



KEVIN KAMENETZ  
*County Executive*

LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
*Administrative Law Judge*

July 19, 2013

David Preller, Jr., Esquire  
102 W. Pennsylvania Avenue  
Suite 302  
Towson, Maryland 21204

RE: Petition for Special Hearing  
Case No. 2013-0222-SPH  
Property: 2907 Hillcrest Avenue

Dear Mr. Preller:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a long horizontal flourish.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:sln  
Enclosure

c: Division of Code Inspections and Code Enforcement, PAI

IN RE: PETITION FOR SPECIAL HEARING \*  
(2907 Hillcrest Avenue)  
9<sup>th</sup> Election District \*  
5<sup>th</sup> Councilmanic District \*  
2907 Hillcrest Avenue, LLC \*  
Petitioner \*

BEFORE THE  
OFFICE OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
CASE NO. 2013-0222-SPH

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Hearing filed by David Preller, Jr., Esq., on behalf of 2907 Hillcrest Avenue, LLC, legal owner. The Petitioner is requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 2 unit apartment that existed since 1981. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case was Todd Sachs and Rick Richardson, an engineer whose firm assisted the Petitioner. David Preller, Jr., Esq. appeared as counsel and represented the Petitioner. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of protest or opposition. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

The only Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP) which indicated it did not object to the petition.

Testimony and evidence revealed that the subject property is approximately 9,375 sf. and is zoned DR 5.5. Mr. Sachs purchased the property in 2008, and he indicated that the listing for

ORDER RECEIVED FOR FILING

Date 7/19/13  
By Sen

the property and the appraisal both indicated it was a 2 unit dwelling. Exhibits 2 and 3. Mr. Sachs testified that Baltimore Gas and Electric (BGE) records reflected that since at least 1981, the property was served with 2 electric and gas meters. The Petitioner indicated that only 1 family currently resides in the dwelling, and that he would only seek a tenant for the upstairs apartment unit after obtaining zoning relief and the rental inspection and license required by Baltimore County.

Mr. Richardson, a professional engineer who was accepted as an expert, testified via proffer that he visited the property and took numerous photographs. See Exhibit 5. Mr. Richardson noted that there are dual BGE meters and fixtures/doors throughout the dwelling that effectively divide the home into two apartment units: 1 upstairs, and 1 downstairs. Mr. Richardson opined, based on the style of the interior furnishings, doorways, upstairs kitchen and related fixtures, as well as the exterior stairway providing for direct access to the second floor unit, that the home had been divided or converted into two apartment units since at least 1981, and probably since the house was constructed in 1928.

As I noted at the hearing, I am somewhat baffled by the wording of the petition, which the Petitioner indicated was prepared by County zoning staff. Specifically, I do not know why the 1981 date was selected; the law pertaining to conversion of single family dwellings was enacted in 1955, B.C.Z.R. §402. Since that time, the minimum lot size in a DR 5.5 zone (formerly R.6) is 10,000 sq. ft., which Petitioner does not satisfy; the lot is 9,375 sq. ft. Even so, I concur with Mr. Richardson's testimony that this house was in fact designed and constructed as a "duplex," (meaning individual family units placed one over the other). Since - - based on the testimony and photographs - - I believe the "duplex" arrangement existed since at least 1955, the Petitioner would enjoy nonconforming use status.

ORDER RECEIVED FOR FILING

Date

7/19/13

By

Sen

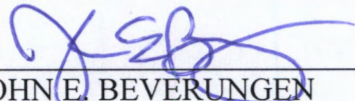
Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Hearing request should be GRANTED

THEREFORE, IT IS ORDERED, this 19<sup>th</sup> day of July, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 2 unit apartment that existed since 1981, be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits and/or licenses and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Petitioner shall obtain all licenses and inspections required by Baltimore County before rental of the second (upstairs) apartment.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 7/19/13  
By Ben





# PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2907 Hillcrest Ave, Parkville, MD 21234 which is presently zoned DR5.5  
 Deed References: 27198 / 00051 10 Digit Tax Account # 0909300030  
 Property Owner(s) Printed Name(s) 2907 Hillcrest Ave, LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

To permit a 2 unit apartment that existed since 1981.

2. \_\_\_\_\_ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. \_\_\_\_\_ a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition.)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

## Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Legal Owners (Petitioners):

2907 Hillcrest Ave, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0222-SP4 Filing Date 4/3/13

Do Not Schedule Dates:

Reviewer GHT

Zoning Property Description For **2907 Hillcrest Avenue, Parkville MD, 21234**

Beginning at a point on the <sup>South</sup> north side of Hillcrest Avenue which is 40 feet of right-of-way width at the distance of 169 feet, west of the centerline of the nearest improved intersecting street, Stepmore Street which is 40 feet wide.

Being Lot #88 in the subdivision of Oakcrest as recorded in Baltimore County Plat Book #06, Folio # 0172, containing 9375 square feet. Located in the 9<sup>th</sup> election district and 5<sup>th</sup> council district.

# DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

## ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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.**

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#### For Newspaper Advertising:

Item Number or Case Number: 2013-0222-SP4  
Petitioner: 2907 Hillcrest Ave, LLC  
Address or Location: 2907 Hillcrest Ave, Parkville, MO 21234

#### PLEASE FORWARD ADVERTISING BILL TO:

Name: 2907 Hillcrest Ave, LLC  
Address: 2907 Hillcrest Ave, PO Box 4065  
Timonium MO 21094  
Telephone Number: 410-599-8323 Todd Sachs



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET AND FINANCE  
MISCELLANEOUS CASH RECEIPT

No.

96277

Date:

4/3/13

PAID RECEIPT

BUSINESS ACTUAL TIME DRW  
4/04/2013 4/03/2013 14:30:09 2

REC NO. 0000 WALKIN PINK DRW  
>>RECEIPT # 666387 4/03/2013 OFLN  
Dept 5 528 ZONING VERIFICATION  
CR #. 096277  
Recpt Tot 175.00  
175.00 - CR 1.00 CR  
Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Obj | Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----|---------|----------|---------|--------|
|------|------|------|----------|-----|---------|----------|---------|--------|

|     |     |      |  |      |  |  |  |       |
|-----|-----|------|--|------|--|--|--|-------|
| 001 | 806 | 0000 |  | 6130 |  |  |  | 75.00 |
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|     |     |      |  |      |  |  |  |       |

Total:

75.00

Rec From:

Todd Sachs

For:

2013 - 0222 - SPH

Special Hearing

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING  
PLEASE PRESS HARD!!!!

CASHIER'S  
VALIDATION



# CERTIFICATE OF POSTING

2013-0222-SPH

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

2907 Hillcrest Ave, LLC.

July 16, 2013

Date of Hearing/Closing: \_\_\_\_\_

Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

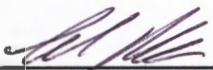
2907 Hillcrest Ave

June 26, 2013

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

  
(Signature of Sign Poster)

June 26, 2013

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

# **ZONING NOTICE**

**CASE NO. 2013-0222-SPH**

**A PUBLIC HEARING WILL BE HELD BY THE  
ADMINISTRATIVE LAW JUDGE IN TOWSON  
MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING  
105 W. CHESAPEAKE AVENUE  
TOWSON, MD 21204**

**DATE&TIME: Tuesday July 16, 2013 10:00AM**

**SPECIAL HEARING TO PERMIT A 2 UNIT APARTMENT THAT EXISTED  
SINCE 1981.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES  
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391. THE HEARING IS  
HANDICAPPED ACCESSIBLE**

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



# **ZONING NOTICE**

**CASE NO. 2013-0222-SPH**

**A PUBLIC HEARING WILL BE HELD BY THE  
ADMINISTRATIVE LAW JUDGE IN TOWSON  
MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING  
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NECESSARY. TO CONFIRM THE HEARING CALL 410-587-3391. THE HEARING IS  
HANDICAPPED ACCESSIBLE**

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





# THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 9, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on May 9, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

*Susan Wilkinson*

## NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2013-0222-SPH**

2907 Hillcrest Avenue

S/s Hillcrest Avenue, 169 feet +/- E/of the

centerline of Stepmore Street

9th Election District - 5th Councilmanic District

Legal Owner(s): 2907 Hillcrest Ave., LLC

**Special Hearing:** to permit a 2 unit apartment that existed since 1981.

**Hearing:** Friday, May 31, 2013 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.  
5/138 May 9 920632



# THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

June 28, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on June 25, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

*Susan Wilkinson*

## NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2013-0222-SPH**

2907 Hillcrest Avenue

S/s Hillcrest Avenue, 169 feet +/- E/of the centerline of Stepmore Street

9th Election District - 5th Councilmanic District

Legal Owner(s): 2907 Hillcrest Ave., LLC

**Special Hearing** to permit a 2 unit apartment that existed since 1981.

**Hearing: Tuesday, July 16, 2013 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.**

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

JT 06/861 June 25

930653





KEVIN KAMENETZ  
County Executive

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

April 23, 2013

## NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2013-0222-SPH**

2907 Hillcrest Avenue

S/s Hillcrest Avenue, 169 feet +/- E/of the centerline of Stepmore Street

9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: 2907 Hillcrest Ave., LLC

Special Hearing to permit a 2 unit apartment that existed since 1981.

Hearing: Friday, May 31, 2013 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon  
Director

AJ:kl

C: David Preller, Jr., 102 W. Pennsylvania Ave., Ste. 302, Towson 21204  
2907 Hillcrest Ave, LLC, P.O. Box 4065, Timonium 21094

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 11, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Thursday, May 9, 2013 Issue - Jeffersonian

Please forward billing to:  
2907 Hillcrest Ave., LLC  
Attn: Todd Sachs  
P.O. Box 4065  
Timonium, MD 21094

40-599-8323

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## NOTICE OF ZONING HEARING

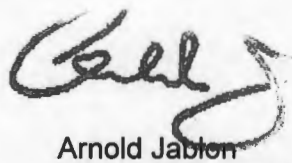
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**CASE NUMBER: 2013-0222-SPH**

2907 Hillcrest Avenue  
S/s Hillcrest Avenue, 169 feet +/- E/of the centerline of Stepmore Street  
9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owners: 2907 Hillcrest Ave., LLC

Special Hearing to permit a 2 unit apartment that existed since 1981.

Hearing: Friday, May 31, 2013 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon  
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





KEVIN KAMENETZ  
County Executive

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

June 10, 2013

## NEW NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2013-0222-SPH**

2907 Hillcrest Avenue

S/s Hillcrest Avenue, 169 feet +/- E/of the centerline of Stepmore Street

9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: 2907 Hillcrest Ave., LLC

Special Hearing to permit a 2 unit apartment that existed since 1981.

Hearing: Tuesday, July 16, 2013 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon  
Director

AJ:kl

C: David Preller, Jr., 102 W. Pennsylvania Ave., Ste. 302, Towson 21204  
2907 Hillcrest Ave, LLC, P.O. Box 4065, Timonium 21094

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 26, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, June 25, 2013 Issue - Jeffersonian

Please forward billing to:  
2907 Hillcrest Ave., LLC  
Attn: Todd Sachs  
P.O. Box 4065  
Timonium, MD 21094

40-599-8323

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## NOTICE OF ZONING HEARING

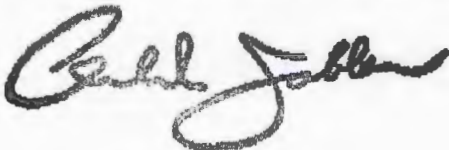
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2907 Hillcrest Avenue  
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9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owners: 2907 Hillcrest Ave., LLC

Special Hearing to permit a 2 unit apartment that existed since 1981.

Hearing: Tuesday, July 16, 2013 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon  
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

7-16 @ 10 AM

chailed  
Kristen  
also  
43

M E M O R A N D U M

TO: Kristen Lewis  
Office of Zoning Review

FROM: Debra Wiley, Legal Administrative Secretary *DW*  
Office of Administrative Hearings

DATE: June 3, 2013

SUBJECT: Petition for Special Hearing  
Case No. 2013-0222-SPH – 2907 Hillcrest Avenue

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As you are aware, the above-referenced case was scheduled before Judge Beverungen on May 31, 2013 at 10:00 AM in Room 205 of the Jefferson Building. Unfortunately, the sign posting requirement was not fulfilled. The file was held in the event anyone appeared for the hearing -- which no one was in attendance. Counsel for the Petitioner, David Preller, Jr., Esq., was advised that this would need to be rescheduled.

This matter is now being returned to you for rescheduling and processing. Thanks.

c: File



## MEMORANDUM

DATE: August 20, 2013  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2013-0222-SPH - Appeal Period Expired

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The appeal period for the above-referenced case expired on August 19, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: / Case File  
Office of Administrative Hearings

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE OFFICE  
2907 Hillcrest Avenue; S/S Hillcrest Avenue; \*  
169' E of c/line Stepmore Street \* OF ADMINISTRATIVE  
9<sup>th</sup> Election & 5<sup>th</sup> Councilmanic Districts \*  
Legal Owner(s): 2907 Hillcrest Avenue, LLC \* HEARINGS FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2013-222-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

*Peter Max Zimmerman*

RECEIVED  
APR 19 2013

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 19th day of April, 2013, a copy of the foregoing Entry of Appearance was mailed to Todd Sachs, 9091 Gerwig Lane, Columbia, MD 21046 and David Preller, Esquire, 102 West Pennsylvania Avenue, Suite 302, Towson, MD 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

CASE NO. 2013- 0222-SPH

CHECKLIST

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/<br/>Conditions/<br/>Comments/<br/>No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------|
| <u>4/19/13</u>                  | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>N/C</u>                                                          |
| <u>4/22/13</u>                  | DEPS<br>(if not received, date e-mail sent _____)                     | <u>N/C</u>                                                          |
|                                 | FIRE DEPARTMENT                                                       |                                                                     |
| <u>4/24/13</u>                  | PLANNING<br>(if not received, date e-mail sent _____)                 | <u>C WITH NO<br/>obj</u>                                            |
| <u>4/16/13</u>                  | STATE HIGHWAY ADMINISTRATION                                          | <u>NO obj</u>                                                       |
|                                 | TRAFFIC ENGINEERING                                                   |                                                                     |
|                                 | COMMUNITY ASSOCIATION                                                 |                                                                     |
|                                 | ADJACENT PROPERTY OWNERS                                              |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| ZONING VIOLATION                | (Case No. <u>116793</u> )                                             |                                                                     |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| NEWSPAPER ADVERTISEMENT         | Date: <u>6/25/13</u>                                                  |                                                                     |
| SIGN POSTING                    | Date: <u>6/26/13</u>                                                  | by <u>Black</u>                                                     |
| <hr/>                           |                                                                       |                                                                     |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |                                                                     |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |

Comments, if any: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



CASE NO. 2013- 0222-SPH

**C H E C K L I S T**

| <u>Comment Received</u>         | <u>Department</u>                                                        | <u>Support/Oppose/<br/>Conditions/<br/>Comments/<br/>No Comment</u> |
|---------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------|
| <u>4/19/13</u>                  | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____)    | <u>N/C</u>                                                          |
| <u>4/22/13</u>                  | DEPS<br>(if not received, date e-mail sent _____)                        | <u>N/C</u>                                                          |
| <u>4/24/13</u>                  | FIRE DEPARTMENT<br>PLANNING<br>(if not received, date e-mail sent _____) | <u>C WITH NO Obj</u>                                                |
| <u>4/16/13</u>                  | STATE HIGHWAY ADMINISTRATION                                             | <u>NO Obj</u>                                                       |
| _____                           | TRAFFIC ENGINEERING                                                      | _____                                                               |
| _____                           | COMMUNITY ASSOCIATION                                                    | _____                                                               |
| _____                           | ADJACENT PROPERTY OWNERS                                                 | _____                                                               |
| ZONING VIOLATION                | (Case No. <u>116793</u> )                                                |                                                                     |
| PRIOR ZONING                    | (Case No. _____)                                                         |                                                                     |
| NEWSPAPER ADVERTISEMENT         | Date: <u>5/9/13</u>                                                      |                                                                     |
| SIGN POSTING                    | Date: _____ by _____                                                     |                                                                     |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>      |                                                                     |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>                 |                                                                     |

Comments, if any: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5/31 10Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon  
Deputy Administrative Officer and  
Director of Permits, Approvals and Inspections

**DATE:** April 24, 2013

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** 2907 Hillcrest Avenue

**INFORMATION:**

**Item Number:** 13-222

**Petitioner:** 2907 Hillcrest Avenue, LLC

**Zoning:** DR 5.5

**Requested Action:** Special Hearing

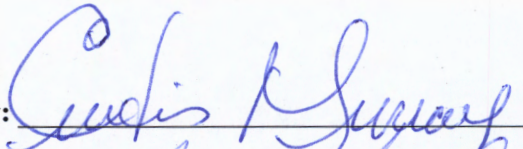
**SUMMARY OF RECOMMENDATIONS:**

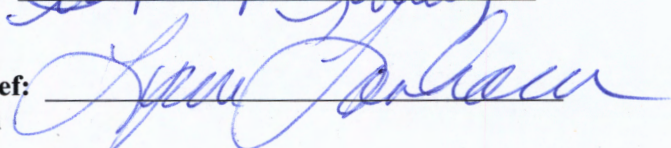
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner requests a special hearing to approve under Section 500.7 of the BCZR a 2-unit apartment that has been in existence since 1981.

