENSITY USED



MATHENA 1988
(ZONING CHANGE)

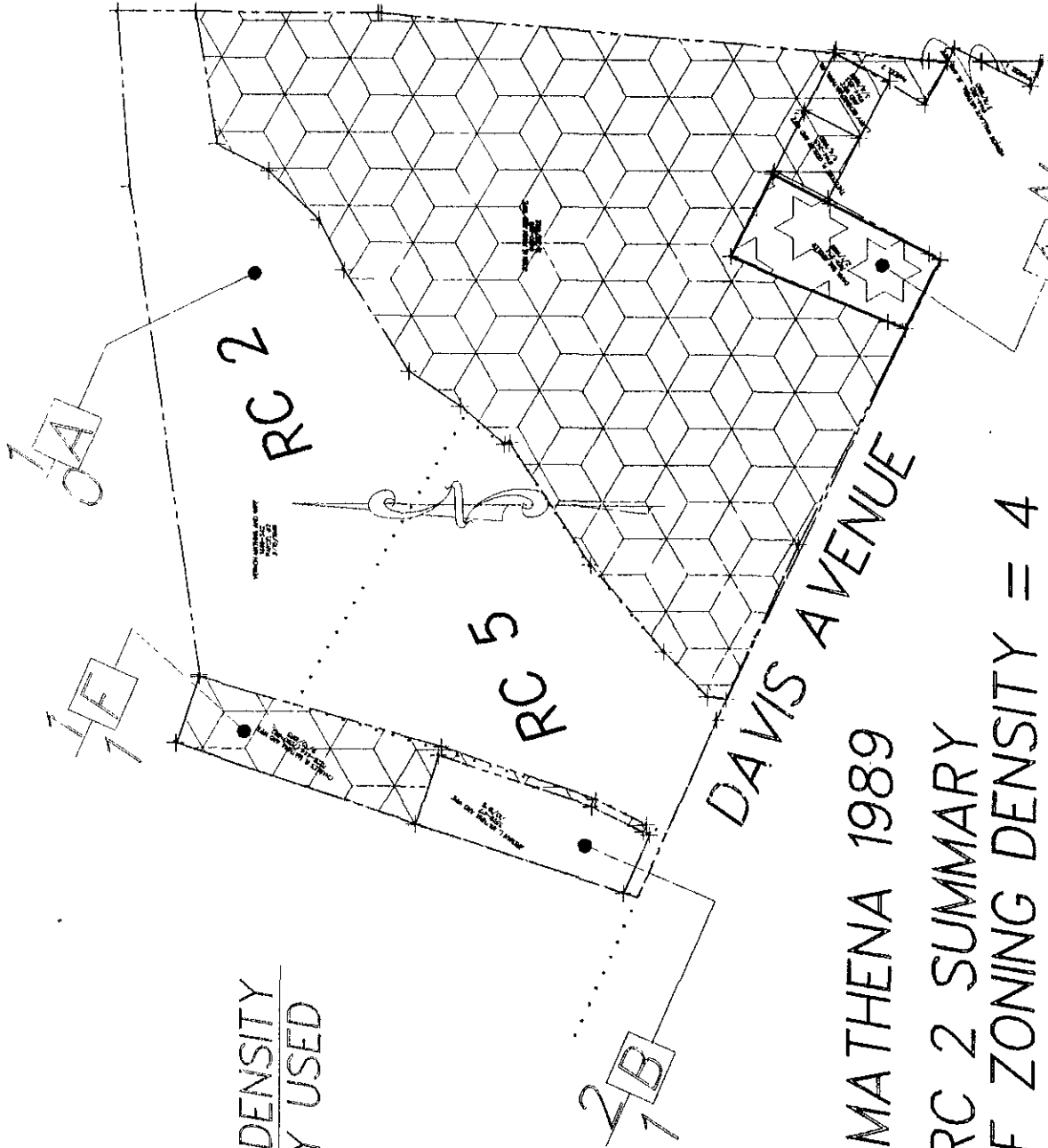
RC 2 SUMMARY

A, A1, B, & F ZONING DENSITY = 6
B & F DENSITY USED = 2
DENSITY AVAILABLE = 4

56

LEGEND
PROPERTY ITEM
REFERENCE

ZONING DENSITY
DENSITY USED



MATHENA 1989

RC 2 SUMMARY

A, B, & F ZONING DENSITY = 4

B & F DENSITY USED = 2

DENSITY AVAILABLE = 2

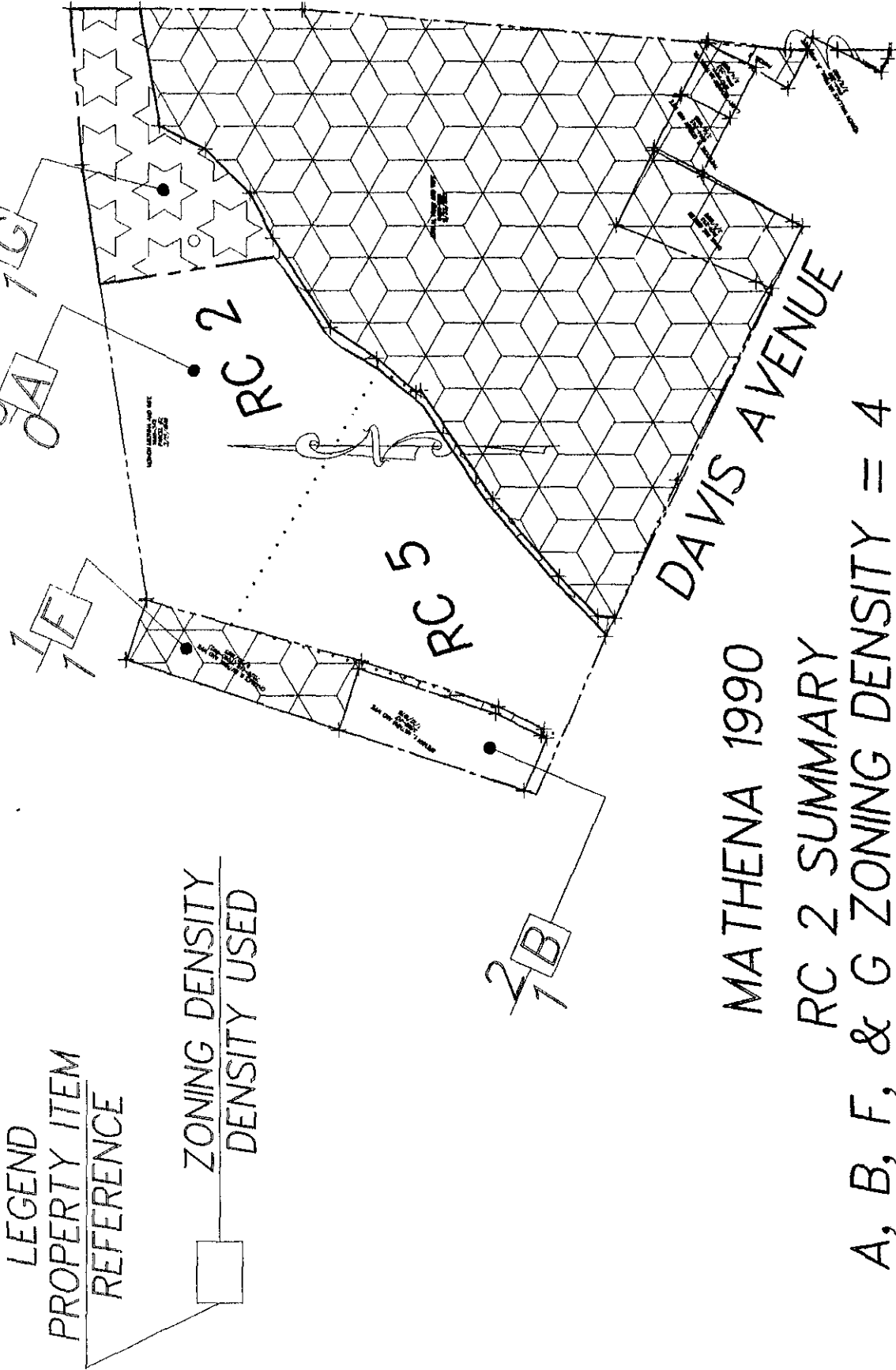
* NOTE: 2 DENSITY UNITS OF A' NOT SHOWN

* NA (OUTCONVENIENCE)

7 (OUTCONVEYNCE)

LEGEND
PROPERTY ITEM
REFERENCE

ZONING DENSITY
DENSITY USED



51

MATHENA 1990

RC 2 SUMMARY

A, B, F, & G ZONING DENSITY = 4

B, F, & G DENSITY USED = 3

DENSITY AVAILABLE = 1 (FROM ITEM B)

333

#76836

LAST WILL AND TESTAMENT
OF
VERNON W. MATHENA, SR.

I, VERNON W. MATHENA, SR., of Baltimore County, Maryland, declare this to be my Last Will and Testament, and revoke all prior Wills and Codicils made by me.

ITEM 1.: I direct my Personal Representatives to pay my funeral expenses and have a marker erected at my grave; and I authorize them to expend for these purposes such sums as they deem proper, without any limit prescribed by law, and without order of Court.

ITEM 2.: I bequeath all of my tangible personal property, together with all insurance policies thereon, to my wife, ETHELEAN MATHENA, if she is living thirty (30) days after the date of my death, and if she is not then living, in as nearly equal shares as possible to my then living children.

ITEM 3.: If my wife, ETHELEAN MATHENA, survives me, I devise and bequeath unto BARBARA HARRIS and WALTER JOHN MCCULLAN, in trust, to be known as the "MARITAL TRUST", such an amount, if any, as, when added to the value of all property which passes or has passed to my said wife either under other provisions of this Will or outside of this Will and which qualifies for the marital deduction allowable for Federal Estate Tax purposes, shall be the minimum amount necessary to give my estate a resulting marital deduction which, after taking into account other deductions and all allowable credits, will cause the Federal Estate Tax affected by the amount of this devise and bequest to be eliminated or reduced to the lowest possible amount; provided, however, the state death tax credit shall be taken into account only to the extent that it does not result in any increase in the amount of death taxes payable to any state.

The assets to be distributed in satisfaction of this devise and bequest may be allocated in cash and/or kind, shall be only those which qualify for marital deduction and shall be selected in such manner that the cash and other property distributed will have an aggregate fair market value fairly

98-333-SPA

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representative of the distributee's proportionate share of the appreciation or depreciation in the value to the date, or dates, of distribution of all property then available for distribution. Any property assigned or conveyed in kind to satisfy this devise and bequest shall be valued for that purpose at the value thereof as finally determined for Federal Estate Tax purposes.

A. The net income shall be paid to my wife, for life, at least quarter-annually.

B. My wife shall have the absolute right, at any time or times, to withdraw any portion or all of the principal of the "MARITAL TRUST" as she may demand in writing to my Trustees.

C. If my wife shall be so ill or otherwise incapacitated as to be unable to exercise her power of withdrawal, my Trustees are authorized, in their absolute discretion, to make payments from the principal of the "MARITAL TRUST" for the benefit of my wife as my Trustees deem advisable to provide for her support, maintenance, general welfare and care so that she shall be enabled to live in the comfort to which she has been accustomed, and my Trustees need not take into consideration any property which she may own, or any income to which she may be entitled.

D. My wife shall have the unrestricted power to appoint, by specific reference in her Will, the entire income and principal of the "MARITAL TRUST", absolutely, in further trust, or in any other manner, in favor of any person or persons, corporation or corporations she may designate, including her estate, her creditors or the creditors of her estate, such power being exercisable by her alone and in all events.

E. If my wife fails to exercise the aforesaid power of appointment, or if any attempted exercise thereof be invalid or fails to be effective, then upon her death, my Trustees shall add the property then held by them under this "MARITAL TRUST", or the portion thereof not validly appointed, to the "RESIDUARY TRUST" created hereafter.

ITEM 4.: All the rest and residue of my estate, real and personal, and all property over which I may have power of testamentary disposition, I devise, bequeath and appoint to BARBARA HARRIS and WALTER JOHN MCCULLAN, in trust, to be known as the "RESIDUARY TRUST".

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A. The net income shall be paid to my wife, ETHELEAN MATHENA, for life, at least quarter-annually.

B. Upon the death of my wife, or upon my death if she predeceases me, the Trust shall terminate and be distributed in equal shares to my children per stirpes and not per capita. Any share of a deceased child shall be paid in equal shares to the deceased child's children.

C. My Trustees are authorized, in their absolute discretion, to make payments from the principal of the "RESIDUARY TRUST" to or for the benefit of my wife and/or my children, for her, their support, maintenance, education, general welfare and care, as my Trustees deem advisable provided, however, that no such payments shall be made to or for the benefit of my wife until after the "MARITAL TRUST" has been exhausted.

ITEM 5.: Any portion of my estate or any trust distributable to a person who has not attained twenty-one (21) years of age may be distributed for the benefit of such person under the provisions of the Maryland Uniform Gifts to Minors Act to be held under such custodial management until such person attains twenty-one (21) years of age, and I authorize my Personal Representatives and/or Trustees to appoint an individual or institution, including themselves, as Custodian under the Act for such person.

ITEM 6.: A. During the minority, illness or other incapacity or any beneficiary hereunder, my Trustees are authorized, in their absolute discretion, to make payments of income or principal out of the Residuary Trust due to or authorized in respect to such beneficiary to his or her duly constituted Guardian or Custodian under the Maryland Uniform Gifts to Minors Act, or to such other person or persons as in the opinion of my Trustees may be in proper charge of such beneficiary, to be applied by such person or persons to the support, maintenance, education, general welfare and care of such beneficiary, or if my Trustees deem best, to themselves apply such payments to which such beneficiary may be entitled for such purposes without being required to account therefor to any Court.

B. Except as herein otherwise provided, all payments of income or principal are to be made directly to the respective beneficiaries and not to any other, whether claiming by their authority or otherwise, without power of

anticipation and without being subject to execution or attachment; this provision, however, not to prevent the deposit of funds payable to beneficiaries to their credit in any bank or other financial institution or to prevent the exercise by my Trustees of any discretionary powers conferred upon them.

ITEM 7.: Not to the exclusion nor in derogation of any other powers implied or necessary for the proper performance of the duties of the Trustees, and their successors or successor in office, such Trustees shall have the additional powers hereinafter set forth, all of which may be exercised by my Trustees without previous application to or subsequent ratification by any court of law, equity or probate.

A. To retain as investments hereunder any stocks, bonds or other securities or property, real or personal, owned by me at the time of my death and received by my said Trustees in the administration of my estate or by reason of my death, and which may come into the hands of said Trustees, until said Trustees, in the exercise of their discretion, deem it advisable to and can dispose of the same, regardless of any principle of diversification, regardless of whether or not such investments or property qualify as investments for trust funds, and regardless of whether any one or more items shall constitute the whole or greater portion of the trust estate or trust estates under this, my Will, without my Trustees being liable for any depreciation in the value thereof, provided the same are retained by my Trustees in good faith.

B. To invest, reinvest and change the investments from time to time, and for that purpose and for any other purpose of the Trust, for such consideration and on such terms as the Trustees shall deem advisable, to borrow money and to sell at public or private sale, lease (whether or not the duration of such lease shall extend beyond the probable duration of the Trust), hypothecate, pledge, mortgage, improve, sub-divide, develop, grant, assign, convey, bargain, transfer, exchange and in any other manner, conditionally or absolutely, to dispose of all or any part of the trust estate whenever and as often as the Trustees may deem it advisable so to do, without any obligation on the part of any purchaser or purchasers, or any other persons dealing with the

Trustees, to see to the application of the purchase money or other consideration passing to the Trustees. Said Trustees are also authorized and empowered to execute, acknowledge and deliver any and all instruments in writing, and to do any and all matters and things necessary, required or advisable to be done in connection with the performance of the Trustees' duties hereunder. The Trustees are hereby expressly authorized and empowered to invest and reinvest the trust property in such securities and property, real or personal, as in judgment of the Trustees may be suitable for the objects and purposes of the trust estate or trust estates and the Trustees, in making such investments or reinvestments, shall not be limited or restricted to securities of the character authorized or permitted as suitable for the investment of trust funds by the laws of the State of Maryland, or the rules of any court thereof, or by any implication therefrom, but is hereby expressly authorized and empowered, in their discretion, to invest in such bonds, common and preferred stocks, common trust funds, and other securities and property, real or personal, as in said Trustees' judgment the best interest of the trust estate requires.

C. Said Trustees, while acting in good faith and in the absence of willful default or gross negligence, shall not be liable or held responsible for any loss or depreciation on the value of the trust estate, resulting from any of the investments or reinvestments made as aforesaid.

D. The Trustees, in their sole and absolute discretion, may cause the securities or other investments that may, from time to time, comprise the trust estate, or any part thereof, to be registered in their names, or in the names of their nominee, or may take and keep them unregistered retaining the same or part thereof in such condition that they will pass by delivery.

E. The Trustees shall charge all premiums on investments against principal and shall credit all discounts on investments to principal.

F. In any case in which the Trustees are required, pursuant to the provisions of this, my Will, to divide the principal of the trust estate into parts or shares, or to distribute such parts or shares, they are hereby authorized and empowered, in their sole discretion, to make such division or distribution in kind or in money, or partly in money and partly in kind, and

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for the purpose of such allotment, the judgment of the Trustees concerning the propriety thereof, and the relative value for the purpose of division or distribution of the property and securities so allotted, shall be binding and conclusive on all persons and corporations interested therein.

G. The Trustees are authorized and empowered to vote in person or by proxy with or without power of substitution upon all stocks or other securities held by them, to exchange the securities of any corporation for other securities issued by the same, or by any other corporation, at such time and upon such terms and conditions as the Trustees shall deem proper, and generally, to exercise in respect to all stocks, bonds or other investments held by the Trustees hereunder, all rights, powers and privileges as are or may be lawfully exercised by any person owning similar property in his or her own right.

H. My said Trustees, except as may be otherwise provided in this, my Will, shall pay all amounts of income and corpus payable hereunder to any person, into the hands of such person, and not to any other person, persons, corporation or corporations whatsoever, whether claiming by his or her authority or otherwise and so that said payments may not be liable for the debts, contracts or engagements of any such designated person or persons, or taken in execution by attachment or garnishment or by other legal or equitable proceedings while in the hands of the Trustees, nor can said payments be anticipated. Deposit to the credit of the account of any person in any bank or trust company shall, however, be deemed to be the equivalent of payments into the hands of such person. If the person entitled to receive payments of income and/or principal be a minor, or a person of unsound mind, whether actually adjudicated an incompetent or not, said Trustees, in the exercise of their sound discretion, may expend for account of such minor whatever such minor, if of age, or for account of such incompetent whatever such incompetent, if of sound mind, would be entitled to receive, or may pay same to such person or persons, corporation or corporations as may be, or be acting as, parent, guardian (legal or natural), custodian, committee or trustee of such minor or incompetent. The receipt of such person or corporation shall be a full and complete discharge to said Trustees for any sums so paid.

I. Said Trustees are hereby authorized and empowered to receive, accept and hold other property, real and personal, delivered, assigned, given, granted, devised, bequeathed or made payable to them by any person, which said other property, if, as and when accepted and received by said Trustees, shall be and become a part of the trust estates or any of said trust estates as provided by the one making the addition to be disposed of as to income therefrom and as to the principal as in this, my Will, provided.

J. In addition to all the other powers and discretions herein granted to my Trustees, I hereby expressly grant and confer upon them full power, authority and discretion to retain as an investment hereunder any interest owned by me at the time of my death in any business or enterprises, whether conducted as a proprietorship, partnership, or corporation, for such period of time as my Trustees in the exercise of their discretion, may deem to be advisable or proper, without liability for any loss or depreciation in the value thereof; and I expressly authorize and empower my Trustees to continue, or to participate in the continuation of, the operation of any such business or businesses, for such time or times as my Trustees, in their judgment and discretion, may deem to be for the best interests of my estate without any liability for loss or depreciation which may arise by reason of such continuation, with full power to keep and retain all the capital employed therein at the time of my death, to employ such additional capital therein from time to time as my Trustees may see fit, to employ such person in such capacities as they may deem advisable, to discharge any employees, to execute contracts, borrow money, extend credit, and in general to do and perform any and all things incident to the operation and continuation of such business or businesses as fully and effectually as I could have done if I had continued to live and had remained the absolute owner thereof. My Trustees shall also have full power to incorporate, or to participate in the incorporation of, any unincorporated business or businesses, and to receive and retain, as part of my estate the stock issued, representing my interest in such business or businesses, as a result of such incorporation, for such period of time as my Trustees deem advisable or proper.

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K. To employ counsel in the administration of my estate, charging all such counsel fees as estate administration expenses and not as a diminution of the compensation which my Personal Representatives may be allowed.

L. In the management and administration of any real estate that comprises a portion of my estate or any trust created hereunder, I hereby expressly authorize and empower my Personal Representatives and my Trustees, in addition to all other powers heretofore or hereinafter granted, each respectively in their sole and absolute discretion:

(1) To sell, exchange, or otherwise dispose of any real property or any interest therein at any time held or acquired hereunder, free and clear from any and all trusts, at public or private sale, for cash or on terms, without advertisement, and subject to such restrictions, stipulations, agreements and reservations as they shall deem proper, including the power to take back mortgages, securities or other things of value for the whole or any part of the purchase price of any of the trust property sold or transferred, and to execute and deliver any deed or other instrument in connection with the foregoing, any sale shall be, for such price and at such time as the Trustees, in their sole and absolute discretion, shall deem proper; and

(2) To rent, lease or hire from others or to others for terms which may extend beyond the possible termination of the trust any property or rights to property, real, personal, or mixed, wherever situated and to own, manage, use and hold such property and such rights; and

(3) To subdivide or improve real property and tear down, alter, or make improvements; and

(4) To grant easements, give consents, impose, modify or release restrictions and make contracts relating to real property; and

(5) To release or dedicate any interest in real property; and

(6) To develop, operate, pool, grant production payments out of or lease or otherwise dispose of mineral, oil and gas properties and rights; and

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(7) To appoint, employ or contract with any person or persons (including any person who is an affiliate of any Trustee) as my Trustees may deem necessary or desirable to manage and supervise all or any part of the real estate which comprises part of the trust assets. My Trustees may employ or contract with a person (hereinafter referred to as the "Manager") to whom my Trustees may grant or delegate such authority as my Trustees may, in their sole discretion, deem necessary or desirable, without regard to whether such authority is normally granted or delegated by Trustees.

Without limiting the authority which my Trustees may so grant to the Manager, my Trustees may enter into a contract with the Manager providing for the Manager to administer the day-to-day management of the real estate and perform or supervise the performance of such administrative functions necessary in the management of the real estate and any and all business activities associated therewith.

My Trustees shall have broad discretion in determining the duties, responsibilities and authority of the Manager. My Trustees may exercise broad discretion in allowing the Manager to administer and regulate the operation of the real estate and improvements owned by the Trust. My Trustees shall have the power to determine the terms of compensation of the Manager or any other such person or persons whom it may employ or with whom it may contract. Any compensation or remuneration payment to any manager or other person shall be charged to, and paid from, income of the Trust.

Pursuant thereto, any Trustee shall be entitled to receive commissions at a rate from time to time provided by law and receive reasonable additional compensation for services of any unusual nature rendered pursuant to any power heretofore or hereinafter granted in regard to the management of any real estate and related activities which from time to time comprises an asset of the Trust.

Any costs incurred by my Trustees in the management of said realty and related activities, including any costs incurred in hiring a manager under the powers heretofore granted, shall be charged to the income of the Trust and shall not diminish commissions payable to the Trustees; and

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(8) To determine conclusively the value of any real property owned or hereafter acquired by any trust. In determining such value, my Trustees may consider such other information as my Trustees, in their sole judgment, may deem necessary or satisfactory. Pursuant to this authority, my Trustees are specifically authorized to engage the services of qualified real estate appraisers for the purpose of an insurance appraisal, as well as a market value appraisal. During the continuation of the Trust, additional appraisals shall be made from time to time, as required and in any event at intervals of three (3) to five (5) years. The costs of such appraisals shall be charged as an expense of the trust estate and not as a diminution of commissions payable to my Trustees; and

(9) To cause to be purchased policies of insurance insuring the value of any improvements to realty which become part of the Trust. All decisions pertaining to the insurance and reinsurance shall be made by my Trustees in their sole and absolute discretion; and

(10) To use and expend other trust assets unrelated to the realty to meet operating expenses if the income from said real estate is insufficient to meet operation expenses. The decision to expend such funds shall be conclusive as to all parties in interest and shall be made without liability to any beneficiary.

