

PQ3

PQ2

PQ1

PQ8

PQ4

ADJ 2

ADJ 1

PQ6

PQ5

PQ9

PQ7

ADJ 3

ADJ 4

Cloudleap Ct

Tamar Dr

Foreland Garth

Foreland Garth

Cloudleap Ct

175

Long Reach
Interfaith



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
CHICAGO TITLE INSURANCE COMPANY

MD Code Ann., Insurance §22-104. This document constitutes a statement of the terms and conditions on which a title insurer is willing to issue a policy of title insurance if the title insurer accepts the premium for the policy. It is not a representation as to the state of title and does not constitute an abstract of title.

NOTICE

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a(n) Nebraska corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

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- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I – Requirements;
 - f. Schedule B, Part II – Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I – Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

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- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

CHICAGO TITLE INSURANCE COMPANY
P.O. Box 45023, Jacksonville, FL 32232-5023



By: _____
Michael J. Nolan, President



By: _____
Marjorie Nemzura, Secretary

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Integrity Title & Escrow Company, LLC

Issuing Office: 8 Greenspring Valley Road, Suite 200
Owings Mills, MD 21117

Issuing Office's ALTA® Registry ID:

Loan ID Number:

Commitment Number: 2025-MD-3321

Issuing Office File Number: 2025-MD-3321

Property Address: 8775 Cloudleap Court, Unit 1, Columbia, MD 21045; 8775 Cloudleap Court, Unit 2, Columbia, MD 21045; 8785 Cloudleap Court, Columbia, MD 21045; 8795 Cloudleap Court, Columbia, MD 21045; 6030 NW Foreland Garth, Columbia, MD 21045; NW Foreland Garth, Columbia, MD 21045; Cloudleap Court, Columbia, MD 21045, and Tamar Drive, Columbia, MD 21045.

Revision Number: 1

SCHEDULE A

1. Commitment Date: August 19, 2025 at 8:00 AM

2. Policy to be issued:

(a) 2021 ALTA Owner's Policy

Proposed Insured:

TBD

Proposed Amount of Insurance:

\$1.00

The estate or interest to be insured:

Property 1: Fee simple**Property 2: Fee simple****Property 3: Fee simple****Property 4: fee simple****Property 5: Fee simple****Property 6: Fee simple****Property 7: Fee simple****Property 8: Fee simple**

3. The estate or interest in the Land at the Commitment Date is:

Property One: Fee simple

Property Two: Fee simple

Property Three: Fee simple

Property Four: Fee simple

Property Five: Fee simple

Property Six: Fee simple

Property Seven: Fee simple

Property Eight: Fee simple

4. The Title is, at the Commitment Date, vested in:

Property One: Howard County Maryland by Deed dated February 20, 2015, that was granted and conveyed by Long Reach Village Associates, LLC, a Delaware limited liability company, and recorded among the Land Records of Howard County, Maryland at [Liber 16036 folio 227](#) - As to Condominium Unit 1Property Two: Howard County Maryland by Deed dated October 1, 2014, that was granted and conveyed by Long Reach Village Associates, LLC, a Delaware limited liability company, and recorded among the Land Records of Howard County, Maryland at [Liber 15841 folio 184](#) -As to Condominium Unit 2Property Three: Cloudleap LLC, a Maryland limited liability company by Deed dated March 11, 2022, that was granted and conveyed by Joon Huyn Nam and Nam S. Nam-Kim recorded at [Liber 21403 folio 317](#) in the Land Records of Howard County, Maryland.

Property Four: LRVC Business Trust, a Maryland business trust by Deed dated November 21, 2003, that was

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granted and conveyed by Howard Research and Development Holdings Corporation, a Maryland corporation and recorded at [Liber 7853 folio 217](#) in the Land Records of Howard County, Maryland.

Property Five: Sang Ki Ko and Yong Bok Ko by Deed dated December 17, 1997, that was granted and conveyed by Jung S. Kim and Hea Ja Kim and recorded in the Land Records of Howard County, Maryland at [Liber 4139 folio 236](#).

Property Six: The Columbia Park and Recreation Association, Inc. a Maryland non-profit membership corporation by Deed dated July 19, 1977, that was granted and conveyed The Howard Research and Development Corporation and recorded among the Land Records of Howard County, Maryland at [Liber 834 folio 184](#)

Property Seven: Howard County, Maryland by Deed dated October 1, 2014, that was granted and conveyed by Long Reach Village Associates, LLC, a Delaware limited liability company and recorded at [Liber 15841 folio 184](#).

Property 8: The Columbia Association, Inc., formerly known as The Columbia Park and Recreation Association, Inc., by deed dated March 25, 1980, and recorded at [Liber 996 folio 214](#) in the Land Records of Howard County, Maryland.

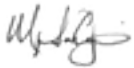
5. The land is described as follows:

The land is described as set forth in Exhibit A attached hereto and made a part hereof.

INTEGRITY TITLE & ESCROW COMPANY, LLC

8 Greenspring Valley Road, Suite 200, Owings Mills,
MD 21117
Telephone: (410) 581-6861

Countersigned by:



Monzella S. Owings, License #163606
Integrity Title & Escrow Company, LLC, License
#122962

CHICAGO TITLE INSURANCE COMPANY

P.O. Box 45023, Jacksonville, FL 32232-5023



By: _____
Michael J. Nolan, President



By: _____
Marjorie Nemzura, Secretary

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SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

TBD

5. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
7. Payment and release of record of the following items: -

As to 8785 Cloudleap Court -Subject to a Deed of Trust dated March 11, 2022, and recorded in the Land Records of Howard County, Maryland at Liber WAR 21403, folio 322 from Cloudleap LLC to the named Trustees securing Bank of Hope in the original principal amount of \$780,000.00.

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SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land) that would have been disclosed by an accurate and complete land title survey of the Land.
6. Taxes or special assessment which are not shown as existing liens by the public records, or which are not due and payable as of the date of the policy anticipated by this Commitment. Possible future tax levies and/or front foot benefit charges, public charges, and/or the balance thereof for existing or proposed improvements which may have been levied or assessed, but which are not yet due and payable to the State, County, Municipality, Metropolitan District or Commission as of June 30, 2026.
7. Subject to all notes, matters, setback lines, and easements, if any, shown on a plat recorded as [Plat 21/82](#) in the Land Records of the Howard County, Maryland.
8. Subject to all notes, matters, setback lines and easements, if any, shown on a plat recorded as [Plat 22/81](#) in the Land records of the Howard County, Maryland.
9. Subject to all notes, matters, setback lines and easements, if any, shown on a plat recorded as [Plat 12409](#) in the land records of the Howard County, Maryland.
10. Subject to all notes, matters, setback lines and easements, if any, shown on a plat recorded as [Plat 9737](#) in the Land Records of the Howard County, Maryland.
11. Subject to all notes, matters, and easements shown on a plat recorded as [Plat 22982-22983](#) in the Land Records of the Howard County, Maryland.
12. Subject to a Deed, Agreement and Declaration of Covenants, Easements, Charges and Liens dated December 13, 1966, by and between The Columbia Park and Recreation Association, Inc. and C. Aileen Ames recorded at [Liber 463 folio 158](#) in the Land Records of the Howard County, Maryland.
13. Subject to a Right of Way Agreement dated April 26, 1967, in favor of Baltimore Gas and Electric Company

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recorded at [Liber 468 folio 239](#) in the Land Records of the Howard County, Maryland.

14. Subject to the Long Reach Village Covenants Deed, Agreement and Declaration dated May 15, 1970 by and between The Howard Research and Development Corporation, Vera H. Campbell, and The Columbia Park and Recreation Association, Inc. recorded at [Liber 532 folio 181](#) in the Land Records of the Howard County, Maryland and Declaration of Annexation dated May 27, 1971, recorded as aforesaid at [Liber 559 folio 630](#).
15. Subject to easements and rights of way for water and sewer outlined in a Deed and Agreement dated May 30, 1972, and recorded at [Liber 595, folio 681](#) in the Land Records of the Howard County, Maryland.
16. Subject to easements and rights of way for water and sewer outlined in a Deed and Agreement dated July 28, 1972 by and between The Howard Research and Development Corporation, et al and Howard County, Maryland recorded at [Liber 610 folio 431](#) in the Land Records of the Howard County, Maryland.
17. Easement for ingress and egress set forth in a Deed of Agreement and Easement dated March 27, 1974, and recorded at [Liber 676 folio 259](#) in the Land Records of the Howard County, Maryland.
18. Easement for ingress and egress set for in a Deed of Agreement and Easements dated November 26, 1974, and recorded at [Liber 704 folio 469](#) in the Land Records of the Howard County, Maryland.
19. Easement for pedestrian and vehicular ingress and egress and common maintenance expense set forth in a Deed and Agreement of Easement date December 11, 1978, and recorded at [Liber 921 folio 94](#) in the Land Records of the Howard County, Maryland; as amended by Amendment to Deed and Agreement of Easement dated April 25, 1979, and recorded among the aforesaid records at Liber 940 folio 115](https://integritytitlellc.qualia.io/download/files/8ojss8gKvyPoSqtM/zdHAa4Qo8SCspem4M/Liber-940-folio-115.pdf).
20. Deed and Agreement of Easement dated December 11, 1978, and recorded at [Liber 921 folio 103](#) in the Land Records of the Howard County, Maryland.
21. Easement of ingress and egress set forth in an Easement and Agreement dated September 16, 1981, and recorded at [Liber 1072 folio 45](#) in the Land Records of the Howard County, Maryland.
22. Subject to a Declaration of Non-Buildable Area dated August 6, 1991, and recorded at [Liber 2375 folio 657](#) in the Land Records of the Howard County, Maryland.
23. Subject to an Electrical Transformer Access Easement dated March 24, 1997, and recorded at [Liber 4003 folio 561](#) in the Land Records of the Howard County, Maryland.
24. Subject to an Access Easement dated March 24, 1997, and recorded at [Liber 4003 folio 571](#) in the Land Records of the Howard County, Maryland.
25. Subject to an Agreement of Easement for Storm Drainage and Emergency Access dated March 24, 1997, and recorded at [Liber 4003 folio 576](#) in the Land Records of the Howard County, Maryland.
26. Subject to a Water and Sewer Easement dated March 24, 1997, and recorded at [Liber 4003 folio 581](#) in the Land Records of the Howard County, Maryland.
27. Subject to a Reciprocal Agreement of Easement dated August 20, 1996, by and between Long Reach Interfaith Center, Inc. and Columbia Mall, Inc. recorded at [Liber 4003 folio 591](#) in the Land records of the Howard County, Maryland.

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28. Subject to a Declaration of LRVC Revitalization Condominium dated September 12, 2014 by Long Reach Village Associates, LLC recorded at [Liber 15780 folio 71](#) in the Land Records of the Howard County, Maryland; and By-Laws of LRVC Revitalization Condominium dated September 15, 2014, recorded among the aforesaid land records at [Liber 15780 folio 88](#).
29. Subject to an Environmental Covenant dated September 29, 2014, by and between Maryland Department of the Environment Land Management Administration and Long Reach Village Associates, LLC recorded at [Liber 15805 folio 142](#) in the Land Records of the Howard County, Maryland.
30. As to Lot D-1:
Subject to restrictions stated in a Deed dated June 24, 1997, by and between Jung S. Kim and Hea Ja Kim and Columbia Mall, Inc. and recorded at [Liber 4003 folio 554](#) in the land records of the Howard County, Maryland.
31. As to Lot F-1:
Easement for Ingress and Egress per an Easement and Covenant Agreement dated November 20, 1992, by and between SCI Limited Partnership and Taco Bell Corp. and recorded at [Liber 2788 folio 616](#) in the Land Records of the Howard County, Maryland.
32. Easement for Storm Water Maintenance as outlined in an Easement and Covenant Agreement dated November 20, 1992, by and between SCI Limited Partnership and Taco Bell Corp. recorded at [Liber 2788 folio 626](#) in the Land Records of the Howard County, Maryland.
33. Subject to an Amendment to Reciprocal Easement Agreement dated June 29, 2001, by and between Columbia Mall, Inc. and 8785 LLC, a Maryland limited liability company, recorded at [Liber 5569, folio 23](#) in the Land Records of the Howard County, Maryland.
34. As to Lot 1-Tamar Drive:
Deed of Agreement dated December 14, 1967, by and between The Howard Research and Development Corporation and Howard County Metropolitan Commission recorded at [Liber 480, folio 401](#) in the Land Records of the Howard County, Maryland.
35. Subject to a Deed of Easement dated August 8, 2022, and recorded at [Liber 21678, folio 238](#) in the Land Records of the Howard County, Maryland.

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EXHIBIT "A"

The Land referred to herein below is situated in the County of Howard, State of Maryland and is described as follows:

**PROPERTY ONE
8775 CLOUDLEAP COURT****CONDOMINIUM UNIT 1**

Condominium Unit 1 comprising 1.571 acres as shown on a condominium plat titled "Condominium Plat First Floor for LRVC Revitalization Condominium, Parcel B-1 and Condominium Plat Second Floor for LRVC Revitalization Condominium, Parcel B-1" and recorded as Plat No. 22982 and 22983 on September 15, 2014. The property being part of "Parcel B-1 shown on a plat of subdivision title "Columbia Village of Longreach, Section 1, Area 5, Parcels B-1, D-1 & E-1, A Resubdivision of Parcel B as shown on Plat Book 21, folio 82, Parcel D as shown on Plat Book 22, Folio 84 and Parcel E as shown on Plat No. 9737", said plat recorded among the Land Records of Howard County as Plat MDR No. 12409.

TOGETHER with an easement for ingress and egress pursuant to Deed and Agreement of Easement dated March 27, 1974 and recorded among the aforesaid Land Records in Liber 676, folio 259.

TOGETHER with an easement for ingress and egress pursuant to Deed and Agreement of Easement dated November 26, 1974 and recorded among the aforesaid Land Records in Liber 704, folio 469.

TOGETHER with an easement for ingress and egress pursuant to Deed and Agreement of Easement dated March 24, 1997, and recorded among the aforesaid Land Records in Liber 4003, folio 571.

TOGETHER with an easement for emergency pedestrian ingress and egress pursuant to Agreement of Easement dated March 24, 1997, and recorded among the aforesaid Land Records in Liber 4003, folio 576.

SUBJECT to the use in common with others to the pedestrian and vehicular ingress and egress easements granted pursuant to Deed and Agreement of Easement dated December 11, 1978 and recorded among the aforesaid land records in Liber 921, folio 94; as amended by Amendment to Deed and Agreement of Easement dated April 25, 1979 and recorded among the aforesaid land records in Liber 940, folio 115.

SUBJECT to an easement for vehicular and pedestrian ingress and egress granted pursuant to Easement and Agreement dated September 16, 1981 and recorded among the aforesaid land records in Liber 1072, folio 45.

SUBJECT to the use in common with others to the vehicular and pedestrian ingress and egress easement pursuant to Reciprocal Agreement of Easement dated August 20, 1996 and recorded among the aforesaid Land Records in Liber 4003, folio 591.

SUBJECT to and together with terms, provisions, conditions, restrictions, charges and advantages as set forth in Declaration of LRVC Revitalization Condominium dated September 12, 2014 and recorded among the aforesaid land records in Liber 15780, folio 71; and ByLaws of LRVC Revitalization Condominium dated September 12, 2014 and recorded among the aforesaid land records in Liber 15780, folio 88, together with percentage of interest in general and common elements as set forth therein.

Tax Parcel No. 16-101028 [FOR INFORMATIONAL PURPOSES ONLY]

**PROPERTY TWO
8775 CLOUDLEAP COURT
CONDOMINIUM UNIT 2**

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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BEING KNOWN AND DESIGNATED as Unit 2, LRVC Revitalization Condominium, being part of the property in horizontal property regime known as LRVC Revitalization Condominium, as said Unit and said Condominium are established pursuant to a Declaration and By-Laws recorded among the Land Records of Howard County in Liber WAR 15780, folio 71-88, by Long Reach Village Associates, LLC and as shown on Plats thereof entitled, "Condominium Plat First Floor for LRVC Revitalization Condominium, Parcel B-1" and on "Condominium Plat Second Floor for LRVC Revitalization Condominium, Parcel B-1" which plats are recorded among the Land Records of Howard County, Maryland as Plat Book 22982 and 22983.

SUBJECT to and together with terms, provisions, conditions, restrictions, charges and advantages as set forth in Declaration of LRVC Revitalization Condominium dated September 12, 2014 and recorded among the aforesaid land records in Liber 15780, folio 71; and ByLaws of LRVC Revitalization Condominium dated September 12, 2014 and recorded among the aforesaid land records in Liber 15780, folio 88, together with percentage of interest in general and common elements as set forth therein.

Tax Parcel No. 16-597010 [FOR INFORMATIONAL PURPOSES ONLY]

PROPERTY THREE
8785 CLOUDLEAP COURT
PARCEL F-1

BEING KNOWN AND DESIGNATED AS Parcel F-1, as shown on Plat entitled , "Columbia Village of Longreach, Section 1, Area 5, Parcel E, F-1 and G-1, a Resubdivision of Parcels F and G, Sheet 1 of 1", which Plat is recorded among the Land Records of Howard County in Plat Book No. 9737.

Tax Parcel No. 16-200247 [FOR INFORMATIONAL PURPOSES ONLY]

PROPERTY FOUR
8795 CLOUDLEAP COURT
PARCEL E-1

BEING KNOWN AND DESIGNATED AS Parcel E-1, as shown on Plat entitled "Columbia Village of Longreach, Section 1, Area 5, Parcels B-1, D-1, and E-1" which Plat is recorded among the Land Records of Howard County in Plat Book No. 12409.

Tax Parcel No. 16-200239 [FOR INFORMATIONAL PURPOSES ONLY]

PROPERTY FIVE
6030 NW FORELAND GARTH
PARCEL D-1

BEING KNOWN AND DESIGNATED AS Parcel D-1, as shown on Plat entitled "Columbia Village of Longreach, Section 1, Area 5, Parcels B-1, D-1, and E-1 " which Plat is recorded among the Land Records of Howard County in Plat Book No. 12409.

Tax Parcel No. 16-091324 [FOR INFORMATIONAL PURPOSES ONLY]

PROPERTY SIX
NW FORELAND GARTH
LOT 3

BEING KNOWN AND DESIGNATED as Lot 3, as shown on the Plat entitled "Columbia, Village of Long Reach, Section 1, Area 5, Sheet 2 of 3", which Plat is recorded among the Plat Records of Howard County, Maryland in Plat Book Book 21, folio 82.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Tax Parcel No. 16-091057 [FOR INFORMATIONAL PURPOSES ONLY]**PROPERTY SEVEN**
S CLOUDLEAP COURT
PARCEL G-1

BEING KNOWN AND DESIGNATED AS Parcel G-1, as shown on Plat entitled , "Columbia Village of Longreach, Section 1, Area 5, Parcel E, F-1 and G-1, a Resubdivision of Parcels F and G, Sheet 1 of 1", which Plat is recorded among the Land Records of Howard County in Plat Book No. 9737.

Tax Parcel No. 16-200255 [FOR INFORMATIONAL PURPOSES ONLY]

PROPERTY EIGHT
LOT 1 -TAMAR DRIVE

BEING KNOWN AND DESIGNATED AS Lot 1, as shown on the Plat entitled, "Columbia Village of Longreach, Section 1, Area 5, Sheet 2 of 3" which Plat is recorded among the Land Records of Howard County in Plat Book 21, folio 82, containing 0.693 of an acre, more or less.

Tax Parcel No. 16-094080 [FOR INFORMATIONAL PURPOSES ONLY]

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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2/7/2023 01:23 PM Csh 0060 Reg 0049
T/Ref 0049143443 Grp 000001 R/Lne 000003
Validation Number: 0049-175947
Recordation Tax Amount: \$0.00
Consideration Amount: \$0.00
Transfer Tax Amount: \$0.00
Consideration Amount: \$0.00
Parcel Number: 16101087
Doc Type: Deeds

Parcel Account Number: 16-101087

This conveyance is exempt from transfer tax per MD Code Section 12-108(q).

(Space Above for Recorder's Use)

**RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO:**

After Recording Return To:
Stewart Title Guaranty
401 E. Pratt Street, Suite 2525
Baltimore, Maryland 21202
Attn: Ericka Micciche / 22000070249

SPECIAL WARRANTY DEED

**(Timbers at Long Reach Apartments, 8782 Cloudleap Ct., Columbia,
Howard County, Maryland)**

LR - Deed (No-Taxes)
Recording Fee 20.00
Name: thp timbers llc
Ref: 5
LR - Deed (No-Taxes)
Surcharge 40.00
SubTotal: 60.00
Total: 350.00
02/08/2023 12:15
CC13-KS
#16972272 CC0503 -
Howard Co Ellicott
City/CC05.03.07 -

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of November 16, 2022 by and between Desert Timbers, LLC, a Delaware limited liability company, as to an undivided 3.26947960264904% interest, whose address is c/o Hamilton Zanze & Company, 37 Graham Street, Suite 200B, San Francisco, California 94129 (collectively, "Grantor"), and THP Timbers, LLC, a Delaware limited liability company, whose address is c/o Hamilton Zanze & Company, 37 Graham Street, Suite 200B, San Francisco, California 94129 ("Grantee").

WITNESSETH

NOW, THEREFORE, IN CONSIDERATION OF the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor by these presents does hereby grant, bargain, sell, and convey unto Grantee, its successors and assigns, to have and to hold, in fee simple, all of Grantor's right, title and interest in and to that certain parcel of real property and premises lying and situate in Howard County, Maryland (the "Property") as said Property is more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

55 Recording Fee
350.00
350.00
CC13-KS
Howard Co
05.03.07

59

HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 21878, p. 0165, MSA_CE53_21870. Date available 02/10/2023. Printed 07/28/2025.

TOGETHER WITH all of Grantor's right, title, and interest in and to the ways, rights, privileges, appurtenances, easements, and covenants appurtenant thereto and to any and all public and private streets, roadways, rights of way, any privately owned water and sewer lines serving the Property and any and all easements, covenants, rights of way, benefits, agreements, rights, and appurtenances enjoyed by and/or benefitting the Property; and all estate, right, title, interest, and claim either at law or in equity or otherwise however, of Grantor in, to, or out of the Property, Grantee to have and to hold the interests in the Property conveyed hereby for the use and benefit of Grantee, its successors and assigns, forever.

SUBJECT, HOWEVER, to those matters of record which by their terms affect title to the Property.

Grantor hereby covenants that Grantor will warrant specially the rights, title and interests conveyed herein to Grantee and that Grantor will execute such further assurances thereof as may be necessary or appropriate.

[SIGNATURES SET FORTH ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

DESERT TIMBERS, LLC,
a Delaware limited liability company


By: HZ Desert Lakes, LLC,
a Delaware limited liability company
Its: Sole Member and Manager

By: HZ Manager, LLC,
a Delaware limited liability company
Its: Manager

By: Hamilton Zanze & Company,
a California corporation
Its: Sole Member and Manager

By: 
Name: Anthony Zanze
Its: Coo

[END OF SIGNATURES]

All Taxes on Assessments certified
to the Collector of Taxes for
Howard County, Md. by 2/7/2023
have been paid. This statement is for
the purpose of permitting recordation
and is not assurance against further
taxation even for prior periods, nor
does it guarantee satisfaction of
outstanding tax sales. 

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)

On 11/16/2022, before me, Edwin F. Houtkooper,
(insert name of notary)

Notary Public, personally appeared Anthony Zanze,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Edwin F. Houtkooper

(Seal)



PREPARER CERTIFICATE


I HEREBY CERTIFY that the foregoing document was prepared under the supervision of the undersigned, a principal party to the transaction.

DESERT TIMBERS, LLC,
a Delaware limited liability company

By: HZ Desert Lakes, LLC,
a Delaware limited liability company
Its: Sole Member and Manager

By: HZ Manager, LLC,
a Delaware limited liability company
Its: Manager

By: Hamilton Zanze & Company,
a California corporation
Its: Sole Member and Manager

By: 
Name: Anthony Zanze
Its: Coo

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel lettered "A" as shown on plat entitled, "COLUMBIA, VILLAGE OF LONGREACH, SECTION 1, AREA 5, SHEET 3 of 3", and recorded among the Land Records of Howard County, Maryland, in Plat Book 21 at plat 83.

Being the same property described in deed dated July 1, 1989 and recorded among the Land Records of Howard County, Maryland in Liber CMP No. 2081, folio 421 from Longreach Associates Limited Partnership, a Maryland limited partnership unto the Grantor herein.

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 DESERT TIMBERS, LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
8782 CLOUDLEAP COURT, COLUMBIA, MD 21045

3. Reasons for Exemption

Resident Status ☐ As of the date this form is signed, 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 (principal residence for 2 (two) of the last 5 (five) years) and is currently 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

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

DESERT TIMBERS, LLC

Name of Entity

By

ANTHONY ZANZE

Name

11/30/22
**Date

COO

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Howard
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)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	<input checked="" type="checkbox"/> Check Box if addendum Intake Form is Attached.)			
		<input checked="" type="checkbox"/> Deed Deed of Trust	<input type="checkbox"/> Mortgage Lease	<input checked="" type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation	12-108(q)		
		State Transfer	12-108(q)		
		County Transfer	12-108(q)		

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration		
		Purchase Price/Consideration	\$ 10.00	Transfer Tax Consideration		\$
		Any New Mortgage	\$	X () %	=	\$
		Balance of Existing Mortgage	\$	Less Exemption Amount	-	\$
		Other:	\$	Total Transfer Tax	=	\$
		Other:	\$	Recordation Tax Consideration	\$	
		Full Cash Value:	\$	X () per \$500	=	\$
				TOTAL DUE	\$	

5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:
		Recording Charge	\$ 20.00	\$ 20.00	
		Surcharge	\$ 40.00	\$ 40.00	
		State Recordation Tax	\$	\$	
		State Transfer Tax	\$	\$	
		County Transfer Tax	\$	\$	
		Other	\$	\$	
		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).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		16	101087	19105/471	0036	0344	<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
				PAR A				9.53 AC
		Location/Address of Property Being Conveyed (2)						
		8786 CLOUDLEAP CT Columbia, MD 21045						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential <input type="checkbox"/> or Non-Residential <input checked="" 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:				

7	Transferred From	Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
		Desert Timbers, LLC	THP Timbers, LLC
		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)
		THP Timbers, LLC	Desert Timbers, LLC
		New Owner's (Grantee) Mailing Address c/o Hamilton Zanze & Company, 37 Graham Street, Suite 200B, San Francisco, California 94129	

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		<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided
		Name: Ericka Micciche		
		Firm Stewart Title Guaranty Company		
		Address: 401 E Pratt Street, Suite 2525 Baltimore, MD 21202		
		22000070249	Phone: (443) 220-0001	

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?		
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Does transfer include personal property? If yes, identify: _____		
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).		

Space Reserved for County Validation	Assessment Use Only – Do Not Write Below This Line									
	Terminal Verification		Agricultural Verification		Whole		Part		Tran. Process Verification	
	Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:			
	Year	20	20		Geo.	Map	Sub	Block		
	Land				Zoning	Grid	Plat	Lot		
	Buildings				Use	Parcel	Section	Occ. Cd.		
	Total				Town Cd.	Ex. St.	Ex. Cd.			
	REMARKS:									

BOOK: 21878 PAGE: 173

Addendum

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Howard

The addendum form should be used when one transaction involves more than two instruments.
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

5	(Continued) Fees	Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
		Recording Charge	\$ 75.00	\$	\$	\$
		Surcharge	\$ 40.00	\$	\$	\$
		State Recordation Tax	\$	\$	\$	\$
		State Transfer Tax	\$	\$	\$	\$
		County Transfer Tax	\$	\$	\$	\$
		Other	\$	\$	\$	\$
		Other	\$	\$	\$	\$
7	(Continued) Transferred From	Doc. 3 – Grantor(s) Names(s)			Doc. 4 – Grantor(s) Names(s)	
		JB TIMBERS, LLC				
		DMB AMESBURY TIMBERS, LLC				
		Doc. 5 – Grantor(s) Names(s)			Doc. 6 – Grantor(s) Names(s)	
		Doc. 3 – Owners(s) of Record, if Different from Grantor(s)			Doc. 4 – Owners(s) of Record, if Different from Grantor(s)	
		Doc. 5 – Owners(s) of Record, if Different from Grantor(s)			Doc. 6 – Owners(s) of Record, if Different from Grantor(s)	
8	(Continued) Transferred To	Doc. 3 – Grantee(s) Names(s)			Doc. 4 – Grantee(s) Names(s)	
		DESERT TIMBERS, LLC				
		THP TIMBERS, LLC				
		THE DAVID AND MARILYN BAUM TRUST				
		Doc. 5 – Grantee(s) Names(s)			Doc. 6 – Grantee(s) Names(s)	
9	(Continued) Other Names to be Indexed	Doc. 3 – Additional Names to be Indexed (Optional)			Doc. 4 – Additional Names to be Indexed (Optional)	
		MARILYN BAUM				
		THE HAMILTON FAMILY TRUST				
		Doc. 5 – Additional Names to be Indexed (Optional)			Doc. 6 – Additional Names to be Indexed (Optional)	
	Special Instructions	Special Recording Instructions (if any)				

Real Property Data Search ()

Search Result for HOWARD COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 101087

Owner Information

Owner Name:	THP TIMBERS LLC DESERT TIMBERS LLC	Use:	APARTMENTS
		Principal Residence:	NO
Mailing Address:	37 GRAHAM ST STE 200B C/O HAMILTON ZANZE & CO. SAN FRANCISCO CA 94129-	Deed Reference:	/21878/ 00165

Location & Structure Information

Premises Address:	8786 CLOUDLEAP CT COLUMBIA 21045-0000	Legal Description:	PAR A S 1 AR 5 8786 CLOUDLEAP CT VIL LONGREACH
-------------------	--	--------------------	--

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0036	0012	0344	30000.14	0000			PAR A	2024	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1978	232,873 SF		9.5300 AC	

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
	APARTMENT /	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	3,736,100	4,566,300		
Improvements	22,895,700	22,065,500		
Total:	26,631,800	26,631,800	26,631,800	26,631,800
Preferential Land:	0	0		

Transfer Information

Seller: THP TIMBERS LLC	Date: 02/08/2023	Price: \$10
Type: NON-ARMS LENGTH OTHER	Deed1: /21878/ 00165	Deed2:
Seller: JB TIMBERS LLC	Date: 02/08/2023	Price: \$10
Type: NON-ARMS LENGTH OTHER	Deed1: /21878/ 00154	Deed2:
Seller: LAZY HOLLOW PARTNERS	Date: 01/03/2020	Price: \$34,050,000
Type: ARMS LENGTH IMPROVED	Deed1: /19105/ 00471	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

COLUMBIA

ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM

COORDINATE

SCHEDULE

NO	NORTH	EAST
1	500,236.69	851,154.77
2	500,855.71	851,354.94
3	500,917.12	851,411.32
4	500,964.96	851,584.58
5	501,006.54	851,878.20
6	500,895.25	852,086.46
7	500,774.16	852,192.00
8	500,769.36	852,225.48
9	499,711.08	852,075.23
18	500,340.25	851,083.76
19	500,886.48	851,259.79
26	500,071.11	851,634.94
28	500,135.46	851,625.82
29	500,185.94	851,987.27
30	500,116.63	851,997.08
31	500,118.31	852,003.96
32	500,088.61	852,008.17
33	500,089.31	852,013.12
34	499,762.84	852,013.90
35	500,426.91	852,644.71
36	499,992.53	852,241.24
37	500,034.74	852,198.60
38	500,010.06	852,024.34
39	499,629.75	851,918.53
40	499,833.15	851,548.82
41	499,807.32	851,366.37
42	500,556.75	852,397.19
43	500,547.64	852,332.83
44	500,824.48	852,123.89
45	500,434.15	852,761.10
47	500,420.14	852,729.32
48	500,077.77	851,328.86
49	500,297.58	851,174.46
50	500,825.05	852,124.72
51	500,765.07	851,970.96
52	500,723.71	851,676.87
53	500,632.58	851,605.93
55	500,576.07	851,563.43
56	500,759.05	852,169.92
57	500,275.15	852,633.53
58	500,426.24	852,783.08
59	500,605.59	852,324.62

NO	NORTH	EAST
60	500,616.80	852,395.92
61	501,009.30	851,372.55
62	501,063.98	851,570.56
63	501,134.08	852,065.65
64	500,644.50	851,690.09
71	500,840.16	852,146.80
76	500,873.11	852,154.43
81	500,331.43	852,576.68
85	500,450.36	852,655.26
86	500,482.61	852,642.35
90	499,736.83	851,769.09
91	499,915.66	851,897.23
92	499,803.34	852,053.99
93	499,884.88	851,940.19
94	500,003.60	852,025.26
103	499,542.51	851,954.43
104	499,589.11	851,889.41
106	500,318.89	852,305.22
107	500,072.84	852,370.73
108	500,172.34	852,419.22
109	500,207.86	852,454.39
111	500,311.88	852,315.71
113	500,273.63	852,387.96
115	500,238.09	852,352.79
116	500,181.49	852,210.96
117	500,294.78	852,194.92
118	500,683.34	851,964.35
119	500,512.05	851,988.61
120	500,479.52	851,758.90
121	500,438.92	851,764.65
122	500,422.80	851,650.78
123	500,144.58	851,690.18
124	500,685.86	851,982.18
125	500,758.47	852,169.09

FILED 1971

TABULATIONS

TOTALS	
Parcels	= 18 246
R. O. W.	= 3.169
Open Space	= 9.566
Total	= 30.981
Lots this plat (incl. open space)	= 7
Open Space Lots	= 4

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER

DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING, DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING

DIRECTOR

DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

DIRECTOR

DATE

SURVEYOR'S, ENGINEER'S and OWNER'S CERTIFICATES

The undersigned, owner of the property shown on this Plat, grants unto, (1) Howard County, Maryland, its successors and assigns, the right to lay, construct and maintain water and sewer mains and laterals therefor in and under all road and street rights-of-way as shown hereon; (2) further it adopts this plan of subdivision and reserves the fee simple title to the beds of the streets and/or roads hereon, except however, for one dollar consideration, it herewith grants the right and option to Howard County, Maryland to acquire (within a period of five years commencing with the date of recording of this plat among the Land Records of Howard County) the fee simple title to the beds of the streets and/or roads shown hereon, together with such adjacent land, if any, as may be shown on this plat as areas designated for the installation of street lighting facilities, reserving, however, unto Grantor, its successors and assigns the right in perpetuity to lay, construct, enlarge, maintain and use cables and/or conduits for electrical transmission and other purposes beneath the surface of the lands subject to the rights granted herein to said Howard County. The undersigned certify that the subdivision plan shown hereon is correct as complying with the requirements of Final Development Plan Phase 106 recorded in Plat Book 20, Folios 45 to 48, each inclusive, with all Open Space shown thereon to be used for drainage easements, if necessary, and the requirements of Article 17, Section 60 of the annotated code of Maryland concerning the making of this Plat and setting of markers have been complied with. The land shown hereon is a part of the land which by deed dated December 13, 1966 and recorded among the Land Records of Howard County, Maryland in Liber 463 Folio 196, was granted and conveyed by C. Aileen Ames to The Howard Research and Development Corporation.

PROFESSIONAL LAND SURVEYOR

(By) *Walter L. Phillips* Reg. No. 145

WALTER L. PHILLIPS

901 W. BROAD ST. FALLS CHURCH, VA.

PROFESSIONAL ENGINEER

(By) *Walter L. Phillips* Reg. No. 3045

WALTER L. PHILLIPS

901 W. BROAD ST. FALLS CHURCH, VA.

OWNER

(By) *Walter L. Phillips* Auth. Agent

RECORDED IN PLAT BOOK _____ FOLIO _____

on _____, 19 _____ among The

Land Records of Howard County, Maryland.