The property identified above is the subject of a code violation (C0116793) in which the property was cited for rodent infestation, and illegal conversion. A lien was placed on the property and has been satisfied as of 1/8/2013.

Since all outstanding issues appear to be resolved, The Department of Planning does not object to the petitioner's request. However, no more than 2 families are permitted to live in the apartment building, and the property must be rid of all refuse and rubbish.

For further information concerning the matters stated here in, please contact Krystle Patchak at 410-887-3480.

**Prepared By:** 

**Division Chief:**   
AVA/LL:cjm

RECEIVED

APR 26 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



Not on file in  
hear. date  
data  
base  
4/23

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability  
(DEPS) - Development Coordination

DATE: April 22, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0222-SPH  
Address 2907 Hillcrest Avenue  
(2907 Hillcrest Avenue, LLC Property)

Zoning Advisory Committee Meeting of April 15, 2013.

X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

APR 22 2013

OFFICE OF ADMINISTRATIVE HEARINGS



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections

**DATE:** April 19, 2013

**FROM:** Dennis A. Kennedy<sup>DAK</sup>, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 22, 2013  
Item Nos. 2013- 0222, 0223, 0225, 0226,0227, 0228 and 0231

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

DAK:CEN  
Cc: file

Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor



MARYLAND DEPARTMENT OF TRANSPORTATION

Darrell B. Mobley, Acting Secretary  
Melinda B. Peters, Administrator

Date: 4-16-13

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

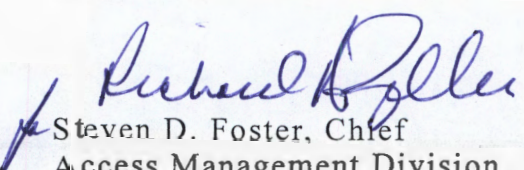
RE: Baltimore County  
Item No 2013-0222-SPH  
Special Hearing  
2907 Hillcrest Avenue, LLC  
2907 Hillcrest Avenue

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2013-0222-SPH.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

  
Steven D. Foster, Chief  
Access Management Division

SDF/raz



KEVIN KAMENETZ  
*County Executive*

ARNOLD JABLON  
*Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections*

May 22, 2013

2907 Hillcrest Avenue LLC  
P O Box 4065  
Timonium MD 21094

RE: Case Number: 2013-0222 SPH, Address: 2907 Hillcrest Avenue, 21234

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 3, 2013. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel  
David Preller Jr., Esquire, 102 W. Pennsylvania Avenue, Suite 302, Towson MD 21204  
Todd Sachs, 9691 Gerwig Lane, Suite F, Columbia MD 21046



**Debra Wiley - 13-0222-SPH sign posting not fulfilled file retd.doc**

---

**From:** Debra Wiley  
**To:** Lewis, Kristen  
**Date:** 6/3/2013 10:49 AM  
**Subject:** 13-0222-SPH sign posting not fulfilled file retd.doc  
**Attachments:** 13-0222-SPH sign posting not fulfilled file retd.doc

---

Hi Kristen,

FYI - see attached. Thanks.

Debbie Wiley  
Legal Administrative Secretary  
Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103  
Towson, Md. 21204  
410-887-3868  
410-887-3468 (fax)  
dwiley@baltimorecountymd.gov

CASE NAME 2907 Hillcrest  
CASE NUMBER 2013-222-SP4  
DATE 7/16/13

[illegible]





BALTIMORE COUNTY  
MARYLAND

BALTIMORE COUNTY RENTAL LICENSE INSPECTION SHEET

Requirements: Time and date stamped photos of front and back facades of home, including yards taken by Licensed Home Inspector must be attached to this inspection sheet. One "rental license inspection sheet" must be returned for each unit in a dwelling.

1. Rental Address: 2907 HILLCREST AVE Zip Code: 21234 Unit #: Upper Level APT #2

2. Person requesting inspection:

Name: 2907 Hillcrest Ave, LLC Email: Todd\_Sachs @ Comcast.NET

Address: PO Box 4065, Timonium MD Zip Code: 21094 Phone: 410-599-8323

Check one: ☒ Owner ☐ Manager ☐ Resident Agent ☐ Other

3. Inspector Information:

Name: Jerry Pickholtz Email: greenlightmd@aol.com

Address: 1475 Naugahyde Rd Westminster, MD 21157 Phone: 443-605-6030

Company Name: Greenlight Home Inspections State License #: 3604290

4. Type of Home: ☐ Single Family Detached ☐ Rowhome/Townhome ☐ Duplex ☒ Multi-Unit ☐ Condo

5. Checklist (items A-F must be marked "yes" and item G must be marked "no" before submitting form to County):

| Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes or No | Date    | Re-Inspection: Y/N | Re-Inspection Date |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------|--------------------|--------------------|
| <b>A) Hardwired &amp; battery backed interconnected smoke detectors present and operational.</b><br>Wireless remote interconnection is acceptable as long as the smoke detectors are hardwired and approved by a recognized testing lab such as UL and be listed and approved for sale, installation and use in Maryland by the <u>Office of the State Fire Marshal</u> .<br><u>Single Family Home</u><br>1. A hardwired smoke detector with a battery backup must be located in the corridor or hallway outside of sleeping areas.<br>2. If the home has a basement, a hardwired smoke detector with a battery backup must also be located in the basement, and must be interconnected to the smoke detectors outside of the sleeping areas.<br><u>Homes with 2 or 3 Apartments</u><br>1. A hardwired smoke detector with a battery backup must be located in the corridor or hallway outside of sleeping areas.<br>2. If the home has a basement, a hardwired smoke detector with a battery backup must also be located in the basement, but only has to be interconnected to the smoke detector on the first floor.<br><u>Homes with 4-6 Apartments</u><br>1. A hardwired smoke detector with a battery backup must be located in the corridor or hallway outside of sleeping areas in each unit.<br>2. No smoke detector is required in the basement for homes with 4-6 apartments.<br><b>Smoke detectors must be UL Approved</b> | ✓         | 3/12/09 |                    |                    |
| <b>B) Electrical wires are not visible in living areas.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓         | 3/12    |                    |                    |
| <b>C) There is hot and cold running water in kitchen and each bathroom with no leaks below sink area and all toilets flush.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ✓         | 3/12    |                    |                    |
| <b>D) There are no sleeping areas in the basement or if there is a sleeping area in the basement, there is a secondary means of escape as follows: basement window with minimum 5.5 ft opening with sill height 44 inches or less from floor OR <u>basement door with thumb turn dead bolt.</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓         | 3/12    |                    |                    |
| <b>E) The furnace is either operational or because of outside temperatures it is unable to be tested.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓         | 3/12    |                    |                    |
| <b>F) Railing is present for interior and exterior steps with more than 3 risers.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓         | 3/12    |                    |                    |
| <b>G) Are there any other readily observable problems that in the inspector's opinion represent an immediate threat to the health or safety of occupant? If "yes" please describe below:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NO        | 3/12    |                    |                    |

**Disclaimer:** The scope of the above inspection is limited to the items listed above and has been performed to the requirements set forth by the Baltimore County Office of Code Enforcement as required under the Baltimore County Rental Licensing program. The above inspection shall not be construed to be either a home inspection as defined under Maryland law or an inspection related to one or more of the Baltimore County life and safety codes. Under Maryland law, the person completing this report for the property owner may not repair or recommend any person to repair any of the items listed above.

Signature of Inspector/Date

Signature of Owner or Agent/Date

Baltimore County Government, Bureau of Code Enforcement/Rental Division  
111 W. Chesapeake Avenue, Room 213, Towson, MD 21204  
pdmenforce@baltimorecountymd.gov / 410-887-6060





Greenlight Home Inspections  
1475 Naugahyde Road  
Westminster, MD 21157

# Baltimore County Rental Inspection



2907 Hillcrest Dr  
Upper Level  
Baltimore, MD 21234

# Greenlight Home Inspections

17:19PM March 12, 2009

## Photo Attachments



Hillcrest 2907 Upper.alb





BALTIMORE COUNTY  
MARYLAND

**BALTIMORE COUNTY RENTAL LICENSE INSPECTION SHEET**

**Requirements:** Time and date stamped photos of front and back facades of home, including yards taken by Licensed Home Inspector must be attached to this inspection sheet. One "rental license inspection sheet" must be returned for each unit in a dwelling.

1. Rental Address: 2907 HILLCREST AVE Zip Code: 21234 Unit #: Main floor APT #1

2. Person requesting inspection:

Name: 2907 Hillcrest Ave, LLC Email: Todd Sachs @ Comcast.net  
Address: P.O. Box 4065, Timonium Zip Code: 21094 Phone: 410-599-8323  
Check one: ☒ Owner ☐ Manager ☐ Resident Agent ☐ Other

3. Inspector Information:

Name: Jerry Pickholtz Email: greenlightmd@aol.com  
Address: 1475 Naugahyde Rd Westminster, MD 21157 Phone: 443-605-6030  
Company Name: Greenlight Home Inspections State License #: 3604290

4. Type of Home: ☐ Single Family Detached ☐ Rowhome/Townhome ☐ Duplex ☒ Multi-Unit ☐ Condo

5. Checklist (items A-F must be marked "yes" and item G must be marked "no" before submitting form to County):

| Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes or No | Date    | Re-Inspection: Y/N | Re-Inspection Date |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------|--------------------|--------------------|
| <b>A) Hardwired &amp; battery backed interconnected smoke detectors present and operational.</b><br>Wireless remote interconnection is acceptable as long as the smoke detectors are hardwired and approved by a recognized testing lab such as UL and be listed and approved for sale, installation and use in Maryland by the <u>Office of the State Fire Marshal</u> .<br><b>Single Family Home</b><br>1. A hardwired smoke detector with a battery backup must be located in the corridor or hallway outside of sleeping areas.<br>2. If the home has a basement, a hardwired smoke detector with a battery backup must also be located in the basement, and must be interconnected to the smoke detectors outside of the sleeping areas.<br><b>Homes with 2 or 3 Apartments</b><br>1. A hardwired smoke detector with a battery backup must be located in the corridor or hallway outside of sleeping areas.<br>2. If the home has a basement, a hardwired smoke detector with a battery backup must also be located in the basement, but only has to be interconnected to the smoke detector on the first floor.<br><b>Homes with 4-6 Apartments</b><br>1. A hardwired smoke detector with a battery backup must be located in the corridor or hallway outside of sleeping areas in each unit.<br>2. No smoke detector is required in the basement for homes with 4-6 apartments.<br><b>Smoke detectors must be UL Approved</b> | 3-12<br>C | 3/12/09 |                    |                    |
| <b>B) Electrical wires are not visible in living areas.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3/12<br>✓ | 3/12    |                    |                    |
| <b>C) There is hot and cold running water in kitchen and each bathroom with no leaks below sink area and all toilets flush.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ✓         | 3/12    |                    |                    |
| <b>D) There are no sleeping areas in the basement or if there is a sleeping area in the basement, there is a secondary means of escape as follows: basement window with minimum 5.5 ft opening with sill height 44 inches or less from floor OR <u>basement door with thumb turn dead bolt</u>.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓         | 3/12    |                    |                    |
| <b>E) The furnace is either operational or because of outside temperatures it is unable to be tested.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓         | 3/12    |                    |                    |
| <b>F) Railing is present for interior and exterior steps with more than 3 risers.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓         | 3/12    |                    |                    |
| <b>G) Are there any other readily observable problems that in the inspector's opinion represent an immediate threat to the health or safety of occupant? If "yes" please describe below:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NO        | 3/12    |                    |                    |

**Disclaimer:** The scope of the above inspection is limited to the items listed above and has been performed to the requirements set forth by the Baltimore County Office of Code Enforcement as required under the Baltimore County Rental Licensing program. The above inspection shall not be construed to be either a home inspection as defined under Maryland law or an inspection related to one or more of the Baltimore County life and safety codes. Under Maryland law, the person completing this report for the property owner may not repair or recommend any person to repair any of the items listed above.

J. Pickholtz 3-12-09  
Signature of Inspector/Date

Todd Sachs member  
Signature of Owner or Agent/Date

Baltimore County Government, Bureau of Code Enforcement/Rental Division  
111 W. Chesapeake Avenue, Room 213, Towson, MD 21204  
pdmenforce@baltimorecountymd.gov / 410-887-6060





Greenlight Home Inspections  
1475 Naugahyde Road  
Westminster, MD 21157

# Baltimore County Rental Inspection



2907 Hillcrest Dr  
Main Level  
Baltimore, MD 21234

# Greenlight Home Inspections

17:19PM March 12, 2009

## Photo Attachments



Hillcrest 2907.alb



Maryland Department of Assessments and Taxation  
Real Property Data Search (vw6.1A)  
BALTIMORE COUNTY

[Go Back](#)  
[View Map](#)  
[New Search](#)  
[GroundRent](#)  
[Redemption](#)  
[GroundRent](#)  
[Registration](#)

Account Identifier:

District - 09 Account Number - 0909300030

**Owner Information**

|                         |                                          |                             |                        |
|-------------------------|------------------------------------------|-----------------------------|------------------------|
| <u>Owner Name:</u>      | 2907 HILLCREST AVE LLC                   | <u>Use:</u>                 | RESIDENTIAL            |
| <u>Mailing Address:</u> | PO BOX 4065<br>LUTHERVILLE MD 21094-4065 | <u>Principal Residence:</u> | NO                     |
|                         |                                          | <u>Deed Reference:</u>      | 1) /27198/ 00051<br>2) |

**Location & Structure Information**Premises Address

2907 HILLCREST AVE  
BALTIMORE 21234-6322

Legal Description

LTS 88,89,90  
2907 HILLCREST AVE  
OAKCREST

| <u>Map</u> | <u>Grid</u> | <u>Parcel</u> | <u>Sub District</u> | <u>Subdivision</u> | <u>Section</u> | <u>Block</u> | <u>Lot</u> | <u>Assessment Area</u> | <u>Plat No:</u>                |
|------------|-------------|---------------|---------------------|--------------------|----------------|--------------|------------|------------------------|--------------------------------|
| 0081       | 0007        | 0717          |                     | 0000               |                |              | 88         | 2                      | <u>Plat Ref:</u> 0006/<br>0172 |

Special Tax Areas

|                   |      |
|-------------------|------|
| <u>Town</u>       | NONE |
| <u>Ad Valorem</u> |      |
| <u>Tax Class</u>  |      |

| <u>Primary Structure Built</u> | <u>Enclosed Area</u> | <u>Property Land Area</u> | <u>County Use</u> |
|--------------------------------|----------------------|---------------------------|-------------------|
| 1928                           | 1,618 SF             | 9,375 SF                  | 04                |

| <u>Stories</u> | <u>Basement</u> | <u>Type</u>   | <u>Exterior</u>  |
|----------------|-----------------|---------------|------------------|
| 2.000000       | YES             | STANDARD UNIT | ASBESTOS SHINGLE |

**Value Information**

|                           | <u>Base Value</u> | <u>Value</u> | <u>Phase-in Assessments</u> |            |
|---------------------------|-------------------|--------------|-----------------------------|------------|
|                           |                   | As Of        | As Of                       | As Of      |
|                           |                   | 01/01/2011   | 07/01/2012                  | 07/01/2013 |
| <u>Land</u>               | 74,340            | 74,300       |                             |            |
| <u>Improvements:</u>      | 142,290           | 107,800      |                             |            |
| <u>Total:</u>             | 216,630           | 182,100      | 182,100                     | 182,100    |
| <u>Preferential Land:</u> | 0                 |              |                             | 0          |