M. To name and appoint such Trustee or Trustees, as the Trustees may deem advisable, such appointment to be made by an instrument in writing duly signed and executed by the Trustees and delivered to the new Trustee or Trustees. Thereupon, such new Trustee or Trustees shall be vested with all the powers and duties granted to and imposed upon the Trustees originally named, including the power of appointing a successor or co-trustee. The successor or co-trustee may be either an individual or a corporation. The provisions of paragraph (a) above shall take precedence over this paragraph concerning the succession of Trustees.

I expressly provide that the individual Trustees acting hereunder from time to time shall have the right of removal of any corporate Trustee, and that such right of removal shall be a continuing one. If the removal of a corporate Trustee shall be determined upon by the individual Trustees, the

individual Trustees shall do so by an instrument in writing, duly signed, sealed, acknowledged, and delivered to the corporate Trustee, and upon the receipt thereof, the corporate Trustee then acting shall no longer act under any trust created herein, and shall transfer, pay over, and deliver the trust property then in its hands to the remaining Trustees, and the written receipt of the remaining Trustees to the corporate Trustee so resigning shall be a full acquittance and discharge to the corporate Trustee so ceasing to act.

ITEM 8.: A. No apportionment of the income of the "RESIDUARY TRUST", or of any subdivision thereof, shall be made upon the death of any beneficiary, and the beneficiary's estate shall not be entitled to any accrued, or uncollected, or undistributed income, and all such income shall be distributed with the other income of the Trust to the person or persons next entitled to the income of the Trust.

B. If proceeds of insurance on my life are payable to my Trustees, I direct it to collect the proceeds and allocate the same to the "MARITAL TRUST" or to the "RESIDUARY TRUST", or partly to each, as it may be directed by my Personal Representatives promptly of all insurance proceeds which are paid or payable to it.

C. Notwithstanding any other provision herein to the contrary, if proceeds from any I.R.A., retirement, annuity, pension, profit sharing or employee benefit plan are payable to my Trustees, the portion, if any, of such proceeds which is excluded from my estate for Federal Estate Tax purposes shall be allocated as principal to the "RESIDUARY TRUST". Such portion shall not be used to pay any of my debts, funeral expenses, expenses in the administration of my estate, taxes due by reason of my death or to make loans to or purchase assets from my estate. The portion, if any, of such proceeds which is included in my estate for Federal Estate Tax purposes and all income in respect of a decedent which is payable to my Trustees shall be allocated as principal to the "MARITAL TRUST" or to the principal of the "RESIDUARY TRUST", or partly to each, as it may be directed by my Personal Representatives, and my Trustees shall notify my Personal Representatives promptly of all such proceeds which are payable to them.

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D. Except as provided by Paragraph C, to the extent that my Personal Representatives do not have sufficient funds to provide for the payment of all estate, inheritance, succession and transfer taxes, debts, funeral expenses, administration expenses and cash bequests, my Trustees shall distribute to or pay to the credit of my Personal Representatives such sum or sums from the principal of the "RESIDUARY TRUST" as may be necessary to satisfy all such cash requirements. My Trustees are authorized to rely conclusively upon the certification of my Personal Representatives regarding the amount of cash needed, if any, and distribution by my Trustees in accordance with such certification shall exonerate it from all liability.

ITEM 9: My Trustees shall be entitled to receive reasonable compensation for their services under this Will in accordance with their schedule of rates published from time to time and in effect at the time the compensation is paid, including minimum fees and additional compensation for unusual services not incidental to the normal trust administration. All compensation shall be charged to principal, except that portion thereof which represents compensation on income by its schedule of rates, which shall be charged to income. Such compensation may be paid without prior or subsequent approval of any Court.

ITEM 10: As to any trust created by virtue of this, my Last Will and Testament, if there be more than two (2) Trustees, acting at any time, and if any difference of opinion shall at any time occur among the Trustees as to any matter arising in the execution or exercise of any trust, power, or discretion, under this Will, the Trustees shall act by majority vote; provided, however, that no Trustee shall exercise any discretion, concerning the distributions of income and/or principal to himself from any trust created hereunder for his benefit, and no Trustee shall exercise any discretion or other incidents of ownership in any insurance policy held by the Trust on his life.

ITEM 11: All estate, inheritance, succession and transfer taxes, including interest and penalties thereon, if any, payable with respect to all property includible in my gross estate for Federal Estate Tax purposes, (excluding any property as to which I am the deemed transferor), or taxable by reason of my death, including inheritance taxes which may be prepaid by or on

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behalf of any person having a contingent or remainder interest therein, if my Personal Representatives in their absolute discretion deem it advisable to prepay such taxes, shall be paid out of the principal of my residuary estate.

ITEM 12.: If my wife and I die under such circumstances where there is insufficient proof to determine who predeceased the other, I direct that my wife shall be deemed to have survived me.

ITEM 13.: I appoint ETHELEAN MATHENA and WALTER JOHN MCCULLAN as Co-Personal Representatives of this my Last Will and Testament. I direct that they not be required to furnish bond for the performance of their duties.

ITEM 14.: If my wife disclaims, in whole or in part, her interest in any part of the MARTIAL TRUST or marital deduction gift (if any) or her interest in any other property which may pass to her under this Will or by operation of law or by reason of her survivorship, then my Personal Representatives shall add any such property so disclaimed to the Residuary Trust hereinafter established to be disposed of in accordance with the provisions thereof as if same were part of such Trust from the date of my death.

ITEM 15.: Having in mind the Rule against Perpetuities and laws imposing restraints on the alienation and accumulation of income, each Trust created by or under this Will, except such Trusts as have heretofore vested in compliance with such rule or laws, shall end, unless sooner terminated under other provisions hereof, twenty-one (21) years from and after the death of the last survivor of such of the beneficiaries hereunder, as are living at the time of my death, any provision of this Will to the contrary notwithstanding, and thereupon shall be distributed free of any further trust to the persons then entitled to receive or share the income therefrom in the proportions in which they are then entitled to the same.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my seal, this

20 day of November, in the year nineteen hundred and eighty-nine.

 (SEAL)
VERNON W. MATHENA, SR.

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SIGNED, SEALED, PUBLISHED and DECLARED by the above-named Testator,
VERNON W. MATHENA, SR., as and for his Last Will and Testament, in the presence
of us, who, at his request, in his presence, and in the presence of each other,
have hereunto subscribed our names as witnesses.

[Signature]
Address 301 Howard St
Baltimore, Md 21201

Mary W. Gindor
Address 10320 Davis Ave
Woodstock, Md 21153-1223

333

85-356
9-29-95
R-8

#85186

LAST WILL AND TESTAMENT
OF
ETHELEAN MATHENA

I, ETHELEAN MATHENA, of Baltimore County, Maryland, declare this to be my Last Will and Testament, and revoke all prior Wills and Codicils made by me.

ITEM 1.: I direct my Personal Representatives to pay my funeral expenses and have a marker erected at my grave; and I authorize them to expend for these purposes such sums as they deem proper, without any limit prescribed by law, and without order of Court.

ITEM 2.: I bequeath all of my tangible personal property, together with all insurance policies thereon, to my husband VERNON W. MATHENA, SR., if he is living thirty (30) days after the date of my death, and if he is not then living, in as nearly equal shares as possible to my then living children.

ITEM 3.: If my husband, VERNON W. MATHENA, SR., survives me, I devise and bequeath to my said husband absolutely, to be known as the "MARITAL BEQUEST", such an amount, if any, as, when added to the value of all property which passes or has passed to my said husband either under other provisions of this Will or outside of this Will, and which qualifies for the marital deduction allowable for Federal Estate Tax purposes, shall be the minimum amount necessary to give my estate a resulting marital deduction which, after taking into account other deductions and all allowable credits, will cause the Federal Estate Tax affected or reduced to the lowest possible amount; provided, however, the state death tax credit shall be taken into account only to the extent that it does not result in any increase in the amount of death taxes payable to any state.

The assets to be distributed in satisfaction of this devise and bequest may be allocated in cash and/or kind, shall be only those which qualify for marital deduction and shall be selected in such manner that the cash and other property distributed will have an aggregate fair market value fairly representative of the distributee's proportionate share of the appreciation or depreciation in the value to the date, or dates, of distribution of all

98-333-SPH

property then available for distribution. Any property assigned or conveyed in kind to satisfy this devise and bequest shall be valued for that purpose at the value thereof as finally determined for Federal Estate Tax purposes.

ITEM 4.: All the rest and residue of my estate, real and personal, and all property over which I may have power of testamentary disposition, I devise, bequeath and appoint to BARBARA HARRIS and WALTER JOHN MCCULLAN, in trust, to be known as the "RESIDUARY TRUST".

A. The net income shall be paid to my husband, VERNON W. MATHENA, SR., for life, at least quarter-annually.

B. My husband shall have the absolute right to withdraw from the principal of the "RESIDUARY TRUST" upon his written demand, at any time or times in each calendar year, cash or assets valued as of the date of his demand which when added to the value of all previous withdrawals in said calendar year at their respective demand dates, will not exceed in the aggregate the greater of Five Thousand Dollars (\$5,000.00) or Five Percent (5%) of the principal valued as of the date of his current demand. Said right of withdrawal shall be non-cumulative from year to year.

C. My Trustees are authorized, in their absolute discretion, to make payments from the principal of the "RESIDUARY TRUST" to or for the benefit of my husband and/or my children for his or their support, maintenance, education, general welfare and care, as my Trustees deem advisable. All such payments shall be a general charge against the principal of the "RESIDUARY TRUST".

D. Upon the death of my husband, or upon my death if he predeceases me, the trust shall terminate and be distributed in equal shares to my children per stirpes and not per capita. Any share of a deceased child shall be paid in equal shares to the deceased child's children.

ITEM 5.: Any portion of my estate or any trust distributable to a person who has not attained twenty-one (21) years of age may be distributed for the benefit of such person under the provisions of the Maryland Uniform Gifts to Minors Act to be held under such custodial management until such person attains twenty-one (21) years of age, and I authorize my Personal

Representatives and/or Trustees to appoint an individual or institution, including one of themselves, as Custodian under the Act for such person.

ITEM 6.: A. During the minority, illness or other incapacity of any beneficiary hereunder, my Trustees are authorized, in their absolute discretion, to make payments of income or principal due to or authorized in respect to such beneficiary to his or her duly constituted Guardian or Custodian under the Maryland Uniform Gifts to Minors Act, or to such other person or persons as in the opinion of my Trustees may be in proper charge of such beneficiary, to be applied by such person or persons to the support, maintenance, education, general welfare and care of such beneficiary, or if my Trustees deem best, to themselves apply such payments to which such beneficiary may be entitled for such purposes without being required to account therefor to any Court.

B. Except as herein otherwise provided, all payments of income or principal are to be made directly to the respective beneficiaries and not to any other, whether claiming by their authority or otherwise, without power of anticipation and without being subject to execution or attachment; this provision, however, not to prevent the deposit of funds payable to beneficiaries to their credit in any bank or other financial institution, nor to prevent the exercise by my Trustees of any discretionary powers conferred upon them.

ITEM 7.: Not to the exclusion nor in derogation of any other powers implied or necessary for the proper performance of the duties of the Trustees, and their successors or successor in office, such Trustees shall have the additional powers hereinafter set forth, all of which may be exercised by my Trustees without previous application to or subsequent ratification by any court of law, equity or probate.

A. To retain as investments hereunder any stocks, bonds or other securities or property, real or personal, owned by me at the time of my death and received by my said Trustees in the administration of my estate or by reason of my death, and which may come into the hands of said Trustees, until said Trustees, in the exercise of their discretion, deem it advisable to and can dispose of the same, regardless of any principle of diversification,

regardless of whether or not such investments or property qualify as investments for trust funds, and regardless of whether any one or more items shall constitute the whole or greater portion of the trust estate or trust estates under this, my Will, without my Trustees being liable for any depreciation in the value thereof, provided the same are retained by my Trustees in good faith.

B. To invest, reinvest and change the investments from time to time, and for that purpose and for any other purpose of the Trust, for such consideration and on such terms as the Trustees shall deem advisable, to borrow money and to sell at public or private sale, lease (whether or not the duration of such lease shall extend beyond the probable duration of the Trust), hypothecate, pledge, mortgage, improve, sub-divide, develop, grant, assign, convey, bargain, transfer, exchange and in any other manner, conditionally or absolutely, to dispose of all or any part of the trust estate whenever and as often as the Trustees may deem it advisable so to do, without any obligation on the part of any purchaser or purchasers, or any other persons dealing with the Trustees, to see to the application of the purchase money or other consideration passing to the Trustees. Said Trustees are also authorized and empowered to execute, acknowledge and deliver any and all instruments in writing, and to do any and all matters and things necessary, required or advisable to be done in connection with the performance of the Trustees' duties hereunder. The Trustees are hereby expressly authorized and empowered to invest and reinvest the trust property in such securities and property, real or personal, as in judgment of the Trustees may be suitable for the objects and purposes of the trust estate or trust estates and the Trustees, in making such investments or reinvestments, shall not be limited or restricted to securities of the character authorized or permitted as suitable for the investment of trust funds by the laws of the State of Maryland, or the rules of any court thereof, or by any implication therefrom, but is hereby expressly authorized and empowered, in their discretion, to invest in such bonds, common and preferred stocks, common trust funds, and other securities and property, real or personal, as in said Trustees' judgment the best interest of the trust estate requires.

C. Said Trustees, while acting in good faith and in the absence of willful default or gross negligence, shall not be liable or held responsible for any loss or depreciation on the value of the trust estate, resulting from any of the investments or reinvestments made as aforesaid.

D. The Trustees, in their sole and absolute discretion, may cause the securities or other investments that may, from time to time, comprise the trust estate, or any part thereof, to be registered in their names, or in the names of their nominee, or may take and keep them unregistered retaining the same or part thereof in such condition that they will pass by delivery.

E. The Trustees shall charge all premiums on investments against principal and shall credit all discounts on investments to principal.

F. In any case in which the Trustees are required, pursuant to the provisions of this, my Will, to divide the principal of the trust estate into parts or shares, or to distribute such parts or shares, they are hereby authorized and empowered, in their sole discretion, to make such division or distribution in kind or in money, or partly in money and partly in kind, and for the purpose of such allotment, the judgment of the Trustees concerning the propriety thereof, and the relative value for the purpose of division or distribution of the property and securities so allotted, shall be binding and conclusive on all persons and corporations interested therein.

G. The Trustees are authorized and empowered to vote in person, or by proxy with or without power of substitution upon all stocks or other securities held by them, to exchange the securities of any corporation for other securities issued by the same, or by any other corporation, at such time and upon such terms and conditions as the Trustees shall deem proper, and generally, to exercise in respect to all stocks, bonds or other investments held by the Trustees hereunder, all rights, powers and privileges as are or may be lawfully exercised by any person owning similar property in his or her own right.

H. My said Trustees, except as may be otherwise provided in this, my Will, shall pay all amounts of income and corpus payable hereunder to any person, into the hands of such person, and not to any other person, persons, corporation or corporations whatsoever, whether claiming by his or her

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authority or otherwise and so that said payments may not be liable for the debts, contracts or engagements of any such designated person or persons, or taken in execution by attachment or garnishment or by other legal or equitable proceedings while in the hands of the Trustees, nor can said payments be anticipated. Deposit to the credit of the account of any person in any bank or trust company shall, however, be deemed to be the equivalent of payments into the hands of such person. If the person entitled to receive payments of income and/or principal be a minor, or a person of unsound mind, whether actually adjudicated an incompetent or not, said Trustees, in the exercise of their sound discretion, may expend for account of such minor whatever such minor, if of age, or for account of such incompetent whatever such incompetent, if of sound mind, would be entitled to receive, or may pay same to such person or persons, corporation or corporations as may be, or be acting as, parent, guardian (legal or natural), custodian, committee or trustee of such minor or incompetent. The receipt of such person or corporation shall be a full and complete discharge to said Trustees for any sums so paid.

I. Said Trustees are hereby authorized and empowered to receive, accept and hold other property, real and personal, delivered, assigned, given, granted, devised, bequeathed or made payable to them by any person, which said other property, if, as and when accepted and received by said Trustees, shall be and become a part of the trust estates or any of said trust estates as provided by the one making the addition to be disposed of as to income therefrom and as to the principal as in this, my Will, provided.

J. In addition to all the other powers and discretions herein granted to my Trustees, I hereby expressly grant and confer upon them full power, authority and discretion to retain as an investment hereunder any interest owned by me at the time of my death in any business or enterprises, whether conducted as a proprietorship, partnership, or corporation, for such period of time as my Trustees in the exercise of their discretion, may deem to be advisable or proper, without liability for any loss or depreciation in the value thereof; and I expressly authorize and empower my Trustees to continue, or to participate in the continuation of, the operation of any such business or businesses, for such time or times as my Trustees, in their judgment and

discretion, may deem to be for the best interests of my estate without any liability for loss or depreciation which may arise by reason of such continuation, with full power to keep and retain all the capital employed therein at the time of my death, to employ such additional capital therein from time to time as my Trustees may see fit, to employ such person in such capacities as they may deem advisable, to discharge any employees, to execute contracts, borrow money, extend credit, and in general to do and perform any and all things incident to the operation and continuation of such business or businesses as fully and effectually as I could have done if I had continued to live and had remained the absolute owner thereof. My Trustees shall also have full power to incorporate, or to participate in the incorporation of, any unincorporated business or businesses, and to receive and retain, as part of my estate the stock issued, representing my interest in such business or businesses, as a result of such incorporation, for such period of time as my Trustees deem advisable or proper.

K. To employ counsel in the administration of my estate, charging all such counsel fees as estate administration expenses and not as a diminution of the compensation which my Personal Representatives may be allowed.

L. In the management and administration of any real estate that comprises a portion of my estate or any trust created hereunder, I hereby expressly authorize and empower my Personal Representatives and my Trustees, in addition to all other powers heretofore or hereinafter granted, each respectively in their sole and absolute discretion:

(1) To sell, exchange, or otherwise dispose of any real property or any interest therein at any time held or acquired hereunder, free and clear from any and all trusts, at public or private sale, for cash or on terms, without advertisement, and subject to such restrictions, stipulations, agreements and reservations as they shall deem proper, including the power to take back mortgages, securities or other things of value for the whole or any part of the purchase price of any of the trust property sold or transferred, and to execute and deliver any deed or other instrument in connection with the

foregoing, any sale shall be, for such price and at such time as the Trustees, in their sole and absolute discretion, shall deem proper; and

(2) To rent, lease or hire from others or to others for terms which may extend beyond the possible termination of the trust any property or rights to property, real, personal, or mixed, wherever situated and to own, manage, use and hold such property and such rights; and

(3) To subdivide or improve real property and tear down, alter, or make improvements; and

(4) To grant easements, give consents, impose, modify or release restrictions and make contracts relating to real property; and

(5) To release or dedicate any interest in real property; and

(6) To develop, operate, pool, grant production payments out of or lease or otherwise dispose of mineral, oil and gas properties and rights; and

(7) To appoint, employ or contract with any person or persons (including any person who is an affiliate of any Trustee) as my Trustees may deem necessary or desirable to manage and supervise all or any part of the real estate which comprises part of the trust assets. My Trustees may employ or contract with a person (hereinafter referred to as the "Manager"); to whom my Trustees may grant or delegate such authority as my Trustees may, in their sole discretion, deem necessary or desirable, without regard to whether such authority is normally granted or delegated by Trustees.

Without limiting the authority which my Trustees may so grant to the Manager, my Trustees may enter into a contract with the Manager providing for the Manager to administer the day-to-day management of the real estate and perform or supervise the performance of such administrative functions necessary in the management of the real estate and any and all business activities associated therewith.

My Trustees shall have broad discretion in determining the duties, responsibilities and authority of the Manager. My Trustees may exercise broad discretion in allowing the Manager to administer and regulate the operation of the real estate and improvements owned by the Trust. My Trustees shall have

the power to determine the terms of compensation of the Manager or any other such person or persons whom it may employ or with whom it may contract. Any compensation or remuneration payment to any manager or other person shall be charged to, and paid from, income of the Trust.

Pursuant thereto, any Trustee shall be entitled to receive commissions at a rate from time to time provided by law and receive reasonable additional compensation for services of any unusual nature rendered pursuant to any power heretofore or hereinafter granted in regard to the management of any real estate and related activities which from time to time comprises an asset of the Trust.

Any costs incurred by my Trustees in the management of said realty and related activities, including any costs incurred in hiring a manager under the powers heretofore granted, shall be charged to the income of the Trust and shall not diminish commissions payable to the Trustees; and

(8) To determine conclusively the value of any real property owned or hereafter acquired by any trust. In determining such value, my Trustees may consider such other information as my Trustees, in their sole judgment, may deem necessary or satisfactory. Pursuant to this authority, my Trustees are specifically authorized to engage the services of qualified real estate appraisers for the purpose of an insurance appraisal, as well as a market value appraisal. During the continuation of the Trust, additional appraisals shall be made from time to time, as required and in any event at intervals of three (3) to five (5) years. The costs of such appraisals shall be charged as an expense of the trust estate and not as a diminution of commissions payable to my Trustees; and

(9) To cause to be purchased policies of insurance insuring the value of any improvements to realty which become part of the Trust. All decisions pertaining to the insurance and reinsurance shall be made by my Trustees in their sole and absolute discretion; and

(10) To use and expend other trust assets unrelated to the realty to meet operating expenses if the income from said real estate is insufficient to meet operation expenses. The decision to expend such funds

shall be conclusive as to all parties in interest and shall be made without liability to any beneficiary.

M. To name and appoint such Trustee or Trustees, as the Trustees may deem advisable, such appointment to be made by an instrument in writing duly signed and executed by the Trustees and delivered to the new Trustee or Trustees. Thereupon, such new Trustee or Trustees shall be vested with all the powers and duties granted to and imposed upon the Trustees originally named, including the power of appointing a successor or co-trustee. The successor or co-trustee may be either an individual or a corporation. The provisions of paragraph (a) above shall take precedence over this paragraph concerning the succession of Trustees.

I expressly provide that the individual Trustees acting hereunder from time to time shall have the right of removal of any corporate Trustee, and that such right of removal shall be a continuing one. If the removal of a corporate Trustee shall be determined upon by the individual Trustees, the individual Trustees shall do so by an instrument in writing, duly signed, sealed, acknowledged, and delivered to the corporate Trustee, and upon the receipt thereof, the corporate Trustee then acting shall no longer act under any trust created herein, and shall transfer, pay over, and deliver the trust property then in its hands to the remaining Trustees, and the written receipt of the remaining Trustees to the corporate Trustee so resigning shall be a full acquittance and discharge to the corporate Trustee so ceasing to act.

ITEM 8: A. No apportionment of the income of the "RESIDUARY TRUST", or of any subdivision thereof, shall be made upon the death of any beneficiary, and the beneficiary's estate shall not be entitled to any accrued, or uncollected, or undistributed income, and all such income shall be distributed with the other income of the Trust to the person or persons next entitled to the income of the Trust.

B. If proceeds of insurance on my life are payable to my Trustees, I direct them to collect the proceeds and allocate the same to the "MARITAL BEQUEST" or to the "RESIDUARY TRUST", or partly to each, as they may be directed by my Personal Representatives, and my Trustees shall notify my

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Personal Representatives promptly of all insurance proceeds which are paid or payable to them.

C. Notwithstanding any other provisions herein to the contrary, if proceeds from any I.R.A., retirement, annuity, pension, profit sharing or employee benefit plan are payable to my Trustees, the portion, if any, of such proceeds which is excluded from my estate for Federal Estate Tax purposes shall be allocated as principal to the "RESIDUARY TRUST". Such portion shall not be used to pay any of my debts, funeral expenses, expenses in the administration of my estate, taxes due by reason of my death or to make loans to or purchase assets from my estate. The portion, if any, of such proceeds which is included in my estate for Federal Estate Tax purposes and all income in respect of a decedent which is payable to my Trustees shall be allocated as principal to the "MARITAL BEQUEST" or to the principal of the "RESIDUARY TRUST", or partly to each, as they may be directed by my Personal Representatives, and my Trustees shall notify my Personal Representatives promptly of all such proceeds which are payable to them.

D. If any Individual Trustee hereunder shall at any time be so ill or incapacitated as to be unable to signify approval or disapproval of any action by the Trustees or if his whereabouts be unknown or he be not readily accessible, in any of such events the remaining Trustee, in his absolute discretion, may take such action as he deems advisable without obtaining his approval. The decision of the remaining Trustee in this regard shall be without liability upon him and shall be conclusive and binding upon all persons interested in the Trust and all persons dealing with it.

E. Notwithstanding any other provision to the contrary, no Individual Co-Personal Representative or Co-Trustee while acting as such shall have any voice in the exercise of any discretion in his or her own behalf, or in discharge of his or her legal obligations or with respect to any insurance on his or her life which is held as an asset.

