

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE

E/S Nanticoke Road, 720' N
centerline of Tred Avon Road,
W/S Nanticoke Road, 770' N
centerline of Tred Avon Road
15th Election District
5th Councilmanic District
(207 Nanticoke Road)

William A. Sullivan
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-074-SPHA
*
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed for property located at 207 Nanticoke Road in the Middleborough area of Baltimore County. The special hearing request is to approve a nonconforming night club use in a BL zone to continue in conjunction with an addition to the existing restaurant and to also include a marina use. The variance request is to allow 156 parking spaces in lieu of the required 335 parking spaces. The petition was filed by William A. Sullivan as owner of the property. Mr. Sullivan was represented by Norman R. Stone, Jr., attorney at law.

Appearing at the hearing on behalf of the special hearing and variance requests were Mark Sullivan, appearing on behalf of the owner of the property, Norman R. Stone, Jr., attorney at law, representing the Petitioner, John Deckelman, Daniel Minnick, Raymond Hartnett and Mimmie Lorenzo, all appearing in support of the request. Steve Broyles, the professional engineer who prepared the site plan, was also in attendance. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 2.54 acres of land, more or less, split-zoned BL and BMB. The subject property is improved with a large existing restaurant use, as well as a parking lot and an overflow parking lot located on the south side of Nanticoke Road. In addition, the Petitioner owns and maintains a marina at the subject

ORDER RECEIVED FOR FILING

Date

10/22/01

By

JR. Gammal

property. The subject site is located at the terminus of Nanticoke Road and is a waterfront property situated on Middle River.

The Petitioner owns and operates the "River Watch Restaurant" which has existed on the property for over 10 years. In conjunction therewith, the Petitioner owns and operates a marina on the subject property and has a number of piers and boat slips associated therewith. As stated previously, the Petitioner acquired a separate parcel of property on the south side of Nanticoke Road which is used primarily as a parking lot.

The subject property has a long history of commercial uses associated therewith. The testimony and evidence offered by the gentlemen who attended the hearing, particularly Mr. Deckelman, who has resided in this neighborhood since 1930, clearly established that the subject property has always been used as a night club. In the 1930's, the subject property was known as "Stein's Hotel" which had a night club operation located therein. Mr. Deckelman and the others in attendance all testified that the property has always had a night club associated with it since the 1930's, up until the present date and time. This use has been continuous and uninterrupted and continues to exist on the property today. The Petitioner, therefore, has requested a special hearing to approve the nonconforming status of the subject property as a night club to allow the River Watch Restaurant to continue its operation on the property.

This public hearing came about as a result of the Petitioner's application to legitimize some minor modifications to the subject restaurant use. Apparently, the zoning technician who reviewed the file characterized the use occurring on the property as being that of a "night club". The definition of night club, as contained within the Baltimore County Zoning Regulations, is over-broad and includes almost every type of restaurant, diner, café and other similar types of commercial establishments. Because of this wording, it is necessary to review each use on a case by case basis in order for a determination to be made whether such use occurring on a particular property is that of a night club or simply a restaurant where ancillary entertainment is provided. The reason for drawing this distinction

is that a restaurant use is a use permitted as of right on the subject property, whereas a true night club use is not permitted. Therefore, this distinction is very important to this particular business owner.

The testimony and evidence offered by the gentlemen who attended the hearing, without question, clearly demonstrated that the subject property has been used in a consistent commercial fashion since the 1930's until the present time. However, it is not necessary to go so far as to designate the use that is occurring on the subject property as that of a night club. The Petitioner is simply operating a restaurant whereby ancillary entertainment is provided to their customers. The great majority of the use of the property is that of a restaurant and not a night club. Therefore, I hereby find that the Petitioner's special hearing shall be granted to allow him to continue to operate his restaurant on the subject property and to provide the entertainment both inside the subject building, as well as on the outside deck, as is consistent with and similar to a vast number of restaurants and bars in and around Baltimore County. This will not in any way characterize the subject use as a true "night club" operation, but will allow the River Watch Restaurant to continue to operate in its present capacity.

As stated previously, in conjunction with the request herein, the Petitioner has made small modifications to the structures on the property. As shown in the site plan submitted into evidence, the Petitioner has installed a small outside raw bar area designated on the site plan as modification "A". In addition, a small area has been set aside for outside entertainment to set up their equipment, that area being designated on the site plan as modification "B". Finally, the Petitioner proposes a small office addition on the southeast corner of the restaurant building as shown on the site plan lettered as "G". The special hearing and variance request is also to approve of these particular modifications as well as an overall approval of the site plan and marina use.

It should be noted that the site plan submitted into evidence, and particularly the parking arrangements that exist on the property, have existed in that fashion for many, many years. Therefore, the site plan shall be approved as being either consistent with current regulations or appropriately nonconforming to those regulations in case that some of the parking configurations do not meet current

standards. Therefore, I hereby find that the site plan submitted at the hearing before me conforms to and complies with all zoning regulations.

Finally, the Petitioner is requesting a variance to allow the existing 156 parking spaces in lieu of the required 335 parking spaces. The parking associated with this property has always been sufficient to accommodate the needs of this business owner. However, the variance is generated by virtue of the fact that the property owner must provide parking not only for the restaurant use, but also the marina operation which has existed on the property for many years. These two uses are double counted as far as parking requirements are concerned. That is, there is no consideration given to this property owner as a result of this restaurant/marina being a hybrid use. Many of the individuals who park on the property may be on site for both the restaurant as well as the marina use, given that they may visit their boat and also choose to have dinner during that same visit. In addition, no parking credit is given to the restaurant for the many customers who come by boat and not by car when eating at the restaurant. Accordingly, the requirement to provide 335 parking spaces on the property is over exaggerated, given this hybrid use that occurs on the subject site. The amount of parking provided, that being 156 parking spaces, is more than adequate to accommodate the needs of this business. Therefore, the variance shall be granted and the manner in which the parking is provided on site shall be approved.

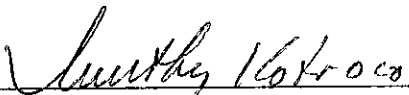
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of October, 2001, that the Petitioner's Request for Special Hearing, to allow the Petitioner to continue to operate his restaurant use in conjunction with live and recorded entertainment on the subject property as he has been doing for the past 10 years, shall be GRANTED. The mere fact that the Petitioner offers live and recorded entertainment to his customers and patrons does not cause the use on this property to be that of a "night club", as that term is defined within the Baltimore County Zoning Regulations. The Petitioner is operating a restaurant while providing ancillary entertainment to his patrons. Accordingly, the special hearing shall be granted to allow the continued operation of the

restaurant, as well as the marina use on the subject property. To classify this property as a true "night club", would do a disservice to the surrounding neighborhood. It may cause an operation such as the old "Seagull Inn" to re-establish itself on the property. No one wishes to see that result.

IT IS FURTHER ORDERED, that the variance to allow 156 parking spaces in lieu of the required 335 parking spaces shall be APPROVED.

IT IS FURTHER ORDERED that the site plan submitted into evidence showing the structures on the subject site, as well as the parking lot and the configuration of the parking spaces on site, be and is hereby APPROVED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 10/22/01
By R. J. [signature]



Baltimore County
Zoning Commissioner

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

October 22, 2001

Norman R. Stone, Jr., Esquire
Law Offices of Peter G. Angelos
6905 Dunmanway
Baltimore, Maryland 21222

Re: Petitions for Special Hearing & Variance
Case No.: 02-074-SPH
Property: 207 Nanticoke Road

Dear Mr. Stone:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

Steven K. Broyles, P.E.
2022 Brown Road
Finksburg, MD 21048

John F. Deckelman
201 Oak Avenue
Baltimore, MD 21221

Daniel J. Minnick
7103 Dawshire
Baltimore, MD 21222

Raymond J. Hartnett
621 S. Rappolla Street
Baltimore, MD 21224

Mimmie Lorenzo
708 E. Seminary Avenue
Towson, MD 21286

William B. Wilder
224 Nanticoke Road
Baltimore, MD 21221

Karen Kellner
216 Nanticoke Road
Baltimore, MD 21221



CBA FLOOD PLAIN

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 207 Nanticoke Road

which is presently zoned BL & BMB

This Petition shall be filed with the Department of Permits and 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

A Non-Conforming Nightclub use in BL Zone to continue in conjunction with a addition to the existing restaurant. also to include a marina use.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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.

Handwritten: *Handwritten*

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Norman R. Stone Jr.

Name - Type or Print

Signature

Law Offices of Peter G. Angelos

Company

6905 Dunmanway

410-284-2860

Address

Baltimore,

Md.

Telephone No.

21222

State

Zip Code

Legal Owner(s):

William A. Sullivan

Name - Type or Print

Signature

Name - Type or Print

Signature

207 Nanticoke Road

410-687-1422

Address

Baltimore,

Md.

Telephone No.

21221

City

State

Zip Code

Representative to be Contacted:

Steven K. Broyles P.E.

Name

2022 Brown Road

410-747-5500

Address

Finksburg,

Md.

Telephone No.

21048

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BR Date 8/20/01

Case No. 02-074-SPHA

220 9/15/98

ORDER RECEIVED FOR FILING

Date 10/22/01



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 207 Nanticoke Road

which is presently zoned BL & BMB

This Petition shall be filed with the Department of Permits and 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 Variance from Section(s)

BCZR 409.6.A.2. to allow 156 parking spaces in lieu of the required 335 parking spaces.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The site has a technical difficulty in the irregular shape following a natural peninsula and the fact that the original nightclub and marina was built prior to 1945 and now is restricted by Chesapeake Bay Critical Area requirements. The site also has a hardship in the fact that 26 parking spaces were removed adjacent to the bulkhead and tidal water to improve water quality and allow pervious planters to intercept runoff.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Norman R. Stone Jr.

Name - Type or Print

Signature

Law Offices of Peter G. Angelos

Company

8905 Dunmanway

410-284-2860

Address

Baltimore,

Md.

Telephone No.

21222

City

State

Zip Code

Case No. 02 -074-SPHA

REV 8/15/98

Legal Owner(s):

William A. Sullivan

Name - Type or Print

Signature

Name - Type or Print

Signature

207 Nanticoke Road

410-687-1422

Address

Baltimore,

Md.

Telephone No.

21222

City

State

Zip Code

Representative to be Contacted:

Steven K. Broyles P.E.

Name

2022 Brown Road

410-747-5500

Address

Finksburg,

Md.

Telephone No.

21048

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

BR

Date

8/20/01

STEVEN K. BROYLES & ASSOCIATES

ENGINEERS - LAND PLANNERS - SURVEYORS

2022 Brown Road - Finksburg, Maryland 21048

Phone 410-747-5500 - Fax 410-833-5220 - email skbroyles@erols.com

ZONING DESCRIPTION FOR 207 NANTICOKE ROAD

Beginning at a point on the northeast side of Nanticoke Road right-of-way, which is 30' wide at the distance of 725' $\pm$ Northwest of the centerline of Middleborough Road, which is a 40' wide right-of-way. Thence the following the courses and distances:

1. Northwesterly 325' along the northeast side of Nanticoke Road right-of-way to the waters of Middle River
2. Northerly 60' along the waters of Middle River
3. Northeasterly 258' along the waters of Middle River
4. Southwesterly 190' along the waters of Middle River, thence leaving said Middle river
5. Southwesterly 205' to the point of beginning containing 1.95 acres as recorded in Liber 838, Folio 604

Being Lot #'s 77, 78, 79, 80, 81, 247A, 248A, 249A, 250A & 251A, in the subdivision Middleborough as recorded in Baltimore County Plat Book # 4, Folio 191, containing 2.43 acres. Also known as 207 Nanticoke Road and located in the 15th Election District.

ZONING DESCRIPTION FOR OFFSITE PARKING AREA WITHIN 500' OF 207 NANTICOKE ROAD

Beginning at a point on the southwest side of Nanticoke Road right-of-way, which is 30' wide at the distance of 775' $\pm$ Northwest of the centerline of Middleborough Road, which is a 40' wide right-of-way. Thence the following the courses and distances:

1. Northwesterly 100' along the northeast side of Nanticoke Road right-of-way
2. Southwesterly 211'
3. Southeasterly 100'
4. Northeasterly 211' to the point of beginning containing 0.48 acres as recorded in Liber 838, Folio 604

Being Lot #'s 85 & 86, in the subdivision Middleborough as recorded in Baltimore County Plat Book # 4, Folio 191, containing 0.48 acres and located in the 15th Election District.