**Transfer Information**

|                |                       |               |               |               |           |
|----------------|-----------------------|---------------|---------------|---------------|-----------|
| <u>Seller:</u> | IMWOLD MELVIN E       | <u>Date:</u>  | 07/23/2008    | <u>Price:</u> | \$157,500 |
| <u>Type:</u>   | ARMS LENGTH IMPROVED  | <u>Deed1:</u> | /27198/ 00051 | <u>Deed2:</u> |           |
| <u>Seller:</u> | IMWOLD MELVIN E       | <u>Date:</u>  | 07/21/2006    | <u>Price:</u> | \$0       |
| <u>Type:</u>   | NON-ARMS LENGTH OTHER | <u>Deed1:</u> | /24190/ 00018 | <u>Deed2:</u> |           |
| <u>Seller:</u> | IMWOLD MELVIN E       | <u>Date:</u>  | 09/02/1980    | <u>Price:</u> | \$44,000  |
| <u>Type:</u>   | ARMS LENGTH IMPROVED  | <u>Deed1:</u> | /06200/ 00480 | <u>Deed2:</u> |           |

**Exemption Information**

| <u>Partial Exempt Assessments</u> | <u>Class</u> | 07/01/2012 | 07/01/2013 |
|-----------------------------------|--------------|------------|------------|
| <u>County</u>                     | 000          | 0.00       |            |
| <u>State</u>                      | 000          | 0.00       |            |
| <u>Municipal</u>                  | 000          | 0.00       | 0.00       |

|                      |  |                               |
|----------------------|--|-------------------------------|
| <u>Tax Exempt:</u>   |  | <u>Special Tax Recapture:</u> |
| <u>Exempt Class:</u> |  | NONE                          |

**Homestead Application Information**

|                                      |                |
|--------------------------------------|----------------|
| <u>Homestead Application Status:</u> | No Application |
|--------------------------------------|----------------|





**Maryland Department of Assessments and  
Taxation  
BALTIMORE COUNTY  
Real Property Data Search**

[Go Back](#)  
[View Map](#)  
[New](#)  
[Search](#)

**District - 09 Account Number - 0909300030**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net).

Case No.: 2013-222-SPH

Exhibit Sheet

Petitioner/Developer

Protestant

PD 8-20-13

Alu  
7-19-13

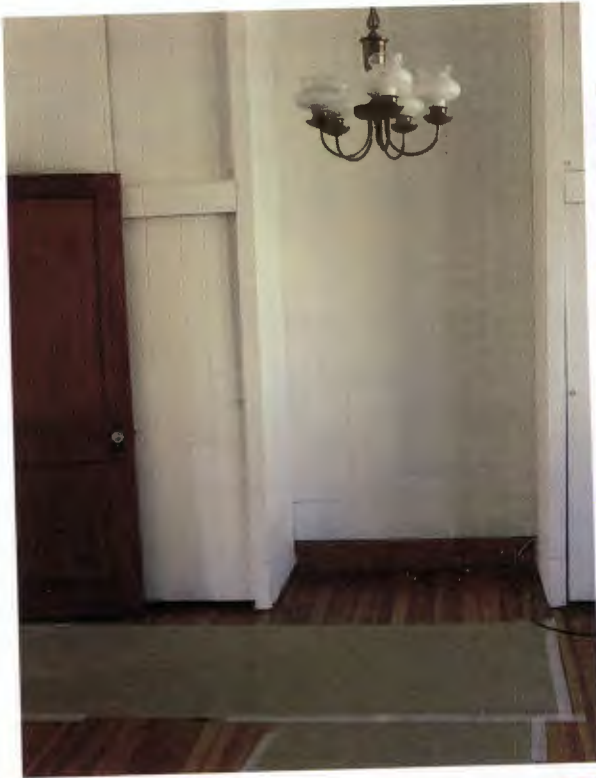
|        |                                    |  |
|--------|------------------------------------|--|
| No. 1  | Site plan (floorplans)<br>3 sheets |  |
| No. 2  | MRIS listing                       |  |
| No. 3  | Appraisal report                   |  |
| No. 4  | Color photos (5 pages)             |  |
| No. 5  | 10 color photos                    |  |
| No. 6  |                                    |  |
| No. 7  |                                    |  |
| No. 8  |                                    |  |
| No. 9  |                                    |  |
| No. 10 |                                    |  |
| No. 11 |                                    |  |
| No. 12 |                                    |  |

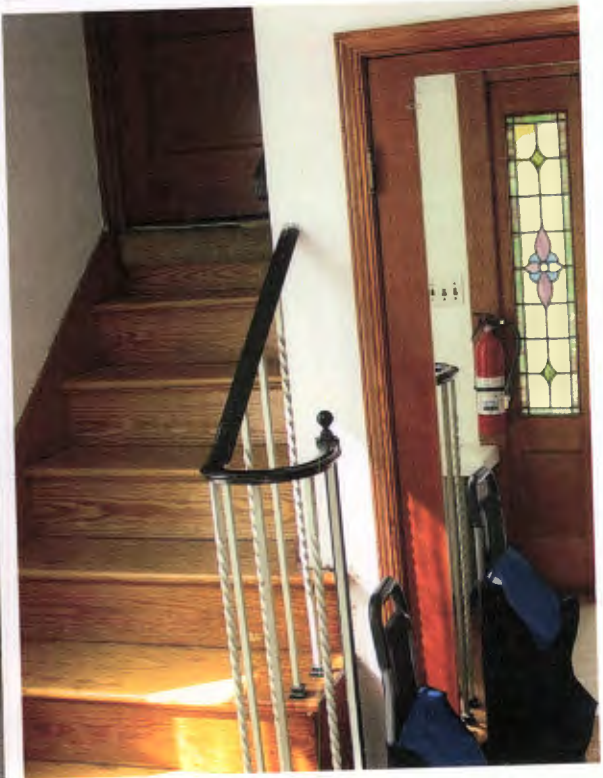
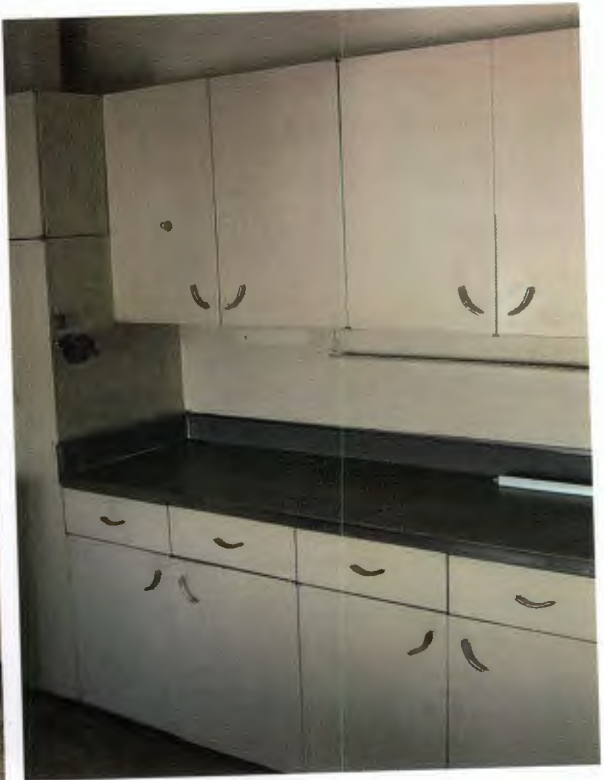




Petitown's No. 4

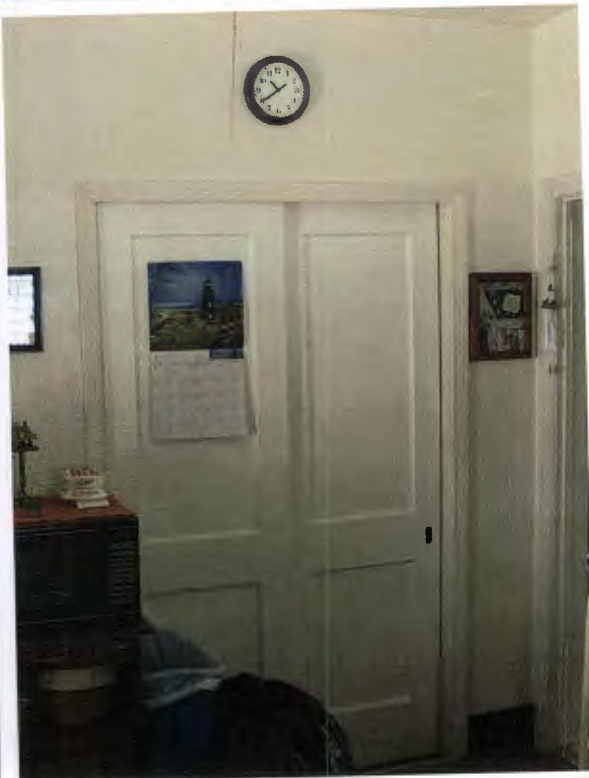
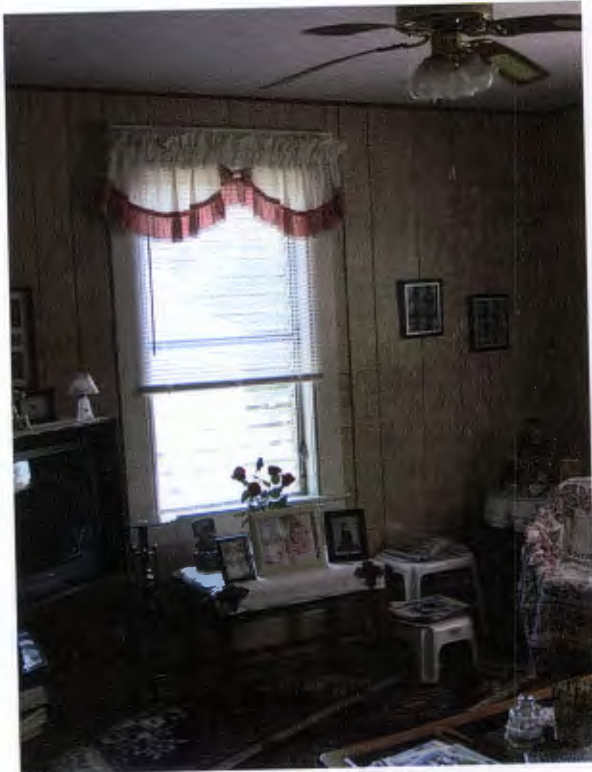
















Petitioner's No. 5















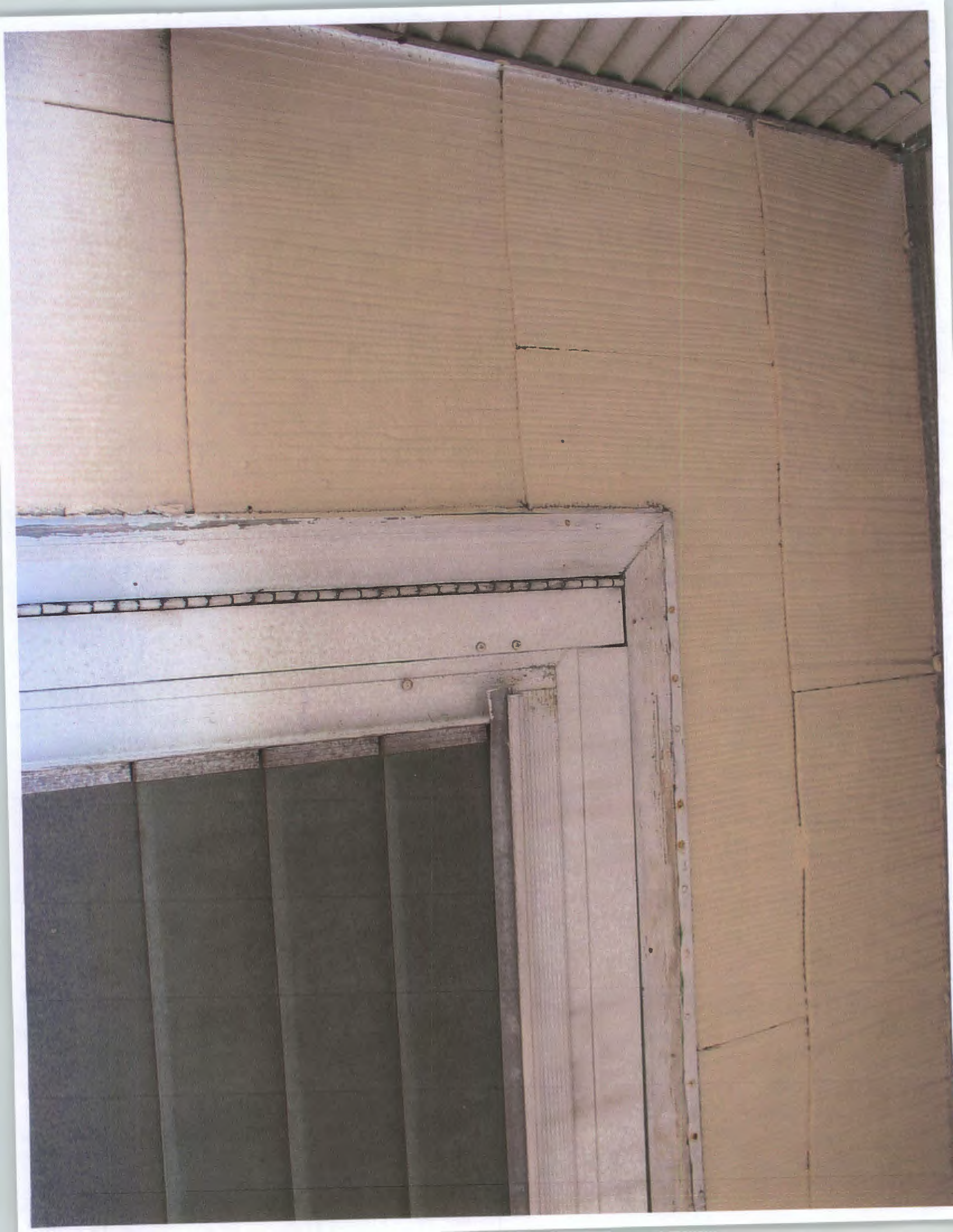
























Home | Search | My Matrix | Finance | Roster | Tax | Open House | Help |  
 Multi-Family | General | Quick | Address | Create Your Own Search | CMA

Welcome sachshometeam.com

Result 1 of 1. Checked 0. Check all 1.

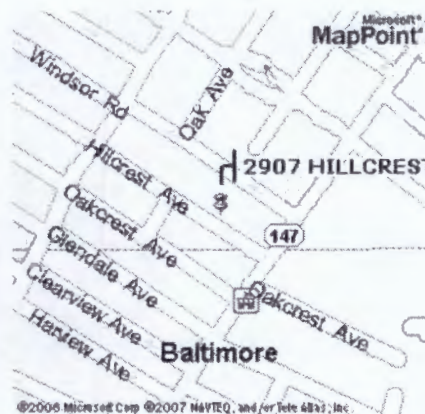
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**Metropolitan Regional Information Systems, Inc.**

BC6698366 - BALTIMORE

2907 Hillcrest Ave, PARKVILLE, MD 21234-6322

Full Listing  
Multi-Family
☐ - Select this listing  
☒ - Watch this listing
**Media Center**

16- Photos  
 Virtual Tour  
 Neighbor Photos  
 Virtual Earth Maps

**Additional Information**

Tax Record  
 Property History  
 History - New, Price, Status  
 History - All Upd Types

**Resource Center**

Aerial Imagery  
 Community Information  
 Assessor Map

**Status: CONTRACT**

Close Date: 15-Jul-2008

Inc City/Town:

Adv Subdivision: Oakcrest

Legal Subdivision: OAKCREST

Type: Detached

Tax ID#: 04090909300030

Listing Type: Excl. Right

Seller Subsidy: \$0

**List Price: \$199,900**

Close Price:

Zip Code: 21234 - 6322

Old Map: :)

TBM:

Area:

Age: 80

**Lot AC/SF: .215 / 9,375**

Elementary:

Middle:

High:

**INTERIOR**

# of Single Rooms: 0

# of Efficiencies: 0

# of One Bedroom: 1

# of Two Bedroom: 1

# of Three Bedroom: 0

Avg Rent:

Avg Rent:

Avg Rent:

Avg Rent:

Avg Rent:

Total Units: 2

# of Levels: 3

House Dimensions: x

**Amenities:**

Appliances:

Handicap: Other

Security:

Windows/Doors:

Walls/Ceilings:

**Basement: Yes**

Basement Type: Fully Finished

Basement Entrance: Areaway/Cel Exit, Connect Stair, Rear Entrance

**Directions:** Taylor Ave To Left On Old Harford To Left On Hillcrest Ave, Home On Right.**REMARKS**

General:

AGENTS CALL CSS 866-891-7469 FOR APPOINTMENT. 1ST FLOOR, BASEMENT, & GARAGE ARE VACANT & ON SENTILOCK. PLEASE MAKE APPT & SHOW. 2ND FLOOR UNIT REQUIRES APPOINTMENT FROM VERY COOPERATIVE MONTH-TO-MONTH TENANT. IF YOU CAN'T GET IN THE UPPER UNIT IT IS OK TO SHOW THE VACANT 1ST FL., BASEMENT, & GARAGE. JUST CALL CSS AND LET THEM KNOW. CALL LA 4435707111 WITH QUESTIONS. MOTIVATED SELLER!

