

IN THE MATTER OF:

William and Karen Chandler-Legal Owners  
Anitra and Jerome Schorr-Contract Purchasers  
2890 Anderson Road  
7th Election District  
3d Councilmanic District

\* BEFORE THE  
\* BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* Case No.: 16-025-SPH

\* \* \* \* \*

### OPINION

The case comes to the Board as a *de novo* appeal of the decision of Administrative Law Judge John Beverungen ("ALJ") dated October 28, 2015 granting in part and denying in part a Petition for Special Hearing filed on behalf of William and Karen Chandler, Legal Owners of the subject property, and Anitra and Jerome Schorr, Contract Purchasers (together, "Petitioners"). The Petition requested the following relief: 1) a determination of the number of lots of record and rights of subdivision (density) for the subject tract, and 2) approval of a lot line adjustment and/or density configuration to facilitate the appropriate and permitted residential development of the subject tract.

The Board held an evidentiary hearing on this matter on April 26, 2016. Lawrence E. Schmidt, Esquire, appeared on behalf of the Petitioners' and Carole S. Demilio, Esquire, Deputy People's Counsel appeared on behalf of People's Counsel for Baltimore County. At the hearing before the Board, Assistant County Attorney, R. Brady Locher, Esquire, for the first time, entered an appearance on behalf of Baltimore County.

### BACKGROUND

The subject property at issue is more particularly described on the site plan submitted and marked into evidence as Petitioners' Exhibit 1. The property is a large tract of land, split zoned

RC 7 and RC 2 and located in the White Hall community of Baltimore County. In a Deed dated February 1977, the tract was described as containing approximately 110 acres (Pet. Ex. 2). Out of this approximately 110-acre tract, BGE acquired, by fee simple deed, two parcels totaling 19.7 acres in June and July 1968. The BGE property bisects Petitioners' tract into north and south properties. (Pet. Ex. 2).

Petitioners contend that the subject property now contains eight (8) density lots. They also note that a single family dwelling currently exists on site so that there remains seven (7) density rights on the property. People's Counsel disagrees, arguing that the property contains only six (6) density rights.

As to the second aspect of the Petition, the lot line adjustment, Petitioners contend that the this Board is permitted to create a lot on the 20.5-acre RC 2-zoned portion of the property where a proposed dwelling would be located and which contains two density rights.

People's Counsel filed a timely appeal of this decision and the Board held a hearing on this matter on April 26, 2016. Counsel submitted briefs in lieu of closing arguments. The Board held a Public Deliberation on June 1, 2016.

## DISCUSSION

### I. Standard of Review

The Petition for Special Hearing was filed pursuant to BCZR § 500.7. That provision permits an interested party to petition for a hearing to, *inter alia*, "determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations." According to the Court of Special Appeals, "[a] request for special hearing is, in legal effect, a request for a declaratory judgment." Antwerpen v. Baltimore County, 163 Md. App. 194, 209 (2005).

## **II. Density Units for the Subject Property**

Petitioners and People's Counsel agree that two density units exist in the 6.1-acre RC 2 lot of record north of the BGE property.<sup>1</sup> As to the remaining property, they disagree as to whether the BGE strip resulted in two separate RC 7 parcels, or one large combined RC 7 acreage, and whether the acreage to the south of the BGE parcel should be considered one or two lots of record.

Petitioners argue that the BGE property, being a fee simple parcel that bisects the RC 7 land, created two separate RC 7 lots of record, north and south of the BGE property. People's Counsel maintains to the contrary that the BGE fee simple property is akin to a road, easement, or right of way, and that the portions to the north and south of the BGE land should not be considered separate parcels. Whether the RC 7 land is viewed as a single parcel, or two distinct lots, the parties agree that the RC 7 portion(s) of the subject property would yield two density rights per parcel. The Board finds that the BGE land, acquired by fee simple deed, created two distinct parcels for purposes of density calculations.

The remaining area of disagreement lies in the southern portion of the property, below the BGE land. People's Counsel maintains that the southern RC 2 property, shown on Petitioners' Ex. 1 in dark and light green, should be considered one lot of record totaling 27 acres, and thus entitled to two density units. According to People's Counsel, a prior owner merged a prior 5-acre lot and a 22-acre area into a single RC 2 zoned area of 27 acres. In support of this position, People's Counsel points to a 2002 Deed and argues that this Deed described the entire site in a single description, saving and excepting only the BGE land. People's Counsel further maintains that any prior lot line between the two parcels was thereby extinguished and that the resulting single 27-

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<sup>1</sup> There are apparent discrepancies between the parties, the site plan, as to the acreage of certain of the parcels in this property.

acre parcel would support two density units. People's Counsel did not offer any expert testimony in support of their argument.

Petitioners argue to the contrary. They assert that the southern property remains two separate RC 2 lots of record, each of which yields two density rights. Petitioners offered the testimony of Land Surveyor Kenneth Wells, who was accepted as an expert in land surveying, development and zoning, to establish that there are two rather than one lot of record. According to Mr. Wells, the focus is on November 1979, when RC 2 zoning was initiated.<sup>2</sup> He testified that at that time, the approximate 6-acre parcel shown in light green on the site plan was considered a separate piece of land. Mr. Wells stated that this lot was separately identified by a metes and bounds description by a deed recorded in the Baltimore County land records in February 1977. His testimony is uncontroverted by any other testimony.

Based on his evaluation of the property and its history, Mr. Wells concluded that the southern portion of the property yielded two separate RC 2 "lots of record" as defined in BCZR §101.1, each of which provided two density rights for a total of four density units. Mr. Wells further opined that in total, the subject property has eight density units. We agree with Mr. Wells' opinion that the subject property contains eight density rights.

### **III. Lot Line Adjustment**

Petitioners also have requested that the Board approve a lot line adjustment and/or density reconfiguration to facilitate permitted residential development of the subject property. Petitioners emphasize that they are not creating a subdivision, not creating an additional lot, and not increasing the density. Instead, they state they seek reconfiguration of the existing lots so that the contract

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<sup>2</sup> The BCZR defines a lot of record" as a "parcel of land with boundaries as recorded in the land records of Baltimore County" on the same date as of the effective zoning regulation – here, 1979. See BCZR §101.1.



purchasers can build one house on the portion of the property shown in dark green on the site plan. Mr. Wells testified that such an adjustment was appropriate, and People's Counsel did not offer any testimony to the contrary.

Section 32-4-106 of the Baltimore County Code identifies proposed development plans that are exempt from the general development review process. Subdivision (a)(viii) provides an exemption for:

Lot line adjustments in residential zones for lots that are not part of an approved Development Plan under this title or an approved Development Plan under Article 1B of the Baltimore County Zoning Regulations. For purposes of this subsection, "lot line adjustment" means one or more alterations of a divisional property line or lines between two or more lots in common ownership or by agreement of the owners, provided that the alteration does not result in an increase or decrease in the number of lots and there is no increase in total residential density available to the lots considered as a whole. . . .

BCC § 32-4-106(a)(viii). Petitioner has acknowledged that they "will need to file an application to the County's Development Review Committee ("DRC") to obtain [this] exemption." (Petitioners' Memorandum at 17.) The Board agrees and declines to issue a declaration as to the propriety of whether or not the requested zoning relief should be granted.

**ORDER**

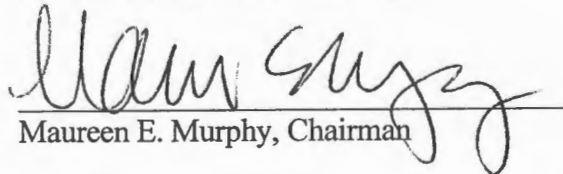
**THEREFORE, IT IS THIS** 26<sup>th</sup> day of August, 2016 by the Board of Appeals of Baltimore County

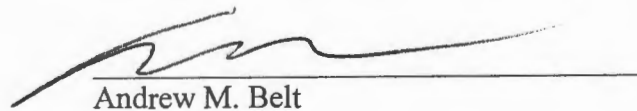
**ORDERED** that the Petition for Special Hearing pursuant to B.C.Z.R. §500.7: (1) to determine the number of lots of record and rights of subdivision (density) for the subject tract, split zoned RC2 and RC7; and (2) to approve a lot line adjustment and/or density reconfiguration to facilitate the appropriate and permitted residential development of the subject tract, be and is hereby GRANTED in part and DENIED in part, as follows:

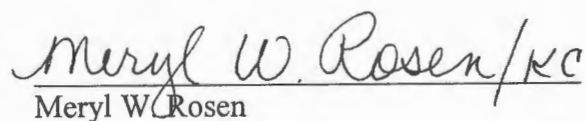
- A. The subject property owned by Petitioners contains eight (8) density rights, although a single family dwelling exists on site. As such, there remain seven (7) density rights on the overall tract, as set forth herein.
- B. The proposed single family building lot in the southwest corner of the property, outlined on the site plan in blue is permitted under the RC 2 density and use regulations, although that lot must be created through the Baltimore County subdivision and development process.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

**BOARD OF APPEALS  
OF BALTIMORE COUNTY**

  
Maureen E. Murphy, Chairman

  
Andrew M. Belt

  
Meryl W. Rosen



## Board of Appeals of Baltimore County

JEFFERSON BUILDING  
SECOND FLOOR, SUITE 203  
105 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND, 21204  
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August 26, 2016

Lawrence E. Schmidt, Esquire  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue, Suite 200  
Towson, Maryland 21204

R. Brady Locher, Assistant County Attorney  
Department of Permits, Approvals and Inspections  
Real Estate Compliance Section  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Peter M. Zimmerman, Esquire  
Carole S. Demilio, Esquire  
Office of People's Counsel  
The Jefferson Building, Suite 204  
105 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: In the Matter of: *William and Karen Chandler – Legal Owners*  
*Anitra and Jerome Schorr – Contract Purchasers*  
Case No.: 16-025-SPH

Dear Counsel:

Enclosed please find a copy of the final Opinion and Order issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Krysundra "Sunny" Cannington  
Administrator

KLC/tam  
Enclosure  
Multiple Original Cover Letters

c: Lawrence M. Stahl, Managing Administrative Law Judge  
Andrea Van Arsdale, Director/Department of Planning  
Arnold Jablon, Deputy Administrative Officer, and Director/PAI  
Nancy C. West, Assistant County Attorney/Office of Law  
Michael E. Field, County Attorney/Office of Law

William and Karen Chandler  
Anitra and Jerome Schorr  
Glenn and Kathleen Stevenson

**BOARD OF APPEALS OF BALTIMORE COUNTY**  
**MINUTES OF DELIBERATION**

**IN THE MATTER OF:** William and Karen Chandler – Legal Owner 16-025-SPH  
Anitra and Jerome Schorr – Contract Purchaser

**DATE:** June 16, 2016

**BOARD/PANEL:** Maureen E. Murphy, Panel Chairman  
Meryl W. Rosen  
Andrew M. Belt

**RECORDED BY:** Tammy A. McDiarmid, Legal Secretary

**PURPOSE:** To deliberate a Petition for Special Hearing to:  
1) determine the number of lots of record and rights of subdivision (density) for the subject tract, split zoned RC2 and RC7;  
2) to approve a lot line adjustment and/or density reconfiguration to facilitate the appropriate and permitted residential development of the subject tract.

**PANEL MEMBERS DISCUSSED THE FOLLOWING:**

**STANDING**

- The Board reviewed the history of this matter.
- The Board held a de novo hearing at which time the parties presented their case. Kenneth Wells testified as an expert witness on behalf of the Petitioners. It was noted that although there was contradictory testimony, there was no contradictory expert testimony presented.
- The Board discussed the number of lots of record. Petitioner presented evidence of 8 lots of record, and with an existing dwelling, there would be 7. People's Counsel argued that there are only 6 lots. The Board determined that regardless of how they calculate the number of lots, they agree that there are 8 lots.
- The Board then discussed the lot line adjustment. The Petitioners are asking for the lot line adjustment in order for their child, the Contract Purchaser, to construct a house. There will be no increase in density.
- The Board noted that it is unusual for the County to be involved in this type of case. The County argued that the Petitioner must go through the subdivision process to create the lot. The Petitioner argues that a lot was already created by the 2002 Deed, but which Deed also created an illegal subdivision.
- The Board noted there was some confusion as to the lot lines which were left on the illegal Deeds. Mr. Wells testified that the Petitioners are not requesting anything as a result of the illegal Deeds and that the lines were for reference only. The Board finds that by moving the lines no additional density is created. It was also noted that the Petitioner has agreed to go through the subdivision process for the lot on which the new house will be constructed.
- The Board then discussed the Standing issue of the County, as the County did not participate at the hearing below. BCC § 32-3-401, Appeals to the Board of Appeals by County Agencies, states that if a County agency feels aggrieved by a decision of the Zoning Commissioner (k/n/a Administrative Law Judge), they cannot appeal without the prior approval of the County Administrative Officer and the County Attorney. There was no evidence presented that prior approval was given.



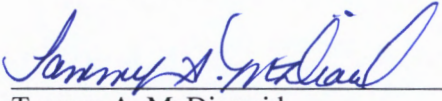
DECISION BY THE BOARD MEMBERS:

The Board determined that there are 8 lots of record; finds that the lot line adjustment will not add density to the property; and finds that the County does not have standing to participate in the case.

**FINAL DECISION:** After thorough review of the facts, testimony, and law in the matter, the Board unanimously agreed to GRANT the requested relief.

**NOTE:** These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place on the above date regarding this matter. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by the Board.

Respectfully Submitted,

  
\_\_\_\_\_  
Tammy A. McDiarmid

## Krysundra Cannington

---

**From:** Brady Locher  
**Sent:** Tuesday, May 31, 2016 9:36 AM  
**To:** Krysundra Cannington  
**Cc:** Peoples Counsel; Lawrence Schmidt, Esquire  
**Subject:** RE: Memo in Lieu of Closing in Chandler

Hi Sunny,

I was locked out of the building Friday afternoon. I have originals with me and am walking from my parking garage to your office to drop them off now.

Brady

Sent from mobile device.

On Tue, May 31, 2016 at 6:32 AM -0700, "Krysundra Cannington" <[kcannington@baltimorecountymd.gov](mailto:kcannington@baltimorecountymd.gov)> wrote:

Good morning Brady,

As we discussed Friday afternoon, one original and three copies of the closing memoranda in the Chandler matter were due by 3:00 p.m. Friday afternoon. However, we will accept your pdf copy as being filed on time.

For future reference, the due date and time are listed on the Notice of Public Deliberation as well as the requested format.

Additionally, we need the original closing memo for the file before 3:00 p.m. today. Copies have already been printed and distributed to the Board.

Thank you for your attention to this matter.

Sunny

Krysundra "Sunny" Cannington  
Administrator  
Board of Appeals of Baltimore County  
The Jefferson Building, Suite 203  
105 W. Chesapeake Avenue  
Towson, MD 21204  
Phone: 410-887-3180  
Fax: 410-887-3182

### Confidentiality Statement

This electronic mail transmission contains confidential information belonging to the sender which is legally privileged and confidential. The information is intended only for the use of the individual or entity named above. If you are not the

intended recipient, you are hereby notified that any disclosure, copying, distribution, or taking of any action based on the contents of this electronic mail transmission is strictly prohibited. If you have received this electronic mail transmission in error, please immediately notify the sender.

---

**From:** Brady Locher  
**Sent:** Friday, May 27, 2016 5:28 PM  
**To:** Krysundra Cannington <kcannington@baltimorecountymd.gov>  
**Subject:** Memo in Lieu of Closing in Chandler

Sunny,  
Please find the attached memorandum, which I hereby certify was mailed to opposing counsel Larry Schmidt via 1<sup>st</sup> class mail today.  
Best,  
Brady

This email communication is from an attorney and is intended only for the specific recipient identified in the email. It may contain attorney-client communications or attorney work product. If you believe you have received this communication in error, please notify the sender and destroy and delete any emails that have been sent or forwarded to you unintentionally. Thank you.

R. Brady Locher  
Asst. County Attorney, PAI  
County Office Building, Rm. 112  
Towson, Maryland 21204  
t. 410.887.3251  
f. 410.832.8587



## Krysundra Cannington

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R. Brady Locher  
Asst. County Attorney, PAI  
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## Board of Appeals of Baltimore County

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May 6, 2016

### **AMENDED NOTICE OF PUBLIC DELIBERATION**

**IN THE MATTER OF:** William and Karen Chandler – Legal Owners  
Anitra and Jerome Schorr – Contract Purchasers  
16-025-SPH 2890 Anderson Road  
7<sup>th</sup> Election District; 3<sup>rd</sup> Councilmanic District

*The public deliberation in this matter has been moved by request and without objection to the following*

**DATE AND TIME: THURSDAY, JUNE 16, 2016 at 9:30 a.m.**

**LOCATION:** Jefferson Building - Second Floor  
Hearing Room #2 - Suite 206  
105 W. Chesapeake Avenue

**NOTE: Closing briefs are due on Friday, May 27, 2016 by 3:00 p.m.**  
**(Original and three [3] copies)**

NOTE: PUBLIC DELIBERATIONS ARE OPEN WORK SESSIONS WHICH ALLOW THE PUBLIC TO WITNESS THE DECISION-MAKING PROCESS. ATTENDANCE IS NOT REQUIRED AND PARTICIPATION IS NOT ALLOWED. A WRITTEN OPINION AND/OR ORDER WILL BE ISSUED BY THE BOARD AND A COPY SENT TO ALL PARTIES.

For further information, including our inclement weather policy, please visit our website [www.baltimorecountymd.gov/Agencies/appeals/index.html](http://www.baltimorecountymd.gov/Agencies/appeals/index.html)

**Krysundra "Sunny" Cannington, Administrator**

c: Counsel for Petitioners  
Legal Owners  
Contract Purchasers

: Lawrence E. Schmidt, Esquire  
: William and Karen Chandler  
: Anitra and Jerome Schorr

Appellant

: Office of People's Counsel

Brady Locher, Assistant County Attorney  
Glenn and Kathleen Stevenson  
Arnold Jablon, Director/PAI  
Nancy West, Assistant County Attorney

Lawrence M. Stahl, Managing Administrative Law Judge  
Andrea Van Arsdale, Director/Department of Planning  
Michael Field, County Attorney, Office of Law

IN RE: PETITION FOR SPECIAL HEARING \*

(2890 Anderson Road)

7<sup>th</sup> Election District \*

3<sup>rd</sup> Council District

William M.B., Jr. & Karen Chandler \*

*Legal Owners*

Anitra & Jerome Schorr \*

*Contract Purchasers*

Petitioners \*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0025-SPH

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of William M.B., Jr., and Karen Chandler, legal owners of the subject property, and Anitra and Jerome Schorr, contract purchasers ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."): (1) to determine the number of lots of record and rights of subdivision (density) for the subject tract, split zoned RC 2 and RC 7; and (2) to approve a lot line adjustment and/or density reconfiguration to facilitate the appropriate and permitted residential development of the subject tract.

Appearing at the public hearing in support of the request was William and Karen Chandler and surveyor Ken Wells. Lawrence E. Schmidt, Esq. represented the Petitioners. Petitioners' immediate neighbors attended the hearing to obtain additional information about the requests. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP). That agency did not oppose the request, but provided suggested conditions for inclusion in the final Order.

ORDER RECEIVED FOR FILING

Date 10/28/15

By sen



This case involves a large tract of land that is split zoned RC-7 and RC-2. Counsel presented the facts by proffer, and as is frequently the case in matters involving large parcels of rural land, the devolution of title and determination of development/density rights can be quite difficult and convoluted.

The tract of land at issue in this case was originally described as containing "110.897 acres of land more or less." *See* Deed dated February 1977 (Liber 5731, folio 762). This 1977 deed reflects that a portion of the overall acreage was conveyed to the grantor in October 1975 (5580/311) by Baltimore County, as discussed in more detail below. The 1977 deed also contained two "saving and excepting" clauses, wherein it was recited that in June and July 1968 BGE acquired two parcels totaling 19.7 acres +/-, which were out-conveyed from the original 110.897 acre tract. The utility acquired these parcels by fee simple deed, and the tract owned by Petitioners is in fact bisected into north and south portions by the BGE property. This is a crucial and pivotal fact, and counsel argues it creates separate parcels for determination of density. I agree, based upon the circuit court's holding in the case of HZ Properties, LLC, (No. 03-C-13-006824). In that case, the court held that a conveyance to BGE (which like this case also occurred in 1968) was a grant of ownership in fee simple "as opposed to a conveyance of an 'easement' or 'right of way,'" for purposes of B.C.Z.R. §1A01.3.B.1.

I believe cases from other jurisdictions support this interpretation. A fee simple conveyance, according to fundamental principles of real property law, creates "separate ownership" and therefore noncontiguous parcels. *See, e.g., Lovinger v. Lane County*, 138 P.3d 51, 54-56 (Or. 2006). As such, the BGE property creates separate north and south parcels at the site for purposes of density calculations. Accounting for the BGE conveyances noted above, Petitioners currently own approximately 91.5 acres of land, which was acquired by deed in



December 2002 (17566/385, totaling 58.7 acres) and April 2011 (30828/179, containing 32.8 acres).

#### Density Calculations

The site plan in this case was revised (as requested by the DOP) to depict each parcel or lot individually, along with its zoning classification and density. Petitioners contend (as shown on the plan) they are entitled to eight (8) total lots or density units throughout the entire tract. Having reviewed the deeds, site plan and other exhibits, I concur. The property is presently improved with a single family dwelling (Petitioners' residence) which would constitute one (1) density unit, and thus seven (7) additional lots would be permitted as discussed in detail below.

A "lot of record" is defined under the B.C.Z.R. as a "parcel of land with boundaries as recorded in the land records of Baltimore County..." as of [in this case] 1979. B.C.Z.R. §101.1. Employing this definition, the northern portion of the site contains two (2) "lots of record." One was created by deed and one by virtue of HZ Properties, LLC, which supports Petitioners' claim that the conveyances to BGE in 1968 created a separate lot. One of the lots is located in the northeast corner of the tract. It is 6.1 acres and was created by deed (referenced above) dated October 1975 (5580/311). This lot is zoned RC 2, and would therefore yield two (2) density rights per B.C.Z.R. §1A01.3.B.1. The other parcel is (according to the site plan) approximately 26.2 acres, and is located to the north of the BGE property which creates a "separate parcel for the purpose of calculating the number of lots of record." B.C.Z.R. §1A01.3.B.1. This land is zoned RC 7 and would yield one (1) lot or density right. Thus, three (3) density rights exist on the northern tract.

The southern portion of the site, like the northern tract, contains two (2) "lots of record." One (6.0 acres in size) was created by deed as referenced above in October 1975 (5580/311). This

ORDER RECEIVED FOR FILING

Date 10/28/15  
By Sen

property is split zoned RC 2/RC 7. It is located in the southeastern portion of the tract, and its boundaries are outlined in red on the plan. The RC 2 portion, which exceeds two acres, provides two (2) density rights. Petitioners' dwelling is located in this portion of the lot. Thus, only one (1) density right remains in the RC 2 zoned portion of this lot. The RC 7 portion of this lot is too small to provide any density.

The other lot is (according to the site plan) approximately 61.9 acres and is split-zoned RC 2/RC 7. Petitioners acquired this property by deeds dated December 2002 and April 2011, as referenced above. This lot was created by virtue of the fact that it is bound on the north by the BGE property which bifurcates the overall tract. The RC 2 portion of the lot is 20.5 acres and yields two (2) density rights. The RC 7 portion is 41.4 acres and therefore contains one (1) density unit. Thus, five (5) density rights exist on the southern tract, although one has been used for Petitioners' home.

Though I hesitate to do so for fear of injecting further confusion into an already complicated scenario, I believe for sake of an accurate assessment I am required to identify an issue concerning the illegal subdivision by deed of this property. In December 2002, K & B Homes, LLC conveyed by deed (17566/385, identified earlier) to Petitioners 58.72 acres of land. K & B purported in that conveyance to create two lots designated therein as "Part A" and "Part B." This was an illegal subdivision, and counsel noted that the principals of that entity and their attorney were convicted and sentenced to prison for their role in the deception. Unfortunately, this deed is filed in the land records, and the SDAT created separate tax parcels (Parcels 260--41.42 acres & 261--17.297 acres) based thereon. While as a legal matter the ALJ is not authorized to strike from the record that illegal conveyance, County law (B.C.C. §32-4-108 *et. seq.*) provides

ORDER RECEIVED FOR FILING

Date

10/28/15

By

SEN

that the subdivision is invalid and for purposes of the density calculations above I disregarded the December 2002 conveyance.

#### Density Reconfiguration

The second aspect of the special hearing petition requests that the density be reconfigured as shown on the site plan. Mr. Wells highlighted in blue on the site plan a "lot" Petitioners would like to create for their daughter and her husband. As it happens, this approval would in essence "legitimize" the illegal subdivision in 2002 discussed earlier, and state tax records already identify this unimproved parcel as "Parcel 261."

The children would construct a dwelling on the lot, as reflected on the site plan by the notation "approximate building area." Petitioners contend the ALJ is permitted to create the lot, citing an unreported court of special appeals opinion. Kehoe v. Arthur, (Sept. Term, 2013, No. 1448). In Kehoe, the court held the ALJ was authorized under BCZR §500.7 to determine whether a proposed reconfiguration of parcels would violate County zoning regulations. As determined above, the 20.5 acre RC 2 zoned portion of the lot where the proposed dwelling would be located contains two (2) density rights, and thus I believe the Petitioners would be entitled to create such a lot.

Even so, the Kehoe court noted that such a special hearing determination would leave the petitioner with "the obligation to obtain whatever subdivision approvals, and obtain whatever other permits their proposed uses would require." Id. at p. 14. In the end, while that case would allow the ALJ to determine the purely legal question of whether a proposed and reconfigured lot is in compliance with the B.C.Z.R., I do not believe it entitles the ALJ to create that lot or to effect a "lot line adjustment," as also requested in the Petition. Zoning regulations do not create lots, Friends of the Ridge v. BGE, 352 Md. 645, 651 (1999), and a "lot line adjustment" is a

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Date 10/28/15  
By Den



development or subdivision matter for the Development Review Committee, per B.C.C. §32-4-106(b)(1).

THEREFORE, IT IS ORDERED this 28<sup>th</sup> day of October, 2015 by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7: (1) to determine the number of lots of record and rights of subdivision (density) for the subject tract, split zoned RC 2 and RC 7; and (2) to approve a lot line adjustment and/or density reconfiguration to facilitate the appropriate and permitted residential development of the subject tract, be and is hereby GRANTED in part and DENIED in part, as follows:

- A. The subject property owned by Petitioners contains eight (8) density rights, although a single family dwelling exists on site. As such, there remain seven (7) density rights on the overall tract, as detailed above.
- B. The proposed single family building lot in the southwest corner of the property, outlined on the site plan in blue, is permitted under the RC 2 density and use regulations, although that lot must be created through the Baltimore County subdivision and development process.

The relief granted herein shall be subject to the following:

- 1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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Date 10/28/15  
By Den

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

JEB:slh



JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

ORDER RECEIVED FOR FILING

Date 10/28/15

By slh





KEVIN KAMENETZ  
*County Executive*

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

October 28, 2015

Lawrence E. Schmidt, Esq.  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue, Suite 200  
Towson, Maryland 21204

RE: Petition for Special Hearing  
Property: 2890 Anderson Road  
Case No.: 2016-0025-SPH

Dear Mr. Schmidt

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw  
Enclosure

c: Glenn & Kathleen Stevenson, 2904 Anderson Road, White Hall, MD 21161



# 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 2890 Anderson Road

which is presently zoned RC 7 and RC2

Deed References: 17566/385 and 30828/179

10 Digit Tax Account # 2400002767; 2400002768; 1700011331

Property Owner(s) Printed Name(s) William M.B. Chandler and Karen Chandler

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

See attached.

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)

TO BE PRESENTED AT HEARING

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:

Anitra Schorr & Jerome O. Schorr, III

Name - Type or Print

Signature

623 Emmy Dee Drive Bel Air MD

Mailing Address City State

21014 (410) 838-4969

Zip Code Telephone # Email Address

## Attorney for Petitioner:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 lschmidt@sgs-law.com

Zip Code Telephone # Email Address

## Legal Owners (Petitioners):

William M.B. Chandler, Jr, Karen Chandler

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2890 Anderson Road White Hall MD

Mailing Address City State

21161

Zip Code Telephone # Email Address

## Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 lschmidt@sgs-law.com

Zip Code Telephone # Email Address

CASE NUMBER 2016-0025-SPH

Filing Date 7/30/15

Do Not Schedule Dates:

Date

By

ORDER RECEIVED FOR FILING

Reviewer BK

REV. 10/4/11

ATTACHMENT TO PETITION FOR ZONING HEARING

2890 Anderson Road

7<sup>th</sup> Election District

3<sup>rd</sup> Councilmanic District

Special Hearing:

1. To determine the number of lots of record and rights of subdivision (density) for the subject tract, split zoned RC 2 and RC 7;
2. To approve a lot line adjustment and/or density reconfiguration to facilitate the appropriate and permitted residential development of the subject tract; and
3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.



IN RE: PETITION FOR SPECIAL HEARING  
(2890 Anderson Road)  
7th Election District  
3rd Council District  
William M.B. Jr. & Karen Chandler  
*Legal Owners*  
Anitra & Jerome Schorr  
*Contract Purchasers*  
PETITIONERS

BEFORE THE  
  
BALTIMORE COUNTY  
  
BOARD OF APPEALS  
  
CASE NO.: 2016-0025-SPH



**Baltimore County's Memorandum in Lieu of Closing Argument**

**Introduction**

The Chandlers filed a Petition for Special Hearing before the Office of Administrative Hearings to 1) determine the number of lots of record and rights of subdivision (density) for the subject tract, split zoned RC2 and RC7; and 2) to approve a lot line adjustment and/or density reconfiguration to facilitate the appropriate and permitted residential development of the subject tract. Baltimore County objects to the latter, not the former.

Specifically, Baltimore County respectfully requests this Board to affirm Judge Beverungen's decision and to deny the Chandlers' petition to move any lot line among the subject tract for the following reasons:

**Baltimore County Has Standing to Participate**

As a threshold matter at the hearing, Baltimore County was requested to assert the basis for its standing. The County has standing for three reasons: it appeared before the Board of Appeals, the undersigned entered his appearance for the County, and the undersigned offered legal argument in support of the County's objection to the Chandlers' request to this Board to move a lot line on their property.



The Court of Appeals has held that the standard for standing before an administrative tribunal is low. *See eg. Hertelendy v. Montgomery Cty.*, 245 Md. 554, 567 (1967) (personal appearance and testimony at the hearing are not even required). Indeed, in *DuBay v. Crane*, the Court of Appeals found a party had standing merely because the party self-identified on the record. *DuBay*, 240 Md. 180, 184 (1965). *See also, Wright v. McCubbin*, 260 Md. 11, 14 (1970); *Baxter v. Montgomery Co.*, 248 Md. 111, 113 (1967) (submitting name in writing as a protestant is sufficient); *Bryniarski v. Montgomery Co.*, 247 Md. 137, 143, (1967).

In the case at bar, Baltimore County employee, Mr. Jeffery Livingston, was present at the hearing before the Board of Appeals, and was acknowledged on the record during the same hearing. Moreover, the undersigned entered his appearance in writing to the Board of Appeals. (County's Exhibit #1) And finally, the undersigned offered legal argument in support of the County's objection to a central element of the relief requested in the petition. Because any one of these elements on their own would satisfy the common-law standing standard set forth by the Court of Appeals in administrative proceedings, the County has standing to participate in the instant case.

### **The Chandlers Seek Development Relief in a Zoning Matter**

The Chandlers seek approval of a development request, not a zoning issue. As Judge Beverungen noted in his opinion, when a person wants a lot line adjustment, she goes to the Development Review Committee (DRC). The DCR then examines the proposal to determine if the request is entitled to limited exemption under a Section 32-4-106 of the Baltimore County Code. The Chandlers know this.

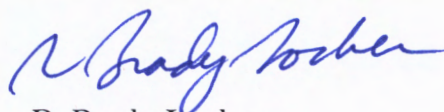
the effect of its decision only to the parties before the court, determined that the ALJ was permitted to rule upon the limited question of whether a use, as applied to the proposed lot reconfiguration, complied with zoning regulations. What the *Kehoe* Court did not say however, is that the zoning determination constituted an approval of the lot reconfiguration itself. On this point, the Court noted that the petitioner still had "the obligation to obtain whatever subdivision approvals, and obtain whatever other permits their proposed uses would require." *Kehoe* at p.14. So too must the Chandlers.

The limited result in *Kehoe* is not surprising actually. As the Court of Appeals noted in a reported opinion, "zoning ordinances do not create lots." *Friends of the Ridge v. BGE*, 352 Md. 645, 654 (1999). Subdivision does. See B.C.C., Art. 32 § 4-101 *et seq.* Baltimore County asks nothing more of the Chandlers than to proceed through the development process to obtain development relief to ensure the same development rules apply to all County residents.

WHEREFORE, for the reasons stated above, and any others that the interests of justice may require, Baltimore County respectfully requests that the Baltimore County Board of Appeals:

1. Affirm the Office of Administrative Hearings decision, and
2. Deny the Chandlers request to adjust any lot line on the subject tract.

Respectfully submitted,



R. Brady Locher  
Assistant County Attorney

## **Brady Locher**

---

**From:** Brady Locher  
**Sent:** Friday, May 27, 2016 5:32 PM  
**To:** Krysundra Cannington  
**Subject:** FW: Memo in Lieu of Closing in Chandler  
**Attachments:** Chandler Property.pdf

And People's Counsel. I neglected to certify service to them below. Their copy has been hand delivered.

This email communication is from an attorney and is intended only for the specific recipient identified in the email. It may contain attorney-client communications or attorney work product. If you believe you have received this communication in error, please notify the sender and destroy and delete any emails that have been sent or forwarded to you unintentionally. Thank you.

R. Brady Locher  
Asst. County Attorney, PAI  
County Office Building, Rm. 112  
Towson, Maryland 21204  
t. 410.887.3251  
f. 410.832.8587

---

**From:** Brady Locher  
**Sent:** Friday, May 27, 2016 5:28 PM  
**To:** Krysundra Cannington <kcannington@baltimorecountymd.gov>  
**Subject:** Memo in Lieu of Closing in Chandler

Sunny,  
Please find the attached memorandum, which I hereby certify was mailed to opposing counsel Larry Schmidt via 1<sup>st</sup> class mail today.  
Best,  
Brady

This email communication is from an attorney and is intended only for the specific recipient identified in the email. It may contain attorney-client communications or attorney work product. If you believe you have received this communication in error, please notify the sender and destroy and delete any emails that have been sent or forwarded to you unintentionally. Thank you.

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Asst. County Attorney, PAI  
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Towson, Maryland 21204  
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County Office Building, Rm. 112  
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t. 410.887.3251  
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IN RE: PETITION FOR SPECIAL HEARING  
(2890 Anderson Road)  
7th Election District  
3rd Council District  
William M.B. Jr. & Karen Chandler  
*Legal Owners*  
Anitra & Jerome Schorr  
*Contract Purchasers*  
PETITIONERS

BEFORE THE  
  
BALTIMORE COUNTY  
  
BOARD OF APPEALS  
  
CASE NO.: 2016-0025-SPH

---

**Baltimore County's Memorandum in Lieu of Closing Argument**

**Introduction**

The Chandlers filed a Petition for Special Hearing before the Office of Administrative Hearings to 1) determine the number of lots of record and rights of subdivision (density) for the subject tract, split zoned RC2 and RC7; and 2) to approve a lot line adjustment and/or density reconfiguration to facilitate the appropriate and permitted residential development of the subject tract. Baltimore County objects to the latter, not the former.

Specifically, Baltimore County respectfully requests this Board to affirm Judge Beverungen's decision and to deny the Chandlers' petition to move any lot line among the subject tract for the following reasons:

**Baltimore County Has Standing to Participate**

As a threshold matter at the hearing, Baltimore County was requested to assert the basis for its standing. The County has standing for three reasons: it appeared before the Board of Appeals, the undersigned entered his appearance for the County, and the undersigned offered legal argument in support of the County's objection to the Chandlers' request to this Board to move a lot line on their property.

The Court of Appeals has held that the standard for standing before an administrative tribunal is low. *See eg. Hertelendy v. Montgomery Cty.*, 245 Md. 554, 567 (1967) (personal appearance and testimony at the hearing are not even required). Indeed, in *DuBay v. Crane*, the Court of Appeals found a party had standing merely because the party self-identified on the record. *DuBay*, 240 Md. 180, 184 (1965). *See also, Wright v. McCubbin*, 260 Md. 11, 14 (1970); *Baxter v. Montgomery Co.*, 248 Md. 111, 113 (1967) (submitting name in writing as a protestant is sufficient); *Bryniarski v. Montgomery Co.*, 247 Md. 137, 143, (1967).

In the case at bar, Baltimore County employee, Mr. Jeffery Livingston, was present at the hearing before the Board of Appeals, and was acknowledged on the record during the same hearing. Moreover, the undersigned entered his appearance in writing to the Board of Appeals. (County's Exhibit #1) And finally, the undersigned offered legal argument in support of the County's objection to a central element of the relief requested in the petition. Because any one of these elements on their own would satisfy the common-law standing standard set forth by the Court of Appeals in administrative proceedings, the County has standing to participate in the instant case.

#### **The Chandlers Seek Development Relief in a Zoning Matter**

The Chandlers seek approval of a development request, not a zoning issue. As Judge Beverungen noted in his opinion, when a person wants a lot line adjustment, she goes to the Development Review Committee (DRC). The DCR then examines the proposal to determine if the request is entitled to limited exemption under a Section 32-4-106 of the Baltimore County Code. The Chandlers know this.

In lieu of engaging in the development process, however, the Chandlers have elected to file a Petition for Special Hearing pursuant to the Baltimore County Zoning Regulations. Their petition, pursuant to BCZR 500.7, asks this Board "to determine any *rights* whatsoever of such person in any property in Baltimore County insofar as they are *affected by these regulations.*"

### **Zoning Regulations Do Not Create Lots**

The term "lot line adjustment" does not even appear in BCZR. It appears in Article 32 of the Baltimore County Code: Planning, Zoning and Subdivision Control Article under Title 4, Subsection 4-106, entitled "Development, Limited Exceptions."

The Chandlers lot line adjustment request must be denied because moving lot lines is beyond the confines of this Board's statutory jurisdiction. *See* BALTO. CO. CHARTER, ART. VI § 605, MD. CODE ANN., LOCAL GOV'T § 10-305. Nowhere among its many powers, is the Board of Appeals empowered to create, adjust, move, or even nudge lot lines.

It is in this vacuum that the Chandlers claim that the statutory jurisdiction of this Board was expanded by the unreported opinion issued by the Court of Special Appeals in *Kehoe v. Arthur*. (Sept. Term, 2013, No. 1448). Even if the opinion was reported, *Kehoe* would not support Chandlers' efforts to embolden the Board with these development powers.