F. Except as provided by Paragraph C, to the extent that my Personal Representatives do not have sufficient funds to provide for the payment of all estate, inheritance, succession and transfer taxes, debts, funeral expenses, administration expenses and cash bequests, my Trustees shall

distribute to or pay to the credit of my Personal Representatives such sum or sums from the principal of the "RESIDUARY TRUST" as may be necessary to satisfy all such cash requirements. Trustees are authorized to rely conclusively upon the certification of my Personal Representatives regarding the amount of cash needed, if any, and distribution by my Trustees in accordance with such certification shall exonerate them from all liability.

ITEM 9.: My Trustees shall be entitled to receive reasonable compensation for their services under this Will in accordance with their schedule of rates published from time to time and in effect at the time the compensation is paid, including minimum fees and additional compensation for unusual services not incidental to the normal trust administration. All compensation shall be charged to principal, except that portion thereof which represents compensation on income by its schedule of rates, which shall be charged to income. Such compensation may be paid without prior or subsequent approval of any Court.

ITEM 10.: As to any Trust created by virtue of this, my Last Will and Testament, if there be more than two (2) Trustees, acting at any time, and if any difference of opinion shall at any time occur among the Trustees as to any matter arising in the execution or exercise of any trust, power, or discretion, under this Will, the Trustees shall act by majority vote; provided, however, that no Trustee shall exercise any discretion, concerning the distribution of income and/or principal to himself from any Trust created hereunder for his benefit, and no Trustee shall exercise any discretion or other incidents of ownership in any insurance policy held by the Trust on his life.

ITEM 11.: All estate, inheritance, succession and transfer taxes, including interest and penalties thereon, if any, payable with respect to all property includible in my gross estate for Federal Estate Tax purposes, (excluding any property as to which I am the deemed transferor), or taxable by reason of my death, including inheritance taxes which may be prepaid by or on behalf of any person having a contingent or remainder interest therein, if my Personal Representatives in their absolute discretion deem it advisable to prepay such taxes, shall be paid out of the principal of my residuary estate.

ITEM 12.: If my husband and I die under such circumstances where there is insufficient proof to determine who predeceased the other, I direct that my husband shall be deemed to have predeceased me.

ITEM 13.: I appoint VERNON W. MATHENA, SR. and WALTER JOHN MCCULLAN as Co-Personal Representatives of this, my Last Will and Testament. I direct that they not be required to furnish any bond for the performance of their duties.

ITEM 14.: If my husband disclaims, in whole or in part, his interest in any property which may pass to him under this Will or by operation of law or by reason of his survivorship, then my Personal Representatives shall add any such property so disclaimed to the Residuary Trust hereinafter established to be disposed of in accordance with the provisions thereof as if same were part of such Trust from the date of my death.

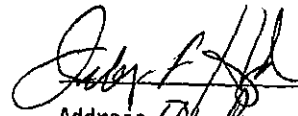
ITEM 16.: Having in mind the Rule against Perpetuities and laws imposing restraints on the alienation and accumulation of income, each Trust created by or under this Will, except such Trusts as have heretofore vested in compliance with such rule or laws, shall end, unless sooner terminated under other provisions hereof, twenty-one (21) years from and after the death of the last survivor of such of the beneficiaries hereunder, as are living at the time of my death, any provision of this Will to the contrary notwithstanding, and thereupon shall be distributed free of any further trust to the persons then entitled to receive or share the income therefrom in the proportions in which they are then entitled to the same.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my seal, this 20 day of Nov, in the year nineteen hundred and eighty-nine.

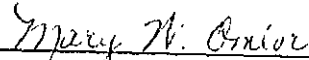
Ethelean Mathena (SEAL)
ETHELEAN MATHENA

SIGNED, SEALED, PUBLISHED and DECLARED by the above-named Testatrix, ETHELEAN MATHENA, as and for her Last Will and Testament, in the presence of us, _____ who, _____ at _____ her request, _____ in _____ her _____

presence, and in the presence of each other, have hereunto subscribed our names;
as witnesses.



Address 501 Pindit Ave
Bala Md 21202



Address 16320 Daine Ave.

Woodstock, Md. 21163-1223

INTER-OFFICE SUBDIVISION PROCEDURE

DLD #3

2
4
1
1
1
1
1
1
1
1

Developers Approval	Mr. McDonough
Office of Current Planning & Development.....	Mr. Bober
Health Department.....	Mr. Stafford
Bureau of Public Services.....	Mr. Nevitt
Baltimore County Traffic Engineering.....	Mr. Collins
Baltimore County Fire Bureau.....	Capt. Joe Kelly
Department of Recreation & Parks.....	Mr. Coulter
State Highway Administration.....	Mr. George Wittman
File	

DATE: 7-19-84

SUBDIVISION: Name Pinehaven Lot 1

Location _____

NUMBER OF PRINTS

Preliminary Plans ☒

PROJECT NO. 83095

REMARKS:

old prelim. plan for Lot 1.
has been abandoned

New Lot 1 now located
across the rd.

Engineering Comments:

- 1) DRAINAGE STUDY REQUIRED
- 2) COUNTY MUST REVIEW HYDRAULICS OF DRIVEWAY CROSSING (OF SWALE)
- 3) ROAD WIDENING & REVERTIBLE SLOPE EASEMENT TO BE DEDICATED TO BALIC. COUNTY/ AT NO COST TO COUNTY
- 4) 10' PERIMETER EASEMENTS REQUIRED.
- 5) REAR OF BUILDINGS CANNOT BE WITHIN 20' OF FREEBOARD LINE.
- 6) Project may be approved, subject to

RECEIVED

JUL 20 1984

DEVELOPERS ENGINEERING DIVISION
BUREAU OF PUBLIC SERVICES

8-2-84

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

NO CONSIDERATION
NO TRANSFER TAXES - NO REVENUE STAMPS

This Deed, MADE THIS 18th day of JANUARY-----

in the year one thousand nine hundred and ninety----- by and between
VERNON W. MATHENA, SR. and ETHELEAN MATHENA (also sometimes known as
EVELYN MATHENA), his wife,-----

of the County of Baltimore, State of Maryland, parties---of the first part, and

✓VERNON W. MATHENA, SR. AND ETHELEAN MATHENA (also sometimes known as
✓EVELYN MATHENA), of the County of Baltimore, State of Maryland, parties--
of the second part.

THE ACTUAL CONSIDERATION PAID OR TO BE PAID IS ZERO DOLLARS (\$0.00).

WITNESSETH, That in consideration of the sum of FIVE DOLLARS (\$5.00), and other good
and valuable considerations, the receipt of which is hereby acknowledged,

the said VERNON W. MATHENA, SR. and ETHELEAN MATHENA (also sometimes known
as EVELYN MATHENA), his wife,-----

do----- grant and convey to the said VERNON W. MATHENA, SR. and ETHELEAN MATHENA
(also sometimes known as EVELYN MATHENA), as tenants in common, their
heirs,-----

personal representatives and assigns -----in fee simple, all that ----

lot -----of ground situate in the County of Baltimore, State of
Maryland, and as surveyed by Leo W. Rader, Registered Professional Surveyor
No. 1825, and described as follows, that is to say:

SEE SCHEDULE A attached hereto and made a part hereof for legal
description.

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.

James B. Swinney
Attorney

B RC/F 22.00
DEED 2.00
SH CLERK 22.00
#51011 JAN 20 1991

APPROPRIATE
1/20 3/6/91

W. B. Kelly 3/6/91

TRANSFER TAX NOT REQUIRED
BALTIMORE COUNTY MARYLAND
Per *James B. Swinney*
Authorized Signatory
Date 3-6-91 Sent 11-69 E.

Item
A

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
SR.
VERNON W. MATHENA/and ETHELEAN MATHENA (also sometimes known as EVELYN
MATHENA), as tenants in common, their 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.

WITNESS the hand s and seal s of said grantor s.

Test:

James B. Quinn

Vernon W. Mathena (SEAL)
VERNON W. MATHENA, SR.

Ethelean Mathena (SEAL)
ETHELEAN MATHENA (also sometimes
known as EVELYN MATHENA)

COUNTY OF
STATE OF MARYLAND, BALTIMORE-----, to wit:
I HEREBY CERTIFY, That on this 18th day of JANUARY-----, in the year one thousand nine hundred and ninety-----, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared VERNON W. MATHENA, SR. and ETHELEAN MATHENA (also sometimes known as EVELYN MATHENA), his wife, known to me (or satisfactorily proven) to be the persons----- whose name s-----were subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

James B. Quinn
Notary Public

My Commission expires:

July 1, 1990

LEO W. RADER

REGISTERED PROFESSIONAL SURVEYOR

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNINGHYDROGRAPHY
TOPOGRAPHY
GEODESY

38 Belfast Road - Timonium, Maryland 21088

801-252-8820

PARCEL NO. 2 - 20.731 ACRES MORE OR LESS

January 4, 1990

All that piece or parcel of land situate, lying and being in the second Election District of Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the same at a granite stone found at the beginning of the fifth or South 24 degrees 26 minutes 40 seconds West 589.50 foot line of the parcel of land described in a deed dated September 30, 1985, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 7090 Folio 692 which was conveyed by Vernon Mathena and wife to Charles R. Mathena and wife, thence running with and binding on the fifth, sixth, for a part on the seventh and for a part on the highway widening parcel thereof, referring all bearings of the present description to the magnetic meridian of 1956, by the three following courses and over-all distances respectively, viz: South 24 degrees 26 minutes 40 seconds West passing over a steel bar now set at the distance of 329.50 feet for an overall distance of 589.50 feet to a steel bar heretofore set, South 26 degrees 53 minutes 36 seconds West 381.82 feet to a steel bar heretofore set and South 34 degrees 44 minutes 06 seconds West passing over a steel bar heretofore set at the distance of 134.67 feet for an overall distance of 167.33 feet to a point in the macadam paving of Davis Avenue; thence running in the macadam paving of Davis Avenue South 57 degrees 34 minutes 32 seconds East 296.20 feet to the northwest side of a road there situate; thence leaving Davis Avenue and running for lines of division now made binding on the northwest side of said road by the nine following courses and distances respectively, viz: North 53 degrees 49 minutes 39 seconds East 200.57 feet, North 57 degrees 40 minutes 35 seconds East 271.28 feet, North 64 degrees 31 minutes 58 seconds East 308.88 feet, North 47 degrees 53 minutes 31 seconds East 150.50 feet to a steel bar now set, North 38 degrees 29 minutes 20 seconds East 111.47 feet, North 47 degrees 12 minutes 10 seconds East 32.14 feet, North 54 degrees 43 minutes 25 seconds East 31.03 feet, North 65 degrees 15 minutes 45 seconds

LIBER 8736 PAGE 143

LEO W. RADER

REGISTERED PROFESSIONAL SURVEYOR

HYDROGRAPHY
TOPOGRAPHY
GEODESY

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

301-252-2920

PARCEL NO. 2 - 20.731 Ac. more or less/Pg. 2/Jan. 4, 1990 (cont'd.)

East 183.51 feet, and North 59 degrees 34 minutes 16 seconds East 57.29 feet to a steel bar now set; thence leaving said last mentioned road and continuing for a line of division now made North 1 degree 15 minutes 19 seconds West 462.15 feet to a steel bar now set in the second line of the parcel of land secondly described in a deed dated March 15, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1446 Folio 342, which was conveyed by Arthur I. Bell and wife to Vernon Mathena and wife; thence running with and binding on a part of said second line, as now surveyed, South 88 degrees 44 minutes 41 seconds West 844.13 feet to the place of beginning.

CONTAINING 20.731 acres of land more or less.

BEING a part of the parcel of land secondly described in a deed dated March 15, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1446 Folio 342, which was conveyed by Arthur I. Bell and wife to Vernon Mathena and wife.

SUBJECT TO the public road known as Davis Avenue.

C. John Serio, Jr.
Metropolitan Title Co.
Ste. 501
114 E. Lexington St.
21202

Item A

STATE OF MARYLAND City of Baltimore to wit

I HEREBY CERTIFY that on this 25th day of April 1946 before me the subscriber a Public of the State of Maryland in and for the City aforesaid personally appeared Carl John Wetzel and Norman Wetzel his wife and they acknowledged the foregoing Mortgage their act At the same time also appeared Walter S Calwell Agent of the within named mortgagee and made oath in due form of law that the consideration set forth in the foregoing mortgage is true and bona fide as therein set forth and also made oath that is the agent of the Mortgagee and duly authorized to make this affidavit

AS WITNESS my hand and Notarial Seal

(Notarial Seal)

Jeanne D Murphy

Notary Public

Recorded May 10th 1946 at 10.45 AM & exd per Robert J Spittel Clerk

Rec by GRM

FOR VALUE RECEIVED the Baltimore Federal Savings and Loan Association hereby assigns the foregoing mortgage and the debt thereby secured to the Massachusetts Protective Life Assurance Company this 25th day of July 1946 without recourse representation or warranty AS Witness the signature of the said body corporate by the hand of Joseph M Hisley its Vice President and its corporate seal hereto affixed

ATTEST
BY Joseph R Schneider
Secretary

BALTIMORE FEDERAL SAVINGS AND LOAN ASSOCIATION

BY Joseph M Hisley
Vice President

(Corporate seal)

Recorded Aug 7 1946 at 10 A M & Exd per Robert J Spittel Clerk

FOR VALUE RECEIVED THE MASSACHUSETTS PROTECTIVE LIFE ASSURANCE COMPANY hereby assigns the foregoing mortgage and the debt thereby secured to The Paul Revere Life Insurance Company this 16th day of October 1946 without recourse representation or warranty as witness the signature of the said body corporate by the hand of F L Harrington its president and its corporate seal hereto affixed

attest THE MASSACHUSETTS PROTECTIVE LIFE ASSURANCE CO
J C Molder F L Harrington President
secretary (Corporate seal)

Rec 12-17-48 at 2:40 PM & exd per T Braden Silcott clerk
rec map & exd per

106493) THIS DEED Made this 15th day of March in the year 1946
Arthur I Bell & Wf) hundred and forty six by and between Arthur I Bell and Leah
Deed to) Bell his wife of Baltimore County State of Maryland parties
Vernon Mathena & Wf) first part and Vernon Mathena and Evelyn Mathena his wife of
USS \$17.05 SS \$15.50 Baltimore County State of Maryland parties of the second part

WITNESSETH that in consideration of the sum of Five Dollars and other good and valuable considerations this day paid the receipt whereof is hereby acknowledged the said Arthur I Bell and Leah R Bell his wife do grant and convey unto the said Vernon Mathena Evelyn Mathena his wife as tenants by the entireties their assigns the survivor of the heirs and assigns of the survivor in fee simple all those two parcels of ground lying and being in Baltimore County State aforesaid and described as follows that 1.

BEGINNING for the first at a stone set up at the end of the second line of called Sewell's Hope said stone being at the end of the second line of a parcel of part of a tract called East Lothian which was conveyed by Marion C Hamilton and wife Richard Davis and running thence with and bounding on said parcel of land conveyed

wife to Davis the first six courses and distances following viz North thirty four
 degrees west thirty seven perches to a stone south fifty and one half degrees West forty
 perches to a stone set up North eighty two and one half degrees West forty six and
 half perches to a bounded Poplar tree standing on a line of land belonging to William
 White then bounding on said land of William J White the first three courses and distances
 following viz South twenty three and one fourth degrees West forty one perches to a bounded
 Hickory tree South forty nine and one fourth degrees west fifty three perches to the middle
 of the main falls of the Patapsco River to intersect the thirty first line of the whole tract
 called East Lothian thence South forty degrees East eighteen perches to a stone set up
 at the end of the said line on the left bank of the main falls of the Patapsco River and
 also at the end of the fifth line of the second described parcel of land called Pleasant
 Valley described in deed from Ryin H Worthington and wife to Richard Davis thence running
 down and bounding on the left bank of the main falls of the Patapsco River and bounding
 on the sixth seventh and eighth lines of said second parcel described in same deed from
 R H Worthington and wife to R Davis South forty degrees East thirty four perches South
 forty five degrees East thirty perches South thirty five degrees East twenty two perches
 then about South forty seven and one half degrees West running across said falls and bound-
 ing on the given or home line of said second parcel conveyed in said deed from R H Worthington
 and wife to R Davis nine perches more or less to a granite stone set up where formerly stood
 a white walnut tree the beginning tree of said second parcel on the South or right bank of
 the main falls of the Patapsco River in what was formerly a part of Anne Arundel County
 thence running diagonally across and down said falls and bounding on the first second and
 third lines of said second parcel of land described in said deed from R H Worthington and wife
 to R Davis South fifty six degrees East sixteen perches South forty eight degrees East
 twenty two perches South sixty one degrees East five perches to the end of the sixth line
 of a tract of land called Sewell's Hope and end of the fifth line of a parcel of land part
 of East Lothian conveyed by Rachel Brown to Richard Davis then running with and bounding
 on the sixth line of said parcel of land from R Brown to R Davis South fifty seven and one
 half degrees West six perches to the left bank of the main falls of the Patapsco River
 then running down and bounding on the left bank of said falls and still bounding on lines
 of the said last mentioned parcel of land south forty two degrees East fifty one perches
 South eighteen and one fourth degrees East fourteen perches then leaving said falls and still
 bounding on lines of the said last mentioned parcel of land North eighty seven and one half
 degrees East ten and one half perches South seventeen and one half degrees East twenty six
 perches to a stone set up at the end of the eighty perches on or in the fourth line of said
 tract of land called Yates Delight said stone being the beginning of said above mentioned
 parcel of land conveyed by Rachel Brown to Richard Davis then running reversely and bounding
 on part of the fifth line of a parcel of land part of Yates Delight conveyed by Ephraim Ham-
 ilton and wife to Richard Davis South two and one half degrees West seven and three tenths
 perches to a stone at the end of the fourth line of said parcel of land conveyed by E
 and S Hamilton to R Davis thence running reversely and bounding on the fourth third and se-
 cond lines of said last mentioned parcel of land North forty degrees East seventy six and
 one half perches to a stone set up North forty three and one half degrees West six perches
 to a stone set up North thirty five degrees East one and one fourth perches to a stone

set up on or in the second line of said above mentioned parcel of land part of East Lothian conveyed by Rachel Brown to Richard Davis then running with and bounding on part of said second line South forty two degrees East one perch to a stone at the end of said line then running with and bounding on the third line of said parcel of land conveyed by R Brown to R Davis north thirty two and one half degrees East two perches to a stone set up at the end of the fourth line of a tract called Sewell's Hope it being the first parcel of land described in the above mentioned deed from Reyn H Worthington and wife to Richard Davis then running reversely and bounding on the fourth and third lines of said first parcel of Sewell's Hope North thirty degrees East one hundred and sixty perches to a stone lying on the ground near to and on the Northeastern side of an Old Cherry tree stump North sixty three degrees West one hundred and thirty perches to the stone at the place of beginning containing two hundred and forty four acres of land more or less

SAVING AND EXCEPTING from the above described property all that portion thereof which is excepted and more particularly referred to in a deed from Guilford and Waltersville Grand Company to Andrew M Kirkpatrick dated August 20 1920 and recorded among the Land Records of Baltimore County in Liber WPC No 535 folio 515

BEING all and the same property which by deed dated May 17 1939 and recorded among the Land Records of Baltimore County in Liber CWB Jr No 1062 folio 244²⁴¹ was granted and conveyed by Andrew M Kirkpatrick et al unto the said Arthur I Bell in fee simple

BEGINNING for the second at a stone planted on a Hill where near stood a school house and running thence South 85-1/2 degrees West 42-3/4 perches to a stone planted in the ground South 81-1/2 degrees West 70-1/2 perches to a bounden red oak standing near a spring thence North 71 degrees West 31-3/4 perches to two bounden white oaks standing near a branch thence South 86-1/4 degrees West 51-3/4 perches to a bounden red Oak South 6-1/2 degrees West 45-1/2 perches to a stone planted in the ground in the third line of a tract called Sewell's Hope thence south 66-1/2 degrees East 88-1/4 perches to a stone planted in the ground thence south 64-1/2 degrees East 110-3/4 perches to a stone set up in the seventh line of a tract called Bald Hills thence bounding thereon reversely the four following courses and distances North 55 degrees East 26 perches to a stone planted in the ground North 27 degrees East 28 perches to a stone planted in the ground North 45 degrees West 20 perches to a stone planted in the ground North 37 degrees East 75 perches to a stone planted in the ground thence North 72 degrees West 46-1/2 perches to a stone planted in the ground and thence by a straight line to the place of beginning Containing 124 acres of land more or less

SAVING AND EXCEPTING from the above described property all that portion thereof containing 7/436 acres conveyed by Hugh F Peach et al to Susquehanna Transmission Corporation by deed dated January 5 1931 and recorded among the Land Records aforesaid in Liber IMCLM No 866 folio 216 and also excepting all its rights to lay pipe lines as mentioned in a deed from Hugh F Peach et al to Maryland Gas Transmission Corporation by deed dated November 20 1930 and recorded among the Land Records aforesaid in Liber IMCLM No 868 folio 254

Being all and the same property which by deed dated January 2 1940 and recorded among the Land Records aforesaid in Liber CWB Jr No 1084 folio 326 was granted and conveyed by Hugh F Peach et al unto the said Arthur I Bell in fee simple

TOGETHER with the buildings and improvements thereupon erected made or being and all and every the rights alleys ways waters privileges appurtenances and advantages to the said

...longing or otherwise appertaining to the said plots 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 Vernon Mathena and Evelyn Mathena his wife as tenants by the entireties their assigns and survivor of them and the heirs and assigns of the survivor in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffer to be done any act matter or thing whatsoever to encumber the property hereby conveyed.

And they will warrant specially the property granted and that they will execute such and other assurances of the same as may be requisite.

IN WITNESS whereof the hands and seals of said Grantors have been hereunto set and affixed.

B. Gertrude Maxwell and Arthur L. Bell (Seal)
Leah R. Bell (Seal)

OF MARYLAND Baltimore County to wit

I HEREBY CERTIFY that on this 15th day of March in the year nineteen hundred and forty six before me the subscriber a Notary Public of the State of Maryland in and for the County aforesaid personally appeared Arthur L. Bell and Leah R. Bell his wife within named Grantors and they acknowledged the foregoing Deed to be their act

AS WITNESS my hand and Notarial Seal

(Notarial Seal) B. Gertrude Maxwell
Notary Public

Recorded Apr 15th 1946 at 11:00 AM. & exd per Robert J Spittel Clerk.

Rep. by GERM... (Examiners W & G)

106494 THIS MORTGAGE Made this 15th day of March in the year nineteen hundred and forty six by and between Vernon Mathena and Evelyn Mathena his wife Mortgagors of Baltimore County in the State of Maryland of the first part and Bremen A Trail and Mary E Trail his wife of Baltimore County State of Maryland Mortgagees of the second part

WHEREAS the said Vernon Mathena and Evelyn Mathena his wife owe and stand justly indebted unto the said Bremen A Trail and Mary E Trail his wife as tenants by the entireties of the State and County aforesaid in the sum of Twelve Thousand Dollars (\$12,000.00) this day loaned to them by the parties of the second part being the balance of the purchase price of the property hereinafter described and for said sum have passed to the said parties of the second part their promissory note bearing even date herewith and payable three years after date with interest at four percent payable quarterly and to secure the prompt payment of said note and the interest to accrue thereon when and as the same become due and payable and any renewal or renewals thereof or of any part thereof which the parties hereto of the second part may at their option consent and agree to these presents are executed

IT IS UNDERSTOOD AND AGREED BETWEEN the parties hereto that the said Mortgagors shall have the privilege of repaying said principal obligation in whole or in part at any interest

RECORDED MAR 22 1945
1752
Liber 1752
For Partial Release see

THIS DEED, Made this 1st day of February, 1989
by and between VERNON MATHENA and EVELYN MATHENA, his wife of
Baltimore County, State of Maryland, of the first part, and DANA
RAE GEISLER, of the second part.