#074

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

5705

DATE

8/20/01

ACCOUNT

R001-000-6150

AMOUNT \$

500.00

RECEIVED
FROM:

William Sullivan

FOR:

Special Hearing & Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

J. M. H. 7/1

PAID RECEIPT

PAYMENT ACTUAL TIME
8/20/2001 8/20/2001 10:49:22

TELEPHONE NO. 06 CASHIER KMCN KXN DRAWER 4
RECEIPT # 046528 OFLN

PROJECT 5 528 ZONING VARIATION
NO. 005705

Receipt To: 500.00
500.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #02-074-SPHA

207 Nanticoke Road

E/S Nanticoke Road, 720' N centerline Tred Avon Road,

W/S Nanticoke Road, 770' N centerline Tred Avenue

15th Election District - 5th Councilmanic District

Legal Owner(s): William A. Sullivan

Special Hearing: to allow a non-conforming Nightclub use in BL zone to continue in conjunction with an addition to the existing restaurant. **Variance:** to allow 156 parking spaces in lieu of the required 335 parking spaces.

Hearing: Thursday, October 11, 2001 at 10:00 a.m. In Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please contact the Zoning Commissioner's Office at (410) 887-3386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 9/8/12 September 25

C496287

CERTIFICATE OF PUBLICATION

9/27/2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/25/2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

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: 02-074-SPHA
Petitioner: William A. Sullivan
Address or Location: 207 NANTICOKE ROAD, BALTO MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARK SULLIVAN
Address: 207 Nanticoke Rd.
BALTO, MD 21221
Telephone Number: 410-687-1422 FAX 410-687-2202

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 25, 2001 Issue – Jeffersonian

Please forward billing to:

Mark Sullivan
207 Nanticoke Road
Baltimore MD 21221

410 687-1422

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: 02-074-SPHA

207 Nanticoke Road

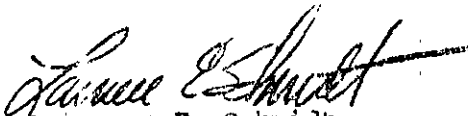
E/S Nanticoke Road, 720' N centerline Tred Avon Road, W/S Nanticoke Road, 770' N centerline Tred Avenue

15th Election District – 5th Councilmanic District

Legal Owner: William A Sullivan

Special Hearing to allow a non-conforming Nightclub use in BL zone to continue in conjunction with a addition to the existing restaurant. Variance to allow 156 parking spaces in lieu of the required 335 parking spaces.

HEARING: Thursday, October 11, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 18, 2001

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: 02-074-SPHA

207 Nanticoke Road

E/S Nanticoke Road, 720' N centerline Tred Avon Road, W/S Nanticoke Road, 770' N centerline Tred Avenue

15th Election District – 5th Councilmanic District

Legal Owner: William A Sullivan

Special Hearing to allow a non-conforming Nightclub use in BL zone to continue in conjunction with a addition to the existing restaurant. Variance to allow 156 parking spaces in lieu of the required 335 parking spaces.

HEARING: Thursday, October 11, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G.D.Z.
Director

C: Norman R Stone Jr, Law Offices of Peter G. Angelos, 6905 Dunmanway,
Baltimore 21222
William A Sullivan, 207 Nanticoke Road, Baltimore 21221
Steven K. Broyles PE, 2022 Brown Road, Finksburg 21048

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 26, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

October 4, 2001

Norman R Stone Jr
Law Offices of Peter G Angelos
6905 Dunmanway
Baltimore MD 21222

Dear Mr. Stone:

RE: Case Number: 02-074-SPHA, 207 Nanticoke Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 20, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: William A Sullivan, 207 Nanticoke Road, Baltimore 21221
Steven K Broyles PE, 2022 Brown Road, Finksburg 21048
People's Counsel



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

**BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: October 16, 2001

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2001
Item Nos. 071, 072, 073, 074, 075, 076,
077, 078, 079, 081, 082, 083, 084, and
085

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

September 19, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF September 17, 2001

Item No.: See Below

Dear Ms. Stephens:

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.

Comment #5 applies to the following item #'s.

073, 074, 078, and 085

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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



Inh
10/11/01

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: October 4, 2001
SUBJECT: Zoning Item 74
Address 207 Nanticoke Road

Zoning Advisory Committee Meeting of 10/01/01

- _____ 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.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to 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).
- X 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).

Additional Comments:

Reviewer: Paul Dennis

Date: 10/2/01

Sept
10/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 20, 2001

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

8721

SUBJECT: 207 Nanticoke Road

INFORMATION:

Item Number: 02-074

Petitioner: William A. Sullivan

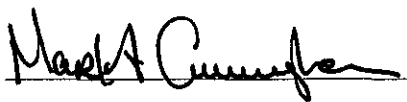
Zoning: BL & BMB

Requested Action: Variance/Special Hearing

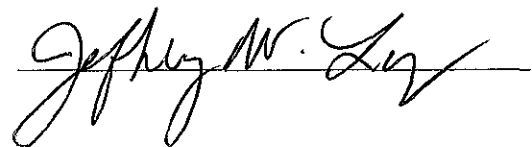
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow 156 parking spaces in lieu of the minimum required 335 spaces.

Prepared by:



Section Chief:



AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.19.01

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

RE: Baltimore County
Item No. 074 32

Dear Ms. Jackson:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Ken Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE

207 Nanticoke Road, E/S Nanticoke Rd, 720' N of c/l
Tred Avon Rd, W/S Nanticoke Rd, 770' N of c/l Tr. Avn
15th Election District, 7th Councilmanic

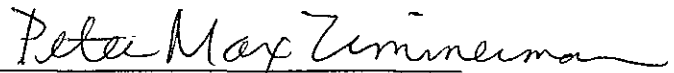
Legal Owner: William A. Sullivan
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-74-SPHA

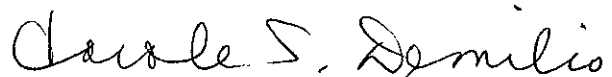
* * * * *

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. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of October, 2001 a copy of the foregoing Entry of Appearance was mailed to Norman R. Stone, Jr., Esq., Law Offices Peter G. Angelos, 6905 Dunmanway, Baltimore, MD 21222, attorney for Petitioner(s).



PETER MAX ZIMMERMAN



Baltimore County
Department of Environmental Protection
and Resource Management

401 Bosley Avenue, Suite 410
Towson, Maryland 21204

September 25, 2000

Mr. Mark Sullivan
River Watch
207 Nanticoke Rd.
Baltimore, Md. 21221

Re: River Watch Restaurant
207 Nanticoke Rd.
Critical Area Administrative Variance

Dear Mr. Sullivan:

This Department has received the copy of the Certificate of Publication which indicates that the "Notice of Granting of Variance" advertisement was published in the *East County Times* Newspaper on September 21, 2000. Additionally, we have received the signed copy of the variance approval letter.

In accordance with Section 26-445(c) of the Baltimore County Code, your variance to the Chesapeake Bay Critical Area Regulations for the purpose of constructing a raw bar deck, a band stand, grill hut, and planters on the referenced property will become final on October 7, 2000, or fifteen (15) calendar days after the date the advertisement was published. However, an aggrieved party will have thirty (30) calendar days after this date to appeal the Department's decision to the County Board of Appeals. As such, if you choose to begin with construction, sell the property, etc. during this time period, please be advised that you are proceeding at your own risk.

Please be advised that to obtain building permit approval you must submit any required revised plans to the Department of Permits and Licenses with your permit application, or as a revision to any permit application which you have submitted previously for the proposed structure. The requirements of DEPRM- Food Plans Review must be met prior to approval of the structures. Please contact Ms. Dianne Van Rossum of Food Plans Review at 410-887-4068.

If you have any questions concerning this matter, please contact me at 410-887-3980.

Very truly yours,

Paul A. Dennis
Natural Resource Specialist
Environmental Impact Review

PAD: pad

c: Ms. Lisa Hoerger, CBCA Commission, CBCA
Mr. Leroy H. List
Ms. Dianne Van Rossum

CALL Errd

sheil\paul\rvrwlchcop

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



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

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

June 30, 2000

Mr. Paul M. Naidrett
Spelman, Larson & Associates, Inc.
105 W. Chesapeake Avenue
Towson, MD 21204

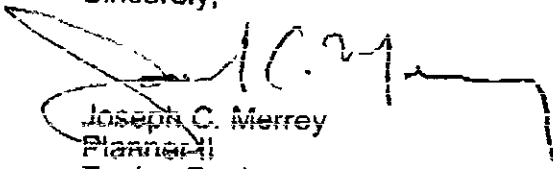
Dear Mr. Naidrett,

RE: Building Permit #B419141C, B419146C, B419153C, 207 Nanticoke Road
15th Election District

The zoning office cannot approve the above referenced building permit application for the following reason(s):

1. The proposed improvements appear to meet the Zoning definition of a "night club" as well as the Baltimore County Building Code definition as interpreted by the reviewers with the Building Code plans review section of PDM, room 120. I spoke with Jose Venturina and one of his colleagues and was advised as aforementioned. Mr. Venturina may be reached at (410)-887-3987. Be advised that night clubs are not a permitted use in the B.L. zone.
2. Development Review Committee consideration?
3. Additional comments will likely be forthcoming in the event comments one and two above are resolved.

Sincerely,


Joseph C. Merrey
Planner/II
Zoning Review

JCM:ggg

TAK
id11
October 5, 2001

Dear Sir's,

I understand the owner's of the Riverwatch on Nanticoke Road wants to have a night club. We already have cups and beer bottles up and down road from them. There's not enough parking down there now, on Sundays they sometimes block this small road.

We lived here when the Seagull night club was down there and it was a nightmare. We had stabbings right out front of our driveway, there were fights sometimes they would run on our lawns and fight and when they had knives they would throw them in the bushes. We had urinating on our lawns after the club closed at night. And we had drunk drivers knocking down fences and mail boxes. And worst of all needles could be found up and down the road. We don't want to live through that again.

Case # 02-074-SPHA

PT-9

Yours Truly

The Wilder Family

Letters of
Opposition
#02-074-SPHA

(1)

October 1, 2001

Sim
10/1/01

TO: Lawrence Schmidt
Zoning Commissioner Balto. County

10/1-3

RE: Riverwatch Restaurant, William Sullivan owner
Case # 02-074-SPHA

Dear Mr. Schmidt,

I am writing to you in
COMPLETE OPPOSITION of the
special hearing to allow Riverwatch
Restaurant to also be used as a
nightclub.

I have lived at 216 Nantuxet Rd
for over 60 yrs. and for many of
those yrs. suffered with bars and
nightclubs at the end of this narrow
dead end street. Not only are there
2 bar/restaurant's, but this little
street is also host to 4 other businesses.

Younger families have moved
to our street. The children can hardly
go near the ends of the driveways
now or even ride their bikes. As to
speeders and obnoxious motorcycles
tearing up and down the road on
weekends. Many families have newborns
and small children who are terrorized

(2)

by the loud noises. We again have people fighting in the streets and screaming and yelling in the wee hours of the morning.

We lived through the hell of Seagull Inn. We live through the hell of Bowerwatch's weekend parties. Please, Please, ask yourself would or could you sleep or enjoy your home under these conditions. Please don't put our small waterfront community through the HELLs of yesteryears.

I am not able to attend the hearing on Thursday Oct 11, 2001 but my vote is:

NO NO NO NO

Please help the community in this matter.

Sincerely

Kenneth Spencer
216 Nanticoke Rd
Baltimore Md 21224

410-391-6454

Jim
10/11

Facsimile Cover Sheet

To: MR. Lawrence Schmidt
Company: Zoning Commissioner, Baltimore Co.
Phone:
Fax: 410-887-3468

From: Karen Kehler
Company:
Phone: 410-391-6454
Fax:

Date: 10/02/01

Pages including this
cover page: 3

Comments:

Thank you in advance for
Reading this letter. Please give
Our Community your highest
Consideration.