In *Kehoe*, an administrative law judge issued a zoning decision based upon a proposed lot reconfiguration. The key word was *proposed*. The lot reconfiguration had not already gone through the development process. The Court of Special Appeals, limiting

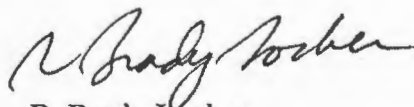
the effect of its decision only to the parties before the court, determined that the ALJ was permitted to rule upon the limited question of whether a use, as applied to the proposed lot reconfiguration, complied with zoning regulations. What the *Kehoe* Court did not say however, is that the zoning determination constituted an approval of the lot reconfiguration itself. On this point, the Court noted that the petitioner still had "the obligation to obtain whatever subdivision approvals, and obtain whatever other permits their proposed uses would require." *Kehoe* at p.14. So too must the Chandlers.

The limited result in *Kehoe* is not surprising actually. As the Court of Appeals noted in a reported opinion, "zoning ordinances do not create lots." *Friends of the Ridge v. BGE*, 352 Md. 645, 654 (1999). Subdivision does. See B.C.C., Art. 32 § 4-101 *et seq.* Baltimore County asks nothing more of the Chandlers than to proceed through the development process to obtain development relief to ensure the same development rules apply to all County residents.

WHEREFORE, for the reasons stated above, and any others that the interests of justice may require, Baltimore County respectfully requests that the Baltimore County Board of Appeals:

1. Affirm the Office of Administrative Hearings decision, and
2. Deny the Chandlers request to adjust any lot line on the subject tract.

Respectfully submitted,



R. Brady Locher  
Assistant County Attorney



RE: PETITION FOR SPECIAL HEARING  
2890 Anderson Road; N/S Anderson Road,  
780' NE of c/line Shane Valley Court  
7<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts  
Legal Owner(s): William & Karen Chandler  
Contract Purchaser(s): Anita & Jerome Schorr  
Petitioner(s)

\* BEFORE THE BOARD  
\* OF APPEALS  
\* FOR  
\* BALTIMORE COUNTY

RECEIVED  
MAY 27 2016

BALTIMORE COUNTY  
BOARD OF APPEALS

\* 2016-025-SPH

\* \* \* \* \*

**MEMORANDUM OF PEOPLE'S COUNSEL**  
**FOR BALTIMORE COUNTY**

This Memorandum addresses People's Counsel's position in this case as discussed at the hearing on April 26, 2016. There is no dispute of the facts unless pointed out in conjunction with the Argument herein.

**Statement of the Case**

Mr. and Mrs Chandler, the owners of the subject site, and Mr. and Mrs. Schorr, their daughter and son-in-law, purchasers, ("Petitioners") filed a Petition for Special Hearing requesting the following relief:

- "1. To determine the number of lots of record and rights of subdivision (density) for the subject tract, split zoned RC 2 and RC 7;
2. To approve a lot line adjustment and/or density reconfiguration to facilitate the appropriate and permitted residential development of the subject tract;"

People's Counsel entered its appearance on August 6, 2015. Following a hearing, the Administrative Law Judge (ALJ) issued an Opinion and Order on October 28, 2015, in which the relief was Granted in part and Denied in part:

"A. The subject property owned by Petitioners contains eight (8) density rights, although a single family dwelling exists on site. As such, there remain seven (7) density rights on the overall tract, as detailed above.

B. The proposed single family building lot in the southwest corner of the property, outlines on the site plan in blue, is permitted under the RC 2 density and use regulations, although that lot must be created through the Baltimore County subdivision and development process."

People's Counsel filed an appeal on November 16, 2015. Our office's concerns involved the density established, particularly under the following statement in the ALJ's Order:

"The utility acquired these parcels by fee simple deed, and the tract owned by Petitioners is in face bisected into north and south portions by the BGE property. This is a crucial and pivotal fact, and counsel argues it creates separate parcels for determination of density. I agree, based upon the circuit court's holding in the case of HZ Properties, LLC, (No. 03-C-13-006824). In that case, the court held that a conveyance to BGE (which like this case also occurred in 1968) was a granted of ownership in fee simple "as opposed to a conveyance of an 'easement' or 'right of way'" for purposes of B.C.Z.R. § 1A01.3.B.1

\* \* \*

A "lot of record" is defined under the B.C.Z.R. as a "parcel of land with boundaries as recorded in the land records of Baltimore County..." as of [in this case] 1979. B.C.Z.R. §101.1. Employing this definition, the northern portion of the site contains two (2) "lots of record." One was created by deed and one by virtue of HZ Properties, LLC, which supports Petitioners' claim that the conveyances to BGE in 1968 created a separate lot."

Our concern is rooted in our office's consistent position that roads, easements, rights of way, and, by extension, fee simple utility strips of land, do not create separate lots under BCZR 1A01.3.B.1. Area Regulations: "In cases where land in single ownership is crossed by existing or proposed roads, rights-of-way or easements, the portions of land on either side of the road, right-of-way or easement shall not be considered separate parcels for the purpose of calculating the number of lots of record." As noted at the hearing, this issue was litigated in Freeland Community Association, et al v. H.Z. Properties, LLC pending before the Court of Special Appeals.

Thereafter, counsel for Petitioners requested a meeting with our office to discuss the case. As sometimes happens, our office and attorney for Petitioners found common ground on the issue of the BGE fee simple utility strip, with the result that the Petitioners agreed to drop that argument in this case. Separately, on the issue of a lot line adjustment, we agree that under the statute in Baltimore County Code 32-4-106 (a) (1) (viii) and (b) (1), a lot line adjustment cannot increase density; it appears to our office that there exists sufficient density in the RC 2 area on the southern portion of the site (the areas in two shades of green on Petitioner's Exhibit 1) to support the existing dwelling and the proposed dwelling.

A hearing on the appeal was scheduled before the CBA on March 2, 2016. People's Counsel and Petitioners' attorney appeared and agreed to postpone the hearing to allow, among other reasons, for necessary adjustments to the site plan to reflect the requested relief following discussions between the attorneys. Also, a representative of the Department of Environment and Sustainability (DES) was present on March 2, 2016.

The matter was rescheduled for April 26, 2016. Appearing before the CBA was Larry Schmidt, Esquire on behalf of the Petitioners, Carole S. Demilio, Deputy People's Counsel, and Brady Locher, Assistant County Attorney on behalf of DES, along with Mr. Jeffrey Livingston from DES.

### **Position of People's Counsel**

Following meetings with the attorney for Petitioners, as noted above, and upon further review of the relief requested, People's Counsel states in this Memorandum the positions where we **agree with Petitioners regarding density**, referencing here the areas on the site as depicted on Petitioners' Exhibit #1:

1. Two density units are attributed to the aqua colored R.C. 2 area shown north of the BGE utility strip, (this strip being depicted in white), on the eastern portion of the site. This area is between 2-100 acres. BCZR 1A01.3.B.1. "No such lot having a gross area between two and 100 acres may be subdivided into more than two lots (total), and such a lot having a gross area of more than 100 acres may be subdivided only at the rate of one lot for each 50 acres of gross area." Petitioners could conceivably establish an R.C. 2 lot here with two density units. Whether it could actually be further subdivided and comply with other zoning and development regulations is not an issue at this time.

2. Two density units are attributed on the R.C. 7 tract north and south of the BGE utility strip. Both areas are considered as a single tract under BCZR 1A08.6.B.1.:

#### **"B. Area regulations.**

1. Maximum lot density. A tract may be developed in an R.C.7 Zone at a maximum density of 0.04 lot per acre of gross tract area (an average of one lot per 25 acres). No lot lying within an R.C.7 Zone and having a gross area of less than 50 acres may be subdivided. Any lot having a gross area of 50 acres or more may be subdivided at the rate of one lot for each 25 acres of gross area. In cases where single ownership is crossed by existing or proposed roads, rights-of-way or easements, the portions of land

on either side of the road, right-of-way or easement may not be considered separate parcels for the purpose of calculating the number of lots of record.”

This density in the R.C. 7 zone here is calculated on the 56 acres in the single tract. This issue arose in CR Golf Club, LLC Development Plan Hearing. Our office presented our position in a letter to the Administrative Law Judge in that case:

“We became familiar with the word “tract” in reference to the R.C. 4 Zone lot density standard. The Webster’s Third New International Dictionary definition portion most relevant is:

“Tract *n* ...2 an area either large or small: as a (1) a region or stretch (as of land) that is usu. Indefinitely described or without precise boundaries (a few large -- *s* for settlement) (the wooded -- *s* between two rivers) (a great -- of unexplored sea (2) a precisely defined or definable area of land (an 80 acre --) (an urban census -) ....”

Here, the R.C. 7 contrasting linguistic use of “tract,” “lot,” and “gross area” plainly mean, in context that the word “tract” refers to the entire area under consideration, i.e. the gross area, and that the word lot refers to the proposed subdivision lot or lots. The use of the word “average” reinforces this point. Everything in this language points to integration rather than segregation. Indeed, this is consistent with the R.C. 7 Zone legislative purposes. BCZR Sec. 1A08.6.1.B.”

Judge Beverungen agreed and held the entire area zoned R.C. 7 must be considered a single tract for purposes of calculating density:

“In light of the above, the two parcels shown on the Development Plan, in my opinion, constitute a 229.43 Ac. +/- “tract” of land. In these circumstances, this acreage will provide density for nine (9) single family dwellings under the existing RC 7 zoning, which permits one (1) residential lot per 25 acres. B.C.Z.R.§1A08.6.B.1. Though the Development Plan will be approved, the Order which follows will require a redlined amendment clarifying that Parcel 551 is included within the overall Castanea subdivision for purposes of residential density calculations.”

3. The BG&E utility strip that is depicted in white, consisting of approximately 20 acres split zoned R.C.2 and R.C. 7 has no density.

4. The .7 acres depicted in white and located just south of and adjacent to the BG&E utility strip and north of the R.C. 7 area on Petitioners’ Exhibit #1 has no density.

5. The area depicted in white on Petitioners’ Exhibit #1 adjacent to the Chandler dwelling labeled “non-density area” has no density.



6. The access to Anderson Road on the southern portion of the site labeled on the site plan as conveyed in a Deed dated December, 1976, in Liber 5707, page 380 has no density.

People's Counsel **disagrees** with Petitioners' calculation of density on the lime green and light green areas on the southern portion of the site zoned R.C. 2. That total area is approximately 27 acres – our position is that it is entitled to two density units because it is between 2-100 acres. However, Petitioners contend there are four density units – two on the 5 acre lot existing in 1975 on which the existing dwelling was constructed because it was a lot of record when the R.C. 2 zone was effective on November 24, 1979, and two density units on the remaining 22 acres. People's Counsel disagrees because the title history indicates a prior owner merged this 5 acre lot and this 22 acre area when the entire 110 acre site was singularly described in deed conveying the site to Petitioners' predecessor in title. The effect was to eliminate the lot line between the 5 acre lot and the 22 acre area for *zoning purposes*, resulting in a single R.C. 2 zoned area of 27 acres, which is limited to 2 density units under BCZR above.

The Deed that merged this area is dated April 9, 2002 and shown as #9 in Petitioners' Exhibit 2. The Deed described the entire site in a single description consisting of approximately 110 acres, saving and accepting ONLY the two BG&E parcels, and the access area to Anderson Road. This indicates the lot line between the R.C.2 green areas was extinguished, merging the two areas into a single parcel consisting of 27 acres. This area between 2-100 acres would support two density units and not four as Petitioners contend.

The two significant cases involving zoning merger are Remes v. Montgomery, 387 Md. 52 (2005), and Friends of the Ridge v. Baltimore Gas & Elec. Co., 352 Md. 645 (1999). In Ridge, the utility company acquired several lots adjoining its substation lot in order to expand its operation. The Court first distinguished zoning and subdivision development on pages 650-651:

“[1] Zoning ordinances, including Baltimore County's ordinances, **do not create lots**. Zoning does not create parcels of real property. What zoning ordinances normally do,

with respect to residential districts, is establish dimensional minimums, such as minimal lot, parcel or tract size, yard sizes (the distance between buildings and property lines), and the height of structures. In addition, such ordinances specify the number of residential units that may be placed upon the area of a tract or parcel (*density*), (emphasis added) ancillary requirements such as parking minimums, bathroom minimums, and square footage minimums of buildings. Additionally, zoning ordinances can, to some extent, regulate uses of property, as distinct from dimensional requirements.<sup>6</sup>

In Ridge, BG&E maintained the combination of the lots for a single use, without a formal subdivision process, served to eliminate the internal lot lines for setback and variance purposes, that is for the zoning issues, and thus no variances were required.

It should be noted that subdivision in Baltimore County includes the combination of lots as well as the creation of separate lots. BCC 32-4-101(yy). We maintain in the instant case that the combination of the entire site into a single description in 2002, without separating out by “saving and excepting” language, or by recording a new description omitting the two R.C. 2 lots created in 1975 from the description, served to merge or combine the entire site, (except the BG&E lots specifically excluded in the Deed), into a single lot. The areas of this single lot that are separately zoned can hold their own as to density based on the acreage, but the two green areas discussed are now one area of 27 acres for density (i.e. zoning) purposes.

The Ridge Court supports our position: “We shall hold that a landowner who clearly desires to combine or merge several parcels or lots of land into one larger panel may do so.” *Id.* 658. The Court pointed out that “One way he or she may do so is to integrate or utilize the lots in a single structure or project, as respondent proposes in the instant case. Although this is not the general application of the doctrine of merger as it relates to zoning, we perceive no rational objection to applying the same principles to the circumstances of this case, resulting in a larger parcel.” *Id.* (emphasis added).

First, it is clear the Ridge Court recognized that a larger lot can be created from smaller lots, and, second, the Court is not limiting a merger, and the concomitant extinguishment of lot lines, to the construction of a structure on the site as proposed in Ridge. Rather, a merger can create a larger lot and eliminate internal lot lines for purposes



of zoning – in Ridge the zoning issue was setbacks and variances; here it is density. The Court discussed when a merger would occur:

“Some cases discuss automatic merger, but most require that the intent of the owner to merge the parcels be expressed, though little evidence of that intent is required.” *Id.* 653. While the Court did not state an automatic merger must occur, it referred on page 659 to a Connecticut decision that “An intent on the part of the owner to do so may be inferred from his conduct with respect to the land and the use which he makes of it. . . Intent is a question of fact.”

\* \* \*

“As far as we can discern, the zoning doctrine of lot merger has never been applied in any jurisdiction to limit the creation of parcels that exceed minimum dimensional requirements; merger has been applied only to prohibit the later creation of undersized parcels. This, perhaps, is due to the general lack of objection to large parcels. A discussion, however, of how the doctrine of merger applies conversely to the present case [merging small parcels into a larger parcel] may help emphasize that, in the context described above, merger occurs without the need for official subdivision or conveyancing. It is accepted automatically in some jurisdictions or, most often, with minimum proof of the owner’s intent in other jurisdictions and always without the necessity of official action.” *Id.* 653-654.

In the instant case, the owner intended in the 2002 Deed to create and convey all the land not owned by BG&E in a single parcel by virtue of the single description in the deed. There is no other way to interpret the document since clearly the 1975 lots could have been excluded from the entirety as the BG&E lots were. Furthermore, under Ridge, there was no need for the Grantor in that Deed to subdivide the site in order to merge the lots.

Significantly, the Ridge Court stated even in a zoning merger, the lot lines remain for title purposes, “. . . but by operation of law a single parcel emerges for zoning purposes.” Ridge, p.658. The Ridge Court also recognized that a merger of lots for zoning purposes does not conflict with subdivision regulations. “We are especially cognizant that in those jurisdictions that have expressly or impliedly recognized the doctrine of merger in zoning cases, none has required a formal re-subdivision as an element of merger. In fact, they generally reject both attempts to re-subdivide into substandard parcels after a merger into a larger parcel has occurred and attempts to obtain variances from the nonconformity of the original parcels after a merger has created a larger conforming parcel. . . Those courts generally assume that it is permissible and not in violation of zoning principles.” Ridge pp. 660-661.

The Court emphasized the lot lines were not affected. In the instant case, if the lot lines remain, the merger of the green 1975 lot with the adjoining lime green 22 acres may not affect a lot line adjustment but does affect the zoning density issue.

Six years later, the Court revisited merger in Remes v. Montgomery County, *supra*. Again the Court differentiated zoning and subdivision processes and regulations, noting that that in Ridge, the Court found no “official action or conveyancing” was required to effectuate a merger for zoning purposes. *Id.* 65. Likewise on p. 66 -67, the Remes Court stated, “That is indeed a correct articulation of the thrust of zoning merger: zoning merger does not cause a nullification of any subdivision that has previously occurred. It merely consolidates lots insofar as the determination of what can be constructed on that land, . . . For title purposes, the platted lot lines may remain, but by operation of law a single parcel emerges for zoning purposes.”” Furthermore, on page 78, the Remes Court reinforced that Ridge, and now Remes, upholding zoning merger in Maryland, confirms the common law applicable in the State: “Moreover as we perceive it, *Ridge* was a statement of the common law, not a change. The issue had not theretofore arisen, or been specified or articulated in our prior cases. *Ridge* was merely the first case to determine that zoning merger existed in Maryland.”

In the instant case, the merger of the site into a single parcel by deed in 2002 effectively eliminated the lot line between the 22 acre area and 5 acre lot zoned R.C. 2. A single R.C. 2 area of 27 acres remained. For zoning purposes, the 27 acres has two density units. Since the lot lines are not affected by a merger, there does remain a lot line to adjust, if warranted, and sufficient density to support the existing dwelling and the proposed dwelling. (As we stated above, the other R.C. 2 parcel to the north, whether it is a separate parcel or not, is between 2-100 acres, is not contiguous to other R.C. 2 land, and thus has two density units. We do not recognize it as a separate lot because of the merger doctrine, but the acreage is there to support two density units under the R.C. 2 zone).



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**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 27<sup>th</sup> day of May, 2016, a copy of the foregoing Memorandum of People's Counsel for Baltimore County was mailed to Brady Locher, Assistant County Attorney, 111 West Chesapeake Avenue, Towson, Maryland and Lawrence Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel for Baltimore County

RECEIVED  
MAY 27 2016

IN THE MATTER OF:  
William and Karen Chandler,  
Legal Owners  
and  
Anitra and Jerome Schorr,  
Contract Purchasers  
2890 Anderson Road  
7<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic Districts

\* BEFORE THE  
\* BOARD OF APPEALS  
\* FOR  
\* BALTIMORE COUNTY  
\*  
\* Case No. 2016-025-SPH

BALTIMORE COUNTY  
BOARD OF APPEALS

\* \* \* \* \*

**CLOSING MEMORANDUM**

Karen and William M.B., Jr. Chandler, owners of the subject property, and Anitra and Jerome Schorr, contract purchasers (collectively "Petitioners"), by and through their attorneys, Lawrence E. Schmidt, Christopher W. Corey, and Smith, Gildea & Schmidt, LLC, submits this Closing Memorandum and respectfully states as follows:

**I. STATEMENT OF THE CASE**

This matter comes before the Board as a *de novo* appeal of the Opinion and Order of Administrative Law Judge John E. Beverungen ("ALJ"), dated October 28, 2015, granting in part and denying in part the Petition for Special Hearing submitted by the above captioned Petitioners. The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR"), and the relief requested was specified as follows: (1) to determine the number of lots of record and rights of subdivision (density) for the subject tract, split zoned RC 2 and RC 7; (2) to approve a lot line adjustment and/or density reconfiguration to facilitate the appropriate and permitted residential development of the subject tract; and (3) for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

ALJ Beverungen agreed with the Petitioners as to the density determination, finding that “[t]he subject property owned by the Petitioners contains eight (8) density rights, although a single family dwelling exists on site. As such, there remain seven (7) density rights on the overall tract, as detailed above.” (ALJ Opinion, p. 6). As to the lot line adjustment issue, ALJ Beverungen found that the “...RC 2 zoned portion of the lot where the proposed dwelling would be located contains two (2) density rights, and thus I believe the Petitioners would be entitled to create such a lot.” (ALJ Opinion, p. 5). However, while ALJ Beverungen determined that the proposed reconfigured lot is in compliance with the BCZR, and specifically is permitted under the RC 2 density and use regulations, ALJ Beverungen also found that the “...lot must be created through the Baltimore County subdivision and development process.” (ALJ Opinion, p. 5-6).

On November 20, 2015, the Office of People’s Counsel for Baltimore County (“People’s Counsel”) entered an appeal of ALJ Beverungen’s decision to the Board of Appeals for Baltimore County (the “Board”), and the aforementioned issues are now the subject of *de novo* review by this Board.

Thereafter, the Board scheduled a hearing for March 2, 2016. As a preliminary matter, upon entering the hearing on March 2, 2016, counsel for the Petitioners believed that an agreement had been reached with People’s Counsel, which resolved the issues that were subject to the Board’s review on appeal. However, despite not participating at the proceedings before the ALJ and likewise not filing an appeal of ALJ Beverungen’s decision, a representative of the Department of Environmental Protection and Sustainability (“EPS”) (Jeff Livingston) appeared at the hearing. He was not subpoenaed by either of the parties (Petitioners nor People’s Counsel). In light of this unexpected participation by EPS and Mr. Livingston’s concerns as expressed to Counsel, the matter was postponed and rescheduled for hearing on April 26, 2015 at

10:00 a.m. On that date, at 10:07 a.m., Assistant County Attorney Brady Locher entered his appearance via email with the Board on behalf of Baltimore County. Mr. Livingston and Mr. Locher appeared at the Board's hearing, as did Carole DeMilio, Deputy People's Counsel.

The Petitioners also appeared at the public hearing on April 26, 2016. Specifically, property owners Karen and William M.B., Jr. Chandler were in attendance, along with the Chandler's daughter and son-in-law, the contract purchasers, Anitra and Jerome Schorr. Testifying in support of the request was Kenneth J. Wells, the Land Surveyor who prepared the site plan and who was accepted by the Board as an expert in land surveying and in the interpretation and application of the Baltimore County Zoning and Development Regulations. The Petitioners were represented at the hearing by Lawrence E. Schmidt and Christopher W. Corey of Smith, Gildea and Schmidt, LLC.

At the conclusion of Petitioners' case to the Board, neither People's Counsel nor Baltimore County elected to call any witnesses; thus, the expert testimony submitted by Kenneth J. Wells is uncontroverted. In lieu of Closing Argument, the Board requested that the parties submit legal Memorandums due on Friday May 27, 2016.

## **II. STATEMENT OF FACTS**

The testimony and evidence provided by Kenneth J. Wells established the following facts. The property at issue is now a large tract of land which is split zoned RC 2/RC 7, encompassing approximately 91.5+/- acres of land within the White Hall community of Baltimore County and being part of the overall parcel that is identified with the address 2890 Anderson Road. The Petitioners acquired the approximately 91.5+/- acres of land by two separate deeds; the first conveyance occurred in December of 2002 (58.7+/- acres) (Liber 17566, Folio 385) and the second took place in April of 2011 (32.8+/- acres) (Liber 30828, Folio 179).



The property is irregularly shaped and features a stream, areas of steep slopes, and is largely wooded. These environmental constraints clearly limit the development potential of the property. The property is presently improved with one single family dwelling, which is resided in by Mr. and Mrs. Chandler. This dwelling is located near the front of the Property adjacent to Anderson Road. The balance of the property is unimproved.

The chain of title for the tract of land at issue dates to February of 1917 when the property was acquired by Chauncey and Imogene Grove by Deed recorded in the Baltimore County Land Records at Liber 474, Folio 499. This is the same parcel described as containing 110.897 acres within a Deed dated February of 1977 (Liber 5731, Folio 762). After acquisition by Chauncey and Imogene Grove in 1917, the property was held intact until the 1940s. At that time, three parcels from the original tract were taken by Baltimore County as the result of unpaid property taxes. The Treasurer of Baltimore County took possession of these three parcels and conveyed them to the County Commissioners as follows: June of 1940 (6+/- acres) (Liber 1110, Folio 499), October of 1941 (5.1+/- acres) (Liber 1188, Folio 545), and November of 1942 (5.9+/- acres) (Liber 1259, Folio 516).

The next conveyance which impacted the overall 110.897 acre tract occurred in the summer of 1968. At that time, BGE was seeking to expand its power network in northern Baltimore County and acquired lands on which to construct electric transmission towers. BGE acquired two parcels totaling 19.7+/- acres which were from the original 110.897 acre tract. However, these two parcels were conveyed by different owners. In June 1968 (15.3+/- acres) (Liber 4884, Folio 096) were conveyed to BGE from Mr. and Mrs. Grove. In July 1968 (4.4+/- acres) (Liber 4905, Folio 329) were conveyed from the County Commissioners.

As the result of these transactions, the overall tract was bifurcated into two separate sections by the BGE fee simple strip which contains electric transmission towers. The BGE strip divides the property into a “north piece” which is vacant and approximately 26 acres and a “south piece” which is approximately 66 acres and improved with the Chandler dwelling. The resulting bifurcated tract separated by a BGE strip is mindful of a previous case considered by the Board (*In Re: HZ Properties, LLC*; BOA Case No.09-039-M, Circuit Court Case No. 03-C-13-006824). In that case, the Board held that the fee simple BGE strip effectively subdivided the overall tract. This decision was appealed by People’s Counsel to the Circuit Court, which affirmed the Board. The *HZ* matter is now pending at the Court of Special Appeals in Annapolis. (Case No. 656, September Term 2014). By agreement of the Petitioner and People’s Counsel in the instant matter, the Board is not being requested to rely upon the *HZ* holding to compute density herein. As will be explained hereinafter, the overall density requested is not impacted by the *HZ* holding. Thus, People’s Counsel and Petitioner have agreed to ignore the impact of the *HZ* holding as it might apply to this case.

The next transaction occurred when the Estate of Imogene Grove reacquired the property that had been forfeited as the result of the tax sale (less that acreage conveyed to BGE). By Deed dated October of 1975 (Liber 5580, Folio 311), the Baltimore County Commissioners conveyed the remaining lands they still held from the unpaid taxes in the 1940’s, to the Estate of Imogene Grove (shortly after her passing). The property conveyed consisted of three areas: 5.9 acres of RC 2 zoned land on the north side of the BGE strip, which is identified with a light blue hue on the Site Plan; .7 acres of RC 7 zoned land located just to the south of the BGE strip, and colored white on the Site Plan (noting non-density areas of the property); and 6 acres of land located at the southeast corner of the overall tract, which is split zoned RC 2/RC 7, with 5 acres zoned RC

2 and colored yellow on the Site Plan, and 1 acre zoned RC 7 and colored white. Notably, the consolidation of the aforementioned lots of record was never approved through the Baltimore County development review process, as is required to legally consolidate lots under the Baltimore County Development Regulations. Pursuant to Baltimore County Code ("BCC") § 32-4-101(p)(3), the definition of 'Development' includes "The combination of any two or more lots, tracts, or parcels of property for any purpose."

In February of 1977 (Liber 5731, Folio 762), the Estate of Imogene Grove conveyed to Keith Garman all of its interest in the underlying tract, which was described as containing 110.897 acres of land, but "saving and excepting" the two parcels totaling 19.7+/- acres, which were conveyed to BGE in June and July of 1968 out from the original 110.897 acre tract. Significantly, within the Deed description provided in February 1977 Deed, the following language is provided in the "Being Clause":

"BEING a part of all that parcel of land which by deed dated February 23, 1917 and recorded among the Land Records of Baltimore County in Liber W.P.C. 474. Folio 499, which was granted and conveyed by Wesley M. Cordery unto Chauncey B. Grove and Imogen W. Grove, his wife.

ALSO SEE Deed dated October 24, 1975, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5580, folio 311, which was granted and conveyed by Baltimore County, Maryland, unto Thelma G. Almony and J. Donald Grove, Personal Representatives for the estate of Imogene W. Grove." (Emphasis added).

The lots conveyed by the Baltimore County Commissioners were explicitly referenced within the 1977 Deed, and the boundaries of each were recorded in the Land Records of Baltimore County on February 9, 1977. The next conveyance did not take place until a Deed dated September 9, 1982 (Liber 6488, Folio 220), was recorded transferring all of the presently existing 91.5 acres of the tract from the Estate of Keith Garman to Charles & Gretchen Edwards.



For ease of review, the following spreadsheet is offered to graphically illustrate the chain of title for the Anderson Road property:

| Anderson Road Property<br>Chain of Title |                                  |             |                                                     |                               |                |
|------------------------------------------|----------------------------------|-------------|-----------------------------------------------------|-------------------------------|----------------|
|                                          | <b>Liber/Folio<br/>Reference</b> | <b>Date</b> | <b>Grantor</b>                                      | <b>Grantee</b>                | <b>Acreage</b> |
| 1.                                       | 474/499                          | 2/23/1917   | Wesley Cordery                                      | Chauncey &<br>Imogene Grove   | 113 ac         |
| 2a.                                      | 1110/499                         | 6/21/1940   | *Thomas Hunter,<br>Treasurer of Baltimore<br>County | County<br>Commissioner        | 6 ac           |
| 2b.                                      | 1188/545                         | 10/10/1941  | *Thomas Hunter,<br>Treasurer of Baltimore<br>County | County<br>Commissioner        | 5.1 ac         |
| 2c.                                      | 1259/516                         | 11/5/1942   | *Thomas Hunter,<br>Treasurer of Baltimore<br>County | County<br>Commissioner        | 5.9 ac         |
| 3.                                       | 4884/096                         | 6/8/1968    | Imogene Grove (Widow)                               | BGE                           | 15.7 ac        |
| 4.                                       | 4905/329                         | 7/29/1968   | Baltimore County                                    | BGE                           | 4.4 ac         |
| 5.                                       | 5580/311                         | 10/24/1975  | Baltimore County                                    | Estate of Imogene<br>Grove    | 12.6 ac        |
| 6.                                       | 5707/380                         | 12/1/1976   | Art Wood Builders, Inc.                             | Estate of Imogene<br>Grove    | .32 ac         |
| 7.                                       | 5731/762                         | 2/9/1977    | Estate of Imogene Grove                             | Keith Garman                  | 91.5 ac        |
| 8.                                       | 6488/220                         | 9/9/1982    | Estate of Keith Garman                              | Charles &<br>Gretchen Edwards | 91.5 ac        |
| 9.                                       | 16477/240                        | 4/9/2002    | Charles & Gretchen<br>Edwards                       | K&B Homes,<br>LLC             | 91.5 ac        |
| 10.                                      | 17566/385                        | 12/9/2002   | K&B Homes, LLC                                      | William & Karen<br>Chandler   | 58.7 ac        |
| 11.                                      | 18972/639                        | 8/15/2003   | K&B Homes, LLC                                      | MAS Associates<br>LLC         | 32.8 ac        |
| 12.                                      | 22446/327                        | 8/16/2005   | MAS Associates, LLC                                 | Kapman<br>Enterprises, LLC    | 32.8 ac        |
| 13.                                      | 30828/179                        | 4/14/2011   | Kapman Enterprises, LLC                             | William & Karen<br>Chandler   | 32.8 ac        |

The issues generated as to the total density attributed to this property arise from two factors; to wit, the split zoning of the tract and that the property is comprised of individual



parcels which collectively make up the whole. These separate "lots of record" which comprise the whole are shown on the plan. As defined in BCZR § 101.1, a "lot of record" is a "parcel of land with boundaries as recorded in the Land Records of Baltimore County on the same date as the effective date of the zoning regulation which governs the use, subdivision or other condition thereof." Significantly, the effective date establishing rights of subdivision for RC 2 zoned properties is November 25, 1979, when the Baltimore County Council passed Bill No. 178-1979.

Additionally, it is significant that the Chandlers acquired the property through two separate conveyances from the prior owner (i.e. Patrick Belzner and/or entities in which he had an interest). During Mr. Belzner's period of ownership, he submitted various subdivision plans to Baltimore County for the property. None of the plans were approved. Nonetheless, Mr. Belzner conveyed certain "lots" by deeds, which were carved out from the property, even though these lots were not approved via the County's subdivision process. The boundaries for these lots are shown on the site plan as Divisional Property/Title Lines and are illegal pursuant to BCC § 32-4-108. In view of this history of the property, its split zoning and unusual features, the following issues are presented for consideration.

### **III. QUESTIONS PRESENTED**

- 1. Whether the Subject Property Contains Eight (8) Density Units?**
- 2. Whether the Proposed Lot Line Adjustment/Density Reconfiguration Shall be Approved, Which will Facilitate Residential Development of the Single Lot Being Conveyed to the Schorrs' Only?**
- 3. Whether only the Reconfigured Schorr lot will be Required to Obtain Approval through the Development/Subdivision process, Consistent with the Court of Special Appeals' Decision in *Kehoe*, or Whether, as Contended by Baltimore County, the Entire Tract Becomes Subject to Development/Subdivision Review as a Result of the Reconfiguration and Planned Development of only the Schorr Lot?**

#### IV. ARGUMENT

**1. As Determined by ALJ Beverungen, the Subject Property Maintains a Total of Eight (8) Density Units.**

When the property was previously proposed for subdivision by Mr. Belzner, the Department of Permits, Approvals and Inspections recommended (in its subdivision review comment) that the Property owner file for special hearing relief to establish the residential density available to the tract as a whole. This recommendation was made to determine the overall density of the tract, in view of the split zoning and the different lawful lots of record which comprised the tract. This recommendation was never followed up on by Mr. Belzner, but is made in the instant petition.

As previously mentioned, the property is split zoned RC 2 and RC 7. Pursuant to BCZR § 1A00.5, each separately zoned portion of the property must be calculated under the density multiplier set out for that particular zone. That is, RC 7 zoned property may be subdivided at a rate of 1 density unit for each 25 acres. BCZR § 1A08.6.B.1. For RC 2 zoned property, any lot between 2 and 100 acres may be subdivided into two building lots. BCZR § 1A01.3.B.1. For properties zoned RC 2 in excess of 100 acres, such property may be developed at a rate of one density unit per each 50 acres. BCZR § 1A01.3.B.1. Moreover, the tract must be considered (density wise) based upon the number of separate parcels that comprised the property as of November 25, 1979. This is the date when the regulations governing subdivision in the RC zone came into being in Baltimore County. Applying these requirements to the subject property (and as shown on the density chart on the plan), the property (in its entirety) yields eight density units. This calculation is determined as follows.

First, to the north of the fee simple BGE strip there lies 5.6 acres of RC 2 zoned land, identified on the Site Plan in light blue, which is afforded two (2) density units. Also to the north

of the fee simple BGE strip, there lies 19.8 acres of RC 7 zoned land identified on the Site Plan in pink. Arguably, under *HZ*, this would be a separate parcel with one (1) density unit pursuant to BCZR § 1A00.5. To the south of the fee simple BGE strip there lies 36 acres of RC 7 zoned land, identified on the Site Plan in orange. Again, under *HZ*, this could be a separate parcel with one (1) density unit. However, if these areas (pink and orange) are combined, they total 55.8 acres of RC 7 land, which yields two (2) density units (i.e. one density per 25 acres).<sup>1</sup> Finally, the remaining acreage to the south of the fee simple BGE strip is zoned entirely RC 2; however, as testified to by Land Surveyor Ken Wells, this area of the subject property is divided into two separate lots of record, and each of which is afforded two (2) units from the total. Thus, there are eight (8) total density units, one of which has been utilized by the Chandler dwelling.

The existence of these separate lots of record is recognized by documentation in the Land Records of Baltimore County. Specifically, by Deed dated October 24, 1975 (Liber 5580, Folio 311), among the properties conveyed by the County Commissioners was the 6 acres of land located at the southeast corner of the overall tract, which is split zoned RC 2/RC 7, with 5 acres zoned RC 2 and colored yellow on the Site Plan, and 1 acre zoned RC 7 and colored white. Pursuant to the testimony of Land Surveyor Ken Wells, this lot is a separate lot of record under the BCZR for two separate reasons.

First, as referenced above, within the description of the Deed dated February 9, 1977, the boundaries of the aforementioned lot were separately identified and recorded in the Land Records of Baltimore County on February 9, 1977. Considering that November 25, 1979 is the determinative date for establishing subdivision rights, the Deed description provided within the February 9, 1977 Deed establishes this lot as a separate lot of record, given that the next

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<sup>1</sup> Thus, whether it is one density to the north and one density to the south; or two densities based on the combined acreage, makes no matter. The result is two density units under either approach.



description of this lot did not occur until 1982, which was after the determinative November 25, 1979 date.

Second, to this day, this lot has never been consolidated with the remainder of the tract via the Baltimore County Development Review process, as is required for a consolidation to even be recognized by Baltimore County. Pursuant to BCC § 32-4-101(p)(3), the definition of 'Development' includes "The *combination* of any two or more lots, tracts, or parcels of property for any purpose." (Emphasis added). For example, when Patrick Belzner illegally subdivided the underlying property through Deed conveyance, Baltimore County refused to recognize this illegal subdivision for purposes of applying its Development and Zoning Regulations to the property, and instead treated the property as if the illegal subdivision never happened. Undoubtedly, the same standard applies when lots are illegally consolidated and/or consolidated without obtaining the required County approvals. Either way, for purposes of applying the Baltimore County Zoning and Development Regulations, the unapproved subdivision (by consolidating lots) cannot be recognized by Baltimore County. Thus, the boundaries of the previously existing County Commissioners lot, which were recorded in the Land Records prior to 1979, remain the determinative boundaries for purposes of establishing whether or not a given parcel is a separate lot of record under the BCZR. As this lot was illegally subdivided when it was consolidated with the rest of the tract, it is a separate lot of record that maintains its own independent density rights.

As such, for the RC zoned portion of the tract located south of the fee simple BGE strip, one lot of record encompasses 5 acres of RC 2 zoned land, which is colored yellow on the Site and is provided with two (2) rights of density. In addition, the remaining RC zoned portion of the tract located south of the fee simple BGE strip, amounts to another separate lot of record,



encompassing 22.3 acres of land, shown on the Site Plan in green, and is also permitted two (2) rights of density. In summary, as shown on the Site Plan, the amount of permitted density on the subject tract is allocated as follows:

|                                                        |                               |
|--------------------------------------------------------|-------------------------------|
| • 5 Acres of RC 2; (identified in yellow):             | <b>2 density units</b>        |
| • 22.3 acres of RC 2; (identified in green):           | <b>2 density units</b>        |
| • 55.9 acres of RC 7, (identified in orange and pink): | <b>2 density units</b>        |
| • 5.6 acres of RC 2; (identified in blue):             | <b><u>2 density units</u></b> |
| <b>Total =</b>                                         | <b>8 density units</b>        |

Additionally, at the hearing before the Board, Ken Wells, in his capacity as the Petitioner's Land Surveyor, offered testimony in support of the above referenced density calculations and also in support of the density calculation delineated on the Site Plan prepared by him. While Baltimore County agreed with Mr. Wells' determination that the subject property maintains a total of eight (8) density units, with seven (7) units remaining since one has been used, People's Counsel on the other hand raised some speculative concerns regarding the density calculations, without offering any substantive evidence in support this speculation.

In fact, at the hearing before the Board, People's Counsel baldly asserted that there "could" be as few as six (6) permitted density units allowed on the subject tract, and unequivocally stated that there needs to be further investigation of this issue. Respectfully however, Petitioners and Mr. Wells, in his capacity as a Land Surveyor, have conducted a detailed analysis of this density issue, and if People's Counsel feels that further investigation of the issue is necessary, it is frankly People's Counsel's obligation to present counter evidence in rebut of Mr. Wells' testimony and analysis. No evidence was presented by People's Counsel on this issue.