WITNESSETH, that in consideration of the sum of Zero Dollars,
the said VERNON MATHENA and EVELYN MATHENA do grant and convey to
the said DANA RAE GEISLER her personal representatives and assigns,
in fee simple, all that piece or parcel of land situate, lying and
being in the Second Election District of Baltimore County, State
of Maryland, and described as follows, that is to say:

BEGINNING for the same at a steel bar found at the beginning
of the third part or North 63 degrees 26 minutes 13 seconds West
219.70 foot part of the fourth line of the parcel of land described
in a deed dated November 23, 1982, and recorded among the Land
Records of Baltimore County in Liber E.H.K., Jr. No. 6460 Folio
206, which was conveyed by Vernon Mathena, Sr. and wife to John H.
Fram and wife; thence running with and binding on said third part
of said fourth line and on the fifth line thereof, as now surveyed,
referring all bearings of the present description to the magnetic
meridian of 1956, by the three following courses and distances
respectively, viz: North 55 degrees 32 minutes 01 second West
220.00 feet to a flange axle found, South 30 degrees 11 minutes 03
seconds West 399.37 feet to a flange axle found and continuing the
last course South 30 degrees 11 minutes 03 seconds West 44.51 feet
to a point in the macadam paving of Davis Avenue; thence running
in the macadam paving of Davis Avenue South 55 degrees 58 minutes
42 seconds East 182.38 feet to the beginning of the second or North
27 degrees 11 minutes East 30 foot line of the parcel of land
described in a deed dated January 30, 1973 and recorded among the
aforesaid Land Records in Liber E.H.K., Jr. No. 5346 Folio 780,
which was conveyed by Vernon Mathena and wife to Theodore P.
Geisler and wife; thence leaving Davis Avenue and running with and
binding on said second line and on the third line of the last
mentioned parcel of land, as now surveyed, by the two following
courses and distances respectively, viz: North 35 degrees 02
minutes 53 seconds East 30.00 feet to a steel bar now set and
continuing the same course North 35 degrees 02 minutes 53 seconds
East 260.14 feet to a steel pipe found at the beginning of the
first line of the parcel of land described in a deed dated March
4, 1980, and recorded among the aforesaid Land Records in Liber
E.H.K., Jr. No. 6144 Folio 245, which was conveyed by Vernon
Mathena, Sr., and wife to Theodore P. Geisler and wife; thence
running with and binding on said first line, as now surveyed, North
35 degrees 02 minutes 53 seconds East 151.11 feet to the place of
beginning. Containing 2.041 acres of land more or less.

BEING a part of the parcel of land secondly described in a
deed dated March 15, 1946, and recorded among the Land Records of
Baltimore County in Liber R.J.S. No. 1446 Folio 342, which was
conveyed by Arthur I. Bell and wife to Vernon Mathena and wife.

TRANSFER TAX NOT REQUIRED

Director of Finance

BALTIMORE COUNTY, MARYLAND

For Dana Rae Geisler

Authorized Signature

Date 2-10-89 Sec. 11-88

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE Dana Rae Geisler DATE 2/10/89

RECEIVED FOR TRANSFER

State Department of

Assessments & Taxation

for Baltimore County

12-10-89

02/10/89

E44

Item
A-1

13.00

13.00

199001 C001 R02 114143

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 lots of ground and premises unto the said DANA RAE GEISLER, her 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.

Witness the hands and seals of the said grantors.

TEST:

Bach P. H. Vernon Mathena (Seal)
VERNON MATHENA

Bach P. H. Evelyn Mathena (Seal)
EVELYN MATHENA

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this 1st day of February, 1989, before me, the subscriber, a Notary Public of the state aforesaid, personally appeared VERNON MATHENA and EVELYN MATHENA, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.

Bach P. H.
Notary Public

My Commission expires: MY COMMISSION EXPIRES JULY 1, 1990

MAIL TO:

James F. Offutt, Jr.
Suite 414, Jefferson Building
Towson, Maryland 21204

THIS DEED, Made this 10th day of January, in the year nineteen hundred and seventy-six, by and between VERNON MATHENA and EVELYN MATHENA, his wife, of Baltimore County, State of Maryland, parties of the first part, and BREMEN L. MATHENA and DORIS C. MATHENA, his wife, of Baltimore County, State of Maryland, parties of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said VERNON MATHENA and EVELYN MATHENA, his wife, do grant and convey unto the said BREMEN L. MATHENA and DORIS C. MATHENA, his wife, as tenants by the entirety, their assigns, the survivor of them, and the heirs and assigns of the survivor, in fee simple, all that parcel of ground situate, lying, and being in the Second Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a pipe set on the north side of Davis Avenue at the end of the last or South 19 degrees 10 minutes West 1106.3 foot line in the Deed from Vernon Mathena and wife to Charles K. Harris and wife dated June 2, 1971, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5197, folio 354, thence running and binding reversely on a part of said line North 19 degrees 10 minutes East 515 feet to a pipe now set, thence running for the three following lines of division South 70 degrees 50 minutes East 170 feet to a pipe, South 19 degrees 10 minutes West 380 feet to a pipe, and South 26 degrees 45 minutes West 150 feet to a pipe set on the North side of Davis Avenue, thence running and binding on the North side of Davis Avenue North 65 degrees 45 minutes West 150 feet to the place of beginning. Containing 2.06 acres of land, more or less.

BEING a portion of the property which by Deed dated March 15, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1446, folio 342, was granted and conveyed by Arthur I. Bell unto Vernon Mathena and Evelyn Mathena, his wife, in fee simple.

TOGETHER WITH the buildings and improvements thereupon erected, made, or being and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging or otherwise appertaining.

TRANSFERRED

1-15-76
Walter R. Riden
Director of Registry

Per: Walter R. Riden

Authorized Signature

RECORDED
6 Dec 1976

Item
B

- 2 -

TO HAVE AND TO HOLD the said lot 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 BREMEN L. MATHENA and DORIS C. MATHENA, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor, 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 granted, and that they will execute such further assurances of the same as may be requisite.

AS WITNESS the hands and seals of said Grantors.

WITNESS:


Ralph E. Deltz

 (SEAL)
Vernon Mathena
 (SEAL)
Evelyn Mathena

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 10th day of January, 1976, before me, a Notary Public of the State aforesaid, personally appeared VERNON MATHENA and EVELYN MATHENA, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

0360000 2111112 9L-21111
0360000 2111112 9L-21111




Ralph E. Deltz
Notary Public
Rec'd for record JAN 12 1976 at 9:00 AM
Per Elmer H. Kahline, Jr., Clerk
Mail to DOWNS & DELTZ
Receipt No. 950

NO TITLE EXAMINATION

LIBER 6144 PAGE 253
NO TITLE EXAMINATION REQUESTED OR PERFORMED
FEE-SIMPLE DEED-CODE-City or County

NO MONETARY CONSIDERATION

14A

This Deed, Made this *Fourth (4th)* day of *March*

in the year one thousand nine hundred and *Eighty*, by and between-----

VERNON MATHENA, SR. and ETHELEAN MATHENA, his wife-----

of Baltimore County-----in the State of Maryland, of the first part, and
LARRY R. MATHENA and JOAN MATHENA, his wife, of Baltimore County,

State of Maryland-----
of the second part.

Witnesseth, ~~That no monetary consideration of the sum of~~ That for no actual monetary
consideration, but for other good and valuable consideration, receipt
of which is hereby acknowledged,

the said VERNON MATHENA, SR. and ETHELEAN MATHENA, his wife, -----

do grant and convey unto the said LARRY R. MATHENA and JOAN MATHENA, his wife,
as tenants by the entireties, their assigns, the survivor of them, his
or her

heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in
Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:--

Beginning for the corner at a steel pin, said steel pin being the northwest
corner of a lot of ground having previously been conveyed to the herein
Grantee and recorded among the Land Records of Baltimore County, Md. in
Liber 5257 folio 345, then by the three following lines of division
(1) N 27 degrees 10'24" E, 143.41 feet to a steel pin; then (2) S 63 degrees
26'13" E, 150.01 feet to a steel pin; then (3) S 27 degrees 10'24" W,
145.46 feet to a concrete monument; then binding on the north property
line of said 5257/345 (4) N 62 degrees 43' 43" W, 150.00 feet to a steel
pin, the place of beginning and containing 0.4971 ACRES (Neat Measure)
and being a tract of land just north of said 5257/345.

As per survey made by J.H. Rife, Registered Surveyor No.2537 on 3/14/77.

BEING part of the second parcel of land described in a deed from
Arthur I. Bell to Vernon Mathena and wife which deed is recorded among
the Land Records of Baltimore County, Md. in Liber 1446 folio 342.

Item C

RECORDED
INDEXED
MAR 12 1980
3-12-80
K-11 55 C

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot 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 LARRY R. MATHENA and JOAN MATHENA, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her

heirs 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 granted and that they will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantors

TEST:

Wayne D. Albrecht

Vernon Mathena, Sr. (SEAL)
VERNON MATHENA, SR
Ethelean Mathena (SEAL)
ETHELEAN MATHENA

STATE OF MARYLAND, County of Baltimore, to wit:

I HEREBY CERTIFY, That on this 4th day of March in the year one thousand nine hundred and Eighty, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared VERNON MATHENA, SR. and ETHELEAN MATHENA, his wife, Grantors

the above named grantors and acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

Rec'd for record MAR 13 1980 at 8:53 PM
Per Elmer H. Kahline, Jr., Clerk
Mail to Wayne D. Albrecht
Receipt No. 6-10-80



E 13A

LIBER 6144 PAGE 245

NO TITLE EXAMINATION REQUESTED OR PERFORMED NO MONETARY CONSIDERATION
FEE-SIMPLE DEED-CODE-City or County

This Deed, Made this *Fourth (4th)* day of *March*

in the year one thousand nine hundred and *Eighty*, by and between -----

VERNON MATHENA, SR. and ETHELEAN MATHENA, his wife, of Baltimore
County, State of Maryland-----

~~of the first part, and~~
THEODORE P GEISLER and MARY JANE GEISLER, his wife, of Baltimore
County, State of Maryland-----

of the second part.

Witnesseth, That, ~~in consideration of the sum of~~ for no actual monetary consideration
but for other good and valuable consideration, The receipt of which is
hereby acknowledged,

the said VERNON MATHENA, SR and ETHELEAN MATHENA, his wife-----

do grant and convey unto the said THEODORE P. GEISLER and MARY JANE GEISLER,
his wife, as tenants by the entireties, their assigns, the survivor of
them, his or her heirs, and assigns

*Item
C*

~~of the second part, and~~ in fee simple, all that lot
Baltimore County, State of Maryland of ground, situate, lying and being in
, aforesaid, and described as follows, that is to say:--

Beginning for the corner at a steel pin at the northwest corner of a lot of
ground having previously been deeded to the herein Grantee and recorded
among the Land Records of Baltimore County, Md. in Liber 5346, Folio 780,
and then by the three following lines of division (1) N 27 degrees 10'
24" E, 141.43 feet to a steel pin; then (2) S 63 degrees 26'13" E, 160.01
feet to a steel pin; then (3) S 27 degrees 10'24" W, 143.41 feet to a
steel pin at the northeast corner of the said 5346/780 and then (4)
with the northern boundary of the said 5346/780 N 62 degrees 43'43" W,
150.00 feet to a steel pin, the place of beginning, containing 0.5232 ACRES
(Neat Measure) and being directly north of the land now owned by
Theodore P. Geisler and Mary Jane Geisler (5346/780). As per survey made
by J. H. Rife, Registered Surveyor No. 2537, on March 14, 1977
BEING part of the second parcel of land described in a deed from
Arthur I. Bell and wife to Vernon Mathena and wife which deed is
recorded among the Land Records of Baltimore County, Md. in Liber 1446
Folio 342.

TRANSFER BY INSTRUMENT
RECORDED
EXTRACTED FROM THE RECORDS
Per *Glenn J. Callaway*
3-12-80
NOTARIZED BY RIFE *Roll 85-C*

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot 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 THEODORE P. GEISLER and MARY JANE GEISLER, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her

heirs and assigns, in fee simple.

And the said part 1st 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 granted and that they will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor s

TEST:

Wayne D Albright

Vernon W Mathena (SEAL)
VERNON MATHENA, SR.

Ethelean Mathena (SEAL)
ETHELEAN MATHENA

STATE OF MARYLAND, County of Baltimore, to wit:

I HEREBY CERTIFY, That on this

4th

day of March

in the year one thousand nine hundred and Eighty

, before me, the subscriber,

a Notary Public of the State of Maryland, in and for the County

afore said,

personally appeared Vernon Mathena, Sr. and Ethelean Mathena, his wife, Grantors

the above named grantor s and they acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

Res'd for Record MAR 13 1980 at 5th
For Elmer H. Kahline, Jr., Clerk
Mail to Elmer H. Kahline, Jr.
Receipt No. 111-20

Wayne D Albright
NOTARY PUBLIC
Baltimore Co. Md.

LIBER 6460 206

FEE-SIMPLE DEED-CODE - City or County

This Deed, Made this 23 day of November
in the year one thousand nine hundred and eighty-two, by and between VERNON W.
MATHENA, AND ETHELEAN MATHENA (also known as EVELYN MATHENA)

of Baltimore County in the State of Maryland, of the first part, and
JOHN H. FRAM and TERRY L. FRAM, his wife, of Baltimore County, Maryland
of the second part.

Witnesseth, That in consideration of the sum of ONE HUNDRED FIFTY THOUSAND DOLLARS
(\$150,000.00) and other good and valuable considerations, the receipt
whereof is hereby acknowledged
the said VERNON W. MATHENA, and ETHELEAN MATHENA, his wife,

do grant and convey unto the said JOHN H. FRAM and TERRY L. FRAM, his wife,
as tenants by the entireties, the survivor of them, his or her personal
representatives,

heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in
Baltimore County, Maryland, aforesaid, and described as follows, that is to say:-

See Attachment A for description.

Subject to easements of record.

6 9C F 17.00
0 T TY 750.00
0 03CS 750.00
DEED 0 4
EVA JR T 1517.00
424873 0002 402 710133
12/01/82

BEING a part of the land secondly described in a Deed dated
March 15, 1946 and recorded among the Land Records of Baltimore County
in Liber R.J.S. 1446, folio 342, was granted and conveyed by Arthur I.
Bell and Leah R. Bell, his wife, unto Vernon Mathena and Evelyn Mathena,
his wife.

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

CLERK

DATE

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE-LETTER OF INTENT

SIGNATURE DATE

0 0 11 0000 225 0001 03 24

E#3

Item
D

ATTACHMENT A

BEGINNING for a corner at a flange axle, said axle being S 27°22'28"E, 231.04 feet from the beginning of the S 81°40' W, 70½ perches line of the second parcel of a Deed recorded among the Land Records of Baltimore County in Deed Liber 1446 Folio 342, then running with a line of division now established (1) N 80°36'51" E, 315.19 feet to a flange axle at lands of Baltimore Gas and Electric Co.; then by lands of the same (2) S 00°18'49" W, 434.92 feet to a flange axle at lands of the same; then still by lands of the same (3) S 04°46'51" W, 1,066.18 feet to a steel pin at lands of the same; then binding on lands of Larry R. Mathena (4) N 63°26'13" W, 158.53 feet to a steel pin at lands of Theodore Geisler, then continuing with the same line by lands of Theodore Geisler N 63°26'13" W, 160.01 feet to a steel pin, then still continuing with the same line N 63°26'13" W, 219.70 feet to a flange axle; then (5) S 22°18'42" W, 399.48 feet to a flange axle, then continuing with the same line S 22°18'42" W, 44.43 feet to a point in the center of Davis Avenue; then running with the center of Davis Avenue and with the perimeter of the aforementioned Deed for the two following lines (6) N 63°50'31" W, 565.02 feet to a point in the center of Davis Avenue; then (7) N 65°26'21" W, 402.69 feet to a point in the center of Davis Avenue; then leaving Davis Avenue and the perimeter of said Deed and running with the 11 following lines of division now established (8) N 05°54'39" E, 44.87 feet to a flange axle; then (9) N 45°54'39" E, 146.60 feet to a steel pin; then (10) N 49°47'41" E, 269.18 feet to a steel pin; then (11) N 56°38'54" E, 345.80 feet to a steel pin; then (12) N 20°19'56" W, 13.70 feet to a steel pin; then (13) N 40°39'04" E, 137.60 feet to a steel pin; then (14) N 34°03'34" E, 144.83 feet to a steel pin; then (15) N 57°22'09" E, 281.80 feet to a steel pin; then (16) N 63°06'35" E, 133.32 feet to a steel pin; then (17) N 44°21'55" E, 165.01 feet to a steel pin; then (18) N 26°54'28" E, 136.32 feet to a flange axle, the place of beginning, containing 32.2587 Acres (neat measure) being a tract of land lying in the central portion of said Deed and on the northern side of Davis Avenue.

LISEF 6460 208

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot 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

JOHN H. FRAM and TERRY L. FRAM, his wife, as tenants by the entireties, the survivor of them, his or her personal representatives,

heirs 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 granted and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors

TEST:

Louis J. Weinman

Vernon W. Mathena (SEAL)
VERNON W. MATHENA, SR.
Ethelean Mathena (SEAL)
ETHELEAN MATHENA

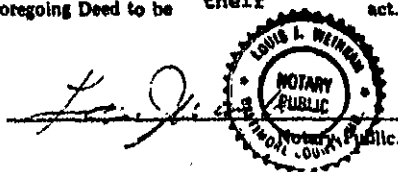
STATE OF MARYLAND, County of Baltimore, to wit:

I HEREBY CERTIFY, That on this 27 day of November in the year one thousand nine hundred and eighty-two, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared VERNON W. MATHENA, SR. and ETHELEAN MATHENA

the above named grantors and they acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

33
Filed for record DEC 21 1982 at 10:00
Per Elmer B. Kahler, Jr. Clerk
Mail to Louis J. Weinman
"Receipts" No. 17-100



NO TITLE EXAMINATION REQUESTED OR PERFORMED / NO MONETARY CONSIDERATION

FEE-SIMPLE DEED-CODE-City or County

This Deed, Made this *Eighth (8th)* day of *March*

in the year one thousand nine hundred and Eighty , by and between-----
VERNON MATHENA, SR and ETHELEAN MATHENA, his wife-----

of Baltimore County-----in the State of Maryland, of the first part, and
VERNON WALLACE MATHENA, JR. and VIRGINIA ANNE MATHENA, his wife-----

of Baltimore County, State of Maryland-----
of the second part.

Witnesseth, That ~~the said VERNON MATHENA, SR and ETHELEAN MATHENA~~ That for no actual monetary consideration, but for other good and valuable consideration, receipt of which is hereby acknowledged,

the said VERNON MATHENA, SR. and ETHELEAN MATHENA, his wife-----

do grant and convey unto the said VERNON WALLACE MATHENA, JR and VIRGINIA ANNE MATHENA, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her

heirs and assigns, in fee simple, all those parcels of ground, situate, lying and being in
Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:--

Beginning for the
PARCEL # 1

Beginning for a corner at the southeastern corner of a lot of ground having previously been conveyed to the herein Grantees and recorded among the Land Records of Baltimore County, Md. in Liber 3244 folio 58, said point being in the center of Davis Ave., then binding on the east property line of the said 3244/58 (1) N 27 degrees 10'24" E, 128.71 feet to a steel pin at the west property line of the Baltimore Gas & Electric Co.; then binding on said property line of the Baltimore Gas & Electric Co. (2) S 00 degrees 18'49" W, 142.19 feet to a point in the center of said Davis Ave; then following the center of Davis Ave. for the two following lines of division (3) N 67 degrees 11'20" W, 25.29 feet to a point; then (4) N 62 degrees 43'43" W, 39.03 feet to the place of beginning, containing 0.0958 ACRES (Neat Measure).

PARCEL # 2

Beginning for a corner at the northwest corner of a lot of ground having previously been conveyed to the herein Grantees and recorded among the Land Records of Baltimore County, Md. in Liber 3244 folio 58, and then by the two following lines of Division (1) N 27 degrees 10'24" E, 245.26 feet to a steel pin; then (2) S 63 degrees 26'13" E, 8.52 feet to a steel pin on the west side of the land owned by the Baltimore Gas & Electric Co., then binding on said west side of the Baltimore Gas & Electric Co. land

E 15A

*Item
C*

TRANSFER TAX NOT REQUIRED
RECEIVED BY THE
BALTIMORE COUNTY CLERK

For *John J. Callaway*
Rev. H. S. C.
3-12-80

(3) S 04 degrees 46'51" W, 217.72 feet to a steel pin; then (4) S 00 degrees 18'49" W, 43.60 feet to a steel pin; then binding on the north boundary of the said 3244/58 (5) N 62 degrees 43'43" W, 113.87 feet to the place of beginning, containing 0.3350 ACRES (Neat Measure).

All as per survey made by J.H. Rife, Registered Surveyor # 2537 on 3/14/77.

ALL SAID PARCELS 1 and 2 BEING parts of the parcel of land described in a deed from Arthur I. Bell to Vernon Mathena, Sr. and wife which deed is recorded among the Land Records of Baltimore County, Md. in Liber 1446 folio 342.

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lots 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 VERNON WALLACE MATHENA, JR and VIRGINIA ANNE MATHENA, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her

heirs 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 granted and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors

TEST:

Wayne D Albrecht

Vernon Mathena (SEAL)
VERNON MATHENA, SR.

Ethelean Mathena (SEAL)
ETHELEAN MATHENA

STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, That on this 8th day of March

in the year one thousand nine hundred and Eighty, before me, the subscriber,

a Notary Public of the State of Maryland, in and for the county aforesaid,

personally appeared VERNON MATHENA, SR. and ETHELEAN MATHENA, his wife,

the above named grantors, and acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

Rec'd for record MAR 13 1980 at 8:53 AM
Per Elmer H. Kahline, Jr., Clerk
Mail to Wayne D. Albrecht
Receipt No. 6 \$ 13.00

Wayne D Albrecht
Notary Public
PUBLIC
BALTIMORE CO. MD.

NO TITLE SEARCH

LIBER 7026 FOLIO 44

ESA

Item F

THIS DEED, Made this 30 day of September, 1985, by and between VERNON MATHENA and ETHELEAN MATHENA (also known as EVELYN MATHENA) his wife, of Baltimore County in the State of Maryland, parties of the first part, and CHARLES R. MATHENA and MARY JO MATHENA, his wife, of Baltimore County, Maryland, parties of the second part.

DEED

EHK JR T

17.00

WITNESSETH: That for no monetary consideration, but for other good and valuable considerations, receipt whereof is hereby acknowledged, the said VERNON MATHENA and ETHELEAN MATHENA, his wife, do grant and convey unto the said CHARLES R. MATHENA and MARY JO MATHENA, as tenants by the entireties, the survivor of them, his or her Personal Representatives, heirs and assigns, in fee simple, all that lot of ground situate and lying, being in the Second Election District of Baltimore County, Maryland, aforesaid, and described as follows:

BEGINNING for the same at a concrete monument now set to replace a steel bar heretofore set by others at the end of the third or South 19 degrees 10 minutes West 380 foot line of the parcel of land described in a deed dated January 10, 1976, and recorded among the Land Records of Baltimore County in Liber E.H.K., JR. No. 5599, folio 417, which was conveyed by Vernon Mathena and wife to Bremen L. Mathena and wife, thence binding reversely on said third line, and on the second line thereof, as now surveyed, referring all bearings of the present description to the magnetic meridian of 1956, by the two following courses and distances respectively, viz: North 26 degrees 53 minutes 36 seconds East 380.00 feet to a concrete monument now set to replace a steel bar heretofore set by others and North 63 degrees 06 minutes 24 seconds West 170.08 feet to a concrete monument now set in the last or South 19 degrees 10 minutes West 1106.3 foot line of the parcel of land described in a deed dated June 2, 1971, and recorded among the aforesaid Land Records in Liber O.T.G.No.5197, folio 354, which was conveyed by Vernon Mathena and wife to Charles K. Harris and wife; thence binding reversely on a part of said last line, as now surveyed, North 26 degrees 54 minutes 50 seconds East 590.27 feet to a steel pipe heretofore set by others in the third or North 71 degrees West 31-3/4 perch line of the parcel of land secondly described in a deed dated March 15, 1946, and recorded among the aforesaid Land Records in Liber R.J.S.No.1446, folio 342, which was conveyed by Arthur I. Bell and wife

TRANSFER TAX NOT REQUIRED

Director of Finance

BALTIMORE COUNTY, MARYLAND

Per Charles R. Mathena

Authorized Signature

Date 10-1-85 Sec. 11-85

AGRICULTURAL TRANSFER TAX

NOT APPLICABLE

SIGNATURE JR

DATE 10-1-85

C R/C/F

25

DEED

EHK JR T

25

#03934 COOI R02 1

02/072

STATE DEPARTMENT OF ASSESSMENTS & TAXATION

TRANSFER TAX NOT REQUIRED

Director of Finance

BALTIMORE COUNTY, MARYLAND

Per Charles R. Mathena

Authorized Signature

Date 2-7-86 Sec. 11-85

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

CLERK

DATE

SIGNATURE

DATE 2-7-86

to Vernon Mathena and wife; thence binding reversely on a part of said third line, as now surveyed, South 62 degrees 48 minutes 11 seconds East 164.68 feet to a granite stone heretofore set by others at the beginning thereof; thence running for lines of division now made by the three following courses and distances respectively, viz: South 24 degrees 26 minutes 40 seconds West 589.50 feet to a steel bar now set, South 26 degrees 53 minutes 36 seconds West 381.82 feet to a steel bar now set and South 34 degrees 44 minutes 06 seconds West 134.67 feet to a steel bar now set on the northeast side of Davis Avenue as widened or proposed to be widened to a Right of Way width of 60 feet; thence binding on said northeast side of Davis Avenue North 58 degrees 22 minutes 52 seconds West 20.03 feet to a steel bar now set in the fourth or South 26 degrees 45 minutes West 150 foot line of the parcel of land firstly mentioned herein; thence binding reversely on a part of said fourth line, as now surveyed, North 34 degrees 44 minutes 06 seconds East 134.39 feet to the place of beginning.