COLUMBIA

VILLAGE OF LONGREACH

SECTION _____

AREA _____

Sheet _____ of _____

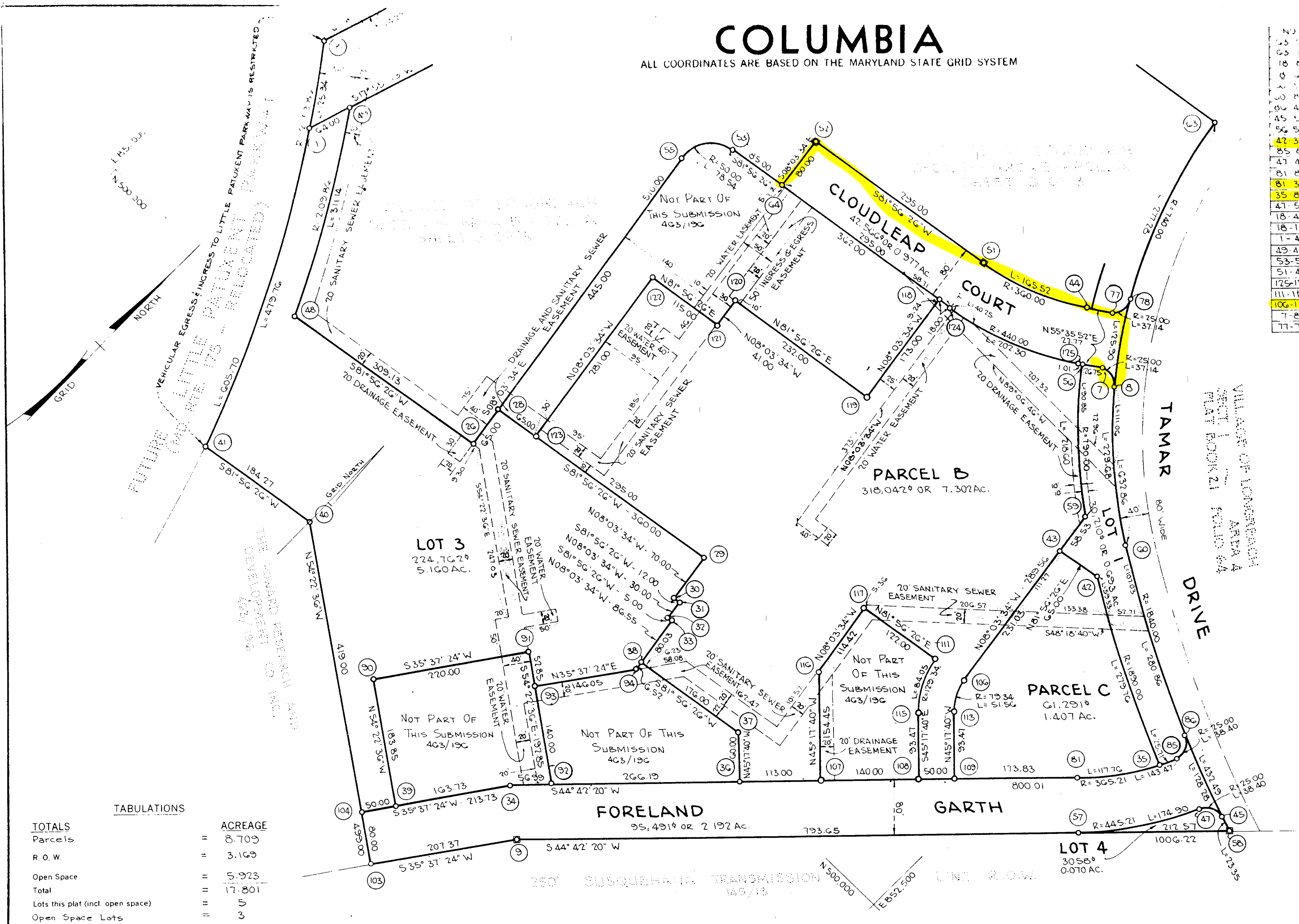
6TH Election District of Howard County, Md.

Scale: 1" = 100'

Date: 3-18-71

COLUMBIA

ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM

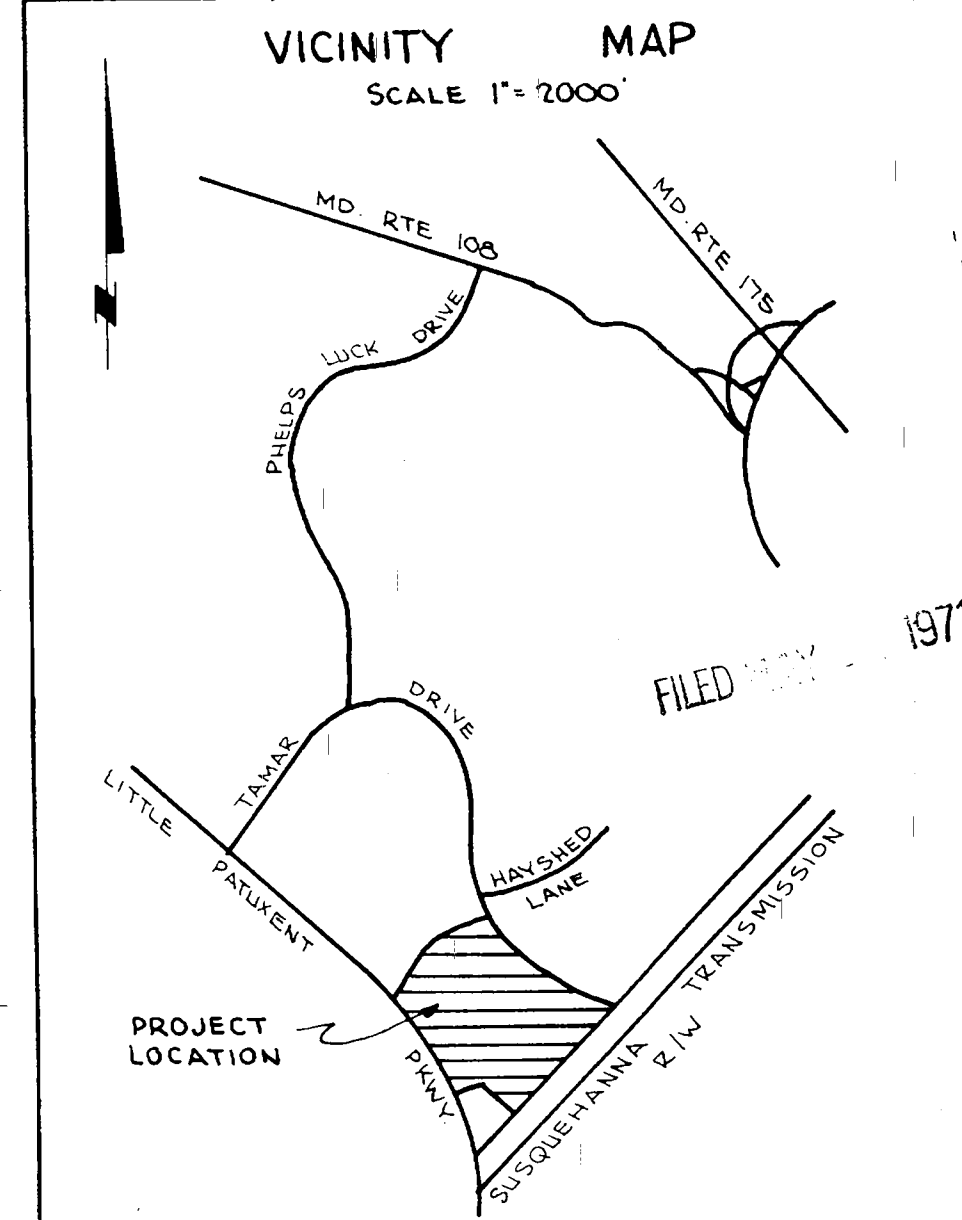


TOTALS	ACREAGE
Parcels	8.709
R.O.W.	3.169
Open Space	5.923
Total	17.801
Lots this plat (incl. open space)	5
Open Space Lots	3

CURVE	DATA
1	240.00
2	240.00
3	240.00
4	240.00
5	240.00
6	240.00
7	240.00
8	240.00
9	240.00
10	240.00
11	240.00
12	240.00
13	240.00
14	240.00
15	240.00
16	240.00
17	240.00
18	240.00
19	240.00
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85	240.00
86	240.00
87	240.00
88	240.00
89	240.00
90	240.00
91	240.00
92	240.00
93	240.00
94	240.00
95	240.00
96	240.00
97	240.00
98	240.00
99	240.00
100	240.00

The undersigned, owner of the property shown on this plat, grants unto Howard County, Maryland, its successors and assigns, the right to lay, construct and maintain sewers, drains water pipes and other municipal utilities and services, in and through the specific easement area shown hereon, to the extent that the specific lots shall be thereby burdened with the right-of-way shown hereon.

BY: *[Signature]*
The Howard Research & Development Corporation



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER *[Signature]* DATE *[Date]*

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING

DIRECTOR *[Signature]* DATE *[Date]*

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

DIRECTOR *[Signature]* DATE *[Date]*

SURVEYOR'S, ENGINEER'S and OWNER'S CERTIFICATES

The undersigned, owner of the property shown on this Plat, grants unto, (1) Howard County, Maryland, its successors and assigns, the right to lay, construct and maintain water and sewer mains and laterals therefor in and under all road and street rights-of-way as shown hereon; (2) further it adopts this plan of subdivision and reserves the fee simple title to the beds of the streets and/or roads hereon, except however, for one dollar consideration, it herewith grants the right and option to Howard County, Maryland to acquire (within a period of five years commencing with the date of recording of this plat among the Land Records of Howard County) the fee simple title to the beds of the streets and/or roads shown hereon, together with such adjacent land, if any, as may be shown on this plat as areas designated for the installation of street lighting facilities, reserving, however, unto Grantor, its successors and assigns the right in perpetuity to lay, construct, enlarge, maintain and use cables and/or conduits for electrical transmission and other purposes beneath the surface of the lands subject to the rights granted herein to said Howard County. The undersigned certifies that the subdivision plan shown hereon is correct as complying with the requirements of Final Development Plan Phase 106 recorded in Plat Book 20 Folios 45 to 48, each inclusive, with all Open Space shown thereon to be used for drainage easements, if necessary, and the requirements of Article 17, Section 60 of the annotated code of Maryland concerning the making of this Plat and setting of markers have been complied with. The land shown hereon is a part of the land which by deed dated December 13, 1966 and recorded among the Land Records of Howard County, Maryland in Liber 463 Folio 196, was granted and conveyed by C. Aileen Ames to The Howard Research and Development Corporation.

PROFESSIONAL LAND SURVEYOR
(By) *[Signature]*
WALTER L. PHILLIPS Reg. No. 3645
901 W. BROAD ST. FALLS CHURCH, VA.

PROFESSIONAL ENGINEER
(By) *[Signature]*
WALTER L. PHILLIPS Reg. No. 3645
901 W. BROAD ST. FALLS CHURCH, VA.

OWNER
(By) *[Signature]* Auth. Agent

RECORDED IN PLAT BOOK _____ FOLIO _____
on _____, 19 _____ among The
Land Records of Howard County, Maryland.

COLUMBIA VILLAGE OF LONGREACH

SECTION 1
AREA 5
Sheet 2 of 3
Gth Election District of Howard County, Md.
Scale: 1" = 100' Date: 3-18-71

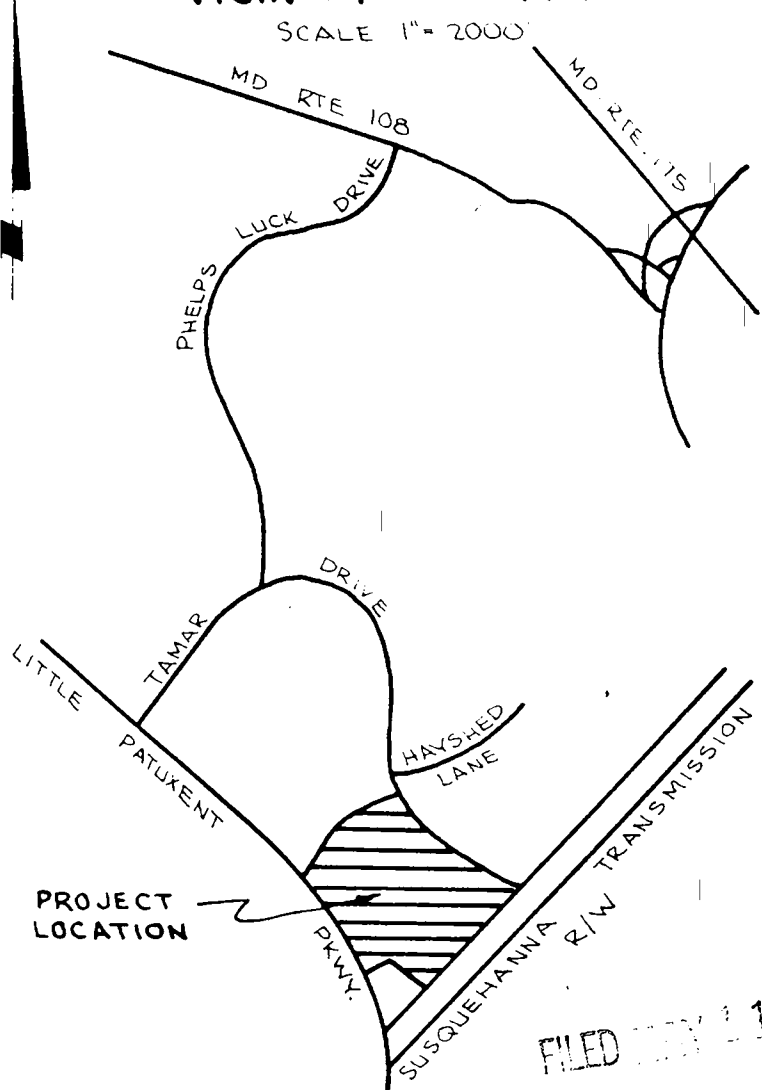
COLUMBIA

ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM

CURVE DATA

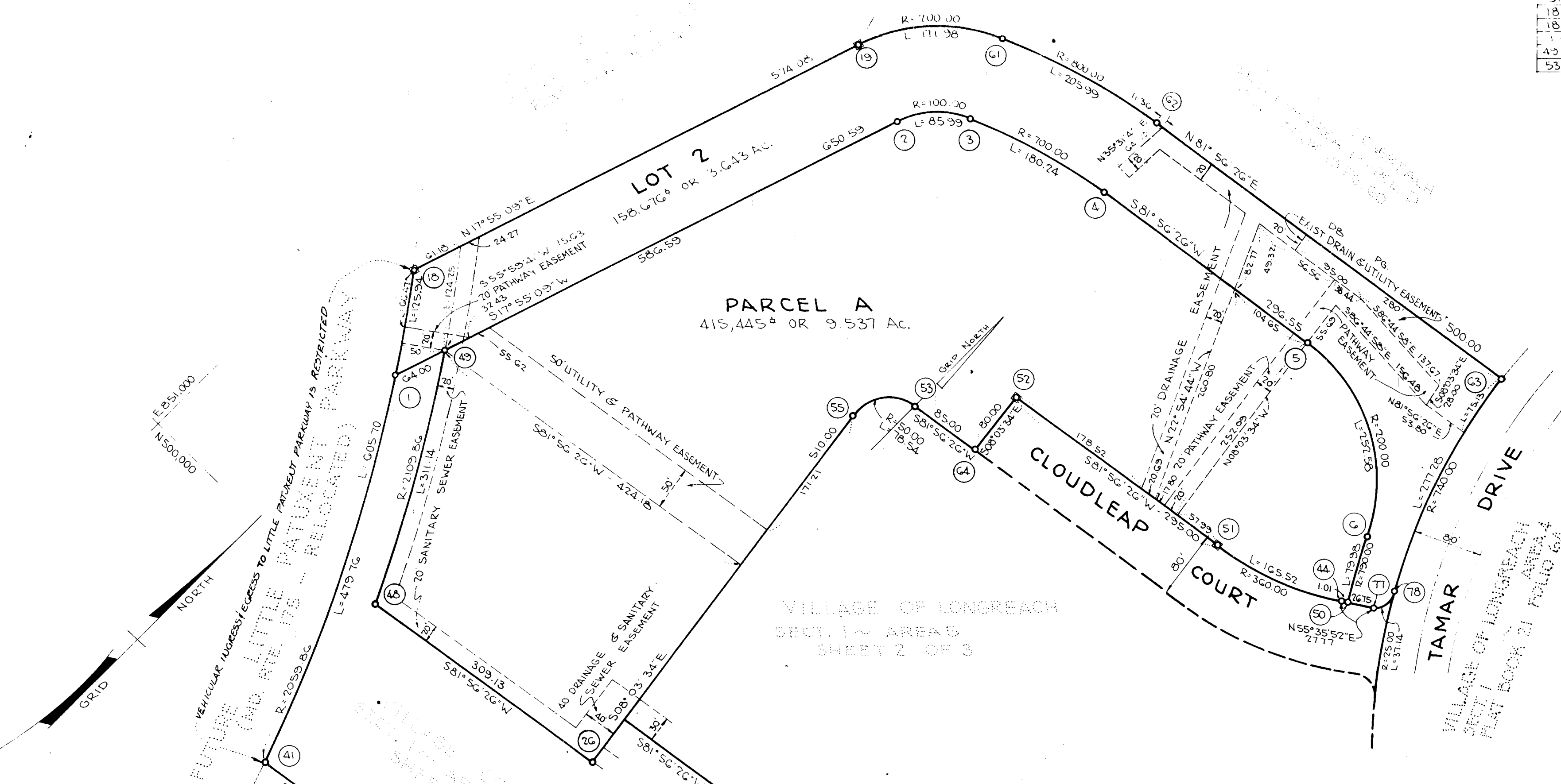
NO.	RADIUS	DELTA	TAN	LENGTH	CHORD	CHORD BEARING
10	200.00	49° 15' 37"	1.11	11.98	100.00	N 42° 33' 12" E
11	200.00	14° 45' 10"	0.51	205.99	205.42	N 14° 33' 51" E
12	100.00	49° 15' 37"	0.51	85.99	85.37	N 42° 33' 12" E
13	100.00	14° 45' 10"	0.51	90.42	180.74	N 14° 33' 51" E
14	200.00	72° 21' 37"	1.67	252.58	160.54	S 21° 42' 45" E
15	200.00	5° 45' 03"	0.09	199.98	199.98	S 5° 45' 03" E
16	140.00	7° 28' 07"	0.13	140.78	271.78	S 7° 28' 07" E
17	25.00	85° 01' 33"	1.28	25.00	37.14	S 85° 01' 33" E
18	360.00	20° 20' 34"	0.35	360.00	104.06	N 68° 40' 09" E
19	205.99	16° 50' 52"	0.30	205.99	120.51	N 27° 53' 12" W
20	205.99	3° 30' 11"	0.06	205.99	175.94	S 34° 33' 32" E
21	205.99	13° 20' 41"	0.23	205.99	179.70	S 20° 14' 06" E
22	205.99	4° 10' 58"	0.07	205.99	311.14	S 29° 40' 50" E
23	50.00	90° 00' 00"	0.00	50.00	78.54	N 30° 56' 20" E

VICINITY MAP



The undersigned owner of the property shown on this plat grants unto the County of Howard, Maryland, its successors and assigns, the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services in and through the specific easement area shown hereon, to the end that the said area shall be thereby burdened with the right-of-way shown hereon.

By: *[Signature]*
The Howard Research and Development Corporation



TOTALS	ACREAGE
PARCEL	9.537
R.O.W.	
Open Space	3.643
Total	13.180
Lots this plat (incl. open space)	2
Open Space Lots	1

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

[Signature] DATE *10/1/71*
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING.

[Signature] DATE *10/1/71*
DIRECTOR

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

[Signature] DATE *10/1/71*
DIRECTOR

SURVEYOR'S, ENGINEER'S and OWNER'S CERTIFICATES

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PROFESSIONAL LAND SURVEYOR
(By) *[Signature]* Reg. No. #3045
WALTER L. PHILLIPS
901 W. BROAD ST. FALLS CHURCH, VA.

PROFESSIONAL ENGINEER
(By) *[Signature]* Reg. No. #3045
WALTER L. PHILLIPS
901 W. BROAD ST. FALLS CHURCH, VA.

OWNER
(By) *[Signature]* Auth. Agent

RECORDED IN PLAT BOOK _____ FOLIO _____
on _____, 19 _____ among The
Land Records of Howard County, Maryland.

COLUMBIA
VILLAGE OF LONGREACH

SECTION _____
AREA _____
Sheet 3 of 3
Election District of Howard County, Md.
Scale: 1" = 100' Date: 3-18-71

SPECIAL WARRANTY DEED

That SOUTHSIDE OIL, LLC, a Virginia limited liability company having an office at 4900 West Hundred Road, Chester, Virginia 23831, ("Grantor"), Grants, Bargains, Sells, Conveys and Specially Warrants to Gulzar, LLC, having an office at 6000 Foreland Garth Road, Baltimore, MD 21206 ("Grantee"), for the sum of One Million Two Hundred Eighty Three Thousand dollars (\$1,283,000.00), with Special Warranty covenants, the land together with the buildings, structures, fixtures, equipment and improvements located thereon, at Foreland Garth Road in Howard County, Maryland and more particularly described on Schedule A attached hereto and incorporated herein for all purposes (the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to all liens, encumbrances, easements, restrictions, encroachments, defects and other title and survey matters affecting the Property at the time of recordation of the "Exxon Deed", as defined below, including all building, zoning and environmental ordinances, laws and regulations, including, but not limited to, any notices of violation or non-compliance citations, and all matters apparent from an inspection of the Property, or which a current, accurate survey of the Property would disclose, the lien of real property taxes, not yet due and payable and the lien of any special assessment(s) assessed against the Property, if any, which are not yet due and payable, collectively the "Permitted Encumbrances". It is understood and agreed that Permitted Encumbrances shall expressly include all easements, covenants, restrictions and reservations set forth in that certain Special Warranty Deed from ExxonMobil Oil Corporation, Grantor, to SOUTHSIDE OIL, LLC, Grantee, (the "Exxon Deed") recorded in Deed Book 12528 at page 499 in the land records of Howard County, Maryland.

2. GRANTEE SPECIFICALLY ACKNOWLEDGES THAT IT UNDERSTANDS THAT THE PROPERTY HAS BEEN USED FOR COMMERCIAL PURPOSES INCLUDING THE STORAGE, DISTRIBUTION AND MARKETING OF MOTOR FUELS, PETROLEUM, PETROLEUM BASED PRODUCTS AND OTHER CHEMICALS, AND THAT THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO SOIL AND SUB-SOIL OF THE PROPERTY AND SOIL, AIR, LAND, GROUNDWATER AND WATER, ON, UNDER, NEAR OR ADJACENT THERETO AND DRAINS, SEWERS, PIPES, WATER COURSES AND WATER TABLES AT, ON, UNDER OR IN THE VICINITY OF THE PROPERTY MAY HAVE BEEN CONTAMINATED OR IMPACTED BY OIL OR OTHER CONTAMINATION.

3. Rights of First Refusal

a. Grantee shall not lease or agree to lease the Property, or any portion thereof, for a period of twenty (20) years following the Effective Date unless Grantee shall have first received an acceptable, bona fide offer to lease the Property, or any portion thereof, and shall have notified Grantor in writing of the party or parties making such offer, and the rent, terms and conditions thereof, and shall have attached thereto a complete executed copy or photocopy of said offer, and Grantor shall thereupon have the right (option) to lease the Property (or portion thereof) at the same rent and on the same terms and conditions as are contained in said offer. Said right may be exercised by giving notice of exercise to Grantee at any time within thirty (30) days after Grantor's receipt of notice of said offer. Within sixty (60) days after such exercise, Grantor and Grantee shall enter into a written lease at the same rent and upon the same

terms and conditions as are contained in said offer. If Grantor fails to exercise said option to lease and Grantee shall, for any reason, not thereafter lease the Property (or applicable portion thereof) to the party or parties making said offer at the rent and upon the terms and conditions thereof, the foregoing conditional prohibition against Grantee's lease of the Property shall continue in full force and effect, and Grantor's prior right to lease shall apply to any new offer to lease the Property or any portion thereof, all as more particularly described above.

b. Grantee shall not sell, or otherwise dispose of the Property, or any part thereof, for a period of twenty (20) years following the Effective Date unless Grantee shall first have received an acceptable, bona fide offer for the purchase of the Property, and shall have notified Grantor in writing of the names of the party or parties making the offer, and the price, terms, and conditions thereof, and shall have attached thereto a complete, executed copy or photocopy of said offer; and Grantor shall thereupon have the right (option) to purchase the Property at the same price and on the same terms and conditions as are contained in said offer. Said right may be exercised by giving notice to Grantor at any time within thirty (30) days after Grantor's receipt of Grantee's notice of said offer. The purchase price hereunder shall be paid under the provisions set forth in the offer upon the conveyance by a legally sufficient special warranty deed. If Grantor fails to exercise said option to purchase and Grantee shall, for any reason, not thereafter sell the Property (or applicable portion thereof) to the party or parties making said offer at the price and upon the terms and conditions thereof, the foregoing conditional prohibition against Grantee's sale or other disposition of the Property shall continue in full force and effect, and Grantor's prior right to purchase shall apply to any new offer to purchase the Property or any portion thereof, all as more particularly described above.

c. If Grantee is a business entity, a sale or other disposition of the Property shall be deemed to occur if any of the owners, members and/or shareholders of Grantee transfer, sell or otherwise dispose of some or all of their interests in Grantee. Notwithstanding the foregoing, however, if Grantee is a business entity, the rights of first refusal in this Section 3 shall not apply to any transfers from an individual owner of Grantee: (i) to any member of the individual owner's immediate family; (ii) to a trust established for the benefit of the individual owner or his or her immediate family; or (iii) to a corporation or partnership in which the individual owner or any member of his or her immediate family owns a majority interest. If Grantee is an individual, the rights of first refusal set forth in this Section 3 shall not apply to any sale, lease or other disposition of the Property to any member of the Grantee's immediate family. For purposes of this Subsection, the term "immediate family" shall mean an individual owner's parent, spouse, sibling, child or grandchild.

d. The parties agree that the options granted under this Section 3 shall be continuing and independent of each other, and that Grantor's election not to exercise any one shall not affect Grantor's right to exercise any others.

4. Engineering and Institutional Controls

a. Grantee acknowledges that the Property is and will be subject to Engineering and Institutional Controls imposed in connection with previous and ongoing corrective action activities at the Property. Grantee further acknowledges and agrees that in conducting its Remediation Activities, if any, Grantee shall, at its sole cost and expense, adopt

and use all engineering and related technical assistance available and standard to the industry and any required by any Public Authority or Grantor to protect the health and safety of persons. Grantor agrees to obtain, or to cause the Remediation Contractor to obtain, all necessary approvals for any Engineering and Institutional Controls required to achieve NFR Status at the Property. Grantee acknowledges that it may need to consider the use of engineering controls to prevent the migration of vapors and/or liquids containing Contamination into any buildings, underground utilities or storm water retention/detention ponds, including, without limitation, vapor extraction systems, vapor barriers, sealed sumps and storm pond liners. Grantee hereby agrees to maintain, preserve and comply with all Engineering and Institutional Controls that are or may be in the future imposed on the Property in connection with the Remediation Activities or corrective action activities conducted prior to or subsequent to the Effective Date.

b. Grantee acknowledges that additional provisions regarding Engineering and Institutional Controls are set forth in the Exxon Deed and that all of such provisions are covenants running with the land, binding upon Grantee and the Property.

c. The Engineering and Institutional Controls shall run with the land for the benefit of Grantor and its Affiliates and shall bind Grantee and its affiliates, subsequent owners, users and occupiers of the Property, including any successors, lessees, assignees and licensees, and shall continue until released by the applicable Public Authority. Any transferee, assignee, or successor owner, lessee, licensee, occupier or user of the Property shall take title to the Property subject to the foregoing and other recorded provisions regarding Engineering and Institutional Controls and shall acknowledge in writing that it is subject to such provisions. Grantor and Grantor-Related Parties shall have the right to enforce the provisions of this Section 4 against any subsequent owners, users and occupiers of the Property, including any successors, lessees, assignees and licensees.

5. Grantor's Reservation of Access

a. This conveyance is made by Grantor and accepted by Grantee subject to the following reservation by Grantor for access to the Property following the Effective Date. Grantor reserves the right of access to the Property following the Effective Date, and Grantee on behalf of itself and the Grantee-Related Parties grants to Grantor access to the Property after the Effective Date, at no cost to Grantor, as Grantor and Grantor-Related Parties may require to the Property to undertake any environmental assessment, investigation, testing and Remediation Activities that Grantor (or the Remediation Contractor) deems necessary. Such access shall include, but is not limited to, the right to conduct such tests, take such groundwater or soil samples, excavate, remove, dispose of tanks and soil, and treat the soil and groundwater, conduct and/or continue environmental investigation, testing and Remediation Activities, and undertake such other actions as are reasonably necessary pursuant to such request. Grantor shall use commercially reasonable efforts to minimize disruption of the Grantee's business activities during any demolition, tank removal, remediation, soil removal and other activities. Grantor or Grantor-Related Parties shall provide Grantee as much advance notice as reasonably practical of all potentially disruptive or intrusive activities to be undertaken on the Property; such notice may be in the form of a periodic written schedule of activities delivered from time to time. No advance notice shall be required for non-disruptive activities such as periodic monitoring of wells on the Property, if any. Grantee hereby agrees to indemnify, defend and hold Grantor and

Grantor-Related Parties harmless from all Claims made, incurred or assessed against Grantor and Grantor-Related Parties by any persons or entities including, without limitation, the Public Authorities, as a result, directly or indirectly, of Grantee's failure to provide access to Grantor and Grantor-Related Parties. Grantee releases Grantor and Grantor-Related Parties from and against all Claims, including but not limited to those for loss of business and/or consequential damages associated with or arising out of Grantor's access to the Property pursuant to the terms of this Deed.

b. Grantee agrees that Grantor's reservation of access set forth in this Deed shall be a covenant that runs with the land herein conveyed and that Grantee agrees that Grantee shall not complete any sale, transfer or assignment of its interest in the Property or any part thereof or enter into any lease, license or right to occupy or use the Property or any part thereof without first obtaining from the purchaser, transferee, assignee, lessee, licensee, occupier or any other person or entity having the right to use the Property, its agreement to recognize Grantor's reservation of access and Grantor's reservation of access shall be inserted in any other deed or lease or other instrument conveying or demising the Property herein conveyed or any part thereof. Any transferee, assignee, or successor owner, lessee, licensee, occupier or user of the Property shall take title to the Property subject to Grantor's reservation of access. The rights and benefits of this reservation of access are personal to Grantor, inuring to the benefit of Grantor, its Affiliates, Grantor-Related Parties, successors and assigns. Grantor shall have the right to enforce the provisions of this Section 5 against any subsequent owners, users and occupiers of the Property, including any successors, lessees, assignees and licensees.

6. Fuel Covenant

Grantee covenants and agrees that, for a period of twenty (20) years following the Effective Date, anyone who operates a business on any portion of the Property shall purchase motor fuels exclusively from Grantor; provided, however, if Grantor is unable to provide Exxon-branded motor fuels to the Property at any time during the aforementioned twenty (20) year period, then the restrictive covenant shall terminate with respect to the Property upon the later of: (a) the expiration of fifteen (15) years following the Effective Date or (b) the date that Grantor is no longer able to supply Exxon-branded fuel to the Grantee. It is understood and agreed that the terms of such sale and purchase arrangement will be governed by a fuel supply agreement between Grantor and Grantee, as the same may be amended, supplemented, or replaced from time to time.

7. Covenants running with the Land

The conditions, covenants and other provisions set out in this Deed shall be covenants running with the land and shall be binding upon and (except as expressly provided otherwise) shall inure to the benefit of the Parties, their subsidiaries; Affiliates, legal representatives, heirs, successors and assigns, as applicable.

8. Pro-ration of Taxes

Ad valorem taxes and special assessments, if any, against the Property for the year in which the Effective Date occurs will be pro-rated between Grantor and Grantee as of the

Effective Date of this Deed, and Grantee hereby assumes and agrees to pay same.

9. Definitions

The following definitions are used in this Deed:

a. **"Affiliate"** means, with respect to any person, any person which or who directly or indirectly controls, is controlled by, or is under common control with such person. (For purposes of this definition, "control" will be inferred conclusively from power to vote more than 50% of the voting shares or comparable voting interests.).

b. **"Claims"** (or individually a "Claim"). The term Claims (or individually a Claim) means any pending or threatened suit, claim, cost, losses, damage, liability, payment, fine, penalty, cause of action, litigation, judgment, lien or expense, including but not limited to, reasonable attorneys' fees and other litigation expenses, whether known or unknown, that may be alleged or brought by any person or governmental entity, or any administrative, arbitration or governmental proceeding, investigation or inquiry.

c. **"Contamination"** means the presence at, on, under, originating or migrating from any Property of any chemical, compound, material, substance or other matter that: (i) is a flammable, corrosive, explosive, hazardous, toxic or regulated material, waste, or other injurious or potentially injurious material, whether injurious or potentially injurious by itself or in combination with other materials; (ii) is a hydrocarbon, petroleum, petroleum additive or petroleum product, or natural gas or natural gas product; (iii) is controlled, designated in, regulated or governed by any applicable Environmental Law (as herein defined); or (iv) gives rise to any requirements or obligations (including but not limited to reporting, notice or publication requirements or response, removal or remediation) under any applicable Environmental Law. Contamination shall also include any previously unknown Contamination, any increase in existing Contamination or Covered Contamination.

d. **"Covered Contamination"** means Contamination of the Property of a specific type and amount that satisfies all of the following conditions: (a) was disclosed in the Evaluations, (b) existed at, on, under, originated or migrated from the Property prior to date of the conveyance of the Property from Grantor to Grantee, (c) was caused by, resulted from or arose from Grantor's or Exxon's operations prior to date of the conveyance of the Property from Grantor to Grantee, and (d) is required to be remediated to industrial/commercial standards by a Public Authority pursuant to Environmental Laws existing and enforceable on the Effective Date.

e. **"Environmental Law" or "Environmental Laws"** means any and all federal, state, or local laws, statutes, ordinances, rules, decrees, orders, or regulations relating to the environment, hazardous substances, hazardous materials, hazardous waste, toxic substances, pollutants or words of similar import, or environmental conditions at, on, under, or originating or migrating from the Property, or soil, water and groundwater conditions, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §9601, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. §6901, et seq., the Toxic Substances Control Act, as amended, 15 U.S.C. § 2601, et seq.,

the Clean Air Act, as amended, 42 U.S.C. § 1857 et seq., the Federal Water Pollution Control Act, as amended, 42 U.S.C. § 1251 et seq., and the Federal Hazardous Materials Transportation Act, 49 U.S.C. § 1801 et seq., any amendments to the foregoing, and any similar federal, state or local laws, statutes, ordinances, rules, decrees, orders or regulations.

f. **"Evaluations"** means the Phase I and/or Phase II evaluations of the Property prepared on behalf of Exxon and made available to Grantor and Grantee.

g. **"Grantee-Related Parties"** means Grantee, its parent, subsidiaries, divisions, Affiliates, and their respective owners, officers, directors, employees, agents, representatives, contractors, invitees, servants, successors or assigns, its heirs and representatives and any lessee, licensee, occupier, user or subsequent owner of the Property.

h. **"Grantor-Related Parties"** means Grantor, its parent, subsidiaries, and Affiliates and their respective owners, officers, directors, employees, agents, divisions, contractors, invitees, servants, representatives, successors and assigns.

i. **"NFR Status"** means that no further remediation action is required to meet industrial/commercial standards as determined in writing by the Public Authority having jurisdiction over the Property, Remediation Activities or other applicable industrial/commercial state standards.

j. **"Public Authority" or "Public Authorities"** means any governmental (federal, state, local or other), regulatory, judicial, or other competent authority, including without limitation, an authority responsible for the administration or collection of any tax; a body or self-regulating entity responsible for the administration of Environmental Laws; a body or self-regulating entity responsible for any or all parts of the energy sector; and a body or self-regulating entity responsible for planning and related legislative activities. "Public Authority" includes any person appointed by any of the foregoing to carry out an investigation or an inquiry.

k. **"Remediation Activities" or "Remediation Activity"** means any investigation (including without limitation, any site investigation), study, assessment, testing, monitoring, containment, removal, disposal, closure, corrective action, remediation (whether active or passive), natural attenuation, bioremediation, response, monitoring, containment, removal, treatment, cleanup or abatement work, operations and maintenance, and Engineering or Institutional Controls, whether on-site or off-site, of Contamination to applicable standards as required by Environmental Laws.

l. **"Remediation Contractor"** means the environmental engineering firm selected by Grantor responsible for the Remediation Activities related to the Covered Contamination at the Property.