Additionally, in cross examining Mr. Wells in response to his testimony regarding his density calculations, People's Counsel inferred that Mr. Wells was not qualified to evaluate and

calculate permitted density, because doing so requires a chain of title analysis. People's Counsel also noted that Mr. Wells is not a Title Attorney, and further asserted that title expertise does not fall under the umbrella of Mr. Wells' expertise. However, People's Counsel's assertion in this regard is simply not accurate. Specifically, within Baltimore County's Development Management Policy Manual, there is a Minor Subdivision Submittal Checklist on page 16, which explicitly requires that a devolution of title be submitted by a land surveyor only. (Appendix 1). Similarly, on page 1A-3 of the Zoning Commissioner's Policy Manual, it is provided that where a deed contains multiple parcels or a subdivision needs further clarification, "...a property plat should be prepared listing and color coding each parcel according to the description in the deed... [and] should be prepared and certified by either a *land surveyor*, a registered professional engineer, or title attorney." (Emphasis added) (Appendix 2). As such, conducting title evaluations clearly falls within a land surveyor's purview of expertise.

In short, the expert testimony submitted by Ken Wells concerning the density calculation issue is uncontroverted, and for the reasons discussed herein, Petitioners request this Board to determine that the subject property is permitted a total of eight (8) density units.

**2. The Proposed Lot Line Adjustment/Density Reconfiguration Should be Approved in order to Facilitate Residential Development on the Single Lot Being Conveyed to the Schorrs'**

The next issue for the Board's consideration relates to a proposed and requested lot line adjustment. As more particularly shown on the plan, the southern piece of the tract is actually comprised of two lots of record. One lot is that acreage which was previously created in 1975 when it was conveyed from Baltimore County to Almony/Grove. The second lot is the remaining acreage of the overall tract, exclusive of the separate lot of record to the north of the BGE strip.

Mr. Belzner conveyed this acreage to the Chandlers in two conveyances (as if it were two lots), notwithstanding that the subdivision had never been approved by Baltimore County.<sup>2</sup> The Chandler dwelling is located on the Baltimore County to Almony/Grove lot and because that parcel is a separate lot of record, there is an established and legal property line between it and the remaining property. The remaining property is vacant. The Petitioner seeks a "lot line adjustment/density reconfiguration" in order to relocate that current validly existing lot line which divides these two existing lots. As more particularly shown on the plan, a relocated lot line would adjust the acreage of these two lots. But, it need be emphasized; the number of lots (two) will not be altered and will remain the same. Moreover, there will be no increase in overall density. The intent of the owner is to adjust the lot lines so that the lots are reconfigured. After this lot line adjustment, there will be a lot of approximately 20 acres to be conveyed to Mr. and Mrs. Schorr and the Chandlers will retain the balance of the property.

Testimony and evidence proffered was that this adjustment is appropriate. Specifically, it will result in lots which respect the split zoning of the property and the environmental constraints and features of the overall tract. Lot line adjustments are warranted when proposed to promote appropriate utilization of residential density while respecting the agricultural use and/or environmental constraints and features of a property.

Based upon comments made by counsel for Baltimore County at the hearing, it is anticipated that Baltimore County will address (in its closing memorandum) the difference between the development/subdivision regulations and the County's zoning regulations.

Land use regulation in Baltimore County is governed through two laws/regulations, the *zoning* law (as contained in the BCZR and BCC §§ 32-3-101 – 32-3-607) and *subdivision* law (as

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<sup>2</sup> The second conveyance occurred after a foreclosure and the property was thereafter transferred to the Chandlers from Kapman Enterprises, LLC, by Deed dated April 14, 2011 (30828/179).

contained throughout the remaining subsections within Article 32 of the BCC). See *People's Counsel v. Surina*, 400 Md. 662, 688-89 (2007) (finding that "[i]t is well-settled that zoning regulations and subdivision controls regulate different aspects of the land use regulatory continuum"). The subject case is primarily a part of the zoning process. Specifically, the County density regulations are characterized as zoning law and are set forth in the BCZR. See BCZR § 1A01.3. Also, the authority to conduct Special Hearings is likewise provided in the BCZR, and the scope of such Hearings is limited to zoning law. See BCZR § 500.7 (stating that the Zoning Commissioner has the power to conduct hearings and "to determine any rights whatsoever of [an interested person] in any property in Baltimore County *insofar as they are affected by these regulations*"). Through the Special Hearing filed herein, Chandler is confirming the densities attributable to the overall tract and individual parcels which comprise it. Chandler is also reconfiguring those densities to serve the purposes of the R.C. zoning classification (i.e. the protection of natural resources). However, while the specific issue that is currently before this Court is primarily a zoning issue, the proposed reconfiguration also triggers application of the subdivision law.

Significantly, this very issue was considered by this Board, and ultimately the Court of Special Appeals, in the case of *Kehoe v. Arthur* (Board of Appeals Case No. 11-061-SPH; Court of Special Appeals No. 1448, September 2013). In that case, a Special hearing was filed pursuant to § 500.7 of the BCZR, where the Applicants sought the reconfiguration of density among multiple parcels and an adjustment of lots lines between those parcels. On consideration by this Board, the requested lot line adjustment and density reconfiguration were granted in the *Kehoe* case.



On appeal to the Court of Special Appeals, that Court in the *Kehoe* case characterized the issue as follows: "This appeal turns on the scope of the Board's authority to grant the relief the Kehoes sought, i.e. an order declaring that a reconfiguration of the three parcels and the allocation of the remaining density units to the reconfigured parcels would not exceed the uses allowed in R.C. 2 zones." The Court concluded that the Zoning Commissioner (ALJ) and, on appeal, the Board, had the authority to approve the proposed density reconfiguration and lot line adjustment for so long that the same is consistent with purposes of the zoning classification and regulations which govern the same.

Although the Zoning Regulations and subdivision regulations are different regulations in the land use continuum, they must be administered consistent with one another. *Surina*, 400 Md. 689-90. Within the subdivision regulations, the process by which development is approved is fully set out. For "full" or "major" subdivisions of land (creating four lots or more from a single parcel), compliance with the process set forth in Article 32, Title 4 is required. This includes public input, community meetings and a hearing before the County's Office of Administrative Hearings. However, the regulations further set forth "exemptions" from the process; identified in Code Section 32-4-106. Code Section 32-4-106 (a)(viii) establishes an exemption for lot line adjustments, specifically providing as follows:

"Lot line adjustments in residential zones for lots that are not part of an approved Development Plan under this title or an approved Development Plan under Article 1B of the Baltimore County Zoning Regulations. For purposes of this subsection, "lot line adjustment" means one or more alterations of a divisional property line or lines between two or more lots in common ownership or by agreement of the owners, provided that the alteration does not result in an increase or decrease in the number of lots and there is no increase in total residential density available to the lots considered as a whole..."

The criteria listed for a lot line adjustment exemption under 32-4-106(a)(viii) is much the same as that identified by the Court of Special Appeals in *Kehoe*, that is, that the individual lots

must be under common ownership, that there is no increase in overall density, that there is no increase in the number of lots, etc.

In this case, the petitioner recognizes that, as a matter of process, they will need file an application to the County's Development Review Committee ("DRC") to obtain the § 32-4-106 (a)(viii) exemption. The DRC is that body that accepts and considers requests for exemption. See Baltimore County Department of Permits and Development Management Policy Manual, p. 4-6. The DRC then recommends if (and which) exemption should be granted. This recommendation is then forwarded to the Director of PAI for review and to make the ultimate decision, although the recommendation of the DRC is typically followed. The ultimate decision of the Director of PAI can be appealed to the Board.

As the Board is already considering this issue in the instant matter, and might ultimately have jurisdiction via a DRC appeal, it makes sense as a matter of judicial economy that the Board make clear its determination that the zoning relief should be granted and that the limited exemption pursuant to BCC § 32-4-106(a)(viii) should be granted. Moreover, the requirements of collateral estoppel will indeed compel an identical determination. See *Chestnut Real Estate Partnership v. Huber*, 148 Md. App. 190, 212 (2002) ("[w]hen an issue of fact *or law* is actually litigated and determined by a valid and final judgment, and the determination is essential to the judgment, the determination is conclusive in a subsequent action between the parties, whether on the same or a different claim"). It is appropriate that the Board address this decision in its written order to clarify the future proceedings in this case. Moreover, it is appropriate that this issue be resolved through the public hearing process afforded in the instant case by the Board, where a full opportunity is afforded all parties and interested persons to participate, rather than through the DRC's proceedings, which are not conducted via a public hearing.

**3. Only the Reconfigured Schorr lot will be Required to Obtain Approval Through the Development Review/Subdivision Process, and the remaining portion of the Underlying Tract is not Subject to Development Review at this time**

If the proposed lot line adjustment is approved by this Board, that will leave one remaining question; what happens next? When the Court of Special Appeals decided the *Kehoe* case, the Court made clear that its decision was limited to a determination that the reconfiguration would not violate County zoning laws, and that the Kehoe's would still be required to obtain whatever development approvals and/or permits required under the County development Regulations. (*Kehoe*, CSA Opinion, p. 14-15.) The question that then follows is after zoning approval is granted for a lot line adjustment, then what Baltimore County development approval(s) will be required? The answer, of course, lies within the Baltimore County Development Regulations.

Specifically, development in Baltimore County is regulated pursuant to Article 32, Title 4, of the BCC. Pursuant to BCC § 32-4-104, it is established that "[t]his title shall apply to the process of review for approval of all *development*." Further, 'Development' is defined within BCC § 32-4-101(p) as:

- (1) The improvement of property for any purpose involving building;
- (2) The subdivision of property;
- (3) The combination of any two or more lots, tracts, or parcels of property for any purpose;
- (4) Subjecting property to the provisions of the Maryland Condominium Act;
- or
- (5) The preparation of land for any of the purposes listed in this subsection.

Accordingly, when 'development' is proposed in Baltimore County, as that term is defined within BCC § 32-4-101, only then will Baltimore County's Development Review process be triggered.

In the present case, it has been brought to the attention of the Petitioners (and the presence of Mr. Livingston and Mr. Locher at the Board's hearing indicates the same), that EPS is seeking to require that all of the acreage south of the BGE strip of the Chandler property be made to go through the development review process. More particularly, EPS desires to impose various conservation and buffer easements across this entire 66 acres, purportedly, as a means of penalizing the Chandlers for the previous wrongs committed by Mr. Belzner. Completing the requisite studies and submittals to Baltimore County for approval for this large amount of acreage would be a significant expense and hardship upon the Chandlers. Moreover, it is unnecessary, as only the 20 acres to be conveyed to the Schorr's will be "developed." There are no plans to do anything on the property to be retained by the Chandlers.

There are currently three separate lots of record in existence on the Chandler property, and after the lot line adjustment there will still be three lots; but, as a result of the instant lot line adjustment, only one of those three lots is planned for development (that lot is currently identified in green on the Site Plan submitted by the Petitioners and is the reconfigured lot).

Therefore, while the Petitioners acknowledge that they will be required to obtain development approval, through the development review process, when they apply for a permit to construct a house on the Schorr lot, the remainder of the Chandler property should not be subject to development review at that time. At the present time, no portion of the remaining portion of the Chandler tract is being prepared for any improvement involving building, nor is any subdivision or combination of lots either planned or proposed. The remainder portion of the Chandler tract is thus not proposed for 'development' as that term is defined within the BCC, and accordingly, the development regulations set forth in Article 32, Title 4, cannot be applied to that portion of the property. Petitioners hereby request this Board to confirm the same within its



Opinion; that is, when the newly reconfigured Schorr lot is proposed for development and the Petitioners appear before the DRC which the remaining portion of the Chandler property will not be subject to development review at that time.

If, in the future, the owner of the remainder portion of the Chandler property (or its successors) decides to subdivide and/or develop this property (or any lot therein), then compliance with the County's subdivision regulations will be required and the easements which EPS seeks may be required and conveyed. But that is not required in the context of this case. The review of the proposed construction on the Schorr lot is restricted to the four corners of that property and shall be treated no differently than when any owner seeks to build one dwelling on an existing and unimproved lot of record.

### **CONCLUSION**

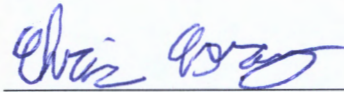
For the foregoing reason, Petitioners respectfully request this Board grant the relief requested herein as follows:

1. Determine and confirm that the subject property has eight (8) density units, based upon the existing lots of record which collectively comprise the entire tract and the split zoning of the tract;
2. Approve a lot line adjustment and density reconfiguration so as to relocate the lot line adjustment currently dividing the property shown on the plan as conveyed from the County Commissioners to Almoney/Grove in October 1975 (Liber 5580, Folio 311) from the property conveyed to the Petitioners Chandler in Liber 17566, Folio 385 and Liber 3828, Folio 179; so as to reconfigure and establish a lot of 20.05 acres intended to be conveyed by William and Karen Chandler to Anitra and Jerome

Schorr, subject to the approval of the Development Review Committee as a limited exemption pursuant to BCC § 32-4-106(a)(viii);

3. Determine that there is no proposed subdivision of the property, in that the number of lots existing and proposed is the same (three) and that the overall density will remain unchanged. Further, that upon the development of the 20.05 acre parcel to be acquired by Anitra and Jerome Schorr that said parcel (upon application of a building permit for a single family detached dwelling) shall be subject to all applicable subdivision, zoning and environmental regulations and that the balance of the tract shall not be subject to the imposition of those regulations unless and until it is developed/subdivided.

Respectfully submitted,



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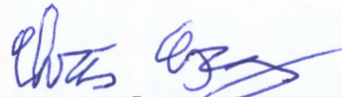
Lawrence E. Schmidt  
Christopher W. Corey  
Smith, Gildea & Schmidt, LLC  
600 Washington Ave., Suite 200  
Towson, MD 21204  
410-821-0070  
*Attorney for Petitioner*

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 27 day of May, 2016 a copy of the foregoing document was mailed via first class mail, postage prepaid to:

Carole DeMilio, Esquire  
People's Counsel for Baltimore County  
The Jefferson Building 105 West  
Chesapeake Avenue, Room 204  
Towson, MD 21204

Brady Locher, Esquire  
Baltimore County Office of Law  
400 Washington Ave  
Towson, MD 21204



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Lawrence E. Schmidt  
Christopher W. Corey

# **BALTIMORE COUNTY**

## **DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT**



# **DEVELOPMENT MANAGEMENT POLICY MANUAL**

Appendix 1



**PDM – POLICY NO. II.d**

**MINOR SUBDIVISION BASIC FILING CERTIFICATION  
AND SUBMITTAL CHECKLIST**

To be initialed, signed, and sealed only by the surveyor. Submit 20 copies of the plan with the filing fee and this certification to:

Department of Permits and Development Management  
Attn: Minor Subdivision Coordinator  
County Office Building  
111 West Chesapeake Avenue, Room 123  
Towson, MD 21204

Pertinent data has been obtained from the reviewing agencies regarding this subdivision and the following basic information is in place:

- \_\_\_\_\_ 1. Existing improvements, including buildings, uses, water and sewer designations, mains, wells, septic, and underground tanks.
- \_\_\_\_\_ 2. Topography and soils.
- \_\_\_\_\_ 3. Streams and floodplains, wetlands, and forest buffers.
- \_\_\_\_\_ 4. Forest conservation requirements resolved.
- \_\_\_\_\_ 5. Perc tests completed.
- \_\_\_\_\_ 6. Existing and proposed right of ways, paving, and improvements including utilities.
- \_\_\_\_\_ 7. Zoning and overall density calculations since last zoning change.
- \_\_\_\_\_ 8. If zoned R.C.2 and the property to be subdivided has not been separately described in deed or separately recorded in a subdivision prior to November 25, 1979, a devolution of the title must be approved by the PDM Zoning Review Office prior to filing the minor subdivision. The planner must initial the plan.
- \_\_\_\_\_ 9. If zoned R.C.4 and prior to filing the distribution of the conservancy and building areas must be determined by meeting with DEPRM and the Office of Planning.
- \_\_\_\_\_ 10. If located within the Chesapeake Bay Critical Area, the findings plan must be submitted to DEPRM and resolved prior to filing the minor subdivision.

**PDM – POLICY NO. II.d**

**Page 2**

- \_\_\_\_\_ 11. Contact the Office of Planning before submitting any minor subdivision panhandle plans. See additional information and checklist contained in these policies regarding panhandles.
- \_\_\_\_\_ 12. Provide adequate space on the plan to allow for the following certification stamp:

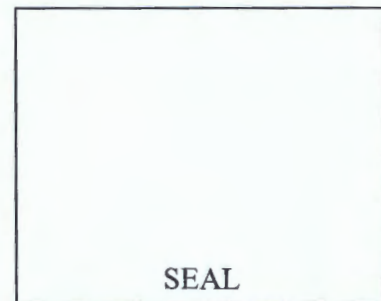
**CERTIFICATION STAMP**

|                                                                                                                        |             |
|------------------------------------------------------------------------------------------------------------------------|-------------|
| BALTIMORE COUNTY MINOR SUBDIVISION                                                                                     |             |
| PROJECT NO.: _____                                                                                                     |             |
| DEVELOPMENT REGULATIONS<br>_____ Exempt from Division 2<br>_____ Panhandle exempt from Sections 26-202 and 26-206, BCC |             |
| PDM CERTIFICATION<br>_____ Approved _____ Disapproved                                                                  |             |
| By: _____                                                                                                              | Date: _____ |
| APPROVED DEPRM                                                                                                         |             |
| By: _____                                                                                                              | Date: _____ |

\_\_\_\_\_  
Signature of Surveyor

Address \_\_\_\_\_

\_\_\_\_\_  
Telephone No. \_\_\_\_\_



## RSD-10 SUBDIVIDING R.C.2 ZONED LAND

Subdivision or further subdividing of legally existing R.C.-2 zoned parcels prior to Bill 178-79 (effective 11/25/79) is permitted in accordance with the present R.C.-2 zoning regulations, provided that:

- A. The parcels are separately described in a recorded deed.
- B. The parcels recorded met the existing zoning regulations at that time.

If the property is recorded by multiple deeds or the deed contains multiple parcels, or the subdivision needs further clarification, the following may be required:

- A. To properly identify the parcels, a property plat should be prepared listing and color coding each parcel according to the description in the deed.
- B. The plats, deeds, and other supporting documentation should be prepared and certified by either a land surveyor, registered professional engineer or title attorney.
- C. All of the above information and documents should be submitted for review at least two weeks prior to zoning approval or CRG.

When legally existing parcels or deeds qualify to be subdivided or re-subdivided, each separate parcel must be subdivided individually. The right to divide or the density cannot be transferred from one lot to another, accumulated, or clustered in an R.C.2 zone, unless a public hearing is held by the Zoning Commissioner.

See 85-104SPH; 85-281SPH

Alyssa

5/2/16

1) Schmidt out of town  
7/14/16 a) postpone Godwin  
→ will bring request

2) Chandler/Schorr - any  
way to move up p/d?

5/5/16 - asked Carole if  
objection to moving  
up the pd - NO OBJECTION





## Board of Appeals of Baltimore County

JEFFERSON BUILDING  
SECOND FLOOR, SUITE 203  
105 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND, 21204  
410-887-3180  
FAX: 410-887-3182

April 27, 2016

### **NOTICE OF PUBLIC DELIBERATION**

**IN THE MATTER OF:** William and Karen Chandler – Legal Owners  
Anitra and Jerome Schorr – Contract Purchasers  
16-025-SPH 2890 Anderson Road  
7<sup>th</sup> Election District; 3<sup>rd</sup> Councilmanic District

Re: Petition for Variance to:  
1. Permit a lot width of 52 feet in lieu of required 70 feet;  
2. Permit side setbacks of 10 and 8 feet in lieu of the required 10 and 15 feet; and  
3. Permit a sum of side yards to be 18 feet in lieu of the required 25 feet.

11/7/13 Opinion and Order issued by the Administrative Law Judge wherein the requested relief was DENIED.

*This matter having been heard and concluded on April 26, 2016, a public deliberation has been scheduled for the following:*

**DATE AND TIME: THURSDAY, JULY 14, 2016 at 9:30 a.m.**

LOCATION: Jefferson Building - Second Floor  
Hearing Room #2 - Suite 206  
105 W. Chesapeake Avenue

**NOTE: Closing briefs are due on Friday, May 27, 2016 by 3:00 p.m.  
(Original and three [3] copies)**

NOTE: PUBLIC DELIBERATIONS ARE OPEN WORK SESSIONS WHICH ALLOW THE PUBLIC TO WITNESS THE DECISION-MAKING PROCESS. ATTENDANCE IS NOT REQUIRED AND PARTICIPATION IS NOT ALLOWED. A WRITTEN OPINION AND/OR ORDER WILL BE ISSUED BY THE BOARD AND A COPY SENT TO ALL PARTIES.

For further information, including our inclement weather policy, please visit our website [www.baltimorecountymd.gov/Agencies/appeals/index.html](http://www.baltimorecountymd.gov/Agencies/appeals/index.html)

**Krysundra "Sunny" Cannington, Administrator**

c: Counsel for Petitioners  
Legal Owners  
Contract Purchasers

: Lawrence E. Schmidt, Esquire  
: William and Karen Chandler  
: Anitra and Jerome Schorr

Appellant

: Office of People's Counsel

Brady Locher, Assistant County Attorney  
Glenn and Kathleen Stevenson  
Arnold Jablon, Director/PAI  
Nancy West, Assistant County Attorney

Lawrence M. Stahl, Managing Administrative Law Judge  
Andrea Van Arsdale, Director/Department of Planning  
Michael Field, County Attorney, Office of Law

## Krysundra Cannington

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**From:** Brady Locher  
**Sent:** Tuesday, April 26, 2016 10:07 AM  
**To:** Krysundra Cannington  
**Cc:** Peter Max Zimmerman; lschmidt@sgs-law.com  
**Subject:** Entry of appearance

Sonny,  
Please accept this written entry of appearance for Brady Locher, Esq. on behalf of Baltimore County.

Sincerely,  
Brady Locher, Esq.

111 west Chesapeake ave  
Towson, md 21204  
410 887 6008

Brady

Sent from mobile device.



## Board of Appeals of Baltimore County

JEFFERSON BUILDING  
SECOND FLOOR, SUITE 203  
105 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND, 21204  
410-887-3180  
FAX: 410-887-3182

March 16, 2016

### **NOTICE OF REASSIGNMENT**

**IN THE MATTER OF:** William and Karen Chandler – Legal Owners  
Anitra and Jerome Schorr – Contract Purchasers  
16-025-SPH 2890 Anderson Road  
7<sup>th</sup> Election District; 3<sup>rd</sup> Councilmanic District

Re: Petition for Special Hearing to:  
1. determine the number of lots of record and rights of subdivision (density) for the subject tract, split zoned RC2 and RC7; and  
2. approve a lot line adjustment and/or density reconfiguration to facilitate the appropriate and permitted residential development of the subject tract.

10/28/15 Opinion and Order issued by the Administrative Law Judge wherein the requested relief was DENIED in part and GRANTED in part as follows: a. the subject property contains eight density rights, although a single family dwelling exists on site. As such there remain seven density rights on the overall tract; and b. the proposed single family building lot in the southwest corner of the property outlined on the site plan in blue, is permitted under the RC2 density and use regulations, although that lot must be created through the Baltimore County subdivision and development process.

*This matter was scheduled for March 2, 2016 and postponed by joint request of Counsel. It has been*

**REASSIGNED FOR: TUESDAY, APRIL 26, 2016, AT 10:00 A.M.**

**LOCATION:** Hearing Room #2, Second Floor, Suite 206  
Jefferson Building, 105 W. Chesapeake Avenue, Towson

**NOTICE:** This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

**IMPORTANT:** No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

For further information, including our inclement weather policy, please visit our website  
[www.baltimorecountymd.gov/Agencies/appeals/index.html](http://www.baltimorecountymd.gov/Agencies/appeals/index.html)

**Krysundra "Sunny" Cannington, Administrator**

c: Counsel for Petitioners  
Legal Owners  
Contract Purchasers

: Lawrence E. Schmidt, Esquire  
: William and Karen Chandler  
: Anitra and Jerome Schorr

Appellant

: Carole S. Demilio, Deputy People's Counsel

Glenn and Kathleen Stevenson  
Arnold Jablon, Director/PAI  
Nancy West, Assistant County Attorney

Lawrence M. Stahl, Managing Administrative Law Judge  
Andrea Van Arsdale, Director/Department of Planning  
Michael Field, County Attorney, Office of Law



also try #/26

ok new paper

all day.

WDEPS may need

Chandler

Larry

3/8/16



## Krysundra Cannington

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**From:** Lawrence Schmidt <lschmidt@sgs-law.com>  
**Sent:** Tuesday, March 08, 2016 12:09 PM  
**To:** Krysundra Cannington  
**Cc:** Carole Demilio; David V. Lykens; Alyssa Fiore  
**Subject:** Chandler Hearing (Anderson Road)

Sunny,

I have spoken to Carole Demilio and advised her that the hearing on the above is being tentatively rescheduled to April 26th. I also advised her that we may have a different panel. Both she and I are okay with that. I also spoke with Jeff Livingston who appeared at the previous hearing on behalf of David Lykens and EPS. Mr. Livingston indicated he did not know if EPS would testify in this matter at the next hearing, but hopefully there will be enough time to complete the case. I look forward to getting confirmation of the assignment of this matter for a hearing on April 26th.

Larry

Lawrence E. Schmidt  
SMITH, GILDEA & SCHMIDT, LLC  
600 Washington Avenue, Suite 200  
Towson, MD 21204  
(410) 821-0070  
(410) 821-0071 - fax  
lschmidt@sgs-law.com

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## Board of Appeals of Baltimore County

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SECOND FLOOR, SUITE 203  
105 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND, 21204  
410-887-3180  
FAX: 410-887-3182

December 16, 2015

### **AMENDED NOTICE OF ASSIGNMENT**

**IN THE MATTER OF:** William and Karen Chandler – Legal Owners  
Anitra and Jerome Schorr – Contract Purchasers  
16-025-SPH 2890 Anderson Road  
7<sup>th</sup> Election District; 3<sup>rd</sup> Councilmanic District

Re: Petition for Special Hearing to:  
1. determine the number of lots of record and rights of subdivision (density) for the subject tract, split zoned RC2 and RC7; and  
2. approve a lot line adjustment and/or density reconfiguration to facilitate the appropriate and permitted residential development of the subject tract.

10/28/15 Opinion and Order issued by the Administrative Law Judge wherein the requested relief was DENIED in part and GRANTED in part as follows: a. the subject property contains eight density rights, although a single family dwelling exists on site. As such there remain seven density rights on the overall tract; and b. the proposed single family building lot in the southwest corner of the property outlined on the site plan in blue, is permitted under the RC2 density and use regulations, although that lot must be created through the Baltimore County subdivision and development process.

**ASSIGNED FOR: WEDNESDAY, MARCH 2, 2016, AT 10:00 A.M.**

**LOCATION:** Hearing Room #2, Second Floor, Suite 206  
Jefferson Building, 105 W. Chesapeake Avenue, Towson

**NOTICE:** This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

**IMPORTANT:** No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

For further information, including our inclement weather policy, please visit our website [www.baltimorecountymd.gov/Agencies/appeals/index.html](http://www.baltimorecountymd.gov/Agencies/appeals/index.html)

**Krysundra "Sunny" Cannington**  
Administrator

cc: See attached Distribution List

Distribution List

Amended Notice of Assignment

In the matter of William and Karen Chandler – Legal Owners  
and Anita and Jerome Schorr – Contract Purchasers

Case number: 16-025-SPH

Page 2

|    |                         |                                |
|----|-------------------------|--------------------------------|
| c: | Counsel for Petitioners | : Lawrence E. Schmidt, Esquire |
|    | Legal Owners            | : William and Karen Chandler   |
|    | Contract Purchasers     | : Anita and Jerome Schorr      |

|            |                              |
|------------|------------------------------|
| Appellants | : Office of People's Counsel |
|------------|------------------------------|

Glenn and Kathleen Stevenson

Lawrence M. Stahl, Managing Administrative Law Judge

Arnold Jablon, Director/PAI

Andrea Van Arsdale, Director/Department of Planning

Nancy West, Assistant County Attorney

Michael Field, County Attorney, Office of Law

## Krysundra Cannington

---

**From:** Krysundra Cannington  
**Sent:** Wednesday, December 16, 2015 8:02 AM  
**To:** 'Lawrence Schmidt'  
**Cc:** Liz Williams; Ken Wells (kwells@kjwellsinc.com); Alyssa Fiore; Peoples Counsel  
**Subject:** RE: chandler case (2016-025-SPH)

Good morning Larry,

The Chandler case is scheduled for March 2, 2016. The Notice is a form document, as you supposed, and it appears I neglected to change the relief and decision information. I will issue an Amended Notice for clarity.

Thank you,

Sunny

-----Original Message-----

**From:** Lawrence Schmidt [mailto:lschmidt@sgs-law.com]  
**Sent:** Tuesday, December 15, 2015 5:08 PM  
**To:** Krysundra Cannington <kcannington@baltimorecountymd.gov>  
**Cc:** Liz Williams <lwilliams@sgs-law.com>; Ken Wells (kwells@kjwellsinc.com) <kwells@kjwellsinc.com>; Alyssa Fiore <afiore@sgs-law.com>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>  
**Subject:** chandler case (2016-025-SPH)

Sunny: Per the attached notice, the relief identified and the decision and date of the ALJ's action is incorrect. Perhaps this just was a form from another case. The case number and parties names are correct. I just wanted to make sure that it is indeed the Chandler case that is scheduled for March 2, 2016. Also, as I may have advised, People's Counsel and I are working on a settlement of the case and are hoping that, upon consummation of an agreement, that we can come in for an expedited and uncontested hearing. I'll keep you advise on the progress of that and please let me know if the notice is as I understand it.

Thanks

Larry

Lawrence E. Schmidt  
SMITH, GILDEA & SCHMIDT, LLC  
600 Washington Avenue, Suite 200  
Towson, MD 21204  
(410) 821-0070  
(410) 821-0071 - fax  
lschmidt@sgs-law.com

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## Krysundra Cannington

---

**From:** Lawrence Schmidt <lschmidt@sgs-law.com>  
**Sent:** Tuesday, December 15, 2015 5:08 PM  
**To:** Krysundra Cannington  
**Cc:** Liz Williams; Ken Wells (kwells@kjwellsinc.com); Alyssa Fiore; Peoples Counsel  
**Subject:** chandler case (2016-025-SPH)  
**Attachments:** Notice of BOA Hearing - 3.2.16 at 10AM.PDF

Sunny: Per the attached notice, the relief identified and the decision and date of the ALJ's action is incorrect. Perhaps this just was a form from another case. The case number and parties names are correct. I just wanted to make sure that it is indeed the Chandler case that is scheduled for March 2, 2016. Also, as I may have advised, People's Counsel and I are working on a settlement of the case and are hoping that, upon consummation of an agreement, that we can come in for an expedited and uncontested hearing. I'll keep you advise on the progress of that and please let me know if the notice is as I understand it.

Thanks

Larry

Lawrence E. Schmidt  
SMITH, GILDEA & SCHMIDT, LLC  
600 Washington Avenue, Suite 200  
Towson, MD 21204  
(410) 821-0070  
(410) 821-0071 - fax  
lschmidt@sgs-law.com

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## Board of Appeals of Baltimore County

JEFFERSON BUILDING  
SECOND FLOOR, SUITE 203  
105 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND, 21204  
410-887-3180  
FAX: 410-887-3182

November 30, 2015

### **NOTICE OF ASSIGNMENT**

#### **IN THE MATTER OF:**

16-025-SPH

William and Karen Chandler – Legal Owners  
Anitra and Jerome Schorr – Contract Purchasers  
2890 Anderson Road  
7<sup>th</sup> Election District; 3<sup>rd</sup> Councilmanic District

Re: Petition for Variance to:

1. Permit a lot width of 52 feet in lieu of required 70 feet;
2. Permit side setbacks of 10 and 8 feet in lieu of the required 10 and 15 feet;
- and
3. Permit a sum of side yards to be 18 feet in lieu of the required 25 feet.

11/7/13 Opinion and Order issued by the Administrative Law Judge wherein the requested relief was DENIED.

**ASSIGNED FOR: WEDNESDAY, MARCH 2, 2016, AT 10:00 A.M.**

#### **LOCATION:**

Hearing Room #2, Second Floor, Suite 206  
Jefferson Building, 105 W. Chesapeake Avenue, Towson

**NOTICE:** This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

**IMPORTANT:** No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

For further information, including our inclement weather policy, please visit our website [www.baltimorecountymd.gov/Agencies/appeals/index.html](http://www.baltimorecountymd.gov/Agencies/appeals/index.html)

**Krysundra "Sunny" Cannington**  
**Administrator**

c: Counsel for Petitioners  
Legal Owners  
Contract Purchasers

: Lawrence E. Schmidt, Esquire  
: William and Karen Chandler  
: Anitra and Jerome Schorr

Appellant

: Office of People's Counsel

Glenn and Kathleen Stevenson  
Arnold Jablon, Director/PAI  
Nancy West, Assistant County Attorney

Lawrence M. Stahl, Managing Administrative Law Judge  
Andrea Van Arsdale, Director/Department of Planning  
Michael Field, County Attorney, Office of Law



KEVIN KAMENETZ  
*County Executive*

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

November 16, 2014

Lawrence E. Schmidt, Esq.  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue, Suite 200  
Towson, Maryland 21204

RECEIVED  
NOV 16 2015

BALTIMORE COUNTY  
BOARD OF APPEALS

RE: **APPEAL TO BOARD OF APPEALS**  
Case No. 2016- 0025-SPH  
Location: 2890 Anderson Road

Dear Counsel:

Please be advised that an appeal of the above-referenced case was filed in this Office on November 13, 2015. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

LAWRENCE M. STAHL  
Managing Administrative Law Judge  
for Baltimore County

LMS/sln

c: Baltimore County Board of Appeals  
People's Counsel for Baltimore County  
Glenn & Kathleen Stevenson, 2904 Anderson Road, White Hall, MD 21161



## Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building  
105 West Chesapeake Avenue, Room 204  
Towson, Maryland 21204

410-887-2188  
Fax: 410-823-4236

PETER MAX ZIMMERMAN  
People's Counsel

November 16, 2015

CAROLE S. DEMILIO  
Deputy People's Counsel

RECEIVED

NOV 16 2015

Hand-delivered

Arnold Jablon, Director  
Department of Permits, Approvals & Inspections  
111 W. Chesapeake Avenue  
Towson, MD 21204

OFFICE OF ADMINISTRATIVE HEARINGS

Re: PETITION FOR SPECIAL HEARING  
William and Karen Chandler – Legal Owners  
Anitra and Jerome Schorr – Contract Purchasers  
2890 Anderson Road  
Case No.: 2016-025-SPH

Dear Mr. Jablon:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals of the Opinion and Order dated October 28, 2015 by the Baltimore County Administrative Law Judge in the above entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

A handwritten signature in black ink that reads "Peter Max Zimmerman".

Peter Max Zimmerman  
People's Counsel for Baltimore County

A handwritten signature in blue ink that reads "Carole S. Demilio".

Carole S. Demilio  
Deputy People's Counsel

PMZ/CSD/rmw

cc: Larry Schmidt, Esquire



# **kjWellsInc**

*Land Surveying, Site Planning & Landscape Architecture*

Telephone: (410) 592-8800  
Email: [kwells@kjwellsinc.com](mailto:kwells@kjwellsinc.com)

7403 New Cut Road  
Kingsville, Md. 21087-1132

July 24, 2015

## **Zoning Description of 2890 Anderson Road Baltimore County Maryland 7th Election District 3rd Councilmanic District**

***Beginning at a point*** located on the north side of Anderson Road (width 50 feet) being 780 feet northeast from the centerline of Shane Valley Court (50 feet wide); thence the following courses and distances:

- 1) North 02 degrees 08 minutes 24 seconds West 275.78 feet;
- 2) North 62 degrees 26 minutes 00 seconds West 970.47 feet;
- 3) North 70 degrees 15 minutes 49 seconds West 654.19 feet;
- 4) North 22 degrees 28 minutes 44 seconds East 735.04 feet;
- 5) North 76 degrees 32 minutes 21 seconds East 594.03 feet;
- 6) North 23 degrees 31 minutes 42 seconds East 1235.85 feet;
- 7) North 56 degrees 44 minutes 52 seconds East 284.00 feet;
- 8) South 01 degrees 26 minutes 40 seconds East 409.50 feet;
- 9) North 88 degrees 33 minutes 20 seconds East 363.00 feet;
- 10) North 33 degrees 19 minutes 15 seconds East 280.50 feet;
- 11) South 45 degrees 06 minutes 00 seconds East 1203.29 feet;
- 12) South 19 degrees 19 minutes 50 seconds West 1080.37 feet;
- 13) South 32 degrees 35 minutes 28 seconds West 759.00 feet;
- 14) South 45 degrees 37 minutes 08 seconds East 112.90 feet;
- 15) South 53 degrees 37 minutes 51 seconds West 438.87 feet;
- 16) North 62 degrees 26 minutes 00 seconds West 470.73 feet;
- 17) South 02 degrees 08 minutes 24 seconds East 245.27 feet;
- 18) Being subtended by a line curving to the left having a radius of 605 feet and an Arc length of 37.36 feet with a chord bearing and distance South 72 degrees 22 minutes 47 seconds West 37.36 feet

to the place of beginning as recorded in Liber 17566 folio 385 and Liber 30828 folio 179 containing 91.5 acres of land more or less.





KEVIN KAMENETZ  
County Executive

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

August 18, 2015

## 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: 2016-0025-SPH**

2890 Anderson Road

N/s Anderson Road, 780 ft. NE of centerline of Shane Valley Court

7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: William & Karen Chandler, Jr.

Contract Purchaser/Lessee: Anitra & Jerome Schorr, III

Special Hearing to determine the number of lots of record and rights of subdivision (density) for the subject tract, split zoned RC-2 and RC-7; to approve a lot line adjustment and/or density reconfiguration to facilitate the appropriate and permitted residential development of the subject tract; and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, October 1, 2015 at 11:00 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: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204  
Mr. & Mrs. Schorr, 623 Emmy Dee Drive, Bel Air 21014  
Mr. & Mrs. Chandler, Jr., 2890 Anderson Road, White Hall 21161

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 11, 2015**
- (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.