Jim
10/11/01

(1)

October 1, 2001

TO: Lawrence Schmidt
Zoning Commissioner Balto. County

RE: Riverwatch Restaurant, William Sullivan owner
Case # 02-074-SPHA

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(2)

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or enjoy your home under these
conditions. Please don't put our
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the HELLs of yesteryears

I am not able to attend
the hearing on Thursday Oct 11, 2001
but my vote is:

NO NO NO NO

Please help the community in this
matter.

Sincerely

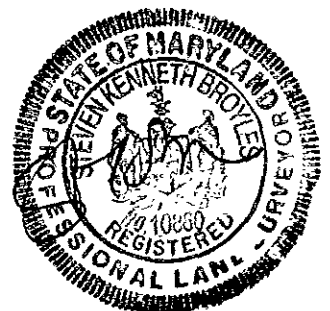
Samuel Spencer
216 Nanticoke Rd.
Baltimore Md 21228

410-391-6454

**CHAIN OF TITLE
207 NANTICOKE ROAD**

<u>Date</u>	<u>Deed Reference Liber/folio</u>	<u>Grantor</u>		<u>Grantee</u>
11/01/1989	8338/604	KBS Partnership	to	William A. Sullivan
03/27/1986	7124/623	Teddy Max Bevins	to	KBS Partnership
04/02/1985	6829/376	Oscar S. Bevins Teddy Max Bevins	to	Teddy Max Bevins
01/07/1977	5720/281	Sea Gull Corporation	to	Oscar S. Bevins Teddy Max Bevins
03/27/1968	4870/360	Kenneth D. Boyd Irene S. Boyd	to	Sea Gull Corporation
09/28/1964	4378/251	Daisy K. Hasslinger Alice E. Hasslinger Clarence Hasslinger	to	Kenneth D. Boyd Irene S. Boyd
03/07/1962	3963/408	Augusta Building and Loan Association, Inc.	to	Alice E. Hasslinger Daisy K. Hasslinger
03/07/1962	3963/406	William C. Rogers Attorney for Augusta Building and Loan Association, Inc	to	Augusta Building and Loan Association, Inc.
05/28/1959	3535/146	John B. Kutchey Helen P. Kutchey	to	Sea Gull Yacht Club, Inc.
05/28/1959	3535/144	Daisy K. Hasslinger	to	John B. Kutchey
12/03/1958	3457/438	Sea Gull Inn, Inc.	to	Daisy K. Hasslinger
08/16/1955	2759/391	Clarence Hasslinger, Inc.	to	Sea Gull Inn, Inc.
08/16/1955	2759/384	Marie Stein I. Evelyn Johannesen Maurice Johannesen	to	Clarence Hasslinger, Inc.
10/18/1951	2081/342	Ellanora F. Bligh Leroy Bligh	to	Marie Stein

Ref 2



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

02-074-SPAA

NAME

ADDRESS

JOHN F DECHELMAN

DANIEL J MINNICK

RAYMOND J. HARTNETT

MIMMIE LORENZO

201 OAK AVE BALTO MD 21221

7103 DAWSHIRE 21222

621 S. PAPPOLU ST 21224

708 E SEMINARY AV 21286



THE TITLE GUARANTEE COMPANY—DEED IN FEE.

This Deed, Made this 18th day of October,
 in the year one thousand nine hundred and fifty-one, by and between ELLANORA F.
 BLIGH and LeROY BLIGH, her husband, of Baltimore City, State of
 Maryland, parties of the first part, and MARIE STEIN, of Baltimore
 County, State of Maryland, party of the second part.

Witnesseth, that in consideration of the sum of five dollars, and other valuable
 considerations, this day paid, the receipt whereof is hereby acknowledged
 the said parties of the first part do hereby grant and convey all of their
 right, title, interest and estate (being an undivided one-third interest)
 in and to the lots of ground hereinafter described, unto the said party
 of the second part, her
 heirs and assigns, in fee simple, ~~unto and to the~~ said lots
 of ground situate in Baltimore County, , in the State of Maryland, and described as
 follows, that is to say:

BEING all those seven lots of ground known and designated as
 Lots Nos. 79, 81, 247-A, 248-A, 249-A, 250-A and 251-A, as shown on the
 Plat of Middleborough, which plat is recorded among the Land Records of
 Baltimore County in Plat Book W.P.C. No. 4 folio 191.

BEING the same properties which were acquired by the late
 Frederick Stein by virtue of the following enumerated deeds, viz: (1)
 northernmost one-half of Lot No. 79 under deed from Estella M. Kann and
 husband, dated April 6, 1938, and recorded among the Land Records of
 Baltimore County in Liber C.W.B. Jr. No. 1026 folio 253, and (2) southern-
 most one-half of Lot No. 79 under deed from Richard C. O'Connell and
 wife, dated April 6, 1938 and recorded among the aforesaid Land Records
 in Liber C.W.B. Jr. No. 1026 folio 254; (3) Lot No. 81 under deed from
 Middleborough Land Corporation, dated July 24, 1924, and recorded among
 the aforesaid Land Records in Liber W.P.C. No. 645 folio 410; (4) Lots
 Nos. 247-A and 248-A under deed from Charles H. Lauenstein and wife, dated
 September 24, 1923, and recorded among the aforesaid Land Records in
 Liber W.P.C. No. 578 folio 460; (5) Lots Nos. 249-A and 250-A under
 deed from Middleborough Land Corporation, dated July 8, 1925 and re-
 corded among the aforesaid Land Records in Liber W.P.C. No. 645 folio
 408, and (6) Lot No. 251-A under deed from Middleborough Land Corporation,
 dated August 3, 1925, and recorded among the aforesaid Land Records in
 Liber W.P.C. No. 645 folio 411.

The said Frederick Stein departed this life on or about August 9,
 1951, intestate, leaving as his only heirs-at-law his widow, the said
 Marie Stein and two daughters, the said Ellanora F. Bligh and Evelyn
 Irene Johannesen.

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 lot s of ground and premises, unto and to the use of the said MARIE STEIN, her heirs and assigns, in fee simple.

And the said parties of the first part, covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of the said land as may be requisite.

Witness the hands and seal s of the said grantor s.

WITNESS:

Philip J. Joedens
PHILIP J. JOEDENS

Ellanora F. Bligh.....[SEAL]
Ellanora F. Bligh
LeRoy Bligh.....[SEAL]
LeRoy Bligh

State of Maryland, Baltimore City, to wit:

I HEREBY CERTIFY, that on this

18th

day of October,

in the year one thousand nine hundred and fifty-one, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared ELLANORA F. BLIGH and LeROY BLIGH, her husband, the within named grantors and they severally

acknowledged the foregoing deed to be their respective act.

REC'D FOR RECORD March 4, 1952 — 1:30 P. M. & RECORDED IN

BAITMORE COUNTY, LIBER G.L.B. 2081 FOLIO 342 GEORGE L. BYERLY, Notary Public

IN TESTIMONY WHEREOF, I hereunto set my hand and affix my notarial seal.

NOTARY'S SEAL
HERE

Philip J. Joedens
PHILIP J. JOEDENS Notary Public.

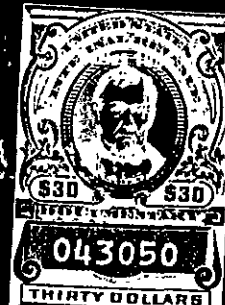
Pet Ex 4

THE TITLE GUARANTEE COMPANY—CORPORATION DEED IN FEE.



This Deed, Made this 16th day of AUGUST

in the year one thousand nine hundred and fifty-five, by and between CLARENCE HASSLINGER, INC., a corporation of the State of Maryland, party of the first part, and SEA GULL INN, INC., a corporation of the State of Maryland, party of the second part.



Witnesseth, that in consideration of the sum of Five Dollars, and other valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said party of the first part does hereby grant and convey unto the said party of the second part, its successors

~~and assigns, in fee simple, all~~ those nine lots
~~of ground, situate in Baltimore~~ in the State of Maryland and described as
~~follows to wit:~~ seven thereof, situate in Middleborough, 15th Election District of Baltimore County, State of Maryland, and

Being known and designated as Lots Nos. 79, 81, 247A, 248A, 249A, 250A and 251A, as shown on the Plat of Middleborough, which Plat is recorded among the Land Records of Baltimore County in Plat Book Liber W.P.C. No. 4 folio 191.

Being the same seven lots of ground which by Deed dated AUGUST 16th, 1955, and recorded or intended to be recorded among the Land Records of Baltimore County prior hereto, were granted and conveyed by Marie Stein, widow, et al, to the said party of the first part, in fee simple.

TWO thereof being situate on Nanticoke Road, Middleborough, in the 15th Election District of Baltimore County, State of Maryland and described as follows:

Beginning for the same at the intersection of the southwesternmost side of Nanticoke Road and the southeasternmost side of a road twenty feet wide, running thence along the southeast side of a road twenty feet wide, being also the northwest boundary line of Lot No. 85, as shown on the Plat of the lands of Middleborough Land Corporation, recorded in Plat Book W.P.C. No. 4 folio 191 &c.; southwesterly 231.7 feet to the waters of Middle River, thence following the meanders of Middle River in a southeasterly direction 114.7 feet to the division line between lots 86 and 87 as shown on said plat aforesaid, thence along said division line in a northeasterly direction 186.8 feet to the westernmost side of Nanticoke Road, thence along said road in a northwesterly direction 100 feet to the place of beginning.

Being known and designated as Lots 85 and 86 on the Plat of the Lands of the Middleborough Land Corporation and recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 4 folio 191; and Being also the same two lots of ground which by Deed dated AUGUST 16th, 1955 and recorded or intended to be recorded among the Land Records of Baltimore County prior hereto, were granted and conveyed by Marie Stein, widow, to the said party of the first part, in fee simple.

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 lot s of ground and premises, with the improvements and appurtenances aforesaid, unto SEA GULL INN, INC., its successors and assigns, in fee simple.

And the said party of the first part covenants that it will warrant specially the property hereby granted and conveyed, and that it will execute such further assurance of said land as may be requisite.

In testimony whereof, the said party of the first part has caused its corporate seal to be hereto affixed, and its ~~Vice~~ president, to set his hand hereto.

TEST:

1952

CLARENCE HASSLINGER, INC.,

June E. Hasslinger
JUNE E. HASSLINGER

By *Clarence Hasslinger*
~~Vice~~ President.
CLARENCE HASSLINGER

State of Maryland, City of Baltimore, to wit:

I HEREBY CERTIFY, that on this 16th day of AUGUST in the year one thousand nine hundred and fifty-five, before me, the subscriber, a Notary Public, of the State of Maryland, ~~INCORPORATED IN THE CITY OF BALTIMORE~~ aforesaid, personally appeared CLARENCE HASSLINGER who acknowledged himself to be the ~~Vice~~-President of CLARENCE HASSLINGER, INC., a corporation, and that he as such ~~Vice~~-President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as ~~Vice~~-President.

IN TESTIMONY WHEREOF, I hereto set my hand and affix my notarial seal.

Rec'd for record
Per [Signature] Clerk
NOTARY'S SEAL
Mailed to [Signature]
My commission expires May 6, 1957.

J. Lloyd Wilkinson
Notary Public.
J. LLOYD WILKINSON

App. H-13454

This Mortgage, Made this 16th day of AUGUST

in the year one thousand nine hundred and fifty-five, between SEA GULL INN, INC.,

of a corporation of the State of Maryland, Mortgagor and FULLERTON
PERMANENT LOAN ASSOCIATION OF THE 12th DISTRICT OF BALTIMORE COUNTY,

a body corporate, duly incorporated, Mortgagee.