TO HAVE AND TO HOLD the Property, together with the appurtenances, estate, title and interest thereto, unto Grantee, Grantee's successors, heirs and assigns, forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the Property unto Grantee, Grantee's successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not

otherwise.



IN WITNESS WHEREOF, Grantor has signed this deed this 23rd day of July 2010, but EFFECTIVE as of the 8 day of September 2010, ("Effective Date").

Signed, sealed and delivered in the presence of:

GRANTOR:

Witness:

/ SOUTHSIDE OIL, LLC a Virginia limited liability company

By: Ning Zhou
Name: NING ZHOU

By: Steven M. Uphoff
Name: Steven M. Uphoff
Title: President
Date: _____

STATE OF Virginia)
COUNTY OF Chesterfield) ss.

On the 23rd day of July, in the year 2010 before me, the undersigned, a notary public in and for said State, personally appeared Steven M. Uphoff, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to Special Warranty Deed and acknowledged to me that they executed the same in their capacity and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

SEAL

Mitchelle Willis Burley
Notary Public

My Commission Expires: 10.31.2011

reg. #278512

All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. SEP 16 2010 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

GRANTEE:

Gulzar, LLC, a Maryland Limited Liability Company

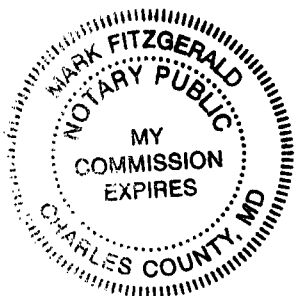
Witness: [Signature]
 By: [Signature]
 Name: KEITH M. DUKIES

By: [Signature]
 Name: SHAMIM G. MALIK
 Title: PRESIDENT
 Date: 09-08-10

STATE OF Maryland)
) ss.
 COUNTY OF Baltimore)

On the 8 day of September, in the year 2010 before me, the undersigned, a notary public in and for said State, personally appeared Shamim G. Malik, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to Special Warranty Deed and acknowledged to me that they executed the same in their capacity and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

SEAL



[Signature]
 Notary Public
 My Commission Expires: 2/23/14

SCHEDULE A
LEGAL DESCRIPTION

BEING known and designated as Parcel C, as shown on the Plat entitled "Columbia Village of Long Reach, Section 1, Area 5," which Plat is recorded among the Land Records of Howard County, Maryland, in Plat Book 21, folio 82.

TOGETHER WITH those rights provided in Deed, Agreement and Declaration of Covenants, Easements, Charges and Liens recorded in Liber 463 at Folio 158.

TOGETHER WITH those rights provided in Deed, Agreement and Declaration recorded in Liber 532 at Folio 181.

TOGETHER WITH those rights provided in Easement Agreement recorded in Liber 5186 at Folio 562.

Being more particularly described as follows:

Beginning at a rebar set on the northwesterly side of Foreland Garth (80' wide public right of way), where the same is intersected with the dividing line between Map 36, Grid 12, Parcel 344 (n/f lands of Exxon Mobil Corp.) and Map 36, Grid 12, Parcel 6 (n/f lands of Cedar-Long Reach, LLC) and from said point of beginning running thence:

1. Along said side of Foreland Garth, along a curve to the right with a radius of 365.21 feet, turning a central angle of 18°28'29", for an arc distance of 117.76 feet the chord of which bears South 35°28'06" West for a distance of 117.25 feet to a Mag Nail set; thence
2. Along same, South 44°42'20" West a distance of 173.83 feet to a rebar set, thence
3. Along the dividing line between Map 36, Grid 12, Parcel 344 and Map 36, Grid 12, Parcel 6, North 45°17'40" West a distance of 93.47 feet to a rebar set, thence
4. Continuing along same, along a curve to the right with a radius of 79.34 feet, turning a central angle of 37°14'04", for an arc distance of 51.56 feet the chord of which bears North 26°40'36" West for a distance of 50.66 feet to a rebar set; thence
5. Continuing along same, North 08°03'34" West a distance of 231.03 feet to a rebar set, thence
6. Continuing along same, North 81°56'26" East a distance of 65.00 feet to an iron pipe found, thence
7. Continuing along same, along a non-tangent curve to the left with a radius of 1890.00 feet, turning a central angle of 08°28'56", for an arc distance of 279.80 feet the chord of which bears South 62°19'30" East for a distance of 279.54 feet to the point and place of beginning.

Containing 61,289 square feet or 1.4070 acres of land.

Real Property Data Search ()

Search Result for HOWARD COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:District - 16 Account Identifier - 101036

Owner Information

Owner Name:GULZAR LLC

Use:COMMERCIAL

Principal Residence:NO

Mailing Address:6000 FORELAND GARTH COLUMBIA MD 21045-

Deed Reference:/12693/ 00268

Location & Structure Information

Premises Address:6000 FORELAND GARTH COLUMBIA 21045-0000

Legal Description:PAR C 1.407 AR S 1 6000 FORELAND GARTH VIL LONGREACH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0036 0012 0344 30000.14 0000 PAR C 2024 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1996 1,540 SF 61,289 SF

StoriesBasementTypeExteriorQualityFull/Half BathGarageLast Notice of Major Improvements

CONVENIENCE STORE/ C4

Value Information

Base ValueValuePhase-in Assessments

As ofAs ofAs of

01/01/202407/01/202407/01/2025

Land:912,800912,800

Improvements628,100744,400

Total:1,540,9001,657,2001,579,6671,618,433

Preferential Land:00

Transfer Information

Seller: SOUTHSIDE OIL LLCDate: 09/16/2010Price: \$1,283,000

Type: ARMS LENGTH IMPROVEDDeed1: /12693/ 00268Deed2:

Seller: EXXON MOBIL CORPORATIONDate: 06/23/2010Price: \$27,812,514

Type: ARMS LENGTH MULTIPLEDeed1: /12528/ 00499Deed2:

Seller: COLUMBIA MALL INCDate: 08/29/2000Price: \$975,000

Type: ARMS LENGTH IMPROVEDDeed1: /05186/ 00558Deed2:

Exemption Information

Partial Exempt Assessments:Class07/01/202407/01/2025

County:0000.00

State:0000.00

Municipal:0000.00|0.000.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:

12/22/2017 10:39 AM Csh 0028 Reg 0047
T/Ref 0047100653 Grp 000001 R/Lne 000001
01 - Main Location
\$16,750.00
Validation Number: 0047-114437
DOCUMENT PREPARED BY: 13000000000-999999
Sage Title Group, LLC
9177 Baltimore National Pike, Suite 110
Ellicott City, MD 21042
File Number: 210909066 CSnt: \$3,350,000.00

AFTER RECORDING RETURN TO:
Chesapeake Conference Association of
Seventh-day Adventists
6600 Martin Road
Columbia, MD 21044

Tax ID#: 16-158666 & 16-158674

This Deed, MADE THIS 15th day of December, 2017, by and between Celebration Church Incorporated, a Maryland corporation, party of the first part, and Chesapeake Conference Association of Seventh-day Adventists, a Delaware corporation, party of the second part.

WITNESSETH, That in consideration of the sum of **THREE MILLION THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$3,350,000.00)**, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, in fee simple, all that parcel of ground situated in **Howard County, Maryland** and as described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot 5 and Lot 6 on a plat entitled, "COLUMBIA, VILLAGE OF LONGREACH, SECTION 1 AREA 5, LOTS 5 AND 6", which plat is recorded among the Land Records of Howard County, Maryland as Plat 4796.

The improvements thereon being known as 6080 Foreland Garth, (Lot 5 & 6 Foreland Garth), Columbia, Maryland 21045.

Tax ID#: 16-158666 & 16-158674

BEING the same property which by deed dated July 20, 2012 and recorded among the Land Records of Howard County, Maryland in Liber No. 14331, folio 153, was granted and conveyed by Long Reach Interfaith Center, Inc., a Non-Profit Religious Organization, organized and existing under the law of the State of Maryland unto Celebration Church Incorporated, a Non-Profit Religious Organization, organized and existing under the laws of the State of Maryland.

SUBJECT TO those covenants, agreements, easement, charges, liens, restrictions, reservations and other encumbrances, as more particularly set forth in that certain Deed, Agreement and Declaration of Covenants, Easements, Charges, and Liens by and between The Columbia Park and Recreation Association, Inc., a Maryland non-profit membership corporation and C. Aileen Ames recorded in Liber 463, Folio 158, and any and all subsequent amendments and/ or supplements thereto, and that certain Long Reach Village Covenants, Deed, Agreement and Declaration by and between The Howard Research and Development Corporation, a Maryland corporation, Vera H. Campbell, and The Columbia Park and Recreation Association, Inc. a Maryland nonprofit membership corporation, recorded in Liber 532, Folio 181, and any and all subsequent amendments and/ or supplements thereto, among the Land Records of the aforesaid County.

TOGETHER with the buildings thereupon, and the rights, ways, water, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

LR - Deed (w Taxes)
Recording Fee no RT
Name: Chesapeake
Ref: 10
LR Deed (with Taxes)
Sage Title 40.00
LR Deed State
Transfer Tax 16,750.00
LR County Transfer
Tax - linked 33,500.00
Subtotal: 50,310.00
Total: 50,310.00
12/22/2017 11:14
#9065 CC0503 - CC13-LH
Howard Co
Col. 11/18/CC05.03.08 -
Recorder 08

ALSO TOGETHER with all easements and rights of record, including, but not limited to the following: Easement and Agreement dated September 18, 1981 recorded in Liber 1072, Folio 045, Deed and Agreement of Easement dated September 18, 1981 recorded in Liber 1072, Folio 049, and Reciprocal Agreement of Easement dated August 20, 1996 recorded in Liber 4003, Folio 0591.

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, as Chesapeake Conference Association of Seventh-day Adventists its successors and/or assigns in fee simple.

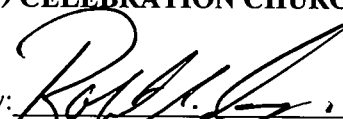
AND the said party of the first part does hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same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

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

WITNESS:



CELEBRATION CHURCH INCORPORATED

By:  (SEAL)
Robert S. Davis, Jr.
Lead Pastor and President

STATE OF Maryland, CITY/COUNTY OF Howard to wit:

I HEREBY CERTIFY, that on this 15th day of December, 2017, before me, the subscriber, a Notary Public of the State of _____ in and for _____ County/City, personally appeared Robert S. Davis, Jr. who acknowledged himself to be the Lead Pastor and President of **Celebration Church Incorporated**, and that he as such Lead Pastor and President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the entity grantor by himself as such Lead Pastor and President..

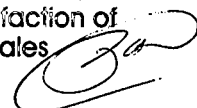
IN WITNESS WHEREOF, I hereunto set my hand and official seal:


Notary Public

My Commission Expires:

11/30/2021

All Taxes on Assessments certified
to the Collector of Taxes for
Howard County, Md. by 12/22/17
have been paid. This statement is for
the purpose of permitting recordation
and is not assurance against further
taxation even for prior periods, nor
does it guarantee satisfaction of
outstanding tax sales



CERTIFICATION OF PREPARATION

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned Attorney duly admitted to practice before the Court of Appeals of the State of Maryland or by one of the parties named in this instrument.

A handwritten signature in black ink, appearing to read 'F. M. L.', is written above a horizontal line.

Michael Grace, Esquire

File Number: 219090ELCS

LOAN #: 1165938

amounts due for all Escrow Items (the "Funds"). The amount of the Funds required to be paid each month may change during the term of the Loan. Borrower must promptly furnish to Lender all notices or invoices of amounts to be paid under this Section 3.

(b) **Payment of Funds; Waiver.** Borrower must pay Lender the Funds for Escrow Items unless Lender waives this obligation in writing. Lender may waive this obligation for any Escrow Item at any time. In the event of such waiver, Borrower must pay directly, when and where payable, the amounts due for any Escrow Items subject to the waiver. If Lender has waived the requirement to pay Lender the Funds for any or all Escrow Items, Lender may require Borrower to provide proof of direct payment of those items within such time period as Lender may require. Borrower's obligation to make such timely payments and to provide proof of payment is deemed to be a covenant and agreement of Borrower under this Security Instrument. If Borrower is obligated to pay Escrow Items directly pursuant to a waiver, and Borrower fails to pay timely the amount due for an Escrow Item, Lender may exercise its rights under Section 9 to pay such amount and Borrower will be obligated to repay to Lender any such amount in accordance with Section 9.

Lender may withdraw the waiver as to any or all Escrow Items at any time by giving a notice in accordance with Section 16; upon such withdrawal, Borrower must pay to Lender all Funds for such Escrow Items, and in such amounts, that are then required under this Section 3.

(c) **Amount of Funds; Application of Funds.** Lender may, at any time, collect and hold Funds in an amount up to, but not in excess of, the maximum amount a lender can require under RESPA. Lender will estimate the amount of Funds due in accordance with Applicable Law.

The Funds will be held in an institution whose deposits are insured by a U.S. federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender will apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender may not charge Borrower for: (i) holding and applying the Funds; (ii) annually analyzing the escrow account; or (iii) verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless Lender and Borrower agree in writing or Applicable Law requires interest to be paid on the Funds, Lender will not be required to pay Borrower any interest or earnings on the Funds. Lender will give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

(d) **Surplus; Shortage and Deficiency of Funds.** In accordance with RESPA, if there is a surplus of Funds held in escrow, Lender will account to Borrower for such surplus. If Borrower's Periodic Payment is delinquent by more than 30 days, Lender may retain the surplus in the escrow account for the payment of the Escrow Items. If there is a shortage or deficiency of Funds held in escrow, Lender will notify Borrower and Borrower will pay to Lender the amount necessary to make up the shortage or deficiency in accordance with RESPA.

Upon payment in full of all sums secured by this Security Instrument, Lender will promptly refund to Borrower any Funds held by Lender.

4. **Charges; Liens.** Borrower must pay (a) all taxes, assessments, charges, fines, and impositions attributable to the Property which have priority or may attain priority over this Security Instrument, (b) leasehold payments or ground rents on the Property, if any, and (c) Community Association Dues, Fees, and Assessments, if any. If any of these items are Escrow Items, Borrower will pay them in the manner provided in Section 3.

Borrower must promptly discharge any lien that has priority or may attain priority over this Security Instrument unless Borrower: (aa) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing under such agreement; (bb) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which Lender determines, in its sole discretion, operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (cc) secures from the holder of the lien an agreement satisfactory to Lender that subordinates the lien to this Security Instrument (collectively, the "Required Actions"). If Lender determines that any part of the Property is subject to a lien that has priority or may attain priority over this Security Instrument and Borrower has not taken any of the Required Actions in regard to such lien, Lender may give Borrower a notice identifying the lien. Within 10 days after the date on which that notice is given, Borrower must satisfy the lien or take one or more of the Required Actions.

5. **Property Insurance.**

(a) **Insurance Requirement; Coverages.** Borrower must keep the improvements now existing or subsequently erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance. Borrower must maintain the types of insurance Lender requires in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan, and may exceed any minimum coverage required by Applicable Law. Borrower may choose the insurance carrier providing the insurance, subject to Lender's right to disapprove Borrower's choice, which right will not be exercised unreasonably.

(b) **Failure to Maintain Insurance.** If Lender has a reasonable basis to believe that Borrower has failed to maintain any of the required insurance coverages described above, Lender may obtain insurance coverage, at Lender's option and at Borrower's expense. Unless required by Applicable Law, Lender is under no obligation to advance premiums for, or to seek to reinstate, any prior lapsed coverage obtained by Borrower. Lender is under no obligation to purchase any particular type or amount of coverage and may select the provider of such insurance in its sole discretion. Before purchasing such coverage, Lender will notify Borrower if required to do so under Applicable Law. Any such coverage will



State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Howard

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.)			
		1 Deed Deed of Trust	Mortgage Lease	Other _____	2 OtherUCC FIN.STMT Adendment/termination
2	Conveyance Type Check Box	Improved Sale Arms-Length(1)	Unimproved Sale Arms-Length(2)	Multiple Accounts Arms-Length(3)	Not an Arms- Length Sale(9)
3	Tax Exemptions (if Applicable)	Recordation			
		State Transfer			
		County Transfer			
Cite or Explain Authority					

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration	\$3,350,000.00	Transfer and Recordation Tax Consideration	
		Any New Mortgage	\$0.00	Transfer Tax Consideration	\$
		Balance of Existing Mortgage		X ()% =	\$
		Other:	\$	Less Exemption Amount - Total Transfer Tax =	\$
		Other:	\$	Recordation Tax Consideration X()per \$500 =	\$
		Full Cash Value	\$	TOTAL DUE	\$

5	Fees	Amount of Fees	Doc 1	Doc 2	Agent
		Recording Charge	\$20.00	\$25.00	
		Surcharge	\$40.00		Tax Bill
		State Recordation Tax	\$16,750.00	\$	
		State Transfer Tax	\$16,750.00	\$	C B Credit
		County Transfer Tax	\$33,500.00	\$	
		Other Open Water	\$688.29	\$	Ag Tax/Other
		Other Tax Recapture	\$13,553.46	\$	

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).	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. Log <input type="checkbox"/> (5)	
			16-158666 & 16-158674	/				
		Subdivision Name		Lot (3a)	Block (3b)	SectAR(3c)	Plat Ref.	SqFt/Acreage(4)
		Columbia, Village of Long Reach, Sect 1, Lots 5, 6		5,6		1	4796	
		Location/Address of Property Being Conveyed (2)						
		6080 Foreland Garth						
		Other Property Identifiers (if applicable)				Water meter Account		
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/>				Fee Simple <input checked="" type="checkbox"/> Ground Rent <input type="checkbox"/> Amount		
		Partial Conveyance <input type="checkbox"/> Yes <input type="checkbox"/> No				Description/Amt. Of SqFt/Acreage Transferred:		
If Partial Conveyanc, List Improvements Conveyed-								

7	Transferred From	Grantor(s) Name(s)		Doc 2 - Grantor(s) Name(s)	
		Celebration Church Incorporated		UCC FINANCING STATE AMENDMENT	
		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)	
		Chesapeake Conference Association of Seventh-day Adventists			
		New Owner's (Grantee) Mailing Address			
		6600 Martin Road, Columbia, MD 21044			

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			<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided
		Name: Irene Masters			
		Firm: Sage Title Group, LLC			
		Address: 9171 Baltimore National Pike, Suite 110 Ellicott City, MD 21042			
		Phone: 410-313-8010			

11 IMPORTANT BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY ANY TRANSFER

Assessment Information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal
	<input type="checkbox"/> Yes <input type="checkbox"/> No Does transfer include personal property? If yes, identify
	<input 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

<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran Process Verification
Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.	
Year		Geo	Map	Sub
Land		Zoning	Grid	Plat
Buildings		Use	Parcel	Section
Total		Town Cd.	Ex. St.	Ex. Cd.

REMARKS:

Grantor's Mailing Address:
6600 Martin Road
Columbia, MD 21044

②

LR - Finance Stmt-Land
Recording Fee 20.00
Name: chesapeake
Ref: 11
LR - Finance
Stmt-Land/OT Land
Surcharge 40.00
=====

SubTotal: 60.00
=====

Total: 50,370.00
12/29/2017 11:14
CC13-LH
#9620165 CC0503 -
Howard Co
Columbia/CC05.03.08 -
Register 08

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Brandon M. Lisinski
B. E-MAIL CONTACT AT FILER (optional) Blisinski@tmico.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> TMI Trust Company Attn: Brandon M. Lisinski 1100 Abernathy Road NE. Suite 480 Atlanta, GA 30328 </div>

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE NUMBER

Liber 12234 Folio 2981b. ☒ This FINANCING STATEMENT AMENDMENT is to be filed (for record)
(or recorded) in the REAL ESTATE RECORDS

Filer: attach Amendment Addendum (Form UCC3Ad) and provide Debtor's name in item 13

2. ☒ **TERMINATION:** Effectiveness of the Financing Statement identified above is terminated with respect to the security interest(s) of Secured Party authorizing this Termination Statement3. ☐ **ASSIGNMENT** (full or partial): Provide name of Assignee in item 7a or 7b, and address of Assignee in item 7c and name of Assignor in item 9
For partial assignment, complete items 7 and 9 and also indicate affected collateral in item 84. ☐ **CONTINUATION:** Effectiveness of the Financing Statement identified above with respect to the security interest(s) of Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law5. ☐ **PARTY INFORMATION CHANGE:**Check one of these two boxes:This Change affects ☐ Debtor or ☐ Secured Party of recordAND Check one of these three boxes to:☐ CHANGE name and/or address: Complete item 6a or 6b; and item 7a or 7b and item 7c☐ ADD name: Complete item 7a or 7b, and item 7c☐ DELETE name: Give record name to be deleted in item 6a or 6b6. **CURRENT RECORD INFORMATION:** Complete for Party Information Change - provide only one name (6a or 6b)

6a. ORGANIZATION'S NAME

Celebration Church Incorporated

OR 6b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
-----------------------------	---------------------	-------------------------------	--------

7. **CHANGED OR ADDED INFORMATION:** Complete for Assignment or Party Information Change - provide only one name (7a or 7b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)

7a. ORGANIZATION'S NAME

OR 7b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

7c. MAILING ADDRESS

1100 Abernathy Road NE Suite 480

CITY

Atlanta

STATE

GA

POSTAL CODE

30328

COUNTRY

USA8. ☐ **COLLATERAL CHANGE:** Also check one of these four boxes: ☐ ADD collateral ☒ DELETE collateral ☐ RESTATE covered collateral ☐ ASSIGN collateral

Indicate collateral:

All buildings, improvements, fixtures, equipment, furniture, apparatus and machinery of every kind and description now owned or hereafter acquired by the Debtor, and which are now or hereafter located in or upon the real property described on the attached Exhibit A and B, together with the income, rents, issues, proceeds, and profits from said property, and the receipts of Debtors's income and revenues from all sources.

042

9. **NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT:** Provide only one name (9a or 9b) (name of Assignor, if this is an Assignment)If this is an Amendment authorized by a DEBTOR, check here ☐ and provide name of authorizing Debtor

9a. ORGANIZATION'S NAME

California Baptist Foundation

OR 9b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
-----------------------------	---------------------	-------------------------------	--------

10. **OPTIONAL FILER REFERENCE DATA:****Celebration Church (Long Reach Interfaith Center) 75-02346 Howard County**

011

EXHIBIT "A"

Real Property Description

THE LAND REFERRED TO HEREIN IS SITUATED IN HOWARD COUNTY, STATE OF MARYLAND, AND IS DESCRIBED AS FOLLOWS:

Lot 5 and Lot 6 as shown on a plat entitled "Columbia/Village of Longreach Section 1 Area 5 Lots 5 and 6" which Plat recorded among the Land Records of Howard County, Maryland as Plat 4796.

PROPERTY ADDRESS: 6080 Foreland Garth, Columbia, Maryland 21045

ASSESSOR'S PARCEL NUMBER(S): 16-158674 and 16-158666

EXHIBIT "B"

All of Debtor's present and future right, title and interest in and to all of the following:

(1) All of the following which are used now or in the future in connection with the ownership, management or operation of the real property described in Exhibit "A" and/or the improvements on such real property (the "**Property**"): machinery, equipment, engines, boilers, incinerators, installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air, or light; antennas, cable, wiring and conduits used in connection with radio, television, security, fire prevention, or fire detection or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers and other appliances; light fixtures, awnings, storm windows and storm doors; pictures, screens, blinds, shades, curtains and curtain rods; mirrors; cabinets, paneling, rugs and floor and wall coverings; fences, trees and plants; swimming pools; and exercise equipment (any of the foregoing that are so attached to the Property as to constitute fixtures under applicable law are referred to below as the "**Fixtures**");

(2) All furniture, furnishings, equipment, machinery, building materials, appliances, goods, supplies, tools, books, records (whether in written or electronic form), computer equipment (hardware and software) and other tangible personal property (other than Fixtures) which are used now or in the future in connection with the ownership, management or operation of the Property or are located on the Property, and any operating agreements relating to the Property, and any surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Property and all other intangible property and rights relating to the operation of, or used in connection with, the Property, including all governmental permits relating to any activities on the Property (the "**Personalty**");

(3) All current and future rights, including air rights, development rights, zoning rights and other similar rights or interests, easements, tenements, rights-of-way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses, and appurtenances related to or benefiting the Property, and all rights-of-way, streets, alleys and roads which may have been or may in the future be vacated;

(4) All proceeds paid or to be paid by any insurer of the Property, the Fixtures, the Personalty or any other item listed in this Exhibit "B";

(5) All awards, payments and other compensation made or to be made by any municipal, state or federal authority with respect to the Property, the Fixtures, the Personalty or any other item listed in this Exhibit "B", including any awards or settlements resulting from condemnation proceedings or the total or partial taking of the Property, the Fixtures, the Personalty or any other item listed in this Exhibit "B" under the power of eminent domain or otherwise and including any conveyance in lieu thereof;

(6) All contracts, options and other agreements for the sale of the Property, the Fixtures, the Personalty or any other item listed in this Exhibit "B" entered into by Debtor now or in the future, including cash or securities deposited to secure performance by parties of their obligations;

(7) All present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Property, or any portion of the Property (including proprietary leases or occupancy agreements if Debtor is a cooperative housing corporation), and all modifications, extensions or renewals (the "Leases");

(8) All earnings, royalties, accounts receivable (including accounts receivable for all rents, revenues and other income of the Property, including parking fees, charges for food, health care and other services), issues and profits from the Property, or any other item listed in this Exhibit "B", and all undisbursed proceeds of the loan secured by the security interests to which this financing statement relates and, if Debtor is a cooperative housing corporation, maintenance charges or assessments payable by shareholders or residents;

(9) All refunds (other than real property tax refunds applicable to periods before the real property tax year in which the loan secured by the security interests to which this financing statement relates was made) or rebates of (a) water and sewer charges, (b) premiums for fire and other hazard insurance, rent loss insurance and any other insurance required by Secured Party, (c) taxes, assessments, vault rentals, and (d) other charges or expenses required by Secured Party to protect the Property, to prevent the imposition of liens on the Property, or otherwise to protect Secured Party's interests (collectively, the "Impositions") by any municipal, state or federal authority or insurance company;

(10) All tenant security deposits which have not been forfeited by any tenant under any Lease;

(11) All funds on deposit pursuant to any separate agreement between Debtor and Secured Party for the purpose of establishing replacement reserves for the Property, establishing a fund to assure the completion of repairs or improvements specified in that agreement, or assuring reduction of the outstanding principal balance of the Indebtedness if the occupancy of or income from the Property does not increase to a level specified in that agreement, or any other agreement or agreements between Borrower and Lender which provide for the establishment of any other fund, reserve or account;

(12) All names under or by which the Property or any part of it may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Property or any part of it; and

(13) All proceeds from the conversion, voluntary or involuntary, of any of the above into cash or liquidated claims, and the right to collect such proceeds.

Real Property Data Search ()

Search Result for HOWARD COUNTY

View Map			No Ground Rent Redemption on File			No Ground Rent Registration on File				
Special Tax Recapture: None										
Account Number:			District - 16 Account Identifier - 158666							
Owner Information										
Owner Name:			CHESAPEAKE CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS			Use: COMMERCIAL				
Mailing Address:			6600 MARTIN RD COLUMBIA MD 21044-			Principal Residence:NO				
						Deed Reference: /17989/ 00024				
Location & Structure Information										
Premises Address:			NW FORELAND GARTH COLUMBIA 21045-0000			Legal Description: LOT 5 .934 A S1 FORELAND GARTH VIL LONGREACH				
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	4796
0042	0021	0442	30000.14	0000			5	2024	Plat Ref:	
Town: None										
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
							40,685 SF			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
/										

Value Information

	Base Value	Value		Phase-in Assessments	
		As of		As of	
		01/01/2024		07/01/2024	
				As of	
				07/01/2025	
Land:	400	400			
Improvements	0	0			
Total:	400	400		400	400
Preferential Land:	0	0			

Transfer Information

Seller: CELEBRATION CHURCH INC		Date: 12/29/2017	Price: \$3,350,000
Type: ARMS LENGTH MULTIPLE		Deed1: /17989/ 00024	Deed2:
Seller: LONG REACH INTERFAITH CTR INC		Date: 09/27/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER		Deed1: /14331/ 00153	Deed2:
Seller: HOWARD RESEARCH DEVELOP CORP		Date: 09/25/1981	Price: \$35,480
Type: ARMS LENGTH IMPROVED		Deed1: /01072/ 00034	Deed2:

Exemption Information

Partial Exempt Assessments:		Class	07/01/2024	07/01/2025
County:	000		0.00	
State:	000		0.00	
Municipal:	000		0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

4/16/2018 12:16 PM Csh 0045 Pda 0048
T/Ref 0048117073 Grp 000001 R/Lne 000001
01 - Main Location
\$71,250.00
Validation Number: 0048-133195
1000000000-1300-409910-1300000000-999999
9999999999
Parcel Number: 16091014
Doc Type: Deeds
Consideration Amount: \$14,250,000.00

RETURN TO:

Fidelity National Title Insurance Company
One South Street, Suite 1250
Baltimore, Maryland 21202
ATTN: Sherry Dorsey-17-0387-FN

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made this 12th day of April, 2018, by and between **COLUMBIA ASSOCIATES LONGWOOD DEVELOPMENT LIMITED PARTNERSHIP**, a Maryland limited partnership, formerly known as Columbia Associates, Grantor, party of the first part, and **LONGWOOD AFFORDABLE LLC**, a Maryland limited liability company, Grantee, party of the second part.

WITNESSETH, that in consideration of the sum of Fourteen Million Two Hundred Fifty Thousand and 00/100 Dollars (\$14,250,000.00), the actual consideration paid and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the party of the second part, its successors and/or assigns, in fee simple, all that parcel of land situate in County of Howard, State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Parcel A-1 as shown on the Plat entitled "Columbia Village of Long Reach, Section 1, Area 7, Parcel A-1 and Parcel A-2, a Resubdivision of Parcel A", which Plat is recorded among the Land Records of Howard County, Maryland as Plat No. 3918.

TOGETHER WITH the beneficial easements set forth Deed and Agreement of Easement dated November 11, 1977 and recorded among the Land Records of Howard County in Liber 855, folio 197 by and between The Columbia Park and Recreation Association, Inc. and The Howard Research and Development Corporation.

BEING the same property known and designated as Parcel A-1 as shown on the Plat entitled "Columbia Village of Long Reach, Section 1, Area 7, Parcel A-1 and Parcel A-2, a Resubdivision Parcel A", which Plat is recorded among the Land Records of Howard County, Maryland as Plat No. 3918.

BEING the same property conveyed to Grantor by virtue of a Deed dated December 27, 1977 and recorded among the Land Records of Howard County in Liber 862, folio 707 from The Howard Research and Development Corporation.

BY the execution of this Deed, the party of the first part hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage deed of trust outstanding, is as hereinbefore set forth.

TOGETHER WITH the buildings thereupon and the rights, alleys, ways, waters

DMEAST #34102169 v1

LR - Deed (w Taxes)
Recording Fee no RT
Name: longwood
Ref: 30
Deed (with Taxes)
Transfer Tax 40.00
Deed State
Transfer Tax 71,250.00
County Transfer
Tax - 17,000.00
Subtotal: 213,810.00
Total: 214,215.00
4/16/2018 01:18
0048117073
000001
01 - Main Location
\$71,250.00
Validation Number: 0048-133195
1000000000-1300-409910-1300000000-999999
9999999999
Parcel Number: 16091014
Doc Type: Deeds
Consideration Amount: \$14,250,000.00

privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

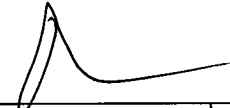
TO HAVE AND TO HOLD the described parcel of land and premises to the said party of the second part, its successors and/or assigns, in fee simple.

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 will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

WITNESS the hand and seal of the said Grantor the day and year first above written.

WITNESS:

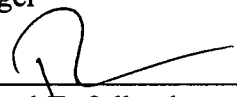

Name: Fry Verdon


**COLUMBIA ASSOCIATES LONGWOOD
DEVELOPMENT LIMITED PARTNERSHIP,** a
Maryland limited partnership

By: **LONGWOOD AFFORDABLE GP, LLC,**
its General Partner,

By: **BELVERON PARTNERS FUND III JV,
LLC,** its Sole Member and Manager

By: **BPRE THREE, LLC,**
its Manager

By: 
Paul T. Odland,
Its Manager

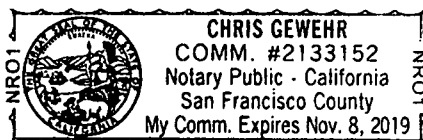
ACKNOWLEDGEMENT

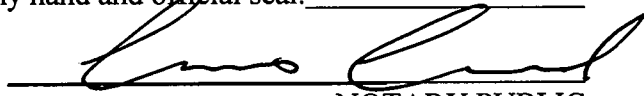
STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO, to wit:

I **HEREBY CERTIFY**, that on this 12th day of April, 2018, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Paul T. Odland, who acknowledged himself to be the Manager of BPRE Three, LLC, which is the Manager of Belveron Partners Fund III JV, LLC, which is the manager of Longwood Affordable GP, LLC, which is the General Partner to Columbia Associates Longwood Development Limited Partnership, being authorized so to do, executed the within instrument in the capacity therein stated and for the purposes therein contained by himself as Manager.

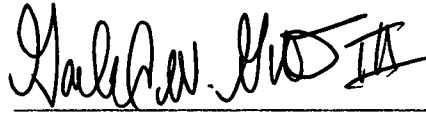
IN WITNESS WHEREOF, I hereunto set my hand and official seal.




NOTARY PUBLIC
My Commission Expires: Nov. 8th, 2019

All Taxes on Assessments certified
to the Collector of Taxes for
Howard County, Md. by 4/16/18
have been paid. This statement is for
the purpose of permitting recordation
and is not assurance against further
taxation even for prior periods, nor
does it guarantee satisfaction of
outstanding tax sales. LB

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND.

A handwritten signature in black ink, appearing to read "Garland W. Gantt, III". The signature is written in a cursive, stylized font.

Printed Name: Garland W. Gantt, III, Esq.

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 COLUMBIA ASSOCIATES LONGWOOD DEVELOPMENT LIMITED PARTNERSHIP

2. Reasons for Exemption

Resident Status ☐ As of the date this form is signed, 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 (principal residence for 2 (two) of the last 5 (five) years) and is currently 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

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

COLUMBIA ASSOCIATES LONGWOOD
DEVELOPMENT LIMITED PARTNERSHIP

Name of Entity

By

Tony J. Verdon

Name

**Date

Authorized Signatory

Title

** Form must be dated to be valid.

Note: Form is only valid if recordation occurs within 60 days of execution of this form.

HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 18133, p. 0395, MSA CE53 18125. Date available 04/19/2018. Printed 07/28/2025.