CONTAINING 2.638 acres of land more or less.

BEING a part of the parcel of land secondly described in a deed dated March 15, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S.No.1446, Folio 342, which was conveyed by Arthur I. Bell and wife to Vernon Mathena and wife.

TOGETHER WITH the right of ingress and egress across the proposed widening of Davis Avenue until such time that the grantors herein convey said road widening to Baltimore County, upon demand of and at no cost to Baltimore County.

SUBJECT TO a 10 foot wide revertible slope easement along Davis Avenue for the construction thereof.

TOGETHER WITH the buildings and improvements thereupon erected, made or being and on every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anyway appertaining.

TO HAVE AND TO HOLD the said lot 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 CHARLES R. MATHENA and MARY JO MATHENA, his wife, as tenants by the entireties, the survivor of them, his or her Personal Representatives, heirs and assigns, in fee simple.

AND the said parties of the first part 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 granted and they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors.

Witness: Louis J. Weintan Vernon Mathena (SEAL)
VERNON MATHENA

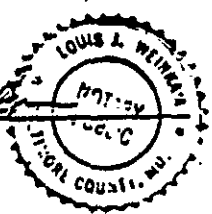
Louis J. Weintan Ethelean Mathena (SEAL)
ETHELEAN MATHENA

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 70 day of September, 1985, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared VERNON MATHENA and ETHELEAN MATHENA, his wife, the above named grantors, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.

Louis J. Weintan
Notary Public



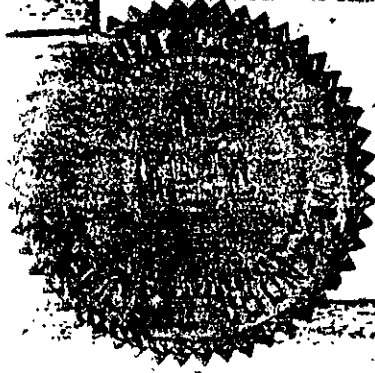
My Commission Expires: 7-1-86

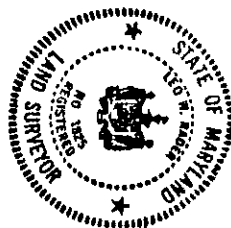
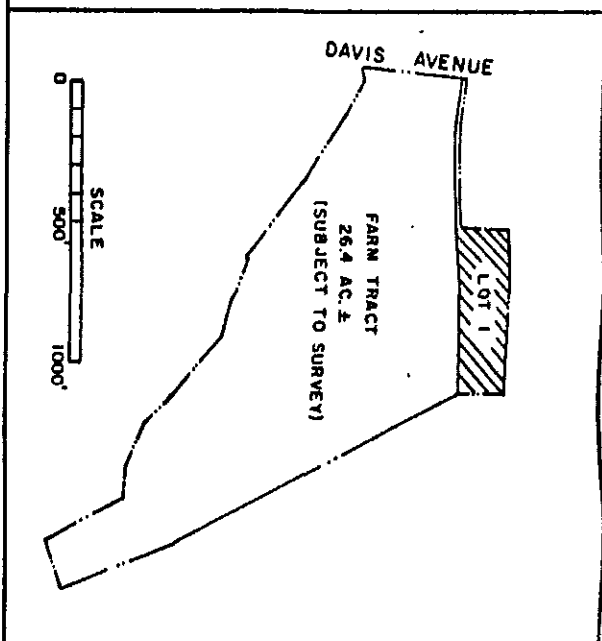
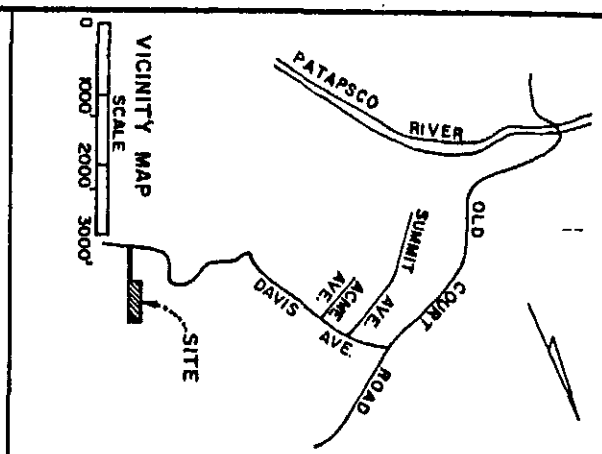
STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY that the foregoing is a true copy of the original DEED taken from the records of said Circuit Court as recorded in Liber 444 No. 7026 of the LAND records of Baltimore County.

Mail to Louis J. Weintan
1002 Tidwell Rd
41228

IN TESTIMONY WHEREOF I hereto set my hand and affix the seal of the Circuit Court for Baltimore County this 6 day of Feb 1986
Anna H. Zehring
Clerk of the Circuit Court of Baltimore County



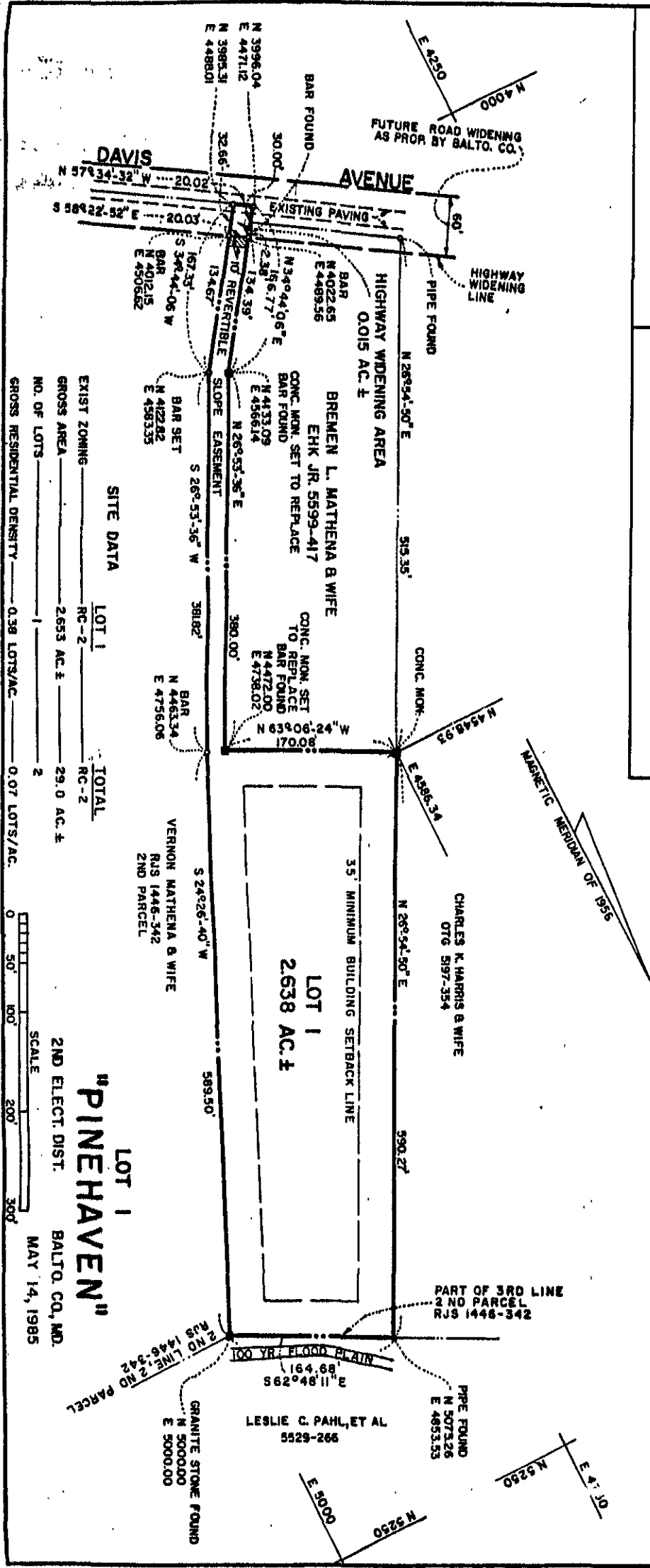


NOTES
 1) THE COORDINATE SYSTEM SHOWN HEREON IS ASSUMED.
 2) FOR TITLE, SEE RJS 1446-342.

REG. PROF. LAND SURVEYOR NO. 1825

*Mail to:
 720 N. Rader
 38 Belfast Rd*

Timonium Md 21093



SITE DATA

EXIST ZONING	LOT 1	TOTAL
RC-2	RC-2	RC-2
GROSS AREA	2.653 AC. ±	29.0 AC. ±
NO. OF LOTS	1	2
GROSS RESIDENTIAL DENSITY	0.38 LOTS/AC.	0.07 LOTS/AC.

"PINEHAVEN"

LOT 1

2ND ELECT. DIST. BALTO. CO., MD.

MAY 14, 1985



App. H- 1-114383-05

21202

CONFIRMATORY

This Deed, Made this 6th day of September, in the year one thousand nine hundred and ninety, by and between VERNON MATHENA and EVELYN MATHENA (also known as ETHELEAN MATHENA), his wife, parties of the first part, Grantors; and CHARLES LLEWELLYN ONLOR and MARY WIRTS ONLOR, his wife, parties of the second part, Grantees.

The actual consideration paid or to be paid is \$85,000.00.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantees, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs, personal representatives and assigns, in fee simple, all

that lot(s) of ground situate in the Second (2nd) Election District of Baltimore County, in the State of Maryland, and described as follows, to-wit: being more particularly described in Schedule "A" attached hereto and expressly made a part hereof.

CHARLES LLEWELLYN ONLOR and MARY WIRTS ONLOR, his wife, Grantees in the within Deed hereby certify under the penalties of perjury, that the land conveyed in said Deed is residentially improved owner-occupied real property and that the residence will be occupied by them.

Charles Llewellyn Onlor
CHARLES LLEWELLYN ONLOR

Mary Wirts Onlor
MARY WIRTS ONLOR

C RC/F 25.00
DEED 0.4
SH CLERK 25.00
414672 C001 R02 T10154
01/03/91

PROPERTY TRANSFER TAX
NOT APPLICABLE

SIGNATURE AT DATE 4/3/91

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

AT 4/3/91

Richard H. H. H.
C-1291 11-85 I

E+2

Item 4

Together with the buildings and improvements thereupon; and 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(s) of ground and premises, unto and to the use of the said Grantees, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs, personal representatives and assigns, in fee simple.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to 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.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS:

[Signature]

Vernon Mathena (Seal)
VERNON MATHENA

Evelyn Mathena (Seal)
EVELYN MATHENA, also known as ETHELEAN MATHENA

State of Maryland, Baltimore County, TO WIT:

I HEREBY CERTIFY, that on this 23rd day of August, 1990, before me, a Notary Public of the State aforesaid, personally appeared

VERNON MATHENA and EVELYN MATHENA, also known as ETHELEAN MATHENA, his wife, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.



[Signature]
Notary Public

My commission expires: January 1, 1993

BOOK 0686 PAGE 212

LEO W. RADER

REGISTERED PROFESSIONAL SURVEYOR

HYDROGRAPHY
TOPOGRAPHY
GEODESYSUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

801-252-2220

PARCEL NO. 1-5.656 Ac. more or less/Pg. 2/Jan. 4, 1990 (cont'd.)

57 degrees 34 minutes 32 seconds East 52.38 feet to the beginning of the eighth line of the parcel of land described in a deed dated November 23, 1982, and recorded among the aforesaid Land Records in Liber E.H.K., Jr. No. 6460 Folio 206, which was conveyed by Vernon W. Mathena, Sr. and wife to John H. Fram and wife; thence leaving Davis Avenue and running with and binding on the eighth to the sixteenth line, inclusive, of said last mentioned parcel of land, as now surveyed, and running along the southeast side of said road, by the nine following courses and overall distances respectively, viz: North 13 degrees 49 minutes 39 seconds East passing over a steel bar now set at the distance of 15.00 feet for an overall distance of 44.75 feet to a flange axle found, North 53 degrees 49 minutes 39 seconds East 146.51 feet to a steel bar found, North 57 degrees 40 minutes 35 seconds East 269.41 feet to a steel bar found, North 64 degrees 31 minutes 56 seconds East passing over three steel bars now set at the respective distances of 269.57 feet, 313.68 feet and 332.75 feet, each measured from the beginning of the line now being described, for an overall distance of 345.81 feet to a steel bar found, North 10 degrees 00 minutes 26 seconds West 11.90 feet to a steel bar found, North 47 degrees 53 minutes 31 seconds East 137.89 feet to a steel bar found, North 41 degrees 50 minutes 49 seconds East 144.99 feet to a steel bar found, North 65 degrees 15 minutes 45 seconds East 281.68 feet to a steel bar found and North 71 degrees 02 minutes 18 seconds East 133.32 feet to a steel bar found; thence leaving the southeast side of said road and binding on the seventeenth, eighteenth and the first line of said last mentioned parcel of land, as now surveyed, by the three following courses and distances respectively, viz: North 52 degrees 12 minutes 47 seconds East 165.14 feet to a steel bar found, North 34 degrees 50 minutes 50 seconds East 136.31 feet to a flange axle found, and North 88 degrees 25 minutes 44 seconds East 314.95 feet to a flange axle found on the abovementioned west side of an electric transmission tower line Right of Way there situate; thence binding thereon North 8 degrees 10

SCHEDULE "A"

BOOK 8686 PAGE 2 / 3

LEO W. RADER

REGISTERED PROFESSIONAL SURVEYOR

HYDROGRAPHY
TOPOGRAPHY
GEODESYSUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

801-322-2220

PARCEL NO. 1 - 5.656 ACRES MORE OR LESS

January 4, 1990

All that piece or parcel of land situate, lying and being in the Second Election District of Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the same at a steel bar now set on the west side of an electric transmission tower line Right of Way there situate and in the first line of the parcel of land secondly described in a deed dated March 15, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1446 Folio 342, which was conveyed by Arthur I. Bell and wife to Vernon Mathena and wife, said steel bar being distant North 86 degrees 01 minute 58 seconds West 280.57 feet from a stone found at the beginning of said first line, thence leaving said Right of Way and running with and binding on a part of said first line and on a part of the second line thereof, as now surveyed, referring all bearings of the present description to the magnetic meridian of 1956, by the two following courses and distances respectively, viz: North 86 degrees 01 minute 58 seconds West 419.61 feet to a steel pipe found and South 88 degrees 44 minutes 41 seconds West 316.59 feet to a steel bar now set; thence leaving said second line and running for a line of division now made South 1 degree 15 minutes 19 seconds East 462.15 feet to a steel bar now set on the northwest side of a road there situate; thence continuing to run for lines of division now made along the northwest side of said road by the nine following courses and distances respectively, viz: South 59 degrees 34 minutes 16 seconds West 57.29 feet, South 65 degrees 15 minutes 45 seconds West 183.51 feet, South 54 degrees 43 minutes 25 seconds West 31.03 feet, South 47 degrees 12 minutes 10 seconds West 32.14 feet, South 38 degrees 29 minutes 20 seconds West 111.47 feet to a steel bar now set, South 47 degrees 53 minutes 31 seconds West 150.50 feet, South 64 degrees 31 minutes 38 seconds West 308.88 feet, South 57 degrees 40 minutes 35 seconds West 271.28 feet and South 53 degrees 49 minutes 39 seconds West 200.57 feet to a point in the macadam paving of Davis Avenue; thence running in the macadam paving of Davis Avenue South

6886 EME2/4
LEO W. RADER

HYDROGRAPHY
TOPOGRAPHY
GEODESY

REGISTERED PROFESSIONAL SURVEYOR

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

201-222-2220

PARCEL NO. 1 - 5.656 Ac. more or less/Pg. 3/Jan. 4, 1990 (cont'd.)

minutes 19 seconds East 182.12 feet to the place of beginning.

CONTAINING 5.656 acres of land more or less.

BEING a part of the parcel of land secondly described in a deed dated March 15, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1446 Folio 342, which was conveyed by Arthur I. Bell and wife to Vernon Mathena and wife.

SUBJECT TO a gas line Right of Way of the Columbia Gas Transmission Corporation, more fully described and recorded among the aforesaid Land Records in Liber E.H.K., Jr. No. 6431 Folio 835.

SUBJECT TO the public road known as Davis Avenue.

SEE ALSO Deed dated June 26, 1990 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8529, Folio 197 from Vernon Mathena and Evelyn Mathena, also known as Ethelene Mathena, his wife to Charles Llewellyn Omlor and Mary Wirts Omlor, his wife; wherein the January 4, 1990 description prepared by Leo W. Rader was inadvertently omitted, the more cumbersome tract description of 124 acres, saving and excepting numerous off conveyances was used. This Deed being recorded to clarify the description of the parcel intended to be conveyed therein.

Rel No 2

AGREEMENT FOR TRANSFER OF BUILDING RIGHTS/DENSITY UNITS

This Agreement, made this 13th day of NOVEMBER, 1997, between Bremen L. Mathena and Doris C. Mathena, his wife, hereinafter known as the Grantors, and Walter J. McLellan, Personal Representative of the Estate of Ethelean Mathena, and Walter J. McLellan, as Trustee of the Residual Trust of Vernon M. Mathena, Sr., and Barbara Harris, as Trustee of the Residual Trust of Vernon M. Mathena, Sr. hereinafter collectively known as the Grantees.

WHEREAS, the Grantors are the owners of a portion of property which was conveyed to them by Deed dated January 10, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5599, Folio 417, by Vernon Mathena, Sr. and Wife to the Grantors herein and,

WHEREAS, the Grantees' estate and trust are the owners of a parcel of property located adjacent thereto which was acquired by Deed dated March 15, 1946 and recorded among the Land Records of Baltimore County in Liber 1446, Folio 342 and,

WHEREAS, the Decedents unknowingly made several transfers of property which were not in conformance with Baltimore County Development Regulations to family members and,

WHEREAS, the Personal Representative is desirous of bringing said transfers in compliance with the Baltimore County Development and Zoning Regulations and,

WHEREAS, the Grantors herein wish to cooperate to correct a prior error by transferring certain building rights/density units that are currently available on their property to the Grantees and,

WHEREAS, the subject property has a total of two (2) building rights/density units available, one of which is unused and one of which Grantors have utilized,

WHEREAS, Grantees have a parcel which was created without the benefit of a building right/density unit and,

WHEREAS, Grantors and Grantees would like to provide a building lot for a family member;

NOW, THEREFORE, in consideration of One Dollar (\$1.00), the receipt of which is hereby acknowledged, the parties agree as follows:

1. That the Grantors hereby grant and convey unto the Grantees one building right/density unit from the Grantors' parcel described in Deed dated January 10, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5599, Folio 417.
2. That the Grantors will cooperate fully with the Grantees in achieving the aforesaid transfer.
3. That all of the costs of the transfer shall be borne by Grantees and that the Grantors shall be held harmless for any costs incurred.
4. That the Grantors will execute such documents as are required by Grantees to accomplish the transfer and participate in such activities as are necessary to achieve the transfer.
5. That the Grantors acknowledge that if such transfer occurs that Grantors will be unable to do any additional development on Grantors' property.
6. That the attached Exhibit A identifies the respective parcels.
7. That Grantees will petition Baltimore County to request the transfer of the building right/density unit and obtain all requisite approvals to insure that all parties' parcels are in compliance with the Baltimore County Development and Zoning Regulations.

8. That in this Agreement the singular shall be read as including the plural, and the masculine gender shall be read as including the feminine or neuter, and vice versa, unless the context clearly requires otherwise.

9. That this Agreement may be executed in several counter-parts, each of which shall be an original and all of which shall constitute one instrument.

10. That the provisions of this Agreement shall be considered severable if for any reason any provision hereof is determined to be invalid or unenforceable by any court or other competent authority, such decision shall not impair the validity or operation of the other provisions of this Agreement unless a decision materially impairs the value of this Agreement as a whole.

11. That this Agreement shall be construed and governed by the laws of the State of Maryland without regard to any principles of conflict of laws which might suggest application of the laws of another jurisdiction.

12. That this Agreement shall be binding upon and shall enure to the benefit of the parties hereto, their respective successors and assigns and nothing herein contained shall be taken as creating or increasing any right in any third party to recover by way of damage or otherwise against any of the parties hereto.

13. That this Agreement along with the exhibits hereto and the other documents expressly contemplated herein constitute the entire agreement between the parties with respect to its subject matter. No term or provision of this Agreement may be amended, changed, waived, discharged, terminated or supplanted or modified except by written execution by all parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

WITNESS/ATTEST:

Betty McEllan

Bremen L Mathena
BREMEN L. MATHENA

Betty McEllan

Doris C Mathena
DORIS C. MATHENA

Betty McEllan

Walter J McEllan
WALTER J. McLELLAN
Personal Representative of the Estate of
ETHELEAN MATHENA

Betty McEllan

Walter J McEllan
WALTER J. McLELLAN
Trustee for the Residual Trust of
VERNON W. MATHENA, SR.

Betty McEllan

Barbara Harris
BARBARA HARRIS,
Trustee for the Residual Trust of
VERNON W. MATHENA, SR.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 13th day of NOVEMBER, 1997, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Bremen L. Mathena and Doris C. Mathena, his wife, and acknowledged the foregoing to be their act.

AS WITNESS my hand and Notarial Seal.

SHIRLEY MAE SMITH
Notary Public

My Commission Expires:

December 1, 1998

Shirley Mae Smith

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 13th day of NOVEMBER, 1997, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Walter J. McLellan, as Personal Representative of the Estate of Ethelean Mathena, and acknowledged the foregoing to be his act.

AS WITNESS my hand and Notarial Seal.

SHIRLEY MAE SMITH
Notary Public

My Commission Expires:

December 1, 1998

Shirley Mae Smith

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 13th day of NOVEMBER, 1997, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Walter J. McLellan, as Trustee of the Residual Trust of Vernon M. Mathena, Sr., and acknowledged the foregoing to be his act.

AS WITNESS my hand and Notarial Seal.

SHIRLEY MAE SMITH
Notary Public

My Commission Expires:

December 1, 1998

Shirley Mae Smith

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 13th day of NOVEMBER, 1997, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Barbara Harris, as Trustee of the Residual Trust of Vernon M. Mathena, Sr., and acknowledged the foregoing to be her act.

AS WITNESS my hand and Notarial Seal.

SHIRLEY MAE SMITH
Notary Public

My Commission Expires:

December 1, 1998

Shirley Mae Smith

c:\office\mathena.agt

PETITION TO THE ZONING COMMISSIONER

Plt No 3

Dear Mr. Commissioner:

We, the undersigned, are residents of the immediate area and we have no objection to the proposed transfer of a density unit from Bremen L. Mathena and Dorothy C. Mathena to the Estate of Ethelean Mathena and the residual trust of Vernon M. Mathena, Sr. We would ask that you render a decision favorable to the estate.

Clark R. Mathena
Mary J. Mathena
Name

10508 Davis Ave
Woodstock MD 21163
Address

Charles C. Omlor
Mary W. Omlor
Name

10500 Davis Avenue
Woodstock, MD 21163-1221
Address

John Frank
John Frank
Name

10330 DAVIS AVE
Woodstock MD 21163
Address

Angus P. Meekins
Betty G. Meekins
Name

10501 Davis Ave
Woodstock, Md. 21163
Address

Keith A Meekins
Christine A. Meekins
Name

10433 DAVIS AVE
Woodstock MD 21163
Address

SUMMARY OF QUALIFICATIONS

ROBIN ALONZO CHILDRESS

Ref No 4

EDUCATION Johns Hopkins University, B. S. in Civil Engineering-1974

QUALIFICATIONS Professional Engineering Registration in Maryland-1976 PE10227

EXPERIENCE

Baltimore County Department of Public Works
4 Years Water Main Draftsman
Draft and design water extensions.

Baltimore County Department of Public Works
4 Years Storm Drain Engineer
Design pipe and open channel storm drain systems.

Baltimore County Department of Public Works
7 Years Highway Project Engineer
Supervise the design of new highway and widening projects.
Represent the County in community meetings and court cases.
Review highway projects designed by consulting engineers.