Internet:

MAJOR PRICE REDUCTION. SOLD AS-IS. HAS A FULL BATH ON EACH OF THE 3 LEVELS. COULD BE USED AS A SINGLE OR 2 UNIT. THE ELECTRICITY IS SEPARATE. THE HEAT AND HW ARE COMMON. LAUNDRY ROOM FEATURES A NEWER WASHER & DRYER. UPSTAIRS KITCHEN HAS A NEWER STOVE & REF. RECENTLY POLISHED FLOORS. DON'T MISS THE OVERSIZE LOT, CIRCULAR DRIVE, LG. PAVED PARKING AREA, & 2+ CAR GARAGE W/ ELECTRIC. HOME WARRANTY!

**EXTERIOR**

Lot Size-SF: 9,375  
 Original Builder:  
 Exterior Features:  
 Exterior Construction: Asbestos  
 Lot Description:  
 Other Buildings:  
 Property Condition: As-is condition  
 Road Frontage:  
 Roofing:  
 Soil Types:  
 Transportation:  
 View/Exposure:

Lot Size-Acres: .215

Year Built: 1928  
 New Construction: No

**Parking:** Drvwy/Off Str,DW - Circular,Garage,Street  
 Type of Garage: Detached # of Garage Spaces:2  
 Type of Carport: # of Carport Spaces:

# of Assigned Spaces:

**UTILITIES**

Heating System: Radiator,Wood Burn Stove  
 Cooling System: Ceiling Fan(s),Window Unit(s)  
 Water: Public  
 Metering: Electricity is sep,Heat is Common  
 Sewer/Septic: Public Sewer  
 TV/Cable/Comm:  
 Blocks to Ocean:

Body Of Water:

Heating Fuel: Oil,Wood  
 Cooling Fuel: Electric  
 Hot Water: Natural Gas

**FINANCIAL INFORMATION**

Earnest Money:  
 City/Town:

Total Taxes: \$1,789  
 Refuse:

Tax Year: 2007  
 Tap:  
 Year Assessed: 2007  
 Total Tax Assess: \$134,480

Land: \$50,340

Improvement: \$84,140

Contract Info: Other  
 Disclosures: Prop Disclaimer  
 Documents:  
 Possession: Negotiable,Subj-exist Lease  
 Project Approved:

Vacancy Rate: .00  
 Gross Monthly Rent: \$  
 Additional Income Sources:  
 Owners Expenses:  
 Rent Includes:  
 Source of Information:  
 Tenancy: Month-to-Month Lease(s)  
 Tenant Rights:  
 Tenant Responsible:

Annual Gr OI: \$  
 Annual Op Exp (Except Taxes): \$

Annual NOI:

**LEGAL INFORMATION**

Tax Map #:  
 Section:  
 Historic Des ID:

Lot: 88  
 Liber #: 6  
 Master Plan Zoning:

Phase:  
 Folio #: 172

**OWNER & SHOWING CONTACT**

Owner: ROBERT C. EHRLBAKER  
 Owner 2:

Home:  
 Home:

Office:  
 Office:

Showing Contact: CSS CSS  
 Monthly Rent:  
 Showing Contact 2:  
 Monthly Rent:

Lease Exp Date:  
 Lease Exp Date:

Home: (866) 891-7469  
 Office:  
 Home:  
 Office:

**Show Instructions:** Call 1st-Showing Service**AGENT/BROKER INFORMATION**

**Listing Agent:** Tim Karns  
 Email: [Email Agent](#)

Home: (410) 256-7890  
 Agent Office: (410) 882-6000  
 Voice Mail: (410) 882-6000 Ext: 245

Home Fax: (443) 628-9183  
 Pager: (443) 570-7111  
 Cell: (443) 570-7111

**Broker Name:** RE/MAX 1st Advantage  
 Address: 2033 JOPPA RD E, BALTIMORE, MD 21234

Broker Code: RFA1  
 Office: (410) 882-6000  
 Office Fax: (410) 882-8630

**COMPENSATION**

Buyer Agent Comp: 2.5  
 Additional Comp:  
 Listing Date: 20-Mar-2008  
 Update Date: 23-Jun-2008  
 Update Type: OTHER  
 Photo Option: Lister Will Upload All

Sub Agent Comp: 2.5  
 Var Rate Comp: Yes  
 Original List Price: \$249,900  
 Prior List Price: \$224,900  
 Off Market:  
 Total Photos:16

Dual Agency: Yes  
 Des Rep: No  
 DOMM: 89  
 DOMP: 89  
 StatusChangeDate:23-Jun-2008  
 Advertising:IDX-PUB

**SOLD INFORMATION**

Contract Date: 15-Jun-2008  
 New 2nd Trust Loan Amount:  
 Selling/Rental Office: RFA1  
 Selling/Rental Agent: 80646

Selling Agency: Buyer Agency  
 New 2nd Trust Loan Type:  
 RE/MAX 1st Advantage  
 Tim Karns

Email: [Email Agent](#)



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Display **Full - Agent** at **1** per page. Search selected for

Criteria: **Status** is 'Contract'

**StreetName** is 'hillcrest'

Found **1** result in 0.03 seconds.

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**matrix**

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## Metropolitan Regional Information Systems, Inc.

Tax ID #: 04090909300030

2907 HILLCREST AVE, PARKVILLE, MD 21234-6322

 BALTIMORE ☐ - Select this listing  
 Public Record

Legal Subdivision: Oakcrest

Condo/Coop Name:

Incorporated City:

Owner Name: Melvin E Imwold

Absentee: No

Additional:

Company:

Mailing Address: 508 PALISADES BLVD, CROWNSVILLE, MD 21032-2114

Care of Name:

Legal Description: ImpsIts 88 89 90 2907 Hillcrest Ave Oakcrest

Mag/Dist #: 9

Lot: 88

Block/Square: /

Election District: 9

Legal Unit #:

Grid: 7

Section:

Subdiv Ph:

Addl Parcel Flag/#:

Map Suffix:

Suffix:

Parcel: 717

Historic ID:

Agri Dist:

Plat Folio: 172

Tax Map:

Map: 81

Sub Parcel:

Plat Liber: 6

## Tax Year 2007

TOTAL TAX BILL: \$1,789

State/County Tax: \$1,630

Special Tax: \$159

Front Foot Fee:

Homestead/Exempt Status:

Tax Class:

City Tax:

Refuse:

Tax Levy Year: 2007

Tax Rate: 1.21

Exempt Class: 000

Mult Class:

## ASSESSMENT

| Year Assessed | Total Tax Value | Land     | Improvement | Land Use |
|---------------|-----------------|----------|-------------|----------|
| 2008          | \$161,863       | \$74,340 | \$142,290   |          |
| 2007          | \$134,480       | \$50,340 | \$84,140    |          |
| 2006          | \$125,210       | \$29,340 | \$77,330    |          |

## DEED

Deed Liber: 24190

Deed Folio: 18

Transfer Date

Price

Grantor

Grantee

21-Jul-2006

\$

Imwold, Melvin E

Imwold, Melvin E

02-Sep-1980

\$44,000

Imwold Melvin E

Imwold Melvin E

## PROPERTY DESCRIPTION

Year Built: 1928

Zoning Code:

Census Tract/Block: 270703/1001

Irregular Lot:

Square Feet: 9375

Acreage: .220

Property Card #:

Land Use: Residential

Property Class: R

Plat Liber/Folio: 6/172

Zoning Desc:

Quality Grade: Average

Prop Use: RESIDENTIAL

Building Use:

Xfer Devel. Right:

Lot Description:

Site Influence:

Sidewalk:

Road Desc:

Pavement:

Road Frontage: 1

Topography:

## STRUCTURE DESCRIPTION

|              | Section 1 | Section 2 | Section 3 | Section 4 | Section 5 |
|--------------|-----------|-----------|-----------|-----------|-----------|
| Construction |           |           |           |           |           |
| Story Type:  | 2B        | 1B        |           |           |           |
| Description  |           |           |           |           |           |
| Dimensions:  |           |           |           |           |           |
| Area         | 1400      | 218       |           |           |           |

Foundation:

Ext Wall: Shingle - Abestos

Stories: 2B

Units: 1

Style: Standard Unit

Total Building Area:

Roofing:

Year Remodeled: 1928

# of Domers:

Model/Unit Type: Standard Unit

Living Area: 1618

Base Sq Ft: 918



Patio or Deck Type/Sqft: /  
Balcony Type/Sqft: /  
Attic Type/Sqft: /

Porch Type/Sqft: 1 Story-Open /200  
Pool Type/Area: /  
Roof Type:

**Rooms:**

Bedrooms:  
Full Baths: 2  
Half Baths: 0  
Baths: 2

Fireplace Type:  
Bsmt Type: Not Specified  
Bsmt Tot Sq Ft: 918  
Bsmt Fin Sq Ft:  
Bsmt Unfin Sq Ft:

Fireplaces:  
Garage Type: Detached  
Garage Constr: BRICK  
Garage Sq Ft: 624  
Garage Spaces:

Other Rooms:  
Other Amenities:  
Appliances:

Gas:  
Electric:

Heat:  
Water: Public

Air Cond:  
Interior Floor:  
Outbuildings:  
Sewer: Public  
Underground:

Fuel:  
Walls:

Last Updated: 13-Apr-2008

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## Small Residential Income Property Appraisal Report

File # 2907 Hillcrest Ave

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 2907 Hillcrest Ave City Parkville State MD Zip Code 21234-6322  
 Borrower Sachs Development Group, Inc Owner of Public Record Imwold, Melvin County Baltimore  
 Legal Description Map 81, Grid 7, Parcel 717, Lot 88.  
 Assessor's Parcel # 04090909300030 Tax Year 2007 R.E. Taxes \$ 1,789.00  
 Neighborhood Name Oakcrest Map Reference BA28B11 Census Tract 2707.03  
 Occupant ☐ Owner ☒ Tenant ☐ Vacant Special Assessments \$ N/A ☐ PUD HOA \$ N/A ☐ per year ☐ per month  
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)  
 Assignment Type ☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe)  
 Lender/Client 1st Mariner Bank Address 9840 York Road, Cockeysville, MD 21030  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☒ Yes ☐ No  
 Report data source(s) used, offering price(s), and date(s). Per the local mLS, the subject is presently listed for sale for \$199,900 and is under contract for \$157,500 after 89 days on market. The subject was initially listed for sale for \$249,900 and was lowered to \$224,900, then to the present list price.  
 I ☒ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. The appraiser analyzed all portions of the contract provided. The terms and conditions appear typical for the market.  
 Contract Price \$ 157,500 Date of Contract 6/11/2008 Is the property seller the owner of public record? ☒ Yes ☐ No Data Source(s) Pub Rec  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☒ No  
 If Yes, report the total dollar amount and describe the items to be paid.  
 Note: Race and the racial composition of the neighborhood are not appraisal factors.

| Neighborhood Characteristics                                                                                                                          |                                                                                                                                        | 2-4 Unit Housing Trends |           | 2-4 Unit Housing |      | Present Land Use % |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------|------------------|------|--------------------|--|
| Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural                                   | Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining      | PRICE \$ (000)          | AGE (yrs) | One-Unit         | 87 % |                    |  |
| Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%                              | Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply    |                         |           | 2-4 Unit         | 3 %  |                    |  |
| Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow                                        | Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths | 110's Low               | 20's      | Multi-Family     | 3 %  |                    |  |
| Neighborhood Boundaries Oakcrest is bound by Taylor to the north, the City line to the south, Bel Air Rd to the east and Perring Parkway to the west. |                                                                                                                                        | 300's High              | 100+      | Commercial       | 6 %  |                    |  |
|                                                                                                                                                       |                                                                                                                                        | 220+ Pred.              | 60+       | Other            | 1 %  |                    |  |

Neighborhood Description The neighborhood offers primarily detached single family and multi unit dwellings. There are no apparent factors adverse factors which should affect the marketability of the subject. The subject has access to all supporting facilities including schools, recreation and employment.

Market Conditions (including support for the above conclusions) The present market conditions are favorable due to low interest rates and the number of homes available. Marketing time is typically under 180 days with some exceptions. Based on a review of the market activity, there is a balance of single family homes presently available on the market, but a limited number of multi-unit properties. Sellers may be willing to offer some financing concessions such as 1 to 6 points. FHA, VA and conventional financing are available at this time.

Dimensions Plat not provided Area 0.22 Acre Shape Rectangular View Residential  
 Specific Zoning Classification R Zoning Description Residential  
 Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

| Utilities   | Public                              | Other (describe) | Public         | Other (describe)                    | Off-site Improvements - Type | Public                              | Private |
|-------------|-------------------------------------|------------------|----------------|-------------------------------------|------------------------------|-------------------------------------|---------|
| Electricity | <input checked="" type="checkbox"/> |                  | Water          | <input checked="" type="checkbox"/> | Street Asphalt               | <input checked="" type="checkbox"/> |         |
| Gas         | <input checked="" type="checkbox"/> |                  | Sanitary Sewer | <input checked="" type="checkbox"/> | Alley None                   | <input type="checkbox"/>            |         |

FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 2400870004D FEMA Map Date 9/30/1988  
 Are the utilities and/or off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe  
 There are no apparent adverse easements, encroachments or other adverse conditions which should affect the marketability of the subject known to the appraiser at this time.

| General Description                                                                                                  |                                                                                                        | Foundation                                                                       |                                                 | Exterior Description                                                                                     |                                                           | materials/condition           |                   | Interior |  | materials/condition |  |
|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------|-------------------|----------|--|---------------------|--|
| Units <input checked="" type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four           | <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space                            | <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement |                                                 | Foundation Walls                                                                                         | Stone/Block/Avg                                           | Floors                        | Hdwd/vwn/Avg      |          |  |                     |  |
| <input type="checkbox"/> Accessory Unit (describe below)                                                             |                                                                                                        |                                                                                  |                                                 | Exterior Walls                                                                                           | Shingle/Average                                           | Walls                         | Pistr/Drywall/Avg |          |  |                     |  |
| # of Stories Two # of bldgs. 1                                                                                       | Basement Area 1,071 sq.ft.                                                                             |                                                                                  |                                                 | Roof Surface                                                                                             | Asphalt Shingle/Avg                                       | Trim/Finish                   | Wood/Average      |          |  |                     |  |
| Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit  | Basement Finish 65 %                                                                                   |                                                                                  |                                                 | Gutters & Downspouts                                                                                     | Aluminum/Avg                                              | Bath Floor                    | Cer./Vinyl/Avg    |          |  |                     |  |
| <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const. | <input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump              |                                                                                  |                                                 | Window Type                                                                                              | Dble. Hung/Avg                                            | Bath Wainscot                 | Cer./Fbrglss/Avg  |          |  |                     |  |
| Design (Style) Cottage                                                                                               | Evidence of <input type="checkbox"/> Infestation                                                       |                                                                                  |                                                 | Storm Sash/Insulated                                                                                     | Storms/Avg                                                | Car Storage                   |                   |          |  |                     |  |
| Year Built 1928                                                                                                      | <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement                                  |                                                                                  |                                                 | Screens                                                                                                  | Screens/Avg                                               | <input type="checkbox"/> None |                   |          |  |                     |  |
| Effective Age (Yrs) 18 Years                                                                                         | Heating/Cooling                                                                                        |                                                                                  | Amenities                                       |                                                                                                          | <input checked="" type="checkbox"/> Driveway # of Cars 4+ |                               |                   |          |  |                     |  |
| Attic <input checked="" type="checkbox"/> None                                                                       | <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input checked="" type="checkbox"/> Radiant | <input type="checkbox"/> Fireplace(s) #                                          | <input type="checkbox"/> Woodstove(s) #         | Driveway Surface                                                                                         | Asphalt                                                   |                               |                   |          |  |                     |  |
| <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs                                                  | <input type="checkbox"/> Other Fuel Oil                                                                | <input type="checkbox"/> Patio/Deck                                              | <input checked="" type="checkbox"/> Fence Chain | <input checked="" type="checkbox"/> Garage # of Cars 2                                                   |                                                           |                               |                   |          |  |                     |  |
| <input type="checkbox"/> Floor <input type="checkbox"/> Scuttle                                                      | Cooling <input type="checkbox"/> Central Air Conditioning                                              | <input type="checkbox"/> Pool                                                    | <input checked="" type="checkbox"/> Porch Cvd   | <input type="checkbox"/> Carport # of Cars                                                               |                                                           |                               |                   |          |  |                     |  |
| <input type="checkbox"/> Finished <input type="checkbox"/> Heated                                                    | <input type="checkbox"/> Individual <input type="checkbox"/> Other                                     | <input type="checkbox"/> Other                                                   |                                                 | <input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in |                                                           |                               |                   |          |  |                     |  |