501 N. Calvert St., P.O. Box 1377  
Baltimore, Maryland 21278-0001  
tel: 410/332-6000  
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3557225

**Sold To:**

Smith Gildea & Schmidt LLC - CU00433777  
600 Washington Ave Ste 200  
Towson, MD 21204

**Bill To:**

Smith Gildea & Schmidt LLC - CU00433777  
600 Washington Ave Ste 200  
Towson, MD 21204

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Sep 10, 2015

| NOTICE OF ZONING HEARING                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Administrative Law Judge 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:                                                                                                                                                                                                               |
| <b>Case: # 2016-0025-SPH</b>                                                                                                                                                                                                                                                                                                                                                                                                    |
| 2890 Anderson Road                                                                                                                                                                                                                                                                                                                                                                                                              |
| N/S Anderson Road, 780 ft. NE of centerline of Shane Valley Court                                                                                                                                                                                                                                                                                                                                                               |
| 7th Election District - 3rd Councilmanic District                                                                                                                                                                                                                                                                                                                                                                               |
| Legal Owner(s): William & Karen Chandler, Jr.                                                                                                                                                                                                                                                                                                                                                                                   |
| Contract Purchaser/Lessee: Anitra & Jerome Schorr, III                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Special Hearing:</b> to determine the number of lots of record and rights of subdivision (density) for the subject tract, split zoned RC-2 and RC-7; to approve a lot line adjustment and/or density reconfiguration to facilitate the appropriate and permitted residential development of the subject tract; and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County |
| <b>Hearing: Thursday, October 1, 2015 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.</b>                                                                                                                                                                                                                                                                                              |
| 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.                                                                                                                                                                                                                                                                                                                     |
| 9/128 September 10 3557225                                                                                                                                                                                                                                                                                                                                                                                                      |

The Baltimore Sun Media Group

By

*S. Wilkinson*

Legal Advertising



|                                                                   |   |                   |
|-------------------------------------------------------------------|---|-------------------|
| RE: PETITION FOR SPECIAL HEARING                                  | * | BEFORE THE OFFICE |
| 2890 Anderson Road; N/S Anderson Road,                            | * |                   |
| 780' NE of c/line Shane Valley Court                              | * | OF ADMINSTRATIVE  |
| 7 <sup>th</sup> Election & 3 <sup>rd</sup> Councilmanic Districts | * |                   |
| Legal Owner(s): William & Karen Chandler                          | * | HEARINGS FOR      |
| Contract Purchaser(s): Anita & Jerome Schorr                      | * |                   |
| Petitioner(s)                                                     | * | BALTIMORE COUNTY  |
|                                                                   | * | 2016-025-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.

**RECEIVED**

**AUG 06 2015**

*Peter Max Zimmerman*

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 6th day of August, 2015, a copy of the foregoing Entry of Appearance was mailed to Lawrence E. Schmidt, Esquire, Gildea & Schmidt, LLC, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

CASE NAME

CASE NUMBER 216025 SPH

DATE 10/1/2015

## PETITIONER'S SIGN-IN SHEET

[illegible]



PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER

DATE

2016-0025

10-1-2015

## CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

Kathleen Stevens

2904 Anderson Rd.

White Hall, MD 21161 Kathy A. Stevens

Glenn Stevenson

2904 Anderson Rd

White Hall MD 21161 Glenn Stevenson @ gmail.com

| Anderson Road Property<br>Chain of Title |                          |            |                                                     |                                  |         |
|------------------------------------------|--------------------------|------------|-----------------------------------------------------|----------------------------------|---------|
|                                          | Liber/Folio<br>Reference | Date       | Grantor                                             | Grantee                          | Acreage |
| 1.                                       | 474/499                  | 2/23/1917  | Wesley Cordery                                      | Chauncey &<br>Imogene Grove      | 113 ac  |
| 2a.                                      | 1110/499                 | 6/21/1940  | *Thomas Hunter,<br>Treasurer of Baltimore<br>County | County<br>Commissioner           | 6 ac    |
| 2b.                                      | 1188/545                 | 10/10/1941 | *Thomas Hunter,<br>Treasurer of Baltimore<br>County | County<br>Commissioner           | 5.1 ac  |
| 2c.                                      | 1259/516                 | 11/5/1942  | *Thomas Hunter,<br>Treasurer of Baltimore<br>County | County<br>Commissioner           | 5.9 ac  |
| 3.                                       | 4884/096                 | 6/8/1968   | Imogene Grove (Widow)                               | BGE                              | 15.7 ac |
| 4.                                       | 4905/329                 | 7/29/1968  | Baltimore County                                    | BGE                              | 4.4 ac  |
| 5.                                       | 5580/311                 | 10/24/1975 | Baltimore County                                    | Estate of<br>Imogene Grove       | 12.6 ac |
| 6.                                       | 5707/380                 | 12/1/1976  | Art Wood Builders, Inc.                             | Estate of<br>Imogene Grove       | .32 ac  |
| 7.                                       | 5731/762                 | 2/9/1977   | Estate of Imogene Grove                             | Keith Garman                     | 91.5 ac |
| 8.                                       | 6488/220                 | 9/9/1982   | Estate of Keith Garman                              | Charles &<br>Gretchen<br>Edwards | 91.5 ac |
| 9.                                       | 16477/240                | 4/9/2002   | Charles & Gretchen<br>Edwards                       | K&B Homes, LLC                   | 91.5 ac |
| 10.                                      | 17566/385                | 12/9/2002  | K&B Homes, LLC                                      | William & Karen<br>Chandler      | 58.7 ac |
| 11.                                      | 18972/639                | 8/15/2003  | K&B Homes, LLC                                      | MAS Associates<br>LLC            | 32.8 ac |
| 12.                                      | 22446/327                | 8/16/2005  | MAS Associates, LLC                                 | Kapman<br>Enterprises, LLC       | 32.8 ac |
| 13.                                      | 30828/179                | 4/14/2011  | Kapman Enterprises,<br>LLC                          | William & Karen<br>Chandler      | 32.8 ac |

\*Tax Sale

Ref No 2





KEVIN KAMENETZ  
County Executive

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

September 23, 2015

William M. B. Jr. & Karen Chandler  
2890 Anderson Road  
White Hall MD 21161

RE: Case Number: 2016-0025 SPH, Address: 2890 Anderson Road

Dear Mr. & Ms. Chandler:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 30, 2015. 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 fluid and cursive.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel  
Anitra & Jerome O. Schorr III, 623 Emmy Dee Drive, Bel Air MD 21014  
Lawrence E Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary  
Douglas H. Simmons, Acting Administrator

Date: 8/3/15

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

RE: Baltimore County  
Item No. 2016-0025-SPH  
Special Hearing  
William M.B. Jr. & Karen Chandler  
2890 Anderson Road.

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. 2016-0025-SPH.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "David W. Peake".

David W. Peake  
Metropolitan District Engineer  
Baltimore & Harford Counties

DWP/RAZ

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

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

**DATE:** September 15, 2015

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

**SUBJECT:** 2890 Anderson Road

**RECEIVED**

**INFORMATION:**

**Item Number:** 16-025

**SEP 21 2015**

**Petitioner:** William Chandler, Jr.

**OFFICE OF ADMINISTRATIVE HEARINGS**

**Zoning:** RC 2, RC 7

**Requested Action:** Special Hearing

**SUMMARY OF RECOMMENDATIONS:**

The Department of Planning has reviewed the Petition for Special Hearing to determine whether or not the Administrative Law Judge should determine the number of lots of record and rights of subdivision and to approve a lot line adjustment and or density reconfiguration.

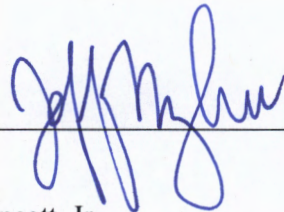
Legal representation for the Petitioner has indicated to the Department that a total of 8 density units are attached to the subject tract.

The Department has no objection to the granting of the petitioned zoning relief conditioned upon the following:

- Overall density and or subdivision rights shall not be increased over the original amount once established.
- The site plan be revised to show overall density and or subdivision rights by parcel in chart form.
- The site plan be revised to show the location of the reconfigured 3.4 acre lot with two density units and the second dwelling on the lot with the remaining acreage and six density units.

For further information concerning the matters stated herein, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

**Deputy Director:**  
AVA/KS



C: Wallace S. Lippincott, Jr.

**RECEIVED**

**SEP 22 2015**

**OFFICE OF ADMINISTRATIVE HEARINGS**

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

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

**DATE:** August 12, 2015

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For August 10, 2015  
Item No. 2016-0019, 0020, 0021, 0022, 0023, 0024, 0025 and 0026

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

RECEIVED

AUG 14 2015

Development Plans Review  
Department of Permits, Approvals  
and Inspections

DAK:CEN  
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC08102015.doc



## Board of Appeals

Case No: 16-025 - SPH Case Name: Chandler / Schorr

## Exhibit List

Party: Petitioner - Chandler Date: 4/26/16

[illegible]

Pet No 3

**CZMP HISTORY  
(Anderson Road)**

| DATE    | AREA         | ZONE          |
|---------|--------------|---------------|
| 1971    | Entire Area  | RDP           |
| 1976    | Entire Area  | RC 2          |
| 1996    | RC 7 Portion | RC 4          |
| Current | Entire Area  | RC 2 and RC 7 |

Pet. # 3

MARLEY ESTATES  
Anderson Road  
02-092-M

K & B Ames  
Pet No 2

MINOR SUBDIVISION-1<sup>st</sup> REVIEW  
Plan Date: September 2, 2002  
Comments Due: January 6, 2002  
Comments Date: December 23, 2002  
Comments Typed: December 23, 2002

1. **R.C.-2 Property:** The property is partially zoned R.C.2. In keeping with Zoning Policy #1A01.3.B.1 (RSD-10), the following information must be provided:
  - A. A scaled site plan showing the boundaries of the parcel as they were on November 25, 1979 with the zone line plotted upon it. (Deeds that support these boundary lines must also accompany the site plan.)
  - B. Drawings showing any changes in boundary and/or ownership since that time.
  - C. All deeds recorded that show change in boundaries or ownership.
  - D. A letter stating the devolution of title and what is being requested.
  - E. Drawings should be color-coded to match accompanying deed.
  - F. All of the above should be signed and sealed by a surveyor, engineer or title attorney.
2. Relative to Comment #1 above, clarify and explain in the General Notes the discrepancy between the 110.90 acres shown for this parcel on the State tax maps and the 92.85 acres shown in the Site Data notes. Also, correct the discrepancy between the 92.85 acres shown in the Site Data notes (and 1"=600' density plat) and the 91.4249 acres shown in the 1"=200' plan details. If there were any out-conveyances or subdivisions from the original 110.90 acre parcel after 1979, then the density note and 1"=600' density plat must be recalculated and the plan details must be changed to show these areas as part of the overall tract boundary.
3. Relative to Comment #1 above, clarify and explain in the General Notes the discrepancy between the existing dwelling shown on the plan for this parcel and the State Department of Assessments and Taxation records that indicate no improvements to this property.
4. You must file a petition for Special Hearing to address the following density related issues:
  - Since no development is proposed for "Tract A" at this time, approval to create a non-density lot (Tract A) that is not subject to the full development process otherwise "Tract A" must be eliminated from the plan.
  - Since proposed Lot 3 will access Anderson Road through the RC 2 portion of the proposed development, approval to create a non-density parcel in the RC 2 portion of the development that will be used for access purposes only.
  - Confirmation that the vacant non-contiguous portion of Lot 3 (Lot 3, Part B) as shown on the plan will remain a part of the overall Lot 3 and should future subdivision of the overall Lot 3 be proposed for dwelling purposes, confirmation that the major (4 lots or more) subdivision regulations for this entire development shall then apply and be satisfied.

After the Zoning Commissioner issues his order, place the order verbatim on the minor subdivision plan and reference the case number.



5. Add the property owner's telephone number to the Owner Note on the plan.
6. Add the deed references (liber and folio) for the subject property and the lot, block, section and deed references for the adjacent lots in the Indian Meadows and Shane Valley subdivisions.
7. Add the tax account numbers for the adjacent Eggleton/Merryman property and the adjacent lots in the Indian Meadows and Shane Valley subdivisions.
8. Add a signature block to the plan as follows:

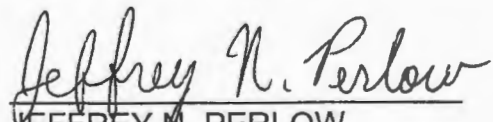
|                                                                          |                                      |
|--------------------------------------------------------------------------|--------------------------------------|
| <b>BALTIMORE COUNTY MINOR SUBDIVISION</b>                                |                                      |
| Project No. <u>02-092-M</u>                                              |                                      |
| <b>DEVELOPMENT REGULATIONS</b>                                           |                                      |
| <input type="checkbox"/> Exempt from Division 2                          |                                      |
| <input type="checkbox"/> Parhandle, exempt from Sections 25-202 & 26-206 |                                      |
| <b>PDM CERTIFICATION</b>                                                 |                                      |
| <input type="checkbox"/> Approved                                        | <input type="checkbox"/> Disapproved |
| By: _____                                                                | Date: _____                          |
| <b>APPROVED, DEPRM</b>                                                   |                                      |
| By: _____                                                                | Date: _____                          |

9. Add minor subdivision number 02-092-M assigned by County to the title block in the lower right corner of the plan and to the signature block shown above.
10. Outline property boundaries clearly within the vicinity map.
11. Seal the plan.
12. Pursuant to Section 1A08.6.B.3, BCZR, adjust the building envelope for the existing dwelling on proposed Lot 3 (adjust the 1"=200 plan details and the 1"=100' development focus area inset) to reflect a maximum area of 20,000 square feet. No portion of the adjusted building envelope may lie within the R.C. 2 portion (i.e., the non-density access parcel) of proposed Lot 3. The adjusted envelope must reflect the requirements of Section 1A08.6.B.5.a and 1A08.6.B.5.b, BCZR. In regards to the 300 feet setback requirement of Section 1A08.6.B.5.b, you will additionally need to contact the Department of Environmental Protection and Resource Management and state in the General Notes whether said section is applicable to this plan.
13. Add a General Note to the plan that states: "In the R.C. 7 portion of the development, no single dwelling, inclusive of a garage or accessory building, shall have a building footprint that exceeds 5000 square feet."
14. In the 1"=200' plan details, adjust the proposed northeast lot line of proposed Lot 2 so that it matches the 1"=100' development focus area inset.
15. Dimension the setbacks of all proposed lots.
16. Label height on the existing dwelling on proposed Lot 3 in feet.
17. Add a General Note to the plan that states: "Maximum building height in the R.C. 2 and R.C. 7 zones is 35 feet."



18. Indicate road names and house numbers of adjacent lots and when available, indicate the house numbers for the three dwellings within this development.
19. Correct (reverse) the zone designations at the northeast boundary line of the development shown on the 1"=200' plan details.
20. Indicate distance from the proposed lots to the centerline of the nearest intersecting public street.
21. Date all revisions.
22. Indicate the existing paving width of Anderson Road in feet.
23. Provide three Baltimore County (BCMD datum) grid coordinate ticks on the plan.
24. Add a General Note to the plan that states: **"The portion of the proposed development located in the R.C. 7 zone will comply with the standards in sections 1A08.4, 1A08.5, and 1A08.6, BCZR, and the standards and guidelines for "rural preservation" and "scenic views" adopted pursuant to said sections, and published as part of the Comprehensive Manual of Development Policy (CMDP)." Contact the Office of Planning for more information in regards to compliance with these sections. If the Office of Planning determines that a variance from any of these sections is required, file a petition for Variance along with the Special Hearing petition required in Comment #4.**
25. Add a General Note to the plan that states: "In the R.C. 7 portion of the development, accessory structures, including solar panels, antennas and storage sheds, are not permitted in the front yard of any principal use. Section 400.1 is not applicable in an R.C. 7 zone; however, the height of accessory structures is subject to the provisions of Section 400.
26. Add a General Note to the plan that states: "Inconveniences arising from agricultural operations. Any dwelling in the R.C. 7 zoned portion of the development may be subject to inconveniences or discomforts arising from agricultural operations, including noise, odors, fumes, dust, the operation of machinery or aircraft of any kind during any twenty-four-hour period, the storage and disposal of manure and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides.
27. Add 100-year flood plain information to the plan details and General Notes of the plan. Add flood zone line to the plan legend and plan details and dimension the boundary lines of the flood plain area with arrows. Indicate the acreage, flood zone status, and FEMA FIRM panel number.
28. A zoning Final Development Plan (FDP) may be required depending on the number of lots created (as determined from zoning and the effective date of the zoning regulations for that zone and depending on the outcome of the Special Hearing related to density issues that was required in Comment #4 above).

Any requests for further information from the Zoning Office must include a reference to the minor subdivision file number (02-092-M) and a copy of these comments must accompany written correspondence or revised plans.

  
JEFFREY N. PERLOW  
Planner II  
Zoning Review

**MARLEY ESTATES fka K & B Homes (New Submittal)**  
Anderson Road  
05-004-M

*Pet No 3*

MINOR SUBDIVISION-1st REVIEW  
Plan Date: January 4, 2005  
Comments Due: January 31, 2005  
Comments Date: January 25, 2005  
Comments Typed: January 25, 2005

1. The property is partially zoned R.C.2 and partially zoned R.C. 7. It appears that a subdivision by deed without Baltimore County approval (no existing minor subdivision plan has been located) has taken place on this property. Due to the aforementioned and in keeping with Zoning Policy #1A01.3.B.1 (RSD-10), the following information must be provided:
  - A. A scaled site plan showing the boundaries of the parcel as they were on November 25, 1979 with the zone line plotted upon it. (Deeds that support these boundary lines must also accompany the site plan.)
  - B. Drawings showing any changes in boundary and/or ownership since that time, including the boundaries after out-conveyances or subdivision by deed took place.
  - C. All deeds recorded that show change in boundaries or ownership.
  - D. A letter stating the devolution of title and what is being requested.
  - E. Drawings should be color-coded to match accompanying deed.
  - F. All of the above should be signed and sealed by a surveyor, engineer or title attorney.
2. Correct the 1"=600' density detail at the bottom right of the plan to label all 3 lots and dimension with arrows, including Part of Lot 2 north of the BGE right-of-way. Correct the density detail to reflect only 1 density unit (not 2 density units) in the R.C. 7 portion of existing Lot 3, showing density arrows that cross the BGE right-of-way. Correct the density detail to reflect 1 density unit for the Part of Lot 2 north of the BGE right-of-way (the R.C. 7 portion of proposed Lot 2).
3. You may want to file a petition for Special Hearing to address the following density related issues:
  - Create a non-density parcel for the Part of Lot 2 north of the BGE right-of-way (the R.C.7 portion of proposed Lot 2), transfer that density right to the adjacent property owners (the Chandlers) for Lot 3, and allow the adjacent property owners (the Chandlers) to retain a second density right within the R.C. 7 portion of their lot (existing Lot 3).
  - If the above is granted, confirmation that the major (4 lots or more) subdivision regulations for this entire development shall then apply and be satisfied (by the Chandlers or any other future developer)

**If the Chandlers decide not to petition for the above, this office will advise them in writing that they will be unable to develop a second dwelling lot for existing Lot 3 (regardless of the fact that two different property descriptions and two different tax account numbers were created by deed for portions of existing Lot 3). If a petition is filed and the Zoning Commissioner issues an order, then place the order verbatim on the minor subdivision plan, reference the case number, include Lot 3 within the tract boundary, and add all relevant general notes related to Lot 3 to the plan (i.e., add the standard R.C. 7 notes).**

*CBA Pet Ex 5*



4. **Density, Area:** Provide accurate gross and net area calculations in compliance with the following: net area = the entire overall tract/ownership area (excluding any existing public street right-of-ways; gross area = the net area plus 1/2 of the tract boundary street right-of-way that the property is not denied access to, up to a maximum of 30 feet (see Zoning Policy RSD-3).

Use the gross area in the density calculation, clearly indicating the source of the additional calculated area over and above the net area.

Add to General Note # 17 that adjacent Lot 3 was created by deed as an out-conveyance or subdivision from this original tract without Baltimore County approval on \_\_\_\_\_.

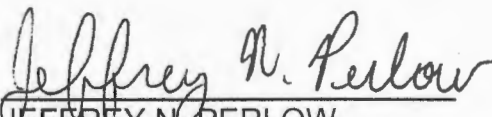
5. Add the lot, block, section and deed references for the adjacent lots in the Indian Meadows and Shane Valley subdivisions. Add the lot and minor subdivision numbers for the adjacent Clark Minor Subdivision.
6. Add the tax account number of 24-00-002768 to the adjacent Lot 3 owned by the Chandlers. Add the tax account numbers for the adjacent Eggleton/Merryman property and the adjacent lots in the Indian Meadows and Shane Valley subdivisions.
7. Correct the Minor Subdivision number in the title block in the lower right corner to state: 05-004-M (previously submitted as 02-092-M).
8. Add a signature block to the plan as follows:

|                                                                                                                        |                                      |
|------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| BALTIMORE COUNTY MINOR SUBDIVISION                                                                                     |                                      |
| Project No. _____                                                                                                      |                                      |
| DEVELOPMENT REGULATIONS                                                                                                |                                      |
| <input type="checkbox"/> Exempt from Article 32, Title 4, Subtitle 2                                                   |                                      |
| <input type="checkbox"/> Panhandle exempt from Section 32-4-211 through 32-4-217<br>and Sections 32-4-266 and 32-4-227 |                                      |
| PDM CERTIFICATION                                                                                                      |                                      |
| <input type="checkbox"/> Approved                                                                                      | <input type="checkbox"/> Disapproved |
| By _____                                                                                                               | Date _____                           |
| APPROVED, DEPRM                                                                                                        |                                      |
| By _____                                                                                                               | Date _____                           |

9. Seal the plan.
10. **History:** Provide a zoning history by case number on the plan including the date of the last Order, what was requested, granted or denied and listing and indicating compliance with any restrictions including, but not necessarily limited to, case number \_\_\_\_\_. Clarify if any special exception was ever utilized within the required 2 year period in accordance with Section 502.3 (BCZR). If utilized, the owner must submit a red-lined public hearing plan to the Zoning Commissioner to request a determination of whether or not a public hearing would be required to abandon or remove the "in place" special exception on the property. If no zoning case history, indicate that in the General Notes.
11. Date all revisions.
12. Indicate the existing paving and right-of-way width of Anderson Road in feet.
13. Add General Note stating that the maximum building height for proposed dwellings is 35 feet.

14. Add "Use in Common" ingress, egress and maintenance information for the existing driveway and clarify how proposed Lots 1 and 2 will access the driveway in the plan details and General Notes.
15. Indicate in the general notes whether the property is (or is not) located within a 100-year floodplain. If located within a floodplain, dimension the boundaries of the floodplain area with arrows **and** indicate the acreage, elevations, flood zone status and FEMA FIRM panel number.
16. **Basic Services Maps:** Note if the site is located in (or not located in) any deficient areas on the Basic Services Maps pursuant to Section 4A02, BCZR. Detail compliance if subject to the above conditions or a variance may be required.
17. A zoning Final Development Plan (FDP) may be required depending on the number of lots created (as determined from zoning and the effective date of the zoning regulations for that zone and depending on the outcome of any Special Hearings that may be held relative to existing Lot 3 (see Comment # 3 above).

Any requests for further information from the Zoning Office must include a reference to the minor subdivision file number (05-004-M) and a copy of these comments must accompany written correspondence or revised plans.

  
JEFFREY N. PERLOW  
Planner II  
Zoning Review

JNP



Case No.: 2016-0025-SPH

Exhibit Sheet

SLW  
10-28-15

Petitioner/Developer

Protestant

|        |                                            |  |
|--------|--------------------------------------------|--|
| No. 1  | site plan (redline)                        |  |
| No. 2  | Marley Estates Minor<br>Sub. 2002          |  |
| No. 3  | Marley Estates Minor<br>sub. 2005          |  |
| No. 4  | Kotroco letter 3-31-09                     |  |
| No. 5  | Bureau Land Acquisition<br>comment 1-31-05 |  |
| No. 6  |                                            |  |
| No. 7  |                                            |  |
| No. 8  |                                            |  |
| No. 9  |                                            |  |
| No. 10 |                                            |  |
| No. 11 |                                            |  |
| No. 12 |                                            |  |



Ref No 4

**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
County Executive

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*  
March 31, 2009

Michael L. Snyder  
Coady & Farley  
400 Allegheny Avenue  
Towson, MD 21204

RE: Zoning Verification, Marley Estates (fka K & B Homes) Minor Subdivision (M.S. # 05-004-M),  
Anderson Road, 7th Election District.

Dear Mr. Snyder:

Thank you for your recent letter to me regarding the proposed Marley Estates development. Based upon the information provided therein and my review of the available development and zoning records, the following has been determined:

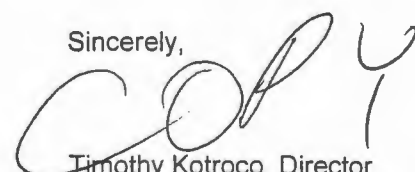
1. As outlined by Mr. Lykens and Mr. Rascoe in your letter, the remaining development issues have not been resolved.
2. Pursuant to correspondence/emails from our Development Management Division to Bruce Doak, Project Engineer for Gerhold, Cross & Etzel, LTD., the proposal for Marley Estates involves three lots and a parcel (4 lots total). Therefore, the development cannot continue to be reviewed as a minor subdivision submittal, but must be resubmitted to our Development Management Division as a major subdivision (i.e., utilize the full development process).
3. The attached Zoning Review Office minor subdivision comments will continue to apply, even if the development is resubmitted as a major subdivision.

Based on the above, I must affirm the positions of Mr. Lykens and Mr. Rascoe, as well as our Development Management and Zoning Review Divisions.

If you do not agree with the above determinations or my affirmation of their positions, you may file a petition for a special hearing to have a different determination be made by the Baltimore County Zoning Commissioner.

Again, thank you for your concerns regarding this important issue. If I may be of further assistance, please do not hesitate to contact me at 410-887-3353

Sincerely,

  
Timothy Kotroco, Director  
Department of Permits and  
Development Management

Enclosures

Ref No 5

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
BUREAU OF LAND ACQUISITION

MINOR SUB REVIEW

MR. HOUK SIGNED IF APPROVED \_\_\_\_\_

1/31/2005

PHONE# (410) 887-3255

Project name: MARLEY ESTATES NEW SUBMITTAL

Minor sub number: 5004

Received: 1/18/2005

Due date: 1/31/2005

Date done: 1/31/2005

Review: IST

NOTICE:

- 1) If the dedication of any easements and/or fee simple areas is required by a Baltimore County agency, the applicant is advised to review the "RIGHT OF WAY DOCUMENTS MANUAL" for the appropriate procedures and deed form(s).
- 2) Applicant is hereby notified that if any areas need to be dedicated, the applicant must use surveyors, engineers and/or attorneys who carry at least \$500,000 of professional liability insurance, and are prepared to complete the engineers, surveyors and/or attorneys certification in the "RIGHT OF WAY DOCUMENTS MANUAL".

comment 1: THIS PROPERTY WAS PART OF A LARGER SINGLE PARCEL OF LAND THAT HAS ALREADY BEEN ILLEGALLY DIVIDED INTO THREE PARCELS. THIS MAKES IT EXEMPT FROM THE MINOR SUB PROCESS. A FULL SUBDIVISION IS REQUIRED.

comment 2: FOR ANY QUESTIONS CONTACT DON RASCOE.

comment 3:

comment 4:



1994884 000095

THIS DEED, Made this 8<sup>th</sup> day of June, in the year one thousand nine hundred and sixty-eight, by and between IMOGEN W. SNOW, Widow, of Baltimore County, State of Maryland, party of the first part; and BANKERS TRUST COMPANY, a corporation of the State of New York, Trustee, party of the second part, and BALTIMORE GAS AND ELECTRIC COMPANY, a corporation of the State of Maryland, party of the third part.

WHEREAS, the said party of the third part, by its original indenture dated February 1, 1919, and recorded among the Mortgage Records of Baltimore County in Liber W.F.C. No. 355, folio 1, etc., and twenty-nine (29) indentures supplemental thereto, the last being dated August 1, 1967, and recorded among the Land Records of Baltimore County in Liber O.T.C. No. 4791, folio 361, etc., conveyed to the said party of the second part, Trustee, for the uses and purposes therein set forth, all the property of the said Baltimore Gas and Electric Company then owned or thereafter to be acquired by it; and

WHEREAS, in order to vest the title to the property hereinafter described in the said party of the second part, as Trustee under said original indenture dated February 1, 1919, and indentures supplemental thereto, it is now proposed to grant and convey the property hereinafter described directly to the said party of the second part, as such Trustee, and to the said party of the third part, subject, in all respects, to the right, title and interest of the said party of the second part, as such Trustee.

NOW, THEREFORE, THIS DEED WITNESSETH: That in consideration of the premises and the sum of Five (\$5.00) Dollars, and other valuable considerations, this day paid, receipt whereof is hereby acknowledged, the said party of the first part does hereby grant and convey unto the said Bankers Trust Company, Trustee under the aforesaid original indenture dated February 1, 1919, and indentures supplemental thereto, and its successors in said trust, for the uses and purposes and upon the trusts in said indentures set forth, and, subject to the interest and estate so vested in Bankers Trust Company, Trustee, unto the said Baltimore Gas and Electric Company, its successors and assigns, in fee simple, all the parcels of land situate in the Seventh Election District of Baltimore County, State of Maryland, and described as follows, according to Surveys prepared by Dollenberg Brothers, Surveyors, dated May 28, 1968:



1994884 000095

3850 NSU



WM4884 NM097

BEGINNING for the first, Parcel 1, at the point of intersection of the center line of a proposed electrical transmission line right of way, 300 feet wide, with the third or south 27-3/4 degrees west 48 perches line of a parcel of land described in a deed dated February 23, 1917 and recorded among the Land Records of Baltimore County in Liber W.F.C. No. 474 folio 499 from Wesley M. Cordery to Chauncey B. Grove and wife, said point of intersection being distant south 22 degrees 11 minutes 46 seconds west 231.47 feet, measured along said third line, from the beginning thereof and running thence with and binding on a part of said third line, said line being the common boundary between the property of the herein named grantor and the property of Nita K. Shamberger, south 22 degrees 11 minutes 46 seconds west 191.84 feet, thence leaving said outline and running for lines of division now made parallel with and distant 150 feet southeasterly and 150 feet southwesterly, measured at right angles, from the center line of said proposed electrical transmission line right of way, 300 feet wide, the two following courses and distances viz: north 73 degrees 37 minutes 50 seconds east 2304.13 feet and south 71 degrees 54 minutes 00 seconds east 171.23 feet to intersect the second or westerly 30 perches line of a parcel of land designated as Parcel 75 and described in a deed dated October 10, 1941 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1188 folio 545 from Thomas C. Hunter, Treasurer, to the County Commissioners of Baltimore County at a point distant north 47 degrees 11 minutes 20 seconds west 409.36 feet, measured along said second line, from the beginning thereof, thence running with and binding on a part of said second line and running with and binding on a part of the second or westerly 30 perches line of a parcel of land designated as Parcel 19 and described in a deed dated November 5, 1942 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1259 folio 514 from Thomas C. Hunter, Treasurer, to the County Commissioners of Baltimore County, said lines being the common boundary between the property of the herein named grantor and the property of Baltimore County, Maryland, the following course and distance viz: north 47 degrees 11 minutes 20 seconds west 287.51 feet to a point in the center line of said proposed electrical transmission line right of way, 300 feet wide, thence continuing to run with and bind on a part of said last mentioned second line, north 47 degrees 11 minutes 20 seconds west 174.67 feet, thence leaving said outline and running for a line of division now made parallel with and distant 150 feet northwesterly, measured at right angles, from the center line of said proposed electrical transmission line right of way, 300 feet wide, south 73 degrees 37 minutes 50 seconds west 1354.33 feet to a point in line with the first line of the aforesaid parcel of land described in the deed from Wesley M. Cordery to Chauncey B. Grove and wife, thence continuing to run for a line of division north 22 degrees 45 minutes 10 seconds east 4.91 feet to the end of said first line and thence running with and binding on the second line and on a part of the third line of said parcel of land, said lines being the common boundary between the property of the herein named grantor and the property of Nita K. Shamberger, the two following courses and distances viz: south 76 degrees 15 minutes 10 seconds west 594.00 feet and south 22 degrees 11 minutes 46 seconds west 231.47 feet to the place of beginning.

Containing 15.341 acres of land more or less.

BEGINNING for the second, Parcel 2, at a corner fence post heretofore set at the end of the ninth or north 24-1/2 degrees east 37 perches line of a parcel of land described in a deed dated February 23, 1917 and recorded among the Land Records of Baltimore County in Liber W.F.C. No. 474, folio 499 from Wesley M. Cordery to Chauncey B. Grove and wife, said post being distant north 19 degrees 02 minutes 50 seconds east 65.16 feet, measured along said ninth line, from its intersection with the center line of a proposed electrical transmission line right of way, 300 feet wide, and running thence with and binding on the tenth line of said parcel of land, said line being the common boundary between the property of the herein named grantor and the property of Herman Greenleaf and wife, south 83 degrees 41 minutes 20 seconds east 244.20 feet to the end thereof, thence running with and binding on a part of the eleventh line of said parcel of land, said line being the common boundary between the property of the herein named grantor and the property of Winfield S. Letster and wife, north 47 degrees 11 minutes 20 seconds west 260.26 feet to the beginning of a parcel of land designated as Parcel 75 and described in a deed dated October 10, 1941 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1188, folio 545 from Thomas C. Hunter, Treasurer, to the County Commissioners of Baltimore County and thence running with and binding on a part of the first line of said parcel of land, south 19 degrees 02 minutes 50 seconds west 198.71 feet to the place of beginning.

Containing 0.434 of an acre of land more or less.



WM4084 WM098

The courses in the above descriptions are referred to the State of Maryland Grid Meridian.

BEING part of the land which by a deed dated February 23, 1917 and recorded among the Land Records of Baltimore County in Liber W.F.C. No. 474, folio 499, was conveyed by Wesley M. Cordery to Chamney E. Grove and Imogen W. Grove, as joint tenants, in fee simple. The said Chamney E. Grove having since departed this life on or about May 13, 1967, vesting title by survivorship in Imogen W. Grove.

The parcels of land hereinabove described are shown outlined in red on Plat No. 12301-C entitled "Plan Showing Property To Be Acquired From Imogen W. Grove, Widow", which Plat is attached hereto and made a part hereof.



WEEK 284 111099

TOGETHER with the right to have access at all times, using existing roads as far as practicable, for the construction, operation and maintenance of towers, poles, structures, wires, cables, conduits, gas pipes or other facilities upon, over or under said parcels of land, and together with the right to trim or cut down and remove all trees on the land adjacent to said parcels of land which might at any time, in the sole judgment of the parties of the second and third parts, or either of them, their successors and assigns, or the successors and assigns of either of them, be liable to interfere with or fall on any of the facilities of the party of the third part, its successors or assigns.

RESERVING, however, unto the said party of the first part, her heirs and assigns, the right to cross said parcels of land and extend roads and public utility facilities across said parcels of land anywhere except within Fifty (50) feet of any structure of the said party of the third part, and if such roads or facilities interfere with the use of said parcels of land by the said party of the third part, it will relocate them, and the right to farm and use the same in any other manner as long as such other use, in the sole judgment of the parties of the second and third parts, or either of them, their successors and assigns, or the successors and assigns of either of them, will not interfere with the construction, operation and maintenance of the party of the third part's existing or future facilities, but there shall not be erected any buildings or structures thereon by the party of the first part; any crops which may be damaged on land adjacent to said parcels of land because of such construction, operation and maintenance shall be paid for at prevailing market prices by the party of the third part.

TOGETHER with any, all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD said parcels of land and premises above described, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said BANKERS TRUST COMPANY, Trustees under the aforesaid original indenture of February 1, 1919, and indentures supplemental thereto, and its successors in said trust, for the uses and purposes and upon the trusts in said indentures set forth, in fee simple.

TO HAVE AND TO HOLD said parcels of land and premises above described, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper



MEMO 854 JAN 1-00

use and benefit of the said BUILDING and AND ERECTING COMPANY, its successors and assigns, subject to the interest and estate we vested in the Bankers Trust Company, Trustee, in fee simple.

AND the said party of the first part hereby covenants that she will warrant especially the property hereby conveyed and that she will execute such further assurances of said land as may be required.

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

WITNESS:

Thomas J. Crawford

James W. Gagne

(SEAL)

James W. Gagne

STATE OF MARYLAND, Baltimore County, to WIT:

I HEREBY CERTIFY that on this 8th day of June, 1948, before me, a Notary Public of said State, personally appeared DOROTHY V. GAGNE, Widow, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, who signed the same in my presence and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and notary seal.



Thomas J. Crawford  
Thomas J. Crawford, Notary Public  
My commission expires June 30, 1949







12301-C:



LIB 4905 MW329

SP 7-003



THIS DEED, Made this 29th day of July, in the year one thousand nine hundred and sixty-eight, by and between BALTIMORE COUNTY, MARYLAND, a municipal corporation and body politic, party of the first part, and BANKERS TRUST COMPANY, a corporation of the State of New York, Trustee, party of the second part, and BALTIMORE GAS AND ELECTRIC COMPANY, a corporation of the State of Maryland, party of the third part.

WHEREAS, the property hereinafter described was on the 3rd day of June, 1948, declared to be surplus property by the party of the first part; and

WHEREAS, upon recommendations made to, and approved by the County Executive of Baltimore County on the 18th day of June, 1948, the hereinafter described property was sold at a private sale unto the party of the third part, at and for the price of THREE THOUSAND TWO HUNDRED FIFTY DOLLARS (\$3,250.00), which said sum included costs involved in said transaction; and

WHEREAS, pursuant to Article 23A Section 5 (b) of the Annotated Code of Maryland 1937 as amended, due public notice of the proposed conveyance of the hereinafter described property was published once a week for three (3) successive weeks in THE JEFFERSONIAN, a weekly newspaper of general circulation published in Baltimore County, which said notice set forth a description of the property, the proposed purchase price, the name of the proposed purchaser, and gave the general public until the 18th day of July, 1948, to file any objections to said proposed sale; and

WHEREAS, no objections to said sale have been filed within the time allowed of said notice; and

WHEREAS, the said party of the third part, have paid BALTIMORE COUNTY, MARYLAND the sum of Three Thousand Two Hundred Fifty Dollars (\$3,250.00), the agreed purchase price of said property, and BALTIMORE COUNTY is authorized by law to execute this Deed.

WHEREAS, the said party of the third part, by its original indenture dated February 1, 1919, and recorded among the Mortgage Records of Baltimore County in Liber W.F.C. No. 535, folio 1, etc., and twenty-nine (29) indentures supplemental thereto, the last being dated August 1, 1947, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4791, folio 361, etc., conveyed to the said party of the second part, Trustee, for the uses and purposes therein set forth, all the property of the said Baltimore Gas and Electric Company then owned or thereafter to be acquired by it; and

WITNESSED this 29th day of July, 1968.

Norman V. Ford

Director of Public Works

Per: Alvin H. Sullivan  
Authorized Signature

BALTIMORE COUNTY CLERK OF COURT (LINDA B. BARTON) CTG 4826, P. 8339, MSA DEPT 4761. BALTIMORE COUNTY DEPT 10012016.



WHEREAS, in order to vest the title to the property hereinafter described in the said party of the second part, as Trustee under said original indenture dated February 1, 1919, and indentures supplemental thereto, it is now proposed to grant and convey the property hereinafter described directly to the said party of the second part, as such Trustee, and to the said party of the third part, subject, in all respects, to the right, title and interest of the said party of the second part, as such Trustee.