17-0387-fn

State of Maryland - Baltimore City and County Instrument Intake Sheet

☐ Baltimore City ☒ County: HOWARD

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)

Space Reserved for Circuit Court Clerk Recording Validation

Type(s) of Instruments	(<input type="checkbox"/> Check Box If Addendum Intake Form is Attached.)							
	[1] Deed [] Mortgage [1] Other: Assignment [2] Deed of Trust [] Lease [] Other: [1] Other: Sub Agt							
Conveyance Type (Check Box)	<input type="checkbox"/> Improved Sale <input type="checkbox"/> Unimproved Sale <input type="checkbox"/> Multiple Accounts <input type="checkbox"/> Not an Arms-Length Arms-Length [1] Arms-Length [2] Arms-Length [3] Sale [9]							
Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation							
	State Transfer							
	County Transfer							
Consideration and Tax Calculations	Consideration Amount				Finance Office Use Only			
	Purchase Price/Consideration				14,250,000.00			
	Any New Mortgage-1 st				11,561,000.00			
	Balance of Existing Mortgage				X () % =			
	Other: 2 nd Mortgage				3,630,000.00			
	Other:				Less Exemption Amount -			
	Full Cash Value				Total Transfer Tax =			
Fees	Amount of Fees		Doc.1		Doc. 2		Agent:	
	Recording Charge		20.00		75.00		Tax Bill:	
	Surcharge		40.00		40.00			
	State Recordation Tax		71,250.00				C.B. Credit:	
	State Transfer Tax		71,250.00					
	County Transfer Tax		142,500.00				Ag. Tax/Other:	
	Other							
	Other							
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).	District	Property Tax ID No. (1)		Grantor Liber/Folio		Map	Parcel No.	Var. LOG
	16	091014		855/197		36	430	<input type="checkbox"/> (5)
	Subdivision Name			Lot 3(a)	Block(3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage(4)
	Village of Longreach			par A-1				2.559
	Location / Address of Property Being Conveyed (2)							
	6150 Foreland Garth, Columbia, MD 21045							
	Other Property Identifiers (if applicable)						Water Meter Account No.	
	Residential <input type="checkbox"/> or Non-Residential <input checked="" 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:								
Transferred From	Doc.1 - Grantor(s) Name(s)				Doc. 2 - Grantor(s) Names(s)			
	Columbia Associates Longwood Development				Longwood Affordable LLC			
	Limited Partnership							
	Doc. 1 Owner(s) of Record, if different from Grantor(s)				Doc. 2 Owner(s) of Record, if different from Grantor(s)			
Transferred To	Doc. 1 - Grantee(s) Name(s)				Doc. 2 - Grantee(s) Name(s)			
	Longwood Affordable LLC				Greystone Servicing Corporation Inc			
	New Owner's (Grantee) Mailing Address							
Other Names to be Indexed	11810 Grand Park Avenue, Suite 600, North Bethesda, MD 20852							
	Doc. 1 - Additional Names to be Indexed (Optional)				Doc. 2-Additional Names to be Indexed (Optional)			
					Andrew J. Rogers, Esq., Trustee			
Contact/Mail Information	Instrument Submitted By or Contact Person						<input checked="" type="checkbox"/> Return to Contact Person	
	Name: Sherry Dorsey Firm: Fidelity National Title Insurance Company Address: 1 South Street, Suite 1250, Baltimore, MD 21202 Phone: 410-230-9595						<input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided	
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER								
Assessment Information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence?							
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify:							
	<input type="checkbox"/> Yes <input checked="" 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								
<input type="checkbox"/> Terminal Verification <input type="checkbox"/> Agricultural Verification <input type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> Tran. Process Verification								
Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:		
Year	20	20	Geo.	Map	Sub	Block		
Land			Zoning	Grid	Plat	Lot		
Buildings			Use	Parcel	Section	Occ.Cd.		
Total			Town Cd.	Ex.St.	Ex.Cd.			
REMARKS:								

BOOK 18125, PAGE 196

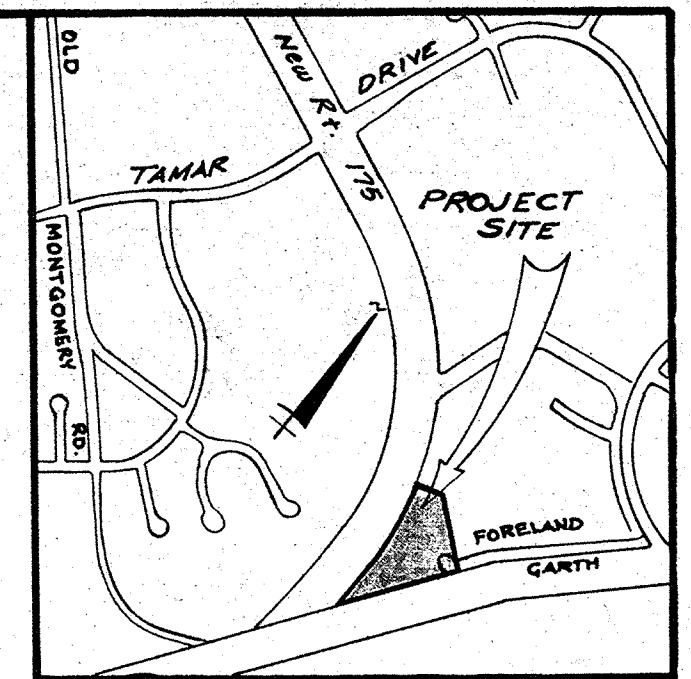
State of Maryland
Baltimore City ☐ County: Howard ☒

The addendum form should be used when one transaction involves more than two instruments.
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.

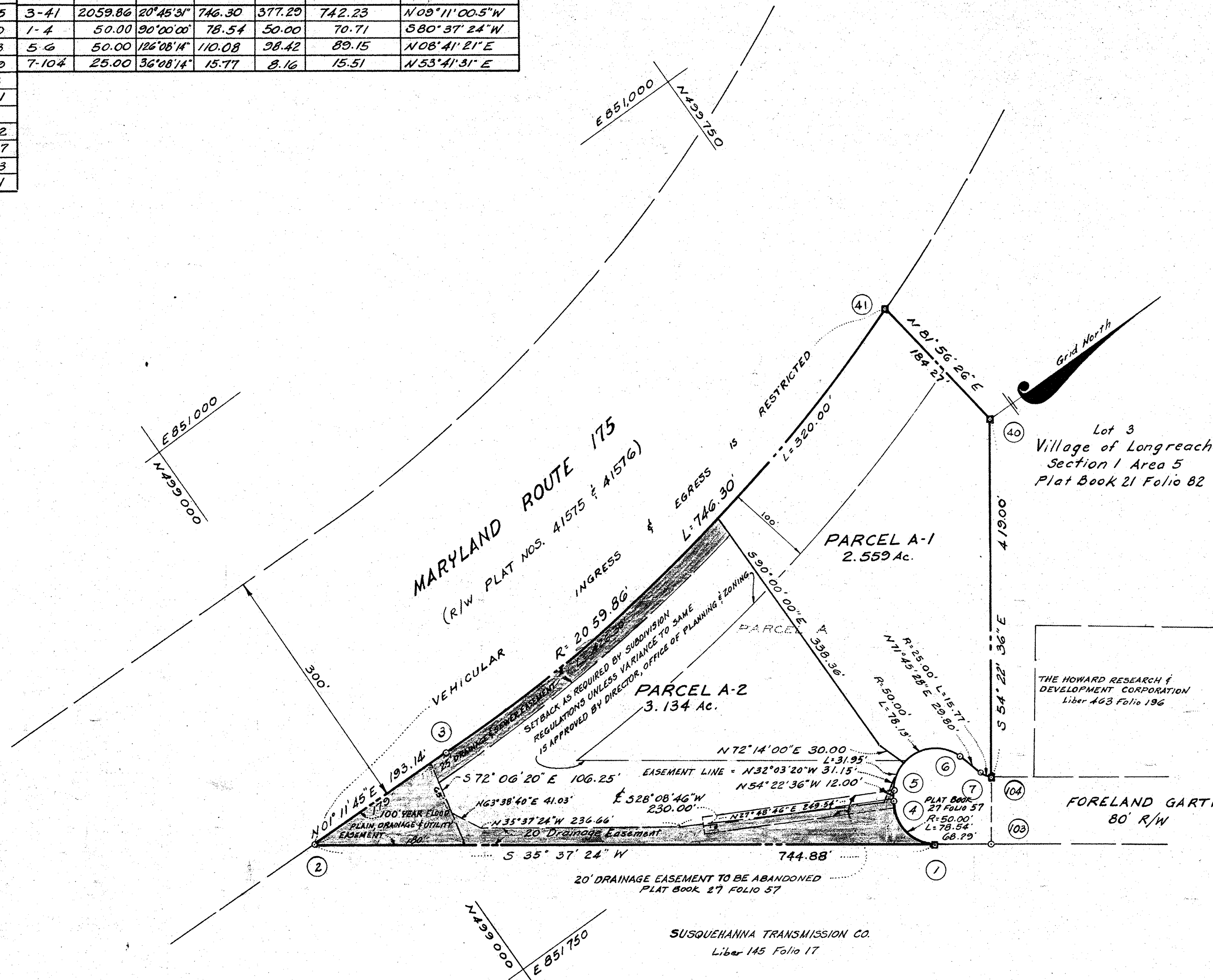
(Type or Print in Black Ink Only - All Copies Must Be Legible)

(Continued) Fees	Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
	Recording Charge	20.00	75.00	75.00	
	Surcharge	40.00	40.00	40.00	
	State Recordation Tax		4,705.00		
	State Transfer Tax				
	County Transfer Tax				
	Other				
	Other				
(Continued) Transferred From	Doc. 3 - Grantor(s) Name(s)		Doc. 4 - Grantor(s) Name(s)		
	Greystone Servicing Corporation, Inc.		Longwood Affordable, LLC		
	Doc. 5 - Grantor(s) Name(s)		Doc. 6 - Grantor(s) Name(s)		
	Greystone Servicing Corporation, Inc.				
	Doc. 3 - Owner(s) of Record, if Different from Grantor(s)		Doc. 4 - Owner(s) of Record, if Different from Grantor(s)		
(Continued) Transferred To	Doc. 3 - Grantee(s) Name(s)		Doc. 4 - Grantee(s) Name(s)		
	Fannie Mae		EB Affordable Housing Financing, LLC		
	Doc. 5 - Grantee(s) Name(s)		Doc. 6 - Grantee(s) Name(s)		
	EB Affordable Housing Financing, LLC				
	Doc. 3 - Additional Names to be Indexed (Optional)		Doc. 4 - Additional Names to be Indexed (Optional)		
			Todd Travis, Trustee		
(Continued) Other Names to be Indexed	Doc. 5 - Additional Names to be Indexed (Optional)		Doc. 6 - Additional Names to be Indexed (Optional)		
	Longwood Affordable LLC				
Special Instructions	Special Recording Instructions (if any)				

COORDINATES		CURVE DATA							
NORTH	EAST	NOS.	RADIUS	DELTA	ARC	TAN	CHORD	L.C.B.	
1 499487.00	851914.65	3-41	2059.86	20°45'31"	746.30	377.29	742.23	N09°11'00.5"W	
2 498881.51	851480.80	1-4	50.00	90°00'00"	78.54	50.00	70.71	S80°37'24"W	
3 499074.61	851484.83	5-6	50.00	126°08'14"	110.08	98.42	89.15	N08°41'21"E	
4 499475.48	851844.89	7-104	25.00	36°08'14"	15.77	8.16	15.51	N53°41'31"E	
5 499482.47	851835.13								
6 499570.60	851848.61								
7 499579.93	851876.91								
40 499833.15	851548.82								
41 499807.32	851366.37								
103 499542.51	851954.43								
104 499589.11	851889.41								



VICINITY MAP



FILED NOV 28 1977

Received for Transfer
HOWARD COUNTY

C. R. Baker
Transfer Clerk

Date 11/28/77 Plat 11/28/77

NOTES:

1. THE LOTS OR PARCELS SHOWN ON THIS PLAT ARE SUBJECT TO THE SUPPLEMENTAL SEWER IN-AID-OF-CONSTRUCTION CHARGE CREATED BY SECTION 20.311A OF HOWARD COUNTY CODE, AND TO EXECUTIVE ORDER NO. 72-9.
2. ■ = DENOTES 4"X4" CONCRETE MONUMENT.
3. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE RIGHT OF WAY OF ANY PUBLIC ROAD OR STREET TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN CRITERIA, PHASE 151-A.
4. THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED ON TRAVERSE CONTROLS WHICH WERE TIED TO MARYLAND BUREAU OF CONTROL SURVEY MONUMENTS AND TO U.S. COAST & GEODETIC SURVEY MONUMENTS.
5. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL A SHOWN ON A PLAT RECORDED IN PLAT BOOK 27 FOLIO 57 INTO PARCELS A-1 & A-2.

TABULATIONS

TOTAL NUMBER OF LOTS TO BE RECORDED = 2
TOTAL AREA OF LOTS = 5.693
TOTAL AREA OF ROADWAYS TO BE RECORDED = 0
TOTAL AREA OF SUBDIVISION TO BE RECORDED = 5.693

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boylums 11-23-77
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas L. Harris 11-28-77
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

P. J. Pagan 11-28-77
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct, that it is a subdivision of part of lands conveyed by C. Aileen Ames to The Howard Research & Development Corporation dated December 13, 1966 and recorded in the Land Records of Howard County in Liber 463 Folio 196, and that all monuments are in place as shown, in accordance with the Annotated Code of Maryland as amended.

SURVEYOR

H. Richard Moore March 2, 1977
H. Richard Moore Reg. No. 77 date
The Rouse Co.
Columbia, Maryland
21044

DEDICATION FOR CORPORATIONS

We, The Howard Research & Development Corporation, a Maryland Corporation by Walter E. Woodford, Jr., Authorized Agent and Francis R. Hunter, Jr., Assistant Secretary owners of the property shown and described hereon, hereby adopt this plan of subdivision in consideration of the approval of this Final Plat by the Office of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, (1) the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement areas shown hereon, (2) dedicate to public use the beds of streets and/or roads and floodplains and open space where applicable and for one dollar (\$1.00) consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and the roads and floodplains and open space where applicable; (3) that no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways; and (4) it is further agreed that maintenance of all waterways, drainage easements and/or floodplains shown hereon are the responsibility of the property owner, its successors and assigns.

Witness our hands this 7th day of March, 1977

Walter E. Woodford *Francis R. Hunter, Jr.*
authorized agent assistant secretary

COLUMBIA

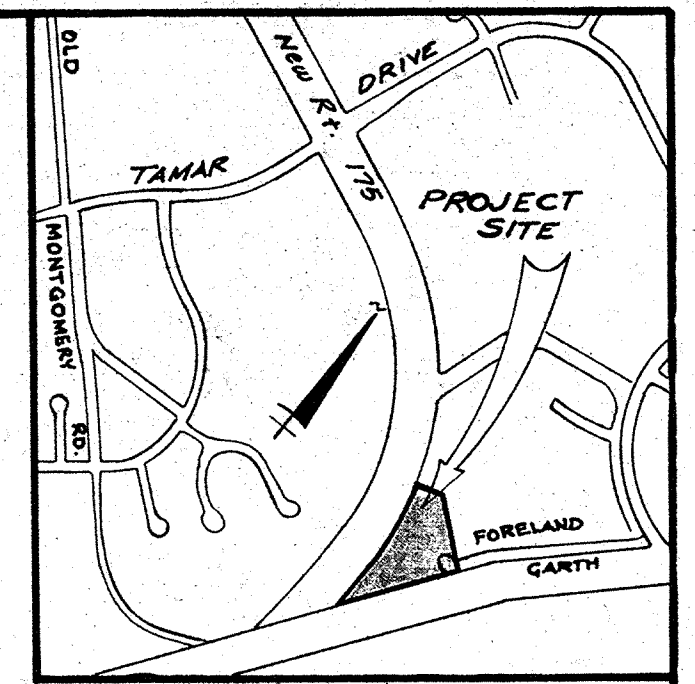
VILLAGE OF LONGREACH
SECTION 1 AREA 7
PARCEL A-1 and PARCEL A-2
A RESUBDIVISION OF PARCEL A

SHEET 1 of 1

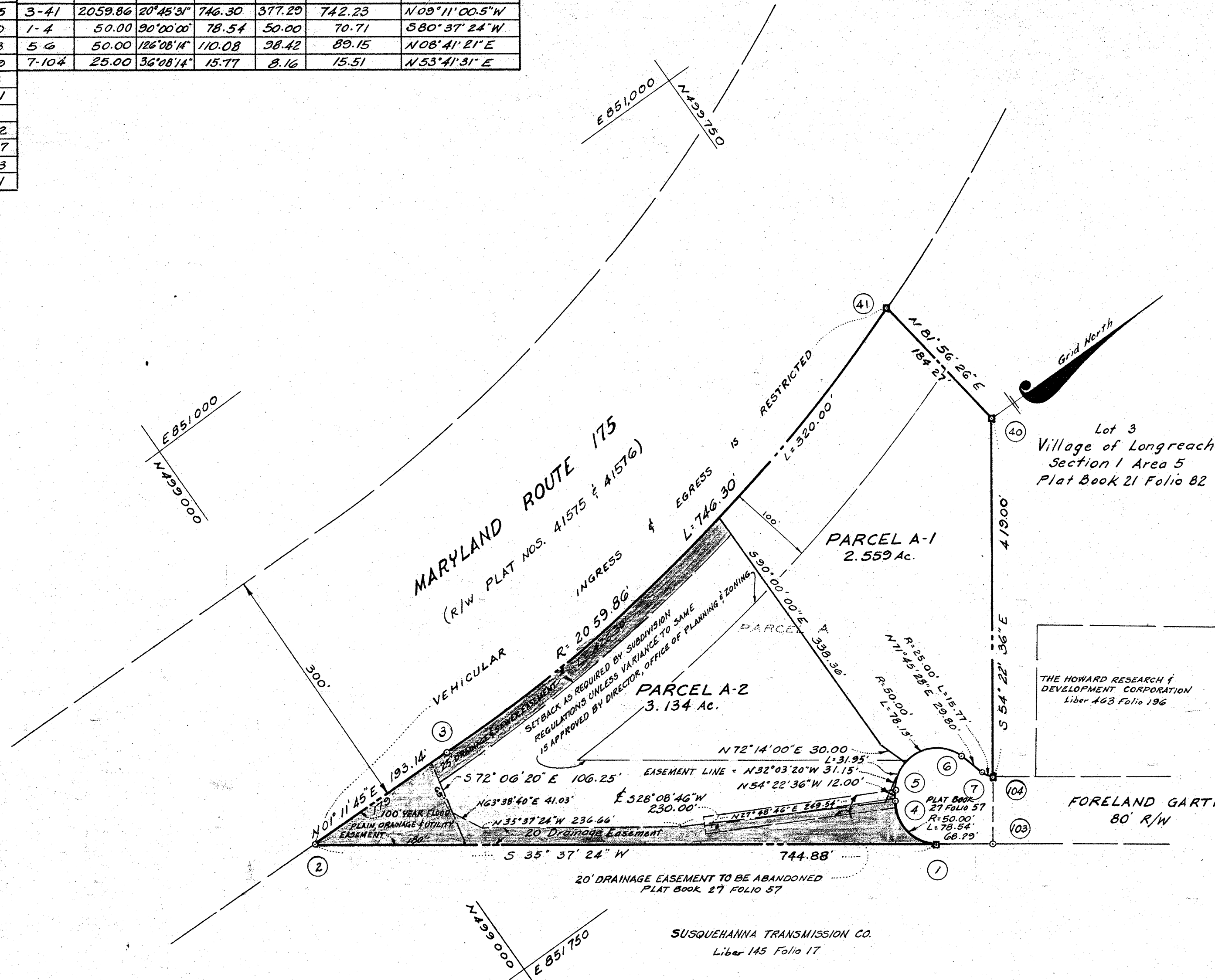
6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
SCALE: 1"=100' DATE: March 1, 1977

MSASSU 1242-743

COORDINATES		CURVE DATA							
NORTH	EAST	NOS.	RADIUS	DELTA	ARC	TAN	CHORD	L.C.B.	
1 499487.00	851914.65	3-41	2059.86	20°45'31"	746.30	377.29	742.23	N09°11'00.5"W	
2 498881.51	851480.80	1-4	50.00	90°00'00"	78.54	50.00	70.71	S80°37'24"W	
3 499074.61	851484.83	5-6	50.00	126°08'14"	110.08	98.42	89.15	N08°41'21"E	
4 499475.48	851844.89	7-104	25.00	36°08'14"	15.77	8.16	15.51	N53°41'31"E	
5 499482.47	851835.13								
6 499570.60	851848.61								
7 499579.93	851876.91								
40 499833.15	851548.82								
41 499807.32	851366.37								
103 499542.51	851954.43								
104 499589.11	851889.41								



VICINITY MAP



FILED NOV 28 1977

Received for Transfer
HOWARD COUNTY

C. R. Baker
Transfer Clerk

Date 11/28/77 Plat 11-28-77

NOTES:

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- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED ON TRAVERSE CONTROLS WHICH WERE TIED TO MARYLAND BUREAU OF CONTROL SURVEY MONUMENTS AND TO U.S. COAST & GEODETIC SURVEY MONUMENTS.
- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL A SHOWN ON A PLAT RECORDED IN PLAT BOOK 27 FOLIO 57 INTO PARCELS A-1 & A-2.

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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boylums 11-23-77
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas L. Harris 11-28-77
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

P. J. Pagan 11-28-77
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

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SURVEYOR

H. Richard Moore March 2, 1977
H. Richard Moore Reg. No. 77 date
The Rouse Co.
Columbia, Maryland
21044

DEDICATION FOR CORPORATIONS

We, The Howard Research & Development Corporation, a Maryland Corporation by Walter E. Woodford, Jr., Authorized Agent and Francis R. Hunter, Jr., Assistant Secretary owners of the property shown and described hereon, hereby adopt this plan of subdivision in consideration of the approval of this Final Plat by the Office of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, (1) the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement areas shown hereon, (2) dedicate to public use the beds of streets and/or roads and floodplains and open space where applicable and for one dollar (\$1.00) consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and the roads and floodplains and open space where applicable; (3) that no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways; and (4) it is further agreed that maintenance of all waterways, drainage easements and/or floodplains shown hereon are the responsibility of the property owner, its successors and assigns.

Witness our hands this 7th day of March, 1977

Walter E. Woodford *Francis R. Hunter, Jr.*
authorized agent assistant secretary

COLUMBIA

VILLAGE OF LONGREACH
SECTION 1 AREA 7
PARCEL A-1 and PARCEL A-2
A RESUBDIVISION OF PARCEL A

SHEET 1 of 1

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
SCALE: 1"=100' DATE: March 1, 1977

MSASSU 1242-743

Real Property Data Search ()

Search Result for HOWARD COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 091014

Owner Information

Owner Name:

LONGWOOD AFFORDABLE LLC

Use:

APARTMENTS

Principal Residence:

NO

Mailing Address:

11810 GRAND PARK AVE
SUITE 600
NORTH BETHESDA MD 20852-

Deed Reference:

/18133/ 00390

Location & Structure Information

Premises Address:

6150 FORELAND GARTH
COLUMBIA 21045-0000

Legal Description:

PAR A-1 2.559 AR
6150 FORELAND GARTH
VIL LONGREACH

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0036	0012	0430	30000.14	0000			P A1	2024	
									Plat Ref:

Town: None

Primary Structure Built Above Grade	Living Area	Finished Basement Area	Property Land Area	County Use
1979	81,814 SF		2.5500 AC	

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
	APARTMENT /		C3		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	1,110,700	1,110,700		
Improvements	6,709,700	8,544,500		
Total:	7,820,400	9,655,200	8,432,000	9,043,600
Preferential Land:	0	0		

Transfer Information

Seller:	COLUMBIA ASSOCIATES	Date:	04/16/2018	Price:	\$14,250,000
Type:	NON-ARMS LENGTH OTHER	Deed1:	/18133/ 00390	Deed2:	

Seller:		Date:		Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/00862/ 00707	Deed2:	

Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

COORDINATE LIST		
NO.	NORTH	EAST
1	560456.100	1364874.025
2	560741.224	1364660.948
3	560783.415	1364618.334
4	560758.836	1364444.088
5	560837.879	1364432.823
6	560837.177	1364427.873
7	560866.874	1364423.646
8	560865.187	1364411.767
9	560934.442	1364401.918
10	560883.816	1364045.449
11	561324.477	1363982.839
12	561381.020	1364025.316
13	561401.392	1364168.871
14	561338.421	1364177.827
15	561243.845	1364238.092
16	561237.574	1364246.102
17	561260.605	1364408.072
18	561431.882	1364383.715
19	561434.412	1364401.544
20	561507.128	1364588.412
21	561507.701	1364589.248
22	561354.336	1364744.029
23	561087.659	1364784.792
24	561022.412	1364807.558

CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
11-12	50.00'	78.55'	50.01'	70.72'	N36°54'54"E
14-20	440.00'	202.30'	102.97'	200.52'	N68°44'15"E
21-22	790.00'	218.59'	110.00'	217.89'	S45°15'48"E
23-24	79.34'	51.55'	26.72'	50.65'	S26°42'32"E
C1	129.34'	84.05'	43.57'	82.58'	S26°42'45"E

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Joseph H. Necker, Jr., V.P. 9/4/96
DATE

COLUMBIA VILLAGE OF LONGREACH SECTION 1, AREA 5 PARCEL A P.B. 21, F. 82

LEGEND

- - DENOTES 4" X 4" X 36" CONCRETE MONUMENT SET
- - DENOTES 5/8" Ø IRON PIN SET
- - - EXISTING EASEMENTS
- EXISTING EASEMENTS TO BE ABANDONED
- PROPOSED EASEMENTS

TOTAL TABULATION THIS SUBMISSION TOTALS

1. TOTAL NUMBER OF PARCELS TO BE RECORDED:	
BUILDABLE	3
OPEN SPACE:	
CREDITED	0
NON-CREDITED	0
2. TOTAL AREA OF PARCELS:	
BUILDABLE	9.449 AC.
OPEN SPACE:	
CREDITED	0.000 AC.
NON-CREDITED	0.000 AC.
3. TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.000 AC.
4. TOTAL AREA OF THIS SUBMISSION TO BE RECORDED:	9.449 AC.

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Joseph H. Necker, Jr. DATE 9/4/96
VICE PRESIDENT
Arthur E. Muegge #10751 DATE 9/4/96
ARTHUR E. MUEGGE #10751

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY LONG REACH VILLAGE CENTER, INC., A MARYLAND CORPORATION, TO COLUMBIA MALL, INC., A MARYLAND CORPORATION, BY ARTICLES OF MERGER DATED JUNE 27, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1562 AT FOLIO 200 AND ALL THE LANDS CONVEYED BY HERBERT A. RICHARDS, JR. TO JUNG S. AND HEA JA KIM BY DEED DATED AUGUST 16, 1991 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 2382 AT FOLIO 553 AND ALL THE LANDS CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, TO THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY, A MARYLAND CORPORATION, BY DEED DATED OCTOBER 6, 1986 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1535 AT FOLIO 193, THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY HAVING THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT RECORDED JUNE 4, 1990 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY THE COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Arthur E. Muegge 9/4/96
ARTHUR E. MUEGGE #10751 DATE

OWNER'S CERTIFICATE

WE, THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY JOSEPH H. NECKER, JR., VICE PRESIDENT AND DONNA M. SILLS, ASSISTANT SECRETARY AND COLUMBIA MALL, INC., BY JUNG S. AND HEA JA KIM, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND, IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 4th DAY OF Sept. 1996.

Joseph H. Necker, Jr. DATE 9/4/96
VICE PRESIDENT
Donna M. Sills 9/4/96
ASSISTANT SECRETARY
Jung S. Kim 9/4/96
DATE
Hea Ja Kim 9/4/96
DATE

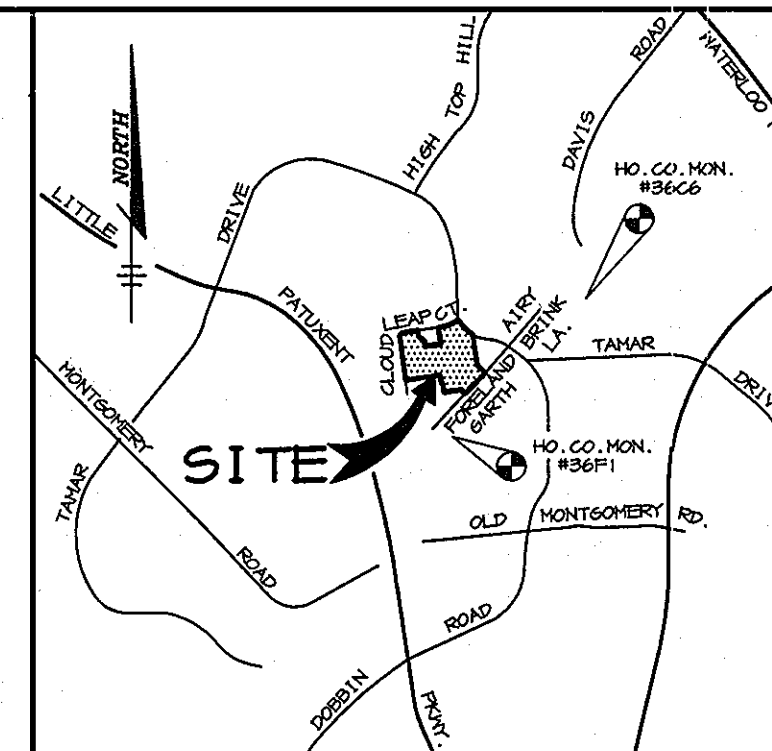
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Myra M. Boydland 10/4/96
HOWARD COUNTY HEALTH OFFICER C/O DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark V. L. Caughey 10/3/96
CHIEF, DEVELOPMENT ENGINEERING MK DATE

Frank V. L. Caughey 10/15/96
DIRECTOR 50 DATE



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE BASED ON NAD 83' MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY MONUMENT NOS. 36F1 & 36C6. THE BOUNDARY INFORMATION FOR THIS PLAT WAS TAKEN FROM A FIELD RUN BOUNDARY SURVEY BY RIEMER MUEGGE & ASSOCIATES, INC. DATED MAY 30, 1996.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE RIGHT-OF-WAY OF ANY PUBLIC ROAD OR STREET TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN PHASE 106 RECORDED IN P.B. 20 AT FOLIO 45 AND FINAL DEVELOPMENT PLAN PHASE 216 RECORDED AS PLAT NO. 3054-A-1205 & 1206.
- SUBJECT PROPERTY IS ZONED NT AS PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER HAS BEEN PROVIDED UNDER CONTRACTS 426-D-M4S AND 432-D-M4S, RESPECTIVELY.
- DEVELOPER RESERVES THE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH PARCELS B-1, D-1 AND E-1. ANY AND ALL CONVEYANCES OF AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NOS. P-71-190, F-71-65C AND F-91-56.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THE PARCELS SHOWN ON THIS PLAT ARE SUBJECT TO THE MIDDLE PATUXENT DRAINAGE AREA SUPPLEMENTAL IN-AID-OF-CONSTRUCTION CHARGE CREATED BY SECTION 20.311B OF THE HOWARD COUNTY CODE.
- WATER AND SEWER SERVICE TO THESE PARCELS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE ARE EXISTING STRUCTURES ON PARCELS B-1, D-1 AND E-1. NO NEW STRUCTURES ARE ALLOWED UNLESS THEY CONFORM WITH THE ABOVE REFERENCED FINAL DEVELOPMENT PLAN.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO MOVE THE DIVISION LINES BETWEEN PARCELS B, D & E TO CREATE THREE NEW PARCELS B-1, D-1 & E-1.

RECORDED AS PLAT NUMBER 12409
ON OCTOBER 18, 1996 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COLUMBIA VILLAGE OF LONGREACH SECTION 1, AREA 5 PARCELS B-1, D-1 & E-1

A RESUBDIVISION OF PARCEL B AS SHOWN ON PLAT BOOK 21, FOLIO 82, PARCEL D AS SHOWN ON PLAT BOOK 22, FOLIO 84 AND PARCEL E AS SHOWN ON PLAT NO. 9737.

6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP NO. 36 PARCELS 344 & 351 ZONED NT
BLOCK NO. 12
SCALE: AS SHOWN DATE: 08-21-96 SHEET 1 OF 1
M:\PROJECT\SURVEY2\96E5100\PLAT1.DWG

F-97-52

EXEMPT FROM TRANSFER AND RECORDATION TAXATION
UNDER TAX-PROPERTY ARTICLE SECTION 12-108 (P)

000589

DEED

THIS DEED made this 21st day of November, 2003, by and between HOWARD RESEARCH AND DEVELOPMENT HOLDINGS CORPORATION a Maryland corporation, and LRV Business Trust, a Maryland business trust (the "Grantee").

WHEREAS, Grantor has established Grantee as a Maryland business trust; and

WHEREAS, Grantor is the sole shareholder of Grantee and Grantor owns all of the beneficial interests in Grantee,

WHEREAS, Grantor is also the sole trustee of Grantee,

NOW, THEREFORE, WITNESSETH, THAT IN CONSIDERATION of the Grantee's payment to the Grantor of NO DOLLARS (which is the actual consideration paid or to be paid for the within conveyance), and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by the Grantor, the Grantor hereby grants and conveys to the Grantee and the Grantee's successors and assigns, in fee simple, all of those parcels of land located in Howard County, Maryland and described in Exhibit A attached hereto and made a part hereof.

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 proper use and benefit of the Grantee and the Grantee's successors and assigns, in fee simple.

SUBJECT TO THE OPERATION AND EFFECT of any and all instruments of record among the Land Records of Howard County, Maryland on the date hereof.

THE GRANTOR HEREBY COVENANTS that the Grantor is seized of the title to the Property which is hereby granted; except as is hereinabove expressly set forth, will warrant specially such title and will give such further assurances thereof as may be requisite.

to the Collector of Taxes for
Howard County, Md. by 11/26/03
have been paid. This statement is for
the purpose of permitting recordation
and is not assurance against further
taxation even for prior periods, nor
does it guarantee satisfaction of
outstanding tax sales. 16-200239

THE GRANTOR HEREBY CERTIFIES that the within grant is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the Grantor's property and assets.

The total payment per Section 10-912(b) of the Tax-General Article, Annotated Code of Maryland, is: \$0.00.

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.

WITNESS:

HOWARD RESEARCH AND
DEVELOPMENT HOLDINGS
CORPORATION

Theresa M. DeRobertis

By:

Jeffrey C. Polkowitz

STATE OF MARYLAND
COUNTY OF HOWARD: TO WIT:

I HEREBY CERTIFY, that on this 21st day of November, 2003, before me, a Notary Public of the State of Maryland, personally appeared Jeffrey C. Polkowitz, who acknowledged himself to be the Vice President of Howard Research and Development Holdings Corporation, Grantor, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

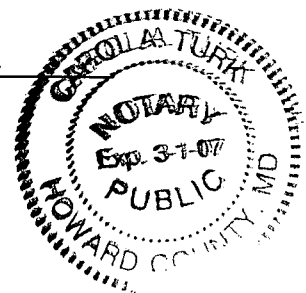
IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Carol A. Turk

Notary Public


My commission expires:

3/1/07



AFFIRMATION

The undersigned affirms that he prepared the foregoing deed and that he is an attorney licensed to practice law in the State of Maryland.