# of Appliances Refrigerator 2 Range/Oven 2 Dishwasher Disposal Microwave Washer/Dryer 1 Other (describe)

Unit # 1 contains: 6 Rooms 4 Bedrooms 2 Bath(s) 1,612 Square Feet of Gross Living Area  
 Unit # 2 contains: 4 Rooms 2 Bedrooms 1 Bath(s) 842 Square Feet of Gross Living Area  
 Unit # 3 contains: Rooms Bedrooms Bath(s) Square Feet of Gross Living Area  
 Unit # 4 contains: Rooms Bedrooms Bath(s) Square Feet of Gross Living Area

Additional features (special energy efficient items, etc.). The subject shall have a renovated first floor unit, updated, but not new second floor unit with new electric service, replaced boiler, replaced roof, new exterior paint, landscaping, large detached garage, 4+ car parking, covered porch and other various improvements.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The overall condition of the subject shall be considered average to good with the improvements listed above. The appraiser noted needed repairs.



## Small Residential Income Property Appraisal Report

File # 2907 Hillcrest Ave

| IMPROVEMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. |                                |                                                                                                                                                                                                                                                                                           |                          |                    |                                                                     |              |                                |                                                                     |              |           |                                                                     |           |       |       |                                                                                                                                                                                                                 |        |  |              |              |              |                        |       |       |                                                                                                                                                                                                                 |  |          |          |              |              |           |             |            |          |             |           |             |           |   |        |        |    |   |    |   |    |       |    |       |   |         |         |  |     |  |     |  |     |  |     |   |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |                                                                                                                  |  |  |                           |  |  |    |     |                          |    |       |  |  |  |                                |  |  |    |   |                                |    |    |  |  |  |                             |  |  |    |     |                                |    |       |                                                                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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.                   |                                |                                                                                                                                                                                                                                                                                           |                          |                    |                                                                     |              |                                |                                                                     |              |           |                                                                     |           |       |       |                                                                                                                                                                                                                 |        |  |              |              |              |                        |       |       |                                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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Is the property subject to rent control? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe                                                                                                   |                                |                                                                                                                                                                                                                                                                                           |                          |                    |                                                                     |              |                                |                                                                     |              |           |                                                                     |           |       |       |                                                                                                                                                                                                                 |        |  |              |              |              |                        |       |       |                                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| The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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| COMPARABLE RENTAL DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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               | SUBJECT                                                                                                                                                                                                                                                                                   |                          |                    | COMPARABLE RENTAL # 1                                               |              |                                | COMPARABLE RENTAL # 2                                               |              |           | COMPARABLE RENTAL # 3                                               |           |       |       |                                                                                                                                                                                                                 |        |  |              |              |              |                        |       |       |                                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               | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Rm Count</th> <th>Size Sq. Ft.</th> <th>Rm Count</th> <th>Size Sq. Ft.</th> <th>Monthly Rent</th> </tr> <tr> <td>Tot Br Ba</td> <td>2,454</td> <td>Tot Br Ba</td> <td>1,996</td> <td>1,850</td> </tr> </table> |                          |                    | Rm Count                                                            | Size Sq. Ft. | Rm Count                       | Size Sq. Ft.                                                        | Monthly Rent | Tot Br Ba | 2,454                                                               | Tot Br Ba | 1,996 | 1,850 | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Rm Count</th> <th>Size Sq. Ft.</th> <th>Monthly Rent</th> </tr> <tr> <td>Tot Br Ba</td> <td>2,784</td> <td>1,775</td> </tr> </table> |        |  | Rm Count     | Size Sq. Ft. | Monthly Rent | Tot Br Ba              | 2,784 | 1,775 | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Rm Count</th> <th>Size Sq. 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Ft. | Monthly Rent | Tot Br Ba | 2,750       | 2,400      |          |             |           |             |           |   |        |        |    |   |    |   |    |       |    |       |   |         |         |  |     |  |     |  |     |  |     |   |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |                                                                                                                  |  |  |                           |  |  |    |     |                          |    |       |  |  |  |                                |  |  |    |   |                                |    |    |  |  |  |                             |  |  |    |     |                                |    |       |                                                                                                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |      |  |         |  |                     |  |                     |  |                     |  |                             |  |                          |  |                          |  |                          |  |                          |  |                              |  |            |  |            |  |            |  |            |  |                |  |                     |  |                     |  |                     |  |                     |  |                                  |  |            |  |            |  |            |  |            |  |                                                                                                                                                                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |
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| <p>Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) The above rental information was provided by the owners, tenants, MRIS Listing Cards, agents or other persons. The rents are typical for the area. Due to the lack of recently advertised, detached rental units, it is noted that comparable sales one and two are attached dwellings, but the rents are typical for the area. It is noted that each of the comparable sales have finished basements. The subject's basement could also be finished for additional rental space.</p> <p><b>Rent Schedule:</b> The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th rowspan="3">Unit #</th> <th colspan="2">Leases</th> <th colspan="3">Actual Rents</th> <th colspan="3">Opinion of Market Rent</th> </tr> <tr> <th colspan="2">Lease Date</th> <th colspan="2">Per Unit</th> <th rowspan="2">Total Rents</th> <th colspan="2">Per Unit</th> <th rowspan="2">Total Rents</th> </tr> <tr> <th>Begin Date</th> <th>End Date</th> <th>Unfurnished</th> <th>Furnished</th> <th>Unfurnished</th> <th>Furnished</th> </tr> <tr> <td>1</td> <td>Vacant</td> <td>Vacant</td> <td>\$</td> <td>0</td> <td>\$</td> <td>0</td> <td>\$</td> <td>1,000</td> <td>\$</td> <td>1,000</td> </tr> <tr> <td>2</td> <td>Monthly</td> <td>Monthly</td> <td></td> <td>700</td> <td></td> <td>700</td> <td></td> <td>825</td> <td></td> <td>825</td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Comment on lease data The lease data was provided by the agent and verified by the tenant during the inspection.</td> <td colspan="3">Total Actual Monthly Rent</td> <td>\$</td> <td>700</td> <td>Total Gross Monthly Rent</td> <td>\$</td> <td>1,825</td> </tr> <tr> <td colspan="3"></td> <td colspan="3">Other Monthly Income (itemize)</td> <td>\$</td> <td>0</td> <td>Other Monthly Income (itemize)</td> <td>\$</td> <td>00</td> </tr> <tr> <td colspan="3"></td> <td colspan="3">Total Actual Monthly Income</td> <td>\$</td> <td>700</td> <td>Total Estimated Monthly Income</td> <td>\$</td> <td>1,825</td> </tr> <tr> <td colspan="11">Utilities included in estimated rents <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Trash collection <input type="checkbox"/> Cable <input type="checkbox"/> Other</td> </tr> <tr> <td colspan="11">Comments on actual or estimated rents and other monthly income (including personal property) The first floor is vacant as noted above. The second floor unit is presently earning \$700 per month. The comparable rents were provided by the agents, owners, or tenants and are considered typical for the area. The estimated market rent for the subject are representative of the area.</td> </tr> <tr> <td colspan="16">I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain</td> </tr> <tr> <td colspan="16">My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.</td> </tr> <tr> <td colspan="16">Data Source(s) MRIS, Public Record</td> </tr> <tr> <td colspan="16">My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.</td> </tr> <tr> <td colspan="16">Data Source(s) MRIS, Public Record</td> </tr> <tr> <td colspan="16">Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).</td> </tr> <tr> <td colspan="2">ITEM</td> <td colspan="2">SUBJECT</td> <td colspan="2">COMPARABLE SALE # 1</td> <td colspan="2">COMPARABLE SALE # 2</td> <td colspan="2">COMPARABLE SALE # 3</td> </tr> <tr> <td colspan="2">Date of Prior Sale/Transfer</td> <td colspan="2">No sales within the past</td> <td colspan="2">No sales within the past</td> <td colspan="2">No sales within the past</td> <td colspan="2">No sales within the past</td> </tr> <tr> <td colspan="2">Price of Prior Sale/Transfer</td> <td colspan="2">36 months.</td> <td colspan="2">12 months.</td> <td colspan="2">12 months.</td> <td colspan="2">12 months.</td> </tr> <tr> <td colspan="2">Data Source(s)</td> <td colspan="2">MRIS, Public Record</td> <td colspan="2">MRIS, Public Record</td> <td colspan="2">MRIS, Public Record</td> <td colspan="2">MRIS, Public Record</td> </tr> <tr> <td colspan="2">Effective Date of Data Source(s)</td> <td colspan="2">06/30/2008</td> <td colspan="2">06/30/2008</td> <td colspan="2">06/30/2008</td> <td colspan="2">06/30/2008</td> </tr> <tr> <td colspan="10">Analysis of prior sale or transfer history of the subject property and comparable sales Other than noted above, there have not been prior sales of the subject over the past 36 months or of the comparable sales over the past 12 months per the data sources listed above. The above information was taken from MRIS or local tax records and is believed to be accurate.</td> </tr> </table> |                                                                                                                                                                                                                                 |                                |                                                                                                                                                                                                                                                                                           |                          |                    |                                                                     |              |                                |                                                                     |              |           |                                                                     |           |       |       | Unit #                                                                                                                                                                                                          | Leases |  | Actual Rents |              |              | Opinion of Market Rent |       |       | Lease Date                                                                                                                                                                                                      |  | Per Unit |          | Total Rents  | Per Unit     |           | Total Rents | Begin Date | End Date | Unfurnished | Furnished | Unfurnished | Furnished | 1 | Vacant | Vacant | \$ | 0 | \$ | 0 | \$ | 1,000 | \$ | 1,000 | 2 | Monthly | Monthly |  | 700 |  | 700 |  | 825 |  | 825 | 3 |  |  |  |  |  |  |  |  |  |  | 4 |  |  |  |  |  |  |  |  |  |  | Comment on lease data The lease data was provided by the agent and verified by the tenant during the inspection. |  |  | Total Actual Monthly Rent |  |  | \$ | 700 | Total Gross Monthly Rent | \$ | 1,825 |  |  |  | Other Monthly Income (itemize) |  |  | \$ | 0 | Other Monthly Income (itemize) | \$ | 00 |  |  |  | Total Actual Monthly Income |  |  | \$ | 700 | Total Estimated Monthly Income | \$ | 1,825 | Utilities included in estimated rents <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Trash collection <input type="checkbox"/> Cable <input type="checkbox"/> Other |  |  |  |  |  |  |  |  |  |  | Comments on actual or estimated rents and other monthly income (including personal property) The first floor is vacant as noted above. 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If not, explain |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Data Source(s) MRIS, Public Record |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Data Source(s) MRIS, Public Record |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3). |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | ITEM |  | SUBJECT |  | COMPARABLE SALE # 1 |  | COMPARABLE SALE # 2 |  | COMPARABLE SALE # 3 |  | Date of Prior Sale/Transfer |  | No sales within the past |  | No sales within the past |  | No sales within the past |  | No sales within the past |  | Price of Prior Sale/Transfer |  | 36 months. |  | 12 months. |  | 12 months. |  | 12 months. |  | Data Source(s) |  | MRIS, Public Record |  | MRIS, Public Record |  | MRIS, Public Record |  | MRIS, Public Record |  | Effective Date of Data Source(s) |  | 06/30/2008 |  | 06/30/2008 |  | 06/30/2008 |  | 06/30/2008 |  | Analysis of prior sale or transfer history of the subject property and comparable sales Other than noted above, there have not been prior sales of the subject over the past 36 months or of the comparable sales over the past 12 months per the data sources listed above. 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| Unit #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| Comment on lease data The lease data was provided by the agent and verified by the tenant during the inspection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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| Utilities included in estimated rents <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Trash collection <input type="checkbox"/> Cable <input type="checkbox"/> Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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| Comments on actual or estimated rents and other monthly income (including personal property) The first floor is vacant as noted above. The second floor unit is presently earning \$700 per month. The comparable rents were provided by the agents, owners, or tenants and are considered typical for the area. The estimated market rent for the subject are representative of the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                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| I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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| My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| Data Source(s) MRIS, Public Record                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        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| Data Source(s) MRIS, Public Record                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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| ITEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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               |                                                                                                                                                                                                                                                                                           | COMPARABLE SALE # 1      |                    | COMPARABLE SALE # 2                                                 |              | COMPARABLE SALE # 3            |                                                                     |              |           |                                                                     |           |       |       |                                                                                                                                                                                                                 |        |  |              |              |              |                        |       |       |                                                                                                                                                                                                                 |  |          |          |              |              |           |             |            |          |             |           |             |           |   |        |        |    |   |    |   |    |       |    |       |   |         |         |  |     |  |     |  |     |  |     |   |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |                                                                                                                  |  |  |                           |  |  |    |     |                          |    |       |  |  |  |                                |  |  |    |   |                                |    |    |  |  |  |                             |  |  |    |     |                                |    |       |                                                                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| Date of Prior Sale/Transfer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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the past       |                                                                                                                                                                                                                                                                                           | No sales within the past |                    | No sales within the past                                            |              | No sales within the past       |                                                                     |              |           |                                                                     |           |       |       |                                                                                                                                                                                                                 |        |  |              |              |              |                        |       |       |                                                                                                                                                                                                                 |  |          |          |              |              |           |             |            |          |             |           |             |           |   |        |        |    |   |    |   |    |       |    |       |   |         |         |  |     |  |     |  |     |  |     |   |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |                                                                                                                  |  |  |                           |  |  |    |     |                          |    |       |  |  |  |                                |  |  |    |   |                                |    |    |  |  |  |                             |  |  |    |     |                                |    |       |                                                                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| Price of Prior Sale/Transfer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           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                                                                                                                                                                                 |  |          |          |              |              |           |             |            |          |             |           |             |           |   |        |        |    |   |    |   |    |       |    |       |   |         |         |  |     |  |     |  |     |  |     |   |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |                                                                                                                  |  |  |                           |  |  |    |     |                          |    |       |  |  |  |                                |  |  |    |   |                                |    |    |  |  |  |                             |  |  |    |     |                                |    |       |                                                                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| Data Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         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Record            |                                                                                                                                                                                                                                                                                           | MRIS, Public Record      |                    | MRIS, Public Record                                                 |              | MRIS, Public Record            |                                                                     |              |           |                                                                     |           |       |       |                                                                                                                                                                                                                 |        |  |              |              |              |                        |       |       |                                                                                                                                                                                                                 |  |          |          |              |              |           |             |            |          |             |           |             |           |   |        |        |    |   |    |   |    |       |    |       |   |         |         |  |     |  |     |  |     |  |     |   |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |                                                                                                                  |  |  |                           |  |  |    |     |                          |    |       |  |  |  |                                |  |  |    |   |                                |    |    |  |  |  |                             |  |  |    |     |                                |    |       |                                                             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| Effective Date of Data Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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| Analysis of prior sale or transfer history of the subject property and comparable sales Other than noted above, there have not been prior sales of the subject over the past 36 months or of the comparable sales over the past 12 months per the data sources listed above. The above information was taken from MRIS or local tax records and is believed to be accurate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           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|                     |  |                                  |  |            |  |            |  |            |  |            |  |                                                                                                                                                                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |



## Small Residential Income Property Appraisal Report

File # 2907 Hillcrest Ave

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| There are 10 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 185,000 to \$ 289,900                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                            |
| There are 12 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 170,000 to \$ 275,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                            |
| FEATURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SUBJECT                                                                    |
| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2907 Hillcrest Ave<br>Parkville, MD 21234-6322                             |
| Proximity to Subject                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.70 miles                                                                 |
| Sale Price                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$ 157,500                                                                 |
| Sale Price/Gross Bldg. Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$ 64.18 sq.ft.                                                            |
| Gross Monthly Rent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | \$ 1,825                                                                   |
| Gross Rent Multiplier                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 86.30                                                                      |
| Price per Unit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$ 78,750                                                                  |
| Price per Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$ 15,750                                                                  |
| Price per Bedroom                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$ 26,250                                                                  |
| Rent Control                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No        |
| Data Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | MRIS BC6587591, Agent                                                      |
| Verification Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Exterior Inspection                                                        |
| VALUE ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | DESCRIPTION                                                                |
| Sale or Financing Concessions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | FHA DOM 33 \$7,056                                                         |
| Date of Sale/Time                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 01/06/2008                                                                 |
| Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Parkville                                                                  |
| Leasehold/Fee Simple                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Fee Simple                                                                 |
| Site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.22 Acre                                                                  |
| View                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Residential                                                                |
| Design (Style)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Cottage                                                                    |
| Quality of Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Average                                                                    |
| Actual Age                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 80 Years                                                                   |
| Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Average/Good                                                               |
| Gross Building Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2,454                                                                      |
| Unit Breakdown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Total Bdrms Baths                                                          |
| Unit # 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 6 4 2                                                                      |
| Unit # 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4 2 1                                                                      |
| Unit # 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                            |
| Unit # 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                            |
| Basement Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Full                                                                       |
| Basement Finished Rooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2 BR, F-bath                                                               |
| Functional Utility                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Average                                                                    |
| Heating/Cooling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | HWRR/None                                                                  |
| Energy Efficient Items                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Windows/Heat                                                               |
| Parking On/Off Site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2 Car Garage                                                               |
| Porch/Patio/Deck                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Cvd Porch                                                                  |
| Kitchen Equipment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Typical Appl.                                                              |
| Net Adjustment (Total)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 17,800 |
| Adjusted Sale Price of Comparables                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Net 7.3 % Gross 7.3 % \$ 262,800                                           |
| Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | \$ 131,400                                                                 |
| Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | \$ 32,850                                                                  |
| Adjusted Price Per Bedroom (Adj. SP Comp / # of Comp Bedrooms)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$ 65,700                                                                  |
| Value per Unit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$ 126,000 X 2 Units = \$ 252,000                                          |
| Value per Rm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$ 27,500 X 10 Rooms = \$ 275,000                                          |
| Summary of Sales Comparison Approach including reconciliation of the above indicators of value. The value indicators suggest the typical range of value for similar properties. See the attached addendum for details of the Sales Comparison Approach.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                            |
| Indicated Value by Sales Comparison Approach \$ 263,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                            |
| Total gross monthly rent \$ 1,825 X gross rent multiplier (GRM) 143.00 = \$ 260,975 Indicated value by the Income Approach                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                            |
| Comments on income approach including reconciliation of the GRM The Gross Rent Multiplier was projected from a review of sales and actives in the area and the resulting Income Approach tends to support the Sales Comparison Approach. A higher rent could be commanded due to the pending improvements to the subject. This would directly increase the value gathered by this approach.                                                                                                                                                                                                                                                                                                                  |                                                                            |
| Indicated Value by: Sales Comparison Approach \$ 263,000 Income Approach \$ 260,975 Cost Approach (if developed) \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                            |
| Due to the amount of rental data, the Income Approach is appropriate. Most weight is given to the Sales Comparison Approach as it reflects the buyers and sellers actions in the market. Due to the age of the subject, limited available land and a general lack of land sales, the Cost Approach is not appropriate and was not completed.                                                                                                                                                                                                                                                                                                                                                                 |                                                                            |
| This appraisal is made <input type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input checked="" type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: The appraisal is subject to the completion of the repairs/upgrades provided on the Attached Scope of Work. |                                                                            |
| Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 263,000, as of 06/30/2008, which is the date of inspection and the effective date of this appraisal.                                                                                                                                                                                                                                                                               |                                                                            |



## Small Residential Income Property Appraisal Report

File # 2907 Hillcrest Ave

See the attached addendum for comments.

ADDITIONAL COMMENTS

## COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The estimated site value is based on a review of the limited recorded land sales and a review of neighborhood land assessed values.

|               |                                                                                                             |                                                              |                                        |
|---------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------------------------|
| COST APPROACH | ESTIMATED <input checked="" type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW | OPINION OF SITE VALUE .....                                  | = \$ 75,000                            |
|               | Source of cost data Local Builders                                                                          | DWELLING Sq.Ft. @ \$ .....                                   | = \$                                   |
|               | Quality rating from cost service N/A Effective date of cost data N/A                                        | Sq.Ft. @ \$ .....                                            | = \$                                   |
|               | Comments on Cost Approach (gross living area calculations, depreciation, etc.)                              | Garage/Carport Sq.Ft. @ \$ .....                             | = \$                                   |
|               | This approach does not provide a credible or accurate source of market value, thus it was not completed.    | Total Estimate of Cost-New .....                             | = \$                                   |
|               |                                                                                                             | Less Physical Functional External                            |                                        |
|               |                                                                                                             | Depreciation .....                                           | = \$( )                                |
|               |                                                                                                             | Depreciated Cost of Improvements .....                       | = \$                                   |
|               |                                                                                                             | *As-is* Value of Site Improvements .....                     | = \$                                   |
|               |                                                                                                             | Estimated Remaining Economic Life (HUD and VA only) 42 Years | INDICATED VALUE BY COST APPROACH ..... |

## PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

|                 |                                                                                                                                                                              |                                |                            |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------|
| PUD INFORMATION | Total number of phases                                                                                                                                                       | Total number of units          | Total number of units sold |
|                 | Total number of units rented                                                                                                                                                 | Total number of units for sale | Data source(s)             |
|                 | Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.           |                                |                            |
|                 | Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source                                                      |                                |                            |
|                 | Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.       |                                |                            |
|                 | Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options. |                                |                            |

Describe common elements and recreational facilities.



## Small Residential Income Property Appraisal Report

File # 2907 Hillcrest Ave

This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.



## Small Residential Income Property Appraisal Report

File # 2907 Hillcrest Ave

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.



## Small Residential Income Property Appraisal Report

File # 2907 Hillcrest Ave

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature *Jordan E May*  
 Name Jordan May  
 Company Name JEM Appraisal Services  
 Company Address 3107 Hunt Road, Fallston, MD 21047

Telephone Number 410-557-4026  
 Email Address je.may@comcast.net  
 Date of Signature and Report 06/30/2008  
 Effective Date of Appraisal 06/30/2008  
 State Certification # 11596  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State MD  
 Expiration Date of Certification or License 12/27/2010

**ADDRESS OF PROPERTY APPRAISED**

2907 Hillcrest Ave  
Parkville, MD 21234-6322

APPRAISED VALUE OF SUBJECT PROPERTY \$ 263,000

**LENDER/CLIENT**

Name Cindy Rook  
 Company Name 1st Mariner Bank  
 Company Address 9840 York Road, Cockeysville, MD 21030  
 Email Address crook@1stmarinerbank.com

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**

- ☐ Did not inspect subject property  
☐ Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
☐ Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- ☐ Did not inspect exterior of comparable sales from street  
☐ Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_



## Small Residential Income Property Appraisal Report

File # 2907 Hillcrest Ave

| FEATURE                                                                                                                                                                       | SUBJECT                                                             | COMPARABLE SALE # 4                                                       | COMPARABLE SALE # 5                                                       | COMPARABLE SALE # 6                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------|
| Address                                                                                                                                                                       | 2907 Hillcrest Ave<br>Parkville, MD 21234-6322                      | 1702 Orlando Road<br>Baltimore, MD 21234                                  | 3039 Linwood Ave<br>Baltimore, MD 21234                                   |                                                          |
| Proximity to Subject                                                                                                                                                          |                                                                     | 1.08 miles                                                                | 0.40 miles                                                                |                                                          |
| Sale Price                                                                                                                                                                    | \$ 157,500                                                          | \$ 260,000                                                                | \$ 278,900                                                                | \$                                                       |
| Sale Price/Gross Bldg. Area                                                                                                                                                   | \$ 64.18 sq.ft.                                                     | \$ 107.62 sq.ft.                                                          | \$ 121.63 sq.ft.                                                          | \$ sq.ft.                                                |
| Gross Monthly Rent                                                                                                                                                            | \$ 1,825                                                            | \$ 1,900.00                                                               | \$ 1,850                                                                  | \$                                                       |
| Gross Rent Multiplier                                                                                                                                                         | 86.30                                                               | 136.84                                                                    | 150.76                                                                    |                                                          |
| Price per Unit                                                                                                                                                                | \$ 78,750                                                           | \$ 130,000                                                                | \$ 139,450                                                                | \$                                                       |
| Price per Room                                                                                                                                                                | \$ 15,750                                                           | \$ 26,000                                                                 | \$ 30,989                                                                 | \$                                                       |
| Price per Bedroom                                                                                                                                                             | \$ 26,250                                                           | \$ 52,000                                                                 | \$ 69,725                                                                 | \$                                                       |
| Rent Control                                                                                                                                                                  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No       | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Data Source(s)                                                                                                                                                                |                                                                     | MRIS BC6477326, Agent                                                     | MRIS BC6696158, Agent                                                     |                                                          |
| Verification Source(s)                                                                                                                                                        |                                                                     | Exterior Inspection                                                       | Exterior Inspection                                                       |                                                          |
| VALUE ADJUSTMENTS                                                                                                                                                             | DESCRIPTION                                                         | DESCRIPTION                                                               | DESCRIPTION                                                               | DESCRIPTION                                              |
|                                                                                                                                                                               |                                                                     | + (-) Adjustment                                                          | + (-) Adjustment                                                          | + (-) Adjustment                                         |
| Sale or Financing Concessions                                                                                                                                                 |                                                                     | Conv DOM 115<br>\$11,000                                                  | Active Listing<br>DOM 104<br>-13,900                                      |                                                          |
| Date of Sale/Time                                                                                                                                                             |                                                                     | 12/14/2007                                                                | N/A                                                                       |                                                          |
| Location                                                                                                                                                                      | Parkville                                                           | Parkville                                                                 | Parkville                                                                 |                                                          |
| Leasehold/Fee Simple                                                                                                                                                          | Fee Simple                                                          | Fee Simple                                                                | Fee Simple                                                                |                                                          |
| Site                                                                                                                                                                          | 0.22 Acre                                                           | 0.30 Acre                                                                 | 0.19 Acre                                                                 |                                                          |
| View                                                                                                                                                                          | Residential                                                         | Residential                                                               | Residential                                                               |                                                          |
| Design (Style)                                                                                                                                                                | Cottage                                                             | Cottage                                                                   | Cottage                                                                   |                                                          |
| Quality of Construction                                                                                                                                                       | Average                                                             | Average                                                                   | Average                                                                   |                                                          |
| Actual Age                                                                                                                                                                    | 80 Years                                                            | 73 Years                                                                  | 69 Years                                                                  |                                                          |
| Condition                                                                                                                                                                     | Average/Good                                                        | Average/Good                                                              | Average/Good                                                              |                                                          |
| Gross Building Area                                                                                                                                                           | 2,454                                                               | 2,416                                                                     | 2,293                                                                     | +2,400                                                   |
| Unit Breakdown                                                                                                                                                                | Total Bdrms Baths                                                   | Total Bdrms Baths                                                         | Total Bdrms Baths                                                         | Total Bdrms Baths                                        |
| Unit # 1                                                                                                                                                                      | 6 4 2                                                               | 6 3 2                                                                     | 6 3 1                                                                     |                                                          |
| Unit # 2                                                                                                                                                                      | 4 2 1                                                               | 4 2 1                                                                     | 3 1 1                                                                     |                                                          |
| Unit # 3                                                                                                                                                                      |                                                                     |                                                                           |                                                                           |                                                          |
| Unit # 4                                                                                                                                                                      |                                                                     |                                                                           |                                                                           |                                                          |
| Basement Description                                                                                                                                                          | Full                                                                | Full                                                                      | Full                                                                      |                                                          |
| Basement Finished Rooms                                                                                                                                                       | 2 BR, F-bath                                                        | Clbrm.                                                                    | Adj. above BR,kitch,fr,Bth                                                |                                                          |
| Functional Utility                                                                                                                                                            | Average                                                             | Average                                                                   | Average                                                                   |                                                          |
| Heating/Cooling                                                                                                                                                               | HWRR/None                                                           | FHA/CAC                                                                   | -3,000 HWRR/None                                                          |                                                          |
| Energy Efficient Items                                                                                                                                                        | Windows/Heat                                                        | Windows/Heat                                                              | Windows/Heat                                                              |                                                          |
| Parking On/Off Site                                                                                                                                                           | 2 Car Garage                                                        | Driveway                                                                  | +6,000 Driveway                                                           | +6,000                                                   |
| Porch/Patio/Deck                                                                                                                                                              | Cvd Porch                                                           | Cvd Porch, deck                                                           | -1,000 Cvd Porch                                                          |                                                          |
| Kitchen Equipment                                                                                                                                                             | Typical Appl.                                                       | Typical Appl.                                                             | Typical Appl.                                                             |                                                          |
| Net Adjustment (Total)                                                                                                                                                        |                                                                     | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2,000 | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,500 | <input type="checkbox"/> + <input type="checkbox"/> - \$ |
| Adjusted Sale Price of Comparables                                                                                                                                            |                                                                     | Net 0.8 %<br>Gross 3.8 % \$ 262,000                                       | Net 2.0 %<br>Gross 5.0 % \$ 273,400                                       | Net %<br>Gross % \$                                      |
| Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)                                                                                                                      |                                                                     | \$ 131,000                                                                | \$ 136,700                                                                | \$                                                       |
| Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)                                                                                                                      |                                                                     | \$ 26,200                                                                 | \$ 30,378                                                                 | \$                                                       |
| Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)                                                                                                                  |                                                                     | \$ 52,400                                                                 | \$ 68,350                                                                 | \$                                                       |
| Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3). |                                                                     |                                                                           |                                                                           |                                                          |
| ITEM                                                                                                                                                                          | SUBJECT                                                             | COMPARABLE SALE # 4                                                       | COMPARABLE SALE # 5                                                       | COMPARABLE SALE # 6                                      |
| Date of Prior Sale/Transfer                                                                                                                                                   | No sales within the past                                            | No sales within the past                                                  | No sales within the past                                                  |                                                          |
| Price of Prior Sale/Transfer                                                                                                                                                  | 36 months.                                                          | 12 months.                                                                | 12 months.                                                                |                                                          |
| Data Source(s)                                                                                                                                                                | MRIS, Public Record                                                 | MRIS, Public Record                                                       | MRIS, Public Record                                                       |                                                          |
| Effective Date of Data Source(s)                                                                                                                                              | 06/30/2008                                                          | 06/30/2008                                                                | 06/30/2008                                                                |                                                          |
| Analysis of prior sale or transfer history of the subject property and comparable sales                                                                                       |                                                                     |                                                                           |                                                                           |                                                          |
| Analysis/Comments                                                                                                                                                             |                                                                     |                                                                           |                                                                           |                                                          |



**Supplemental Addendum**

File No. 2907 Hillcrest Ave Page #10

File No. 2907 Hillcrest Ave

|                  |                              |          |            |
|------------------|------------------------------|----------|------------|
| Borrower/Client  | Sachs Development Group, Inc |          |            |
| Property Address | 2907 Hillcrest Ave           |          |            |
| City             | Parkville                    | County   | Baltimore  |
|                  |                              | State    | MD         |
|                  |                              | Zip Code | 21234-6322 |
| Lender           | 1st Mariner Bank             |          |            |

**PURPOSE AND FUNCTION:**

The purpose of this appraisal is to estimate the market value of the subject property as of the effective date of the appraisal. The report will function as a guide for underwriting that uses the subject property as collateral.