NOW, THEREFORE, THIS DEED WITNESSETH: That in consideration of the premises and the sum of Five (\$5.00) Dollars, and other valuable considerations, this day paid, receipt whereof is hereby acknowledged, the said party of the first part does hereby grant and convey unto the said Bankers Trust Company, Trustee under the aforesaid original indenture dated February 1, 1919, and indentures supplemental thereto, and its successors in said Trust, for the uses and purposes and upon the trusts in said indentures set forth, and, subject to the interest and estate so vested in Bankers Trust Company, Trustee, unto the said Baltimore Gas and Electric Company, its successors and assigns, in fee simple, all the parcel of land situate in the Seventh Election District of Baltimore County, State of Maryland, and according to a survey prepared by Dolkenberg Brothers dated May 1, 1968 and described as follows that is to say:

BEGINNING for the same at the point of intersection of the center line of a proposed electrical transmission line right of way, 300 feet wide, with the first line of a parcel of land designated as Parcel 75 and described in a deed dated October 10, 1941 and recorded among the Land Records of Baltimore County in Liber C.M.E. No. 1188, folio 545 from Thomas C. Hunter, Treasurer, to The County Commissioners of Baltimore County, said point of intersection being distant South 19 degrees 02 minutes 50 seconds West 206.87 feet, measured along said first line, from the beginning of said parcel of land and running thence with and binding on a part of said first line, said line being the common boundary between the property of the herein named party of the first part and the property of Herman Greenlay and wife, South 19 degrees 02 minutes 50 seconds West 130.01 feet, thence leaving said outline and running for a line of division now made parallel with and distant 150 feet southwesterly, measured at right angles, from the center line of said proposed electrical transmission line right of way, 300 feet wide, North 71 degrees 34 minutes 00 seconds West 374.62 feet to intersect the second line of said parcel of land at a point distant North 47 degrees 11 minutes 30 seconds West 409.25 feet, measured along said second line, from the beginning thereof thence running with and binding on a part of said second line and running with and binding on a part of the second line of a parcel of land designated as Parcel 19 and described in a deed dated November 5, 1942 and recorded among the Land Records of Baltimore County in Liber C.M.E. No. 1259, folio 316 from Thomas C. Hunter, Treasurer to The County Commissioners of Baltimore County, said lines being the common boundary between the property of the herein named party of the first part and the property of Eugen W. Green, widow, the following courses and distances viz: North 47 degrees 11 minutes 30 seconds West 347.31 feet to a point in the center line of said proposed electrical transmission line right of way, 300 feet wide, thence continuing to run with and bind on a part of said last mentioned second line, North 47 degrees 11 minutes 30 seconds West 174.67 feet, thence leaving said outline and running for lines of division now made parallel with and distant 150 feet northwesterly and 150 feet north-easterly, measured at right angles, from the center line of said proposed electrical transmission line right of way, 300 feet wide, the two following courses and distances viz: North 71 degrees 37 minutes 30 seconds East 188.68 feet and South 71 degrees 34 minutes 00 seconds East 643.87 feet to intersect the aforesaid first line of the first herein mentioned parcel of land designated as Parcel 75 and described in the deed from



UNCL 905 MRE331

Thomas G. Hunter, Treasurer, to The County Commissioners of Baltimore County and thence running with and binding on a part of said first line, said line being the common boundary between the property of the herein named party of the first part and the properties of Inogen W. Grove, widow and Herman Greenley and wife, South 15 degrees 02 minutes 50 seconds West 130.02 feet to the place of beginning.

Containing 4.367 Acres of land more or less.

The courses in the above description are referred to the State of Maryland grid meridian.

Being a part of each of the parcels of land conveyed by Thomas G. Hunter, Treasurer, to The County Commissioners of Baltimore County by the two following deeds viz:

- 1) Parcel 73 in the deed dated October 10, 1941 and recorded among the Land Records of Baltimore County in Liber C.H.E. No. 1183, folio 345,
- 2) Parcel 19 in the deed dated November 5, 1942 and recorded among the Land Records of Baltimore County in Liber C.H.E. No. 1259, folio 314.

The above described parcel of land is shown outlined in red on Plat No. 12302-S attached hereto and made a part hereof.

TOGETHER with the right to have access at all times, using existing roads, so far as practicable, for the construction, operation and maintenance of towers, poles, structures, wires, cables, conduits, gas pipes or other facilities upon, over or under said parcel of land, and together with the right to trim or cut down and remove all trees on the land adjacent to said parcel of land which might at any time, in the sole judgment of the parties of the second part and third part, or either of them, their successors and assigns, or the successors and assigns of either of them, be liable to interfere with or fall on any of the facilities of the party of the third part, its successors or assigns.

RESERVING, however, unto the said party of the first part, its successors and assigns, the right to cross said parcel of land and extend roads and public utility facilities across said parcel of land any where except within fifty (50) feet of any structure of the said party of the third part, and if such roads or facilities interfere with the use of said parcel of land by the said party of the third part, it will relocate them, and the right to farm and use the same in any other manner as long as such other use, in the sole judgment of the parties of the second and third parts, or either of them, their successors and assigns, or the successors and assigns of either of them, will not interfere with the construction, operation and maintenance of the party of the third part's existing or future facilities, but there shall not be erected any buildings or structures thereon by the party of the first part; any crops which may be damaged on land adjacent to said parcel of land because of such construction, operation and maintenance shall be paid for at prevailing market prices by the party of the third part.



LIBER 905 PAGE 332

TOGETHER with any, all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD said parcel of land and premises above described, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said BANKERS TRUST COMPANY, Trustee under the aforesaid original indenture of February 2, 1919, and indentures supplemental thereto, and its successors in said trust, for the uses and purposes and upon the trusts in said indentures set forth, in fee simple.

TO HAVE AND TO HOLD said parcel of land and premises above described, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said BALTIMORE GAS AND ELECTRIC COMPANY, its successors and assigns, subject to the interest and estate so vested in the Bankers Trust Company, Trustee, in fee simple.

AS WITNESS the corporate seal of Baltimore County, Maryland, and the signature of W.E. Fornoff, County Administrative Officer, attested by the Secretary.

TEST:

BALTIMORE COUNTY, MARYLAND

*Edward J. [Signature]*  
Secretary

BY: *W. E. Fornoff* (SEAL)  
W. E. Fornoff  
County Administrative Officer

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY that on this 29 day of July, in the year Nineteen Hundred Sixty-eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared W. E. FORNOFF, County Administrative Officer, and he acknowledged the foregoing Deed to be the act of said municipal corporation.

AS WITNESS my Hand and Notarial Seal.

Approved as to form

this 24th day of July, 1968

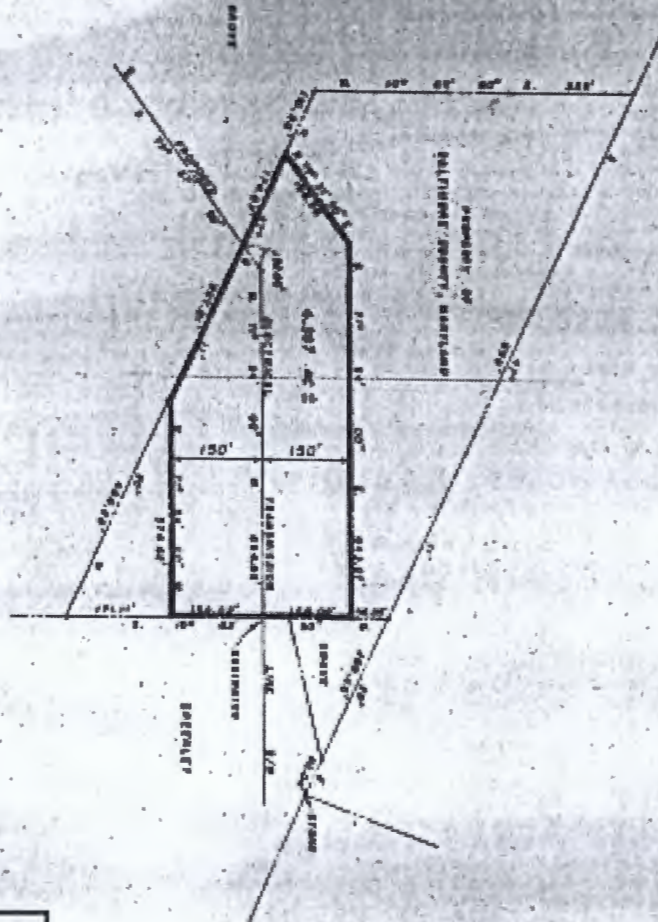
*Shirley [Signature]*  
Assistant County Solicitor

Approved as to legal sufficiency

this 3rd day of July, 1968

*Shirley [Signature]*  
Assistant County Solicitor





PLAN SHOWING PROPERTY TO BE  
ACQUIRED FROM

BALTIMORE COUNTY, MARYLAND  
7 IN. SECTION DISTRICT  
BALTIMORE COUNTY MARYLAND  
SCALE 1" = 200 FT. DATE 8/2/68  
CHECKED BY APPROVED

Rec'd for record AUG 5 1968  
For Orville T. Connell, Clerk  
Mail to THE TITLE GUARANTEE COMPANY  
Receipt No. 200710 1550

12502-B



SP 7-004

THIS DEED, Made this *24<sup>th</sup>* day of *October*, 1975, by and between BALTIMORE COUNTY, MARYLAND, a body corporate and politic, party of the first part; and THELMA G. ALMONY and J. DONALD GROVE, personal representatives for the Estate of Imogene W. Grove, parties of the second part.

WHEREAS, Baltimore County, Maryland, is the fee simple owner of the hereinafter described property conveyed by Thomas C. Hunter, Treasurer, to the County Commissioners of Baltimore County; and

WHEREAS, Baltimore County, Maryland, by virtue of the Home Rule Charter for Baltimore County, Maryland, has succeeded the County Commissioners of Baltimore County; and

WHEREAS, the property hereinafter described was on the 4th day of June, 1974, declared to be no longer needed for public use by the party of the first part; and

WHEREAS, upon recommendations made to and approved by the County Executive of Baltimore County on the 11th day of March, 1975, the hereinafter described property was sold unto the parties of the second part, at and for the price of One Thousand Nine Hundred (\$1,900.00) Dollars, plus costs involved in said transaction; and

WHEREAS, pursuant to Baltimore County Code, 1968 Edition, Title 2, entitled "Administration", Article 1, Section 2-1, and Amendments thereto, the party of the first part is authorized and empowered to dispose of the hereinafter described property; and

WHEREAS, due public notice of the proposed conveyance of the hereinafter described property was published once a week for three (3) successive weeks in the TOWSON TIMES, a weekly newspaper of general circulation published in Baltimore County, which said notice set forth a description of the property, the proposed purchase price, the name of the proposed purchaser, and gave the general public until the 4th day of September, 1975, to file any objections to the said proposed sale; and

WHEREAS, no objections to said sale have been filed within the time allowed by said notice; and

WHEREAS, the said THELMA G. ALMONY and J. DONALD GROVE, personal representatives for the Estate of Imogene W. Grove, have paid BALTIMORE COUNTY, MARYLAND, the sum of One Thousand Nine Hundred (\$1,900.00) Dollars, the agreed purchase price of said property, and BALTIMORE COUNTY, MARYLAND, is authorized by law to execute this Deed.

NOW, THEREFORE WITNESSETH, that in consideration of the sum of One Thousand Nine Hundred (\$1,900.00) Dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged, BALTIMORE COUNTY, MARYLAND, does grant and convey unto THELMA G. ALMONY and J. DONALD GROVE, personal representatives for the Estate of Imogene W. Grove, their successors and assigns, in fee simple, all those lots of ground, lying and being in the Seventh Election District of Baltimore County, State of Maryland and being more particularly described as follows, that is to say:

FIRST: BEING a parcel of land consisting of 6.16 acres (288,183 sq. ft.), more or less, located on the northeast corner of a tract of land owned by the Estate of Imogene W. Grove, east of West Liberty Road and west of Anderson Road in the Seventh Election District of Baltimore County, as shown shaded and indicated "AREA TO BE RELEASED" on Baltimore County Bureau of Land Acquisition Drawing No. SP 7-004-1, which is attached hereto and made a part hereof.

BEING a portion of the parcels of ground described in Deeds dated October 10, 1941, and November 5, 1942, from Thomas C. Hunter, Treasurer, to the County Commissioners of Baltimore County; said Deeds being recorded among the Land Records of the aforesaid County in Libers C.H.K., No. 118, folio 545 and C.H.K., No. 1259, folio 516.

SECOND: BEING a parcel of land consisting of 6.0 acres (261,360 sq. ft.), more or less, located on the southernmost corner of a tract of land owned by the Estate of Imogene W. Grove, east of West Liberty Road and west of Anderson Road in the Seventh Election District of Baltimore County, as shown shaded and indicated "AREA TO BE RELEASED" on Baltimore County Bureau of Land Acquisition Drawing No. SP 7-004-2, which is attached hereto and made a part hereof.

BEING the same lot of ground described in Deed dated June 21, 1940 from Thomas C. Hunter, Treasurer, to the County Commissioners of Baltimore County, said Deed being recorded among the Land Records of Baltimore County in Liber C.W.B., Jr., No. 1110, folio 499.

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

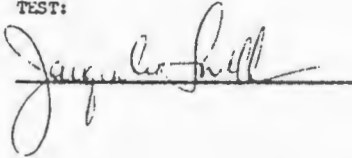
TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the use and benefit of the said THELMA G. ALMONY and J. DONALD GROVE, personal representatives for the Estate of Imogene W. Grove, their successors and assigns, in fee simple.



LIBER. 5580 PAGE 312A

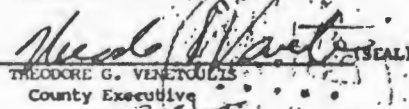
AS WITNESS the corporate seal of Baltimore County, Maryland and the signature of THEODORE G. VENETOULIS, County Executive, attested by the Secretary.

TEST:



BALTIMORE COUNTY, MARYLAND

BY:

 (SEAL)  
THEODORE G. VENETOULIS  
County Executive  
10224-1511-1175

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY that on this 24th day of October, in the year  
Nineteen Hundred and Seventy-five, before me, the subscriber, a Notary Public of  
the State of Maryland, in and for the County aforesaid, personally appeared  
THEODORE G. VENETOULIS, County Executive, and he acknowledged the foregoing Deed  
to be the act of said body corporate and politic.

AS WITNESS my Hand and Notarial Seal.



APPROVED as to form this 10<sup>th</sup>  
day of October, 1975.

Assistant County Solicitor

APPROVED as to legal sufficiency this 24<sup>th</sup>  
day of October, 1975.

Assistant County Solicitor

TRANSFER TAX NOT REQUIRED

Per: [Signature]  
Authorized signature  
10/18/75

0591650 2 01810 56-13 100  
079640 2 01020 56-13 100  
0122310 2 01020 56-13 100  
9/18/75

-3-

JAR:5JB:klr

K&E BALTIMORE 170153 PHOENIX MC1901

① VERTICAL LETTERING DENOTES EXISTING PROPERTY LINES.

② SLANT LETTERING DENOTES PROPOSED CHANGES TO PROPERTIES.

③ ALL AREAS FOUND BY PLANNING, UNLESS OTHERWISE NOTED.

THIS PLAT IS COMPILED FROM DEEDS AND SURVEYS THE COURSES AND DISTANCES SHOWN ON PROPERTIES ADJOINING THE PROPOSED RIGHT OF WAY ARE THOSE CONTAINED IN THE DEED REFERRED TO BY LIGER AND FOLIO NUMBERS AND DO NOT NECESSARILY REFER TO THE MERIDIAN SHOWN HEREON NOR DO THEY IMPLY A CURRENT SURVEY OF SAID PROPERTIES UNLESS SO NOTED.

"A TEMPORARY EASEMENT AREA TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF CREATING THE NECESSARY SUPPORTING SLURPS, AND ALL RIGHTS HERETO GRANTED TO BALTIMORE COUNTY, MARYLAND SHALL THEN TERMINATE AND REVERT TO THE GRANTORS."

AREA TO BE RELEASED  
AREA: 256,136 SQ. FT.  
5.880 AC.

AREA TO BE RELEASED  
OF B & B<sub>a</sub> AREA  
288,103 SQ. FT. = 6.616 AC.

BALTIMORE COUNTY  
C.H.N. 1259/516

PLAT OF  
CHAUNCEY B. GROVE  
W.R.C. 474-488

BALTIMORE GAS & ELECTRIC  
OTG. 4881/049  
PARCEL W1

AREA TO BE RELEASED  
AREA: 32,047 SQ. FT. = 0.736 AC.

BALTIMORE COUNTY  
C.H.N. 1188/545

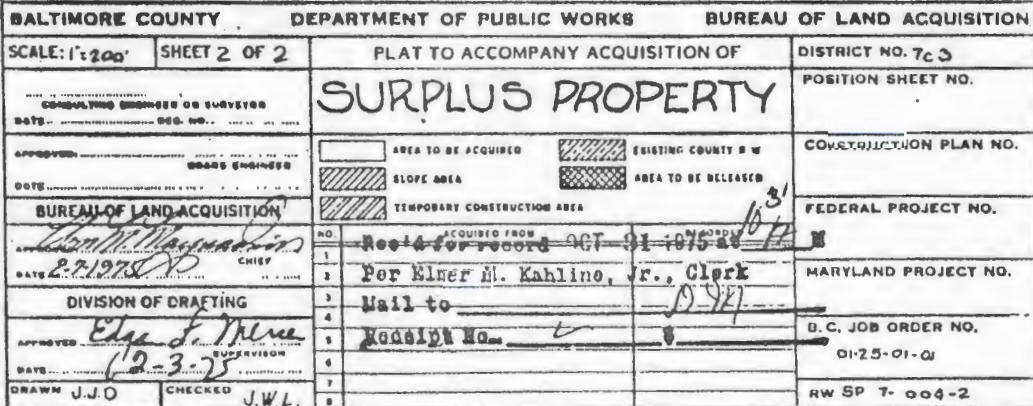
BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF LAND ACQUISITION

| SCALE: 1"=250'                                                                         | SHEET 1 OF 2              | PLAT TO ACCOMPANY ACQUISITION OF                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                      | DISTRICT NO. 7C3                 |               |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |                     |
|----------------------------------------------------------------------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------|----------|---|--|--|---|--|--|---|--|--|---|--|--|---|--|--|---|--|--|---|--|--|---|--|--|---------------------|
| CONSULTING ENGINEER OR SURVEYOR<br>DATE _____ REG. NO. _____                           |                           | SURPLUS PROPERTY                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                      | POSITION SHEET NO.               |               |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |                     |
| APPROVED: _____<br>DATE _____                                                          | ROADS ENGINEER            | <input type="checkbox"/> AREA TO BE ACQUIRED<br><input checked="" type="checkbox"/> SLOPE AREA<br><input checked="" type="checkbox"/> TEMPORARY CONSTRUCTION AREA                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> EXISTING COUNTY B & B<br><input checked="" type="checkbox"/> AREA TO BE RELEASED | CONSTRUCTION PLAN NO.            |               |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |                     |
| BUREAU OF LAND ACQUISITION<br>APPROVED: <i>William H. Mayhew</i><br>DATE: 3-7-75 CHIEF |                           | <table border="1"> <thead> <tr> <th>NO.</th> <th>ACQUIRED FROM</th> <th>RECORDED</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> </tbody> </table> |                                                                                                                      | NO.                              | ACQUIRED FROM | RECORDED | 1 |  |  | 2 |  |  | 3 |  |  | 4 |  |  | 5 |  |  | 6 |  |  | 7 |  |  | 8 |  |  | FEDERAL PROJECT NO. |
| NO.                                                                                    | ACQUIRED FROM             | RECORDED                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                      |                                  |               |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |                     |
| 1                                                                                      |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      |                                  |               |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |                     |
| 2                                                                                      |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      |                                  |               |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |                     |
| 3                                                                                      |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      |                                  |               |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |                     |
| 4                                                                                      |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      |                                  |               |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |                     |
| 5                                                                                      |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      |                                  |               |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |                     |
| 6                                                                                      |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      |                                  |               |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |                     |
| 7                                                                                      |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      |                                  |               |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |                     |
| 8                                                                                      |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      |                                  |               |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |                     |
| DIVISION OF DRAFTING<br>APPROVED: <i>Edgar L. Neuch</i><br>DATE: 3-3-75 SUPERVISOR     |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      | MARYLAND PROJECT NO.             |               |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |                     |
| DRAWN: J.J.D.                                                                          | CHECKED: J.W.L.<br>J.W.R. |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      | B.C. JOB ORDER NO.<br>0125-01-01 |               |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |                     |
|                                                                                        |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      | RW SP 7-004-1                    |               |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |                     |



- ③ ALL AREAS FOUND BY PLANIMETER  
UNLESS OTHERWISE NOTED

"A TEMPORARY EASEMENT AREA TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF CREATING THE NECESSARY SUPPORTING SLOPES, AND ALL RIGHTS HEREBY GRANTED TO BALTIMORE COUNTY, MARYLAND SHALL THEN TERMINATE AND REVERT TO THE SEANORES."





This Deed, Made this 9<sup>th</sup> day of February

in the year one thousand nine hundred and seventy-seven, by and between  
 THELMA G. ALMONY and J. DONALD GROVE, Personal Representatives of the Estate of  
 Imogene W. Grove, deceased April 26, 1975, Personal Representatives appointed May 20, 1975.  
 Baltimore County, State of Maryland, Parties

KEITH GARMAN, Party

of the second part,

2-7-77 207625B \*\*\*35550  
 2-7-77 207625C \*\*\*24250  
 2-7-77 207624C \*\*\*35250  
 2-7-77 207623C \*\*\*11150

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

do hereby grant and convey unto the said Party of the Second Part, his

heirs, personal representatives and assigns,

in fee simple, all lot(s) of ground, situate, lying and being in

Baltimore County, State of Maryland, and described as follows, that is to say:—

Beginning for the same at the end of the eighth or S.76.15' 10" W 594.00 foot line of  
 a deed dated June 8, 1968 and recorded among the Land Records of Baltimore County in Liber  
 O.T.G. 4884, folio 096 was conveyed by Imogene W. Grove unto the Baltimore Gas & Electric  
 Company and running thence as now surveyed, S.22.28' 44" W 735.04 feet to an iron pipe  
 heretofore set, thence running with and binding on the S.69.23' 48" E 653.97 foot line of  
 a deed dated April 12, 1976, and recorded among the Land Records of Baltimore County in  
 Liber E.H.K., Jr. 5623 folio 200 was conveyed from Anthony Meredith, et al unto Raymond B.  
 Nuth and Aileen Nuth, his wife, the following course; S.70.15' 49" E 654.18 feet to a  
 stone heretofore set and running with and binding on the subdivision plat of Indian Meadows  
 dated July 20, 1976, and recorded among the Land Records of Baltimore County in Plat Book  
 E.H.K., Jr. 39, folio 133, the following course S.62.26' 00" E 1,482.65 feet to a stone  
 heretofore set and running with and binding on the first or N 60.54' 19" E 438.90 foot line  
 of a deed dated April 28, 1976 and recorded among the Land Records of Baltimore County in  
 Liber E.H.K., Jr. 5628, folio 013 was conveyed from Herman Greenley and Hazel Greenley,  
 his wife, unto Triad Enterprises, Inc. the following course; N 53.37' 51" E 438.87 feet to  
 a pipe heretofore set, thence running with and binding on the 4th, 5th, and 6th lines of  
 said parcel one of a deed dated December 30, 1938, and recorded among the Land Records of  
 Baltimore County in Liber C.W.B., Jr. 1048 folio 373 was conveyed by Edward Greenley and  
 Florence Greenley, his wife, unto Herman Greenley and Hazel Greenley, his wife, the  
 following three courses, viz; N 45.37' 08" W 112.90 feet to a stone heretofore set, thence  
 N 32.35' 28" E 759.00 feet to a point, thence N 19.79' 50" E 1,080.37 feet to a point,  
 thence running and binding on the lands now or formerly of Helen L. Galloway, the following  
 course; N 45.06' 00" W 1,203.29 feet to a point, intersecting the 13th or N 39 E 844.5 foot  
 line of the second parcel of a deed dated August 11, 1950, and recorded among the Land  
 Records of Baltimore County in Liber T.B.S. 1876, folio 278 was conveyed by Elizabeth M.  
 Moore and James L. Moore, her husband, unto Rodney Webster Burns and Arna Edith Burns, his  
 wife, and running with and binding reversely on the 13th, 12th, and 11th lines of the



DESCRIPTION CONTINUED

aforesaid deed from Moore to Burns the following three courses viz; S 33° 19' 15" W 280.50 feet to a point, thence S 88° 33' 20" W 363.00 feet to a stone heretofore set, thence N 01° 26' 40" W 409.50 feet to a stone heretofore set, thence running with and binding reversely on the 2nd or N 603° 4 E 17.2 perch line of the saving and excepting parcel of a deed dated February 23, 1917 and recorded among the Land Records of Baltimore County in Liber W.P.C. 474 folio 499 was conveyed by Wesley M. Cordery unto Chauncey B. Grove and Imogen W. Grove, his wife, the following course, S 56° 44' 52" W 284.00 feet to a point, thence running with and binding reversely on the 28th or N 253° 4 E 1,208 5/8 foot line of a deed dated August 26, 1974, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 5472, folio 544 was conveyed by Saunders M. Almond, et al, unto P. Anthony Meredith, et al, the following course, S 23° 31' 42" W 1,235.85 feet to a point at the end of the 7th or N 22° 45' 10" E 4.91 foot line of the aforementioned deed from Imogen Grove to the Baltimore Gas & Electric Co. and running with and binding on the aforesaid 8th line the following course S 76° 32' 21" W 594.03 feet to the place of beginning. Containing 110.897 Acres of land more or less.

strip of land 1/2 mile wide leading to Anderson Road, Together with and including a 50 foot Fee Simple leading to Anderson Road, said right-of-way being further described in a Deed dated December 1, 1976, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 5707 folio 380 was conveyed by Art Wood Builders, Inc., to Thelma G. Almony et al, Containing 0.319 Acres of land more or less.

Saving and excepting for the first all of that first parcel of land which by deed dated June 8, 1968, and recorded among the Land Records of Baltimore County in Liber O.T.G. 4884 folio 96 was conveyed by Imogen W. Grove to the Baltimore Gas & Electric Co. Containing 15.341 Acres of land more or less.

Saving and excepting for the second all of that parcel of land which by deed dated July 29, 1968, and recorded among the Land Records of Baltimore County in Liber O.T.G. 4905, folio 329 was conveyed by the Bankers Trust Co. unto the Baltimore Gas and Electric Co. Containing 4.367 Acres of land more or less.

BEING a part of all that parcel of land which by deed dated February 23, 1917, and recorded among the Land Records of Baltimore County in Liber W.P.C. 474 folio 499, which was granted and conveyed by Wesley M. Cordery unto Chauncey B. Grove and Imogen W. Grove, his wife.

ALSO SEE Deed dated October 24, 1975, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5580 folio 311, which was granted and conveyed by Baltimore County, Maryland, unto Thelma G. Almony and J. Donald Grove, Personal Representatives for the estate of Imogene W. Grove.

The said Chauncey B. Grove predeceased the said Imogene W. Grove, who departed this life on or about April 26, 1975; See Register of Wills of Baltimore County, Estate Docket 37 folio 243.



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

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Party of the Second Part, his

heirs, personal representatives and assigns,

in fee simple.

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

Witness the hands and seals of said grantors.

Test:

*Shirley E. Pomeroy*

*Thelma G. Almony* [SEAL]  
THELMA G. ALMONY

*J. Donald Grove* [SEAL]  
J. DONALD GROVE

State of Maryland, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 9th day of February, 1977, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared THELMA G. ALMONY and J. DONALD GROVE, Personal Representatives of the Estate of Inogene W. Grove,

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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



Rec'd for record MAR 9 1977 at 2:17 PM  
Per Elmer H. Kahline, Jr., Clerk  
Mail to Baltimore Title Co Inc  
Receipt No. 1150



THIS DEED, Made this 9<sup>th</sup> day of September, in the year one thousand nine hundred and eighty-two, by and between RICHARD M. KREMEN, Trustee as hereinafter mentioned, party of the first part, and CHARLES C. EDWARDS and GRETCHEN S. EDWARDS, his wife, parties of the second part.

WHEREAS, on March 3, 1981, G. Keith Garman filed a voluntary petition under Chapter 13 of the Bankruptcy Code, in the United States Bankruptcy Court for the District of Maryland and was assigned case no. 81-2-0561-L; and

WHEREAS, the bankruptcy case of G. Keith Garman was subsequently converted to a case under Chapter 7 of the Bankruptcy Code and the Bankruptcy Court appointed Richard M. Kremen as Trustee of the bankruptcy estate of G. Keith Garman; and

WHEREAS, on November 17, 1981, Richard M. Kremen filed a Complaint in the United States Bankruptcy Court for the District of Maryland, requesting authorization to sell the property hereinafter described free and clear of all interests in the property; and

WHEREAS, on March 15, 1982, the United States Bankruptcy Court for the District of Maryland entered Orders authorizing the Trustee to sell the property free and clear of all interests in the property, with such interests to attach to the sales proceeds; and

WHEREAS, the property hereinafter described was sold at public auction on May 5, 1982 to Charles C. Edwards for \$119,500.00, this amount being the highest amount bid therefor; and

WHEREAS, Charles C. Edwards has assigned his interest in the property hereinafter described to himself and Gretchen S. Edwards, his wife.

NOW, THEREFORE, WITNESSETH, That for and in consideration of the payment of the sum of One Hundred Nineteen Thousand Five Hundred Dollars (\$119,500.00) by the parties of the second part to the party of the first part at and before the delivery of these presents, the said party of the first part acting in execution of and pursuant to his powers as Trustee, does grant and convey unto the parties of the second part, their personal representatives and assigns, without warranty, all his right, title and interest in and to all that lot of ground situate and lying in Baltimore County, State of Maryland, in fee simple, and described as follows, that is to say:

BEGINNING FOR THE FIRST and being all those two parcels of land which were conveyed by Deed dated October 13, 1976 and recorded among the Land Records of Baltimore County in

STATE DEPARTMENT OF  
ASSESSMENTS & TAXATION

KAP 2/14/83  
CLERK DATE

ANNUAL TRANSFER TAX  
NOT APPLICABLE

SIGNATURE KAP DATE 2/14/83

Bankruptcy J. L.



Liber 5686, folio 268 from Arthur Wesley Burall and Mary Grace Burall unto Keith Garman.

BEGINNING FOR THE SECOND and being all that parcel of land which was conveyed by Deed dated August 3, 1977 and recorded among the Land Records of Baltimore County in Liber 5790, folio 256 from P. Anthony Meredith, William J. Meredith and William F. Chew, III unto Keith Garman.

BEGINNING FOR THE THIRD and being all that parcel of land which was conveyed by Deed dated February 9, 1977 and recorded among the Land Records of Baltimore County in Liber 5731, folio 762 from Thelma G. Almony and J. Donald Grove, Personal Representatives of the Estate of Imogen W. Grove, unto Keith Garman.

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

TO HAVE AND TO HOLD the said described parcels of land and premises to the said parties of the second part, Charles C. Edwards and Gretchen S. Edwards, his wife, as tenants by the entireties, in fee simple.

|                          |         |
|--------------------------|---------|
| C.C.F.                   | 13.00   |
| C.T.TX                   | 597.50  |
| " FDCS                   | 597.50  |
| DEED                     | 0.00    |
| CHK JR T                 | 1208.00 |
| TOTAL                    | 1208.00 |
|                          | 0.00    |
|                          | 0.00    |
| AMOUNT PAID TO R2 T14:47 |         |
| 02/14/83                 |         |

WITNESS the hand and seal of said Trustee.

WITNESS:

*Mary Grace Wright*

*Richard M. Kremen*  
RICHARD M. KREMEN, Trustee

(SEAL)

STATE OF MARYLAND,

OF

, TO WIT:

I HEREBY CERTIFY, That on this 9th day of September, in the year one thousand nine hundred and eighty-two, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared RICHARD M. KREMEN, Trustee, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he has executed the same for the purposes therein contained, and in my presence signed and sealed the same as said Trustee.

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

*Mary Grace Wright*  
Notary Public

Rec'd for record FEB 14 1983  
Per Elmer H. Kallins, Jr., Clerk  
Mail to SECURITY TITLE GUARANTEE CORP  
Receipt No. 13.00

My Commission Expires July 1, 1986



Supreme Title Company  
File No. ST-14392  
Tax ID #

0016477 240

This Deed, made this 9 day of April, 2002, by and between CHARLES C. EDWARDS and GRETCHEN S. EDWARDS, parties of the first part, Grantors; and K & B HOMES, LLC, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of Three Hundred Twenty-Five Thousand And 00/100 Dollars (\$325,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said K & B HOMES, LLC, as sole owner, its successors and/or assigns, in fee simple, all that lot of ground situate in County of Baltimore, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE FOURTH at the end of the eight or S 76° 15' 10" W 594.00 foot line of a deed dated June 8, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. 4884, folio 096 was conveyed by Imogen W. Grove unto the Baltimore Gas & Electric Company and running thence as now surveyed, S 22° 28' 44" W 735.04 feet to an iron pipe heretofore set, thence running with and binding on the S 69° 23' 48" E 653.97 foot line of a deed dated April 12, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 5623, folio 200 was conveyed from Anthony Meredith, et al unto Raymond B. Nuth and Alleen Nuth, his wife, the following course: S 70° 15' 49" E 654.19 feet to a stone heretofore set and running with and binding on the subdivision plat of Indian Meadows dated July 20, 1978 and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. 39, folio 33, the following course S 2.26' 00" E 1,482.65 feet to a stone heretofore set and running with and binding on the first or N 60 54' 19" E 438.90 foot line of a deed dated April 28, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 5628, folio 013 was conveyed from Herman Greenley and Hazel Greenley, his wife, unto Triad Enterprises, Inc. the following Course, N53 37' 51" E 428.87 feet to a pipe heretofore set, thence running with and binding on the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> lines of said parcel one of a deed dated December 30, 1938 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. 1048, folio 373 was conveyed by Edward Greenley and Florence Greenley, his wife, unto Herman Greenley and Hazel Greenley, his wife, the following three courses, viz: N 45 37' 08" W 112.90 feet to a stone heretofore set, thence N 32 35' 28" E 759.00 feet to a point, thence N 19 79' 50" E 1,080.37 feet to a point, thence running and binding on the lands now or formerly of Helen L. Galloway, the following course N 45 06' 00" W 1,203.92 feet to a point, intersecting the 13<sup>th</sup> of N 89 E 844.5 foot line of the second parcel of a deed dated August 11, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S.No. 1876, folio 278 was conveyed by Elizabeth M. Moore and James L. Moore, her husband, unto Rodney Webster Burns and Anna Burns, his wife, and running with and binding reversely on the 13<sup>th</sup>, 12<sup>th</sup>, and 11<sup>th</sup> lines of the aforesaid Deed from Moore to Burns the following three courses viz: S 33 19' 15" W 280.50 feet to a point, thence S 88 33' 20" W 363.00 feet to a stone heretofore set, thence N 01 26' 40" W 409.50 feet to a stone heretofore set, thence running with and binding reversely on the 2<sup>nd</sup> or N 603/4 E 17.2 perch line of the saving and excepting parcel of a deed dated February 23, 1917 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 474, folio 499 was conveyed by Wesley M. Cordery unto Chauncey B. Grove and Imogen W. Grove, his wife, the following course, S 56 44' 52" W 284.00 feet to a point, thence running with and binding reversely on the 28<sup>th</sup> or N 253/4 E 1,2085/8 foot line of a deed dated August 26, 1974 and recorded among the Land Records of

REVIEWED SDAT  
BY 01/1/02  
DATE 01/1/02

AGRICULTURE  
AMOUNT \$16,250.00  
DATE 5/17/02  
COURT FEE \$2



0016477 241

Baltimore County in Liber E.H.K.Jr. 5472, folio 544 was conveyed by Saunders M. Almond, et al, unto P. Anthony Meredith, et al, the following course, S 23 31' 42" W 1,235.85 feet to a point at the end of the 7<sup>th</sup> or N 22 45' 10" E 4.91 foot line of the aforementioned deed from Imogen Grove to the Baltimore Gas & Electric Company and running with and binding on the aforesaid 8<sup>th</sup> line the following course S 76 32' 21" W 594.03 feet to the place of beginning. Containing 110.697 acres of land more or less.

Together with and including a 50 foot Fee Simple strip of land leading to Anderson Road, said right-of-way being further described in a deed dated December 1, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5707, folio 380 was conveyed by Art Wood Builders, Inc. to Thelma G. Almony et al. Containing 0.319 acres of land more or less.

Saving and excepting for the first all of that first parcel of land which by deed dated June 8, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4884, folio 96 was conveyed by Imogen E. Grove to the Baltimore Gas & Electric Company. Containing 15.341 acres of land more or less.

Saving and excepting for the second all of that parcel of land which by deed dated July 29, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G No. 4905, folio 329 was conveyed by the Bankers Trust Company unto the Baltimore Gas & Electric Company. Containing 4.367 acres of land more or less.

BEING part of the same lot of ground which by Deed dated September 9, 1982 and recorded among the Land Records of Baltimore County in Liber No. 6488 folio 220 was granted and conveyed by Richard M. Kremen, Trustee unto Charles C. Edwards and Gretchen S. Edwards the Grantors herein.

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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said K & B HOMES, LLC, as sole owner, its successors and/or assigns, in fee simple.