Bruce I. Rothschild

MADAM/MR. CLERK: Bruce I. Rothschild, P.A.
10500 Little Patuxent Parkway, Suite 650
Columbia, Maryland 21044

Exhibit A

Parcel E-1, as shown on the Plat entitled, "Columbia, Village of Longreach, Section 1, Area 5," recorded among the Land Records of Howard County, Maryland, as Plat No. 12409

IMP FD SURE \$	20.00
RECORDING FEE	20.00
TOTAL	40.00
Rest# HD02	Rcpt # 50071
HDR BF	Blk # 0037
Nov 26, 2003	11:13 am

COORDINATE LIST		
NO.	NORTH	EAST
1	560556.700	1364874.025
2	560741.224	1364660.998
3	560783.415	1364618.334
4	560758.636	1364444.088
5	560837.879	1364432.823
6	560837.177	1364427.873
7	560866.874	1364423.646
8	560865.187	1364411.767
9	560934.492	1364401.918
10	560883.816	1364045.499
11	561324.477	1363982.839
12	561381.020	1364025.316
13	561401.392	1364168.871
14	561338.421	1364177.827
15	561293.895	1364238.092
16	561237.574	1364246.102
17	561260.605	1364408.072
18	561431.882	1364383.715
19	561434.412	1364401.544
20	561507.128	1364588.412
21	561507.101	1364589.248
22	561354.336	1364744.029
23	561067.659	1364784.792
24	561022.412	1364807.558

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
11-12	50.00'	78.55'	50.01'	70.72'	N86°54'54"E	90°00'57"
19-20	440.00'	202.30'	102.97'	200.52'	N68°44'15"E	26°20'33"
21-22	790.00'	218.59'	110.00'	217.84'	S45°15'48"E	15°51'13"
23-24	79.34'	51.55'	26.72'	50.65'	S26°42'32"E	37°13'47"
(C1)	129.34'	84.05'	43.57'	82.58'	S26°42'45"E	37°14'05"

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Joseph H. Necker, Jr., V.P.
DATE 9/4/96

LEGEND

- - DENOTES 4"X 4"X 36" CONCRETE MONUMENT SET
- - DENOTES 5/8" Ø IRON PIN SET
- - - - - EXISTING EASEMENTS
- ||||| EXISTING EASEMENTS TO BE ABANDONED
- - - - - PROPOSED EASEMENTS

TOTAL TABULATION THIS SUBMISSION TOTALS

1. TOTAL NUMBER OF PARCELS TO BE RECORDED:	3
BUILDABLE	
OPEN SPACE:	
CREDITED	0
NON-CREDITED	0
2. TOTAL AREA OF PARCELS:	9.449 AC.
BUILDABLE	
OPEN SPACE:	
CREDITED	0.000 AC.
NON-CREDITED	0.000 AC.
3. TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.000 AC.
4. TOTAL AREA OF THIS SUBMISSION TO BE RECORDED:	9.449 AC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY LONG REACH VILLAGE CENTER, INC., A MARYLAND CORPORATION, TO COLUMBIA MALL, INC., A MARYLAND CORPORATION, BY ARTICLES OF MERGER DATED JUNE 27, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1562 AT FOLIO 200 AND ALL THE LANDS CONVEYED BY HERBERT A. RICHARDS, JR. TO JUNG S. AND HEA JA KIM BY DEED DATED AUGUST 16, 1991 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 2382 AT FOLIO 553 AND ALL THE LANDS CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, TO THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY, A MARYLAND CORPORATION, BY DEED DATED OCTOBER 6, 1986 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1535 AT FOLIO 193, THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY HAVING THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT RECORDED JUNE 4, 1990 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

ARTHUR E. MUEGGE #10751 DATE 9/4/96

OWNER'S CERTIFICATE

WE, THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY JOSEPH H. NECKER, JR., VICE PRESIDENT AND DONNA M. SILLS, ASSISTANT SECRETARY AND COLUMBIA MALL, INC., BY JOSEPH H. NECKER, JR., VICE PRESIDENT AND DONNA M. SILLS, ASSISTANT SECRETARY AND JUNG S. AND HEA JA KIM, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND, IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 4th DAY OF Sept. 1996.

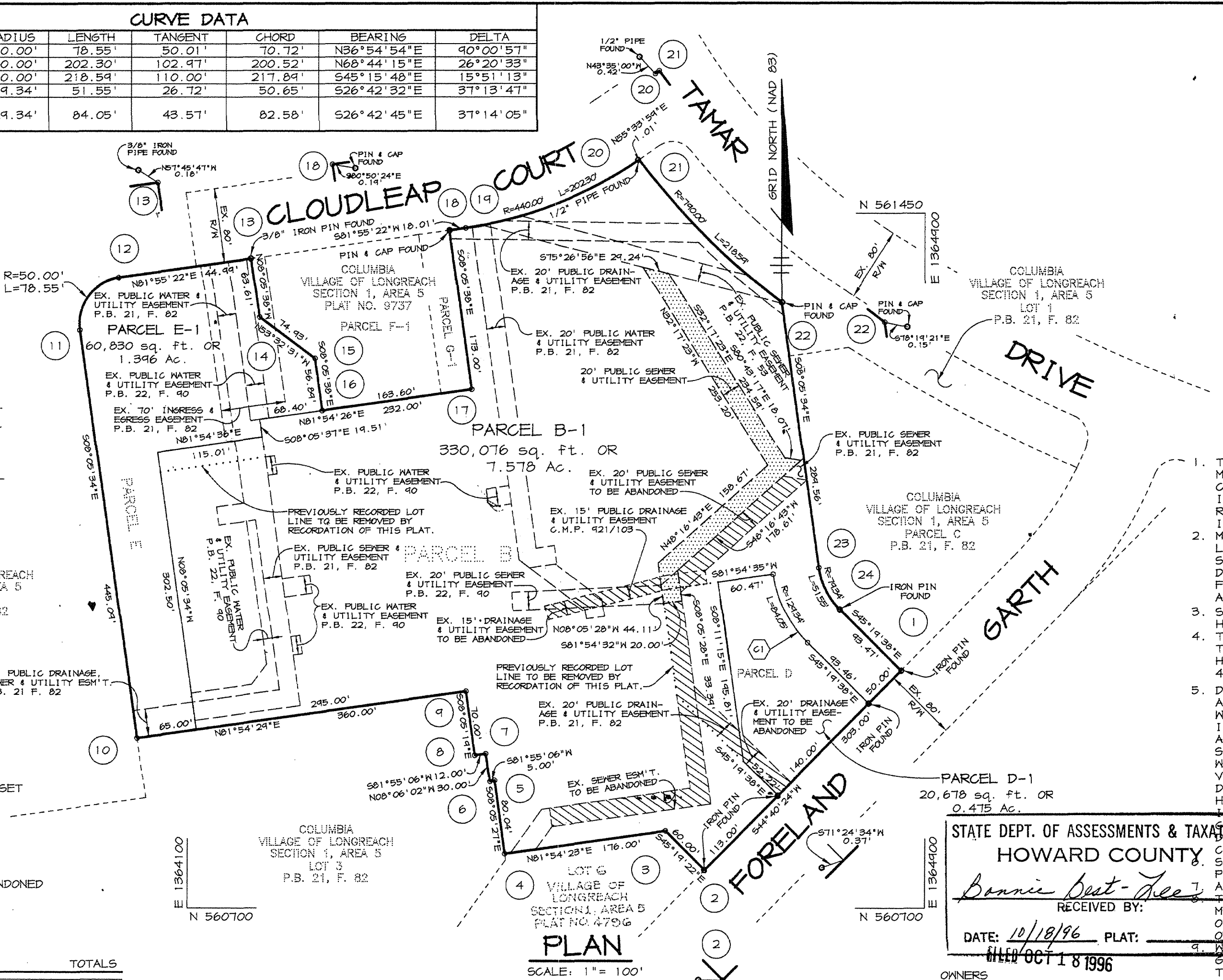
THE HOWARD RESEARCH AND DEVELOPMENT CORP. COLUMBIA MALL, INC.
JOSEPH H. NECKER, JR. DATE 9/4/96 JOSEPH H. NECKER, JR. DATE 9/4/96
VICE PRESIDENT VICE PRESIDENT
DONNA M. SILLS DATE 9/4/96 DONNA M. SILLS DATE 9/4/96
ASSISTANT SECRETARY ASSISTANT SECRETARY

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Howard County Health Officer
DATE 9/4/96

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING MK DATE 10/3/96
DIRECTOR DATE 10/15/96



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY MONUMENT NOS. 36F1 & 36C6. THE BOUNDARY INFORMATION FOR THIS PLAT WAS TAKEN FROM A FIELD RUN BOUNDARY SURVEY BY RIEMER MUEGGE & ASSOCIATES, INC. DATED MAY 30, 1996.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE RIGHT-OF-WAY OF ANY PUBLIC ROAD OR STREET TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN PHASE 106 RECORDED IN FB. 20 AT FOLIO 45 AND FINAL DEVELOPMENT PLAN PHASE 216 RECORDED AS PLAT NO. 3054-A-1205 & 1206
- SUBJECT PROPERTY IS ZONED NT AS PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER HAS BEEN PROVIDED UNDER CONTRACTS 426-D-M45 AND 432-D-M45, RESPECTIVELY.
- DEVELOPER RESERVES THE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH PARCELS B-1, D-1 AND E-1. ANY AND ALL CONVEYANCES OF AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE DEVELOPER SHALL ACCEPT THE EASEMENTS AND RECORD THE SAME OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NOS. P-71-190, F-71-65C AND F-91-56.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS. THE PARCELS SHOWN ON THIS PLAT ARE SUBJECT TO THE MIDDLE PATUXENT DRAINAGE AREA SUPPLEMENTAL IN-AID-OF-CONSTRUCTION CHARGE CREATED BY SECTION 20.311B OF THE HOWARD COUNTY CODE.
- WATER AND SEWER SERVICE TO THESE PARCELS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE ARE EXISTING STRUCTURES ON PARCELS B-1, D-1 AND E-1. NO NEW STRUCTURES ARE ALLOWED UNLESS THEY CONFORM WITH THE ABOVE REFERENCED FINAL DEVELOPMENT PLAN.

STATE DEPT. OF ASSESSMENTS & TAXATION
HOWARD COUNTY

Bonnie Best-Tree
RECEIVED BY:
DATE: 10/18/96 PLAT: 12409
OCT 18 1996

THE HOWARD RESEARCH AND DEVELOPMENT CORP., COLUMBIA MALL, INC., JUNG S. KIM AND HEA JA KIM
c/o THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

ENGINEER
RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO MOVE THE DIVISION LINES BETWEEN PARCELS B, D & E TO CREATE THREE NEW PARCELS B-1, D-1 & E-1.

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COLUMBIA
VILLAGE OF LONGREACH
SECTION 1, AREA 5
PARCELS B-1, D-1 & E-1
A RESUBDIVISION OF PARCEL B AS SHOWN ON PLAT BOOK 21, FOLIO 82, PARCEL D AS SHOWN ON PLAT BOOK 22, FOLIO 84 AND PARCEL E AS SHOWN ON PLAT NO. 9737.

6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP NO. 36 PARCELS 344 & 351 ZONED NT
BLOCK NO. 12
SCALE: AS SHOWN DATE: 08-21-96 SHEET 1 OF 1
M:\PROJECT\SURVEY2\965100\PLAT1.DWG

Real Property Data Search ()

Search Result for HOWARD COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 200239

Owner Information

Owner Name:

LRVC BUSINESS TRUSTATION

Use:

COMMERCIAL

Principal Residence:

NO

Mailing Address:

PO BOX 833

Deed Reference:

/07853/ 00217

COLUMBIA MD 21044-0833

Location & Structure Information

Premises Address:

8795 CLOUDLEAP CT

Legal Description:

PARCEL E1 1.396 A

COLUMBIA 21045-0000

8795 CLOUDLEAP CT

VIL OF LONGREACH S 1 A 5

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	12409
0036	0012	0006	30000.14	0000			E 1	2024	Plat Ref:	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			1.3900 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
							/

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2024	07/01/2025
Land:	385,900	385,900		
Improvements	0	0		
Total:	385,900	385,900	385,900	385,900
Preferential Land:	0	0		

Transfer Information

Seller:	HRD HOLDINGS CORPORATION	Date:	11/26/2003	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/07853/ 00217	Deed2:	

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

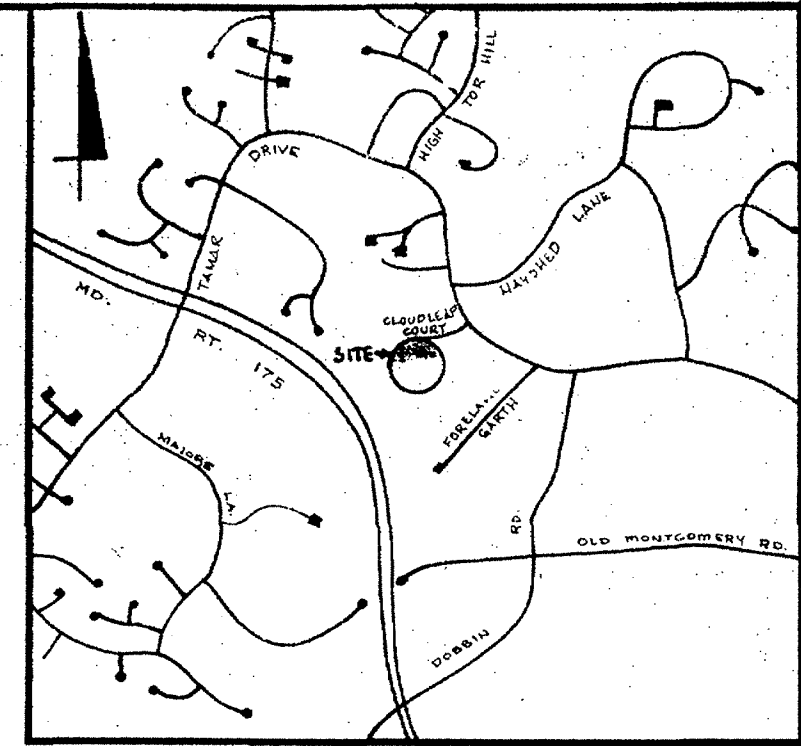
Homeowners' Tax Credit Application Status: No Application Date:

937 MSA 550-2122 Date available 1990/12/27 Printed 07/28/2015
Howard County Circuit Court (Subdivision Plats, HO) Plat MDR

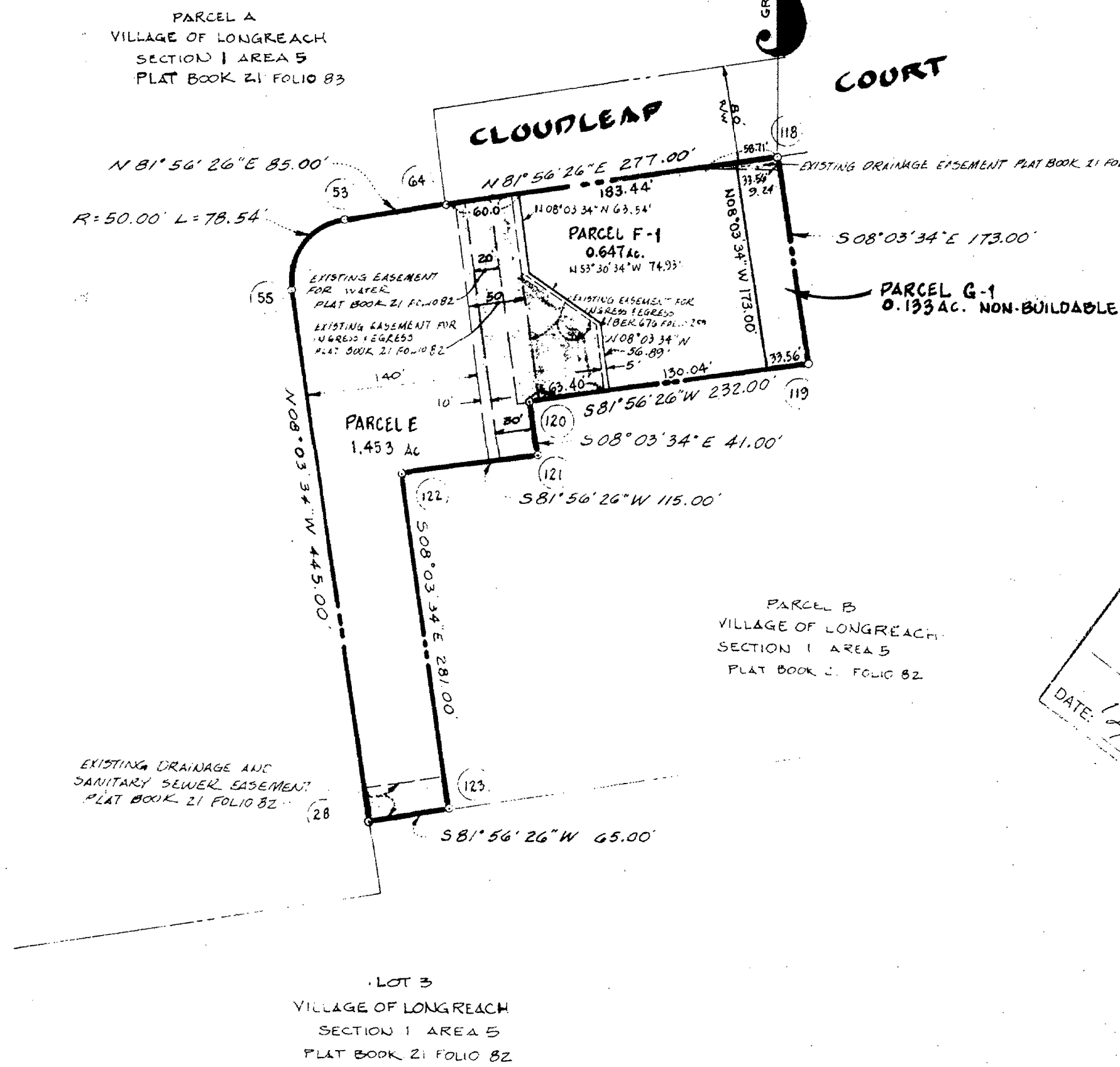
COORDINATES		
NO.	NORTH	EAST
28	500135.46	851625.82
53	500632.58	851605.23
55	500576.07	851563.43
64	500644.50	851620.09
118	500683.34	851664.35
119	500512.09	851988.61
120	500479.52	851758.20
121	500438.22	851764.65
122	500422.80	851650.78
123	500144.58	851620.18

CURVE DATA						
NO.	RADIUS	DELTA	TAN.	LENGTH	CHORD	BEARING
55-53	50.00'	90°00'00"	50.00'	78.54	N26°56'26"E 70.71'	

MDR NO. 9737
FILE DEC 27 1990



VICINITY MAP
SCALE 1" = 2000'



STATE DEPT. OF ASSESSMENTS & TAXATION
HOWARD COUNTY
DATE: 12/27/90
RECEIVED BY: [Signature]
PLAT

- NOTES:
- SUBJECT PROPERTY IS ZONED NEWTOWN PER 8/4/85 COMPREHENSIVE ZONING PLAN.
 - MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE RIGHT-OF-WAY OF ANY PUBLIC ROAD OR STREET TO BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN CRITERIA PHASE 106-A RECORDED AS PLAT 3054A-890 TO 892.
 - ALL COORDINATES ARE BASED ON THE MARYLAND STATE PLANE GRID SYSTEM.
 - THIS SUBDIVISION IS SUBJECT TO SECTION 18-122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - THIS PLAN IS SUBJECT TO P-71-19C AND F-71-65C AND F-91-96

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
OWNER: [Signature] DATE: 12/19/90

TABULATION:
TOTAL NUMBER OF LOTS AND OR PARCELS TO BE RECORDED = 3
TOTAL AREA OF LOTS AND OR PARCELS TO BE RECORDED = 2.213 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED = 0
TOTAL AREA OF SUBDIVISION TO BE RECORDED = 2.213 ACRES

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
[Signature] 12-24-90
HOWARD COUNTY HEALTH OFFICER
APPROVED HOWARD COUNTY DEPT. OF PLANNING AND ZONING
[Signature] 12/27/90
DIRECTOR
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 12/21/90
DIRECTOR

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY THE HOWARD RESEARCH & DEVELOPMENT CORPORATION TO THE HOWARD RESEARCH & DEVELOPMENT LAND COMPANY BY DEED DATED OCTOBER 6, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 1535 AT FOLIO 193, THE HOWARD RESEARCH & DEVELOPMENT LAND COMPANY HAVING THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH & DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT RECORDED JUNE 4, 1990, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.
[Signature]
RICHARD MOALE
PROPERTY LINE SURVEYOR NO. 77
THE ROUSE COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

OWNER'S CERTIFICATE
WE, THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY JOSEPH H. NECKER, JR., VICE PRESIDENT, AND BRUCE I. ROTHSCILD, ASSISTANT SECRETARY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID EASEMENTS AND RIGHT-OF-WAYS.
WITNESS OUR HANDS THIS 19th DAY OF December, 1990.
[Signature] JOSEPH H. NECKER, JR. - VICE PRESIDENT
[Signature] BRUCE I. ROTHSCILD - ASSISTANT SECRETARY
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

RECORDED AS PLAT _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY
COLUMBIA
VILLAGE OF LONGREACH
SECTION 1 AREA 5
PARCELS E, F, AND G-1
A RESUBDIVISION OF PARCELS F AND G
TAX MAP 36 PARCEL 6
6th ELECTION DISTRICT OF HOWARD COUNTY, MD.
SHEET 1 OF 1
SCALE: 1" = 100' DECEMBER 19, 1990

Howard Cty Circuit Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$6,000.00
TOTAL \$6,060.00
WAR TC
Mar 16, 2022 01:54 pm

Quantum Title Corporation
File No. MD-22-6201
Tax ID # 16-200247

03/16/2022 12:31 PM PD
Parcel Number: 200247
Doc Type: Deed Simple
Consideration Amount: \$1,200,000.00
Recordation Tax \$6,000.00
Cty Transfer Tax \$15,000.00
Property Tax \$0.00

All Taxes on Assessments certified
to the Collector of Taxes for
Howard County, Md. by PD 03/16/2022
have been paid. This statement is for
the purpose of permitting recordation
and is not assurance against further
taxation even for prior periods, nor
does it guarantee satisfaction of
outstanding tax sales.

This Deed, made this 11th day of March, 2022 by and between **Joon Hyun Nam** and **Nam S. Nam-Kim**, parties of the first part, Grantors; and **Cloudleap, LLC**, a Maryland Limited Liability Company, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of ONE MILLION TWO HUNDRED THOUSAND AND 00/100 (\$1,200,000.00), 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 Cloudleap, LLC, a Maryland Limited Liability Company, as sole owner, its assigns, the survivor of it and the survivor's heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the County of Howard, State of Maryland and described as follows, that is to say:

Being known and designated as Lot F-1 as shown on Plat entitled "Columbia Village of Long Reach" Section 1, Area 5, Parcels E, F- 1 and G-1, Resubdivision of Parcel F and G" which Plat is recorded among the Land Records of Howard County as Plat No. 9737.

Information only:
Property Address: 8785 Cloudleap Court Columbia, Maryland 21045

Being the same property which by deed dated July 7, 2011, and recorded among the Land Records of Howard County, Maryland on July 13, 2011, in Liber 13333, in Folio 255, was granted and conveyed by Hong & So, LLC, a Maryland limited liability company unto Joon Hyun Nam and Nam S. Nam-Kim.

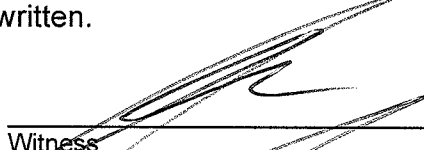
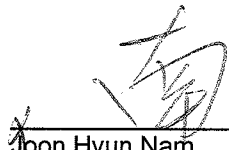

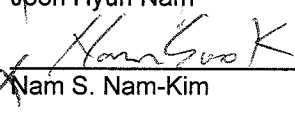
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

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 Cloudleap, LLC, a Maryland Limited Liability Company, as sole owner, its assigns, the survivor of it and the survivor's heirs, personal representatives and assigns, in fee simple.

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

Deed - Individual

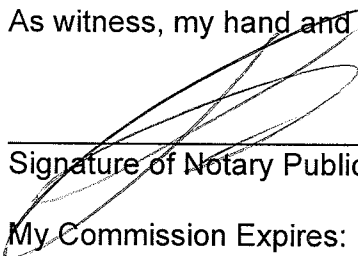
As Witness the hands and seals of said Grantors, the day and year first above written.

 _____ Witness (SEAL)	 _____ Joon Hyun Nam (SEAL)
 _____ Witness (SEAL)	 _____ Nam S. Nam-Kim (SEAL)

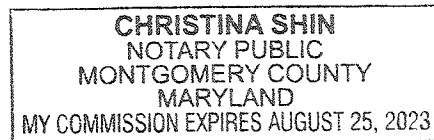
STATE OF MARYLAND
COUNTY OF MONTGOMERY, to wit:

I hereby certify that on the 11th day of March, 2022, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Joon Hyun Nam and Nam S. Nam-Kim, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

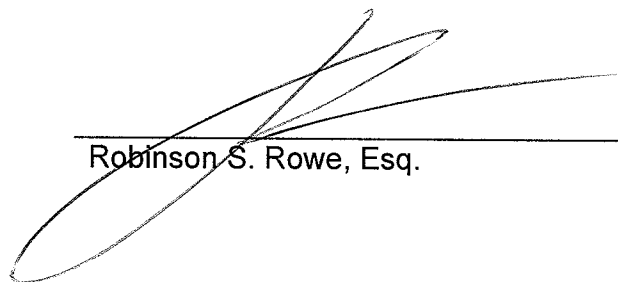
As witness, my hand and notarial seal.



Signature of 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.



Robinson S. Rowe, Esq. (SEAL)

AFTER RECORDING, PLEASE RETURN TO:
Quantum Title Corporation
909 Rose Avenue
Suite 640
North Bethesda, MD 20852

Deed - Individual

MARYLAND
FORM
WH-AR

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

2022

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 Nam S. Nam-Kim

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

8785 Cloudleap Court, Columbia, MD 21045

3. Reasons for Exemption

Resident Status

☒

As of the date this form is signed, 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

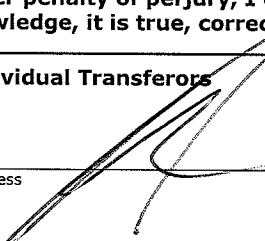
☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently 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

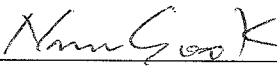


Nam S. Nam-Kim

Name

**Date

Signature



3/11/22

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

01/22

HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 21403, p. 0319, MSA_CE53_21395. Date available 03/17/2022. Printed 07/28/2025.

MARYLAND
FORM
WH-AR

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

2022

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 Joon Hyun Nam

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

8785 Cloudleap Court, Columbia, MD 21045

3. Reasons for Exemption

Resident Status

☒

As of the date this form is signed, 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 (principal residence for 2 (two) of the last 5 (five) years) and is currently 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

Joon Hyun Nam
Name

**Date

Signature

3/11/22

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

01/22

Real Property Data Search ()

Search Result for HOWARD COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 200247

Owner Information

Owner Name:

CLOUDLEAP LLC

Use:

COMMERCIAL

Principal Residence:

NO

Mailing Address:

7404 WHITE HOUSE LANE

Deed Reference:

/21403/ 00317

LAYTONSVILLE MD 20882-

Location & Structure Information

Premises Address:

8785 CLOUDLEAP CT

Legal Description:

PARCEL F 1 .627 A

COLUMBIA 21045-0000

8785 CLOUDLEAP CT

VIL OF LONGREACH S 1 A 5

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	9737
0036	0012	0006	30000.14	0000			F 1	2024	Plat Ref:	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1991	1,944 SF		27,312 SF	

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
	FAST FOOD /		C4		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2024	07/01/2025
Land:	546,200	546,200		
Improvements	449,900	618,000		
Total:	996,100	1,164,200	1,052,133	1,108,167
Preferential Land:	0	0		

Transfer Information

Seller: NAM JOON H	Date: 03/16/2022	Price: \$1,200,000
Type: ARMS LENGTH IMPROVED	Deed1: /21403/ 00317	Deed2:

Seller: HONG & SO LLC	Date: 07/13/2011	Price: \$500,000
Type: NON-ARMS LENGTH OTHER	Deed1: /13333/ 00255	Deed2:

Seller: JEON SUNG SOOK	Date: 11/20/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07927/ 00556	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:

TRANSFER TO GOVERNMENT

Exempt from Recordation Tax and Transfer Tax under
Annotated Code of Maryland, Tax Property Article,
 Sections 12-108 (a) and 13-207(a), respectively, and
 exempt from Recording Fees under Annotated Code of Maryland,
 Real Property Article, Section 3-603

Colony Title Group, Ltd.
5950 Symphony Woods Road
Suite 418
Columbia, MD 21044

13-41382

Tax I.D. No. 16-101028 and 16-200255

Project No. C-0309

DEED

THIS DEED is made this 1 day of October, 2014, by and between **LONG REACH VILLAGE ASSOCIATES, LLC**, (the "Grantor"), a Delaware limited liability company and **HOWARD COUNTY, MARYLAND** (the "Grantee"), a body corporate and politic.

WHEREAS, the Grantor owns, in fee simple, that certain real property commonly known as 8775 Cloudleap Court, Columbia, Howard County, Maryland and shown as: "Parcel B-1" comprising 7.578 acres, more or less, on a plat of subdivision titled "Columbia Village of Longreach, Section 1, Area 5, Parcels B-1, D-1 & E-1, A Resubdivision of Parcel B as shown on Plat Book 21, folio 82, Parcel D as shown on Plat Book 22, Folio 84 and Parcel E as shown on Plat No 9737", said plat recorded among the Land Records of the County as Plat MDR No. 12409; currently referred to as of the date hereof as Tax Account No. 16-101028, Tax Map 36, Grid 12, Parcel 6, PAR B-1; and of (ii) "Parcel G-1", comprising 0.133 acres, more or less, as shown on a plat of subdivision titled "Columbia Village of Longreach, Section 1, Area 5, Parcels E, F-1, and G-1 a Resubdivision of Parcels F and G", said plat recorded among the Land Records of the County as Plat MDR No. 9737; located within the Sixth Election District of Howard County, Maryland, and more commonly shown as Parcel 6 on Tax Map 36 (the "Grantor's Parcel").

WHEREAS, the Grantor by this Deed is conveying to Grantee the Grantor's Parcel, comprising 6.140 acres, more or less (the "Property").

NOW, THEREFORE WITNESSETH, in consideration of Five Million Dollars (\$5,000,000.00), the Grantor hereby grants and conveys unto the Grantee, its successors and assigns, in fee simple, the Property, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

THE PROPERTY BEING part of the Grantor's Parcel conveyed by Cedar-Long Reach Associates, LLC, a Delaware limited liability company to the Grantor by Special Warranty Deed dated October 29, 2010 and recorded among the Land Records of Howard County, Maryland in Liber 12828, folio 123 on November 9, 2010.

TOGETHER with all buildings and improvements thereon and all rights, appurtenances, easements, waters, privileges, appurtenances and advantages belonging or appertaining thereto.

Deed (No-Taxes)
 Recording Fee 20.00
 Grantor/Grantee Name:
 LONG REACH VILLAGE
 ASSOCIATES LLC
 Reference/Control #: 13-41382
 LK - Deed (No-Taxes)
 Charge 40.00
 Subtotal: 60.00
 Total: 60.00
 10/21/2014 01:26
 CC13-ES
 139672 CC0503 -
 Howard Co
 Columbia/CC05.03.08 -
 Register 08

10/21/2014 12:51 PM Csh 0031 Reg 0047
 T/Ref 0047071220 Grp 000001 R/Lne 000001
 01 - Main Location
 \$0.00
 Validation Number: 0047-077506
 1000000000-1300-0000000000-999999
 Parcel Number: 1614028
 Doc Type: Deeds
 Consideration Amount: \$0.00

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns, in fee simple forever.

THE GRANTOR hereby covenants that it is the sole owner of the Property, that Grantor has not done or suffered to be done any act, matter or thing whatsoever to encumber the Property, that Grantor warrants specially the Property subject to matters of public record, that Grantor will execute such further assurances of the same as may be requisite, and that Grantor, and its signatory, are duly authorized and have the power and right to convey the Property.

This Deed is subject to the environmental covenant acknowledged by Grantor and the Maryland Department of the Environment dated on or about September 29, 2014, and recorded in the Land Records of Howard County, Maryland, at Liber 15805 folio 142, which covenant prohibits the use of groundwater beneath the Property.


All references herein to Grantor shall be deemed plural if more than one person has an interest in the Property. Any pronoun reference herein shall be deemed to apply to the appropriate gender or person, as the case may be.

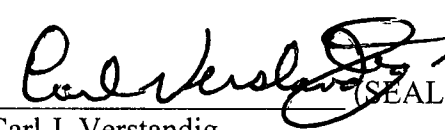
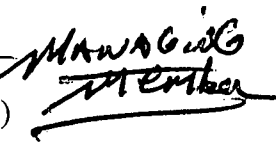
IN WITNESS WHEREOF, the parties have caused this Deed to be executed and delivered, under seal, by its duly authorized officer or official, on the date first above written.

WITNESS/ATTEST:

GRANTOR:

✓ **LONG REACH VILLAGE ASSOCIATES, LLC**
a Delaware limited liability company



By:  (SEAL) 
Carl J. Verstandig,
Managing Member and Authorized Signatory
Date: 10/1/14

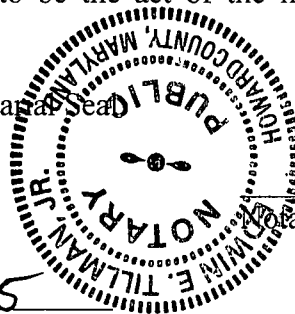
All taxes and assessments certified
to the Clerk of the County for
Howard County, Md. by 10-01-14
have been paid. This statement is for
the purpose of certifying recording on
and is not assurance against further
taxation even for prior periods, nor
does it guarantee satisfaction of
outstanding tax sales

[Notary follows on the next page.]

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

I HEREBY CERTIFY that on this 1 day of October, 2014, before me, the subscriber, a Notary Public of the State of Maryland, in and for Harriet County/City, personally appeared Carl J. Verstandig, Managing, Member and Authorized signatory of Long Reach Village Associates, LLC, a Delaware limited liability company, the Grantor in the within Deed, and he acknowledged the same to be the act of the limited liability company for the purposes stated therein.

AS WITNESS my Hand and Notary Seal



[Signature]
Notary Public

My Commission Expires: 12/9/15

[Signatures continue on the following page.]

Exhibit A**PARCEL ONE:**

BEING KNOWN AND DESIGNATED as Unit No. 2, ✓ LRVC Revitalization Condominium, being part of the property in horizontal property regime known as LRVC Revitalization Condominium, as said Unit and said Condominium are established pursuant to a Declaration and By-Laws recorded among the Land Records of Howard County in Liber WAR 15780, folio 71-88, by Long Reach Village Associates, LLC and as shown on Plats thereof entitled, "Condominium Plat First Floor for LRVC Revitalization Condominium, Parcel B-1" and on "Condominium Plat Second Floor for LRVC Revitalization Condominium, Parcel B-1", which plats are recorded among the Land Records of Howard County, Maryland, in Plat Book 22982 and Plat Book 22983.

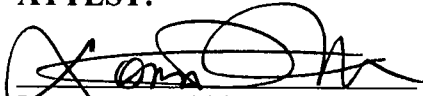
SUBJECT to and together with terms, provisions, conditions, restrictions, charges and advantages as set forth in Declaration and By-Laws aforesaid, together with percentage of interest in general and common elements as set forth therein.

PARCEL TWO:


BEING KNOWN AND DESIGNATED AS Parcel G-1, as shown on Plat entitled, "Columbia, Village of Longreach, Section 1, Area 5, Parcels E, F-1 and G-1, a Resubdivision of Parcels F and G, Sheet 1 of 1", which Plat is recorded among the Land Records of Howard County in Plat Book No. 9737.

ACCEPTED by the Grantee on this 1st day of October, 2014.


ATTEST:


Lonnie R. Robbins
Chief Administrative Officer

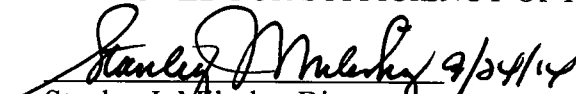
HOWARD COUNTY, MARYLAND

By:  (SEAL)
Ken Ullman
County Executive
Date: 9-24-14

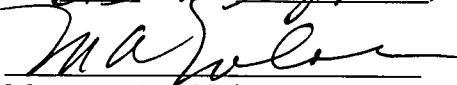
APPROVED:


James M. Irvin, Director
Department of Public Works


APPROVED FOR SUFFICIENCY OF FUNDS:



Stanley J. Milesky, Director
Department of Finance

APPROVED FOR FORM AND LEGAL SUFFICIENCY
this 23 day of Sept., 2014.