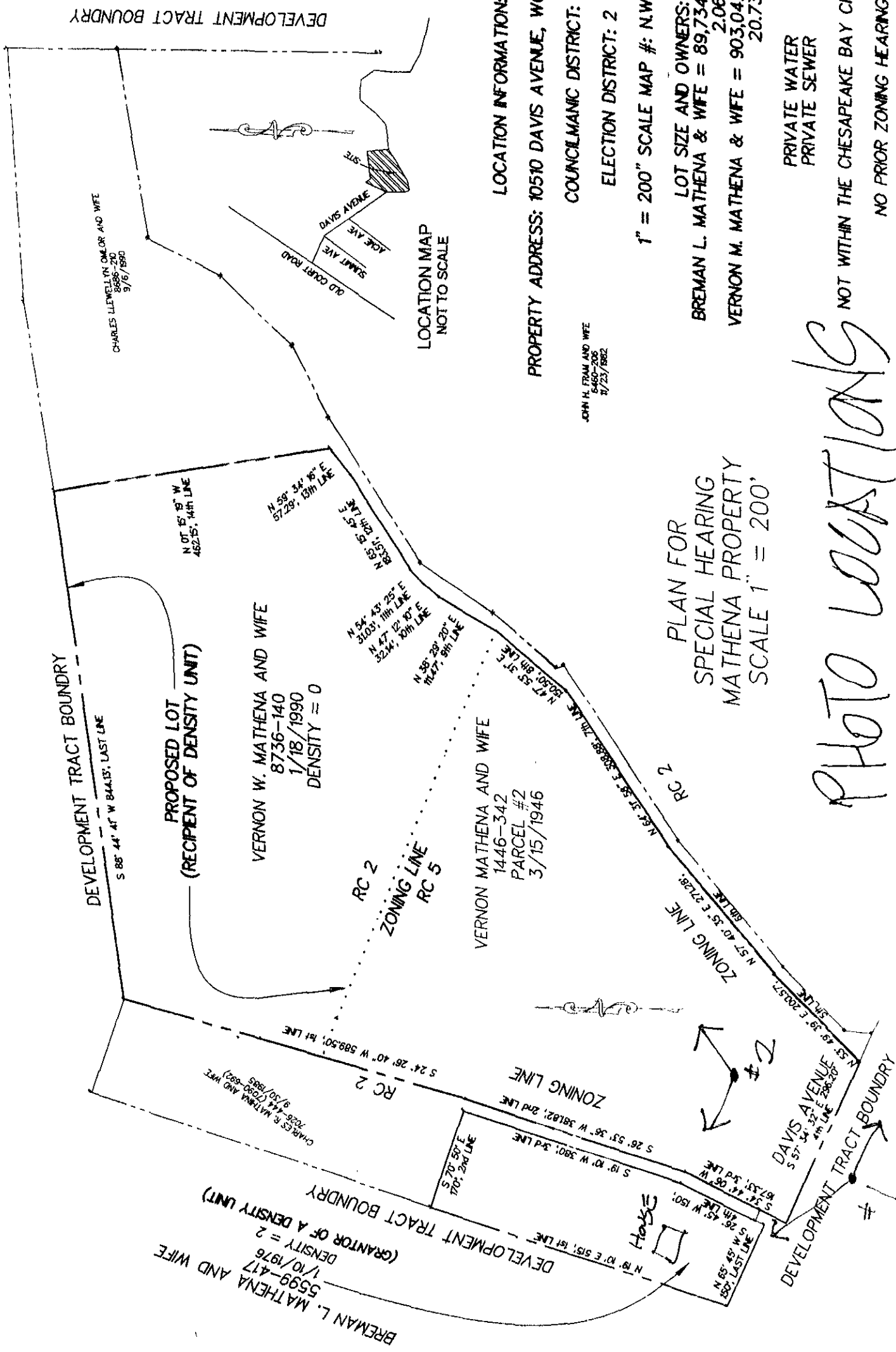
Baltimore County Department of Public Works
10 Years Public Buildings Project Manager
Manage the design and construction of libraries, health centers,
maintenance shops, office buildings, fire and police stations, jails etc.

Baltimore County Department of Public Works
8 Years Storm Drain Chief of Section
Responsible for Storm Drain CIP including concept phase/ preliminary
design/ final design/ bidding/ construction of storm drain piped
systems, open channels, flood plains and storm water management.

Baltimore County Department of Public Works
1 Year Sewer/Water Chief of Section
Responsible for sewer and water CIP, collection system, pump station,
force mains, waste water metering program, analyzer group, water tanks,
transmission mains, relining. etc.

George William Stephens, Jr. and Associates, Inc.
9 Months Chief Engineer
Responsible for the technical design.

Private Practice - Civil Engineering Consultant
Oct. 1994



LOCATION INFORMATION:

PROPERTY ADDRESS: 10510 DAVIS AVENUE, WOODSTOCK, MARYLAND

COUNCILMANIC DISTRICT: 1

ELECTION DISTRICT: 2

1" = 200" SCALE MAP #: N.W. 4-K

LOT SIZE AND OWNERS:

BREMAN L. MATHENA & WIFE = 89,734 SQUARE FEET
2.06 ACRES

VERNON M. MATHENA & WIFE = 903,042 SQUARE FEET
20.731 ACRES

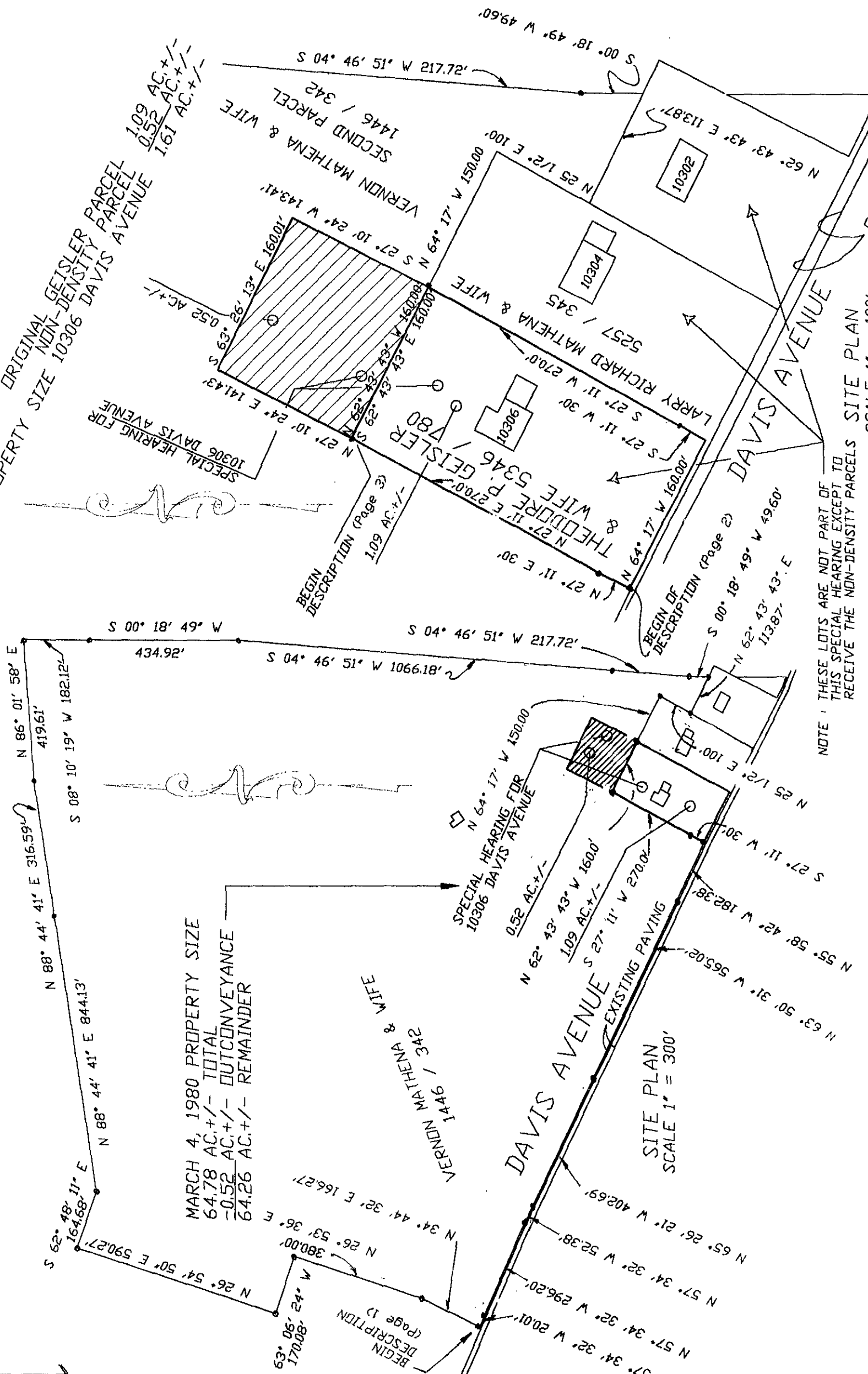
PRIVATE WATER
PRIVATE SEWER

PLAN FOR
SPECIAL HEARING
MATHENA PROPERTY
SCALE 1" = 200'

PHOTO LOOKSTONES

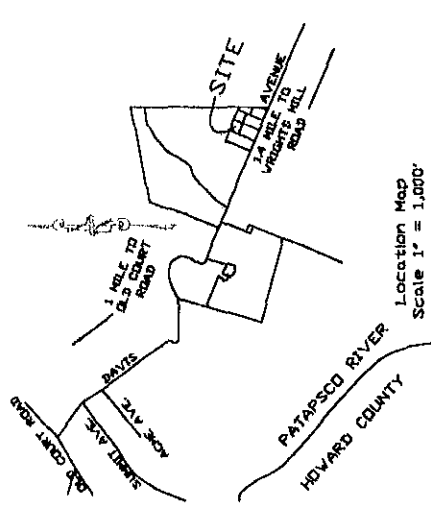
NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA
NO PRIOR ZONING HEARINGS

Note: Beginning of Description 4,560 feet +/- Southeast of Old Court Road



NOTE: THESE LOTS ARE NOT PART OF THIS SPECIAL HEARING EXCEPT TO RECEIVE THE NON-DENSITY PARCELS

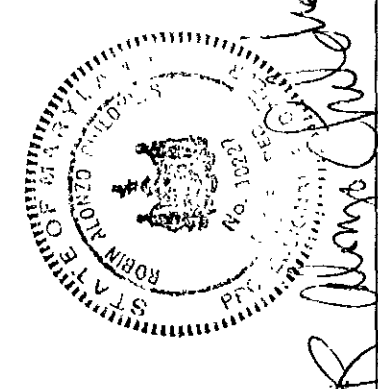
1. PETITION FOR A SPECIAL HEARING TO APPROVE A NON-DENSITY PARCEL TO SUPPORT ADJOINING PROPERTY (OUT CONVEYANCE 3/4/1980)



- ZONING GENERAL NOTES
1. ELECTION DISTRICT: 2
 2. COUNCILMANIC DISTRICT: 1
 3. 1" = 200' SCALE MAP # NW 4-K
 4. 1999 ZONING: RC 2
 5. LOT SIZE: 0.52 AC. +/- 22,651 SQ. FT.
 6. SEWER: PRIVATE
 7. WATER: PRIVATE
 8. CHESAPEAKE BAY CRITICAL AREA: NO
 9. PRIOR ZONING HEARINGS: NONE
 10. 1980 ZONING: RC 3
 11. NO BUILDINGS WITHIN NON-DENSITY PARCEL

REVIEW BY:	ITEM #:	CASE #:

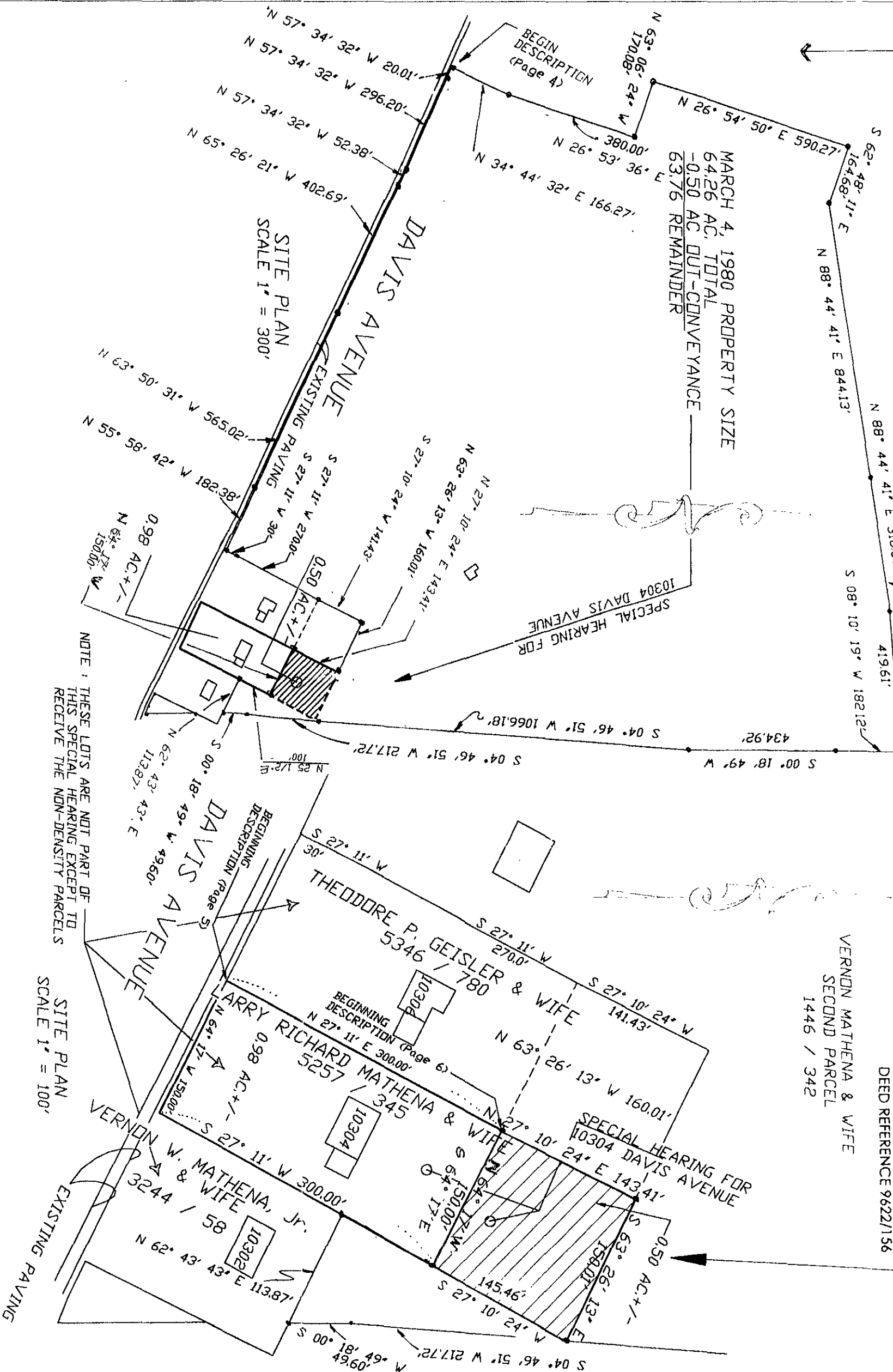
OWNER & PETITIONER
THEODORE P. GEISTLER & WIFE
DEED REFERENCE 6144/254



PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR
THEODORE P. GEISTLER & WIFE
10306 DAVIS AVENUE
BALTIMORE COUNTY, MARYLAND
DISTRICT 1C1
SCALE: AS SHOWN
DATE: 6/1/99

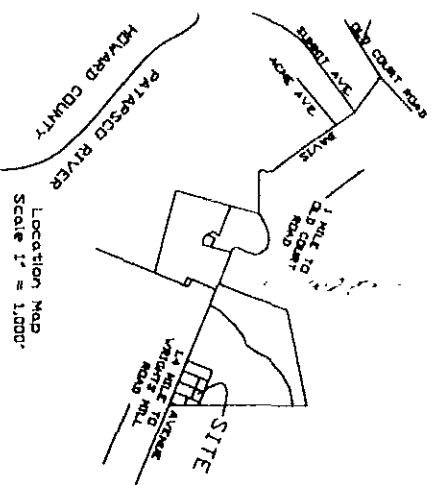
ENGINEER
R.A. CHILDRESS & ASSOC., INC.
713 PHEASANT DRIVE
FOREST HILL, MD 21050
(410) 803-0304
DRAWING NO.
ZP-1
SHEET 1 OF 5

Note: Beginning of Description 4,560 feet +/- Southeast of Old Court Road



ORIGINAL LARRY MATHENA PARCEL 0.98 AC. +/-
NON-DENSITY PARCEL 0.50 AC. +/-
TOTAL PROPERTY SIZE 1.304 DAVIS AVENUE 1.48 AC. +/-
NOW: JOAN M. MATHENA
DEED REFERENCE 9622/156

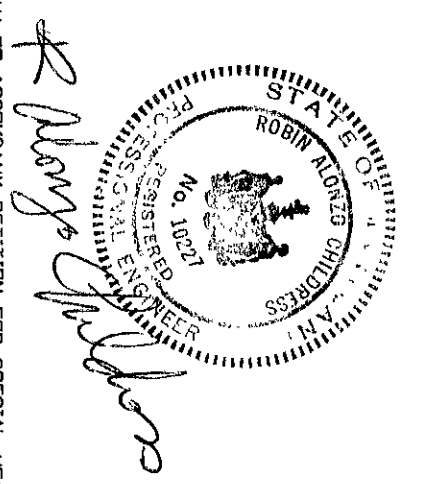
VERNON MATHENA & WIFE
SECOND PARCEL
1446 / 342



- ZONING GENERAL NOTES
1. ELECTION DISTRICT: 2
 2. COUNCILMANIC DISTRICT: 1
 3. 1" = 200' SCALE MAP # NW 4-K
 4. 1999 ZONING: RC 2
 5. LOT SIZE: 0.50 AC. +/- 21,780 SQ. FT.
 6. SEWER: PRIVATE
 7. WATER: PRIVATE
 8. CHESAPEAKE BAY CRITICAL AREA: NO
 9. PRIOR ZONING HEARINGS: NONE
 10. 1980 ZONING: RC 3
 11. NO BUILDINGS WITHIN NON-DENSITY PARCEL

ZONING OFFICE USE ONLY	
REVIEW BY:	ITEM #:
CASE #:	

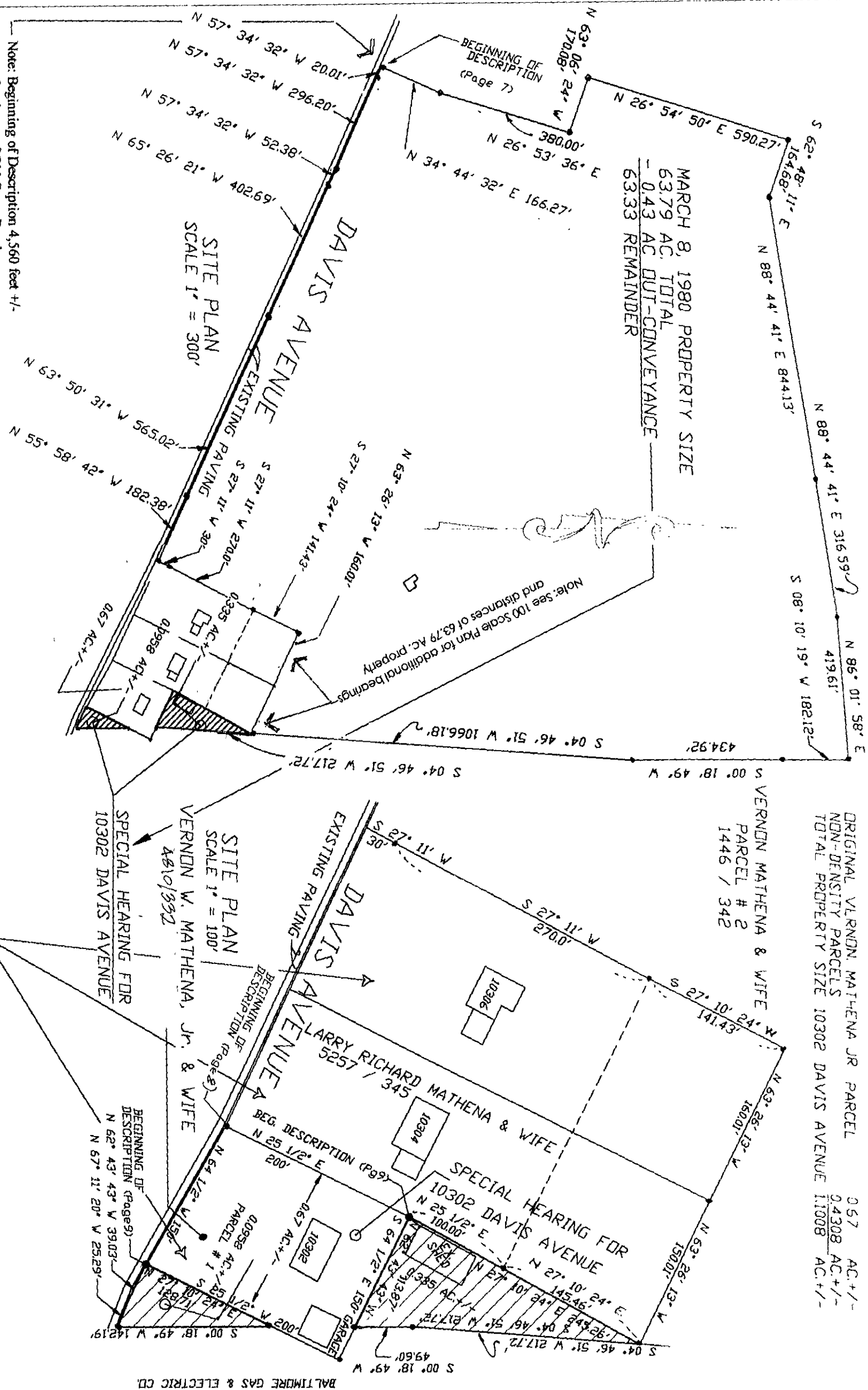
OWNER & PETITIONER
JOAN M. MATHENA
DEED REFERENCE 9622/156



PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING
FOR
LARRY R. MATHENA & WIFE
NOW JOAN M. MATHENA
10304 DAVIS AVENUE
BALTIMORE COUNTY, MARYLAND
DISTRICT JCI
SCALE AS SHOWN
DATE: 6/1 /99

ENGINEER
R.A. CHILDRESS & ASSOC., INC.
713 PHEASANT DRIVE
FOREST HILL, MD 21050
(410) 803-0304
DRAWING No.
ZP-2
SHEET 2 OF 5

1. PETITION FOR A SPECIAL HEARING TO APPROVE A NON-DENSITY PARCEL TO SUPPORT ADJOINING PROPERTY (OUT CONVEYANCE 3/4/1980)



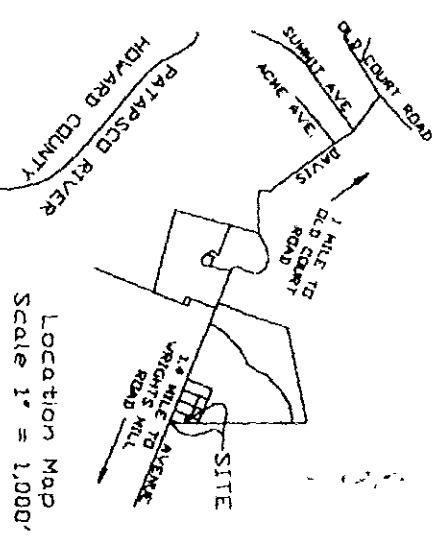
ORIGINAL VERNON MATHENA JR PARCEL 0.67 AC +/-
NON-DENSITY PARCELS 0.4308 AC +/-
TOTAL PROPERTY SIZE 1.1008 AC +/-

VERNON MATHENA & WIFE
PARCEL # 2
1446 / 342

MARCH 8, 1980 PROPERTY SIZE
63.79 AC. TOTAL
- 0.43 AC. OUT-CONVEYANCE
63.33 REMAINDER

NOTE: THESE LOTS ARE NOT PART OF
THIS SPECIAL HEARING EXCEPT TO
RECEIVE THE NON-DENSITY PARCELS

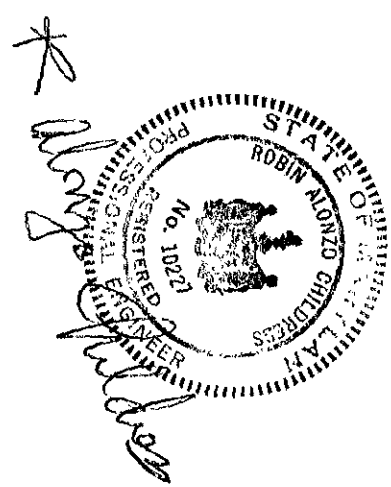
1. PETITION FOR A SPECIAL HEARING TO APPROVE A NON-DENSITY PARCEL
TO SUPPORT ADJOINING PROPERTY (OUTCONVEYANCE 3/8/1980), AND TO APPROVE EXISTING SHED
ON NON DENSITY PARCEL.