WHEREAS, the said Mortgagor being a member of said body corporate has received therefrom an advance of THIRTY-FIVE THOUSAND (\$35,000.00) - - - - - DOLLARS being the balance of the purchase money for the hereinafter described property, and which sum the said Mortgagor agrees to repay in installments with interest thereon from the date hereof, at the rate of five (5%) per cent. per annum, in the manner following:

BY the payment of Five Hundred Forty-seven & 27/100 - - Dollars plus one-twelfth of the annual taxes, water rent, ground rent, insurance premiums, and other public charges and assessments on or before the First day of each and every month from the date hereof, until the whole of said principal sum and interest shall be paid, which interest shall be computed by the calendar month. The said installment payments may be applied by the Mortgagee in the following order:

FIRST: To the payment of interest. SECOND: To the payment of all taxes, water rent, assessments or public charges of every nature and description, ground rent, insurance premiums and other charges affecting the hereinafter described property. THIRD: Toward the payment of the aforesaid principal sum.

The due execution of this mortgage having been a condition precedent to the granting of said advance.

It is agreed that this Mortgage shall secure future advances as provided by Chapter 923 of the Laws of Maryland passed at the January Session in the year 1945 or any amendment or supplement thereto.

NOW THEREFORE, this Mortgage witnesseth, that in consideration of the premises and the sum of one dollar the said Mortgagor does grant, convey and assign unto the said Mortgagee, its successors and assigns, all those nine lots of ground ~~situate in~~
~~and described as follows~~ seven thereof, situate in Middleborough, 15th Election District of Baltimore County, State of Maryland, and

Being known and designated as Lots Nos. 79, 81, 247A, 248A, 249A, 250A and 251A, as shown on the Plat of Middleborough, which Plat is recorded among the Land Records of Baltimore County in Plat Book Liber W.P.C. No. 4 folio 191.

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Being known and designated as Lots 85 and 86 on the Plat of the Lands of the Middleborough Land Corporation and recorded among the Plat Records of Baltimore County

in Plat Book W.P.C. No. 4 folio 191.

BEING the same nine lots of ground which by Deed dated AUGUST 16, 1955, and recorded or intended to be recorded among the Land Records of Baltimore County prior hereto, were granted and conveyed by Clarence Hasslinger, Inc. to the said Mortgagor, in fee simple.

TOGETHER with the improvements thereon, and the rights or appurtenances thereto belonging or appertaining, including all electric fixtures, heating, gas and plumbing apparatus and fixtures.

TO HAVE AND TO HOLD the said lot of ground and premises unto and to the use of said Mortgagee, its successors and assigns in fee simple.

~~for all the residue of the term of years or to come and unexpired therein, with the benefit of a power of sale~~
~~for and subject to the payment of the annual rent of~~ Dollars
~~payable in equal half yearly installments on the~~ days of ~~and~~
~~in each and every year~~

IF, however, the said Mortgagor, his heirs, personal representatives or assigns, shall make the payments and perform the covenants herein on his, or their part, then this mortgage shall be void.

AND the said Mortgagor for himself, his heirs, personal representatives or assigns, covenants with the said Mortgagee as follows:

I. To repay the mortgage debt with interest as herein provided.

II. To keep the buildings on the premises insured against loss by fire and other hazards for the benefit of the Mortgagee in some company acceptable to the Mortgagee, to the extent of its lien thereon, and to deliver the policy to the Mortgagee.

III. To pay all ground rent, taxes, water rent, insurance, public dues and assessments of every kind whatsoever, for which the property hereby mortgaged may become liable, the Mortgagee being hereby authorized to pay the same, and the amount so paid may then be added to the principal debt and bear interest at the rate hereinabove agreed upon from the date of said payment, and the said Mortgagee shall have a lien on said premises for the amount so paid, together with said interest thereon.

180		180
190		190
200		200

IV. That should the title to the herein mortgaged property be acquired by any persons or corporation, other than the Mortgagor, by voluntary or involuntary grant or assignment, by descent, inheritance, operation of law, or in any other manner, without the Mortgagees' written consent, then the whole of said principal sum shall become due and owing as herein provided.

V. That the whole of said principal sum shall become due after default in the payment of any monthly installment, as herein provided shall have continued for thirty days, or after default in the performance of any of the foregoing covenants shall have continued for thirty days.

VI. That the said Mortgagor shall have the right to prepay said mortgage debt at any time before maturity; provided, that should the balance due on the original loan be paid in full within two years from the date hereof, the Mortgagee shall have the right to charge a pre-payment premium of not more than two (2) per cent. on the unpaid balance.

And it is agreed that until default is made, the said Mortgagor, his heirs, personal representatives or assigns may retain possession of the mortgaged property.

And the said Mortgagor hereby assents to the passage of a decree for the sale of the property hereby mortgaged, (the sale to take place after a default in any of the covenants or conditions of this mortgage as herein provided), and the said Mortgagor hereby also authorizes the said Mortgagee, its successors or assigns or MILTON TOLLE, its duly authorized Attorney or Agent, after any default in the terms of this mortgage, to sell the hereby mortgaged property, and any such sale, whether under the above assent to a decree or under the above power of sale, shall be under the provisions of Article LXVI of the Public General Laws of Maryland, or under any other General or Local Law of the State of Maryland relating to mortgages, or any supplement, amendment, or addition thereto. Upon any such sale the property as a whole may be sold and it shall not be the duty of the party selling to sell the same in parts or lots but such party may do so. The terms of such sale may be all cash upon ratification of the sale, or such other terms as the party selling may deem expedient. And upon any sale of said property, whether under the above assent to a decree or under the above power of sale, the proceeds shall be applied as follows: (1) to the payment of all expenses incident to such sale, including a fee of Twenty-five Dollars and a commission to the party making the sale of said property equal to the commission allowed Trustees for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland; (2) to the payment of all claims of the said Mortgagee, its successors or assigns, under this mortgage whether the same shall have matured or not; (3) the surplus (if any there be), to the said Mortgagor, his heirs, personal representatives or assigns, or to whoever may be entitled to the same.

The covenants herein contained shall bind, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto. 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.

The said Mortgagor covenants to warrant specially said lot of ground and to execute such further assurances thereof as may be requisite.

WITNESS the corporate seal and seal of said Mortgagor, and the signature of its President or Vice-President hereto.

WITNESS:

SEA GULL INN, INC.,

Mimi Andrews
MIMI ANDREWS

By

Herbert H. Zeigler
HERBERT H. ZEIGLER
President.

(SEAL)

(SEAL)

STATE OF MARYLAND, BALTIMORE CITY, to wit:

I HEREBY CERTIFY, that on this 16th day of AUGUST in the year nineteen hundred and fifty-five, before me, the subscriber, a Notary Public of the State of

Maryland in and for Baltimore personally appeared HERBERT H. ZEIGLER Vice-President of SEA GULL INN, INC., and he acknowledged the said Mortgage to be the act of said body corporate.

At the said time also appeared J. Edward Hack, the President of said Mortgagee corporation and made oath in due form of law that the consideration mentioned in said mortgage is true and bona fide as therein set forth.

AS WITNESS my hand and Notary Seal

MIMI ANDREWS

Notary Public

My commission expires May 6, 1957. Received for record Aug 17 1955 at 12:15

Second

This Mortgage.

made this

16th

day of AUGUST

in the year one thousand nine hundred and fifty-five, by and between SEA GULL INN, INC., a corporation of the State of Maryland, party of the first part, "Mortgagor," and Herbert M. Zeigler, Carrie M. Zeigler and Charles C. Zeigler, parties of the second part, "Guarantors," and CLARENCE HASSLINGER, INC., a corporation of the State of Maryland, party of the third part, "Mortgagee."

WHEREAS, the said Mortgagor is justly indebted unto the said Mortgagee, in the full sum of TEN THOUSAND (\$10,000.00) DOLLARS, being the balance of the purchase price for the property hereinafter described, which said sum the said Mortgagor covenants and agrees to pay unto the said Mortgagee in annual principal instalments of One Thousand Dollars each, accounting from the date hereof until the expiration of three years from the date hereof, together with interest thereon or on balances remaining due at the rate of five per centum per annum, payable annually, all payments of principal and interest to be made in lawful money of the United States of America.

WITH the privilege, however, to the said Mortgagor, its successors and assigns, before maturity hereof or default hereunder, of prepaying the aforesaid mortgage indebtedness in whole or in part, from time to time, in sums of not less than \$1,000.00.

AND WHEREAS, in order to better secure the payment of the aforesaid debt, with interest, these presents are executed.

NOW, THEREFORE, THIS MORTGAGE WITNESSETH: that in consideration of the premises and the sum of One Dollar, this day paid, the receipt whereof is hereby acknowledged, the said Mortgagor does hereby grant and convey unto the said Mortgagee, its successors and assigns, in fee simple, all those nine lots of ground, seven thereof, situate in Middleborough, 15th Election District of Baltimore County, State of Maryland, and

BEING known and designated as Lots Nos. 79, 81, 247A, 248A, 249A, 250A and 251A, as shown on the Plat of Middleborough, which Plat is recorded among the Land Records of Baltimore County in Plat Book Liber W.P.C. No. 4 folio 191.

TWO thereof, being situate on Nanticoke Road, Middleborough, in the 15th Election District of Baltimore County, State of Maryland and described as follows:

BEGINNING for the same at the intersection of the southwesternmost side of Nanticoke Road and the southeasternmost side of a road twenty feet wide, running thence along the southeast side of a road twenty feet wide, being also the northwest boundary line of lot No. 85 as shown on the Plat of the lands of Middleborough Land Corporation, recorded in Plat Book W.P.C. No. 4 folio 191 ; southwesterly 231.7 feet to the waters of Middle River; thence following the meanders of Middle River in a southeasterly direction 114.7 feet to the division line between lots 86 and 87 as shown on said plat aforesaid, thence along said division line in a northeasterly direction 186.8 feet to the westernmost side of Nanticoke Road, thence along said road in a northwesterly direction 100 feet to the place of beginning.

BEING known and designated as Lots 85 and 86 on the Plat of the lands of the Middleborough Land Corporation, and recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 4 folio 191.

BEING the same nine lots of ground which by Deed dated AUGUST 16th, 1955, and recorded or intended to be recorded among the Land Records of Baltimore County, prior hereto, were granted and conveyed by Clarence Hasslinger, Inc. to the said Mortgagor, in fee simple.

BEING also the same nine lots of ground described in a Mortgage dated AUGUST 16th, 1955, and recorded or intended to be recorded among the Land Records of Baltimore County prior hereto, from Sea Gull Inn, Inc. to the Fullerton Permanent Loan Association of the 12th District of Baltimore County.

The said Herbert M. Zeigler, Carrie M. Zeigler and Charles C. Zeigler, join herein for the purpose of making themselves liable for the repayment of the abovementioned mortgage indebtedness and interest in accordance with the terms of this Mortgage.