Margaret Ann Nolan
County Solicitor

Reviewing Attorney:


Constance A. Tucker
Senior Assistant County Solicitor


Norman E. Parker, Jr.
Senior Assistant County Solicitor

[Notary follows on the next page.]

Real Property Data Search ()

Search Result for HOWARD COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 200255

Owner Information

Owner Name:

HOWARD COUNTY MD
DEPT OF PUBLIC WORKS

Use:

EXEMPT COMMERCIAL

Principal Residence:

NO

Mailing Address:

3430 COURT HOUSE DR
ELLICOTT CITY MD 21043-

Deed Reference:

/15841/ 00184

Location & Structure Information

Premises Address:

S CLOUDLEAP CT
COLUMBIA 21045-0000

Legal Description:

PARCEL G 1 .133 A
CLOUDLEAP CT NON-BLD
VIL OF LONGREACH S 1 A 5

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	9737
0036	0012	0006	30000.14	0000			G 1	2024	Plat Ref:	

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
0.1300 AC

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
/							

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	400	400		
Improvements	0	0		
Total:	400	400	400	400
Preferential Land:	0	0		

Transfer Information

Seller: LONG REACH VILLAGE ASSOCIATES LLC	Date: 10/21/2014	Price: \$5,000,000
Type: NON-ARMS LENGTH OTHER	Deed1: /15841/ 00184	Deed2:
Seller: CEDAR-LONG REACH LLC	Date: 11/09/2010	Price: \$5,400,000
Type: ARMS LENGTH MULTIPLE	Deed1: /12828/ 00123	Deed2:
Seller: LONG REACH ASSOCIATES LLC	Date: 10/02/2006	Price: \$8,400,000
Type: ARMS LENGTH MULTIPLE	Deed1: /10276/ 00624	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	500	400.00	400.00
State:	500	400.00	400.00
Municipal:	500	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:

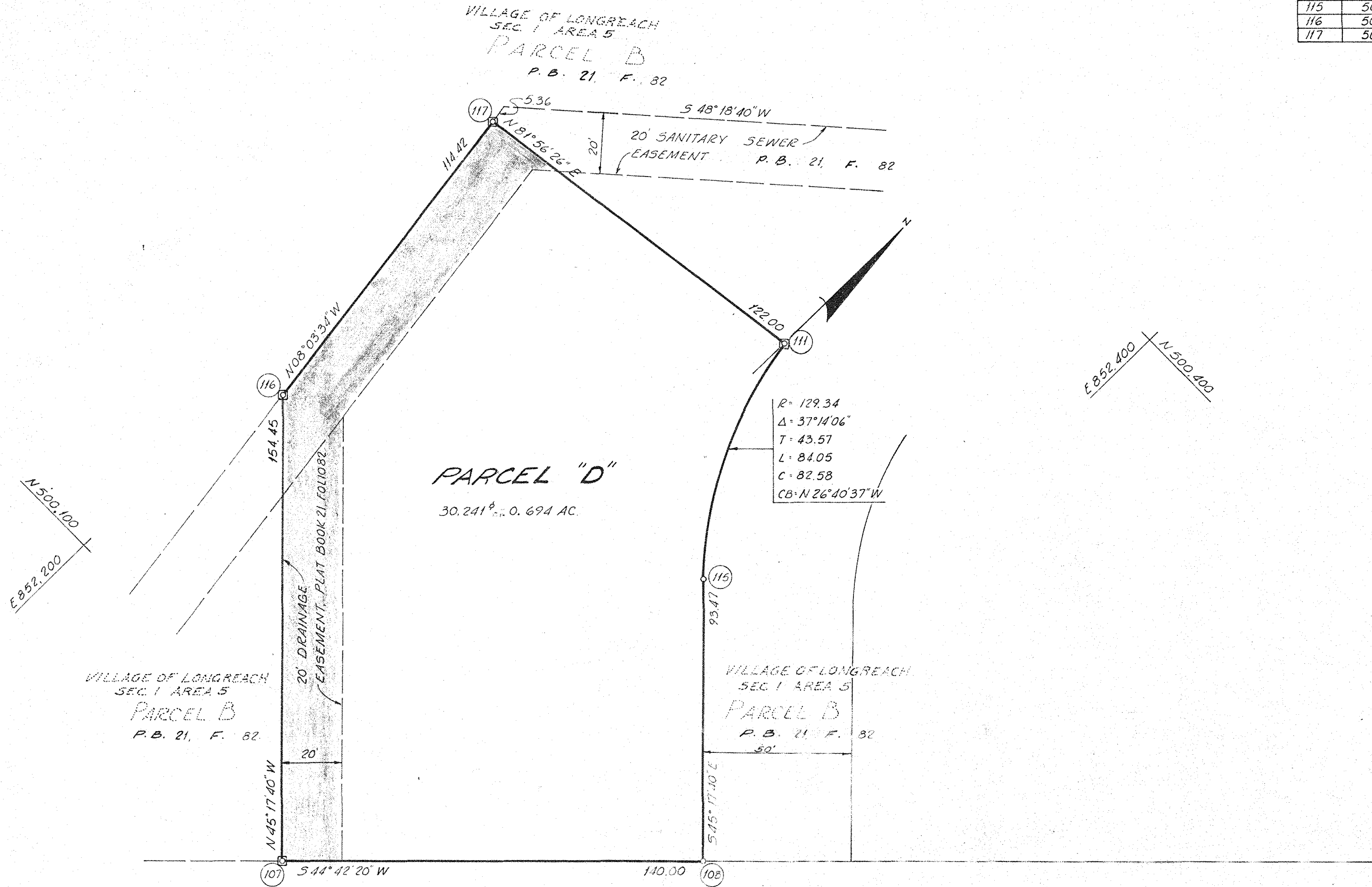
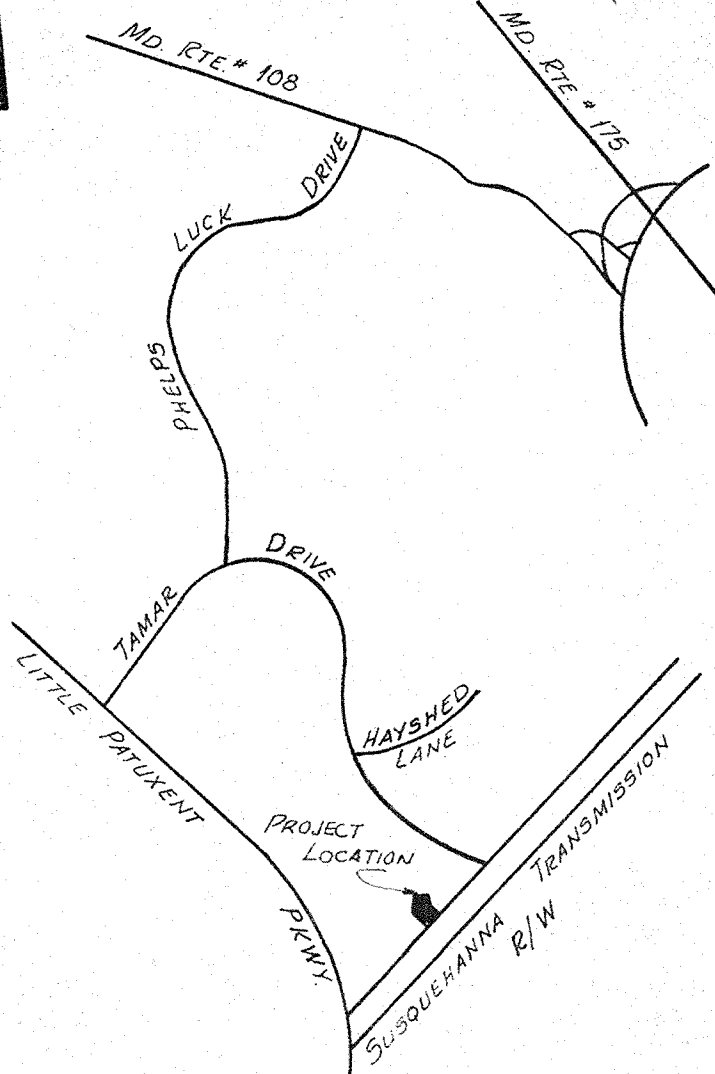
COLUMBIA

ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM

COORDINATE SCHEDULE

NO	NORTH	EAST
107	500,072.84	852,320.73
108	500,172.34	852,419.22
111	500,311.88	852,315.71
115	500,238.09	852,352.79
116	500,181.49	852,210.96
117	500,294.78	852,194.92

VICINITY MAP
SCALE: 1" = 2000'



PARCEL "D"

30.241 ± AC. 0.694 AC.

TABULATIONS

TOTALS
All lots = ACREAGE
= 0.694

Total Area = 0.694
Parcels this plat = 1

⊗ = Denotes 4" x 4" Conc. monument

SURVEYOR'S, ENGINEER'S and OWNER'S CERTIFICATES

The undersigned, owner of the property shown on this Plat, grants unto (1) Howard County, Maryland, its successors and assigns, the right to lay, construct and maintain water and sewer mains and laterals therefor in and under all road and street rights-of-way as shown hereon; (2) further it adopts this plan of subdivision and reserves the fee simple title to the beds of the streets and/or roads hereon, except however, for one dollar consideration, it herewith grants the right and option to Howard County, Maryland to acquire (within a period of five years commencing with the date of recording of this plat among the Land Records of Howard County) the fee simple title to the beds of the streets and/or roads shown hereon, together with such adjacent land, if any, as may be shown on this plat as areas designated for the installation of street lighting facilities

The undersigned certify that the subdivision plan shown hereon is correct as complying with the requirements of Final Development Plan Phase 106 recorded in Plat Book 20 Folios 45 to 47, each inclusive, with all Open Space shown thereon to be used for drainage easements, if necessary, and the requirements of Article 17, Section 60 of the annotated code of Maryland concerning the making of this Plat and setting of markers have been complied with. The land shown hereon is a part of the land which by deed dated December 13, 1966 and recorded among the Land Records of Howard County, Maryland in Liber 463 Folio 196, was granted and conveyed by C. Aileen Ames to The Howard Research and Development Corporation.

PROFESSIONAL LAND SURVEYOR

(By) Walter L. Phillips Reg. No. 3645
WALTER L. PHILLIPS
901 W. BROAD ST. FALLS CHURCH, VA.

PROFESSIONAL ENGINEER

(By) Walter L. Phillips Reg. No. 3645
WALTER L. PHILLIPS
901 W. BROAD ST. FALLS CHURCH, VA.

OWNER

(By) William J. Astor Auth. Agent
THE HOWARD RESEARCH & DEVELOPMENT CORP.
COLUMBIA, MARYLAND 21043

RECORDED IN PLAT BOOK _____ FOLIO _____
on _____, 19 _____ among The
Land Records of Howard County, Maryland.

COLUMBIA

VILLAGE OF LONGREACH
PARCEL D

SECTION 1

AREA 5

Sheet 1 of 1

6TH Election District of Howard County, Md.

Scale: 1" = 30' Date: 12-28-71



Howard County #1308
Filed 4-12-1972

11/9/2010 11:22 AM Csh 0024 Reg 0047
 T/Ref 0047025146 Grp 000001 R/Lne 000001
 01 - Main Location
 \$27,000.00
 Validation Number: 0047-026447
 011-003-1340
 Parcel Number: 16200255
 Doc Type: Deeds
 Consideration Amount: \$5,400,000.00

000133

Grantor certifies, under the penalties of perjury, in accordance with Section 10-912(b) of the Tax General Article of the Annotated Code of Maryland, as DEFINED IN Code of Maryland Regulations (COMAR) 03.04.1202B(11) that it is a resident entity.

When recorded, please return to:

David Sellman, Esquire
 SellmanHoff, LLC
 201 N. Charles Street, Suite 1331
 Baltimore, Maryland 21201

Residential Title & Escrow Company
 100 Painters Mill Road, Suite 200
 Owings Mills, MD 21117
 410-653-3400

IMP FD SURE	20.00
RECORDING FEE	20.00
TR TAX COUNTY	34,000.00
TR TAX STATE	27,000.00
TOTAL	81,040.00
Rest HUSB	RCPT # 50660
NDR CGH	Blk # 1117
Nov 09, 2010	02:06 PM

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 29 day of October, 2010, from **CEDAR-LONG REACH, LLC**, a Delaware limited liability company, with an office located at 44 So. Bayles Avenue, Port Washington, New York 11050 ("**Grantor**") unto Long Reach Village Associates, LLC, a Delaware limited liability company, with an address of 678 Reisterstown Road, Baltimore, Maryland 21208 (the "**Grantee**").

THAT, in consideration of the sum of Five Million Four Hundred and 00/100 Dollars (\$5,400,000.00), GRANTOR does hereby grant, convey and assign to Grantee, its successors and assigns, in fee simple, all of that certain real property located in the City of Columbia, County of Howard, State of Maryland, and described as follows:

Parcel One:

BEING known and designated as Parcel B-1 as shown on a plat of subdivision entitled "**Columbia Village of Longreach, Section 1, Area 5, Parcels B-1, D-1 and E-1**", which Plat is recorded among the Land Records of Howard County as Plat No. 12409.

Parcel Two:

BEING known and designated as Parcel G-1 as shown on a plat of subdivision entitled "**Columbia Village of Longreach, Section 1, Area 5, Parcels E, F-1, and G-1**", a Resubdivision of Parcels F and G, Sheet 1 of 1", which Plat is recorded among the Land Records of Howard County as Plat No. 9737.

Being part of that property which by Deed dated September 27, 2006 and recorded among the Land Records of Howard County, Maryland in Liber 10276, folio 624 was granted and conveyed unto Cedar-Long Reach, LLC, the Grantor herein.

TOGETHER WITH the buildings and improvements thereon and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages to the same belonging or in anywise

appertaining thereto.

TO HAVE AND TO HOLD the said described property unto and to the use of the Grantee, its successors and assigns, in fee simple, forever.

AND THE GRANTOR hereby covenants that, except for any and/or all rights-of-way, easements, covenants or restrictions and all other matters of record, if any (including, without limitation, that certain Deed of Trust and Security Agreement in Liber 8082, folio 54, as assigned by Assignment of Lien of Mortgage, and modified by a Loan Assumption and Substitution Agreement dated September 27, 2006 and recorded in Liber 12076, folio 633) to the extent still valid, subsisting and enforceable, it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted and execute such further assurances of the same as may be requisite

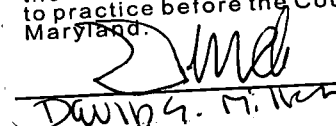
BY EXECUTION OF THIS DEED, the Grantor hereby certifies under the penalty of perjury that the actual consideration paid or to be paid is as hereinbefore set forth.

THE GRANTOR CERTIFIES that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the said limited liability company.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

All Taxes on Assessments certified
to the Collector of Taxes for
Howard County, Md. by 11/19/10
have been paid. This statement is for
the purpose of permitting recordation
and is not assurance against further
taxation even for prior periods, nor
does it guarantee satisfaction of
outstanding tax sales.

This is to certify that the within instrument
was prepared by or under the supervision of
the undersigned, an attorney duly admitted
to practice before the Court of Appeals of
Maryland.


David G. Miller Attorney


IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed the day and year first above written.

Grantor:

Cedar-Long Reach, LLC

By: Cedar Shopping Centers Partnership, L.P.
Its sole member

By: Cedar Shopping Centers, Inc.
Its general partner

By: 
Name: Leo Ullman
Title: President

STATE OF NEW YORK)
 :
COUNTY OF NASSAU)

ss.:

On the 18th day of October in the year 2010, before me, the undersigned, personally appeared Leo Ullman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

LISA GREENBAUM
Notary Public, State of New York
No. 02GR6130150
Qualified in New York County
Commission Expires July 11, 2013


Notary Public

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 12828, p. 0126, MSA_CE53_12819. Date available 11/17/2010. Printed 07/28/2025.

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Howard

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 checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input checked="" type="checkbox"/> Other: Assumption Agreement UCC	
2	Conveyance Type Check Box	<input type="checkbox"/> Deed of Trust Improved Sale	<input type="checkbox"/> Lease Unimproved Sale	<input checked="" type="checkbox"/> Mult. Accounts	<input type="checkbox"/> Not an Arms-Length Sale [9]
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation	State Transfer	County Transfer	

Space Reserved for Circuit Court Clerk Recording Violation

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration	\$5,400,000.00	Transfer and Recordation Tax Consideration	
		Any New Mortgage		Transfer Tax Consideration	\$
		Balance of Existing Mortgage		X () %	= \$
		Other		Less Exemption Amount	- \$
		Other		Total Transfer Tax	= \$
		Other		Recordation Tax Consideration	\$
		Full Cash Value		X () %	= \$
		TOTAL DUE	\$		

5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent
		Recording Charge	20.00	20.00	
		Surcharge	20.00	20.00	Tax Bill:
		State Recordation Tax	27,000.00	.00	
		State Transfer Tax	27,000.00	.00	C.B. Credit:
		County Transfer Tax (if Applicable)	54,000.00	.00	
		Other			Ag. Tax/Other:
		Other			

6	Description of Property <small>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).</small>	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		16	200255					<input type="checkbox"/>
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	Sq. Ft./Acreage (4)
		Village of Longreach		G1				
		Location/Address of Property Being Conveyed (2)						
		Cloud Leap Court						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Lot B1/16-101028						
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:						
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. Of Sq. Ft./Acreage Transferred:						

7	Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
		Cedar-Long Reach, LLC, a Delaware limited liability company	Long Reach Village Associates LLC
		Doc. 1 - Owner(s) of Records, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8	Transferred To	Doc. 1 - Grantee(s) Names	Doc. 2 - Grantee(s) Name(s)
		Long Reach Village Associates LLC	Bank of America, N.A.
		New Owner's (Grantee) Mailing Address	

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		<input checked="" type="checkbox"/> Return to Contact Person
		Name: Tracey Scott		<input type="checkbox"/> Hold for Pickup
		Firm: Residential Title & Escrow Company		
		Address: 100 Painters Mill Road, #200, Owings Mills, MD 21117		
		Phone: 410-653-3400		<input type="checkbox"/> Return Address Provided

Space Reserved for County Validation	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	X	No	Does transfer include personal property? If yes, identify:			
		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							
	<input type="checkbox"/> Terminal Verification		<input type="checkbox"/> Agricultural Verification		<input type="checkbox"/> Whole		<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification
	Transfer Number:		Date Received:		Deed Reference:		Assigned Property No:	
	Year	19	19	Geo.	Map	Sub	Block	
	Land			Zoning	Grid	Plat	Lot	
	Buildings			Use	Parcel	Section	Occ. Cd.	
Total			Town Cd.	Ex. St.	Ex. Cd.			
REMARKS:								
Distribution Clerk's Office SDAT Office of Finance Prepare								

11/9/2010 11:23 AM Csh 0024 Reg 0047
 T/Ref 0047025146 Grp 000001 R/Lne 000002
 01 - Main Location
 \$0.00
 Validation Number: 0047-026448
 011-003-1340 **000134**
 Parcel Number: 16200255
 Doc Type: Memorandum of Leases
 Consideration Amount: \$0.00

RECORDING REQUESTED BY
 AND WHEN RECORDED MAIL TO:

ALLEN MATKINS LECK GAMBLE
 MALLORY & NATSIS LLP
 Three Embarcadero Center, 12th Floor
 San Francisco, California 94111

Residential Title & Escrow Company
 100 Painters Mill Road, Suite 200
 Owings Mills, MD 21117
 410-653-3400

Attention: Stephen P. Lieske, Esq.
 Loan No.: 34-3000934

IMP. FD. SURE.	20.00
RECORDING FEE	20.00
TOTAL	40.00
Reg# 0000	NOPT # 50660
NR CCH	BLK # 1116
NOV 09, 2010	02:00 PM

(Space Above For Recorder's Use)

MEMORANDUM OF ASSUMPTION AGREEMENT

LONG REACH VILLAGE ASSOCIATES, LLC, a Delaware limited liability company ("Buyer"), with a mailing address at 678 Reistertown Road, Baltimore, Maryland 21208, CEDAR-LONG REACH, LLC, a Delaware limited liability company ("Borrower"), with a mailing address at 44 S. Bayles Avenue, Suite 304, Port Washington, New York 11050, and BANK OF AMERICA, NATIONAL ASSOCIATION, as successor Trustee for those certain LB - UBS Commercial Mortgage Trust 2004-C4, Commercial Mortgage Pass-Through Certificates, Series 2004-C4 ("Lender"), with a mailing address at C/O Wells Fargo Bank, N.A., Commercial Mortgage Servicing, 1901 Harrison Street, 2nd Floor, Oakland, California 94612, are parties to that certain ASSUMPTION AGREEMENT dated of even date herewith ("Assumption Agreement"). The undersigned parties agree that, pursuant to the Assumption Agreement, Buyer has assumed (A) all obligations under that certain promissory note ("Note") dated February 12, 2004, in the original principal amount of FIVE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$5,100,000.00), secured by (x) that certain Deed of Trust and Security Agreement ("Security Instrument") recorded February 18, 2004 in Liber 8082, Folio 54 in the Official Records of Howard County, Maryland (the "Official Records") the beneficiary's interest under which was assigned by assignment which was recorded on September 23, 2004 in Liber 8652, Folio 11, in the Official Records, and further assigned by assignment which was recorded on April 15, 2009 in Liber 11659, Folio 79, and (y) that certain Assignment of Leases and Rents which was recorded on February 18, 2004 in Liber 8082, Folio 98 of the Official Records, the assignee's interest under which was assigned by assignment which was recorded on September 23, 2004 in Liber 8652, Folio 11, in the Official Records, and further assigned by assignment which was recorded on April 15, 2009 in Liber 11659, Folio 79,; and (B) all obligations under the other Loan Documents (as defined in the Assumption Agreement), in each case upon the terms and conditions set forth in the Assumption Agreement.

The Assumption Agreement is by this reference incorporated herein and made a part hereof. This Memorandum of Assumption Agreement may be executed in any number of counterparts, each of which when executed and delivered will be deemed an original and all of which taken together will be deemed to be one and the same instrument.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

David S. F. [Signature]
 David S. F. [Signature]

Attorney

BEING KNOWN AND DESIGNATED as Parcel B-1, as shown on plat entitled, "Columbia, Village of Longreach, Section I, Area 5, Parcels B-1, D-1 and E-1", which plat is recorded among the Land Records of Howard County as Plat N.D.R. No. 12409

AND

BEING KNOWN AND DESIGNATED as Parcel G-1, as shown on the Nat entitled, "Columbia, Village of Longreach, Section 1, Area 5 Parcels E, F-1 and G-1", A Resubdivision of Parcels F and G, Sheet 1 of 1," which Plat is recorded among the Land Records of Howard County, Maryland, as Plat No. 9737

TOGETHER with any right or benefit arising by virtue of the following:

- a) Deed of Agreement and Easement dated November 26, 1974, recorded among the land Records of Howard County in Liber 704, folio 469, between The Howard Research and Development Corporation, et al., and Long Reach Company, but subject to those duties, conditions and obligations as set forth therein;
 - b) Agreement of Easement dated March 24, 1997 and recorded among the land Records of Howard County in Liber 4003, folio 571, by and between Jung San Kim and Hae Ja Kim and Columbia Mall, Inc, but subject to those duties, conditions and obligations as set forth therein; and
 - c) Agreement of Easement for Storm Drainage and Emergency Access dated March 24, 1997 and recorded among the land Records of Howard County in Liber 4003, folio 576 by and between June San Kim and Hae Ja Kim and Columbia Mall, Inc.
 - d) Deed, Agreement and Declaration dated December 13, 1966 and recorded among the Land Records of Howard County, Maryland in Liber 468, folio 158 between Columbia Park and Recreation Association, Inc. and C. Aileen Ames.
 - e) Reciprocal Agreement of Easement dated August 20, 1996 and recorded among the Land Records of Howard County, Maryland in Liber 4003, folio 591 between Long Reach Interfaith Center, Inc. and Columbia Mall. Inc.
 - f) Deed, Agreement and Declaration dated May 15, 1970 and recorded among the Land Records of Howard County, Maryland in Liber 532, folio 181 between The Howard Research and Development Corporation and The Columbia Park and Recreation Association, Inc., as supplemented by Declaration of Annexation dated May 27, 1971 and recorded among the aforesaid Land Records in Liber 559, folio 630.
- (G) Electrical Transformer Access Easement dated March 24, 1997 and recorded among the Land Records Howard County in Liber 4003, folio 561 by and between Jung San Kim and Hea Ja Kim and Columbia Mall, Inc.

3 175
AFTER RECORDING RETURN TO:

MS9
MORTGAGE SERVICE AMERICA CO.
12300 TWIN BROOK PARKWAY
SUITE 370
ROCKVILLE, MD 20852

"We hereby certify that this financing encumber
our principle residence, that at the time of
purchase our residence was encumbered with a
purchase money mortgage (or deed of trust),
that we are the principle mortgagors, and that
the purchase money mortgage (or deed of trust)
is being extinguished with a payoff of
\$81,044.64."

153w

(When recorded, please return to:
Dross and Levenstein
8715 Greenbelt Road, Suite 201
Greenbelt, MD 20770
301-552-3330
[Space Above This Line For Recording Data])

Loan Number: 311673

REFINANCE

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on OCTOBER 25, 1993. The grantor is
GEORGE G. NACHT AND EDNA R. NACHT (HIS WIFE) **TENANTS BY THE ENTIRETY**

("Borrower"). The trustee is ☒ JOHN H. STEHMAN OF CALVERT COUNTY AND
☒ JEFFREY KEITH DONOHUE OF ANNE ARUNDEL COUNTY

("Trustee"). The beneficiary is
which is organized and existing

MORTGAGE SERVICE AMERICA CO.
under the laws of STATE OF NEVADA and whose address is
11320 RANDOM HILLS ROAD, SUITE 400, FAIRFAX, VIRGINIA 22030

("Lender").

Borrower owes Lender the principal sum of

EIGHTY ONE THOUSAND AND NO/100

Dollars (U.S. \$ 81,000.00). This debt is evidenced by Borrower's note dated the same date as this Security
Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable
on NOVEMBER 1, 2023

This Security Instrument secures to the Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all
renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to
protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements. For this
purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property
located in HOWARD COUNTY, Maryland:

BEING KNOWN AND DESIGNATED AS LOT NO. 23 AS SHOWN ON A PLAT ENTITLED
"COLUMBIA, VILLAGE OF WILDE LAKE, RUNNING BROOKE, SECTION 9, AREA 1,
SHEET 1 OF 1", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY IN PLAT BOOK 17, FOLIO 44. THE IMPROVEMENTS THEREOF
BEING KNOWN AS NO. 5141 OVEN BIRD GREEN.

REC'D FEE 28.50

SEARCH 5.00

MORTGAG 153 #

RECEIVED 11/15/93

10/29/93

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED BY, OR UNDER THE SUPERVISION
OF, THE UNDERSIGNED MARYLAND ATTORNEY OR BY A PARTY TO THIS INSTRUMENT.

X  (ATTORNEY'S SIGNATURE)

which has the address of 5141 OVEN BIRD GREEN

COLUMBIA

[Street]

[City]

Maryland

21044

("Property Address");

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and
fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All
of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and
convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend
generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited
variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. ss 2601 *et seq.* ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating

circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated

herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that the Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances; gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and the laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall mail or cause Trustee to mail a notice of sale to Borrower in the manner prescribed by applicable law. Trustee shall give notice of sale by public advertisement for the time and in the manner prescribed by applicable law. Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, Trustee's fees of 5.00 % of the gross sale and reasonable attorney's fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

Borrower, in accordance with Subtitle W of the Maryland Rules of Procedure, does hereby declare and assent to the passage of a decree to sell the Property in one or more parcels by the equity court having jurisdiction for the sale of the Property, and consents to the granting to any trustee appointed by the assent to decree of all the rights, powers and remedies granted to the Trustee in this Security Instrument together with any and all rights, powers and remedies granted by the decree. Neither the assent to decree nor the power of sale granted in this paragraph 21 shall be exhausted in the event the proceeding is dismissed before the payment in full of all sums secured by this Security Instrument.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender or Trustee, shall release this Security Instrument without charge to Borrower and mark the Note "paid" and return the Note to Borrower. Borrower shall pay any recordation costs.

23. Substitute Trustee. Lender, at its option, may from time to time remove Trustee and appoint a successor Trustee to any Trustee appointed hereunder by an instrument recorded in the city or county in which this Security Instrument is recorded. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by applicable law.

24. Possession of the Property. Borrower shall have possession of the Property until Lender has given Borrower notice of default pursuant to paragraph 21 of this Security Instrument.

25. Riders to this Security Instrument . If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Rate Improvement Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Other(s) [specify] | | |

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

✓ **GEORGE G. NACHT** (Seal)
-BORROWER

✓ **EDNA R. NACHT** (Seal)
-BORROWER

(Seal)
-BORROWER

(Seal)
-BORROWER

[Space Below This Line For Acknowledgment]

STATE OF MARYLAND, PRINCE GEORGE'S

County ss:

I Hereby Certify, That on this 25TH day of OCTOBER, 1993, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Prince George's, personally appeared **GEORGE G. NACHT AND EDNA R. NACHT (HIS WIFE)**

known to me or satisfactorily proven to be the person(s) whose name(s) she subscribed to the within instrument and acknowledge that he, j executed the same for the purposes therein contained.

AS WITNESS: my hand and notarial seal.

My Commission expires:

KIMBERLY N. DOUGLAS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 24, 1997

Kimberly N. Douglas
Notary Public

STATE OF Prince George's

County ss:

I Hereby Certify, That on this 25th day of October, 1993, before me, the subscriber, a Notary Public of the State of Maryland and for the County of Prince George's, personally appeared George G. Nacht

, the agent of the party secured by the foregoing Deed of Trust, and made oath in the due form of law that the consideration recited in said Deed of Trust is true and bona fide as therein set forth and that the actual sum of money paid at the closing transaction by the secured party was paid over and disbursed by the party of the parties secured by the Deed of Trust to the Borrower or to the person responsible for disbursement of funds in the closing transaction or their respective agent at a time not later than the execution and delivery by the Borrower of this Deed of Trust; and also made oath that he is the agent of the party or parties secured and is duly authorized to make this affidavit.

AS WITNESS: My hand and notarial seal.

My Commission expires:

KIMBERLY N. DOUGLAS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 24, 1997

Kimberly N. Douglas
Notary Public

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 3324, p. 191, MSA_CE53_3309. Date available 04/29/2004. Printed 07/28/2004.

3324 FOLIO 191

74

LOAN NUMBER: 311673

WHEN RECORDED MAIL TO:
CAPSTEAD MORTGAGE CORPORATION
ATTN: MARY MAXWELL
2001 BRYAN TOWER, SUITE 3300
DALLAS, TX. 75201

CORPORATION ASSIGNMENT OF MORTGAGE/DEED OF TRUST

FOR VALUE RECEIVED, the undersigned FIRST CALIFORNIA MORTGAGE COMPANY, A CALIFORNIA CORPORATION a corporation organized and existing under the laws of the State of California, and duly authorized to transact business in the States of Alabama, Florida, Georgia, Maryland, Mississippi, North Carolina, and South Carolina, does hereby grant, sell, assign, transfer and set over, unto CAPSTEAD MORTGAGE CORPORATION, A MARYLAND CORPORATION having an office located at 2001 BRYAN TOWER, SUITE 3300 DALLAS, TX. 75201 all of its rights, title and interest in and to that certain Mortgage / Deed of Trust dated 10/25/1993 in principal sum of \$ 81000.00 and executed by GEORGE G. NACHT AND EDNA R. NACHT (HIS WIFE) TENANTS BY THE ENTIRETY recorded in Official Records Book 3034, Page 0275, Instrument Number, recorded in the County Recorder's office of HOWARD County, State of Maryland describing land therein as:

As more fully described on said Deed of Trust.

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, all rights accrued or to accrue under said Mortgage / Deed of Trust.

FIRST CALIFORNIA MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Dated: 05/13/1994

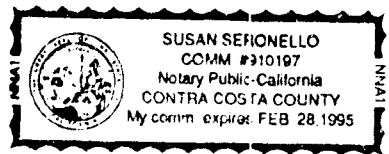
By: T. Lotspeich
T. LOTSPETCH
its ASST. VICE PRESIDENT

STATE OF CALIFORNIA
CONTRA COSTA County ss:

On this the 13th day of May, 1994 before me, the undersigned, a Notary Public in and for the County and State, personally appeared T. LOTSPETCH personally known to me or proved to me on the basis of satisfactory evidence to be the ASST. VICE PRESIDENT of the corporation that executed the within Instrument on behalf of the corporation therein named and acknowledged before me that such corporation executed the within Instrument pursuant to its by-laws or resolution of its Board of Directors.

Signature Susan Seronello
SUSAN SERONELLO
NOTARY PUBLIC

RECEIVED
MAY 13 1994
HOWARD COUNTY
CLERK OF SUPERIOR COURT



FNMA LN NO. 1659806431
TMS LN NO. 328017-8
CAT NO. 109

STATE OF MARYLAND
HOWARD COUNTY

ASSIGNMENT OF MORTGAGE/DEED OF TRUST/SECURITY DEED

FOR VALUE RECEIVED, THE FIRST NATIONAL BANK OF GAINESVILLE D/B/A THE MORTGAGE SOURCE, A NATIONAL BANK ("ASSIGNOR"), HEREBY TRANSFERS, ASSIGNS, SELLS, CONVEYS AND DELIVERS TO DOVENMUEHLE MORTGAGE COMPANY, L. P. ITS SUCCESSORS AND/OR ASSIGNS ("ASSIGNEE"), ALL RIGHT, TITLE, POWERS AND INTEREST OF ASSIGNOR IN AND TO THE FOLLOWING DESCRIBED MORTGAGE/DEED OF TRUST/SECURITY DEED ("SECURITY INSTRUMENT") FILED AND RECORDED IN THE PUBLIC RECORDS OF HOWARD COUNTY, MARYLAND, TOGETHER WITH THE NOTE AND EACH AND EVERY OBLIGATION DESCRIBED IN SAID NOTE AND/OR SECURITY INSTRUMENT AND THE MONEY DUE AND TO BECOME DUE THEREON. SAID SECURITY INSTRUMENT IS IDENTIFIED BY THE NAME(S) OF THE ORIGINAL GRANTOR/MORTGAGOR ("MORTGAGOR"), DEED BOOK/FILM NUMBER/CLERK'S FILE NUMBER OF RECORD, AND PAGE NUMBER AS FOLLOWS:

MORTGAGOR: RONALD H SCHLAUCH
JOAN M SCHLAUCH

DEED BOOK/FILM NO/CLERK'S FILE NUMBER OF RECORD: 2835
PAGE NO.: 0359-0365

IN RE: 2.00
RECORDING FEE 20.00
TOTAL 22.00
Fest#003 Rec#181
Mfg JCM B11426W
Aug 15, 1994 09:04 AM

TO HAVE AND TO HOLD THE SAME UNTO THE SAID ASSIGNEE, ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF THE PROPERTY DESCRIBED IN THE NOTE AND/OR SECURITY INSTRUMENT, TOGETHER WILL ALL RIGHTS, POWERS, AND PRIVILEGES THEREIN CONTAINED IN AS FULL, AMPLE, AND COMPLETE MANNER AS THE ASSIGNOR IS AUTHORIZED TO EXERCISE THE SAME.

IN WITNESS WHEREOF, THE ASSIGNOR EXECUTED THIS INSTRUMENT UNDER ITS CORPORATE SEAL BY ITS DULY AUTHORIZED OFFICERS THIS DATE OF JULY 20, 1994.