- ZONING GENERAL NOTES
1. ELECTION DISTRICT: 2
 2. COUNCILMANIC DISTRICT: 1
 3. 1" = 200' SCALE MAP # NW 4-K
 4. 1999 ZONING: RC 2
 5. LOT SIZE: 0.43 AC +/- 18,731 SQ. FT.
 6. SEWER: PRIVATE
 7. WATER: PRIVATE
 8. CHESAPEAKE BAY CRITICAL AREA: ND
 9. PRIOR ZONING HEARINGS: NONE
 10. 1980 ZONING RC 3
 11. BUILDING WITHIN NON-DENSITY PARCELS AS SHOWN

ZONING OFFICE USE ONLY
REVIEW BY: _____ ITEM #: _____ CASE #: _____

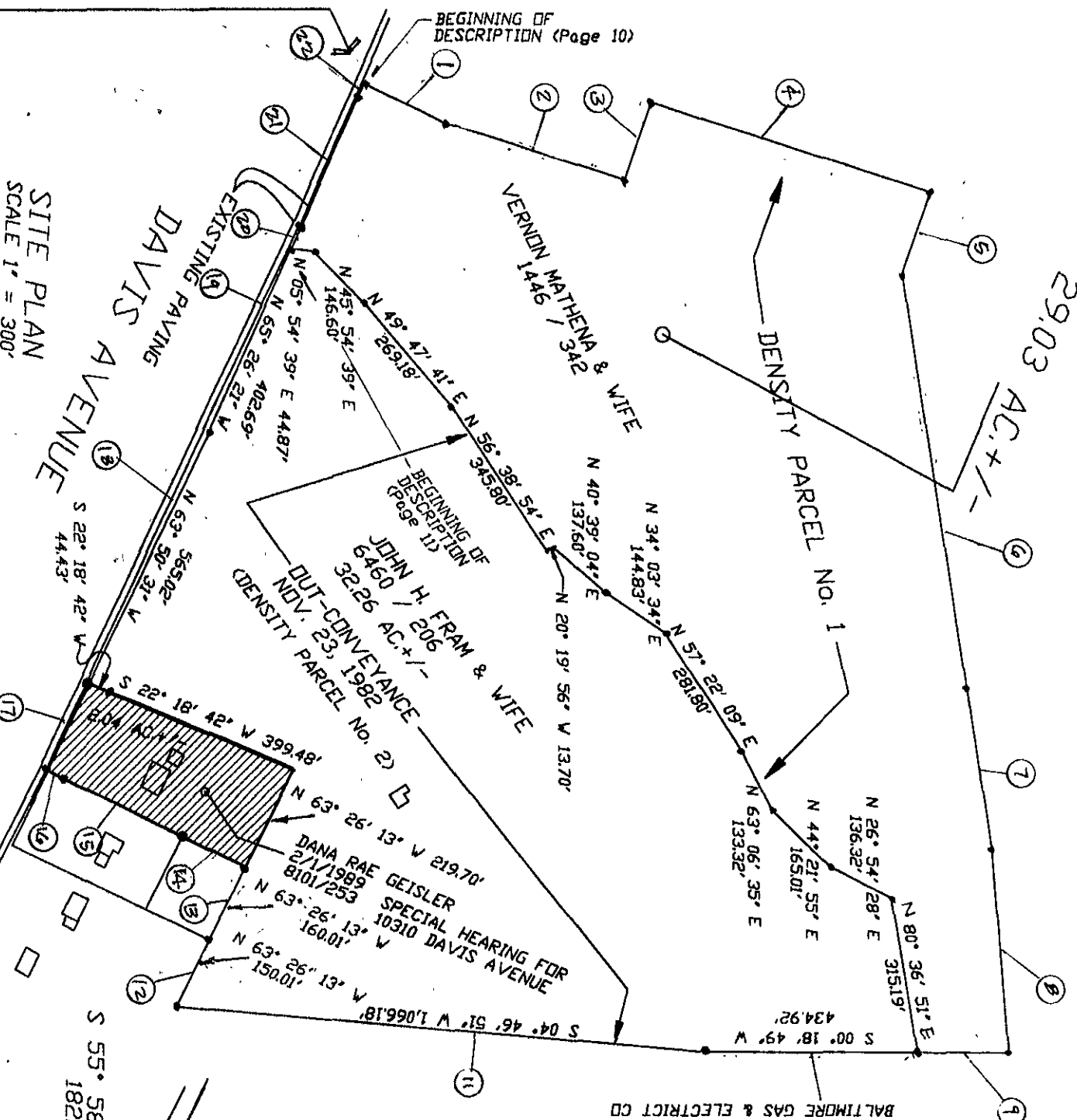
OWNER & PETITIONER
VERNON W. MATHENA, JR. & WIFE
DEED REFERENCE 6144/250



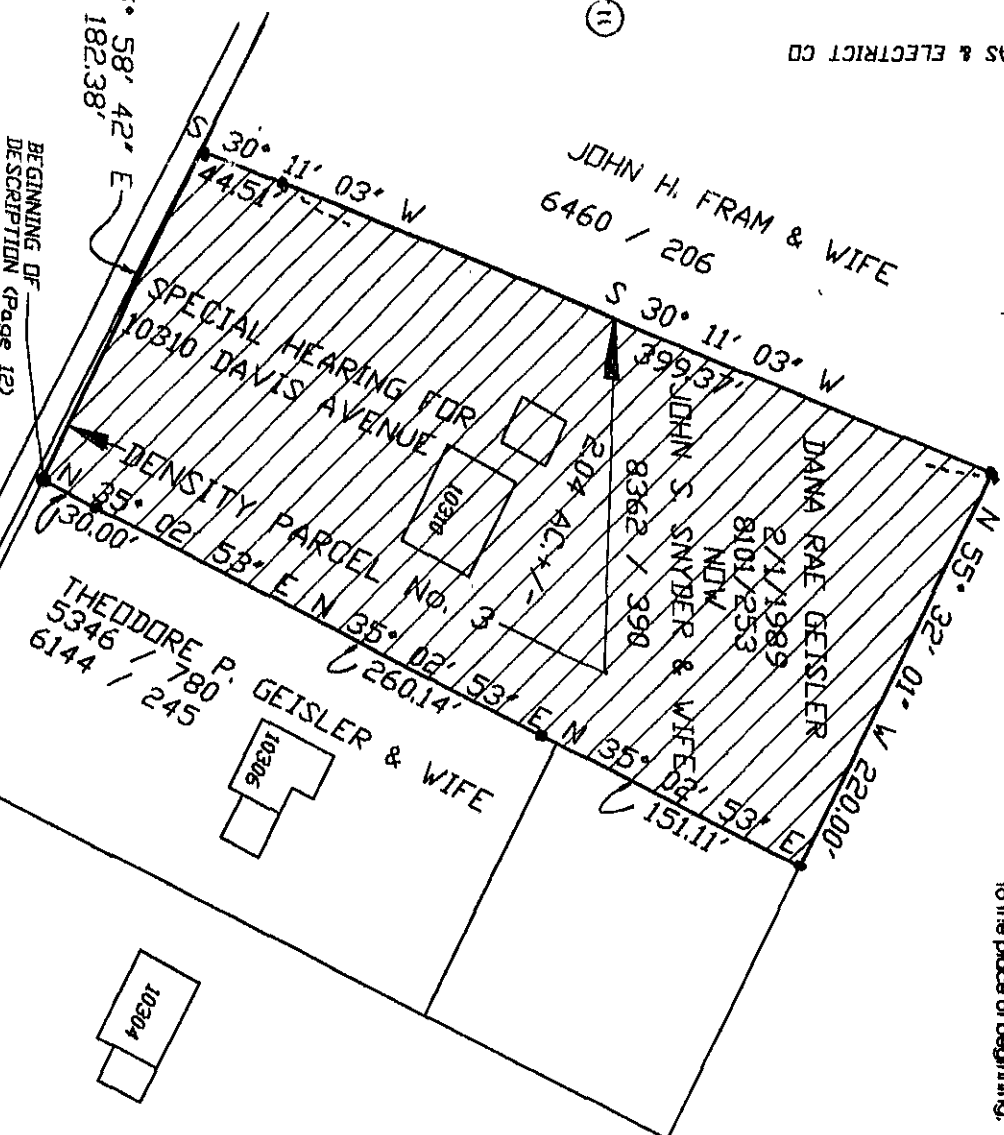
PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING
FOR
VERNON W. MATHENA, JR. & WIFE
10302 DAVIS AVENUE
BALTIMORE COUNTY, MARYLAND
DISTRICT 1C
SCALE: AS SHOWN
DATE: 6/1 /99

ENGINEER
R.A. CHILDRESS & ASSOC., INC.
713 PHEASANT DRIVE
FOREST HILL, MD 21050
(410) 803-0304
DRAWING NO.
ZP-3
SHEET 3 OF 5

* NOVEMBER 23, 1982 PROPERTY SIZE *
DENSITY PARCEL NO. 1 - 29.03 AC. +/-
DENSITY PARCEL NO. 2 - 32.26 AC. +/-
DENSITY PARCEL NO. 3 - 2.04 AC. +/-
TOTAL 63.33 AC. +/-



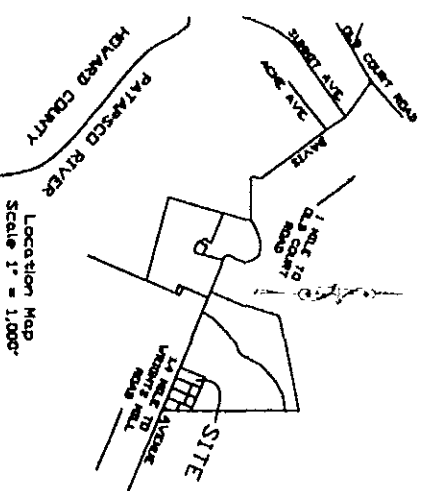
Note: Beginning of Description 4,560 feet +/-
Southeast of Old Court Road



- ZONING DESCRIPTION 63.33 ACRES OF LAND
1. North 34 degrees 44 minutes 32 seconds East 166.27 feet
 2. North 26 degrees 53 minutes 36 seconds East 380.00 feet
 3. North 63 degrees 06 minutes 24 seconds West 170.08 feet
 4. North 26 degrees 54 minutes 50 seconds East 590.27 feet
 5. South 26 degrees 48 minutes 11 seconds East 164.68 feet
 6. North 88 degrees 44 minutes 41 seconds East 844.13 feet
 7. North 88 degrees 44 minutes 41 seconds East 316.59 feet
 8. North 86 degrees 01 minutes 58 seconds East 419.61 feet
 9. South 08 degrees 10 minutes 19 seconds West 182.12 feet
 10. South 04 degrees 46 minutes 51 seconds West 1066.18 feet
 11. North 04 degrees 26 minutes 13 seconds West 150.01 feet
 12. North 63 degrees 26 minutes 13 seconds West 160.01 feet
 13. South 27 degrees 10 minutes 24 seconds West 141.43 feet
 14. South 27 degrees 11 minutes West 270.00 feet
 15. South 27 degrees 11 minutes West 30 feet to a point on Davis Avenue, and thence thereon
 16. North 55 degrees 58 minutes 42 seconds West 182.38 feet
 17. North 63 degrees 50 minutes 31 seconds West 565.02 feet
 18. North 65 degrees 26 minutes 21 seconds West 402.69 feet
 19. North 57 degrees 34 minutes 32 seconds West 52.38 feet
 20. North 57 degrees 34 minutes 32 seconds West 296.20 feet
 21. North 57 degrees 34 minutes 32 seconds West 20.01 feet,
 22. North 57 degrees 34 minutes 32 seconds West 20.01 feet, to the place of beginning.

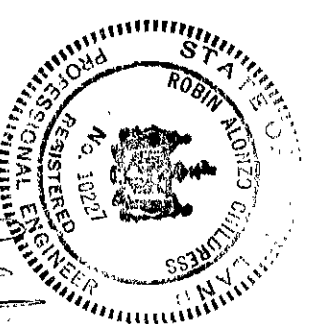
1. PETITION FOR A SPECIAL HEARING TO DETERMINE IF THE NOV. 23, 1982 OUT CONVEYANCE OF A 32.26 ACRE PARCEL FROM A OVERALL 63.33 AC. PARCEL WITH "RC-3" ZONING CREATED THREE DENSITY PARCELS (AS STATED ABOVE*) EACH HAVING DEVELOPMENT RIGHTS ALLOWED BY THE ZONING CLASSIFICATION.

- ZONING GENERAL NOTES
1. ELECTION DISTRICT 2
 2. COUNCILMANIC DISTRICT 1
 3. 1" = 200' SCALE MAP #1 NW 4-K
 4. 1999 ZONING, RC 2
 5. LOT SIZE, 2.04 AC. +/- - 88,862 SQ. FT.
 6. SEWER, PRIVATE
 7. WATER, PRIVATE
 8. CHESAPEAKE BAY CRITICAL AREA, NO
 9. PRIOR ZONING HEARINGS, NONE
 10. 1989 ZONING RC 3



ZONING OFFICE USE ONLY
REVIEW BY: ITEM # CASE #

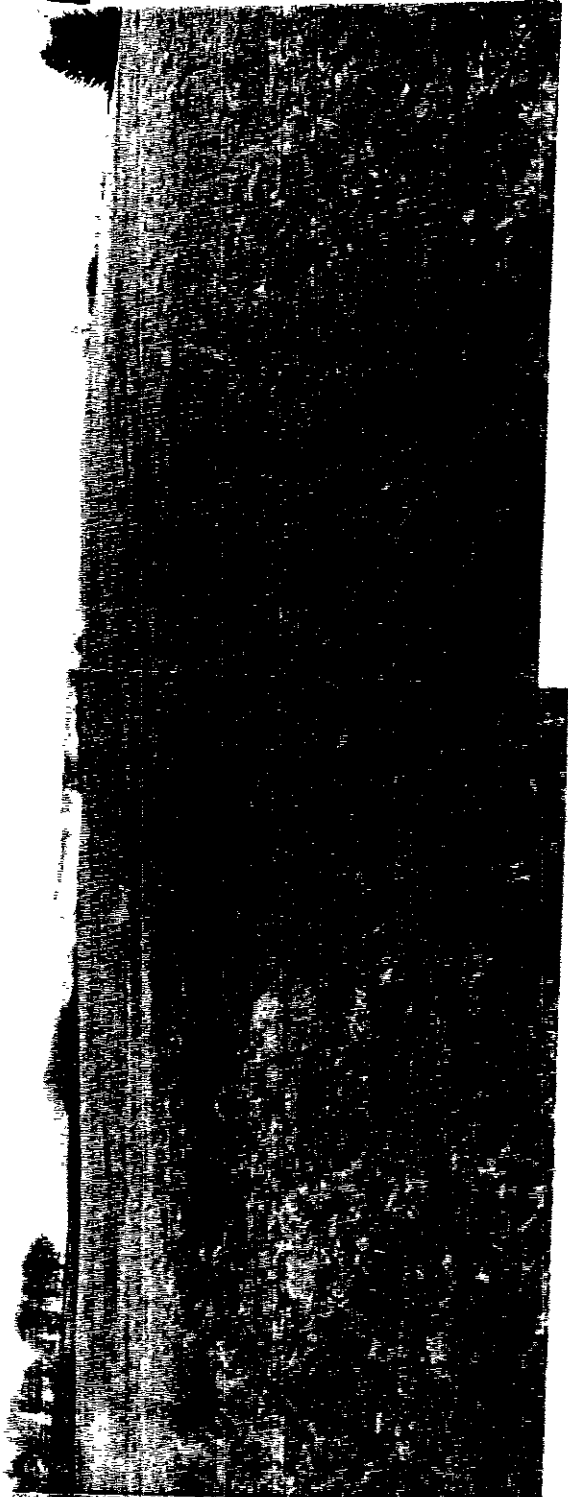
OWNER & PETITIONER
JOHN S. SNYDER & WIFE
DEED REFERENCE 8362 / 390



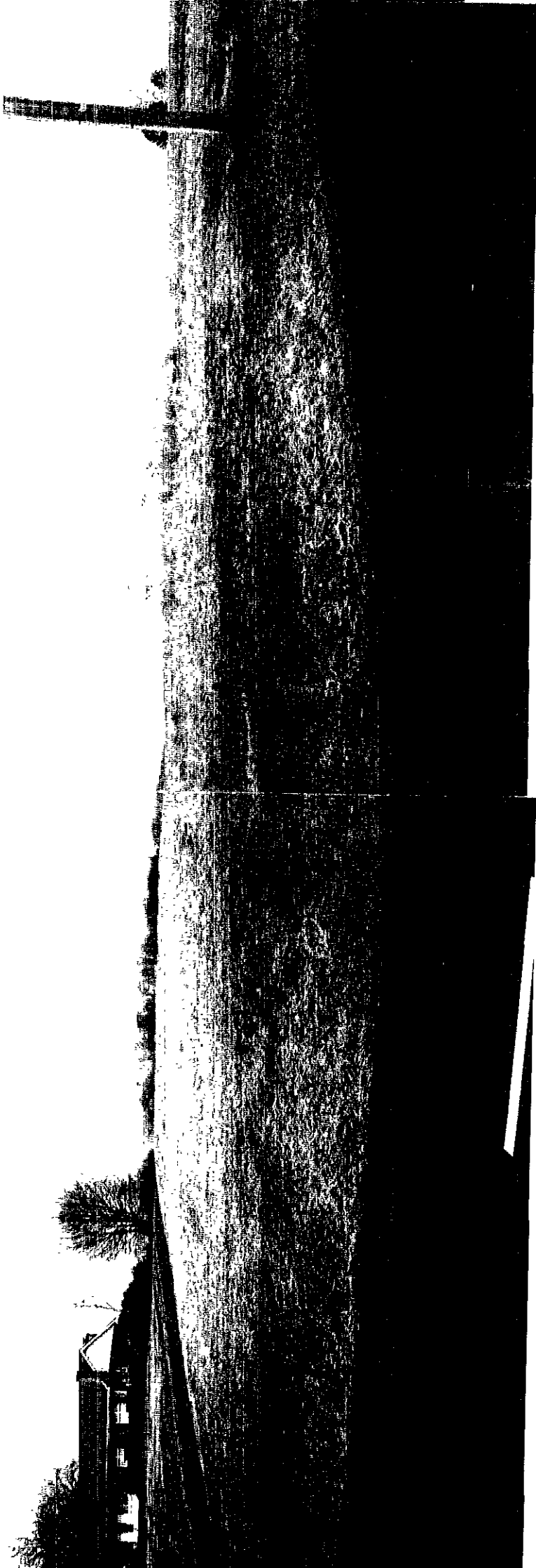
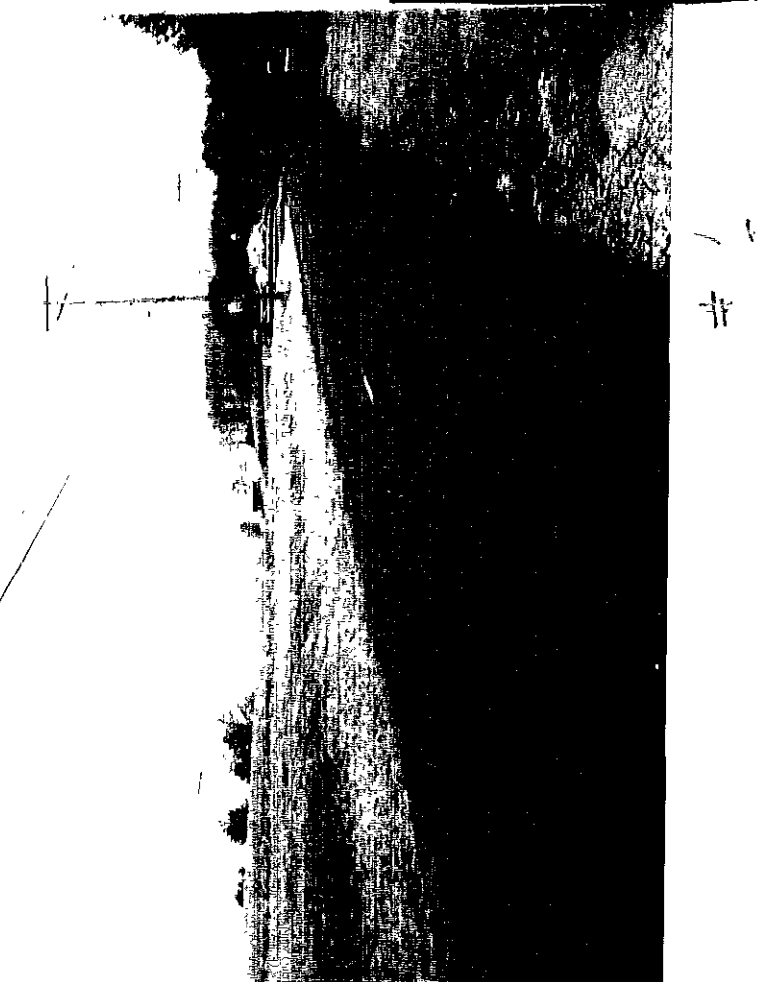
PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING
FOR
JOHN S. SNYDER & WIFE
10310 DAVIS AVENUE
BALTIMORE COUNTY, MARYLAND
DISTRICT 1C1
SCALE: AS SHOWN
DATE: 6/1 /99

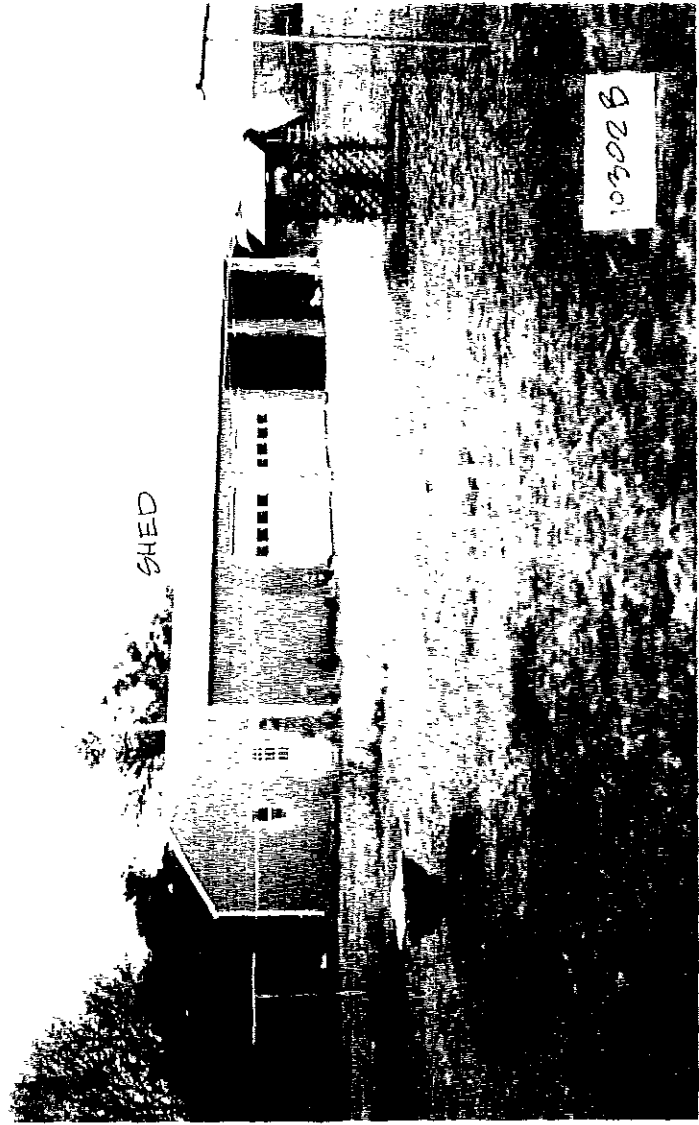
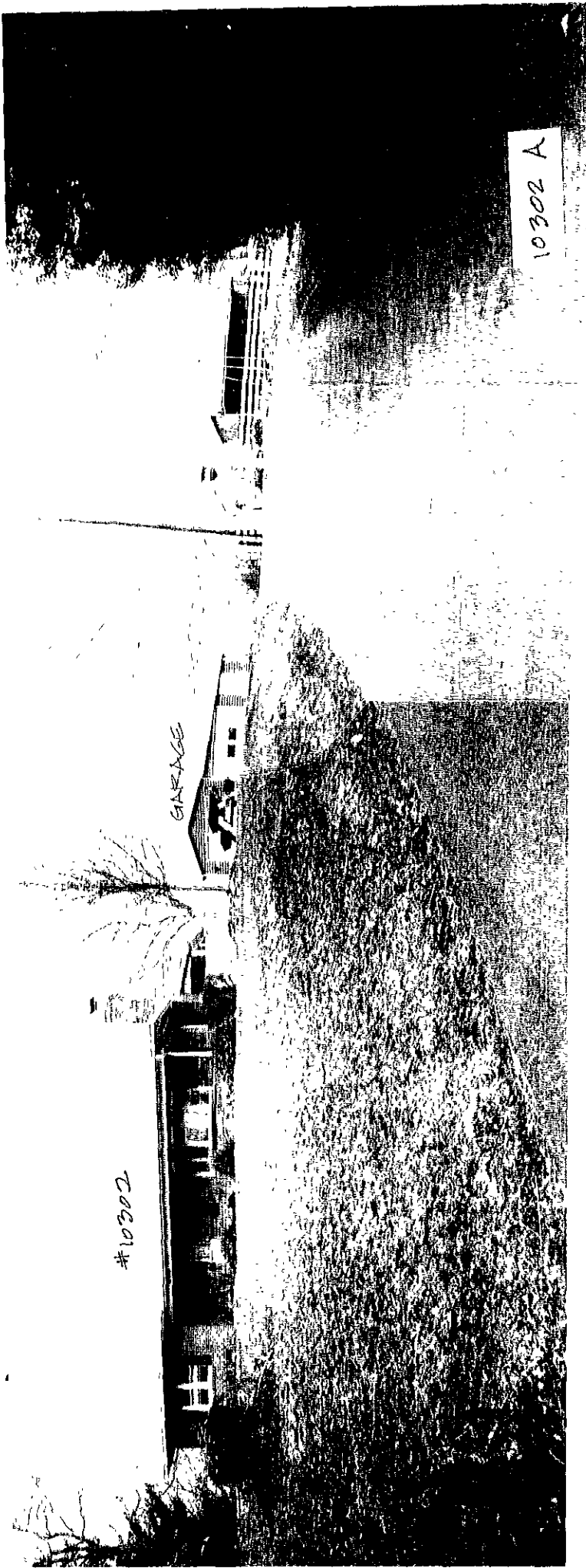
ENGINEER
R.A. CHILDRESS & ASSOC., INC.
713 PHEASANT DRIVE
FOREST HILL, MD 21050
(410) 803-0304
DRAWING NO.
ZP-4
SHEET 4 OF 5

8th May 1944. 10.15 AM. 10.15 AM.