This appraisal report has been prepared for the exclusive benefit of the client mentioned on page one of this appraisal. It may not be used or relied upon by any other party. Any party which uses or relies upon any information in this report, without the preparer's written consent, does so at their own risk.

**SCOPE OF THE APPRAISAL:**

The scope of an appraisal is the extend of the process collecting, confirming and reporting of data. This is woven throughout the appraisal report since the process follows FNMA's and other secondary market guidelines. Data was collected from a variety of sources. As explained on the URAR form and it's addendum, data was obtained from the applicable multiple listing service, Marshall Cost Service, our files, inspections, public records, agents, buyers, sellers and other sources believed reliable. FEMA maps, Census maps, tax maps, Street maps among other sources provided additional data.

The data was used to develop the appropriate and meaningful approaches to value. The form summarizes the process and conclusion of value for each of the approaches and a final estimate of market value. Other pertinent information about the extent of the process of collecting, confirming and reporting is located on the main form and it's addendum.

This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniformed Standards of Professional Appraisal Practice. As such, it presents only summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the appraisal report is retained in the appraiser's file.

To develop the opinion of value, the appraiser preformed a complete appraisal process, as defined by USPAP. Therefore, no departures from Standard I were invoked.

**APPRAISER LIABILITY:**

Utilizing his best efforts, the information presented in this appraisal report is believed to be reliable by the appraiser. The inspection process is subjective and verification of all available or known data has been done to the appraiser's best effort. In addition, the extend of information provided in this report is specific to the stated intended use and is solely for the intended user. No representations, guarantees, or warranties, expressed or implied are given by the appraiser(s), the appraisal firm, or their representatives. Unless agreed to otherwise in writing, the liability of the appraiser(s), the appraisal firm, or their representatives for any deficiencies in the appraisal report or resulting damages is limited to the fee charged to the lender/client by the appraiser(s), the appraisal firm, or their representatives or One Thousand Dollars (\$1,000.00), whichever is less. Further, the appraiser(s), the appraisal firm, or their representatives assumes no liability for any costs incurred to discover or correct any deficiencies present in the property, environmental, structural, mechanical, or otherwise, or reported in the appraisal report. Any claims for consequential, punitive, exemplary or extra-contractual damages are waived.

**SALES COMPARISON COMMENTS:**

A thorough search for active, pending and settled comparable sales was made in an attempt to find sales which "bracket" the subject in price, size, lot size, age, condition and amenities. After consideration of locations, dates of sale and physical differences, the comparable sales included are considered the best indicators of the subject's market value although they may not "bracket" in all categories. The subject is one of the largest models in the area, efforts were made to find comparables as large as the subject. The comparables in the data market grid are the best comparables available.

Multi-unit properties are fairly popular among the local investor population and they do not frequently sell as often as single family units. Due to the limited recent comparable sales activity, and the subject's close proximity to the city, sale and rental comparables were considered from both within and without of the city limits. Also, some active listings were also considered.

Due to the limited recent comparable and proximate sales activity, most of the comparable sales are located over .5 mile from the subject and some are located over one mile. However, all are still within the same greater marketing area as viewed by both investors and tenants.

"Typical Concession" noted in the grid for Sales or Financing Concessions include any known seller concessions which are typical for the subject's market area including, but not limited to, points, contributions toward the buyers closing costs, etc. Any concessions beyond what is considered typical for the market, which have an impact on the sales price of the comparable, are adjusted accordingly.

When or if any of the units of the comparable sales were vacant, or where the rents for any of the units were not recorded, market rents were substituted.

The subject or comparables may have a ground rent. Ground rents are typical for the area and do not affect the marketability of homes in the area. Ground rents are capitalized at 6% for the purpose of inclusion in the market data grid. Upon my knowledge and my appraisal of the subject property, it is my professional opinion that the use of the leasehold or ground rent estates for the residential properties is an accepted practice in the area where the mortgaged premises is located; Residential properties in the area consisting of leasehold or ground rent estates are readily marketable; Mortgages covering such residential properties are commonly accepted by private institution mortgage investors.

**Supplemental Addendum**

File No. 2907 Hillcrest Ave Page #11

File No. 2907 Hillcrest Ave

|                  |                              |          |            |
|------------------|------------------------------|----------|------------|
| Borrower/Client  | Sachs Development Group, Inc |          |            |
| Property Address | 2907 Hillcrest Ave           |          |            |
| City             | Parkville                    | County   | Baltimore  |
| State            | MD                           | Zip Code | 21234-6322 |
| Lender           | 1st Mariner Bank             |          |            |

Sale four occurred over six months prior to the appraisal date, but it was considered the best available. No market adjustments were made because of the continued stable market.

Although not all of the comparable sales are of the same design as the subject, they are similar in utility and therefore comparable. Where the market recognizes a difference in design, an adjustment has been made. This does not adversely affect the estimate of value.

The subject and comparables may have varying chronological ages but are similar in "effective age" through renovations and updates making them comparable.

Gross building areas shown for the comparable sales are estimated based on the information from the multiple list service, Realtors, buyers, sellers, inner office data bank, appraiser estimate, actual measurements or city/county tax records. Gross building areas for income producing properties includes all finished and heated areas utilized as living space, including basements. Slight variations in size will not have any effect on the estimate of value. The size adjustment is based on \$15.00 per square foot. Any size differentials less than 100 square feet are not recognized in the market as added value, thus, no adjustments are given.

The subject is presently considered in average overall condition and shall be considered in average to good overall condition once the pending improvements are made. The comparable sales are considered in similar overall condition.

The subject and comparable sales are located in the same greater marketing area. The comparable sales provide a range of value for the subject with each comparable given equal consideration. The range reflects the various improvements and updating offered by each property.

The estimated "as is" value of the subject is: \$177,000.

The estimated cost of repairs is: \$84,070.

The estimated as repaired value of the subject is: \$263,000.

**CONDITIONS OF APPRAISAL:**

Taxes are taken from the city/county tax records; with new tax law changes, the public record does not indicate if this figure is for annual taxes or semi-annual taxes. It is assumed to be an annual tax amount for the purposes of this appraisal.

No warranty of the subject is given or implied. No liability is assumed for the structural or mechanical elements of the property.

It should be noted that areas throughout Maryland have reported Radon Gas.

Homes built prior to 1978 may have lead-base paint. The appraiser is not qualified to detect if the paint found in any given home is of the lead-based variety. It is, therefore, the lender's responsibility to retain an expert in this field if there are any concerns.

The appraiser is not a home or environmental inspector and is not qualified to determine the cause of any mold, the type of mold or whether the mold might pose any risk to the property or its inhabitants. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraiser has performed an inspection of the visible and accessible areas only. Mold may be present in areas the appraiser cannot see. A professional home inspection or environmental inspection is recommended if any concerns exist.

**DIGITAL SIGNATURE:**

This report may have been signed by digital scanned signature. The report cannot be changed without permission the appraiser.

**PHOTOGRAPHIC CERTIFICATION:**

The photographs used in this appraisal report are digital photos utilizing imaging technology. The appraiser personally inspected and photographed the subject. Comparable photos may be a combination of either personally photographed photos, photos from the appraiser's data base, collected previously, and/or photographs provided by MRIS and directly downloaded into the report. The photographs utilized in the appraisal are a true and correct representation of the subject property and comparables. Although the photographs may have been enhanced during the finishing process, no alterations were made to the images which would misrepresent the appearance of the subject or comparables. The appraiser has personally inspected the subject, as well as the exterior of comparable sales.





## Location Map

|                                              |                  |          |                     |
|----------------------------------------------|------------------|----------|---------------------|
| Borrower/Client Sachs Development Group, Inc |                  |          |                     |
| Property Address 2907 Hillcrest Ave          |                  |          |                     |
| City Parkville                               | County Baltimore | State MD | Zip Code 21234-6322 |
| Lender 1st Mariner Bank                      |                  |          |                     |





**Subject Photo Page**

|                                              |                  |          |                     |
|----------------------------------------------|------------------|----------|---------------------|
| Borrower/Client Sachs Development Group, Inc |                  |          |                     |
| Property Address 2907 Hillcrest Ave          |                  |          |                     |
| City Parkville                               | County Baltimore | State MD | Zip Code 21234-6322 |
| Lender 1st Mariner Bank                      |                  |          |                     |

**Subject Front**

2907 Hillcrest Ave

Sales Price 157,500

G.B.A. 2,454

Age/Yr.Blt. 80 Years

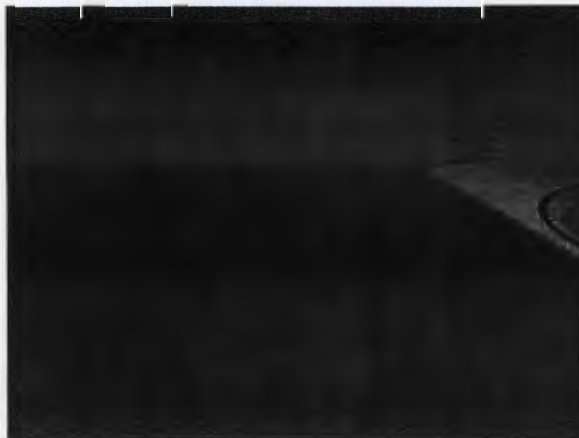
**Subject Rear****Subject Street**

**Subject Interior Photo Page**

|                                              |                  |          |                     |
|----------------------------------------------|------------------|----------|---------------------|
| Borrower/Client Sachs Development Group, Inc |                  |          |                     |
| Property Address 2907 Hillcrest Ave          |                  |          |                     |
| City Parkville                               | County Baltimore | State MD | Zip Code 21234-6322 |
| Lender 1st Mariner Bank                      |                  |          |                     |

**Subject Interior: Owner's Unit**

2907 Hillcrest Ave  
Sales Price 157,500  
Gross Living Area  
Total Rooms 10  
Total Bedrooms 6  
Total Bathrooms 3  
Location Parkville  
View Residential  
Site 0.22 Acre  
Quality Average  
Age 80 Years

**Subject Interior: Owner's Unit****Subject Interior: Owner's Unit**



**Subject Interior Photo Page**

|                                              |                  |          |                     |
|----------------------------------------------|------------------|----------|---------------------|
| Borrower/Client Sachs Development Group, Inc |                  |          |                     |
| Property Address 2907 Hillcrest Ave          |                  |          |                     |
| City Parkville                               | County Baltimore | State MD | Zip Code 21234-6322 |
| Lender 1st Mariner Bank                      |                  |          |                     |

**Subject Interior: Rental Unit**

2907 Hillcrest Ave  
 Sales Price 157,500  
 Gross Living Area  
 Total Rooms 10  
 Total Bedrooms 6  
 Total Bathrooms 3  
 Location Parkville  
 View Residential  
 Site 0.22 Acre  
 Quality Average  
 Age 80 Years

**Subject Interior: Rental Unit****Subject Interior: Rental Unit**

**Comparable Photo Page**

|                                              |                  |          |                     |
|----------------------------------------------|------------------|----------|---------------------|
| Borrower/Client Sachs Development Group, Inc |                  |          |                     |
| Property Address 2907 Hillcrest Ave          |                  |          |                     |
| City Parkville                               | County Baltimore | State MD | Zip Code 21234-6322 |
| Lender 1st Mariner Bank                      |                  |          |                     |

**Comparable 1**

2814 Onyx Road  
 Sales Price 245,000  
 G.B.A. 1,800  
 Age/Yr. Blt. 66 Years

**Comparable 2**

6710 Beech Ave  
 Sales Price 239,800  
 G.B.A. 1,716  
 Age/Yr. Blt. 90 Years

**Comparable 3**

8820 Baker Ave  
 Sales Price 265,000  
 G.B.A. 2,165  
 Age/Yr. Blt. 54 Years



**Comparable Photo Page**

|                                               |                  |          |                     |
|-----------------------------------------------|------------------|----------|---------------------|
| Borrower/Client Sachs Development Group, Inc. |                  |          |                     |
| Property Address 2907 Hillcrest Ave           |                  |          |                     |
| City Parkville                                | County Baltimore | State MD | Zip Code 21234-6322 |
| Lender 1st Mariner Bank                       |                  |          |                     |

**Comparable 4**

1702 Orlando Road  
 Sales Price 260,000  
 G.B.A. 2,416  
 Age/Yr. Blt. 73 Years

**Comparable 5**

3039 Linwood Ave  
 Sales Price 278,900  
 G.B.A. 2,293  
 Age/Yr. Blt. 69 Years

**Comparable 6**

Sales Price  
 G.B.A.  
 Age/Yr. Blt.

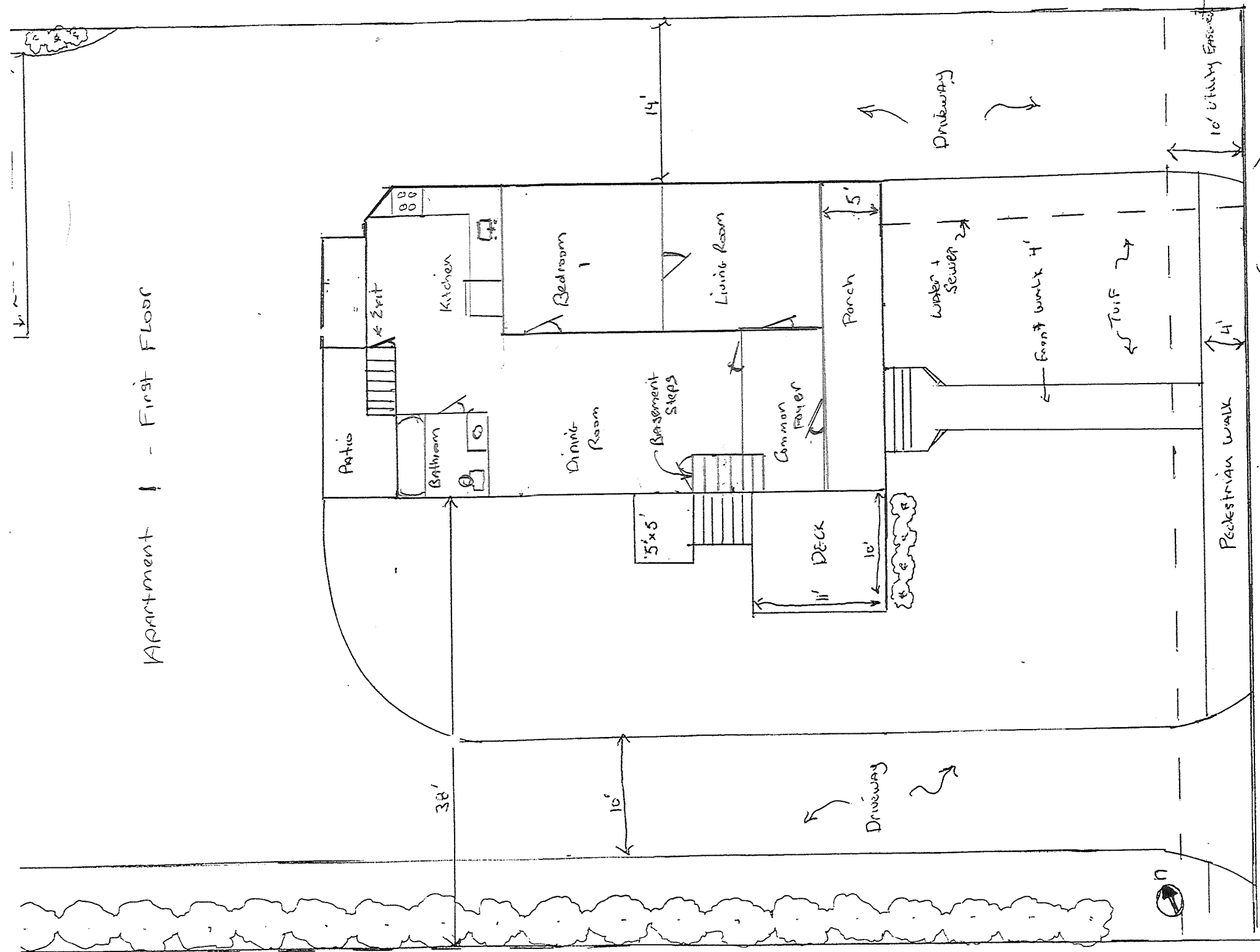


2013-0222-SPW



ZONING HEARING PLAN FOR VARIANCE \_\_\_\_\_ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)  
 ADDRESS 2907 Hillcrest Ave, Parkville mo OWNER(S) NAME(S) Hillcrest Ave, LLC  
 SUBDIVISION NAME Oakcrest 21234 LOT# 88 BLOCK# n/a SECTION# n/a  
 PLAT BOOK #0006 FOLIO #0172 10 DIGIT TAX #0909300030 DEED REF. #27198/00051