TOGETHER WITH AND INCLUDING as part of this mortgage, the following chattels:

INVENTORY STORE ROOM #1

151	9 inch dinner plates	1	case high ball glasses
136	berry dishes	23	wine glasses
56	bread and butter plates	28	dozen forks
42	ice tea glasses	28	dozen teaspoons
54	large platters	6	dozen knives
70	5 inch soup bowls	24	dozen tablespoons

- 1 two section Kewanee stainless steel sink
- 1 30 inch round table
- 1 Hobart electric meat grinder and chopper and accessories
- 1 10 gallon stainless steel coffee urn
- 1 small steam table
- 1 china bowl tin strainer
- 1 kitchen fan in window
- 1 Vulcan 10 burner two oven hot plate range
- 2 Keating deep fat fryers
- 1 small window fan
- 3 10 gallon stone crocks
- 1 Hobart food cutter and attachments.
- 1 60 gallon soup pot
- 3 insulated soup dispensers
- 1 large Kelvinator electric box
- 1 assortment of kitchen pots and pans
- 140 10 inch dinner plates
- 25 glass beer pitchers
- 1 can opener (table model)
- 30 soup bowls
- 40 berry dishes
- 30 platters
- 175 saucers
- 140 cups
- 1 Daco meat slicer
- 1 Smith-Corona adding machine and cash register
- An assortment of kitchen knives
- 1 tray of assorted stainless steel table knives
- 3/4 case National Beer glasses
- 3/4 box beer mugs
- 1 box miscellaneous glasses

BAR

- 1 Keating gas fired deep fryer
- 1 four burner and hot plate Real Host range
- 1 Stainless steel hood
- 1 window suction fan
- 1 McCrane large cooler box
- 1 four section electric cooler box and compressor
- 1 three section stainless steel back bar sink
- 1 one section back bar sink
- 1 six section bottle cooler (electric)
- 1 back bar
- 4 rectangular formica pink tables
- 5 round formica pink tables
- 33 metal cream colored plastic chairs
- 14 red top bar stools
- 1 National steam room heater (attached to wall)
- 1 16 inch wall fan
- 1 oil fired steam boiler with steamed crab retorter
- 1 costumer
- 1 Loud speaker system with microphones attached to wall

DINING ROOM

- 84 Green oak chairs
- 1 National radiator wall heater attached
- 7 large tables with 24 inch by 6 foot tops
- 2 30 inch round tables
- 3 36 inch tables (square)
- 5 plywood top tables on steel lawn tables 36 in. x 112 in.
- 48 chairs (kitchen type) green
- 1 ceiling circulating fan
- 1 buffet
- 4 oak round 4 foot tables
- 4 30 inch tables, round
- 48 green oak tables
- 1 30 in. x 112 in. table
- 1 two section coca-cola bottle cooler box
- 6 broken cases of glass beer pitchers
- 1 602 fire extinguisher
- 1 Gulbranson baby grand piano and stool
- 65 chairs
- 15 24 in. square tables
- 6 sections of plywood 30 in. x 112
- 1 National wall heater
- 2 602 fire extinguishers

EQUIPMENT ROOM

1 Round 30 in. table top
1 24 in. square table
3 chairs
2 large soup dispensers with metal spigots attached
1 Trone wall heater
1 juicer
3 chairs
12 stainless steel mixing bowls
1 steel curtain towel dispenser
1 bureau
1 33 in. mirror
1 bed, spring and mattress
2 benches
2 chairs
1 chifforobe

MISC. ITEMS

1 new sump pump
40 pieces of 3 in. x 10 in. deck planking 10 ft. long (used)
30 pieces of " " " " " 6 ft. long (used)
3 275 gal. used fuel tanks

LIBR 2759 400

And the said mortgagor on behalf of himself and his heirs, personal representatives, successors or assigns, covenants to keep the improvements on the land insured against loss by fire and other hazards required by the mortgagee, his heirs, personal representatives, successors or assigns in an insurance company or companies selected by, and in an amount designated by, the said mortgagee, and to cause the policy or policies to be so framed or indorsed as in case of fire or other loss to inure to the benefit of the said mortgagee, his heirs, personal representatives, successors or assigns, to the extent of the lien or claim under this mortgage, and to deliver the policy or policies to the mortgagee, to be kept by the mortgagee. And in the event of any loss by fire or other hazard the insurance company or companies are hereby directed by the mortgagor to make payment for such loss to the mortgagee only, and not to the mortgagor and mortgagee jointly; such payment to the mortgagee shall be applied to the extinguishment of the principal, interest and expenses secured by this mortgage, whether the due or not, but shall not exceed the amount payable under this mortgage, or such money so payable may, with the consent of the mortgagee, be applied to the repairing of the premises damaged. And the said mortgagor also covenants and agrees that no fire or other hazard insurance shall be effected or remain in force on the hereby mortgaged property except as provided for herein. And the said mortgagor covenants to warrant specially the said property, and to execute such further assurances thereof 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 corporate seal of the said Mortgagor, and the signature of its President, Vice-President hereto, and WITNESS also the hands and seals of the said parties to the second part, "Guarantors."

WITNESS:

Marion Andrews

Marion Andrews

SEA GULL INN, INC.

BY

Herbert H. Zeigler Vice-President

Herbert H. Zeigler

Carrie M. Zeigler

Charles C. Zeigler

State of Maryland, Baltimore City, to wit:

I HEREBY CERTIFY, that on this 16th day of AUGUST in the year 1957 before me, the subscriber, a Notary Public of the State of Maryland, ~~in and for the City~~ aforesaid, personally appeared HERBERT H. ZEIGLER who acknowledged himself to be the ~~Vice~~-President of SEA GULL INN, INC., a corporation, and that he as such ~~Vice~~-President being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as ~~Vice~~-President. At the same time also appeared ~~HERBERT H. ZEIGLER~~ CLARENCE HASSLINGER, PRESIDENT

of the within Mortgagee,

and made oath in due form of law that the consideration set forth in said mortgage is true and bona fide and therein set forth; and also made oath that he is agent of the mortgagee.

In Testimony Whereof I have hereunto set my hand and affixed my official seal the day and year aforesaid.

(Notary's Seal here.)

My commission expires May 6, 1957.

Marion Andrews Notary Public

190

19

200

200

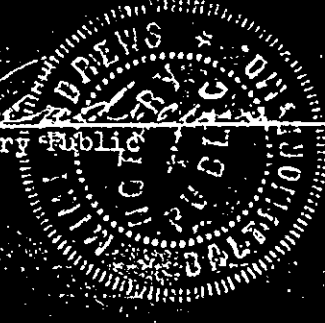
STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 16th day of AUGUST, 1955,
before me, the subscriber, a Notary Public of the State of Maryland, personally appeared
HERBERT H. ZEIGLER, CARRIE M. ZEIGLER and CHARLES C. ZEIGLER, known to me (or satisfactorily
proven) to be the persons whose names are subscribed to the within instrument and acknowledged
that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

NIMI ANDREWS

Notary Public



My commission expires May 6, 1957.

T 15-250--5000

Application No. H-13454

Written by hml/bas

Approved by [Signature] Examiner

Ready for Record

15th Dist. Baltimore County

282404
THE TITLE GUARANTEE COMPANYINDEXED IN CHATTEL
MORTGAGE

FROM

SEA GULL INN, INC.,

TO

CLARENCE HASSLINGER, INC.

Received for Record AUG 19 1955

at 12:30'clock A.M. Same day recorded

in Liber 2759, No. 2757, Folio 376 &c.,

one of the Land Records of

Baltimore

per [Signature]

Cost of Record, \$ 16.00

FEE SIMPLE DEED—CODE—CITY OR COUNTY.

This Deed. Made this 16th day of ~~April~~ AUGUST

in the year one thousand nine hundred and fifty-five by and between Marie Stein, Widow, and I. Evelyn Johannesen and Maurice Johannesen, her husband, of Baltimore City, in the State of Maryland, of the first part, and Clarence Hasslinger, Inc., a body corporate, of Baltimore County, of the second part.



Witnesseth that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Marie Stein, Widow, and I. Evelyn Johannesen and Maurice Johannesen, her husband,

do grant and convey unto Clarence Hasslinger, Inc., a body corporate, its successors

and assigns in fee-simple, all those seven lots of ground situate, lying and being in Middleborough, 15th Election District of Baltimore County, State of Maryland, and described as follows, that is to say

Being known and designated as Lots Nos. 79, 81, 247A, 248A, 249A, 250A and 251A as shown on the Plat of Middleborough, which plat is recorded among the Land Records of Baltimore County in Plat Book Liber W.P.C. No. 4, folio 191.

Being the same properties which were acquired by the late Frederick Stein by virtue of the following enumerated deeds, viz: (1) northernmost one-half of lot No. 79 under deed from Estella M. Kann and husband, dated April 6, 1938 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1026, folio 253, and (2) southernmost one-half of Lot No. 79 under deed from Richard C. O'Connell and wife, dated April 6, 1938 and recorded among the aforesaid Land Records in Liber C.W.B. Jr. No. 1026, folio 254; (3) Lot No. 81 under deed from Middleborough Land Corporation, dated July 24, 1924 and recorded among the aforesaid Land Records in Liber W.P.C. No. 645, folio 410; (4) Lots Nos. 247-A and 248-A under deed from Charles H. Lauenstein and wife, dated September 24, 1923 and recorded among the aforesaid Land Records in

Liber W.P.C. No. 578, folio 460; (5) Lots Nos. 249-A and 250-A under deed from Middleborough Land Corporation, dated July 8, 1925 and recorded among the aforesaid Land Records in Liber W.P.C. No. 645, folio 408, and (6) Lot No. 251-A under deed from Middleborough Land Corporation, dated August 3, 1925 and recorded among the aforesaid Land Records in Liber W.P.C. No. 645, folio 411.

The said Frederick Stein (also known as Frederick P. Stein) departed this life on or about August 9, 1951, intestate, leaving as his only heirs-at-law his widow, the said Marie Stein and two daughters, Ellanora F. Bligh and Evelyn Irene Johannesen.

See also deed dated October 18, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2081, folio 342 from Ellanora F. Bligh and LeRoy Bligh, her husband, to Marie Stein conveying an undivided one-third interest.

170

17

180

180

190

190

200

200

Together. with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

To have and to hold all those seven 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 Clarence Hasslinger, Inc., its successors and assigns, in fee-simple.

And the said parties of the first part

hereby covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of said same as may be requisite.

Witness the hand and seal of said grantors

TEST:

Kathryn R. Purcell
Kathryn R. Purcell

Marie Stein [SEAL]
Marie Stein
I. Evelyn Johannesen [SEAL]
I. Evelyn Johannesen
Maurice Johannesen [SEAL]
Maurice Johannesen

State of Maryland, Baltimore County

to wit:

I HEREBY CERTIFY, that on this

16th

day of

~~April~~ AUGUST

in the year one thousand nine hundred

and

fifty-five

before me, the subscriber

a Notary Public

of the State of Maryland, in and for

Baltimore County

aforesaid, personally appeared

one of
Marie Stein, Widow, / the within named Grantors,

and she acknowledged the foregoing Deed to be her act.

As witness my hand and Notarial Seal.

Kathryn R. Purcell
Kathryn R. Purcell, Notary Public

STATE OF MARYLAND, BALTIMORE

I HEREBY CERTIFY, That on this 5th day of ~~April~~ August, 1955, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City aforesaid, personally appeared I. Evelyn Johannesen and Maurice Johannesen, her husband, two of the within named Grantors, and they acknowledged the foregoing Deed to be their act.

As witness my hand and Notarial Seal.

Anna R. Spidman
Notary Public

Commission Expires May 6, 1957

TRANSFERRED

DEED

DATE

PER

FROM CLERK

MARIE STEIN, WIDOW, and

I. EVELYN JOHANNESSEN, and

MAURICE JOHANNESSEN,
TO her husband,

CLARENCE HASSLINGER,
INC; a body corporate

Block No.

Received for Record AUG 17 1955 19

at 12:08 o'clock P.M. Same day recorded

in Liber. 5-6 No. 157 Folio 384 etc.,

one of the Land Records of

Baltimore 003 and examined per

Burge & Cypher Clerk

Cost of Record \$ 575

FORM 25

RETURN TO: LUCAS BROS., BALTIMORE, MD.

THE TITLE GUARANTEE COMPANY

S. L. & LEXINGTON SIS.

- 13454

OK (right)

FEE SIMPLE DEED—CODE—CITY OR COUNTY.

This Deed, Made this 16th day of ~~April~~ AUGUST

in the year one thousand nine hundred and fifty-five by and between Marie Stein, Widow, of Baltimore City, in the State of Maryland, of the first part, and Clarence Hasslinger, Inc., a body corporate, of the second part.



Witnesseth that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Marie Stein

does grant and convey unto Clarence Hasslinger, Inc., its successors

~~XXXX~~ and assigns in fee-simple, all those two lots of ground

Nanticoke Road, Middleborough, in the 15th Election District of Baltimore County, State of Maryland ^{situate, lying and being ~~on~~} and described as follows, that is to say

Beginning for the same at the intersection of the southwesternmost side of Nanticoke Road and the southeasternmost side of a road twenty feet wide, running thence along the southeast side of a road twenty feet wide, being also the northwest boundary line of lot 85 as shown on the Plat of the lands of Middleborough Land Corporation, recorded in Plat Book W.P.C. No. 4, folio 191 &c; southwesterly 231.7 feet to the waters of Middle River, thence following the meanders of Middle River in a southeasterly direction 114.7 feet to the division line between lots 86 and 87 as shown on said plat aforesaid, thence along said division line in a northeasterly direction 186.8 feet to the westernmost side of Nanticoke Road, thence along said road in a northwesterly direction 100 feet to the place of beginning.