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

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

Jackie Knox  
Jackie Knox

Charles C. Edwards (Seal)  
 CHARLES C. EDWARDS

Gretchen S. Edwards (Seal)  
 GRETCHEN S. EDWARDS

STATE OF MARYLAND, COUNTY OF Baltimore City, to wit:

I hereby certify that on this 9<sup>th</sup> day of April, 2002, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared CHARLES C. EDWARDS and GRETCHEN S. EDWARDS, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

Dawn M. Braswell  
 Notary Public

My commission expires:

**DAWN M. BRASWELL**  
 NOTARY PUBLIC, STATE OF MARYLAND  
 CITY OF BALTIMORE  
 COMMISSION EXPIRES APRIL 1, 2005

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Howard B. Goren  
 Howard B. Goren, Attorney

AFTER RECORDING, PLEASE RETURN TO:  
 Supreme Title Company  
 1864 Reisterstown Road  
 Suite A  
 Pikesville, MD 21208



## State of Maryland Land Instrument Intake Sheet

[ ] City [X] County: Baltimore

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.  
(Type or Print in Black Ink Only All Copies Must Be Legible)

| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Type(s) of Instruments             | <input checked="" type="checkbox"/> 1 Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>See Finance</i> <input type="checkbox"/> Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      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             |                                            |              |                  |              |                            |       |                              |             |                        |    |                    |    |                                                 |    |                     |             |                               |    |                                                                     |              |                           |    |       |    |                                            |    |                                                                             |  |  |  |                         |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |                                                                                                                   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| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Conveyance Type                    | <input checked="" type="checkbox"/> Improved Sale <input type="checkbox"/> Unimproved Sale <input type="checkbox"/> Multiple Accounts <input type="checkbox"/> Not an Arms-Length Sale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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             |                                            |              |                  |              |                            |       |                              |             |                        |    |                    |    |                                                 |    |                     |             |                               |    |                                                                     |              |                           |    |       |    |                                            |    |                                                                             |  |  |  |                         |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |                                                                                                                   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| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Tax Exemptions (if Applicable)     | State Transfer <input type="checkbox"/> Sale<br>County Transfer <input type="checkbox"/> Sale                                                                                                                                                                                                                                                                                                                                                 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| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Consideration and Tax Calculations | <table border="1"> <thead> <tr> <th colspan="2">Consideration Amount</th> <th colspan="2">Finance Office Use Only</th> </tr> </thead> <tbody> <tr> <td>Purchase Price/Consideration</td> <td>\$325,000.00</td> <td>Transfer and Recordation Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Any New Mortgage</td> <td>\$395,000.00</td> <td>Transfer Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Balance of Existing Mortgage</td> 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| Any New Mortgage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$395,000.00                       | Transfer Tax Consideration                                                                                                                                                                                                                                                                                                                                                                                                                    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| Full Cash Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$325,000.00                       | Recordation Tax per \$500                                                                                                                                                                                                                                                                                                                                                                                                                     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| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Fees                               | <table border="1"> <thead> <tr> <th>Amount of Fees</th> <th>Doc. 1</th> <th>Doc. 2</th> <th>Agent:</th> </tr> </thead> <tbody> <tr> <td>Recording Charge</td> <td>\$ 20.00</td> <td>\$ 75.00</td> <td></td> </tr> <tr> <td>Surcharge</td> <td>\$ 5.00</td> <td>\$ 5.00</td> <td></td> </tr> <tr> <td>State Recordation Tax</td> <td>\$ 2,200.00</td> <td>\$ 1,625.00</td> <td></td> </tr> <tr> <td>State Transfer Tax</td> <td>\$</td> 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     | \$ 20.00     | \$ 75.00                                   |              | Surcharge        | \$ 5.00      | \$ 5.00                    |       | State Recordation Tax        | \$ 2,200.00 | \$ 1,625.00            |    | State Transfer Tax | \$ | \$                                              |    | County Transfer Tax | \$ 4,875.00 | \$                            |    | Other                                                               | \$           | \$                        |    | Other | \$ | \$                                         |    | Tax Bill:<br>C.B. Credit:<br>A.R. Tax/Other:                                |  |  |  |                         |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |                                                                                                                                      |  |  |  |  |  |                                                    |  |  |  |  |  |                             |  |  |  |  |  |                             |  |  |  |  |  |                                                           |  |  |  |  |  |                                                           |  |  |  |  |  |                             |  |  |  |  |  |                             |  |  |  |  |  |                                       |  |  |  |  |  |               |  |  |  |  |  |                                                    |  |  |  |  |  |                                                    |  |  |  |  |  |                         |  |  |  |  |  |                           |  |  |  |  |  |                                           |  |  |  |  |  |             |  |  |  |  |  |                             |  |  |  |  |  |                                                              |  |  |  |  |  |                     |  |  |  |  |  |                                                                                                                                                                         |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |                                                    |  |  |  |  |  |                                                                                                                                                                                                                                |  |  |  |  |  |                                                                                                                                                                      |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |                              |  |  |  |  |  |                                |  |  |  |  |  |                            |  |  |  |  |  |                 |  |  |  |  |  |
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| County Transfer Tax                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$ 4,875.00                        | \$                                                                                                                                                                                                                                                                                                                                                                                                                                            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| 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Description of Property            | <table border="1"> <thead> <tr> <th>District</th> <th>Property Tax ID No. (1)</th> <th>Grantor Liber/Folio</th> <th>Map</th> <th>Parcel No.</th> <th>Var. LOG</th> </tr> </thead> <tbody> <tr> <td></td> <td>17-00-011331</td> <td>6488/220</td> <td>8</td> <td>24</td> <td>1 (5)</td> </tr> <tr> <td colspan="6">Subdivision Name</td> </tr> <tr> <td colspan="6">Location/Address of Property Being Conveyed (2)</td> </tr> <tr> <td colspan="6">Anderson Road Rear 242 Ft. 2000 E. 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ART 12-103</td> </tr> </tbody></table> |        |            |          | District              | Property Tax ID No. (1) | Grantor Liber/Folio     | Map    | Parcel No.                   | Var. LOG     |                                            | 17-00-011331 | 6488/220         | 8            | 24                         | 1 (5) | Subdivision Name             |             |                        |    |                    |    | Location/Address of Property Being Conveyed (2) |    |                     |             |                               |    | Anderson Road Rear 242 Ft. 2000 E. 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| Water Meter Account No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               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| Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount                                                                                                                                                                                                                                                                                                                                                         |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               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| Partial Conveyance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               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| New Owner's (Grantee) Mailing Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               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| Doc. 1 - Additional Names to be Indexed (Optional)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               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| Mark Greenberg, Trustee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               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| Stuart D. Karlow, Trustee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                           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| Instrument Submitted By or Contact Person                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               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| Address: 1864 Reisterstown Road Suite A Pikesville, MD 21208                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               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| Phone: 410-653-7700                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               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| <input checked="" type="checkbox"/> Return to Contact Person<br><input type="checkbox"/> Hold for Pickup<br><input checked="" type="checkbox"/> Return Address Provided                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               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| <b>11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b><br>Assessment Information: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Will the property being conveyed be the grantee's principal residence?<br>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Does transfer include personal property? If yes, identify:<br>Yes <input type="checkbox"/> No <input type="checkbox"/> Was property surveyed? If yes, attach copy of survey (if recorded, no copy required) |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| Assessment Use Only - Do Not Write Below This Line                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               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| Transferee Verification: <input type="checkbox"/> Assignor Verification: <input type="checkbox"/> Title Insurance: <input type="checkbox"/> Part <input type="checkbox"/> Tran. Process Verification: <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                    |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| Transferee Number: <input type="checkbox"/> Date Received: <input type="checkbox"/> Date Refused: <input type="checkbox"/> Assigned Person: <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               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| Zone: <input type="checkbox"/> Grid: <input type="checkbox"/> Plat: <input type="checkbox"/> Block: <input type="checkbox"/><br>Use: <input type="checkbox"/> Part: <input type="checkbox"/> Section: <input type="checkbox"/> Lot: <input type="checkbox"/><br>Town Cd: <input type="checkbox"/> Ex. St: <input type="checkbox"/> Ex. Cd: <input type="checkbox"/>                                                                                                                                                                               |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        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| RECORDATION TAX NOT REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               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| Director of Budget and Finance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               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| BALTIMORE COUNTY, MARYLAND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               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| T.P. ART 12-103                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                      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BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 16477, p. 0243, MSA\_CE62\_16332, Date Available 03/07/2005, Printed 09/30/2015.

DUPLICATE PAID RECEIPT

DOC # 2

Initial:

3 4 5 6



Supreme Title Company  
File No. ST-15568  
Tax ID #

**This Deed**, made this 9TH day of December, 2002, by and between K & B HOMES, LLC, party of the first part, Grantor; and WILLIAM M. B. CHANDLER, JR. and KAREN CHANDLER, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of Three Hundred Twenty Thousand Three Hundred Thirty-Six And 00/100 Dollars (\$320,336.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said WILLIAM M. B. CHANDLER, JR. and KAREN CHANDLER, as tenants by the entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in County of Baltimore, State of Maryland and described as follows, that is to say:

FOR LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND  
MADE A PART HEREOF

BEING the same lot of ground which by Deed dated April 9, 2002 and recorded among the Land Records of Baltimore County in Liber No. 16477 folio 240 was granted and conveyed by Charles C. Edwards and Gretchen S. Edwards unto K & B Homes, LLC the Grantor herein.

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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said WILLIAM M. B. CHANDLER, JR. and KAREN CHANDLER, as tenants by the entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple.

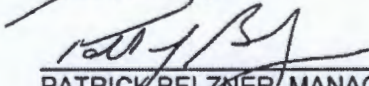
And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as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

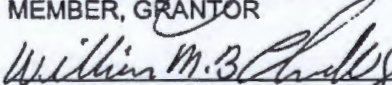
As Witness the hand and seal of said Grantor and Grantees, the day and year first above written.

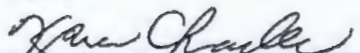
WITNESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

K & B HOMES, LLC

 {Seal}  
PATRICK BELZNER, MANAGING  
MEMBER, GRANTOR

 {Seal}  
WILLIAM M. B. CHANDLER, JR.,  
GRANTEE

 {Seal}  
KAREN CHANDLER, GRANTEE

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I hereby certify that on this 5th day of December, 2002, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared PATRICK BELZNER, MANAGING MEMBER OF K & B, HOMES, LLC satisfactorily proven ) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

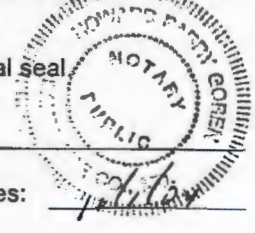


STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I hereby certify that on this 5th day of December, 2002, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared WILLIAM M. B. CHANDLER, JR. AND KAREN CHANDLER satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_



THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

\_\_\_\_\_  
Howard B. Goren, Attorney

AFTER RECORDING, PLEASE RETURN TO:  
**Supreme Title Company**  
1864 Reisterstown Road  
Suite A  
Pikesville, MD 21208



OWNER OCCUPANCY AFFIDAVIT

WILLIAM CHANDLER and KAREN CHANDLER, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

WITNESS:

As to All

William M B Chandler (SEAL)  
WILLIAM CHANDLER

Karen Chandler (SEAL)  
KAREN CHANDLER

STATE OF MARYLAND, Baltimore, to wit:

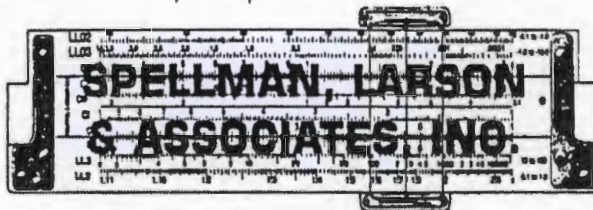
I HEREBY CERTIFY, that on this 9<sup>th</sup> day of December, 2002, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared WILLIAM CHANDLER and KAREN CHANDLER, the parties herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

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

[Signature]  
Notary Public

My Commission Expires: 11/1/04

0017566 388



ROBERT E. SPELLMAN, P.L.S.  
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204

TEL (410) 823-3535 / FAX (410) 825-5215

**DESCRIPTION OF 2890 ANDERSON ROAD, PART A,  
7<sup>TH</sup> DISTRICT, BALTIMORE COUNTY, MARYLAND**

**BEGINNING** for the same at a point on the north side of Anderson Road at a point in the 50 foot right-of-way as shown on a Plat of Indian Meadows said Plat being recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. No. 46 Folio 96 said point being at the distance of 16.67 feet measured westerly along the north side of Anderson Road from the third line of that parcel of land which by deed dated December 1, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5707, Folio 380 was conveyed by Art Wood Builders, Inc. to Thelma G. Almony and J. Donald Grove, personal representatives of the estate of Imogene W. Grove thence leaving the north side of Anderson Road and running north 4 degrees 58 minutes 25 seconds east 254.99 feet north 60 degrees 53 minutes 34 seconds east 358.71 feet and south 55 degrees 11 minutes 52 seconds east 487.93 feet to intersect the fourth line of that parcel of land which by deed dated February 9, 1977 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5731, Folio 762 was conveyed by Thelma G. Almony and J. Donald Grove, personal representatives of the estate of Imogene W. Grove to Keith Garman and running thence and binding on a part of said fourth line and on the fifth, sixth and part of the seventh lines of said land north 60 degrees 53 minutes 34 seconds east 78.90 feet north 38 degrees 21 minutes 25 seconds west 112.90 feet north 39 degrees 51 minutes 11 seconds east 759.00 feet and north 26 degrees 35 minutes 33

seconds east 723.48 feet to the southwest side of an electrical transmission line right-of-way, 300 feet wide which by deed dated June 8, 1968 and recorded among the aforesaid land records in Liber O.T.G. No. 4884, Folio 96 was conveyed by Imogene W. Grove, widow, to Bankers Trust Company and running thence and binding on the southwest side of said electrical transmission line to and along the third line of the first parcel of land secondly herein referred to north 64 degrees 21 minutes 17 seconds west 545.85 feet and south 81 degrees 10 minutes 33 seconds west 1529.01 feet thence leaving the southwest side of said electrical transmission line and running south 31 degrees 41 minutes 55 seconds east 140.91 feet south 46 degrees 00 minutes 06 seconds east 194.84 feet south 9 degrees 07 minutes 49 seconds east 245.05 feet south 24 degrees 46 minutes 08 seconds east 201.68 feet south 48 degrees 55 minutes 19 seconds east 400.30 feet south 13 degrees 35 minutes 54 seconds east 183.47 feet south 60 degrees 53 minutes 34 seconds west 250.00 feet south 4 degrees 58 minutes 25 seconds west 265.16 feet to the north side of Anderson Road herein referred to and running thence and binding on the north side of Anderson Road easterly by a curve to the right with a radius of 605.00 feet the distance of 16.67 feet (the chord of the arc bears south 87 degrees 08 minutes 15 seconds east 16.67 feet) to the place of beginning.

CONTAINING 41.4236 acres of land more or less.

TOGETHER with the right to cross the electrical transmission line property for access to the remaining portion of the land first herein referred to adjoining to the north of said electrical transmission line.



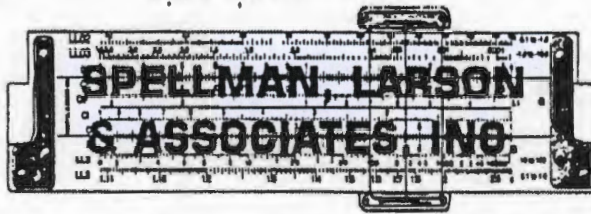
BEING part of that parcel of land which by deed dated February 9, 1977 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5731 Folio 762 was conveyed by Thelma G. Almony and J. Donald Grove, personal representatives of the estate of Imogene W. Grove to Keith Garman.

November 25, 2002

File No. D11250201



0017566 391



ROBERT E. SPELLMAN, P.L.S.  
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
TEL (410) 823-3535 / FAX (410) 825-5215

**DESCRIPTION OF 2890 ANDERSON ROAD, PART B,  
7<sup>TH</sup> DISTRICT, BALTIMORE COUNTY, MARYLAND**

BEGINNING for the same at the beginning of the eight line of that parcel of land which by deed dated February 9, 1977 and recorded among the Land Records of Baltimore County in Liber E.H. K., Jr. Number 5731, Folio 762 was conveyed by Thelma G. Almony and J. Donald Grove, personal representatives of the estate of Imogene W. Grove to Keith Garman and running thence and binding on the eighth, ninth, tenth and part of the eleventh lines of said land north 37 degrees 50 minutes 17 seconds west 1203.39 feet south 40 degrees 34 minutes 58 seconds west 280.50 feet north 84 degrees 10 minutes 57 seconds west 363.00 feet and north 5 degrees 49 minutes 03 seconds east 229.50 feet thence leaving said eleventh line and running for lines of division south 30 degrees 12 minutes 21 seconds west 347.44 feet and south 10 degrees 10 minutes 33 seconds west 630.00 feet to the northwest right-of-way of an electrical transmission line, 300 feet wide, which by deed dated June 8, 1968 and record among the aforesaid Land Records in Liber O.T.G.No.4884, Folio 96 was conveyed by Imogene W. Grove, widow to Bankers Trust Company and running thence and binding on the northwest side of said electrical transmission line, 300 foot wide right-of-way north 81 degrees 10 minutes 33 seconds east 950.00 feet and south 64 degrees 21 minutes 17 seconds east 643.87 feet to intersect the seventh line of the land first herein referred to and running thence and binding on a part of said seventh line north 26 degrees 35 minutes 33 seconds east 56.85 feet to the place of beginning.

CONTAINING 17.2972 acres of land more or less.

TOGETHER with the right to cross the electrical transmission line property for access to the remaining portion of the land first herein referred to adjoining to the north of said electrical transmission line.

BEING part of that parcel of land which by deed dated that February 9, 1977 and recorded among the Land Records of Baltimore County in Liber E.H.K. JR.No. 5731 Folio 762 was conveyed by Thelma G. Almony and J. Donald Grove, personal representatives of the estate of Imogene W. Grove to Keith Garman.

November 25, 2002

File No. D11250202





## State of Maryland Land Instrument Intake Sheet

[ ] Baltimore City [X] County: Baltimore

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.  
(Type or Print in Black Ink Only All Copies Must Be Legible)

( [ ] Check Box if Addendum Intake Form is Attached.)

 IMP FD SURE \$ 5.00  
 RECORDING FEE 28.00  
 TR TAX STATE 1,681.68  
 TOTAL 1,626.68  
 Rpt # 22726  
 SM DM Blk # 4843  
 Feb 21, 2003 02:27 PM

|    |                                                                                |                                                           |                                                     |                                                           |                                                                                      |                             |
|----|--------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------|
| 1  | Type(s) of Instruments                                                         | 1 Deed                                                    | 2 Deed of Trust                                     | Mortgage Lease                                            | Other                                                                                | Other                       |
| 2  | Conveyance Check Box                                                           | X Improved Sale                                           | Unimproved Sale                                     | Multiple                                                  | Not an Arms-Length Sale [9]                                                          | Arms-Length [1]             |
| 3  | Tax Exemptions (If Applicable)                                                 | Recordation                                               | State Transfer                                      | Sale                                                      | County Transfer                                                                      | Sale                        |
| 4  | Consideration and Tax Calculations                                             | Consideration                                             |                                                     | Amount                                                    |                                                                                      | Finance Office Use Only     |
|    |                                                                                | Purchase Price/Consideration                              | \$                                                  | 320,336.00                                                | Transfer and Recordation Tax Consideration                                           |                             |
|    |                                                                                | Any New Mortgage                                          | \$                                                  | 320,300.00                                                | Transfer Tax Consideration                                                           |                             |
|    |                                                                                | Balance of Existing Mortgage                              | \$                                                  |                                                           | Less Exemption Amount                                                                |                             |
|    |                                                                                | Other:                                                    | \$                                                  |                                                           | Total Transfer Tax                                                                   |                             |
|    |                                                                                | Other:                                                    | \$                                                  |                                                           | Recordation Tax Consideration                                                        |                             |
|    |                                                                                | Full Cash Value                                           | \$                                                  |                                                           | TOTAL DUE                                                                            |                             |
| 5  | Fees                                                                           | Amount of Fees                                            |                                                     | Doc. 1                                                    | Doc. 2                                                                               | Agent:                      |
|    |                                                                                | Recording Charge                                          | \$                                                  | 20.00                                                     | \$                                                                                   | 20.00                       |
|    |                                                                                | Surcharge                                                 | \$                                                  | 5.00                                                      | \$                                                                                   | 5.00                        |
|    |                                                                                | State Recordation Tax                                     | \$                                                  | 1,602.50                                                  | \$                                                                                   | 1,601.68                    |
|    |                                                                                | State Transfer Tax                                        | \$                                                  | 1,601.68                                                  | \$                                                                                   | 1,601.68                    |
|    |                                                                                | County Transfer Tax                                       | \$                                                  | 4,815.00                                                  | \$                                                                                   | 4,815.00                    |
|    |                                                                                | Other                                                     | \$                                                  |                                                           | \$                                                                                   |                             |
|    |                                                                                | Other                                                     | \$                                                  |                                                           | \$                                                                                   |                             |
| 6  | Description of Property                                                        | District                                                  | Property Tax ID No.(1)                              | Grantor's E/Her/Folio                                     | Map                                                                                  | Parcel No.                  |
|    |                                                                                | 07                                                        | 17-00-011331                                        | 16477/240                                                 | 8                                                                                    | 24                          |
|    |                                                                                | Subdivision Name                                          |                                                     | Lot (3a)                                                  | Block (3b)                                                                           | Sect/AR(3c)                 |
|    |                                                                                | Location/Address of Property Being Conveyed (2)           |                                                     | Plat Ref.                                                 |                                                                                      |                             |
|    |                                                                                | Anderson Road,                                            |                                                     | Water Meter Account No.                                   |                                                                                      |                             |
|    |                                                                                | Other Property Identifiers (if applicable)                |                                                     | Amount: \$                                                |                                                                                      |                             |
|    |                                                                                | Residential [X] or Non-Residential [ ]                    | Fee Simple [X] or Ground Rent [ ]                   | Description/Amt. of SqFt/Acreage Transferred:             |                                                                                      |                             |
|    |                                                                                | Partial Conveyance? [ ] Yes [ ] No                        | If Partial Conveyance, List Improvements Conveyed:  |                                                           |                                                                                      |                             |
| 7  | Transferred From                                                               | Doc. 1 - Grantor(s) Name(s)                               |                                                     | Doc. 2 - Grantor(s) Name(s)                               |                                                                                      |                             |
|    |                                                                                | K & B HOMES, LLC                                          |                                                     | WILLIAM CHANDLER                                          |                                                                                      |                             |
|    |                                                                                |                                                           |                                                     | KAREN CHANDLER                                            |                                                                                      |                             |
|    |                                                                                | Doc. 1 - Owner(s) of Record, if Different from Grantor(s) |                                                     | Doc. 2 - Owner(s) of Record, if Different from Grantor(s) |                                                                                      |                             |
| 8  | Transferred To                                                                 | Doc. 1 - Grantee(s) Name(s)                               |                                                     | Doc. 2 - Grantee(s) Name(s)                               |                                                                                      |                             |
|    |                                                                                | WILLIAM CHANDLER                                          |                                                     | Louis W. Jennings, Trustee                                |                                                                                      |                             |
|    |                                                                                | KAREN CHANDLER                                            |                                                     |                                                           |                                                                                      |                             |
|    |                                                                                | New Owner's (Grantee) Mailing Address                     |                                                     |                                                           |                                                                                      |                             |
|    |                                                                                | 5444 Cynthia Terrace, Baltimore, MD 21206                 |                                                     |                                                           |                                                                                      |                             |
| 9  | Other Names to Be Indexed                                                      | Doc. 1 - Additional Names to be Indexed (Optional)        |                                                     | Doc. 2 - Additional Names to be Indexed (Optional)        |                                                                                      |                             |
|    |                                                                                |                                                           |                                                     | Navy Federal Credit Union                                 |                                                                                      |                             |
| 10 | Contact/Mail Information                                                       | Instrument Submitted By or Contact Person                 |                                                     |                                                           |                                                                                      | X Return to Contact Person  |
|    |                                                                                | Name:                                                     | Nancy                                               |                                                           |                                                                                      | Hold for Pickup             |
|    |                                                                                | Firm:                                                     | Supreme Title Company                               |                                                           |                                                                                      | Return Address Provided     |
|    |                                                                                | Address:                                                  | 1864 Reisterstown Road Suite A Pikesville, MD 21208 |                                                           |                                                                                      |                             |
|    |                                                                                | Phone:                                                    | Telephone: 410-653-7700 Fax: 410-653-7705           |                                                           |                                                                                      |                             |
| 11 | IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER | Assessment Information                                    |                                                     |                                                           |                                                                                      |                             |
|    |                                                                                | Yes                                                       | X                                                   | No                                                        | Will the property being conveyed be the grantee's principal residence?               |                             |
|    |                                                                                | Yes                                                       |                                                     | No                                                        | Does transfer include personal property? If yes, identify:                           |                             |
|    |                                                                                | Yes                                                       |                                                     | No                                                        | Was property surveyed? If yes, attach copy of survey (if recorded, no copy required) |                             |
|    |                                                                                | Assessment Use Only - Do Not Write Below This Line        |                                                     |                                                           |                                                                                      |                             |
|    |                                                                                | Terminal Verification                                     | Agricultural Verification                           | Whole                                                     | Part                                                                                 | Trans. Process Verification |
|    |                                                                                | Headright Number                                          | Date Received                                       | Deed Reference                                            | Assigned Property No.                                                                |                             |
|    |                                                                                | Geo.                                                      | Map                                                 | Sub                                                       | Block                                                                                |                             |
|    |                                                                                | Zoning                                                    | Grid                                                | Plat                                                      | Lot                                                                                  |                             |
|    |                                                                                | Use                                                       | Parcel                                              | Section                                                   | Occ. Cd.                                                                             |                             |
|    |                                                                                | Town Cd.                                                  | Ex. St.                                             | Ex. Cd.                                                   |                                                                                      |                             |

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 17566, p. 0393, MSA, CE62, 17421. Date available 03/02/2005. Printed 09/30/2015.

DUPLICATE PAID RECEIPT



**DEED**

THIS DEED IN LIEU OF FORECLOSURE, made this 15 day of August, 2003, by and between K & B HOMES, LLC, a limited liability company organized and existing under the law of Maryland (hereinafter referred to as "the Grantor"), and MAS ASSOCIATES, LLC d/b/a EQUITY MORTGAGE LENDING, a limited liability company organized and existing under the law of Maryland (hereinafter referred to as "the Grantee"), *Sealer* *K & B*

WITNESSETH, THAT FOR AND IN CONSIDERATION of the payment by the Grantee to the Grantor of the sum of No Dollars (\$ .00 ), this being a deed in lieu of foreclosure of the outstanding principal debt in the amount of \$ 300,000.00, the receipt of which is hereby acknowledged by the Grantor, the Grantor hereby grants and conveys to the Grantee and the Grantee's heirs, personal representative, its successors and assigns, in fee simple, all of that land in Baltimore County, Maryland, which is described in Exhibit A hereto,

BEING ALL OF THAT PROPERTY which, by a deed dated April 9, 2002, and recorded among the Land Records of the said County in Liber 1647 at folios 240 et seq., was conveyed by Charles C. Edwards and Gretchen S. Edwards to the Grantor.

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

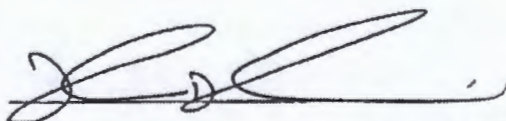
TO HAVE AND TO HOLD the Property unto and to the use and benefit of the Grantee and the Grantee's heirs, personal representatives, its successors and assigns, in fee simple.

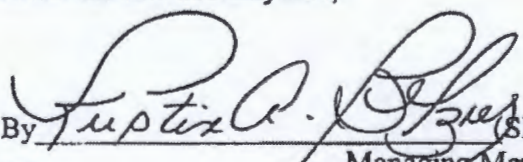
THE GRANTOR HEREBY COVENANTS that the Grantor is seized of the title to the Property which is hereby granted; has not done or suffered to be done any act, matter or thing whatsoever to encumber the title to the Property which is hereby granted; will warrant specially such title; and will give such further assurances thereof as may be requisite.

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

ATTEST:

K & B HOMES, LLC, a  
limited liability company organized and existing  
under the law of Maryland,



By  (SEAL)  
Rupert A. Phelps, Managing Member

REVIEWED SDAT  
BY JS DATE 10/16/23

STATE OF Maryland : COUNTY OF Baltimore : TO WIT:

I HEREBY CERTIFY that on this 15 day of August, 2003, before me, a Notary Public for the state and county aforesaid, personally appeared Krista A. Barlow, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and has executed, such instrument on behalf of the grantor limited liability company for the purposes therein set forth, and that the same is his act and deed.

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



[Signature]  
Notary Public

My commission expires on 5-1-2005.

THIS IS TO CERTIFY that this instrument was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]  
Stuart D. Kaplow

*Record & Return To:*

**Supreme Title Company**  
1864 Reisterstown Rd Suite A  
Baltimore, MD 21208  
Phone (410) 653-7700 FAX (410) 653-7705

*ST 17647*

MR. CLERK: Upon its recordation, please return this instrument to Stuart D. Kaplow, Esquire, Stuart D. Kaplow, P.A., 15 East Chesapeake Avenue, Towson, Maryland 21286.



DEED

by and between

K &amp; B HOMES, LLC

And

MAS ASSOCIATES, LLC

EXHIBIT ADescription of the Property

ALL OF THAT LAND in Baltimore County, Maryland, which is described as follows:

## EXHIBIT A

BEGINNING FOR THE FOURTH at the end of the eight or S 76° 15' 10" W 594.00 foot line of a deed dated June 8, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. 4884, folio 096 was conveyed by Imogen W. Grove unto the Baltimore Gas & Electric Company and running thence as now surveyed, S 22° 28' 44" W 735.04 feet to an iron pipe heretofore set, thence running with and binding on the S 69° 23' 48" E 653.97 foot line of a deed dated April 12, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 5623, folio 200 was conveyed from Anthony Meredith, et al unto Raymond B. Nuth and Alleen Nuth, his wife, the following course: S 70° 15' 49" E 654.19 feet to a stone heretofore set and running with and binding on the subdivision plat of Indian Meadows dated July 20, 1978 and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. 39, folio 33, the following course S 2.26' 00" E 1,482.65 feet to a stone heretofore set and running with and binding on the first or N 60 54' 19" E 438.90 foot line of a deed dated April 28, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 5628, folio 013 was conveyed from Herman Greenley and Hazel Greenley, his wife, unto Triad Enterprises, Inc. the following Course, N53 37' 51" E 428.87 feet to a pipe heretofore set, thence running with and binding on the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> lines of said parcel one of a deed dated December 30, 1938 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. 1048, folio 373 was conveyed by Edward Greenley and Florence Greenley, his wife, unto Herman Greenley and Hazel Greenley, his wife, the following three courses, viz: N 45 37' 08" W 112.90 feet to a stone heretofore set, thence N 32 35' 28" E 759.00 feet to a point, thence N 19 79' 50" E 1,080.37 feet to a point, thence running and binding on the lands now or formerly of Helen L. Galloway, the following course N 45 06' 00" W 1,203.92 feet to a point, intersecting the 13<sup>th</sup> of N 89 E 844.5 foot line of the second parcel of a deed dated August 11, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S.No. 1876, folio 278 was conveyed by Elizabeth M. Moore and James L. Moore, her husband, unto Rodney Webster Burns and Anna Burns, his wife, and running with and binding reversely on the 13<sup>th</sup>, 12<sup>th</sup>, and 11<sup>th</sup> lines of the aforesaid Deed from Moore to Burns the following three courses viz: S 33 19' 15" W 280.50 feet to a point, thence S 88 33' 20" W 363.00 feet to a stone heretofore set, thence N 01 26' 40" W 409.50 feet to a stone heretofore set, thence running with and binding reversely on the 2<sup>nd</sup> or N 603/4 E 17.2 perch line of the saving and excepting parcel of a deed dated February 23, 1917 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 474, folio 499 was conveyed by Wesley M. Cordery unto Chauncey B. Grove and Imogen W. Grove, his wife, the following course, S 56 44' 52" W 284.00 feet to a point, thence running with and binding reversely on the 28<sup>th</sup> or N 253/4 E 1,2085/8 foot line of a deed dated August 26, 1974 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. 5472, folio 544 was conveyed by Saunders M. almond, et al, unto P. Anthony Meredith, et al, the following course, S 23 31' 42" W 1,235.85 feet to a point at the end of the 7<sup>th</sup> or N 22 45' 10" E 4.91 foot line of the aforementioned deed from Imogen Grove to the Baltimore Gas & Electric Company and running with and binding on the aforesaid 8<sup>th</sup> line the following course S 76 32' 21" W 594.03 feet to the place of beginning. Containing 110.697 acres of land more or less.

Together with and including a 50 foot Fee Simple strip of land leading to Anderson Road, said right-of-way being further described in a deed dated December 1, 1976 and recorded

among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5707, folio 380 was conveyed by Art Wood Builders, Inc. to Thelma G. Almony et al. Containing 0.319 acres of land more or less.

Saving and excepting for the first all of that first parcel of land which by deed dated June 8, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4884, folio 96 was conveyed by Imogen E. Grove to the Baltimore Gas & Electric Company. Containing 15.341 acres of land more or less.

Saving and excepting for the second all of that parcel of land which by deed dated July 29, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4905, folio 329 was conveyed by the Bankers Trust Company unto the Baltimore Gas & Electric Company. Containing 4.367 acres of land more or less.

Saving and Excepting all that parcel of land which by Deed dated December 9th, 2002 and recorded among the Land Records of Baltimore County in Liber SM No. 17566 folio 386 was conveyed by K & B Homes, LLC unto William M. B. Chandler, Jr. and Karen Chandler containing 58.72 acres of land, more or less.