ATTEST:

Betty E. Monson
BETTY E. MONSON
ASST. SECRETARY

BY:

FIRST NATIONAL BANK OF GAINESVILLE
D/B/A THE MORTGAGE SOURCE
Judith F. Roberts
JUDITH F. ROBERTS
ASST VICE PRESIDENT

Diana L. Lockwood
DIANA L. LOCKWOOD, WITNESS

STATE OF GEORGIA
COUNTY OF HALL



I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT BETTY E. MONSON WITH WHOM I AM PERSONALLY ACQUAINTED (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), CAME BEFORE ME THIS DAY AND WHO, UPON OATH, ACKNOWLEDGED THAT HE/SHE IS ASST SECRETARY OF THE FIRST NATIONAL BANK OF GAINESVILLE D/B/A THE MORTGAGE SOURCE, A GEORGIA CORPORATION, AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED AND DELIVERED IN ITS NAME AND FOR THE PURPOSE THEREIN CONTAINED, BY JUDITH F. ROBERTS, ITS ASST VICE PRESIDENT, SEALED WITH ITS CORPORATE SEAL AND ATTESTED BY HIMSELF/HERSELF AS ITS ASST SECRETARY. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, ON THIS DATE OF JULY 20, 1994.

(SEAL-STAMP)

RETURN TO:

ASSIGNOR:

1ST NATIONAL BANK OF GAINESVILLE
D/B/A THE MORTGAGE SOURCE
303 JESSE JEWELL PKWY SUITE 600
GAINESVILLE, GA 30501

THIS INSTRUMENT WAS PREPARED BY:

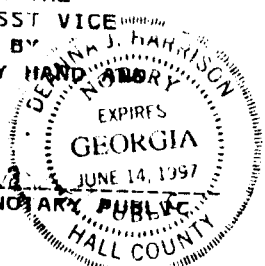
KIM RIDER

PHONE 404-503-2554

Deanna J. Harrison
DEANNA J. HARRISON, NOTARY PUBLIC

ASSIGNEE:

DOVENMUEHLE MORTGAGE COMPANY, L. P.
1501 WOODFIELD ROAD, SUITE 400 EAST
SCHAUMBURG, ILLINOIS 60173-4982



Signet Mortgage Corp.
P.O. Box 2846

Columbia MD 21045-0016

MS 22625-0119

ASSIGNMENT OF DEED OF TRUST

For value received, SIGNET MORTGAGE CORPORATION hereby assigns, without recourse to WACHOVIA MORTGAGE COMPANY, its successors and assigns, one certain Deed of Trust dated the 25TH day of MARCH, 1994 from JAMES GILBERT ANDREWS AND YONG HUI ANDREWS, HUSBAND AND WIFE (Borrowers) to NANCY R. MINOR and CERENA L. GRIFFITH, as trustees, for the benefit of SIGNET MORTGAGE CORPORATION, and recorded on the 8 day of April 1994, in the land records of the 3324/County of HOWARD State of MARYLAND at Deed Book/Liber 3216 Page/Folio 204, Instrument _____ (if applicable).

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest and all rights accrued or to accrue under said deed of trust.

SIGNET MORTGAGE CORPORATION hereby appoints the undersigned subscribing officer of the corporation, as its lawful attorney-in-fact to execute this Assignment on its behalf.

WITNESS the following signatures.

Gretchen Trusty
GRETCHEN TRUSTY Attest

SIGNET MORTGAGE CORPORATION

BY: William H. Shipley, Jr.
WILLIAM H. SHIPLEY, JR., AVP

DATED: APRIL 7, 1994

STATE OF MARYLAND
COUNTY/ CITY OF BALTIMORE

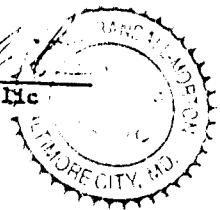
I HEREBY CERTIFY, that on this 7TH day of APRIL in the year 1994 before the subscriber, a Notary Public in and for the State aforesaid, personally appeared WILLIAM H. SHIPLEY, JR., AVP of the SIGNET MORTGAGE CORPORATION and acknowledged this Assignment to be the act said body.

As witness my hand to seal

William H. Shipley, Jr.
Notary Public

My Commission Expires: 6-1-94

SMC 3032.1/REV 2/90



HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 3324, p. 0193, MSA_CE53_3309, Date available 04/29/2004. Printed 07/28/2004.

3324 FOLIO 194

Signet Mortgage Corp.
P.O. Box 2846
Columbia, MD 21045-0846

22625-0110

ASSIGNMENT OF DEED OF TRUST

29

For value received, SIGNET MORTGAGE CORPORATION hereby assigns, without recourse to WACHOVIA MORTGAGE COMPANY, its successors and assigns, one certain Deed of Trust dated the 30 day of MARCH, 1994 from JULIE ANN MARPLE, FEMME SOLE

(Borrowers) to NANCY R. MINOR and CERENA L. GRIFFITH, as trustees, for the benefit of SIGNET MORTGAGE CORPORATION, and recorded on the 11 day of April 1994, in the land records of the City/County of HOWARD State of MARYLAND at Deed Book/Liber 3217 Page/Folio 221, Instrument (if applicable), and re-recorded on May 26, 1994 at Liber 3259 Folio 113.

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest and all rights accrued or to accrue under said deed of trust.

SIGNET MORTGAGE CORPORATION hereby appoints the undersigned subscribing officer of the corporation, as its lawful attorney-in-fact to execute this Assignment on its behalf.

WITNESS the following signatures.

Theresa Kane
THERESA KANE Attest

SIGNET MORTGAGE CORPORATION

BY: Sharon K. Moxey
SHARON K. MOXEY
ASST. VICE PRESIDENT

DATED: APRIL 12, 1994

STATE OF MARYLAND

COUNTY/CITY OF BALTIMORE

I HEREBY CERTIFY, that on this 12th day of APRIL in the year 1994 before the subscriber, a Notary Public in and for the State aforesaid, personally appeared SHARON K. MOXEY, ASST. VICE PRESIDENT of the SIGNET MORTGAGE CORPORATION and acknowledged this Assignment to be the act said body.

As witness my hand to seal

My Commission Expires: 11/01/95

SMC 3032.1/REV 2/90

Notary Public MARY PUBLIC

RECORDED
INDEXED
MAY 12 1994
BALTIMORE

Real Property Data Search ()

Search Result for HOWARD COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 16 Account Identifier - 094080

Owner Information

Owner Name:

COLUMBIA ASSOCIATION INC

Use:

RESIDENTIAL

Principal Residence:

NO

Mailing Address:

10221 WINCOPIN CIR

Deed Reference:

/03324/ 00191

COLUMBIA MD 21044-3410

Location & Structure Information

Premises Address:

TAMAR DR

Legal Description:

LOT 1 S 1 AR 5

COLUMBIA 21045-0000

TAMAR DR

VIL LONGREACH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0036 0012 0344 16010101.14 1103 1 2024 Plat Ref:

Town: None

Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use

0.6900 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

/

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2024	07/01/2025
Land:	0	0		
Improvements	0	0		
Total:	0	0	0	0
Preferential Land:	0	0		

Transfer Information

Seller:

Date:

Price:

Type:

Deed1: /03324/ 00191

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

This Deed, MADE THIS 16 day of July August

in the year one thousand nine hundred and ninety-one
Herbert A. Richards, Jr., Individually

by and between

of Howard County, Maryland, party
Jung S. Kim and Hea Ja Kim, husband and wife, parties

of the first part, and

of the second part.

WITNESSETH, That in consideration of the sum of

Nine Hundred and Forty Thousand \$940,000.00 Dollars
the said party of the first part

REC'D FEE 13.50
RCRD TAX 4700.00
CNTY TAX 9400.00
STAT TAX 4700.00
SURCHG 5.00

DEED # 14 #
#808620 C679 R01 T09:06
08/29/91

does grant and convey to the said parties of the second part as tenants by the entireties,
their assigns, and to the survivor of them and the

personal representatives/successors and assigns, in fee simple, all

lot of ground situate in Howard County, Maryland

and described as follows, that is to say:

Being Known and designated as Parcel D as shown on the Plat entitled "Columbia, Village
of Long Reach, Parcel D, Section 1, Area 5, "which plat is recorded among the Land Records of
Howard County, Maryland, in Plat Book 22, folio 81, containing 0.694 acre, more or less.

Being the same lot of ground which by Deed dated June 23, 1983 and recorded among the Land
Records of Howard County in Liber 1168 Folio 596 was granted and conveyed by Sparmark Joint
Venture unto Herbert A. Richards, Jr., the herein grantor.

All Taxes on Assessments certified
to the Collector of Taxes for
Howard County, Md. by 9/22/91
have been paid. This statement is for
the purpose of permitting recordation
and is not assurance against further
taxation even for prior periods, nor
does it guarantee satisfaction of
outstanding tax sales.

16-091324

REC'D

AUG 27 1991

State Dept. of Assessments
and Taxation — Howard County

REC'D
State Department of
Assessments & Taxation
for Howard County

Signature

Agricultural Use Tax in the
Amount of \$ 0.00

Signature

4700.00
9400.00
4700.00
5.00

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

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part as tenants by the entireties, their assigns, and to the survivor of them and the

personal representatives/successors 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.

WITNESS the hand and seal of said grantor

Test:

Patricia Anne Presley

Herbert A. Richards, Jr. (SEAL)
Herbert A. Richards, Jr.

(SEAL)

STATE OF MARYLAND

Queen Anne's County, to wit:

I HEREBY CERTIFY, That on this *16th* day of *July* *August*, in the year one thousand nine hundred and ninety-one, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Herbert A. Richards, Jr.

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

Patricia Anne Presley
Notary Public

My Commission expires:

July 1, 1994



This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

Mail - Ann Koo Dittles, Inc.
(By: Robert J. Yerman, Esq.)
5 Light St.
Baltimore, Md 21202

Robert J. Yerman
(Signature of attorney admitted to practice in Maryland if the instrument has been prepared by or under the supervision of such attorney, or signature of a party to the instrument if such party has prepared the instrument)

Robert J. Yerman, Esquire

15
md

DEED OF TRUST

THIS DEED OF TRUST (the "Deed of Trust") is made this 16 day of August, 1991, by Jung S. Kim and Hea Ja Kim, having an address of 205 Kathy Court, Severna Park, Maryland 21146 (jointly and singly, the "Grantor"), and WAYNE F. PETERSON of Fairfax County, Virginia, and SHERRY L. YOUNG of Stafford County, Virginia, as Trustees (collectively, the "Trustee").

Grantor is justly indebted to Citibank, F.S.B. (the "Lender"), in the principal sum of Four Hundred Ninety-Five Thousand and 00/100 Dollars (\$495,000.00) (the "Loan"), for which sum Grantor has executed and delivered to Lender that certain Commercial Loan Note (the "Note"), dated today, payable to the order of Lender at 2000 L Street, N.W., Washington, D.C. 20036, or at such other place as Lender may designate in writing, and bearing interest and payable in the manner set forth in the Note; and

Grantor has agreed to execute and deliver this Deed of Trust as a condition to incurring the indebtedness and in order to secure payment of the indebtedness;

In consideration of the Loan, the covenants and agreements made below, and other good and valuable consideration, the adequacy of which is acknowledged, Grantor now grants and conveys to Trustee all that certain real property located in Howard County, State of Maryland, and described as follows:

Being known and designated as Parcel D as shown on the Plat entitled "Columbia, Village of Long Reach, Parcel D, Section 1, Area 5," which plat is recorded among the Land Records of Howard County, Maryland, in Plat Book 22, folio 81, containing 0.694 acre, more or less.

The Property is more commonly known as 6030 Foreland Garth, Columbia, Maryland 21045.

Together with any and all buildings and improvements now situated or which may later be erected on the real property;

Together with any and all easements, rights, royalties, mineral, oil and gas rights and profits, water, water rights and water stock appurtenant thereto, rights-of-way, licenses, privileges, leases, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof; and also any estate, right, title, property, claim and demand whatsoever of

REC'D FEE 81.50

SURCHG 5.00

15 #
#808630 C679 R01 109:06

08/29/91

9150
550

Grantor of, in and to the same and of, in and to every part and parcel thereof;

Together with any and all right, title and interest of Grantor, if any, in and to the land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the real property to the centerline of such street, road or avenue, and in and to all appurtenances thereto;

Together with any and all machinery, materials, apparatus, equipment, fittings, fixtures, furniture, general intangibles and articles of personal property of every kind and nature whatsoever, other than consumable goods, including replacements, additions and substitutions therefor, now or later located in or upon, attached to or appurtenant to the real property or any part of the real property and used or useable in connection with any present or future operation of the real property, and now owned or later acquired by Grantor (collectively, the "Equipment"), including, but without limiting the generality of the foregoing, all heating, lighting, laundry, incinerating and power equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing, lifting, cleaning, fire-prevention, fire-extinguishing, refrigerating, ventilating and communications apparatus, air-cooling and air-conditioning apparatus, elevators, escalators, shades, awnings, screens, storm doors and windows, stoves, refrigerators, attached cabinets, partitions, ducts and compressors and all the right, title and interest of Grantor in and to any equipment used in the maintenance or operation of the real estate, buildings, improvements and Equipment;

Together with any and all awards and payments, including interest thereon, and the right to receive the same which may be made with respect to the real estate or any buildings, improvements or Equipment as a result of the exercise of the right of eminent domain, including, but not limited to, the alteration of the grade of any street, road or avenue or any other injury to or decrease in the value of the real estate or any buildings, improvements or Equipment.

All the foregoing collectively shall be deemed to be and are referred to as the "Property" or the "Security Property."

IN TRUST, to have and to hold the Property and all the rents, issues and profits thereof unto Lender, its successors and assigns for the purpose of securing:

- (a) Payment of the indebtedness evidenced by the Note executed by Grantor and payable to the order of Lender, according to the terms and provisions of the Note;
- (b) Payment of all other monies secured or intended to be secured by this Deed of Trust; and
- (c) Performance and observance of each covenant and agreement of Grantor contained in this Deed of Trust, the Note and the Commitment by and between Grantor and Lender dated June 13, 1991, as amended on August 6, 1991 (the "Commitment").

AND IN TRUST, to permit Grantor to use and occupy the Property and to take, have and apply the rents, issues, and profits of the Property to and for Grantor's sole use and benefit until default be made in the payment of the Note or any installment under the Note, when and as the same shall become due and payable, or default be made in Grantor's obligations under this Deed of Trust or under any other instrument evidencing or securing the indebtedness secured by this Deed of Trust or under any other notes or deeds of trust by Grantor held by Lender.

AND, upon the full payment of the Note and the interest thereon, and upon the full payment of all monies advanced or expended as provided in this Deed of Trust, and all other proper costs, charges, commissions and expenses, at any time before the sale provided below, to release and reconvey the Property to Grantor at Grantor's sole cost and expense.

AND Grantor covenants and agrees as follows:

1. Payment of Principal and Interest. Grantor shall pay the indebtedness secured by this Deed of Trust at the time and in the manner provided in the Note.

2. Charges and Liens. Grantor shall pay and discharge, as the same may or shall become due and payable, all taxes, assessments and other charges, fines and impositions whatsoever, now or later levied, assessed or imposed upon the Property or any part of the Property or upon Lender's interest therein, which may attain a priority over the lien of this Deed of Trust (including, without limitation, water and sewer bills and, if applicable, vault rents), without regard to any law now or later enacted obligating Lender to pay the whole or any part thereof. Grantor shall promptly furnish to Lender receipts for such payments. Grantor shall promptly discharge any lien which has a priority

DEED

THIS DEED, made this 17th day of December, 1997, by and between JUNG S. KIM and HEA JA KIM, Grantors, and SANG KI KO and YONG BOK KO, Grantees:

WITNESSETH, that in consideration of the sum of Eight Hundred Thousand Dollars (\$800,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said JUNG S. KIM and HEA JA KIM do hereby grant and convey unto the said SANG KI KO and YONG BOK KO, their heirs, personal representatives and assigns, in fee simple as tenants by the entirety, all that property situate, lying and being in the State of Maryland, County of Howard described as follows:

Being known and designated as Parcel D-1 as shown on the Plat entitled "Columbia, VILLAGE OF LONG REACH, Section 1, Area 5, Parcels B-1, D-1, and E-1" which Plat is recorded among the Land Records of Howard County, Maryland as Plat Number 12409.

BEING the same property described in the Deed to the within Grantors recorded in Liber 2382, Folio 552, saving and excepting therefrom that property conveyed to Columbia Mall, Inc., by Deed recorded in Liber 4003, Folio 554 among the Land Records of Howard County, Maryland.

We, the Grantors, hereby acknowledge and affirm under the penalties of perjury that the actual consideration paid or to be paid for this conveyance, including the amount of any mortgage or deed of trust assumed by the Grantees, is the actual amount stated herein.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the improvements thereupon erected, made or being, and all rights, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining thereto for the use and benefit of the Grantees, their heirs, personal representatives and assigns in fee simple forever.

AND the said Grantors covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

WITNESS the hands and seals of the said Grantors.

All Taxes and Assessments certified to the Collector of Taxes for Howard County, Md. by 12/18/97 have been paid. This statement is for the purpose of permitting recordation and is not a guarantee against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

Jung S. Kim
JUNG S. KIM

Hea Ja Kim
HEA JA KIM

16-091324

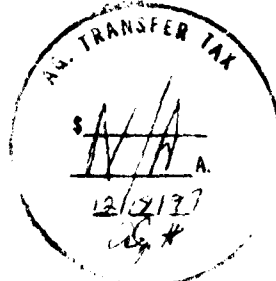
RECEIVED

DEC 18 1997

RECEIVED FOR THE
State Department of
Assessment and Taxation
for Howard County

Return To:
Kimberly A. Learnan, P.A.
7501 Greenway Center Dr., Ste. 210
Greenbelt, MD 20770

State Dept. of Assessment
and Taxation —



STATE OF MD
COUNTY OF PG

TO WIT:

I HEREBY CERTIFY that on this 17th day of December, 1997, before me, the Subscriber, a Notary Public of the State of MD, and for the County of PG, personally appeared in the aforesaid State and County JUNG S. KIM, the said Jung S. Kim being known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged the foregoing instrument for the purposes therein contained.

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

[Signature]
Notary Public

My commission expires: July 26, 1998

STATE OF MD
COUNTY OF PG

TO WIT:

I HEREBY CERTIFY that on this 17th day of December, 1997, before me, the Subscriber, a Notary Public of the State of MD, and for the County of PG, personally appeared in the aforesaid State and County HEA JA KIM, the said HEA JA KIM being known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged the foregoing instrument for the purposes therein contained.

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

[Signature]
Notary Public

My commission expires: July 26, 1998

ATTORNEY'S CERTIFICATION

I hereby certify that this instrument was prepared under my supervision and that I am an attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
Kimberly A. Leaman

IMP FD SURE \$	5.00
RECORDING FEE	20.00
RECORDATION 1	4.000.00
TR TAX COUNTY	6.000.00
TR TAX STATE	4.000.00
TOTAL	10.005.00
Rest HOBE	Not # 13314
MDR CYB	DLA # 1000
Dec 18, 1997	02.15 PM

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Howard

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

1 Type(s) of Instruments	<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other
	<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease		
2 Conveyance Type Check Box	<input type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple Accounts	<input type="checkbox"/> Not in Arms-Length Sale (9)
	Arms-Length (1)	Arms-Length (2)	Arms-Length (3)	
3 Tax Exemptions (If Applicable)	<input type="checkbox"/> Recordation			
	<input type="checkbox"/> State Transfer			
4 Cite or Explain Authority	<input type="checkbox"/> County Transfer			

5 Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only			
			Transfer and Recordation Tax Consideration			
6 Fees	Purchase Price/Consideration	\$ 800,000.00	Transfer Tax (Consideration X () % = \$			
	Any New Mortgage	\$	Less Exemption Amount = \$			
	Balance of Existing Mortgage	\$	Total Transfer Tax = \$			
	Other:	\$	Recordation Tax Consideration X () per \$500 = \$			
	Other:	\$	TOTAL DUE	\$		
	Full Cash Value	\$				
7 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).	Amount of Fees	Dec. 1	Dec. 2	Agent:		
	Recording Charge	\$	\$	Tax Bill:		
	Surcharge	\$	\$	C.B. Credit:		
	State Recordation Tax	\$	\$	Ag. Tax/Other:		
	State Transfer Tax	\$	\$			
	County Transfer Tax	\$	\$			
	Other	\$	\$			
	Other	\$	\$			
	District	Property Tax ID No. (1)	Grantor Lien/Folio	Map	Parcel No.	Var. LOG (5)
	Subdivision Name	Lot (3a)	Block (3b)	Set/VAR(3c)	Plot Ref.	SqFt/Acreage (4)

8 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).	District		Property Tax ID No. (1)	Grantor Lien/Folio	Map	Parcel No.	Var. LOG (5)
	Subdivision Name		Lot (3a)	Block (3b)	Set/VAR(3c)	Plot Ref.	SqFt/Acreage (4)
9 Other Names to Be Indexed	Location/Address of Property Being Conveyed (2)		Water Meter Account No.				
	Other Property Identifiers (If applicable)						
10 Contact/Mail Information	Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/>		Fee Simple <input 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:				

7 Transferred From	If Partial Conveyance, List Improvements Conveyed:	
	Dec. 1 - Grantor(s) Name(s)	Dec. 2 - Grantor(s) Name(s)
8 Transferred To	Dec. 1 - Owner(s) of Record, if Different from Grantor(s)	
	Dec. 2 - Owner(s) of Record, if Different from Grantor(s)	

9 Other Names to Be Indexed	Dec. 1 - Grantor(s) Name(s)		Dec. 2 - Grantor(s) Name(s)	
	Dec. 1 - Owner(s) of Record, if Different from Grantor(s)		Dec. 2 - Owner(s) of Record, if Different from Grantor(s)	

10 Contact/Mail Information	Dec. 1 - Grantor(s) Name(s)		Dec. 2 - Grantor(s) Name(s)	
	Dec. 1 - Owner(s) of Record, if Different from Grantor(s)		Dec. 2 - Owner(s) of Record, if Different from Grantor(s)	

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person
	Name: <u>Kim Leaman</u>		<input type="checkbox"/> Hold for Pickup
12 Assessment Information	Address: <u>7501 Greenway Center Drive #210</u>		<input type="checkbox"/> Return Address Provided
	Greenbelt MD 20770 Phone: (410) 474-7774		

13 Assessment Information	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Will the property being conveyed be the grantee's principal residence?	
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Does transfer include personal property? If yes, identify:	
14 Assessment Information	Yes <input type="checkbox"/> No <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	

Technical Verification		Agricultural Verification		Whole		Part		Trans. Process Verification	
Transfer Number:	Date Received:	Dead Person:	Assigned Property No.:						
Year:	19	19	Geo.	Map	Sub	Block			
Lead			Zone	Grid	Plot	Lot			
Subdiv			Use	Parcel	Section	Qtr. Cd.			
Town			Town Cd.	Ex. R.	Ex. Cd.				
REMARKS:									
Distribution: White - Clerk's Office Canary - SDAT Pink - Office of Finance Goldcard - Preparer AOC-CC-300 (6/95)									

Real Property Data Search ()

Search Result for HOWARD COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 091324

Owner Information

Owner Name:

KO SANG KI
KO YONG BOK T/E

Use:

COMMERCIAL

Principal Residence:

NO

Mailing Address:

6030 FORELAND GARTH
COLUMBIA MD 21045-3057

Deed Reference:

/04139/ 00236

Location & Structure Information

Premises Address:

6030 NW FORELAND GARTH
COLUMBIA 21045-0000

Legal Description:

PAR D1 20,678 SQ
6030 FORELAND GARTH
VIL LONGREACH S1 A5

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 12409
0036 0011 0006 30000.14 0000 D 1 2024 Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1979	7,039 SF		20,678 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RETAIL STORE/		C4			

Value Information

	Base Value	Value			Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025		
Land:	310,100	310,100				
Improvements	553,600	729,100				
Total:	863,700	1,039,200	922,200	980,700		
Preferential Land:	0	0				

Transfer Information

Seller: KIM JUNG S	Date: 12/18/1997	Price: \$800,000
Type: NON-ARMS LENGTH OTHER	Deed1: /04139/ 00236	Deed2:
Seller: RICHARDS HERBERT A JR	Date: 08/27/1991	Price: \$940,000
Type: ARMS LENGTH IMPROVED	Deed1: /02382/ 00552	Deed2:
Seller: SPARTAN INVESTING CO	Date: 06/23/1983	Price: \$390,000
Type: ARMS LENGTH IMPROVED	Deed1: /00000/ 00000	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:

2/25/2015 10:10 AM Csh 0031 Reg 0047
 T/Ref 0047074684 Grp 000001 R/Lne 000001
 01 - Main Location
 \$0.00
 Validation Number: 0047-081715
 1000000000-1300-409910-1300000000-999999
 9999999999

Parcel Number: 16101059
 Doc Type: Deeds
 Consideration Amount: \$0.00

Tax I.D. No. 16-101028

Project No. C-0309

TRANSFER TO GOVERNMENT
 Exempt from Recordation Tax and Transfer Tax under
Annotated Code of Maryland, Tax Property Article,
 Sections 12-108 (a) and 13-207(a), respectively, and
 exempt from Recording Fees under Annotated Code of Maryland,
 Real Property Article, Section 3-603

DEED

THIS DEED is made this 20th day of February, 2015, by and between **LONG REACH VILLAGE ASSOCIATES, LLC**, (the "Grantor"), a Delaware limited liability company and **HOWARD COUNTY, MARYLAND** (the "Grantee"), a body corporate and politic.

WHEREAS, the Grantor owns, in fee simple, a portion of that certain real property commonly known as 8775 Cloudleap Court, Columbia, Howard County, Maryland and shown as Unit 1 on a condominium plat titled "Condominium Plat First Floor for LRVC Revitalization Condominium, Parcel B-1 and Condominium Plat Second Floor for LRVC Revitalization Condominium, Parcel B-1" recorded as Plat No. 22982 and 22983 on September 15, 2014 in the Land Records of Howard County, Maryland (the "Land Records"), located within the Sixth Election District of Howard County, Maryland and further described as being part of Parcel B-1 shown on a plat of subdivision titled "Columbia Village of Longreach, Section 1, Area 5, Parcels B-1, D-1 & E-1, A Resubdivision of Parcel B as shown on Plat Book 21, folio 82, Parcel D as shown on Plat Book 22, Folio 84 and Parcel E as shown on Plat No 9737", said plat recorded among the aforesaid Land Records as Plat MDR No. 12409; currently referred to as of the date hereof as Tax Account No. 16-101028, Tax Map 36, Grid 12, Parcel 6, Unit 1. (the "Grantor's Parcel").

WHEREAS, the Grantor by this Deed is conveying to Grantee all of Grantor's Parcel, said portion comprising 1.571 acres, more or less (the "Property").

NOW, THEREFORE WITNESSETH, in consideration of Two Million Five Hundred Thousand Dollars (\$2,500,000.00), the Grantor hereby grants and conveys unto the Grantee, its successors and assigns, in fee simple, the Property, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

THE PROPERTY BEING part of the Grantor's Parcel conveyed by Cedar-Long Reach, LLC, a Delaware limited liability company to the Grantor by Special Warranty Deed dated October 29, 2010 and recorded among the Land Records of Howard County, Maryland in Liber 12828, folio 123 on November 9, 2010.

TOGETHER with all buildings and improvements thereon and all rights, alleys, ways, easements, waters, privileges, appurtenances and advantages belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns, in fee simple forever.

THE GRANTOR hereby covenants that it is the sole owner of the Property, that Grantor has not done or suffered to be done any act, matter or thing whatsoever to encumber the Property, that Grantor warrants specially the Property subject to matters of public record, that Grantor will execute such further assurances of the same as may be requisite, and that Grantor, and its signatory, are duly authorized and have the power and right to convey the Property.

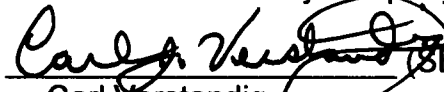
All references herein to Grantor shall be deemed plural if more than one person has an interest in the Property. Any pronoun reference herein shall be deemed to apply to the appropriate gender or person, as the case may be.

IN WITNESS WHEREOF, the parties have caused this Deed to be executed and delivered, under seal, by its duly authorized officer or official, on the date first above written.

WITNESS/ATTEST:



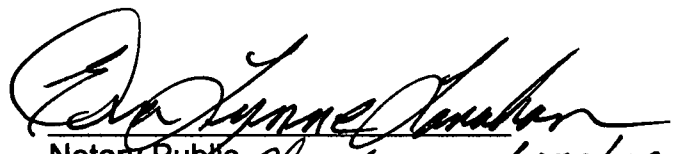
GRANTOR:
LONG REACH VILLAGE
ASSOCIATES, LLC
a Delaware limited liability company

By:  (SEAL)
Carl Verständig,
Managing Member
Date: 2-20-2015

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

I HEREBY CERTIFY that on this 20th day of February, 2015, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County/City, personally appeared Carl Verständig, Managing Member signatory of Long Reach Village Associates, LLC, a Delaware limited liability company, the Grantor in the within Deed, and he acknowledged the same to be the act of the limited liability company for the purposes stated therein.

AS WITNESS my Hand and Notarial Seal.


Notary Public Edna Lynne Lanahan

My Commission Expires: March 5, 2018

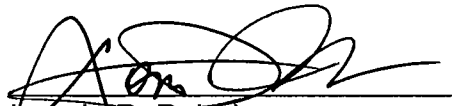
[Signatures continue on the following page.]

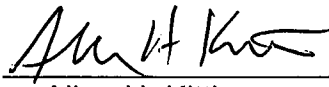


ACCEPTED by the Grantee on this 20th day of February, 2015.


ATTEST:

HOWARD COUNTY, MARYLAND

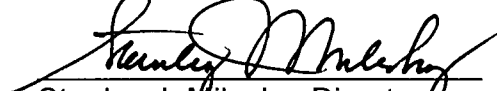

Lonnie R. Robbins
Chief Administrative Officer

By:  (SEAL)
Allan H. Kittleman
County Executive
Date: 2/19/2015

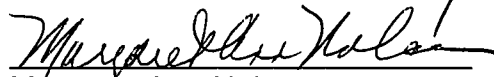
APPROVED:


James M. Irvin, Director
Department of Public Works

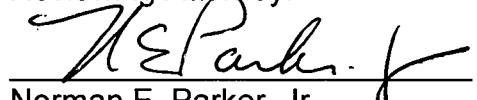
APPROVED FOR SUFFICIENCY OF FUNDS:


Stanley J. Milesky, Director
Department of Finance

APPROVED FOR FORM AND LEGAL SUFFICIENCY
this 18 day of February, 2015


Margaret Ann Nolan
County Solicitor

Reviewing Attorney:


Norman E. Parker, Jr.
Senior Assistant County Solicitor

Notary's certified
for the purpose of
this instrument
on 2-25-15
at Howard County, Maryland
in the presence of
the undersigned
and the proper protocol
has been followed
and the collection of
notary fees is complete

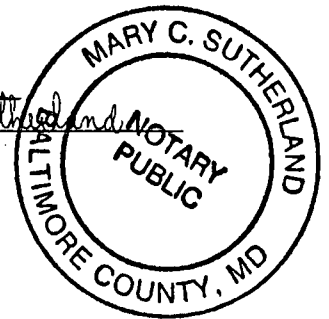
[Notary follows on the next page.]

**COUNTY EXECUTIVE:
STATE OF MARYLAND, HOWARD COUNTY, TO WIT:**

I HEREBY CERTIFY that on this 19th day of February, 2015 before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County/City, personally appeared Allan H. Kittleman, the County Executive for Howard County, Maryland, the Grantee in the within Deed, who acknowledged the same to be the act of the County and that he executed the foregoing Deed for the purposes therein contained by signing in my presence the name of Howard County, Maryland as County Executive.

AS WITNESS my Hand and Notarial Seal.

Mary C. Sutherland
Notary Public



My Commission Expires: 5/28/2015

THIS IS TO CERTIFY that this instrument was prepared by Howard County, Maryland, the grantee named in the within Deed.

Tina D. Hackett
Tina D. Hackett, Chief
Real Estate Services Division

After Recording, Return To:
Howard County, Maryland
Real Estate Services Division
3430 Court House Drive
Ellicott City, Maryland 21043

LR - Government
Instrument - 13 0.00
Agency Name: HOWARD
COUNTY
Instrument List: Deed
Describe Other: LR
VILLAGE
Reference/Control #: 129
Total: 0.00
02/25/2015 10:31
CC13-TR
#3890940 CC0503 -
Howard Co
Columbia/CC05.03.01 -
Register 01

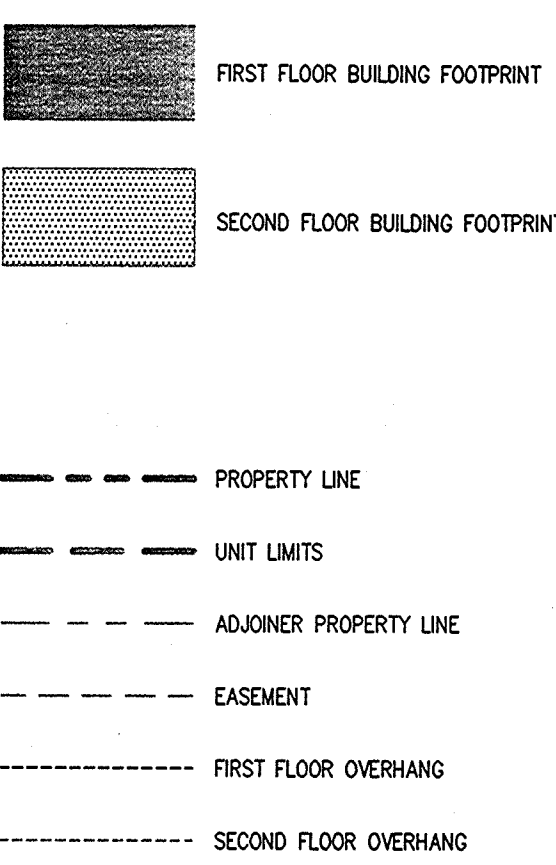
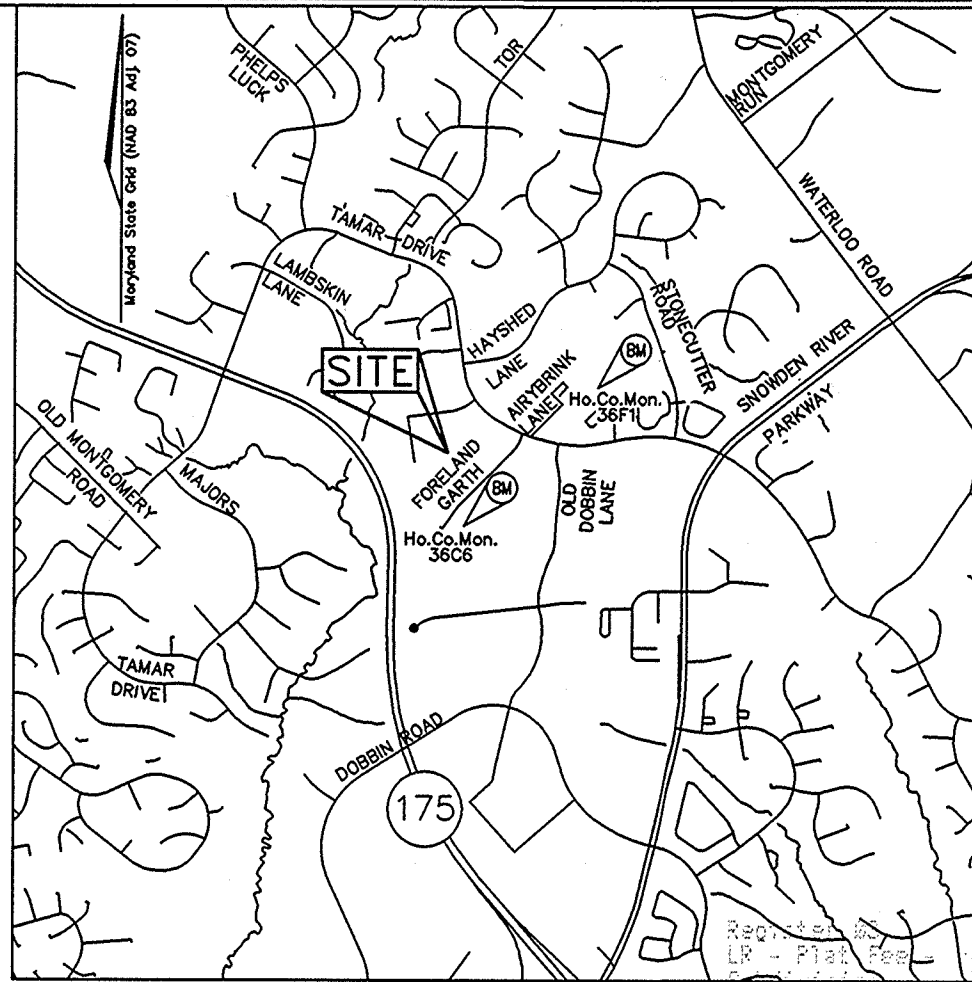
Exhibit A
Property Description

Legal Description

Condominium Unit 1 comprising 1.571 acres as shown on a condominium plat titled "Condominium Plat First Floor for LRVC Revitalization Condominium, Parcel B-1 and Condominium Plat Second Floor for LRVC Revitalization Condominium, Parcel B-1" and recorded as Plat No. 22981 and 22982 on September 15, 2014. The property being part of "Parcel B-1" shown on a plat of subdivision titled "Columbia Village of Longreach, Section 1, Area 5, Parcels B-1, D-1 & E-1, A Resubdivision of Parcel B as shown on Plat Book 21, folio 82, Parcel D as shown on Plat Book 22, Folio 84 and Parcel E as shown on Plat No 9737", said plat recorded among the Land Records of the County as Plat MDR No. 12409.