Being known and designated as Lots 85 and 86 on the Plat of the Lands of the Middleborough Land Corporation and recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 4, folio 191.

Being also the same two lots of ground which by deed dated February 21, 1941 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1143, folio 285 were granted and conveyed by Leroy Bligh

Together. with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

To have and to hold the said lots 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
Clarence Hasslinger, Inc., its successors and assigns,
in fee-simple.

And the said party of the first part

hereby covenant & that she will warrant specially the property
hereby granted and conveyed, and that & he will execute such further assurances of ~~said~~ same
as may be requisite.

Witness the hand and seal of said grantor

TEST:

Kathryn R. Purcell
Kathryn R. Purcell

Marie Stein [SEAL]
Marie Stein

[SEAL]

State of Maryland, Baltimore County

to wit:

I HEREBY CERTIFY, that on this

16th

day of

~~April~~ AUGUST

in the year one thousand nine hundred

and fifty-five

before me, the subscriber

a Notary Public

of the State of Maryland, in and for

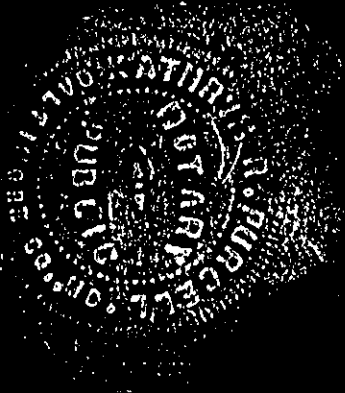
Baltimore County

aforesaid, personally appeared

Marie Stein, Widow, the within Grantor,

and she acknowledged the foregoing Deed to be her act.

As Witness my hand and Notarial Seal.



Kathryn R. Purcell
Kathryn R. Purcell, Notary Public

DEED

FROM

MARIE STEIN,
Widow,

TRANSFERRED

DATE TO 8-17-59

PER CLERK

CLARENCE HASSLINGER, INC.

Block No.

AUG 17 1959

Received for Record

at 12:17 o'clock A.M. Same day recorded

in Liber 546 No. 2759 Folio 388 etc.,

one of the Land Records of

Baltos 003 and examined per

Surge & Co. Clerk

Cost of Record \$ 5.25

RETURN TO: LUCAS BROS., BALTIMORE, MD.
THE TITLE GUARANTEE COMPANY
5... PAUL & LEXINGTON STS.
BALTIMORE 2, MD.

FORM 26

386 and 520
283401

3454
K. R. Purcell

Ret Ex 6

CHICAGO TITLE INSURANCE COMPANY
110 St. Paul Street
Baltimore, Maryland 21202
APPLICATION NO.: 4-114075-05

This Deed, Made this 7th day of November, in the year one thousand nine hundred and eighty-nine, by and between KBS Partnership, a Maryland General Partnership; Rossville Vending Machine Corporation, a Maryland Corporation; Deep Water, Inc., a Maryland Corporation and Nanticoke Landing, Inc., a Maryland Corporation, herein collectively referred to as parties of the first part, Grantors; and William A. Sullivan, party of the second part, Grantee.

The actual consideration paid or to be paid is \$2,310,943.95.

Witnesseth: that in consideration of the sum of Five Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged, the said Grantors, each in accordance with their respective interests, do hereby grant and convey unto the said Grantee, his heirs, personal representatives and assigns in fee simple, all those lots of ground situate in Baltimore County, State of Maryland and described as follows, that is to say:

BEGINNING for the first thereof and being known and designated as Lots Nos. 77, 78, 79, 80, 81, 247A, 248A, 249A, 250A and 251A as shown on Plat of Middleborough, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 4 Folio 191.

Being the same lots of ground which by deed dated March 27, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 7124 Folio 623 was granted and conveyed by Teddy Max Bevins to KBS Partnership.

BEGINNING for the second thereof and being known and designated as Lots Nos. 85 and 86 as shown on Plat of Middleborough which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 4, Folio 191.

Saving and Excepting from the property secondly above described all that portion thereof which by Deed dated October 9, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4058 Folio 540 was granted and conveyed by Alice E. Hasslinger and Daisy K. Hasslinger to Benjamin S. Markley and Mary Ellen Markley, his wife.

Being the same lots of ground which by Deed dated May 6, 1981 and recorded among the Land Records of Baltimore City in Liber E.H.K., Jr. No. 6284 Folio 516 were granted and conveyed by James D. Nolan and Mercantile-Safe Deposit and Trust Company Co-Trustees under the Land Will and Testament of J. Roland Volz to Rossville Vending Machine Corporation.

The said Deep Water, Inc. and Nanticoke Landing, Inc., lessees under unrecorded leases in and to a portion of the above described property join herein to grant and convey all right, title and interest in and to said property.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

JR 11-15-89

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore Co.

JR 11-15-89

Grantors and Walter Kwart, Anthony R. Bialozynski, Sr. and Joseph Stonik individually covenant that they shall not either directly or indirectly along, or with others, enter into or engage in a marina and/or restaurant business within a five (5) mile radius of the business location on the property herein described for a period of three (3) years from the 7th day of NOVEMBER, 1989. Further, Grantors shall not during such period and in such area, divulge, communicate, use to the detriment of the Grantee or for the benefit of any other person or persons, or misuse in any way, any confidential information or trade secrets of the business sold to the said Grantee including customer lists, personal information and secret processes or other technical data.

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 Grantee, his heirs, personal representatives and assigns, in fee simple.

And the said Grantors covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Witness the hands and seals of the said Walter Kwart, Anthony R. Bialozynski, Sr. and Joseph Stonik, individually and as Partners of KBS Partnership, a Maryland General Partnership.

Witness also the respective corporate seals of the said Rossville Vending Machine Corporation, Deep Water, Inc. and Nantiooke Landing, Inc., and the signatures of their respective Vice-Presidents duly authorized and attested.

WITNESS:

[Handwritten signature and stamp area]

KBS Partnership

BY [Signature] (SEAL)
Walter Kwart, Partner

BY [Signature] (SEAL)
Anthony R. Bialozynski, Sr.
Partner

BY [Signature] (SEAL)
Joseph Stonik, Partner

BY [Signature] (SEAL)
Walter Kwart, Individually

BY [Signature] (SEAL)
Anthony R. Bialozynski, Sr.,
Individually

BY [Signature] (SEAL)
Joseph Stonik, Individually

THOMAS E. Castle

✓ Rossville Vending Machine Corporation

BY *[Signature]* (SEAL)
Vice-President

✓ Deep Water, Inc.

BY *[Signature]* (SEAL)
Vice President

✓ Nanticoke Landing, Inc.

BY *[Signature]* (SEAL)
Vice President

STATE OF MARYLAND, *Baltimore County* TO WIT:

I HEREBY CERTIFY, that on this *7th* day of *NOVEMBER* 1989 before me, a Notary Public of the State aforesaid, personally appeared Walter Kwart, Anthony R. Bialonyzki, Sr. and Joseph Stonik, individually and as Partners of KBS Partnership, a Maryland General Partnership 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.

WITNESS my hand and Notarial Seal.

THOMAS E. Castle
Notary Public
My Commission Expires:
July 1, 1990

STATE OF MARYLAND, *Baltimore County* TO WIT:

I HEREBY CERTIFY, that on this *7th* day of *NOVEMBER* 1989 before me, the subscriber, a Notary Public of the State aforesaid, personally appeared *JOSEPH STONIK* who acknowledged himself to be the Vice-President of Rossville Vending Machine Corporation and that he, as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the said corporation by himself as Vice-President, and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of said Corporation.

WITNESS: my hand and Notarial Seal.

THOMAS E. Castle
Notary Public
My Commission Expires:
July 1, 1990

STATE OF MARYLAND, *Baltimore County* TO WIT:

I HEREBY CERTIFY, that on this *7th* day of *NOVEMBER* 1989 before me, the subscriber, a Notary Public of the State aforesaid, personally appeared *WALTER KWARITZ* who acknowledged himself to be the ~~Vice~~-President of Deep Water, Inc. and that he, as such ~~Vice~~-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the said corporation by himself as ~~Vice~~-President, and ~~certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of said Corporation.~~

WITNESS: my hand and Notarial Seal.

Frederick Castle
Notary Public
My Commission Expires:
July 1, 1990

STATE OF MARYLAND, *Essex County* TO WIT:

I HEREBY CERTIFY, that on this *7th* day of *NOVEMBER* 1989 before me, the subscriber, a Notary Public of the State aforesaid, personally appeared *WALTER KWARITZ* who acknowledged himself to be the ~~Vice~~-President of Nanticoke Landing, Inc., and that he, as such ~~Vice~~-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the said corporation by himself as ~~Vice~~-President, and ~~certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of said Corporation.~~

WITNESS: my hand and Notarial Seal.

Frederick Castle
Notary Public
My Commission Expires:
July 1, 1990

Pet Ex 7

HASSLINGERS

B(BWL)

15

207 Nanticoke Road - 21

(Reactivated - 7/3/62 - formerly K
SEA GULL YACHT CLUB
Taco which
was declared void by
Bd. - 4/19/62)

Clarence Hasslinger

MU-6 9884

Page

MU-7-8636

LICENSE declared void - 4/19/62
(SEE ORDER IN FILE)

SEAGULL YACHT CLUB, INC.

B(BWL)

15

207 Nanticoke Rd. (21)

Send Renewal appl. to
M. Kutchev - 5511 Pineau,
-14-

GENEVIEVE SABOTKA - T of member - 12/28/59

Edward D. Davis Resigned

John B. Kutchev

Helen P. Kutchev

6-9884
Phone: MU 7-4252

Page

T-10/19/71 - Now T/A Seagull Inn

CREAMER ENTERPRISES, INC. B(BWL)

1

207 Nanticoke Rd. - 21 T-2/27/70, formerly SEA GULL INN

Ronald D. Creamer

Carolyn J. Creamer

John P. Krasnodemski, Jr.

686-2729

Rasmussen

T- 1/19/82 - Now Trading as corporation
SEAGULL INN BEVINS BROS., INC. (S)
D(BWL)

207 Nanticoke Rd. - 21 Chg. in Class from B(BWL) - 5/1/77. 15

~~Allen Armstrong Sadler~~

~~Rachel Sue Sadler~~

Teddy MAY BEVINS, Purchaser } T- 7/14/72

OSCAR SAMUEL BEVINS, Purchaser } 5/1/77

T- to full licenses - 5/1/79

686-8976

686-2729

Pauline
Rasmussen

BEVINS BROTHERS, INC. D(BWL) 15

207 Nanticoke Road - 21 T- 1/19/82, to corp. formerly T/A Seagull INN

Teddy May Bevins

~~Oscar Samuel Bevins~~

2/1/83 - known as
#3898

trans to Deep Water Tr. 10-1-86

686-8976

Pauline

686-2729

✓ DEEP WATER, INC. D(BWL) 15

T/A River Watch
207 Nanticoke Road
Baltimore, MD 21221

Walter Kwarta

A.R. Bialozynski

trans. from BEVINS BROTHERS, INC. 10/1/86

Closed 4/9/90

TRANSFER TO RIVER WATCH REST, INC.
+ CHANGE of Class to B(BWL)

Driskill
Pauline

(L

Ref Ex #11

BOOK 3457 PAGE 488

THIS DEED, Made this 3rd day of December, 1958, by Cornelius V. Roe, Assignee of Mortgage, as hereinafter set forth.