008-972 644

# State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: BALTIMORE

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

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

| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Type(s) of Instruments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> Check Box If Addendum Intake Form Is Attached.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
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| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Conveyance Type Check Box                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> Deed of Trust<br>Arms-Length [1]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> Mortgage Lease<br>Arms-Length [2] |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Tax Exemptions (if Applicable) Cite or Explain Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> State Transfer<br><input type="checkbox"/> County Transfer <u>N/A - Bank holding loan taking title in lieu of foreclosure</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Consideration and Tax Calculations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <table border="1"><thead><tr><th colspan="2">Consideration Amount</th><th colspan="2">Finance Office Use Only</th></tr></thead><tbody><tr><td>Purchase Price/Consideration</td><td>\$ <u>0</u></td><td>Transfer Tax Consideration</td><td>\$</td></tr><tr><td>Any New Mortgage</td><td>\$</td><td>X ( ) % = \$</td><td></td></tr><tr><td>Balance of Existing Mortgage</td><td>\$ <u>300,000.00</u></td><td>Less Exemption Amount</td><td>\$</td></tr><tr><td>Other:</td><td>\$</td><td>Total Transfer Tax</td><td>\$</td></tr><tr><td>Other:</td><td>\$</td><td>Recordation Tax Consideration</td><td>\$</td></tr><tr><td>Full Cash Value</td><td>\$</td><td>X ( ) per \$500 = \$</td><td></td></tr><tr><td></td><td></td><td>TOTAL DUE</td><td>\$</td></tr></tbody></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                            | Consideration Amount                               |                                                    | Finance Office Use Only                                      |                                                                        | Purchase Price/Consideration                            | \$ <u>0</u>                                             | Transfer Tax Consideration            | \$                                                         | Any New Mortgage                                      | \$                       | X ( ) % = \$                                       |                                                                                       | Balance of Existing Mortgage | \$ <u>300,000.00</u>  | Less Exemption Amount | \$                  | Other:      | \$        | Total Transfer Tax | \$ | Other: | \$    | Recordation Tax Consideration | \$            | Full Cash Value | \$ | X ( ) per \$500 = \$ |  |  |              | TOTAL DUE                                         | \$ |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Consideration Amount                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Finance Office Use Only                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Purchase Price/Consideration                                                                                                                                                                                                                                                                                                                                                                                                                       | \$ <u>0</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Transfer Tax Consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$                                                         |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Any New Mortgage                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | X ( ) % = \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Balance of Existing Mortgage                                                                                                                                                                                                                                                                                                                                                                                                                       | \$ <u>300,000.00</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Less Exemption Amount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$                                                         |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Other:                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Total Transfer Tax                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$                                                         |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Other:                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Recordation Tax Consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$                                                         |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Full Cash Value                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | X ( ) per \$500 = \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TOTAL DUE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | \$                                                         |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Fees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <table border="1"><thead><tr><th>Amount of Fees</th><th>Doc. 1</th><th>Doc. 2</th></tr></thead><tbody><tr><td>Recording Charge</td><td>\$ <u>50.00</u></td><td>\$</td></tr><tr><td>Surcharge</td><td>\$ <u>20.00</u></td><td>\$</td></tr><tr><td>State Recordation Tax</td><td>\$ <u>157.00</u></td><td>\$</td></tr><tr><td>State Transfer Tax</td><td>\$ <u>1500.00</u></td><td>\$</td></tr><tr><td>County Transfer Tax</td><td>\$</td><td>\$</td></tr><tr><td>Other</td><td>\$</td><td>\$</td></tr><tr><td>Other</td><td>\$</td><td>\$</td></tr></tbody></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                            | Amount of Fees                                     | Doc. 1                                             | Doc. 2                                                       | Recording Charge                                                       | \$ <u>50.00</u>                                         | \$                                                      | Surcharge                             | \$ <u>20.00</u>                                            | \$                                                    | State Recordation Tax    | \$ <u>157.00</u>                                   | \$                                                                                    | State Transfer Tax           | \$ <u>1500.00</u>     | \$                    | County Transfer Tax | \$          | \$        | Other              | \$ | \$     | Other | \$                            | \$            |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Amount of Fees                                                                                                                                                                                                                                                                                                                                                                                                                                     | Doc. 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Doc. 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Recording Charge                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$ <u>50.00</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Surcharge                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ <u>20.00</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| State Recordation Tax                                                                                                                                                                                                                                                                                                                                                                                                                              | \$ <u>157.00</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| State Transfer Tax                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$ <u>1500.00</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| County Transfer Tax                                                                                                                                                                                                                                                                                                                                                                                                                                | \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
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| 6                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).                                                                                                                                                                                                                                                                                                                                                                                                                                                | <table border="1"><thead><tr><th>District</th><th>Property Tax ID No. (1)</th><th>Grantor Liber/Folio</th><th>Map</th><th>Parcel No.</th><th>Var. LOG</th></tr></thead><tbody><tr><td><u>07</u></td><td><u>17-68-610016</u></td><td><u>16477/240</u></td><td><u>8</u></td><td><u>26</u></td><td><input type="checkbox"/> (5)</td></tr><tr><td colspan="2">Subdivision Name</td><td>Lot (3a)</td><td>Block (3b)</td><td>Sect/AR(3c)</td><td>Plat Ref.</td></tr><tr><td colspan="2"></td><td></td><td></td><td></td><td><u>39/123</u></td></tr><tr><td colspan="2"></td><td></td><td></td><td></td><td><u>= 320</u></td></tr><tr><td colspan="6">Location / Address of Property Being Conveyed (2)</td></tr><tr><td colspan="6"><u>ANDERSON ROAD</u></td></tr><tr><td colspan="6">Other Property Identifiers (if applicable)</td></tr><tr><td colspan="6"><u>17-68-011331-34.1372 ac</u></td></tr><tr><td colspan="6">Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:</td></tr><tr><td colspan="6">Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:</td></tr><tr><td colspan="6">If Partial Conveyance, List Improvements Conveyed:</td></tr></tbody></table> |                                                            | District                                           | Property Tax ID No. (1)                            | Grantor Liber/Folio                                          | Map                                                                    | Parcel No.                                              | Var. LOG                                                | <u>07</u>                             | <u>17-68-610016</u>                                        | <u>16477/240</u>                                      | <u>8</u>                 | <u>26</u>                                          | <input type="checkbox"/> (5)                                                          | Subdivision Name             |                       | Lot (3a)              | Block (3b)          | Sect/AR(3c) | Plat Ref. |                    |    |        |       |                               | <u>39/123</u> |                 |    |                      |  |  | <u>= 320</u> | Location / Address of Property Being Conveyed (2) |    |  |  |  |  | <u>ANDERSON ROAD</u> |  |  |  |  |  | Other Property Identifiers (if applicable) |  |  |  |  |  | <u>17-68-011331-34.1372 ac</u> |  |  |  |  |  | Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: |  |  |  |  |  | Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: |  |  |  |  |  | If Partial Conveyance, List Improvements Conveyed: |  |  |  |  |  |
| District                                                                                                                                                                                                                                                                                                                                                                                                                                           | Property Tax ID No. (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Grantor Liber/Folio                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Map                                                        | Parcel No.                                         | Var. LOG                                           |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| <u>07</u>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <u>17-68-610016</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <u>16477/240</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <u>8</u>                                                   | <u>26</u>                                          | <input type="checkbox"/> (5)                       |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Subdivision Name                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Lot (3a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Block (3b)                                                 | Sect/AR(3c)                                        | Plat Ref.                                          |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    | <u>39/123</u>                                      |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
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| Location / Address of Property Being Conveyed (2)                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| <u>ANDERSON ROAD</u>                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Other Property Identifiers (if applicable)                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| <u>17-68-011331-34.1372 ac</u>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| If Partial Conveyance, List Improvements Conveyed:                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Transferred From                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <table border="1"><thead><tr><th>Doc. 1 - Grantor(s) Name(s)</th><th>Doc. 2 - Grantor(s) Name(s)</th></tr></thead><tbody><tr><td><u>K &amp; B Homes LLC</u></td><td></td></tr><tr><td>Doc. 1 Owner(s) of Record, if Different from Grantor(s)</td><td>Doc. 2 Owner(s) of Record, if Different from Grantor(s)</td></tr></tbody></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                            | Doc. 1 - Grantor(s) Name(s)                        | Doc. 2 - Grantor(s) Name(s)                        | <u>K &amp; B Homes LLC</u>                                   |                                                                        | Doc. 1 Owner(s) of Record, if Different from Grantor(s) | Doc. 2 Owner(s) of Record, if Different from Grantor(s) |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Doc. 1 - Grantor(s) Name(s)                                                                                                                                                                                                                                                                                                                                                                                                                        | Doc. 2 - Grantor(s) Name(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| <u>K &amp; B Homes LLC</u>                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Doc. 1 Owner(s) of Record, if Different from Grantor(s)                                                                                                                                                                                                                                                                                                                                                                                            | Doc. 2 Owner(s) of Record, if Different from Grantor(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Transferred To                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <table border="1"><thead><tr><th>Doc. 1 - Grantee(s) Name(s)</th><th>Doc. 2 - Grantee(s) Name(s)</th></tr></thead><tbody><tr><td><u>MAS ASSOCIATES LLC d/b/a</u></td><td></td></tr><tr><td><u>EQUITY MORTGAGE LENDING</u></td><td></td></tr><tr><td colspan="2">New Owner's (Grantee) Mailing Address</td></tr><tr><td colspan="2"><u>305 W. Chesapeake Ave. Ste L86 Towson MD 21204</u></td></tr></tbody></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                            | Doc. 1 - Grantee(s) Name(s)                        | Doc. 2 - Grantee(s) Name(s)                        | <u>MAS ASSOCIATES LLC d/b/a</u>                              |                                                                        | <u>EQUITY MORTGAGE LENDING</u>                          |                                                         | New Owner's (Grantee) Mailing Address |                                                            | <u>305 W. Chesapeake Ave. Ste L86 Towson MD 21204</u> |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Doc. 1 - Grantee(s) Name(s)                                                                                                                                                                                                                                                                                                                                                                                                                        | Doc. 2 - Grantee(s) Name(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| <u>MAS ASSOCIATES LLC d/b/a</u>                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| <u>EQUITY MORTGAGE LENDING</u>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| New Owner's (Grantee) Mailing Address                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| <u>305 W. Chesapeake Ave. Ste L86 Towson MD 21204</u>                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Other Names to Be Indexed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <table border="1"><thead><tr><th>Doc. 1 - Additional Names to be Indexed (Optional)</th><th>Doc. 2 - Additional Names to be Indexed (Optional)</th></tr></thead><tbody><tr><td></td><td></td></tr></tbody></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                            | Doc. 1 - Additional Names to be Indexed (Optional) | Doc. 2 - Additional Names to be Indexed (Optional) |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Doc. 1 - Additional Names to be Indexed (Optional)                                                                                                                                                                                                                                                                                                                                                                                                 | Doc. 2 - Additional Names to be Indexed (Optional)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
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| 10                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Contact/Mail Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <table border="1"><thead><tr><th colspan="2">Instrument Submitted By or Contact Person</th><th><input checked="" type="checkbox"/> Return to Contact Person</th></tr></thead><tbody><tr><td>Name:</td><td><u>Schultz</u></td><td><input type="checkbox"/> Hold for Pickup</td></tr><tr><td>Firm:</td><td><u>SUPREME TITLE CO INC</u></td><td><input type="checkbox"/> Return Address Provided</td></tr><tr><td>Address:</td><td><u>1864 KEISTERSTOWN RD SUITE 4 BALTO MD 21208</u></td><td></td></tr><tr><td>Phone:</td><td><u>(410) 653 7708</u></td><td></td></tr></tbody></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                            | Instrument Submitted By or Contact Person          |                                                    | <input checked="" type="checkbox"/> Return to Contact Person | Name:                                                                  | <u>Schultz</u>                                          | <input type="checkbox"/> Hold for Pickup                | Firm:                                 | <u>SUPREME TITLE CO INC</u>                                | <input type="checkbox"/> Return Address Provided      | Address:                 | <u>1864 KEISTERSTOWN RD SUITE 4 BALTO MD 21208</u> |                                                                                       | Phone:                       | <u>(410) 653 7708</u> |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Instrument Submitted By or Contact Person                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> Return to Contact Person                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Name:                                                                                                                                                                                                                                                                                                                                                                                                                                              | <u>Schultz</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> Hold for Pickup                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Firm:                                                                                                                                                                                                                                                                                                                                                                                                                                              | <u>SUPREME TITLE CO INC</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> Return Address Provided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Address:                                                                                                                                                                                                                                                                                                                                                                                                                                           | <u>1864 KEISTERSTOWN RD SUITE 4 BALTO MD 21208</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Phone:                                                                                                                                                                                                                                                                                                                                                                                                                                             | <u>(410) 653 7708</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                 | IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Assessment Information                                                                                                                                                                                                                                                                                                                                                                                                                             | <table border="1"><thead><tr><th>Yes</th><th>No</th></tr></thead><tbody><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td>Will the property being conveyed be the grantee's principal residence?</td><td></td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td>Does transfer include personal property? If yes, identify:</td><td></td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td>Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).</td><td></td></tr></tbody></table> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes                                                        | No                                                 | <input type="checkbox"/>                           | <input checked="" type="checkbox"/>                          | Will the property being conveyed be the grantee's principal residence? |                                                         | <input type="checkbox"/>                                | <input checked="" type="checkbox"/>   | Does transfer include personal property? If yes, identify: |                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/>                | Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
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| Will the property being conveyed be the grantee's principal residence?                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Does transfer include personal property? If yes, identify:                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Assessment Use Only - Do Not Write Below This Line                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| <table border="1"><thead><tr><th>Year</th><th>Geo.</th><th>Map</th><th>Assigned Property No.:</th></tr></thead><tbody><tr><td><u>2005</u></td><td><u>07</u></td><td><u>8</u></td><td><u>26</u></td></tr><tr><td><u>17-68-610016</u></td><td><u>16477/240</u></td><td><u>39/123</u></td><td><u>= 320</u></td></tr><tr><td><u>10/17/2005</u></td><td><u>10/17/2005</u></td><td><u>10/17/2005</u></td><td><u>10/17/2005</u></td></tr></tbody></table> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Year                                                       | Geo.                                               | Map                                                | Assigned Property No.:                                       | <u>2005</u>                                                            | <u>07</u>                                               | <u>8</u>                                                | <u>26</u>                             | <u>17-68-610016</u>                                        | <u>16477/240</u>                                      | <u>39/123</u>            | <u>= 320</u>                                       | <u>10/17/2005</u>                                                                     | <u>10/17/2005</u>            | <u>10/17/2005</u>     | <u>10/17/2005</u>     |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Year                                                                                                                                                                                                                                                                                                                                                                                                                                               | Geo.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Assigned Property No.:                                     |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| <u>2005</u>                                                                                                                                                                                                                                                                                                                                                                                                                                        | <u>07</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <u>8</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <u>26</u>                                                  |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| <u>17-68-610016</u>                                                                                                                                                                                                                                                                                                                                                                                                                                | <u>16477/240</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <u>39/123</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <u>= 320</u>                                               |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| <u>10/17/2005</u>                                                                                                                                                                                                                                                                                                                                                                                                                                  | <u>10/17/2005</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <u>10/17/2005</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <u>10/17/2005</u>                                          |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |
| Per <u>[Signature]</u> Date <u>10/16/03</u>                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                            |                                                    |                                                    |                                                              |                                                                        |                                                         |                                                         |                                       |                                                            |                                                       |                          |                                                    |                                                                                       |                              |                       |                       |                     |             |           |                    |    |        |       |                               |               |                 |    |                      |  |  |              |                                                   |    |  |  |  |  |                      |  |  |  |  |  |                                            |  |  |  |  |  |                                |  |  |  |  |  |                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                       |  |  |  |  |  |                                                    |  |  |  |  |  |

State Department of Assessments and Taxation

MP FD SURE \$ 20.00  
RECORDING FEE 20.00  
TR TAX STATE 1,500.00  
TOTAL 1,540.00  
Res # BA02 Rcpt # 40425  
EM TD Blk # 3447  
Oct 16, 2003 03:01 PM

RECEIPT  
DATE PAID  
10/16/03



1

0022446 327

Lawyers Trust Title Company  
File No. 05-723MSH  
Tax ID# 07 17-00-011331 & 17-00-010016

**This Deed**, made this 16th day of August, 2005, by and between MAS Associates, LLC d/b/a Equity Mortgage Lending, party of the first part, GRANTOR; and Kapman Enterprises, LLC, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of FOUR HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$420,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said Kapman Enterprises, LLC, a MD Limited Liability Company, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at the end of the eight or S 76° 15' 10" W 594.00 foot line of a deed dated June 8, 1968 and recorded among Land Records of Baltimore County in Liber O.T.G. 4884, folio 096 was conveyed by Imogen W. Grove unto the Baltimore Gas & Electric Company and running thence as now surveyed, S 22° 28' 44" W 735.04 feet to an iron pipe heretofore set, thence running with and binding on the S 69° 23' 48" E 653.97 foot line of a deed dated April 12, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 5623, folio 200 was conveyed from Anthony Meredith, et al unto Raymond B. Nuth and Alleen Nuth, his wife, the following course: S 70° 15' 49" E 654.19 feet to a stone heretofore set and running with and binding on the subdivision Plat of Indian Meadows dated July 20, 1978 and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 39, folio 33, the following course S 62° 26' 00" E 1,482.65 feet to a stone heretofore set and running with and binding on the first or N 60° 54' 19" E 438.90 foot line of a deed dated April 29, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 5628, folio 013 was conveyed from Herman Greenley and Hazel Greenley, his wife, unto Triad Enterprises, Inc. the following course, N 53° 37' 51" E 428.87 feet to a pipe heretofore set, thence running with and binding on the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> lines of said parcel one of a deed dated December 30, 1938 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. 1048, folio 373 was conveyed by Edward Greenley and Florence Greenley, his wife, unto Herman Greenley and Hazel Greenley, his wife, the following three courses, viz: N 45° 37' 08" W 112.90 feet to a stone heretofore set, thence N 32° 35' 38" E 759.00 feet to a point, thence N 19° 79' 50" E 1,080.37 feet to a point, thence running and binding on the lands now or formerly of Helen L. Galloway, the following course, N 45° 06' 00" W 1,203.92 feet to a point, intersecting the 13<sup>th</sup> of N 89° E 844.5 foot line of the second parcel of a deed dated August 11, 1950 and recorded among the Land Records of Baltimore County Liber T.B.S. No. 1876, folio 278 was conveyed by Elizabeth M. Moore and James L. Moore, her husband, unto Rodney Webster Burns and Anna Burns, his wife, and running with and binding reversely on the 13<sup>th</sup>, 12<sup>th</sup>, and 11<sup>th</sup> lines of the aforesaid Deed from Moore to Burns the following three courses viz: S 33° 19' 15" W 280.50 feet to a point, thence S 88° 33' 20" W 363.00 feet to a stone heretofore set, thence N 01° 26' 40" W 409.50 feet to a stone heretofore set, thence running with and binding reversely on the 2<sup>nd</sup> or N 603/4 E 17.2 perch line of the saving and excepting parcel of a deed dated February 23, 1917 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 474, folio 499 was conveyed by Wesley M. Cordery unto Chauncey B. Grove and Imogen W. Grove, his wife, the following course, S 56° 44' 52" W 284.00 feet to a point, thence running with and binding reversely on the 28<sup>th</sup> or N 253/4 E 1,208 5/8 foot line of a

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 22446, p. 0327, MSA\_CE62\_22301. Date available 09/20/2005. Printed 09/30/2015.



deed dated August 26, 1974 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 5472, folio 544 was conveyed by Saunders M. Almond, et al, unto P. Anthony Meredith, et al, the following courses, S 23° 31' 42" W 1,235.85 feet to a point at the end of the 7<sup>th</sup> or N 22° 45' 10" E 4.91 foot line of the aforementioned deed from Imogen Grove to the Baltimore Gas & Electric Company and running with and binding on the aforesaid 8<sup>th</sup> line the following course, S 76° 32' 21" W 594.03 feet to the place of beginning. Containing 110.697 acres of land more or less.

Together with and including a 50 foot Fee Simple strip of land leading to Anderson Road, said right-of-way being further described in a deed dated December 1, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5707, folio 380 was conveyed by Art Wood Builders, Inc. to Thelma G. Almoney et al. Containing 0.319 acres of land more or less.

Saving and excepting for the first all of that first parcel of land which by deed dated June 8, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4884, folio 96 was conveyed by Imogen E. Grove to the Baltimore Gas & Electric Company. Containing 15.341 acres of land more or less.

Saving and excepting for the second all of the parcel of land which by deed dated July 29, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4905, folio 329 was conveyed by the Bankers Trust Company unto the Baltimore Gas & Electric Company. Containing 4.367 acres of land more or less.

Saving and excepting all that parcel of land which by deed dated December 9, 2002 and recorded among the Land Records of Baltimore County in Liber SM No. 17566, folio 385 was conveyed by K & B Homes, LLC unto William M. B. Chandler, Jr. and Karen Chandler. Containing 58.72 acres of land more or less.

BEING the same property, which by Deed in Lieu of Foreclosure dated August 15, 2003, and recorded among the Land Records of Baltimore County, Maryland, in Liber No. SM 18972, folio 639, was granted and conveyed by K & B Homes, LLC unto MAS Associates, LLC, d/b/a Equity Mortgage Lending.

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

**To Have and To Hold** the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Kapman Enterprises, LLC, a Maryland Limited Liability Company, in fee simple.

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



**In Witness Whereof**, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

MAS Associates, LLC d/b/a Equity  
Mortgage Lending

By: Mark Greenberg, Authorized Member

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I hereby certify that on this 16th day of August, 2005 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Mark Greenberg, who acknowledged himself/herself to be the Authorized Member of the Grantor limited liability company, and that as such, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the limited liability company, by himself/herself as authorized member and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer or all, or substantially all, of the property and assets of the limited liability company, giving oath under penalties of perjury that the consideration recited herein is correct.

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



Notary Public

My commission expires: 6-28-06

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Attorney

Paul Jednorski

AFTER RECORDING, PLEASE RETURN TO:  
Lawyers Trust Title Company  
901 Dulaney Valley Rd  
Suite 708  
Towson, MD 21286

0022446 330

**CERTIFICATION OF EXEMPTION FROM WITHHOLDING UPON  
DISPOSITION OF MARYLAND REAL ESTATE**

**AFFIDAVIT OF RESIDENCY OR PRINCIPAL RESIDENCE**

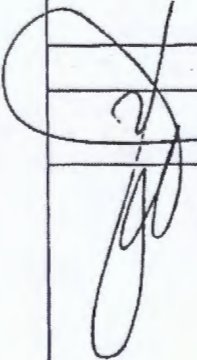
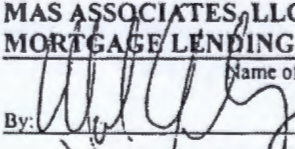
File Number: 05-723MSH

Property: Anderson Road, White Hall, MD 21161

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of § 10-912 do not apply when a transferor provides a certification of Maryland residency or certification that the transferred property is the transferor's principal residence.

| 1. Transferor Information |                                                                                                                                                                                                                                                                                                                |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of Transferor        | MAS Associates, LLC d/b/a Equity Mortgage Lending                                                                                                                                                                                                                                                              |
| 2. Reason for Exemption   |                                                                                                                                                                                                                                                                                                                |
| Resident Status           | <input type="checkbox"/> I, Transferor, am a resident of the State of Maryland.<br><input checked="" type="checkbox"/> Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General Article. I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf. |
| Principal Residence       | <input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121.                                                                                                                                                          |

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

| 3a. Individual Transferors                                                                            |                                                                                          |
|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Witness                                                                                               | Name                                                                                     |
|                                                                                                       | Signature                                                                                |
| 3b. Entity Transferors                                                                                |                                                                                          |
| <br>Witness/Attest | MAS ASSOCIATES, LLC D/B/A EQUITY MORTGAGE LENDING<br>Name of Entity                      |
|                                                                                                       | By:  |
|                                                                                                       | MARK GREENBERG<br>Name                                                                   |
|                                                                                                       | CEO<br>Title                                                                             |



0022446 331

**AFFIDAVIT AS TO TOTAL PAYMENT  
PURSUANT TO SECTION 10-912(B)(2) OF THE TAX-GENERAL  
ARTICLE OF THE ANNOTATED CODE OF MARYLAND**

File Number: 05-723MSH

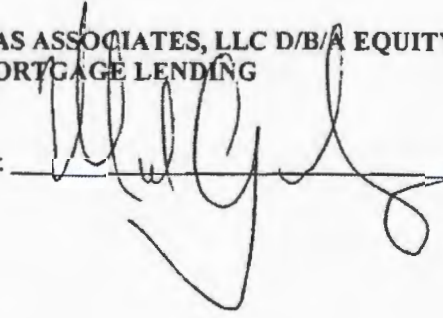
Property: Anderson Road, White Hall, MD 21161

The undersigned make(s) oath, in due form of law and under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland (the "withholding law"):

1. I/we am/are the transferor(s) of that real property described in the accompanying deed (the "property").
2. I/we have examined the settlement statement prepared in connection with the transfer of the property, including both the gross amounts due to me/us and the listing of expenses and adjustments which result in a reduction in the net proceeds due to me/us.
3. With respect to the determination of "total payment," stated below, for the purpose of the withholding law:
  - (a) The "total payment" includes the fair market value of any property transferred to me/us as part of the sale.
  - (b) In calculating the deductions from gross proceeds, "debts incurred in contemplation of sale" (meaning debts secured by the property that were incurred within 6 months of the sale, such as loan funds received from a financing or a previous or new line of credit within the past 6 months prior to the sale of the property) were not deducted from gross proceeds.
  - (c) In calculating the deductions from gross proceeds, only my/our expenses arising out of the sale or exchange of the property have been deducted.
4. The amount of "total payment" for the purpose of the withholding law is \$ 403,142.50.

Dated this 16th day of August, 2005.

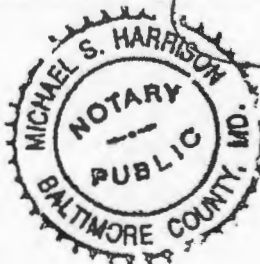
MAS ASSOCIATES, LLC D/B/A EQUITY  
MORTGAGE LENDING

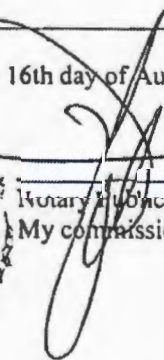
By: 

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

Sworn and subscribed to before the undersigned this 16th day of August, 2005.

SEAL:



Notary Public

My commission expires 6-18-06



00224461332

## State of Maryland Land Instrument Intake Sheet

[ ] Baltimore City [X] County: Baltimore

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.  
(Type or Print in Black Ink Only All Copies Must Be Legible)

IMP FD SURE \$ 20.00

| 1                                                                                                                                                                                                                                              | Type(s) of Instruments                                                         | <input type="checkbox"/> Deed<br><input type="checkbox"/> Deed of Trust<br><input checked="" type="checkbox"/> Improved Sale<br><input type="checkbox"/> Arms-Length [1]<br><input type="checkbox"/> Mortgage<br><input type="checkbox"/> Lease<br><input type="checkbox"/> Unimproved Sale<br><input type="checkbox"/> Arms-Length [2]<br><input type="checkbox"/> Other<br><input type="checkbox"/> Deed of Trust<br><input type="checkbox"/> Multiple<br><input type="checkbox"/> Arms Length [3]<br><input type="checkbox"/> Other<br><input type="checkbox"/> UCC Fin. Stmt.<br><input type="checkbox"/> Not an Arms-Length Sale [9]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------|-----------------|----------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------|----------------------------------------|-----------------------------------------|-----------------------------|--------------------------------------------------------------------------------------|------------------------------|-------------|--------------|-----------|--------------------|-------------|-------------------------------------------------|--|-------------------------------------|-------------|-------------------------|--|--------------------------------------------|---------------|-------------------------------|--|-------|----|----------------------------------------|--|-----------------------------------|--|----------------|--|------------------------------------|--|-----------------------------------------------|--|-----|--|--------------------------------------------------------|--|--|--|--|--|
| 2                                                                                                                                                                                                                                              | Conveyance Check Box                                                           | <input checked="" type="checkbox"/> Improved Sale<br><input type="checkbox"/> Arms-Length [1]<br><input type="checkbox"/> Mortgage<br><input type="checkbox"/> Lease<br><input type="checkbox"/> Unimproved Sale<br><input type="checkbox"/> Arms-Length [2]<br><input type="checkbox"/> Other<br><input type="checkbox"/> Deed of Trust<br><input type="checkbox"/> Multiple<br><input type="checkbox"/> Arms Length [3]<br><input type="checkbox"/> Other<br><input type="checkbox"/> UCC Fin. Stmt.<br><input type="checkbox"/> Not an Arms-Length Sale [9]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| 3                                                                                                                                                                                                                                              | Tax Exemptions (if Applicable)                                                 | Recordation<br>State Transfer<br>County Transfer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| 4                                                                                                                                                                                                                                              | Consideration and Tax Calculations                                             | <table border="1"> <thead> <tr> <th>Consideration</th> <th>Amount</th> <th colspan="2">Finance Office Use Only</th> </tr> </thead> <tbody> <tr> <td>Purchase Price/Consideration</td> <td>\$ 420,000.00</td> <td colspan="2">Transfer and Recordation Tax Consideration</td> </tr> <tr> <td>Any New Mortgage</td> <td>\$ 422,000.00</td> <td colspan="2">Transfer Tax Consideration</td> </tr> <tr> <td>Balance of Existing Mortgage</td> <td>\$</td> <td colspan="2">x ( ) % = \$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td colspan="2">Less Exemption Amount = \$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td colspan="2">Total Transfer Tax = \$</td> </tr> <tr> <td>Full Cash Value</td> <td>\$ 420,000.00</td> <td colspan="2">Recordation Tax Consideration</td> </tr> <tr> <td></td> <td></td> <td colspan="2">x ( ) per \$500 = \$</td> </tr> <tr> <td></td> <td></td> <td colspan="2">TOTAL DUE = \$</td> </tr> </tbody> </table>                                                                                                                                                                                                     |                                                                                      |               |                 | Consideration                                      | Amount                                                       | Finance Office Use Only                           |                                                                        | Purchase Price/Consideration                             | \$ 420,000.00                                            | Transfer and Recordation Tax Consideration                 |                                                            | Any New Mortgage                       | \$ 422,000.00                           | Transfer Tax Consideration  |                                                                                      | Balance of Existing Mortgage | \$          | x ( ) % = \$ |           | Other:             | \$          | Less Exemption Amount = \$                      |  | Other:                              | \$          | Total Transfer Tax = \$ |  | Full Cash Value                            | \$ 420,000.00 | Recordation Tax Consideration |  |       |    | x ( ) per \$500 = \$                   |  |                                   |  | TOTAL DUE = \$ |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Consideration                                                                                                                                                                                                                                  | Amount                                                                         | Finance Office Use Only                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Purchase Price/Consideration                                                                                                                                                                                                                   | \$ 420,000.00                                                                  | Transfer and Recordation Tax Consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Any New Mortgage                                                                                                                                                                                                                               | \$ 422,000.00                                                                  | Transfer Tax Consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Balance of Existing Mortgage                                                                                                                                                                                                                   | \$                                                                             | x ( ) % = \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Other:                                                                                                                                                                                                                                         | \$                                                                             | Less Exemption Amount = \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Other:                                                                                                                                                                                                                                         | \$                                                                             | Total Transfer Tax = \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Full Cash Value                                                                                                                                                                                                                                | \$ 420,000.00                                                                  | Recordation Tax Consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
|                                                                                                                                                                                                                                                |                                                                                | x ( ) per \$500 = \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
|                                                                                                                                                                                                                                                |                                                                                | TOTAL DUE = \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| 5                                                                                                                                                                                                                                              | Fees                                                                           | <table border="1"> <thead> <tr> <th>Amount of Fees</th> <th>Doc. 1</th> <th>Doc. 2</th> <th>Agent:</th> </tr> </thead> <tbody> <tr> <td>Recording Charge</td> <td>\$ 40.00</td> <td>\$ 95.00</td> <td></td> </tr> <tr> <td>Surcharge</td> <td>\$ 0.00</td> <td>\$ 0.00</td> <td></td> </tr> <tr> <td>State Recordation Tax</td> <td>\$ 2,110.00</td> <td>\$ 0.00</td> <td></td> </tr> <tr> <td>State Transfer Tax</td> <td>\$ 2,100.00</td> <td>\$ 0.00</td> <td></td> </tr> <tr> <td>County Transfer Tax</td> <td>\$ 6,300.00</td> <td>\$ 0.00</td> <td></td> </tr> <tr> <td>Other</td> <td>\$</td> <td>\$</td> <td></td> </tr> <tr> <td>Other</td> <td>\$</td> <td>\$</td> <td></td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                      |               |                 | Amount of Fees                                     | Doc. 1                                                       | Doc. 2                                            | Agent:                                                                 | Recording Charge                                         | \$ 40.00                                                 | \$ 95.00                                                   |                                                            | Surcharge                              | \$ 0.00                                 | \$ 0.00                     |                                                                                      | State Recordation Tax        | \$ 2,110.00 | \$ 0.00      |           | State Transfer Tax | \$ 2,100.00 | \$ 0.00                                         |  | County Transfer Tax                 | \$ 6,300.00 | \$ 0.00                 |  | Other                                      | \$            | \$                            |  | Other | \$ | \$                                     |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Amount of Fees                                                                                                                                                                                                                                 | Doc. 1                                                                         | Doc. 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Agent:                                                                               |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Recording Charge                                                                                                                                                                                                                               | \$ 40.00                                                                       | \$ 95.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Surcharge                                                                                                                                                                                                                                      | \$ 0.00                                                                        | \$ 0.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| State Recordation Tax                                                                                                                                                                                                                          | \$ 2,110.00                                                                    | \$ 0.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| State Transfer Tax                                                                                                                                                                                                                             | \$ 2,100.00                                                                    | \$ 0.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| County Transfer Tax                                                                                                                                                                                                                            | \$ 6,300.00                                                                    | \$ 0.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Other                                                                                                                                                                                                                                          | \$                                                                             | \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Other                                                                                                                                                                                                                                          | \$                                                                             | \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| 6                                                                                                                                                                                                                                              | Description of Property                                                        | <table border="1"> <thead> <tr> <th>District</th> <th>Property Tax ID No.(1)</th> <th>Grantor Liber/Folio</th> <th>Map</th> <th>Parced No.</th> <th>Var. LOG</th> </tr> </thead> <tbody> <tr> <td>07</td> <td>17-00-011331 &amp; 17-00-010016</td> <td>18972/639</td> <td></td> <td></td> <td>[ ] (5)</td> </tr> <tr> <td colspan="2">Subdivision Name</td> <td>Lot (3a)</td> <td>Block(3b)</td> <td>Sect/AR(3c)</td> <td>Plat Ref.</td> </tr> <tr> <td colspan="2">Location/Address of Property Being Conveyed (2)</td> <td colspan="4">Anderson Road, White Hall, MD 21161</td> </tr> <tr> <td colspan="2">Other Property Identifiers (if applicable)</td> <td colspan="4">Water Meter Account No.</td> </tr> <tr> <td colspan="2">Residential [X] or Non-Residential [ ]</td> <td colspan="2">Fee Simple [X] or Ground Rent [ ]</td> <td colspan="2">Amount: \$N/A</td> </tr> <tr> <td colspan="2">Partial Conveyance? [ ] Yes [X] No</td> <td colspan="2">Description/Amt. of SqFt/Acreage Transferred:</td> <td colspan="2">N/A</td> </tr> <tr> <td colspan="6">If Partial Conveyance, List Improvements Conveyed: N/A</td> </tr> </tbody> </table> |                                                                                      |               |                 | District                                           | Property Tax ID No.(1)                                       | Grantor Liber/Folio                               | Map                                                                    | Parced No.                                               | Var. LOG                                                 | 07                                                         | 17-00-011331 & 17-00-010016                                | 18972/639                              |                                         |                             | [ ] (5)                                                                              | Subdivision Name             |             | Lot (3a)     | Block(3b) | Sect/AR(3c)        | Plat Ref.   | Location/Address of Property Being Conveyed (2) |  | Anderson Road, White Hall, MD 21161 |             |                         |  | Other Property Identifiers (if applicable) |               | Water Meter Account No.       |  |       |    | Residential [X] or Non-Residential [ ] |  | Fee Simple [X] or Ground Rent [ ] |  | Amount: \$N/A  |  | Partial Conveyance? [ ] Yes [X] No |  | Description/Amt. of SqFt/Acreage Transferred: |  | N/A |  | If Partial Conveyance, List Improvements Conveyed: N/A |  |  |  |  |  |
| District                                                                                                                                                                                                                                       | Property Tax ID No.(1)                                                         | Grantor Liber/Folio                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Map                                                                                  | Parced No.    | Var. LOG        |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| 07                                                                                                                                                                                                                                             | 17-00-011331 & 17-00-010016                                                    | 18972/639                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                      |               | [ ] (5)         |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Subdivision Name                                                                                                                                                                                                                               |                                                                                | Lot (3a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Block(3b)                                                                            | Sect/AR(3c)   | Plat Ref.       |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Location/Address of Property Being Conveyed (2)                                                                                                                                                                                                |                                                                                | Anderson Road, White Hall, MD 21161                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Other Property Identifiers (if applicable)                                                                                                                                                                                                     |                                                                                | Water Meter Account No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Residential [X] or Non-Residential [ ]                                                                                                                                                                                                         |                                                                                | Fee Simple [X] or Ground Rent [ ]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                      | Amount: \$N/A |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Partial Conveyance? [ ] Yes [X] No                                                                                                                                                                                                             |                                                                                | Description/Amt. of SqFt/Acreage Transferred:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                      | N/A           |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| If Partial Conveyance, List Improvements Conveyed: N/A                                                                                                                                                                                         |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| 7                                                                                                                                                                                                                                              | Transferred From                                                               | <table border="1"> <thead> <tr> <th>Doc. 1 - Grantor(s) Name(s)</th> <th>Doc. 2 - Grantor(s) Name(s)</th> </tr> </thead> <tbody> <tr> <td>MAS Associates, LLC d/b/a Equity Mortgage Lending</td> <td>Kapman Enterprises, LLC</td> </tr> <tr> <td>Doc. 1 - Owner(s) of Record if Different from Grantor(s)</td> <td>Doc. 2 - Owner(s) of Record if Different from Grantor(s)</td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                      |               |                 | Doc. 1 - Grantor(s) Name(s)                        | Doc. 2 - Grantor(s) Name(s)                                  | MAS Associates, LLC d/b/a Equity Mortgage Lending | Kapman Enterprises, LLC                                                | Doc. 1 - Owner(s) of Record if Different from Grantor(s) | Doc. 2 - Owner(s) of Record if Different from Grantor(s) |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Doc. 1 - Grantor(s) Name(s)                                                                                                                                                                                                                    | Doc. 2 - Grantor(s) Name(s)                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| MAS Associates, LLC d/b/a Equity Mortgage Lending                                                                                                                                                                                              | Kapman Enterprises, LLC                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
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| 8                                                                                                                                                                                                                                              | Transferred To                                                                 | <table border="1"> <thead> <tr> <th>Doc. 1 - Grantee(s) Name(s)</th> <th>Doc. 2 - Grantee(s) Name(s)</th> </tr> </thead> <tbody> <tr> <td>Kapman Enterprises, LLC</td> <td>Bernard Dackman</td> </tr> <tr> <td></td> <td>Gordon B. Heyman</td> </tr> <tr> <td colspan="2">New Owner's (Grantee) Mailing Address</td> </tr> <tr> <td colspan="2">9 Widebrook Court, Baltimore, MD 21234</td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                      |               |                 | Doc. 1 - Grantee(s) Name(s)                        | Doc. 2 - Grantee(s) Name(s)                                  | Kapman Enterprises, LLC                           | Bernard Dackman                                                        |                                                          | Gordon B. Heyman                                         | New Owner's (Grantee) Mailing Address                      |                                                            | 9 Widebrook Court, Baltimore, MD 21234 |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
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| Kapman Enterprises, LLC                                                                                                                                                                                                                        | Bernard Dackman                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
|                                                                                                                                                                                                                                                | Gordon B. Heyman                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
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| 9 Widebrook Court, Baltimore, MD 21234                                                                                                                                                                                                         |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| 9                                                                                                                                                                                                                                              | Other Names to Be Indexed                                                      | <table border="1"> <thead> <tr> <th>Doc. 1 - Additional Names to be Indexed (Optional)</th> <th>Doc. 2 - Additional Names to be Indexed (Optional)</th> </tr> </thead> <tbody> <tr> <td></td> <td>K Bank</td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                      |               |                 | Doc. 1 - Additional Names to be Indexed (Optional) | Doc. 2 - Additional Names to be Indexed (Optional)           |                                                   | K Bank                                                                 |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
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|                                                                                                                                                                                                                                                | K Bank                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| 10                                                                                                                                                                                                                                             | Contact/Mail Information                                                       | <table border="1"> <thead> <tr> <th>Instrument Submitted By or Contact Person</th> <th><input checked="" type="checkbox"/> Return to Contact Person</th> </tr> </thead> <tbody> <tr> <td>Name: wwanzer</td> <td><input type="checkbox"/> Hold for Pickup</td> </tr> <tr> <td>Firm: Lawyers Trust Title Company</td> <td><input type="checkbox"/> Return Address Provided</td> </tr> <tr> <td>Address: 901 Dulany Valley Rd, Suite 708, Towson, MD 21286</td> <td></td> </tr> <tr> <td>Phone:</td> <td></td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                      |               |                 | Instrument Submitted By or Contact Person          | <input checked="" type="checkbox"/> Return to Contact Person | Name: wwanzer                                     | <input type="checkbox"/> Hold for Pickup                               | Firm: Lawyers Trust Title Company                        | <input type="checkbox"/> Return Address Provided         | Address: 901 Dulany Valley Rd, Suite 708, Towson, MD 21286 |                                                            | Phone:                                 |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Instrument Submitted By or Contact Person                                                                                                                                                                                                      | <input checked="" type="checkbox"/> Return to Contact Person                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Name: wwanzer                                                                                                                                                                                                                                  | <input type="checkbox"/> Hold for Pickup                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
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| Phone:                                                                                                                                                                                                                                         |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| 11                                                                                                                                                                                                                                             | IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER | <table border="1"> <thead> <tr> <th>Assessment Information</th> <th>Yes</th> <th>No</th> <th>Will the property being conveyed be the grantee's principal residence?</th> </tr> </thead> <tbody> <tr> <td>Assessment Information</td> <td><input checked="" type="checkbox"/> Yes</td> <td><input type="checkbox"/> No</td> <td>Does transfer include personal property? If yes, identify:</td> </tr> <tr> <td>Assessment Information</td> <td><input checked="" type="checkbox"/> Yes</td> <td><input type="checkbox"/> No</td> <td>Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)</td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                      |               |                 | Assessment Information                             | Yes                                                          | No                                                | Will the property being conveyed be the grantee's principal residence? | Assessment Information                                   | <input checked="" type="checkbox"/> Yes                  | <input type="checkbox"/> No                                | Does transfer include personal property? If yes, identify: | Assessment Information                 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Was property surveyed? If yes, attach copy of survey (if recorded, no copy required) |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Assessment Information                                                                                                                                                                                                                         | Yes                                                                            | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Will the property being conveyed be the grantee's principal residence?               |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Assessment Information                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> Yes                                        | <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Does transfer include personal property? If yes, identify:                           |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Assessment Information                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> Yes                                        | <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Was property surveyed? If yes, attach copy of survey (if recorded, no copy required) |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Assessment Use Only - Do Not Write Below This Line                                                                                                                                                                                             |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| <table border="1"> <thead> <tr> <th>Transfer Number</th> <th>Date Received</th> <th>Deed Reference</th> <th>Assigned Property No.</th> </tr> </thead> <tbody> <tr> <td>17-00-011331</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               | Transfer Number | Date Received                                      | Deed Reference                                               | Assigned Property No.                             | 17-00-011331                                                           |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
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| 17-00-011331                                                                                                                                                                                                                                   |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| <table border="1"> <thead> <tr> <th>Geo.</th> <th>Map</th> <th>Sub</th> <th>Block</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>                                                             |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               | Geo.            | Map                                                | Sub                                                          | Block                                             |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Geo.                                                                                                                                                                                                                                           | Map                                                                            | Sub                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Block                                                                                |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
|                                                                                                                                                                                                                                                |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| <table border="1"> <thead> <tr> <th>Use</th> <th>Parcel</th> <th>Section</th> <th>Occ. Cd.</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>                                                    |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               | Use             | Parcel                                             | Section                                                      | Occ. Cd.                                          |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
| Use                                                                                                                                                                                                                                            | Parcel                                                                         | Section                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Occ. Cd.                                                                             |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
|                                                                                                                                                                                                                                                |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
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| Town Cd.                                                                                                                                                                                                                                       | Ex. St.                                                                        | Ex. Cd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |
|                                                                                                                                                                                                                                                |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |               |                 |                                                    |                                                              |                                                   |                                                                        |                                                          |                                                          |                                                            |                                                            |                                        |                                         |                             |                                                                                      |                              |             |              |           |                    |             |                                                 |  |                                     |             |                         |  |                                            |               |                               |  |       |    |                                        |  |                                   |  |                |  |                                    |  |                                               |  |     |  |                                                        |  |  |  |  |  |

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 22440, p. 0332, MSA\_CEO2\_22301, Date available 09/20/2005. Printed 09/30/2015.