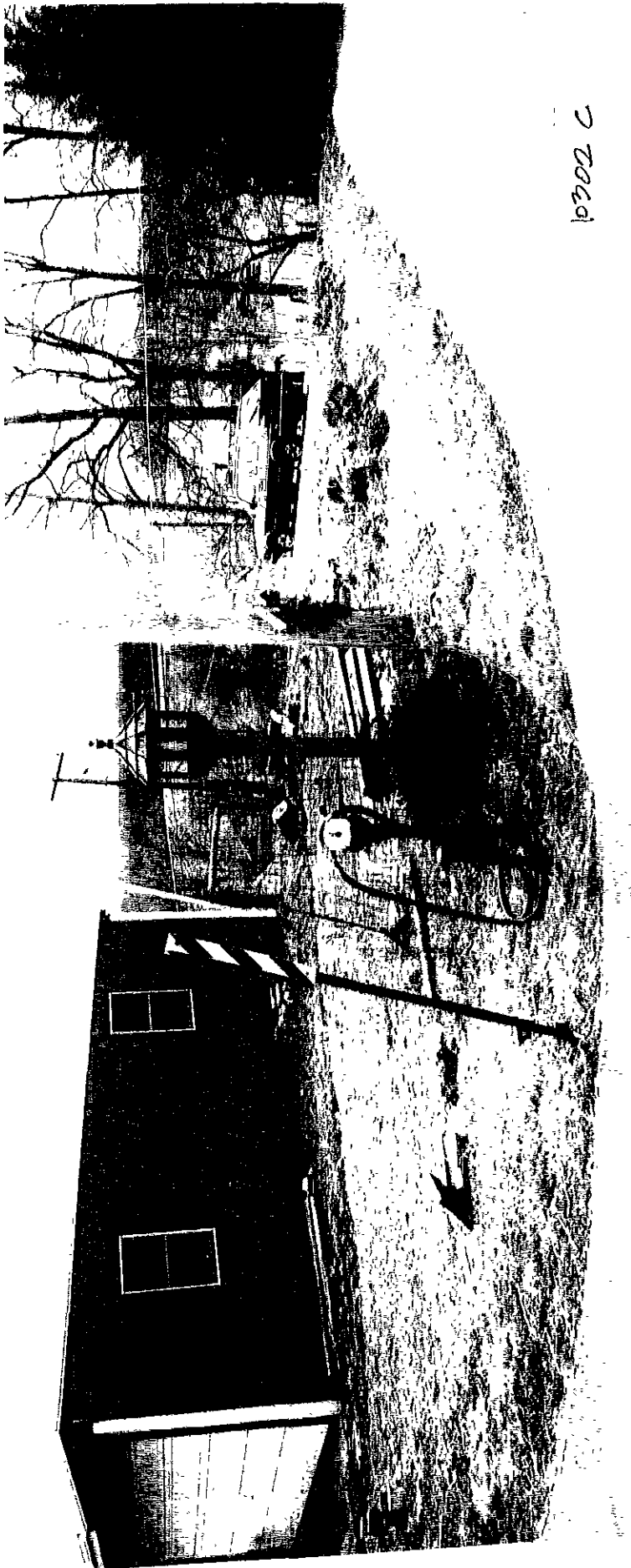


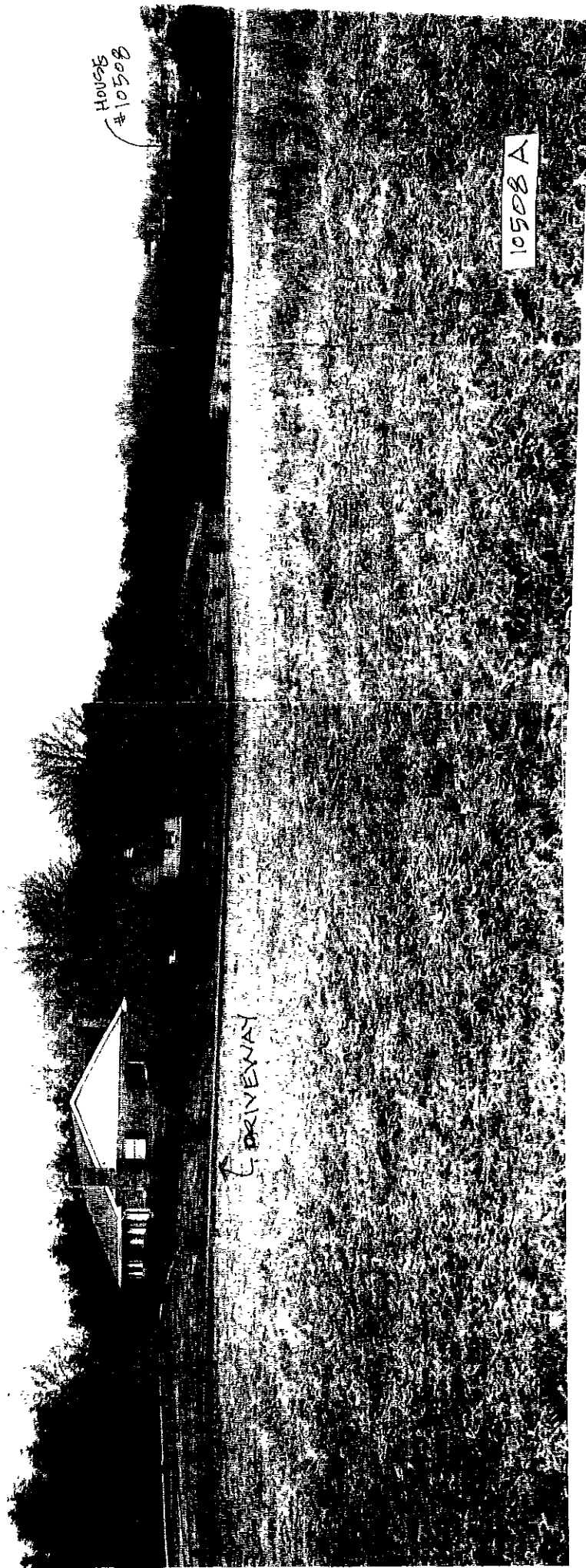
井





7 20641





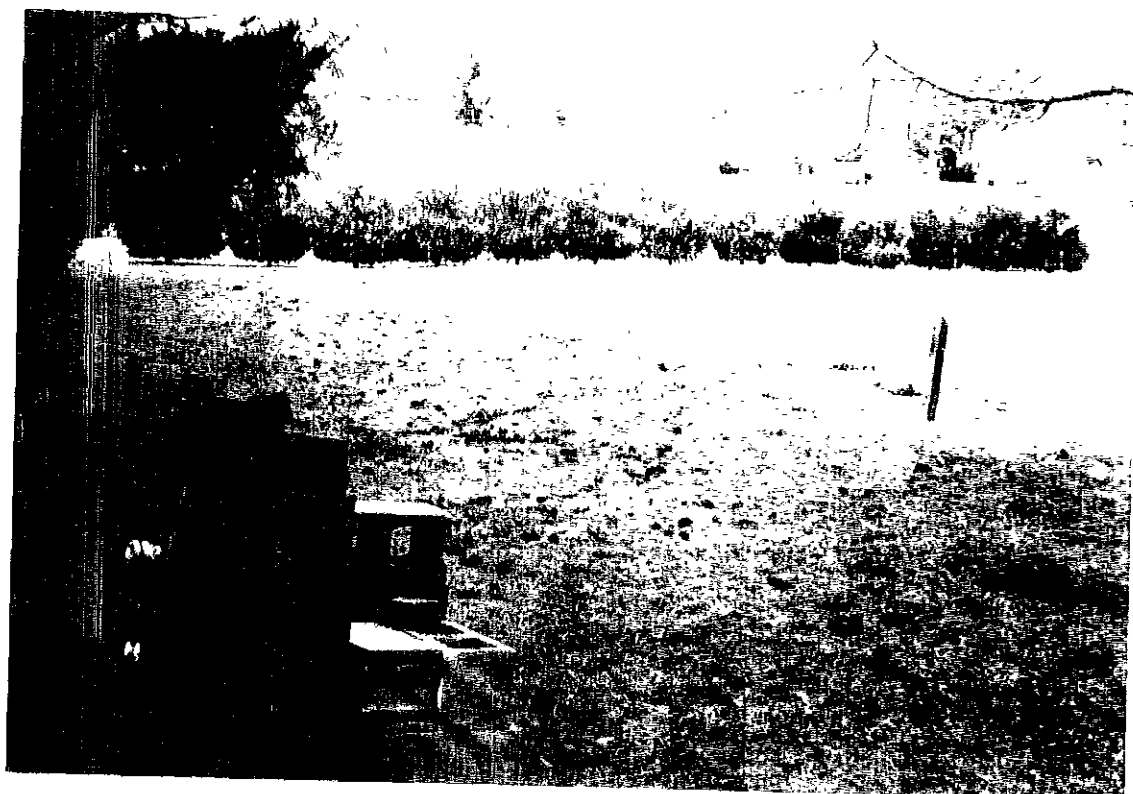
HOUSE
#10508

10508 A

↑ DRIVEWAY









DRAINAGE STUDY

LOT 1

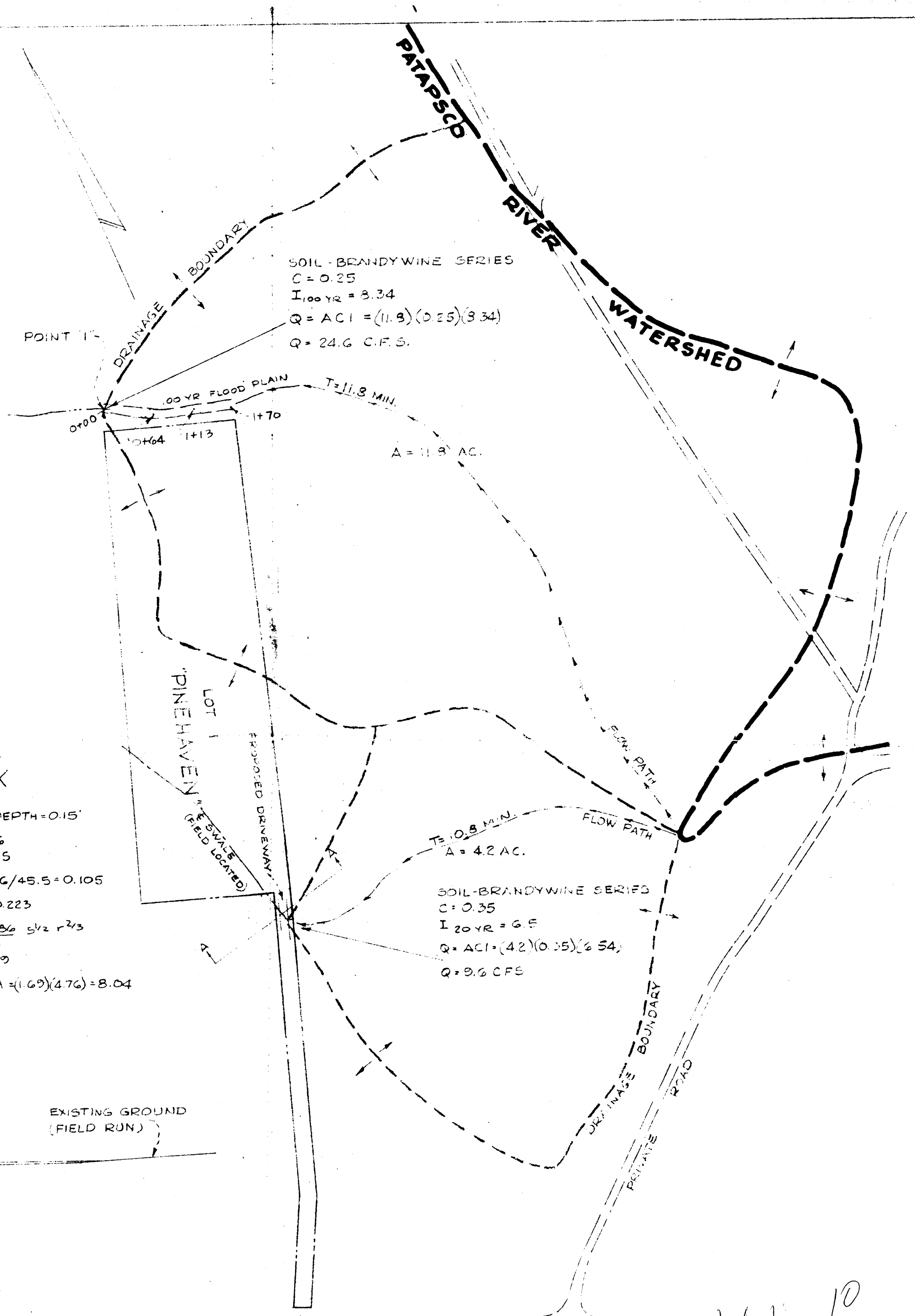
"PINEHAVEN"

2ND. ELECT. DIST

BALTO. CO., MD

SCALE: 1" = 100'

OCT. 1, 1994



DRIVEWAY CHECK

FOR DEPTH = 0.20'

$A = 7.68$

$P = 48.5$

$r = 7.68/48.5 = 0.158$

$r^{2/3} = 0.202$

$V = \frac{4.8}{n} s^{1/2} r^{2/3}$

$V = 2.18$

$Q = VA = (2.18)(7.68) = 16.74$

FOR DEPTH = 0.15'

$A = 4.76$

$P = 45.5$

$r = 4.76/45.5 = 0.105$

$r^{2/3} = 0.223$

$V = \frac{1.48}{n} s^{1/2} r^{2/3}$

$V = 1.69$

$Q = VA = (1.69)(4.76) = 8.04$

$S = 0.032$

$n = 0.035$

20 YR FLOOD -

PROP. DRIVEWAY

SECTION A-A

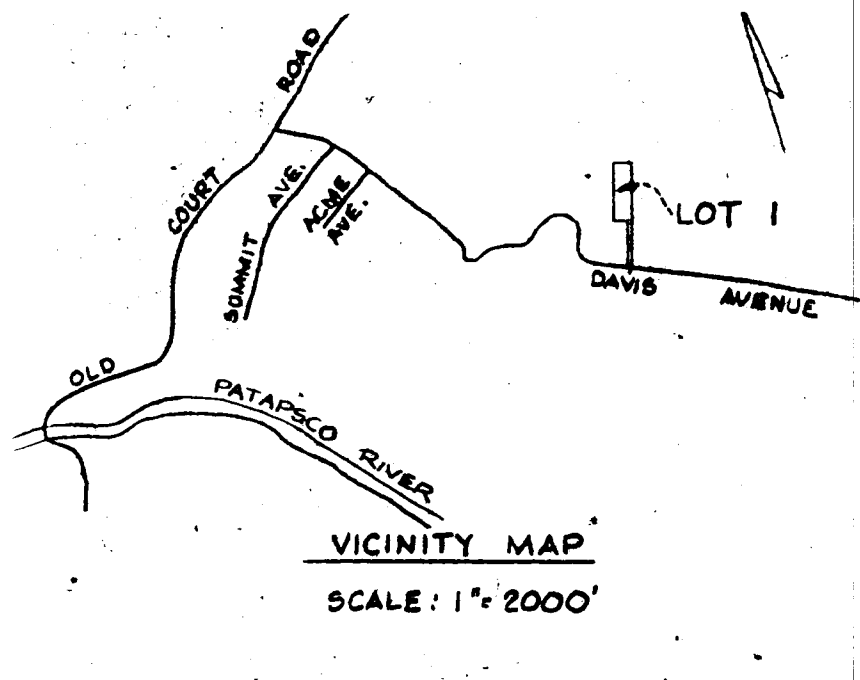
1" = 10' HOR.

1" = 5' VERT

LEO W. RADT
 REG. LAND SURVEYOR
 37 BELFAST ROAD
 TIMONUM, MARYLAND 21083
 (301) 252-2920

Let No 10

SHEET 1 OF 2

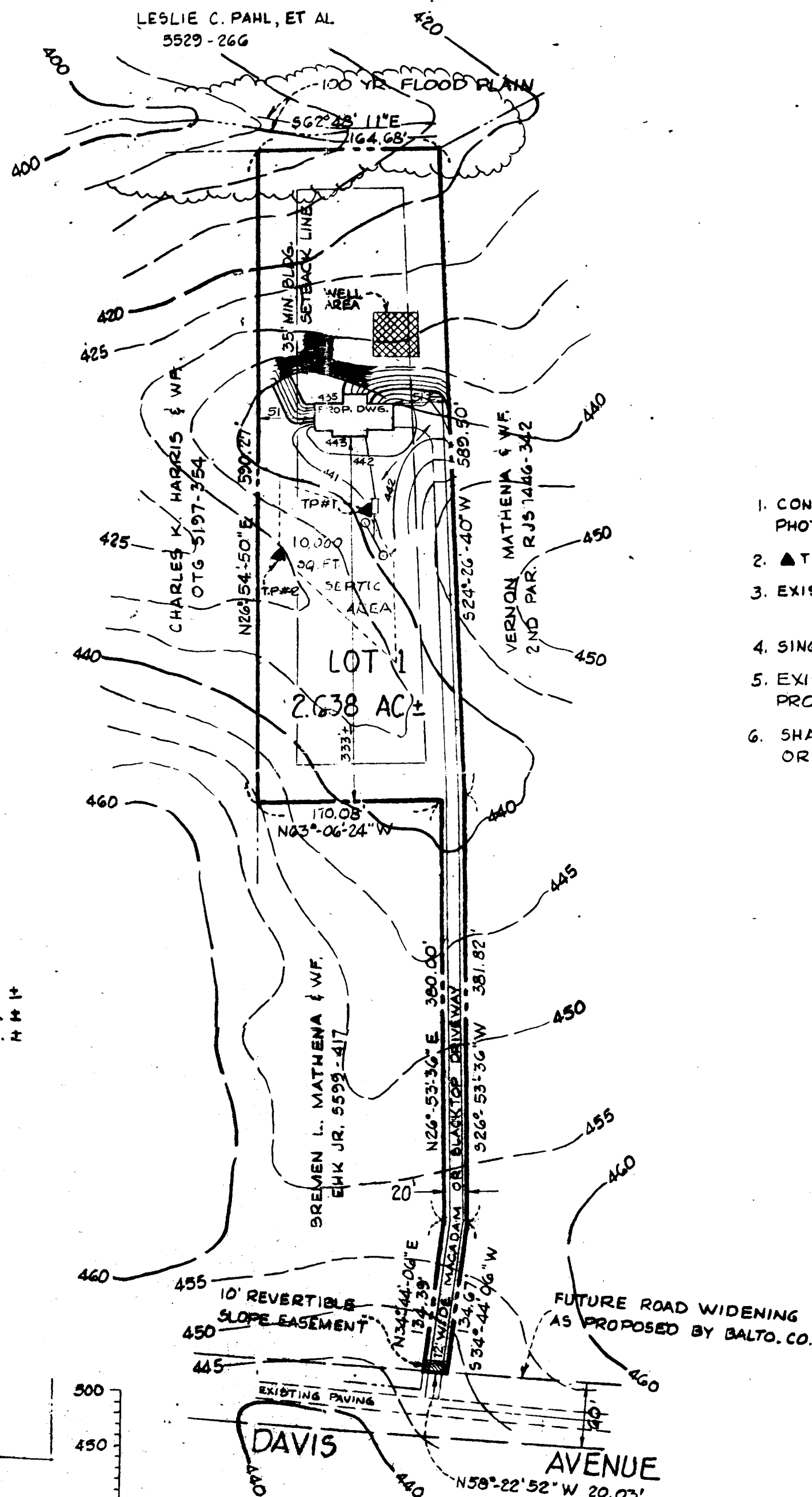
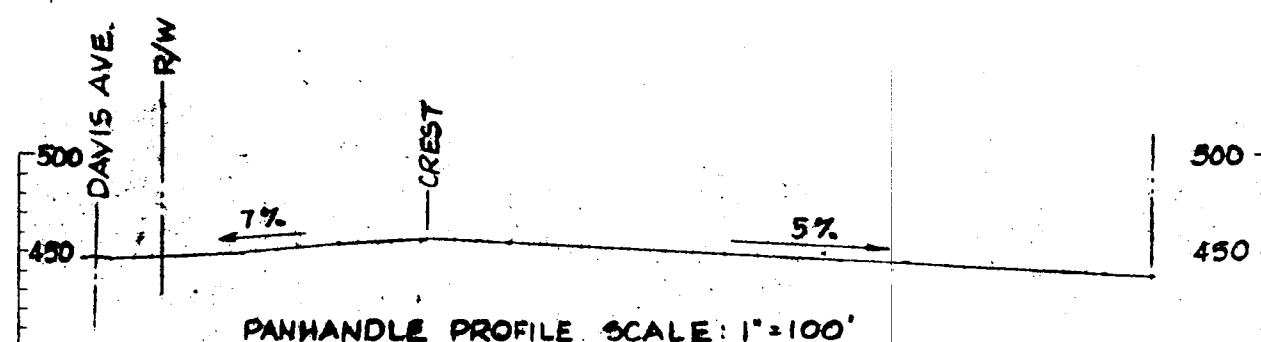


PROPOSED SITE PLAN OF LOT 1 "PINE HAVEN"

2ND ELECT. DIST. BALTO. CO., MD.
SCALE: 1" = 100' MAR. 5, 1986
COUNCILMANIC DIST. NO. 1
CENSUS TRACT # 4022-02
WATERSHED # 31
SUBSEWERSHED # 30
DEED REF. - EHK JR. 7026-444
PROPERTY NO. 20-00-005077
OWNER: CHARLES R. MATHENA AND WIFE

SITE DATA

	LOT 1
GROSS AREA (TO & RD)	2.653 AC. ±
AREA IN PUBLIC ROAD	0.015 AC. ±
NET LOT AREA	2.638 AC. ±
EXISTING ZONING	RC-2



NOTES

1. CONTOURS ARE FROM ENLARGED BALTO. CO. PHOTOGRAMMETRY.
2. ▲ TP - INDICATES PERC TEST.
3. EXISTING VEGETATION - MOSTLY OPEN FIELDS
4. SINGLE FAMILY UNIT.
5. EXISTING CONTOURS DASHED - 5' INTERVAL
PROPOSED CONTOURS SOLID - 1' INTERVAL
6. SHADED AREA INDICATES SLOPES 25% OR STEEPER.



Leo W. Rader
REG. LAND SURVEYOR NO. 1825

LEO W. RADER
REG. SURVEYOR
38 BELFAST ROAD
TIMONIUM, MD. 21220