WHEREAS, at a public sale made on the 21st day of October, 1958 at 2:00 p.m. Daylight Saving Time, by the said Cornelius V. Roe, in pursuance of the special power and authority vested in him as Assignee of Mortgage from Sea Gull Inn, Inc., a body corporate, and Herbert M. Zeigler and Carrie M. Zeigler, his wife and Charles C. Zeigler to Clarence Hasslinger, Inc., and bearing date of the 16th day of October, 1955, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2759 folio 396, which sale was made after default had occurred under said mortgage and after due public notice of the sale and after bond had been duly filed in the Circuit Court for Baltimore County, the parcel of land and premises hereinafter described, and the personal property mentioned therein, being the property which said mortgage conveyed, was sold unto Daisy K. Hasslinger, who was then and there the highest bidder, at and for the sum of Ten Thousand Fifty (\$10,050.00) Dollars, (subject to a first mortgage from Sea Gull Inn, etc. to the Fullerton Permanent Loan Association of the Twelfth District of Baltimore County, dated August 16, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2759 folio 393, on which there was a balance due as of October 21, 1958 of \$31,221.23) and the sale having been duly reported to and ratified by the said Court, and the purchase money fully paid, as is hereby acknowledged, the said Assignee of Mortgage is in law duly authorized to execute a deed for the property to the purchaser.

NOW, THEREFORE, THIS DEED WITNESSETH, that the said Cornelius V. Roe, Assignee of the aforesaid Mortgage, in consideration of the premises and the sum of One (\$1.00) Dollar to him by the Grantee paid, in execution of the power and authority in him vested by the said mortgage, does grant and convey unto the said Daisy K. Hasslinger, all the right, title and interest of the said Sea Gull Inn, Inc., Herbert M. Zeigler and Carrie M. Zeigler, his wife and Charles C. Zeigler, or of those claiming by, from or under them in and to that parcel of ground situate and lying in the Fifteenth Election District of Baltimore County aforesaid, and more particularly described as follows:

BALTIMORE
COUNTY

STATE OF MARYLAND
RECORDATION TAX
DEC 58
1100

DOCUMENTARY
2

DOCUMENTARY
2

DOCUMENTARY
2

DOCUMENTARY
2

DOCUMENTARY
2

DOCUMENTARY
2

BEING known and designated as Lots Nos. 79, 81, 247A, 248A, 249A, 250A and 251A, as shown on the Plat of Middleborough, which Plat is recorded among the Land Records of Baltimore County in Plat Book Liber W.P.C. No. 4, folio 191, also Lots Nos. 85 and 86 on the Plat of Lands of the Middleborough Land Corporation, and recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 4, folio 191.

BEING all and the same lots of ground which by a deed dated August 16, 1955 and recorded among the Land Records of Baltimore County aforesaid, in Liber G.L.B. No. 2759 folio 391 were granted and conveyed by Clarence Hasslinger, Inc. to Sea Gull Inn, Inc. etc.

AND the personal property as follows:

INVENTORY STORE ROOM NO. 1:

151 9-in. dinner plates, 136 berry dishes, 56 bread and butter plates, 42 ice tea glasses, 54 large platters, 70 5-in. soup bowls, 1 case high-ball glasses, 23 wine glasses, 28 dozen forks, 28 dozen teaspoons, 6 dozen knives, 24 dozen tablespoons.

KITCHEN:

1 2-section Kewanee stainless steel sink, 1 30-in. round table, 1 Hobart Electric meat grinder and chopper and accessories, 1 small steam table, 1 china bowl tin strainer, 1 kitchen fan in window, 1 Vulcan 10-burner 2-oven hot plate range, 2 Keating deep fat fryers, 1 small window fan, 3 10 gallon stone crocks, 1 Hobart food cutter and attachments, 1 60-gallon soup pot, 3 insulated soup dispensers, 1 large Kelvinator electric box, 1 assortment of kitchen pots and pans, 140 10-in. dinner plates, 25 glass beer pitchers, 1 can opener (table model); 30 soup bowls, 40 berry dishes, 30 platters, 175 saucers, 140 cups, 1 Daco meat slicer, 1 Smith Corona adding machine and cash register, an assortment of kitchen knives, 1 tray of assorted stainless steel table knives, 3/4 case National beer glasses, 3/4 box miscellaneous glasses.

BAR:

1 Keating gas fired deep fryer, 1 four-burner and hot plate Real Host range, 1 stainless steel hood, 1 window suction fan, 1 McCrane large cooler box, 1 four section electric cooler box and compressor, 1 three-section stainless steel back bar sink, 1 one-section back bar sink, 1 six-section bottle cooler (electric); 1 back bar, 4 rectangular formica pink tables, 5 round formica pink tables, 33 metal cream colored plastic chairs, 14 red top bar stools, 1 National steam room heater (attached to wall); 1 16-in. wall fan, 1 oil fired steel boiler with steamed crab retorter, 1 costumer, 1 loud speaker system with microphones attached to wall.

DINING ROOM:

84 green oak chairs, 1 National radiator wall heater attached, 7 large tables with 24-in. by 6-foot tops, 2 30-in. round tables, 3 36-in. tables (square); 5 plywood top tables on steel tables 36-in x 112 in., 48 chairs, (kitchen type) green; 1 ceiling circulating fan, 1 buffet, 4 oak round 4-ft. tables, round; 48 green oak tables, 1 30-in. x 112 in. tables, 1 two-section coca-cola bottle cooler box, 6 broken cases of glass beer pitchers, 1 602 fire extinguisher, 1 Gulbranson baby grand piano and stool, 65 chairs, 15 24-in. square tables, 6 sections of plywood 30-in. x 112, 1 National wall heater, 2 602 fire extinguishers.

EQUIPMENT ROOM:

1 round 30-in. table top, 1 24-in. square table, 3 chairs, 2 large soup dispensers with metal spigots attached, 1 Trone wall heater, 1 juicer, 3 chairs, 12 stainless steel mixing bowls, 1 steel curtain towel dispenser, 1 bureau, 1 33-in. mirror, 1 bed, spring and mattress; 2 benches, 2 chairs, 1 chifferobe.

3457. 12/1/58

MISCELLANEOUS ITEMS:

1 new sump pump, 40 pieces of 3-in. x 10 in. deck planking 10 ft. long (used); 30 pieces of 3-in. x 10 in. deck planking 6 ft. long (used); 3 275 gal. used fuel tanks.

TOGETHER with the improvements thereon, and the rights and appurtenances thereto belonging or appertaining.

TO HAVE AND TO HOLD the above granted property unto the said Daisy K. Hasslinger, her heirs and assigns, in fee simple.

AS WITNESS my hand and seal the day and year first above written.

ATTEST:

Suzanne Kreusinger
Suzanne Kreusinger

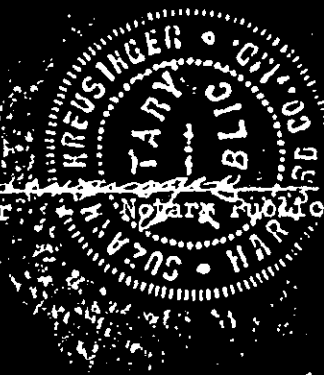
Cornelius V. Roe
Cornelius V. Roe
Assignee of Mortgage

STATE OF MARYLAND, HARFORD COUNTY, to wit:

I HEREBY CERTIFY, that on this 3rd day of December, 1958, before me, the subscriber, A Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Cornelius V. Roe, Assignee of Mortgage, and acknowledged the foregoing to be his act.

AS WITNESS my hand and Notarial Seal.

Suzanne Kreusinger
Suzanne Kreusinger



Rec'd for record DEC 5 1958 ³⁰ ET 11 AM

Per Walter J. Rasmussen, Clerk

Mailed to Cornelius V. Roe

Pet Ex 12

3-8-62 5071 • 21551 PPF— 17625
3-8-62 5071 • 21551 PPF— 17625

This Deed, Made this 7th day of March
in the year one thousand nine hundred and sixty-two, by and between The Augusta
Building and Loan Association, Inc., a body corporate
of Baltimore City in the State of Maryland, of the first part, and
Alice E. Hasslinger and Daisy K. Hasslinger, her daughter, of Baltimore County, State
of Maryland,
of the second part.

Witnesseth, that in consideration of the sum of Five Dollars and other and good and
valuable considerations, the receipt whereof is hereby acknowledged,
the said The Augusta Building and Loan Association, Inc.,

does grant and convey unto the said Alice E. Hasslinger and Daisy K. Hasslinger, her
daughter, as joint tenants and not as tenants in common, their



MAR



heirs and assigns, in fee simple, all those lots of the ground, situate, lying and being in
the Fifteenth Election District of Baltimore/County, State of Maryland, aforesaid, and described as follows, that is to say:—

~~Beginning at the~~ Being known and designated as Lots Nos. 79, 81, 247A, 248A, 249A,
250A, and 251A as shown on the Plat of Middelborough, which Plat is recorded among the
Land Records of Baltimore County in Plat Book Liber W.P.C. No. 4 folio 191, also Lots
Nos. 85 and 86 on the Plat of Lands of the Middelborough Land Corporation, and recorded
among the Plat Records of Baltimore County in Plat Book W.P.C. No. 4 folio 191.

Being all and the same lots of ground which by deed dated March 7, 1962
and recorded among the Land Records of Baltimore County, immediately prior hereto were
granted and conveyed by William C. Rogers, Attorney named in Mortgage to The Augusta
Building and Loan Association, Inc. See also deed dated May 28th, 1959 and recorded
among the Land Records of Baltimore County in Liber W.J.R. No. 3535 folio 146 from
John B. Kutchey and Helen P. Kutchey, his wife to Sea Gull Yacht Club, Inc.

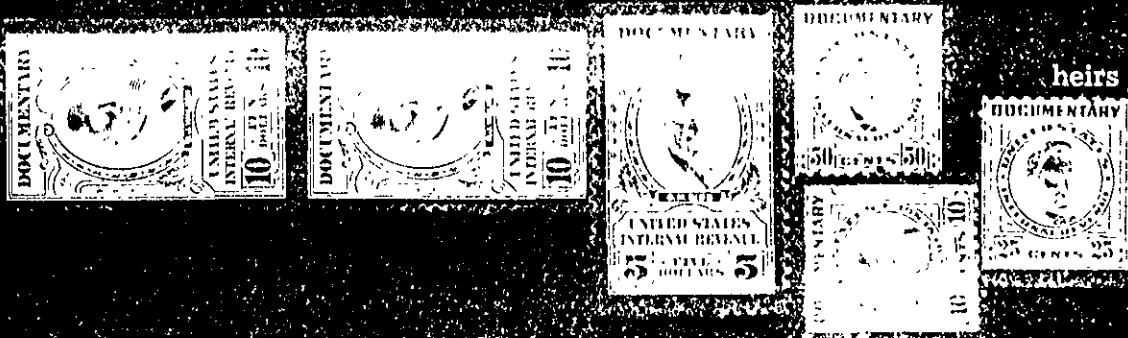
And the personal property as follows:

20-foot freezer, 10 Burner Vulcan Range and Grill, Dayton Scales, Hobart Meat
Grinder, 2 Exhaust Fans, Porto Potato Peeler, 40 Cu.ft. Box complete; 5 foot Steam
table, 150 Oak chairs, 13 wood top tables, 9 Formica Top Tables, 64-foot Bar, 30 Chrome
Chairs, two 24 inch Fans on stand; P.A. Systems, 19 Bar Stools, Piano, 2 large Stainless
Sinks under bar; Ice Maker, Bottle Boxes, 2 National Cash Registers, large Beer Box in
Bar Display, Back Bar, complete; 6 burner Range with Grill, Vulcan; 3 Keating Deep Grease
Fryers, Daco Meat Slicer, Smith Corona Register and Adding Machine, 2 Exhaust Fans,
Kewanee Sink, lot of Silverware, Dishes, etc. 50 cup Coffee Dipolator, large McCray
Refrigerator - all boxes have motors and compressors; Dish Cart, 24 ft. built-in Box on
porch with 2-ton Frick Compressor, and all chattels used in connection with the business
heretofore conducted on the premises, which may be located on the property.

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 s 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 Alice E. Hasslinger and Daisy K. Hasslinger, her daughter, as joint tenants and not as tenants in common, their -----

heirs and assigns, in fee simple.



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

Witness the corporate hand and seal of said grantor and the signature of Chas. C. Counselman its Exec Vice President the day and year first above written.

TEST:

Arthur G. Bush
Vice President

THE AUGUSTA BUILDING AND LOAN ASSOCIATION, INC.
BY Chas. C. Counselman (SEAL)
Exec. Vice President.