DUPLICATE PAID RECEIPT

05 222MST



Return to:

Crown Title Corporation  
1 Sanford Avenue  
Baltimore, MD 21228  
75000-11

0030828 179

SUBSTITUTE TRUSTEES' DEED

THIS SUBSTITUTE TRUSTEES' DEED is made this 14<sup>th</sup> day of April 2011, by and between MICHAEL L. SNYDER and KELLIE M. GOMBESKI (collectively, the "SUBSTITUTE TRUSTEES"), party of the first part, and KAREN CHANDLER and WILLIAM MAXFIELD BARGUARD CHANDLER, JR. (collectively, the "PURCHASER"), party of the second part:

WHEREAS, pursuant to the power of sale contained in that certain Purchase Money Deed of Trust, Security Agreement and Assignment of Rents, Leases and Contracts, dated August 16, 2005, from Kapman Enterprises, LLC to the Trustees named therein for the benefit of K Bank and recorded among the Land Records of Baltimore County, Maryland in Liber 22446, page 334 ("Deed of Trust"), a default having occurred under the terms and conditions thereunder, and foreclosure proceedings having been filed thereon in the Circuit Court for Baltimore County, Maryland in the case entitled Michael L. Snyder, et al., Substitute Trustees v. Kapman Enterprises, LLC, Case No.: 03C08005438; and

WHEREAS, the SUBSTITUTE TRUSTEES were duly appointed as the trustees under the DEED OF TRUST in the place of the original trustees named therein pursuant to Deed of Appointment, dated May 5, 2008, and recorded among the aforesaid Land Records; and

WHEREAS, the SUBSTITUTE TRUSTEES did, after complying with all of the requisites of the DEED OF TRUST and applicable Maryland law sell unto the KW Servicing Corp, subject to the legal operation and effect of all prior liens, easements, conditions, restrictions, covenants and encumbrances of record, if any, the premises described in the DEED OF TRUST, being that certain real property situate in Baltimore County, Maryland and generally

known as the Anderson Road Property and as more particularly described on Exhibit A attached hereto (the "PROPERTY"); and

WHEREAS, on or about April 6, 2011, the Circuit Court for Baltimore County, Maryland entered an Order whereby the PURCHASER was substituted in the place and stead of KW Servicing Corp as the purchaser of the PROPERTY. The PURCHASER purchased the PROPERTY for One Hundred Thousand Dollars (\$125,000.00).

WHEREAS, the aforesaid foreclosure sale has been fully reported to, and on or about August 14, 2008, was finally ratified by an Order entered by the Circuit Court for Baltimore County, Maryland in the above referenced foreclosure case; and

WHEREAS, the purchase money has been fully paid and satisfied to the SUBSTITUTE TRUSTEES and, therefore, the SUBSTITUTE TRUSTEES are authorized to execute these presents.

NOW, THEREFORE, THIS DEED WITNESSETH that the SUBSTITUTE TRUSTEES, for and in consideration of the foregoing premises, and the sum of One Hundred and Twenty-Five Thousand Dollars (\$125,000.00) current money, to them in hand paid by the PURCHASER, at and before the sealing of these presents, the receipt of which is hereby acknowledged, in exercise of the power in them vested, does hereby grant unto the PURCHASER, and their successors and assigns, in fee simple, the above-described PROPERTY, with its appurtenances, and all the right, title, interest and estate, both at law and in equity, of all parties to the DEED OF TRUST in and to the same.

TO HAVE AND TO HOLD the PROPERTY, with its appurtenances, unto the PURCHASER, in fee simple, subject to the legal operating and effect of all prior liens,



easements, conditions, restrictions, covenants and encumbrances of record, if any, against said  
PROPERTY.

AS WITNESS the Hand and Seal of the within named SUBSTITUTE TRUSTEES.

WITNESS:

Linda C Murray  
Linda C Murray

Michael L. Snyder (SEAL)  
MICHAEL L. SNYDER, Substitute Trustee  
Kellie McGombeski (SEAL)  
KELLIE MCGOMBESKI, Substitute Trustee

### ACKNOWLEDGMENT

STATE OF MARYLAND, CITY/COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY that on this 25<sup>th</sup> day of April 2011, before me, the undersigned Notary Public of the aforesaid jurisdiction, personally appeared Michael L. Snyder, Substitute Trustee, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as Substitute Trustee.

IN WITNESS My Hand and Notarial Seal:

My Commission Expires:

2/8/14

Linda C Murray  
NOTARY PUBLIC LINDA C MURRAY



STATE OF MARYLAND, CITY/COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY that on this 25<sup>th</sup> day of April 2011, before me, the undersigned Notary Public of the aforesaid jurisdiction, personally appeared Kellie M. Gombeski, Substitute Trustee, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as Substitute Trustee.

IN WITNESS My Hand and Notarial Seal:

My Commission Expires:

2/5/14

Ronda C. Murray  
NOTARY PUBLIC



**ATTORNEY CERTIFICATION**

THIS IS TO CERTIFY that this Substitute Trustee's Deed was prepared by or under the supervision of the undersigned, an attorney at law duly admitted to practice before the Court of Appeals of Maryland.

Michael L. Snyder, Esquire

ML

0030828·1831

EXHIBIT A  
LEGAL DESCRIPTION

מסמך זה נמצא באתר האינטרנט של משרד המשפטים, תחת הכותרת "מסמכים" וניתן להורידו ללא תשלום.



**2011**MARYLAND  
FORM

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

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

## 1. Transferor Information

Name of Transferor

Michael L. Snyder, Substitute Trustee

## 2. Reasons for Exemption

Resident  
Status

I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

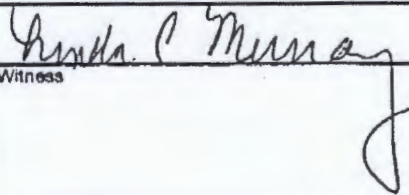
Principal  
Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

## 3a. Individual Transferors

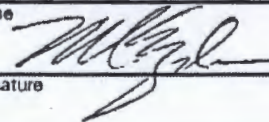
Witness



Michael L. Snyder, Substitute Trustee

Name

Signature



## 3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title



**2011**MARYLAND  
FORM

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

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

## 1. Transferor Information

Name of Transferor

Kellie M. Gombeski, Substitute Trustee

## 2. Reasons for Exemption

Resident  
Status

- ☒ I, Transferor, am a resident of the State of Maryland.  
☒ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

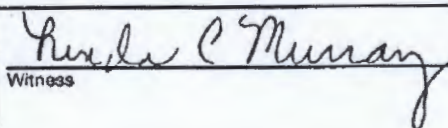
Principal  
Residence

- ☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

## 3a. Individual Transferors

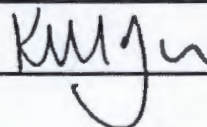
Witness



Kellie M. Gombeski, Substitute Trustee

Name

Signature



## 3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title



BEGINNING FOR THE SAME at the end of the eight or S 76 degrees 15' 10" W 594.00 foot line of a deed dated June 8, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. 4884, folio 096 was conveyed by Imogen W. Grove unto the Baltimore Gas & Electric Company and running thence as now surveyed, S 22 degrees 28' 44" W 735.04 feet to an iron pipe heretofore set, thence running with and binding on the S 69 degree 23' 48" E 653.97 foot line of a deed dated April 12, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 5623, folio 200 was conveyed from Anthony Meredith, et al unto Raymond B. Nuth and Alleen Nuth, his wife, the following course: S 70 degrees 15' 49" E 654.19 feet to a stone heretofore set and running with and binding on the subdivision Plat of Indian Meadows dated July 20, 1978 and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 5628, folio 33, the following course S 62 degrees 26' 00" E 41,482.65 feet to a stone heretofore set and running with and binding on the first or 60 degree 65' 19" E 438.90 foot line of a deed dated April 29, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 5628, folio 013 was conveyed from Herman Greenley and Hazel Greenley, his wife, unto Triad Enterprises, Inc. the following course, 53 degrees 37' 51" E 428.87 feet to a pipe heretofore set, thence running with and binding in the 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> lines of said parcel one of a deed dated December 30, 1938 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. 1048, folio 373 was conveyed by Edward Greenley and Florence Greenley, his wife, unto Herman Greenley and Hazel Greenley, his wife, the following three courses, viz: N 45 degrees 37' 08" W 112.90 feet to a stone heretofore set, thence N 32 degrees 35' 38" E 759.00 feet to a point, thence N 19 degrees 79' 50" E 1,080.37 feet to a point, thence running and binding on the lands now or formerly of Helen L. Galloway, the following course, N 45 degrees 06' 00" W 1,203.92 feet to a point, intersecting the 13<sup>th</sup> of N 89 degrees E 844.5 foot line of the second parcel of a deed dated August 11, 1950, and recorded among the Land Records of Baltimore County Liber T.B.S. No. 1876, folio 278 was conveyed by Elizabeth M. Moore and James L. Moore, her husband, unto Rodney Webster Burns and Anna Burns, his wife, and running with a Binding reversely on the 13<sup>th</sup>, 12<sup>th</sup>, and 11<sup>th</sup> lines of the aforesaid Deed from Moore to Burns the following three courses viz: S 33 degrees 19' 15" W 280.50 feet to a point, thence S 88 degrees 33' 20" W 363.00 feet to a stone heretofore set, thence running with and binding reversely on the 2<sup>nd</sup> or N 603/4 E 17.2 perch line of the saving and expecting parcel of a deed dated February 23, 1917 and recorded among the Land Records go Baltimore County in Liber W.P.C. No. 474, folio 499 was conveyed by Wesley M. Cordery unto Chauncey B. Grove and Imogen W. Grove, his wife, the following course, S 56 degrees 44' 52" W 284.00 feet to a point, thence running and binding reversely on the 28<sup>th</sup> or N 253/4 E 1,208 5/8 foot line of a deed dated August 16, 1974 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 5472, folio 544 was conveyed by Sanunders M. Almond, et al, unto P. Anthony Meredith, et al, the following courses, S 23 degrees 31' 42" W 1,235.85 feet to a point at the end of the 7<sup>th</sup> or N 22 degree 45' 10" E 4.91 foot line of the aforementioned deed from Imogen Grove to the Baltimore Gas & Electric Company and running with and binding on the aforesaid 8<sup>th</sup> line the following course, S 76 degrees 32' 21" W 594.03 feet to the place of beginning, Containing 110.697 acres of land more or less.

Together with and including a 50 foot Fee Simple strip of land leading to Anderson Road, said right-of-way being further described in a deed dated December 1, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5707, folio 380 was conveyed by Art Wood Builders, Inc. to Thelma G. Almoney et al. Containing 0.319 acres of land more or less.

Saving and excepting for the first all of that first parcel of land which by deed dated June 8, 1968 and recorded among the Land records of Baltimore County in Liber O.T.G. No. 4884, folio 96 was conveyed by Imogen E. Grove to the Baltimore Gas & Electric Company. Containing 15.341 acres of land more or less.

Saving and excepting for the first all of that first parcel of land which by deed dated July 29, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4905, folio 329 was conveyed by the Bankers Trust Company unto the Baltimore Gas & Electric Company. Containing 4.367 acres of land more or less.



0030828 · 1871

Saving and excepting all that parcel of land which by deed dated December 9, 2002 and recorded among the Land Records of Baltimore County in Liber SM No. 17566, folio 385 was conveyed by K&B Homes, LLC unto William M.B. Chandler, Jr. and Karen Chandler. Containing 58.72 acres of land more or less.

0030820 1881

## State of Maryland Land Instrument Intake Sheet

| | Baltimore City | X | County: Baltimore

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.  
(Type or Print in Black Ink Only All Copies Must Be Legible)

|                                                                                                                                                                              |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                               |                                                                                                                                                                                                   |                          |                                      |                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                            | Type(s) of Instruments                                                         | <input type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other <input type="checkbox"/> Other<br><input type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease <input type="checkbox"/> Multiple <input type="checkbox"/> Not an Arms-Length Sale [9/Re # BAGE<br>20.00<br>20.00<br>625.00<br>665.00<br>TOTAL<br>Rcpt # 11235<br>Blk # 2393<br>May 23, 2011 03:38 PM                                                                                                                                                                                                                                                                                                                                                                                                                                           |                               |                                                                                                                                                                                                   |                          |                                      |                                                                                                                                                                                                                                                                            |
| 2                                                                                                                                                                            | Conveyance Check Box                                                           | X                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Improved Sale Arms-Length [1] | Unimproved Sale Arms-Length [2]                                                                                                                                                                   | Multiple Arms Length [3] | Not an Arms-Length Sale [9/Re # BAGE |                                                                                                                                                                                                                                                                            |
| 3                                                                                                                                                                            | Tax Exemptions (If Applicable)                                                 | Recordation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | State Transfer                | County Transfer                                                                                                                                                                                   | JLF BC<br>May 23, 2011   |                                      |                                                                                                                                                                                                                                                                            |
| 4                                                                                                                                                                            | Consideration and Tax Calculations                                             | Consideration<br>Purchase Price/Consideration \$ 125,000.00<br>Any New Mortgage \$ 0.00<br>Balance of Existing Mortgage \$<br>Other: \$<br>Full Cash Value \$ 125,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                               | Amount<br>Doc. 1<br>Recording Charge \$ 20.00<br>Surcharge \$ 20.00<br>State Recordation Tax \$ 625.00<br>State Transfer Tax \$ 625.00<br>County Transfer Tax \$ 1,875.00<br>Other \$<br>Other \$ |                          |                                      | Finance Office Use Only<br>Transfer and Recordation Tax Consideration<br>Transfer Tax Consideration \$<br>x ( ) % = \$<br>Less Exemption Amount = \$ 1875.00<br>Total Transfer Tax = \$<br>Recordation Tax Consideration \$<br>x ( ) per \$500 = \$ 625.00<br>TOTAL DUE \$ |
| 5                                                                                                                                                                            | Fees                                                                           | Amount of Fees<br>Recording Charge \$ 20.00<br>Surcharge \$ 20.00<br>State Recordation Tax \$ 625.00<br>State Transfer Tax \$ 625.00<br>County Transfer Tax \$ 1,875.00<br>Other \$<br>Other \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                               | Doc. 2<br>Agent:<br>Tax Bill:<br>C.B. Credit:<br>Ag. Tax/Other:                                                                                                                                   |                          |                                      |                                                                                                                                                                                                                                                                            |
| 6                                                                                                                                                                            | Description of Property                                                        | SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).<br>District 07 Property Tax ID No.(1) 1700011331 & 1700010016 Grantor Liber/Folio 22446/327 Map 8 Parcel No. 24 & 26 Var. LOG   (5)<br>Subdivision Name Lot (3a) Block(3b) Sect/AR(3c) Plat Ref. SqFu/Acreage(4) 39/133<br>Location/Address of Property Being Conveyed (2) Anderson Road, 32.269 AC and Anderson Road, .32 AC Right of Way<br>Other Property Identifiers (if applicable) Water Meter Account No.<br>Residential   X   or Non-Residential   Fee Simple   X   or Ground Rent   Amount: \$N/A<br>Partial Conveyance?   Yes   X   No Description/Amt. of SqFu/Acreage Transferred: N/A<br>If Partial Conveyance, List Improvements Conveyed: N/A |                               |                                                                                                                                                                                                   |                          |                                      |                                                                                                                                                                                                                                                                            |
| 7                                                                                                                                                                            | Transferred From                                                               | Doc. 1 - Grantor(s) Name(s) Michael L. Snyder, Substitute Trustee<br>Kellie M. Gombeski, Substitute Trustee<br>Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                               |                                                                                                                                                                                                   |                          |                                      |                                                                                                                                                                                                                                                                            |
| 8                                                                                                                                                                            | Transferred To                                                                 | Doc. 1 - Grantee(s) Name(s) William Maxfield Barguard Chandler, Jr.<br>Karen Chandler<br>New Owner's (Grantee) Mailing Address<br>2890 Anderson Road, White Hall, MD 21161                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                               |                                                                                                                                                                                                   |                          |                                      |                                                                                                                                                                                                                                                                            |
| 9                                                                                                                                                                            | Other Names to Be Indexed                                                      | Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                               |                                                                                                                                                                                                   |                          |                                      |                                                                                                                                                                                                                                                                            |
| 10                                                                                                                                                                           | Contact/Mail Information                                                       | Instrument Submitted By or Contact Person<br>Name: Post Closing Department<br>Firm: Crown Title Corporation<br>Address: 1 Sanford Avenue, Baltimore, MD 21228<br>Phone: 410-719-0200<br><input checked="" type="checkbox"/> Return to Contact Person<br><input type="checkbox"/> Hold for Pickup<br><input type="checkbox"/> Return Address Provided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                               |                                                                                                                                                                                                   |                          |                                      |                                                                                                                                                                                                                                                                            |
| 11                                                                                                                                                                           | IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER | Assessment Information<br>Yes X No Will the property being conveyed be the grantee's principal residence?<br>Yes X No Does transfer include personal property? If yes, identify:<br>Yes X No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                               |                                                                                                                                                                                                   |                          |                                      |                                                                                                                                                                                                                                                                            |
| Assessment Use Only - Do Not Write Below This Line                                                                                                                           |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                               |                                                                                                                                                                                                   |                          |                                      |                                                                                                                                                                                                                                                                            |
| Final Verification ( ) Agricultural Verification ( ) Whole ( ) Part ( ) Tran. Process Verification<br>Transfer Number: Date Received: Deed Reference: Assigned Property No.: |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                               |                                                                                                                                                                                                   |                          |                                      |                                                                                                                                                                                                                                                                            |
| Geo. Map Sub Block<br>Zoning Grid Plat Lot<br>Use Parcel Section Occ. Cd.<br>Town Cd. Ex. St. Ex. Cd.                                                                        |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                               |                                                                                                                                                                                                   |                          |                                      |                                                                                                                                                                                                                                                                            |

DUPLICATE PAID RECEIPT



| Anderson Road Property<br>Chain of Title |                          |            |                                                     |                                  |         |
|------------------------------------------|--------------------------|------------|-----------------------------------------------------|----------------------------------|---------|
|                                          | Liber/Folio<br>Reference | Date       | Grantor                                             | Grantee                          | Acreage |
| 1.                                       | 474/499                  | 2/23/1917  | Wesley Cordery                                      | Chauncey &<br>Imogene Grove      | 113 ac  |
| 2a.                                      | 1110/499                 | 6/21/1940  | *Thomas Hunter,<br>Treasurer of Baltimore<br>County | County<br>Commissioner           | 6 ac    |
| 2b.                                      | 1188/545                 | 10/10/1941 | *Thomas Hunter,<br>Treasurer of Baltimore<br>County | County<br>Commissioner           | 5.1 ac  |
| 2c.                                      | 1259/516                 | 11/5/1942  | *Thomas Hunter,<br>Treasurer of Baltimore<br>County | County<br>Commissioner           | 5.9 ac  |
| 3.                                       | 4884/096                 | 6/8/1968   | Imogene Grove (Widow)                               | BGE                              | 15.7 ac |
| 4.                                       | 4905/329                 | 7/29/1968  | Baltimore County                                    | BGE                              | 4.4 ac  |
| 5.                                       | 5580/311                 | 10/24/1975 | Baltimore County                                    | Estate of<br>Imogene Grove       | 12.6 ac |
| 6.                                       | 5707/380                 | 12/1/1976  | Art Wood Builders, Inc.                             | Estate of<br>Imogene Grove       | .32 ac  |
| 7.                                       | 5731/762                 | 2/9/1977   | Estate of Imogene Grove                             | Keith Garman                     | 91.5 ac |
| 8.                                       | 6488/220                 | 9/9/1982   | Estate of Keith Garman                              | Charles &<br>Gretchen<br>Edwards | 91.5 ac |
| 9.                                       | 16477/240                | 4/9/2002   | Charles & Gretchen<br>Edwards                       | K&B Homes, LLC                   | 91.5 ac |
| 10.                                      | 17566/385                | 12/9/2002  | K&B Homes, LLC                                      | William & Karen<br>Chandler      | 58.7 ac |
| 11.                                      | 18972/639                | 8/15/2003  | K&B Homes, LLC                                      | MAS Associates<br>LLC            | 32.8 ac |
| 12.                                      | 22446/327                | 8/16/2005  | MAS Associates, LLC                                 | Kapman<br>Enterprises, LLC       | 32.8 ac |
| 13.                                      | 30828/179                | 4/14/2011  | Kapman Enterprises,<br>LLC                          | William & Karen<br>Chandler      | 32.8 ac |

\*Tax Sale

Ref No 2



## **APPEAL**

**Petition for Special Hearing  
2890 Anderson Road  
7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: William M.B., Jr & Karen Chandler  
Contract Purchasers, Anitra & Jerome Schorr  
Case No.: 2016-0025-SPH**

Petition for Special Hearing (July 30, 2015)

Zoning Description of Property

Notice of Zoning Hearing (August 18, 2015)

Certification of Publication – (September 10, 2015)

Certification of Posting (Linda O’Keefe – September 9, 2015)

Entry of Appearance by People’s Counsel – (August 6, 2015)

Petitioner(s) Sign-In Sheet – (1 Page)

Citizens(s) Sign-In Sheet – (1 Page)

Zoning Advisory Committee (ZAC) Comments

Petitioner’s Exhibits:

- 1 – Site Plan (Redline)
- 2- Marley Estates Minor Sub. 2002
- 3- Marley Estates Minor Sub. 2005
- 4- Kotroco letter 3-31-09
- 5- Bureau Land Acquisition comment 1-31-05

Miscellaneous: Not Marked as Exhibits

Cover Letter and Administrative Law Judge’s Opinion and Order –  
(DENIED in part on October 28, 2015)

Notice of Appeal received on November 16, 2015 filed by Office of People’s Counsel  
Peter Max Zimmerman, Esq. and Carole S. Demilio, Esq.







My Neighborhood Map

Created By  
Baltimore County  
My Neighborhood



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Printed 10/1/2015





My Neighborhood Map

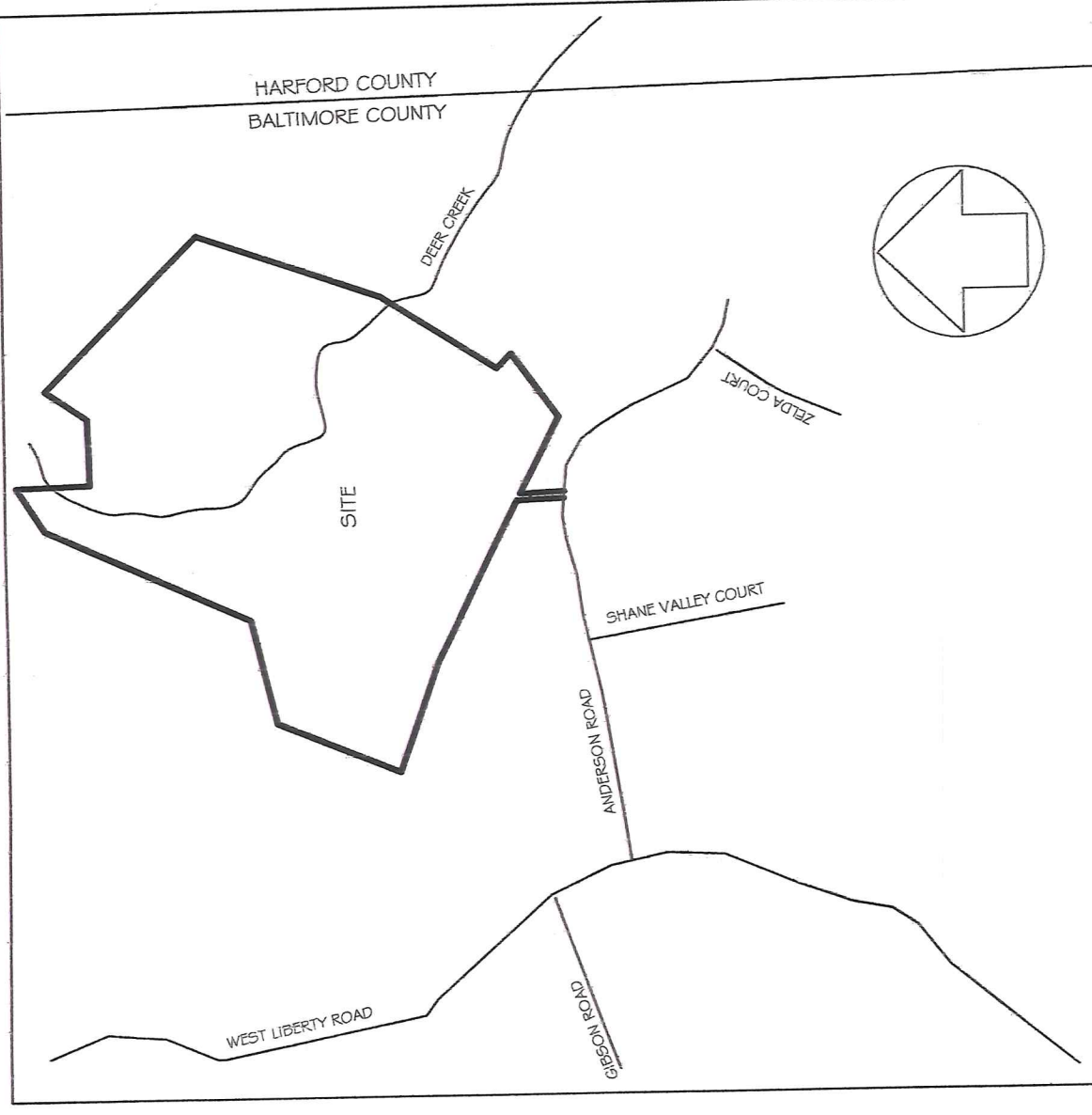
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My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

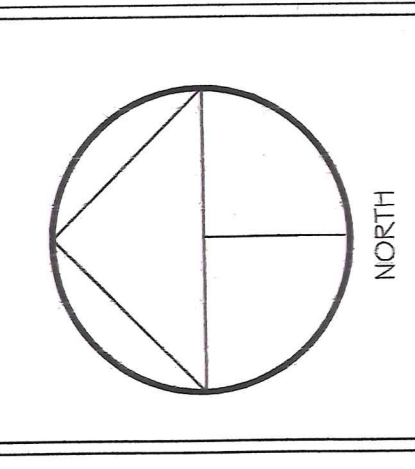
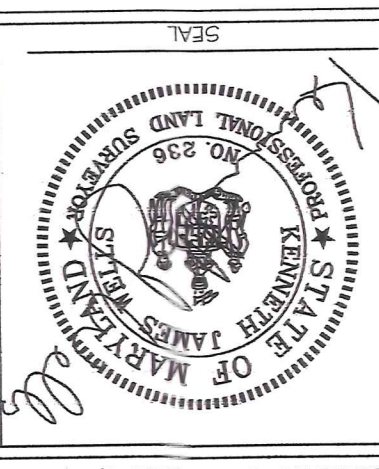


ZONING DATA:  
RC-7 = 71.4 ACRES  
RC-2 = 33.1 ACRES

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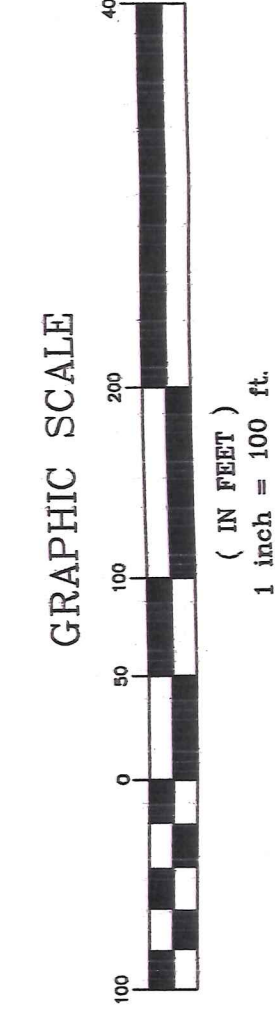
VICINITY MAP  
SCALE: 1" = 1,000'

KjWellInc  
7403 NEW CUT ROAD  
KINGSTON, MARYLAND 21087  
(410) 592-8800

[illegible]

DEED MOSAIC  
TO ACCOMPANY A HEARING REQUEST  
~of the~  
CHANDLER PROPERTY  
BALTIMORE COUNTY  
MARYLAND  
7TH ELECTION DISTRICT AND COUNCILMANIC DISTRICT

|                   |                                          |
|-------------------|------------------------------------------|
| DRAWN BY: CAV/KJW | PROJECT NO.:<br>2015-013<br>SHEET 1 OF 1 |
| CHECKED BY: KJW   |                                          |
| DATE: 4/22/2016   |                                          |



**SPECIAL HEARING REQUESTS:**

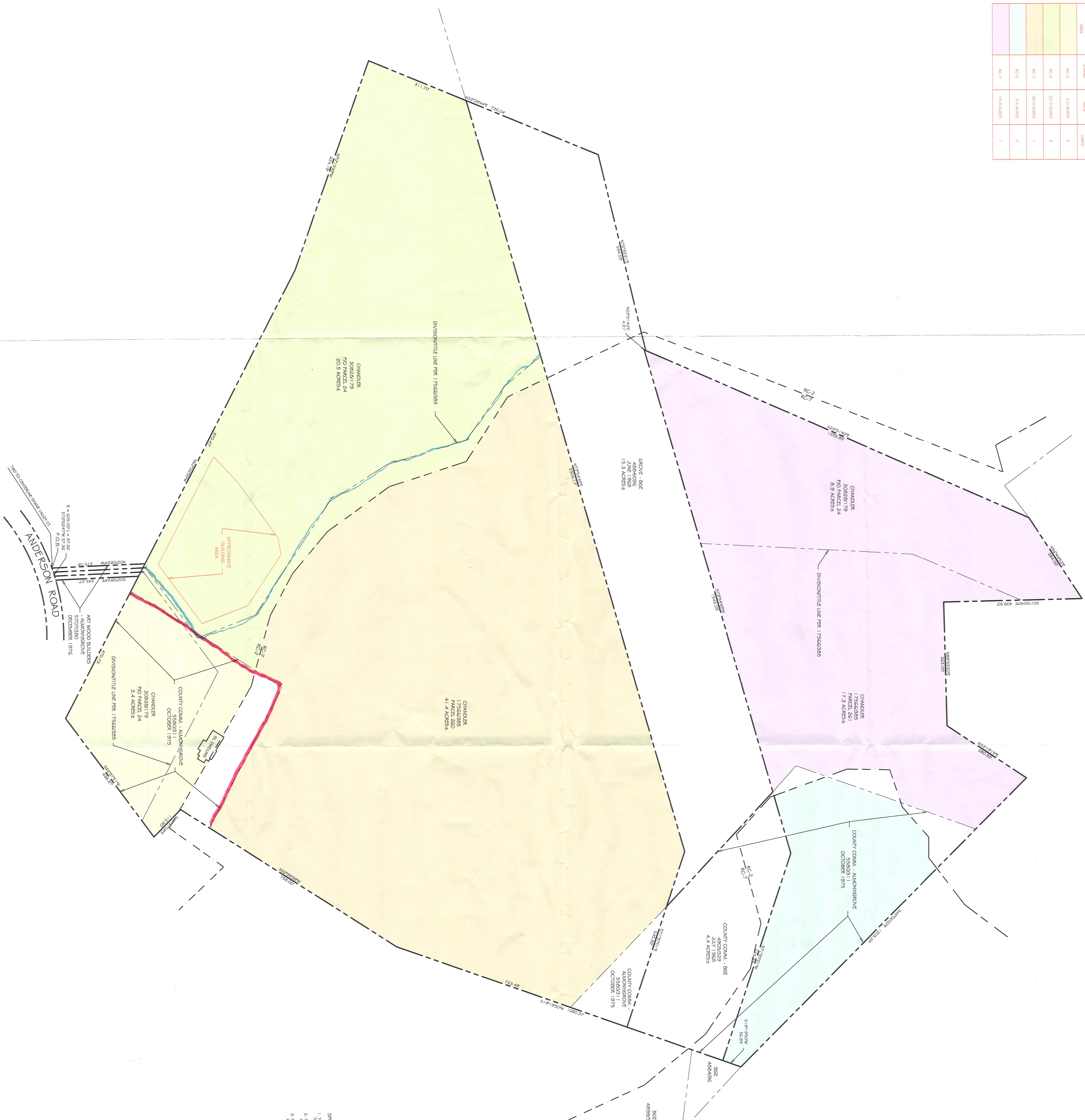
1. TO DETERMINE THE NUMBER OF COPIES OF RECORDS AND RIGHTS OF SUBPOENA DENSITY FOR THE SUBJECT TRACT, SECTION 2 AND 2C AND 7C.
2. TO APPROVE A COURT ORDER AND ANONYMOUS DENSITY RECOGNITION TO FACILITATE THE AFFIRMATIVE AND PERMITTED RESIDENTIAL DEVELOPMENT OF THE SUBJECT TRACT.
3. FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DETERMINED ANORDER REQUIRED BY THE ADMINISTRATIVE LAW JUDGE.
4. THE INFORMATION AS SHOWN ON THIS PLAN HAS BEEN PREPARED TO SUPPORT THE SPECIAL APPEAL OF THE LAMOUR COUNTY BOARD OF APPEALS. IF THE SPECIAL HEARING IS APPROVED BY THE LAMOUR COUNTY BOARD OF APPEALS, THEN THE PETITIONER WILL THEREAFTER SEEK TO OBTAIN A BUILDING PERMIT TO CONSTRUCT A SINGLE-FAMILY RESIDENTIAL TRACT WITHIN THE APPOINTEED BUILDING AREA WITHIN THE DESCRIBED TRACT AS SHOWN ON THIS PLAN.





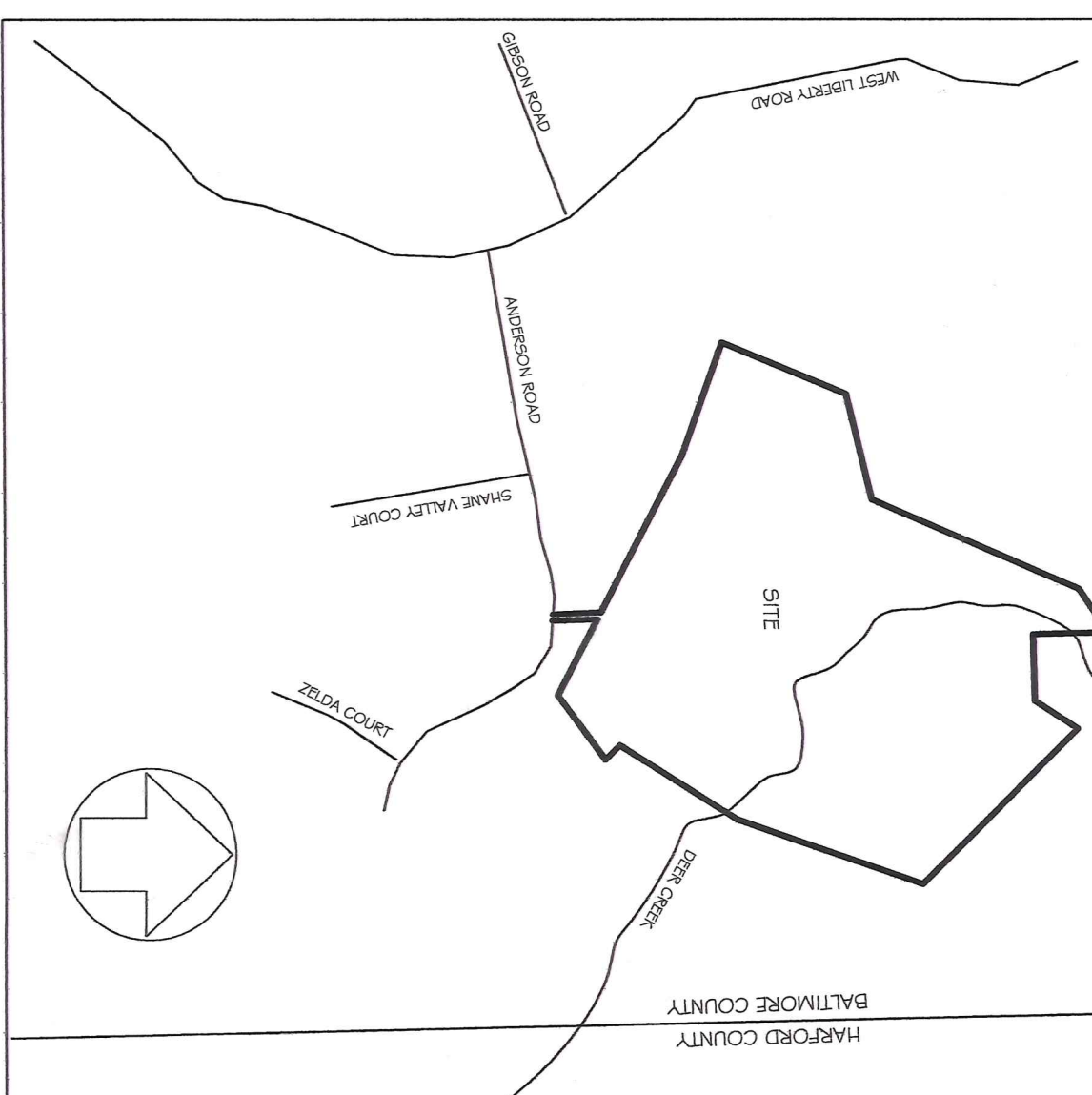


| DENSITY CHART   |        |            |                  |
|-----------------|--------|------------|------------------|
| DENSITY<br>AREA | ZONING | AREA       | DENSITY<br>INDEX |
|                 | RC-2   | 3.0 ACRES  | 2                |
|                 | RC-2   | 22.3 ACRES | 2                |
|                 | RC-7   | 36.0 ACRES | 1                |
|                 | RC-2   | 5.6 ACRES  | 2                |
|                 | RC-7   | 19.0 ACRES | 1                |



ZONING DATA:  
RC-7 = 71.4 ACRES ±  
RC-2 = 39.1 ACRES ±

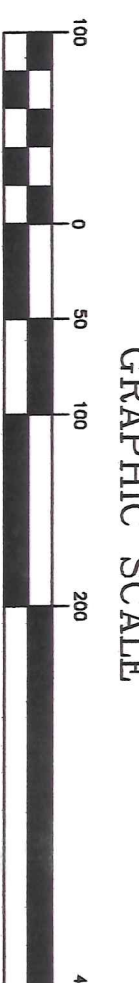
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VICINITY MAP  
SCALE: 1" = 1,000'

**SPECIAL HEARING RULES<sup>15</sup>:**

1. TO DETERMINE THE NUMBER OF LOTS OR RIGHTS OF SUBDIVISION (HEREINAFTER THE SUBJECT TRACT, SUBJECT LOT, AND SO ON);
2. TO APPROVE A LOT LINES ADJUSTMENT AND/OR DENY RECONFIGURATION TO INCULCATE THE APPROPRIATE AND PERMITTED RESIDENTIAL DEVELOPMENT OF THE SUBJECT TRACT;
3. FOR SUCH OTHER AND FURTHER MATTER AS MAY BE DETERMINED AND/OR REQUIRED BY THE ADMINISTRATIVE LAW JUDGE.



Ref. No. 4

|                                                                                                                                                                   |  |                                   |  |                                       |                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------|--|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| DEED MOSAIC<br>TO ACCOMPANY A HEARING REQUEST<br>~of the~<br>CHANDLER PROPERTY<br>BALTIMORE COUNTY<br>MARYLAND<br>7TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT |  | REVISIONS:<br>1<br>DATE 9/26/2015 |  | LICENSE EXPIRATION DATE: 6/1/2017<br> | kjWellsInc<br>403 NEW CUT ROAD<br>KINGSVILLE, MARYLAND 21087<br>(410) 592-0600<br>Land Surveying, Site Planning & Landscape Architecture |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------|--|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|