# Floor Plans



**SITE VICINITY MAP**

MAP IS NOT TO SCALE

ZONING MAP# 081A

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE  
OR SQUARE FEET 9375 X

HISTORIC? no

IN CBCA? no

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATER IS:  
PUBLIC X PRIVATE \_\_\_\_\_

SEWER IS:  
PUBLIC X PRIVATE \_\_\_\_\_

PRIOR HEARING? no

IF SO GIVE CASE NUMBER  
AND ORDER RESULT BELOW

n/a

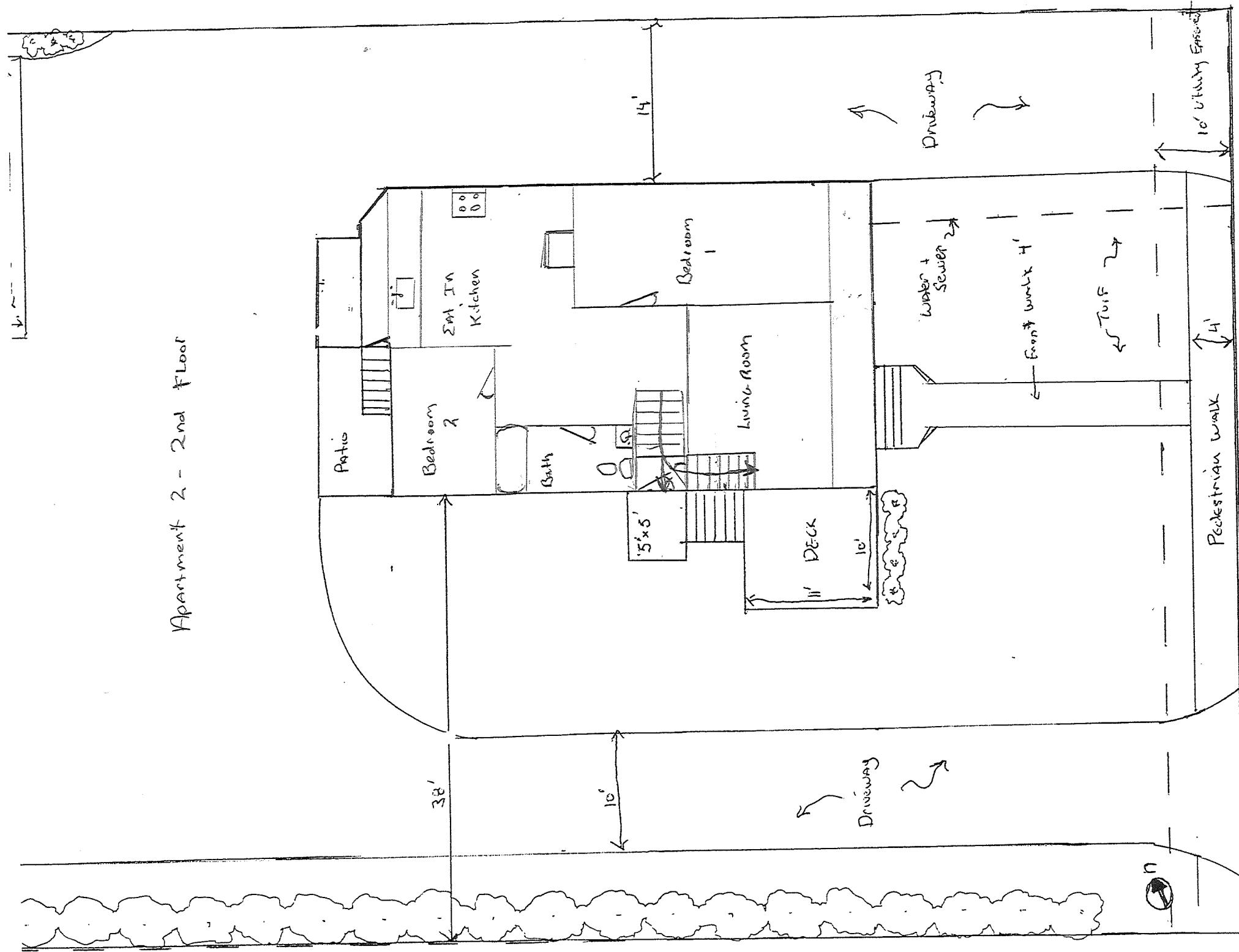
**VIOLATION CASE INFO:**

116793

PLAN DRAWN BY Todd Sachs DATE 4/1/13 SCALE: 1 INCH = 10' FEET  
 member

Petitioner's No. 1  
 2013-0222-SPH

ZONING HEARING PLAN FOR VARIANCE        FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)  
ADDRESS 2907 Hillcrest Ave, Parkville mo OWNER(S) NAME(S) Hillcrest Ave, LLC  
SUBDIVISION NAME Oakcrest LOT # 88 BLOCK # n/a SECTION # n/a  
PLAT BOOK # 0006 FOLIO # 0172 10 DIGIT TAX # 0909300030 DEED REF. # 27198/00051



SITE VICINITY MAP

MAP IS NOT TO SCALE

ZONING MAP# OS1A

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE       

OR SQUARE FEET 9375 X

HISTORIC? no

IN CBCA? no

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATER IS: PUBLIC X PRIVATE       

SEWER IS: PUBLIC X PRIVATE       

PRIOR HEARING? no

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

n/a

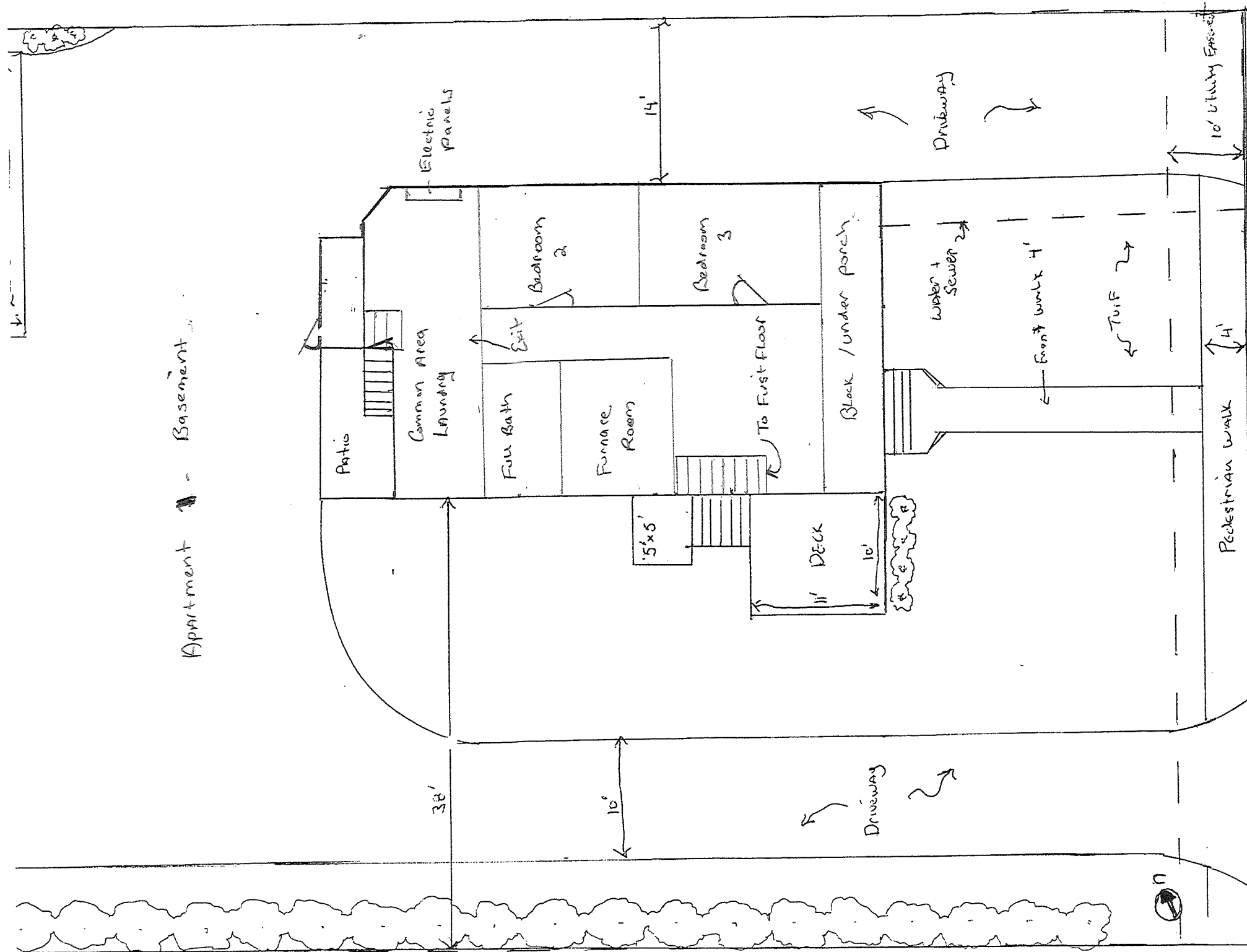
VIOATION CASE INFO:

116793

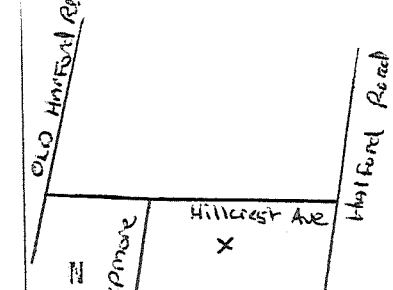
PLAN DRAWN BY Todd Sachs DATE 4/1/13 SCALE: 1 INCH = 10' FEET  
member



ZONING HEARING PLAN FOR VARIANCE \_\_\_\_\_ FOR SPECIAL HEARING ☒ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 2907 Hillcrest Ave, Parkville mo OWNER(S) NAME(S) Hillcrest Ave, LLC  
 SUBDIVISION NAME Oakcrest 21234 LOT # 88 BLOCK # n/a SECTION # n/a  
 PLAT BOOK # 0006 FOLIO # 0172 10 DIGIT TAX # 0909300030 DEED REF. # 27198/00051



SITE VICINITY MAP



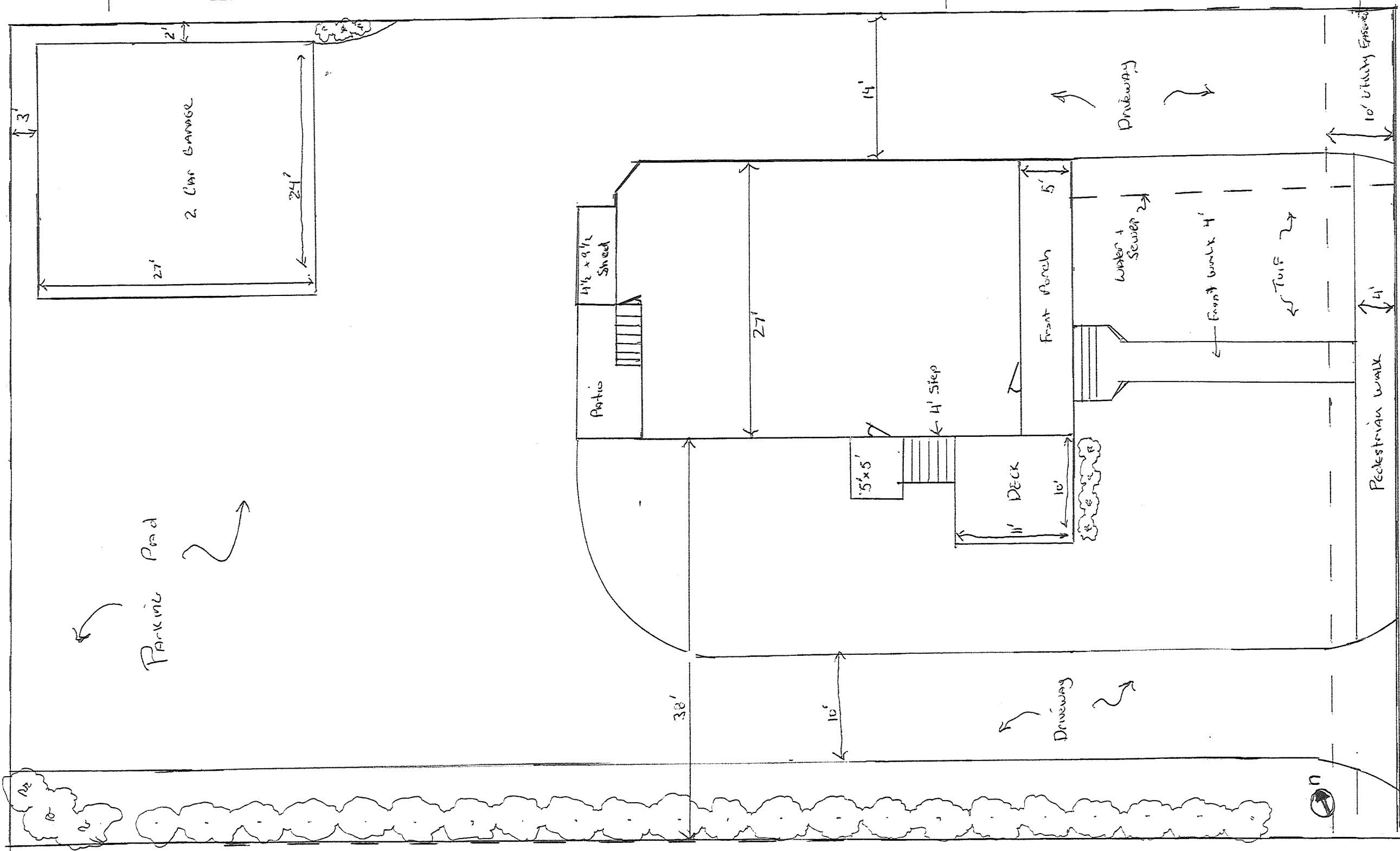
MAP IS NOT TO SCALE  
 ZONING MAP# 0817A  
 SITE ZONED DR 5.5  
 ELECTION DISTRICT 9  
 COUNCIL DISTRICT 5  
 LOT AREA ACREAGE  
 OR SQUARE FEET 9375 ☒  
 HISTORIC? no  
 IN CBCA? no  
 IN FLOOD PLAIN? no  
 UTILITIES? MARK WITH X  
 WATER IS:  
 PUBLIC ☒ PRIVATE \_\_\_\_\_  
 SEWER IS:  
 PUBLIC ☒ PRIVATE \_\_\_\_\_  
 PRIOR HEARING? no  
 IF SO GIVE CASE NUMBER  
 AND ORDER RESULT BELOW  
n/a

VIOLATION CASE INFO:

116793

PLAN DRAWN BY Todd Sachs DATE 4/1/13 SCALE: 1 INCH = 10' FEET  
 member

ZONING HEARING PLAN FOR VARIANCE \_\_\_\_\_ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)  
 ADDRESS 2907 Hillcrest Ave, Parkville mo OWNER(S) NAME(S) Hillcrest Ave, LLC  
 SUBDIVISION NAME Oakcrest 21234 LOT # 88 BLOCK # n/a SECTION # n/a  
 PLAT BOOK # 0006 FOLIO # 0172 10 DIGIT TAX # 0909300030 DEED REF. # 27198/00051



SITE VICINITY MAP

MAP IS NOT TO SCALE

ZONING MAP# 081A1

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE \_\_\_\_\_

OR SQUARE FEET 9375 X

HISTORIC? no

IN CBCA? no

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATER IS: PUBLIC X PRIVATE \_\_\_\_\_

SEWER IS: PUBLIC X PRIVATE \_\_\_\_\_

PRIOR HEARING? no

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

n/a

VIOLATION CASE INFO:

116793

PLAN DRAWN BY Todd Sachs DATE 4/1/13 SCALE: 1 INCH = 10' FEET  
 member

2013-0222-SPH