(SEAL)

STATE OF MARYLAND, Baltimore City, to wit:

I HEREBY CERTIFY, That on this 7th day of March in the year one thousand nine hundred and sixty-two, before me, the subscriber a Notary Public of the State of Maryland, in and for Baltimore City, aforesaid personally appeared Chas. C. Counselman President of The Augusta Building and Loan Association, Inc.,

the above named grantor, and he acknowledged the foregoing Deed to be the act of said body corporate.

As Witness my hand and Notarial Seal.

My commission expires May 6, 1963.

HERBERT C. MOORE

Notary Public.

Rep'd for record MAR 8 1962
Per Walter J. Rasmussen, Clerk

at 1050 V

Mail to Cornelius V. Roe
Receipt No. 228138

To Whom It May Concern:

I Shirley Fuchs, maiden name, Shirley E Markley, resided at 202 Nanticoke Road, Baltimore MD. 21221 from approximately the early 1940's until 1959.

The above residence is located in the immediate vicinity of the present River Watch Restaurant and Marina.

During the early 1940's, this facility was named Steins Hotel.

While growing up in this neighborhood, I observed people taking musical band instruments into the above location and hearing music emanating from within this location.

During 1953, I attended 2 inside parties there where a band performed. The business at that time was known as Hasslingers.

During the above mentioned times, I resided at 202 Nanticoke Rd location with my parents Mary E. Markley, Benjamin S. Markley Sr. and 3 other siblings.

Shirley E Fuchs 10/8/01

Shirley Fuller
comm exp 10-1-03

12/1/02

My name is **Clifton W. Weller**. I am 78 years old and had been a Baltimore County resident for most of my life.

My current address is 64 Mallard Drive, Selbyville, Delaware, although I also currently rent an apartment at House of Windsor Apartments, Baltimore County, Maryland.

From 1955 until 1960 I owned a business establishment known as Middleview Beach and Marina, which was located approximately five (5) miles from the Sea Gull Inn, formerly Steins Hotel, and now known as The Riverwatch Restaurant.

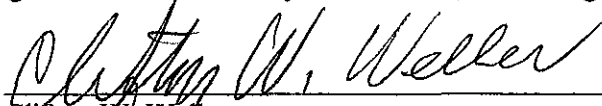
During that period of time, and after, I visited the Sea Gull Inn on many occasions and recall that there was live music performed there on a regular basis.

I also recall that during that time, there was a shortage of parking and people would park on the side of the road and sometimes the police would have them towed.

I also remember that prior to the Sea Gull Inn, the establishment was known as Steins Hotel and I believe Haslingers.

I was also had occasion to patronize this establishment when Haslinger owned it and recall live music being played there, however, I do not recall what year this was.

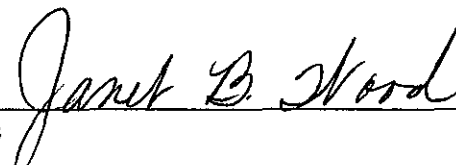
The above statement has been given to the best of my recollection, knowledge and belief.


Clifton W. Weller

STATE OF MARYLAND, COUNTY OF BALTIMORE, To Wit:

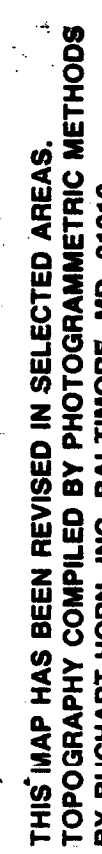
I HEREBY CERTIFY, That on this 9 day of October, 2001, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared **CLIFTON W. WELLER**, who made oath in due form of law that the foregoing statement is true and correct to the best of his knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.


Notary Public

My Commission Expires: July 2002

Ref Cx 13



LIST OF PIPE FITTINGS		
NO.	DESCRIPTION	SIZE
1	CAP	6"
1	BLOW	1 1/2"
1	VALVE	6"

DATE	RIGHT OF WAY SECURED
	County - Reference Road
	BALTIMORE COUNTY HIGHWAYS
PERMIT REQUESTED	7-12-45
PERMIT NUMBER	45-006
GRADE ESTABLISHED	APR 26, 1946
PROFILE NUMBER	45-102, E-S

DRAWN/RECORDED	
CHECKED	
EXAMINED	

BALTIMORE COUNTY
METROPOLITAN DISTRICT

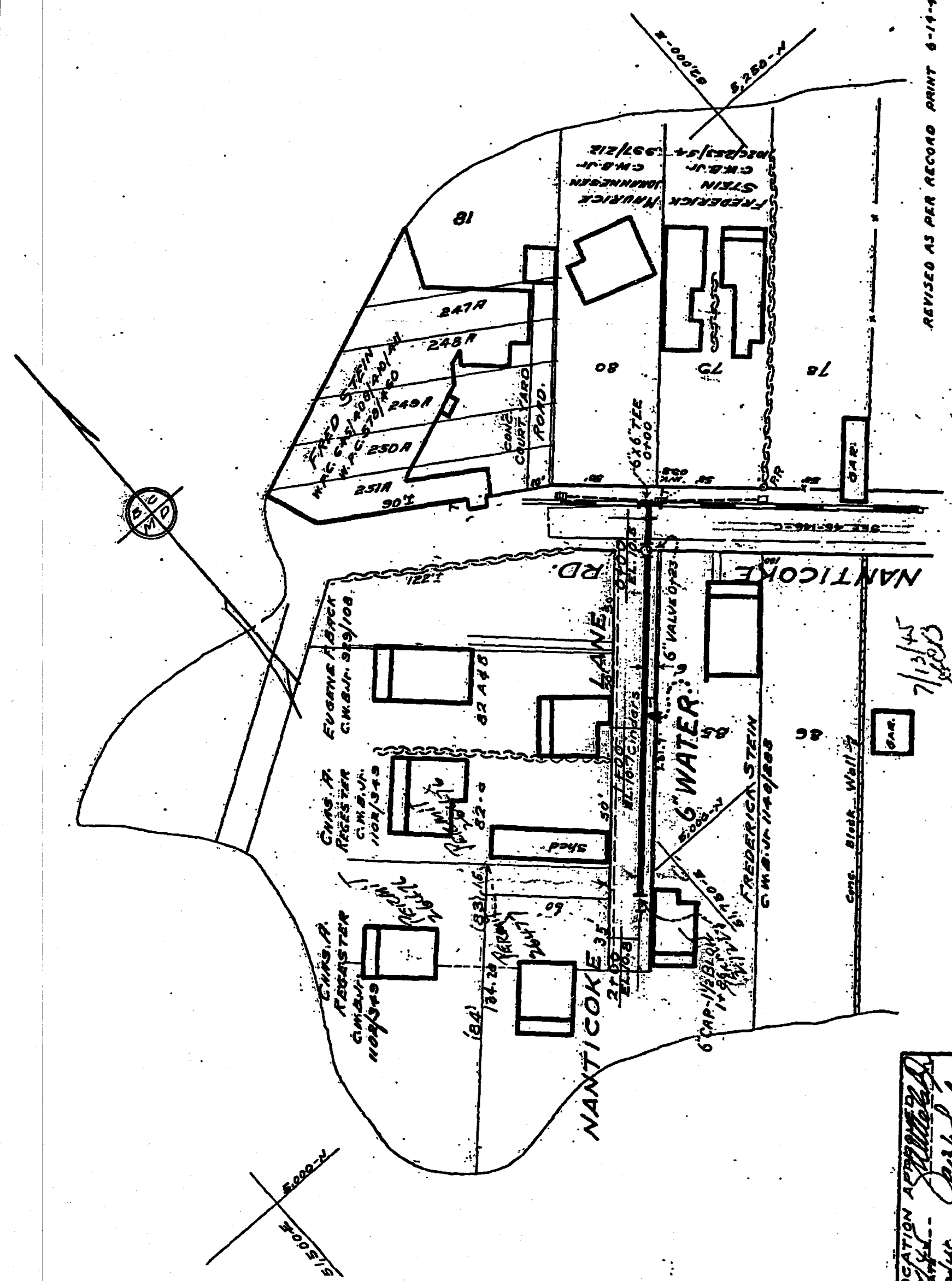
APPROVED: 5-22-45
Charles E. Edwards
CHIEF ENGINEER

GRADE ESTABLISHED AND LOCATION APPROVED
DATE 5/22/45
Frederick B. Thompson
CHIEF ENGINEER BALTO. COUNTY

APPROVED FOR CITY OF BALTIMORE
DATE 7/13/45
Leon Smoot
CHIEF ENGINEER

6" WATER MAIN
NANTICOKE LANE
FROM NANTICOKE ROAD TO A POINT 210' WEST
ELECT. DIST. IS

DRAWING SCALE: 1"=50'
No. 1
OF 1
J.O. 4385
43-088
FILE A-4-2
MICROFILMED
27523



REVISED AS PER RECORD PRINT 6-19-46 U.P.A.

C.W.O. 19083

MICROFILMED
186"-6" PIPE

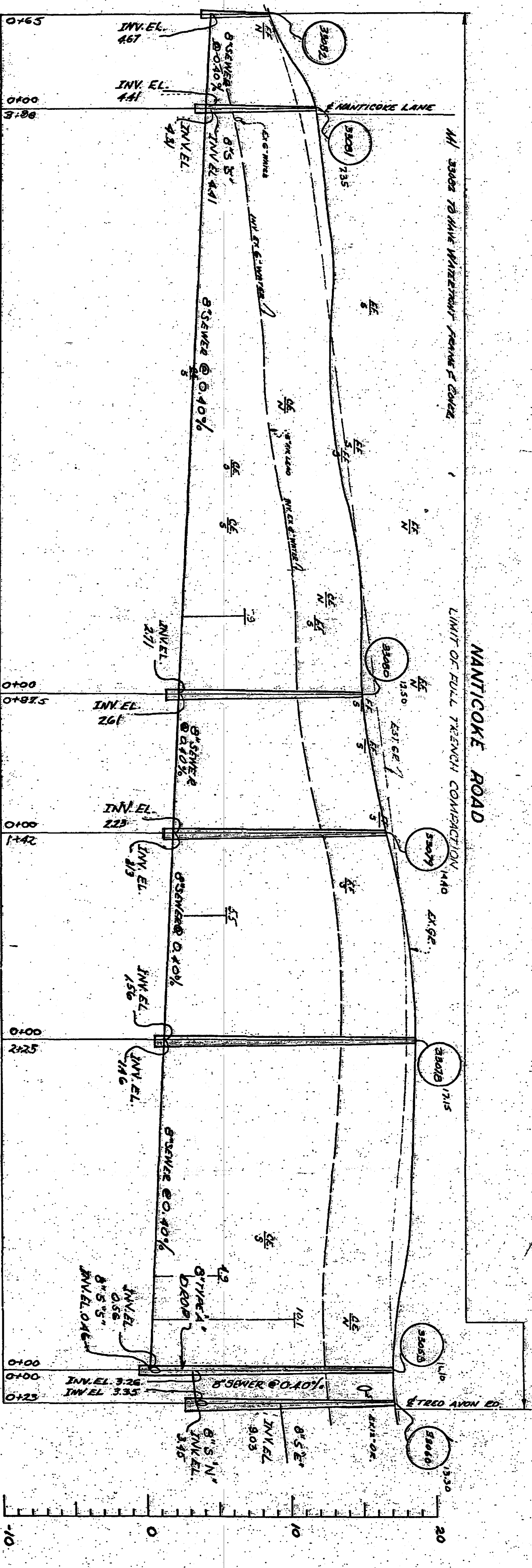
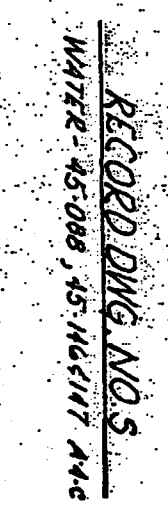
200 A.S. 6/2/76



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
JDC	11/15/72	1" = 200'	MIDDLE RIVER	N.E. 2-1
DATE OF PHOTOGRAPHY				
DEC. 1954				

Photography Completed by Photogrammetric Methods
AERIAL SURVEY CORP. LANSING, MICH.



~~920-1~~ 940-1