The property being described in a Special Warranty Deed from Cedar-Long Reach, LLC, a Delaware limited liability company to the Seller dated October 29, 2010 and recorded among the Land Records of the County in Liber 12828 at Folio 123.

CURVE #	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DATA
C1	440.00'	202.30'	26°20'34"	102.97'	S68°44'15"W 200.52'
C2	790.00'	218.59'	15°51'12"	110.00'	N45°15'48"W 217.89'
C3	79.34'	51.55'	37°13'43"	26.72'	N26°42'32"W 50.65'
C4	129.34'	84.05'	37°14'06"	43.57'	S26°42'35"E 82.58'



DESIGNATION	NORTHING	EASTING	ELEVATION
36C6	561,733.238	1,365,922.633	436.754
36F1	560,287.935	1,364,530.200	428.211

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS ALL OF PARCEL B-1 AS SHOWN ON COLUMBIA VILLAGE OF LONGREACH, SECTION 1, AREA 5, PARCEL B-1, D-1 AND E-1, PLAT NO. 12409. IT IS A PART OF THE LAND CONVEYED TO LONG REACH VILLAGE ASSOCIATES, LLC BY A DEED DATED OCTOBER 29, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 12528, FOLIO 123 AND ALL OF PARCEL G-1 AS SHOWN ON COLUMBIA VILLAGE OF LONGREACH, SECTION 1, AREA 5, PARCEL E, F-1 AND G-1, PLAT NO. 9737. IT IS A PART OF THE LAND CONVEYED TO LONG REACH VILLAGE ASSOCIATES, LLC BY A DEED DATED OCTOBER 29, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 12828, FOLIO 123. I FURTHER CERTIFY THAT THIS PLAT, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED; AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

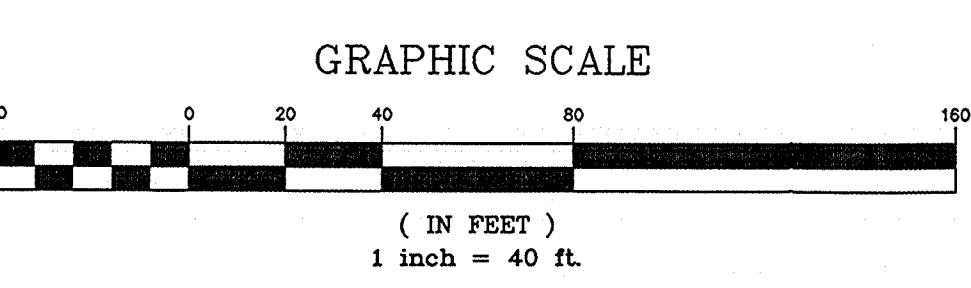
CLYDE B. MILLER
PROPERTY LINE SURVEYOR
REGISTRATION NO. 135

WE, LONG REACH VILLAGE ASSOCIATES, LLC, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS CONDOMINIUM PLAT.

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE REQUIREMENTS OF TITLE 11, "MARYLAND CONDOMINIUM ACT", 11-101 ET SEQ., REAL PROPERTY ARTICLE OF THE "ANNOTATED CODE OF MARYLAND" (AS AMENDED), AS CONCERNING TO THE MAKING OF THIS CONDOMINIUM PLAT HAVE BEEN COMPLIED WITH.

LONG REACH VILLAGE ASSOCIATES, LLC

WAR PLAT NO. 22983
RECORDED
9-15-14



CONDOMINIUM PLAT SECOND FLOOR
FOR
LRVC REVITALIZATION CONDOMINIUM
PARCEL B-1
TAX MAP 36 GRID 12 PARCEL 6
HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
8399 Howard Lane, Ellicott City, MD 21075
Tel: 410-567-5200 Fax: 410-796-1582
E-mail: info@fsher.com

DESIGN BY: ---
DRAWN BY: KJB
CHECKED BY: CBM
SCALE: 1" = 40'
DATE: 09/10/2014
W.O. No.: 3911
SHEET No.: 2 OF 2

Rexie Murrell
9/15/14

P.206189 MSA C2125-5403-2

Real Property Data Search ()

Search Result for HOWARD COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 101028

Owner Information

Owner Name: HOWARD COUNTY MD DEPT OF PUBLIC WORKS

Use: EXEMPT COMMERCIAL

Principal Residence: NO

Mailing Address: 3430 COURT HOUSE DR ELLICOTT CITY MD 21043-

Deed Reference: /16036/ 00227

Location & Structure Information

Premises Address: 8775 CLOUDLEAP CT COLUMBIA 21045-0000 UNIT: 1

Legal Description: P/O PAR. B-1, 1.571 A. UNIT 1 8775 CLOUDLEAP CT LRVCL RIVATALIZATION CONDO. RSB OF B-1

Map: 0036

Grid: 0012

Parcel: 0006

Neighborhood: 30000.14

Subdivision: 2982

Section:

Block:

Lot: UN 1

Assessment Year: 2024

Plat No: 12409

Plat Ref: 22982

Town: None

Primary Structure Built: 1973

Above Grade Living Area: 53,718 SF

Finished Basement Area:

Property Land Area: 1.5710 AC

County Use:

Stories: 1

Basement: 0

Type: DISCOUNT STORE

Exterior Quality: C4

Full/Half Bath:

Garage:

Last Notice of Major Improvements:

Value Information

Base Value

Value

Phase-in Assessments

As of 01/01/2024

As of 07/01/2024

As of 07/01/2025

Land: 1,025,800

1,025,800

Improvements: 4,325,100

4,036,700

Total: 5,350,900

5,062,500

5,062,500

Preferential Land: 0

0

Transfer Information

Seller: LONG REACH VILLAGE ASSOCIATES LLC

Date: 02/25/2015

Price: \$2,500,000

Type: NON-ARMS LENGTH OTHER

Deed1: /16036/ 00227

Deed2:

Seller: CEDAR-LONG REACH LLC

Date: 11/09/2010

Price: \$5,400,000

Type: ARMS LENGTH MULTIPLE

Deed1: /12828/ 00123

Deed2:

Seller: LONG REACH ASSOCIATES LLC

Date: 10/02/2006

Price: \$8,400,000

Type: ARMS LENGTH MULTIPLE

Deed1: /10276/ 00624

Deed2:

Exemption Information

Partial Exempt Assessments: Class

07/01/2024

07/01/2025

County: 580

5,062,500.00

5,062,500.00

State: 580

5,062,500.00

5,062,500.00

Municipal: 580

0.00|0.00

0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

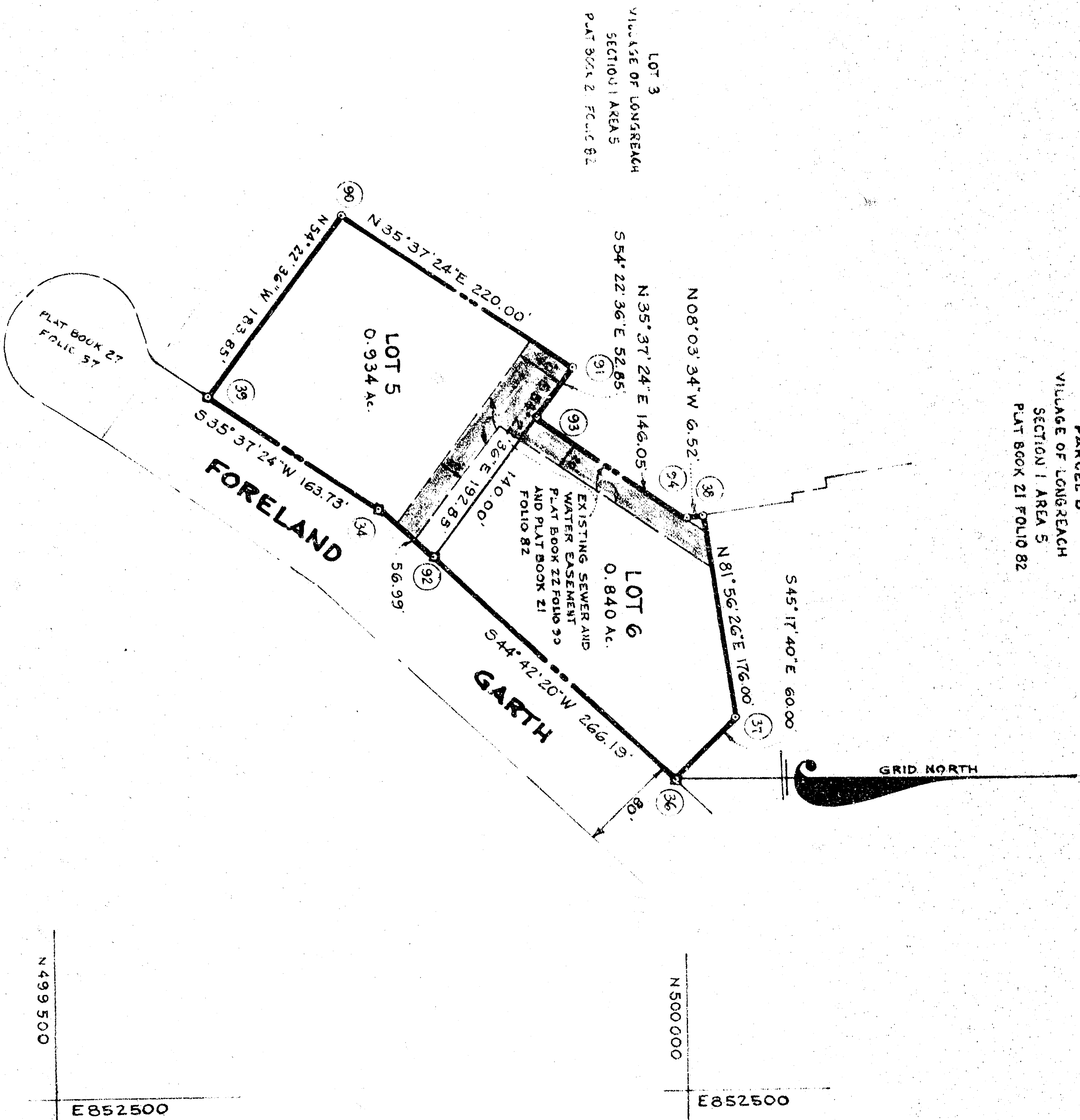
Homeowners' Tax Credit Application Status: No ApplicationDate:

Give Feedback

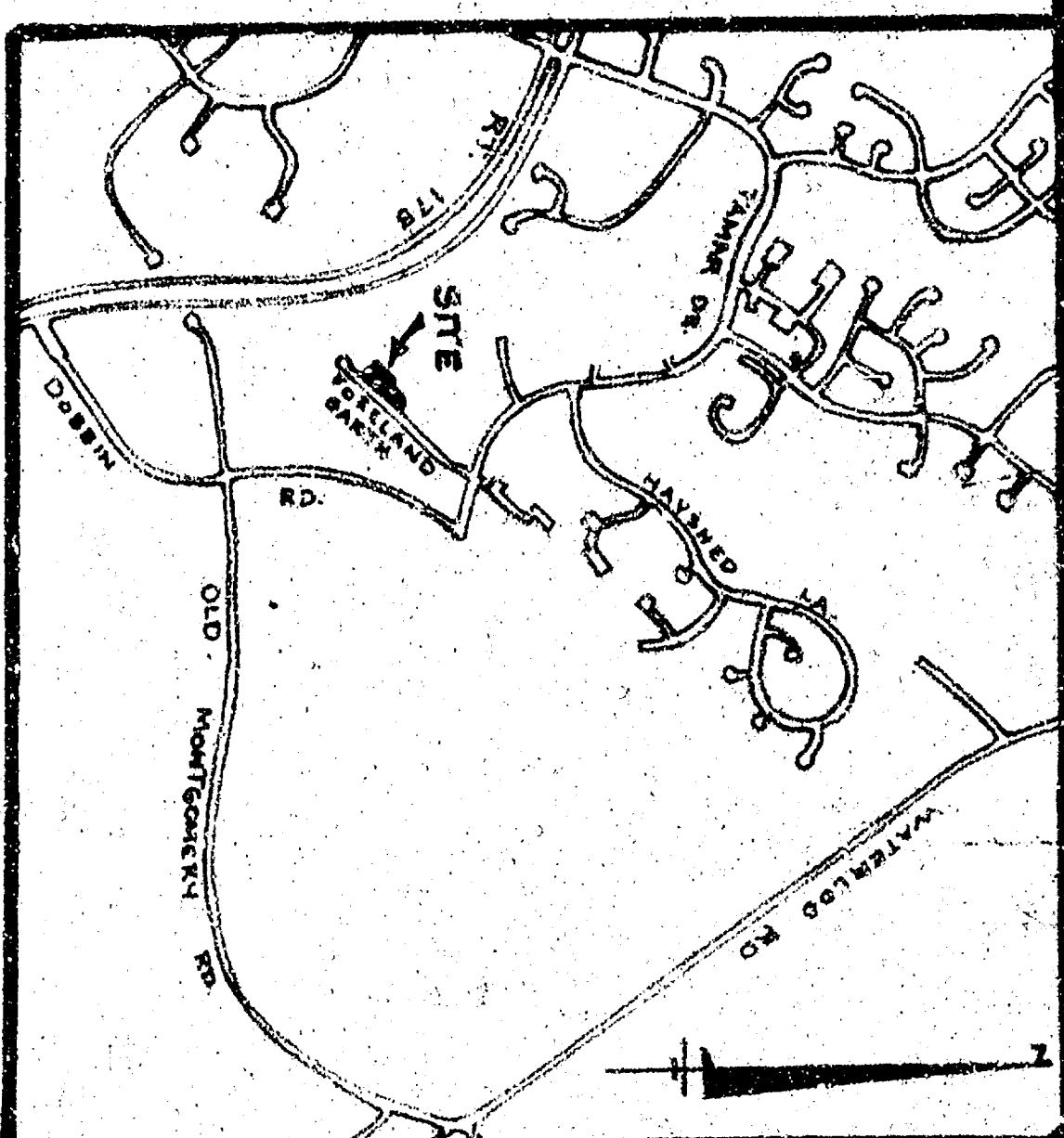
https://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=14&SearchType=ACCT&District=16&AccountNumber=101028

1/1

COORDINATES	
NO	EAST
24	459762.84
25	459782.53
26	459792.53
27	459802.74
28	459812.75
29	459822.75
30	459832.75
31	459842.75
32	459852.75
33	459862.75
34	459872.75
35	459882.75
36	459892.75
37	459902.75
38	459912.75
39	459922.75
40	459932.75
41	459942.75
42	459952.75
43	459962.75
44	459972.75
45	459982.75
46	459992.75
47	460002.75
48	460012.75
49	460022.75
50	460032.75
51	460042.75
52	460052.75
53	460062.75
54	460072.75
55	460082.75
56	460092.75
57	460102.75
58	460112.75
59	460122.75
60	460132.75
61	460142.75
62	460152.75
63	460162.75
64	460172.75
65	460182.75
66	460192.75
67	460202.75
68	460212.75
69	460222.75
70	460232.75
71	460242.75
72	460252.75
73	460262.75
74	460272.75
75	460282.75
76	460292.75
77	460302.75
78	460312.75
79	460322.75
80	460332.75
81	460342.75
82	460352.75
83	460362.75
84	460372.75
85	460382.75
86	460392.75
87	460402.75
88	460412.75
89	460422.75
90	460432.75
91	460442.75
92	460452.75
93	460462.75
94	460472.75
95	460482.75
96	460492.75
97	460502.75
98	460512.75
99	460522.75
100	460532.75



PARCEL B
VILLAGE OF LONGREACH
SECTION 1 AREA 5
PLAT BOOK 21 FOLIO 82



- NOTES:
1. INDICATES 4"x4"x36" CONCRETE MONUMENT.
 2. THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON TRAVERSE CONTROLS FOR COLUMBIA ESTABLISHED BY MAPS, INC. IN 1965 AND PURDUM & JESCHKE IN 1966, WHICH CONTROLS WERE TIED TO THE MARYLAND BUREAU OF CONTROL SURVEY MONUMENTS AND TO U.S. COAST AND GEODETIC SURVEY MONUMENTS IN THE COLUMBIA AREA.
 3. SUBJECT PROPERTY ZONED NEW TOWN PER 10-3-77 COMPREHENSIVE ZONING PLAN.
 4. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE RIGHT OF WAY OF ANY PUBLIC ROAD OR STREET TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN PHASE 106.
 5. THE LOTS OR PARCELS SHOWN ON THIS PLAT ARE SUBJECT TO THE SUPPLEMENTAL SEWER, IN-AND-OUT CONSTRUCTION CHARGE CREATED BY SECTION 20-311A OF THE HOWARD COUNTY CODE AND TO EXECUTIVE ORDER NO. 72-9.
 6. THIS PLAT OF SUBDIVISION IS SUBJECT TO SECTION 18.122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER WILL BE GRANTED UNDER THE TERMS AND PROVISIONS OF THIS LEGISLATION.

HOWARD COUNTY
RECEIVED BY: *[Signature]*
DATE: 2/9/84
PLAT: *[Signature]*

FEB 9 1984

RECORDED AS PLAT _____ ON _____, 19____, AMONG

THE LAND RECORDS OF HOWARD COUNTY, MD.

COLUMBIA
VILLAGE OF LONGREACH
SECTION 1 AREA 5
LOTS 5 AND 6
SHEET 1 of 1

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' DATE: NOVEMBER 21, 1980

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the land conveyed by C. Allen Amis to The Howard Research and Development Corporation by deed dated December 13, 1966 and recorded among the land records of Howard County, Maryland in Liber 463 folio 196, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

OWNER'S CERTIFICATE

We, The Howard Research and Development Corporation, by Walter E. Woodford, Jr., vice president, and Francis R. Hunter, Jr., Assistant Secretary, owners of the property shown and described hereon, hereby adopt this plan of subdivision and in consideration of the approval of this final plat by the Office of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns (1) the right to lay, construct and maintain sewer, water, gas, and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement shown hereon (2) the right to require dedication for public use the beds of the streets and/or roads and floodplains and open space where applicable and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the street and/or roads and floodplains, storm drainage facilities and open space where applicable; and (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness our hands this _____ day of November, 1980.

Walter E. Woodford, Jr.
Vice President

Francis R. Hunter, Jr.
Assistant Secretary

TABULATION

TOTAL NUMBER OF LOTS TO BE RECORDED: 2
TOTAL AREA OF LOTS TO BE RECORDED: 1.774 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED: 0
TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.774 AC.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

DATE: 2-3-81

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

DIRECTOR

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR

Real Property Data Search ()

Search Result for HOWARD COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 158674

Owner Information

Owner Name:

CHESAPEAKE CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS

Use:

EXEMPT COMMERCIAL

Principal Residence:

NO

Mailing Address:

6600 MARTIN RD
COLUMBIA MD 21044-

Deed Reference:

/17989/ 00024

Location & Structure Information

Premises Address:

6080 FORELAND GARTH
COLUMBIA 21045-0000

Legal Description:

LOT 6 .840 A S1
FORELAND GARTH
VIL LONGREACH

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	4796
0036	0021	0011	30000.14	0000			6	2024	Plat Ref:	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1990	12,903 SF		36,590 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		CHURCH	/	C4			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	329,300	329,300		
Improvements	3,261,300	3,669,800		
Total:	3,590,600	3,999,100	3,726,767	3,862,933
Preferential Land:	0	0		

Transfer Information

Seller: CELEBRATION CHURCH INC	Date: 12/29/2017	Price: \$3,350,000
Type: ARMS LENGTH MULTIPLE	Deed1: /17989/ 00024	Deed2:
Seller: LONG REACH INTERFAITH CTR INC	Date: 09/27/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14331/ 00153	Deed2:
Seller: HOWARD RESEARCH DEVELOP CORP	Date: 09/25/1981	Price: \$35,480
Type: ARMS LENGTH IMPROVED	Deed1: /01072/ 00034	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	700	3,726,767.00	3,862,933.00
State:	700	3,726,767.00	3,862,933.00
Municipal:	700	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Real Property Data Search ()

Search Result for HOWARD COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 597010

Owner Information

Owner Name: HOWARD COUNTY MD DEPT OF PUBLIC WORKS

Use: COMMERCIAL CONDOMINIUM

Principal Residence:NO

Mailing Address: 3430 COURT HOUSE DR ELLICOTT CITY MD 21043-

Deed Reference: /15841/ 00184

Location & Structure Information

Premises Address: 8775 CLOUDLEAP CT COLUMBIA 21045-0000 UNIT: 2

Legal Description: P/O PAR. B-1, 6.007 A. UNIT 2 8775 CLOUDLEAP CT LRV C REVITALIZATION CONDO A RSB OF PAR B-1

Map: 0036

Grid: 0012

Parcel: 0006

Neighborhood: 30000.14

Subdivision: 2982

Section:

Block:

Lot: UN 2

Assessment Year: 2024

Plat No:

Plat Ref: 22982-83

Town: None

Primary Structure Built1973

Above Grade Living Area52,996 SF

Finished Basement Area

Property Land Area6.0070 AC

County Use

Stories Basement Type

Exterior Quality Full/Half Bath

Garage

Last Notice of Major Improvements

SHOPPING CENTER / COMMUNITY / C3

Value Information

Base Value

Value

Phase-in Assessments

As of 01/01/2024

As of 07/01/2024

As of 07/01/2025

Land: 2,352,200

Improvements 4,085,600

Total: 6,437,800

Preferential Land: 0

2,352,200

3,915,300

6,267,500

0

6,267,500

Transfer Information

Seller: LONG REACH VILLAGE ASSOCIATES LLC

Date: 10/21/2014

Price: \$5,000,000

Type: NON-ARMS LENGTH OTHER

Deed1: /15841/ 00184

Deed2:

Seller: CEDAR-LONG REACH LLC

Date: 11/09/2010

Price: \$5,400,000

Type: ARMS LENGTH MULTIPLE

Deed1: /12828/ 00123

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Exemption Information

Partial Exempt Assessments: Class

County: 580

State: 580

Municipal: 580

07/01/2024

2,381,650.00

2,381,650.00

0.00|0.00

07/01/2025

2,381,650.00

2,381,650.00

0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:

THIS DEED, made this *19th* day of *July*, 1977, by and between THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, a body corporate of the State of Maryland, of the first part, Grantor, and THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC., a Maryland non-profit membership corporation, of the second part, Grantee.

WITNESSETH: that in consideration of the sum of Five Dollars (\$5.00) and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC. all that lot of ground situate in the Sixth Election District, Howard County, in the State of Maryland, and described as follows, that is to say:

Ju/ 19/1977 - 29524 ARF 8.00

Lot 3, as shown on the Plat entitled "Columbia, Village of Long Reach, Section 1, Area 5, Sheet 2 of 3", which Plat is recorded among the Plat Records of Howard County, Maryland in Plat Book 21, Folio 82.

Together with the buildings and improvements thereupon; the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said described lot of ground and premises unto and to the use of the said The Columbia Park and Recreation Association, Inc., its successors and assigns, in fee simple.

Subject, however, to those certain covenants, agreements, easements, charges, liens, restrictions, reservations and other encumbrances imposed: (1) by that Deed, Agreement and Declaration dated December 13, 1966 by and between The Columbia Park and Recreation Association, Inc., as Grantor, and C. Aileen Ames, as Grantee, and recorded among the Land Records of Howard County in Liber W.H.H. 463, Folio 158, et seq., and (2) by that Deed, Agreement and Declaration dated May 15, 1970 by and between The Howard Research and Development Corporation, et al, and recorded among the Land Records of Howard County in Liber 532, folio 181 (sometimes referred to as the Long Reach Village Covenants) by virtue of a Deed of Annexation

dated May 27, 1971, by The Howard Research And Development Corporation and recorded among the Land Records of Howard County in Liber 559, folio 630; both of which shall, in all events and regardless of ownership or possession be binding upon the lot conveyed hereby to the end that the provisions thereof shall run with, bind and burden the said lot for the period specified in both said instruments.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF, the said Grantor has caused its corporate seal to be hereto affixed and its Vice President to set his hand hereto.

THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION

By

Michael D. Spear
Vice President

STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 19th day of July, 1977, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared *Michael D. Spear* Exec. Vice President of The Howard Research And Development Corporation, Grantor, and acknowledged that he executed the foregoing Deed on behalf of the corporation for the purposes therein contained.

WITNESS my hand and Notarial Seal.

M. Gail Dimmock
Notary Public

My commission expires July 1, 1978.

Maitto, Theresa de Berbertis
The Rouse Co.
Rouse Co., Bldg. Cbl., Md. 21044

REC'D. FOR RECORD JUL 19 1977 3:46 PM SAME DAY RECORDED & EX'D PER C. MERRITT PUMPHREY, CLK.

Real Property Data Search ()

Search Result for HOWARD COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 091057

Owner Information

Owner Name:

COLUMBIA ASSOCIATION INC

Use:

COMMERCIAL

Principal Residence:

NO

Mailing Address:

6310 HILLSIDE CT
SUITE 100
COLUMBIA MD 21046-

Deed Reference:

/00834/ 00184

Location & Structure Information

Premises Address:

NW FORELAND GARTH
COLUMBIA 21045-0000

Legal Description:

LOT 3 5.160 AR
FORELAND GARTH
VIL LONGREACH

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0036	0012	0344	30000.14	0000			3	2024	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1974	26,594 SF		5.1600 AC	

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
	CLUB HOUSE/	C4			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	0	0		
Improvements	0	0		
Total:	0	0	0	0
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1: /00834/ 00184	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

7/13/2011 09:25 AM Csh 0045 Reg 0048
T/Ref 0048039126 Grp 000001 R/Lne 000001
01 - Main Location
\$2,500.00
Validation Number: 0048-042036
1000000000-1300-409910-1300000000-999999
9999999999
Parcel Number: 16200247
Doc Type: Deeds
Consideration Amount: \$500,000.00

Title Insurer: First American Title Insurance Company

000087

DEED

THIS DEED MADE this 7 day of July, 2011, by and between HONG & SO, LLC,
a Maryland Limited Liability Company, party of the first part (Grantor); and JOON H.
NAM and NAM S. NAM KIM, husband and wife parties of the second part (Grantees).

WITNESSETH:

That in and for the consideration of Five Hundred Thousand and No/100 cents Dollars
(\$500,000.00), actual receipt and sufficiency of which is hereby acknowledged, the said party
of the first part does hereby grant, convey, sell, transfer and deliver unto the parties of the
second part, in fee simple, as tenants by the entireties, the following described land and
premises, with the improvements, easements and appurtenances thereunto belonging, situate,
lying and being in Howard County, Maryland, and more particularly described as:

See Exhibit "A", attached hereto and made a part hereof

Tax ID # 16-200247.

The property address is 8785 Cloudleap Court, Columbia, Maryland 21045.

Subject to all restrictions, rights of ways, easements and other conditions contained
in the deeds forming the chain of title to the captioned property.

BEING part of the same property and improvements conveyed to the party of the first
part by Deed dated June 18, 2003 and recorded on December 19, 2003 in Liber 7927, at Folio
556, among the land records of Howard County, Maryland.

IMP FD SURE \$	40.00
RECORDING FEE	20.00
TR TAX COUNTY	5,000.00
TR TAX STATE	2,500.00
TOTAL	7,560.00
Reg# CH25	Reg# 997
MDR JME	Blk # 327
JUL 13, 2011	10:00 am

40
20
1
5000
2500
920

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 13333, p. 13324. Date available 07/18/2011. Printed 07/28/2025.
US TITLE INSURANCE CO. INC. 53 13324. DATE AVAILABLE 07/18/2011. PRINTED 07/28/2025.
7535 LITTLE RIVER TURNPIKE
SUITE 101
ANNANDALE, VIRGINIA 22003

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by Seung Won Hong, its Manager and Sole Member, and its seal to be hereto affixed; and does hereby appoint Seung Won Hong, as its true and lawful attorney-in-fact to acknowledge and deliver these presents as its act and deed, and certifies that this deed is not a part of a transaction in which there is a sale, lease, exchange or other transfer of all, or substantially all, of the property and assets of the Grantor, a Maryland limited liability company.

Hong & So, LLC,
a Maryland Limited Liability Company

 Witness

By:

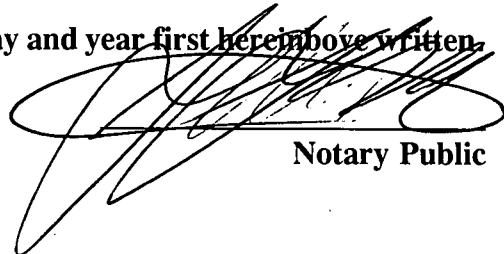

Seung Won Hong, Manager and Sole Member

ACKNOWLEDGMENT

STATE OF VIRGINIA, COUNTY OF FAIRFAX, TO-WIT:

I, Jackson T. Printz, Jr., a Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Seung Won Hong, personally well known to me to be the person (or satisfactorily proven to be the person) named as the , manager, sole member and attorney-in-fact of the Grantor, a Maryland limited liability company, in the foregoing and annexed Instrument bearing the date on the 7 day of July, 2011, personally appeared before me in said jurisdiction, and by virtue of the authority thereby conferred upon him, acknowledged the same to be the act and deed of the said Grantor.

GIVEN under my hand and official seal on the day and year first hereinabove written.


Notary Public

My Commission expires: _____

JACKSON T. PRINTZ, JR.

Notary Public

Commonwealth of Virginia

My Comm. Exps. 2/28/2013

Reg: 7013649

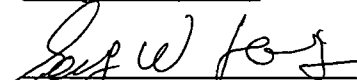
All Taxes on Assessments certified
to the Collector of Taxes for
Howard County, Md. by 9/13/11
have been paid. This statement is for
the purpose of permitting recordation
and is not assurance against further
taxation even for prior periods, nor
does it guarantee satisfaction of
outstanding tax sales

Certificate

This will certify that this Deed was prepared ^{BY} ~~under the supervision of~~ the owner of record

Hong & So, LLC

by:


Seung Won Hong

After Recordation, Mail to:

U.S. Titles, Inc.
7535 Little River Turnpike, Suite 101
Annandale, Virginia 22003

File# 11-17581

First American Title Insurance Company
LEGAL DESCRIPTION

Commitment Number: 11-17581

All that certain lot or parcel of land, with all rights and privileges thereto appurtenant, situate, lying and being in HOWARD COUNTY, MARYLAND, and more particularly described as follows:

Being known and designated as Lot F-1 as shown on Plat entitled "Columbia Village of Long Reach" Section 1, Area 5, Parcels E, F-1 and G-1, Resubdivision of Parcel F and G" which Plat is recorded among the Land Records of Howard County as Plat No. 9737.

**Property Address: 8785 Cloudleap Court
 Columbia, Maryland 21045**

Tax Map Number: 16-200247

COLUMBIA

ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM

COORDINATE

SCHEDULE

NO.	NORTH	EAST
1	500,236.69	851,154.77
2	500,855.71	851,354.94
3	500,917.12	851,411.32
4	500,964.96	851,584.58
5	501,006.54	851,678.20
6	500,895.25	852,086.46
7	500,774.16	852,192.00
8	500,769.36	852,275.48
9	499,711.08	852,075.23
18	500,340.25	851,083.16
19	500,886.48	851,259.79
26	500,071.11	851,634.94
28	500,135.46	851,625.82
29	500,185.94	851,982.27
30	500,116.63	851,992.08
31	500,118.31	852,003.96
32	500,088.61	852,008.17
33	500,089.31	852,013.12
34	499,762.84	852,013.90
35	500,426.91	852,644.71
36	499,992.53	852,241.24
37	500,034.74	852,198.60
38	500,010.06	852,024.34
39	499,629.75	851,918.53
40	499,833.15	851,548.82
41	499,807.32	851,366.37
42	500,556.75	852,397.19
43	500,547.64	852,332.83
44	500,824.48	852,123.89
45	500,434.15	852,761.10
47	500,420.14	852,729.32
48	500,027.77	851,328.86
49	500,297.58	851,174.46
50	500,825.05	852,124.72
51	500,765.07	851,970.96
52	500,723.71	851,678.87
53	500,632.58	851,605.93
55	500,576.07	851,563.43
56	500,759.05	852,169.92
57	500,275.15	852,633.53
58	500,426.24	852,783.08
59	500,605.59	852,324.62

NO.	NORTH	EAST
60	500,616.80	852,395.92
61	501,009.30	851,372.55
62	501,063.98	851,570.56
63	501,134.08	852,065.63
64	500,644.50	851,690.09
77	500,840.16	852,146.80
78	500,873.11	852,154.43
81	500,331.43	852,576.68
85	500,450.36	852,655.26
86	500,482.61	852,642.35
90	499,736.83	851,769.09
91	499,915.66	851,897.23
92	499,803.34	852,053.99
93	499,884.88	851,940.19
94	500,003.60	852,025.26
103	499,542.51	851,954.43
104	499,589.11	851,889.41
106	500,318.89	852,365.22
107	500,072.84	852,320.73
108	500,172.34	852,419.22
109	500,207.88	852,454.39
111	500,311.88	852,315.71
113	500,273.63	852,387.96
115	500,238.09	852,352.79
116	500,181.49	852,210.96
117	500,294.78	852,194.92
118	500,683.34	851,964.35
119	500,512.05	851,988.61
120	500,479.52	851,758.90
121	500,438.92	851,764.65
122	500,422.80	851,650.78
123	500,144.58	851,690.18
124	500,685.86	851,982.18
125	500,758.47	852,169.09

FILED MAY 11 1971

TABULATIONS

TOTALS		ACREAGE
Parcels	=	18.246
R.O.W.	=	3.169
Open Space	=	9.566
Total	=	30.981
Lots this plat (incl. open space)	=	7
Open Space Lots	=	4

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

George R. King May 11 1971
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING

Thomas J. Harrington 5-11-71
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

Thomas J. Harrington 5-11-71
DIRECTOR DATE

SURVEYOR'S, ENGINEER'S and OWNER'S CERTIFICATES

The undersigned, owner of the property shown on this Plat, grants unto, (1) Howard County, Maryland, its successors and assigns, the right to lay, construct and maintain water and sewer mains and laterals therefor in and under all road and street rights-of-way as shown hereon; (2) further it adopts this plan of subdivision and reserves the fee simple title to the beds of the streets and/or roads hereon, except however, for one dollar consideration, it herewith grants the right and option to Howard County, Maryland to acquire (within a period of five years commencing with the date of recording of this plat among the Land Records of Howard County) the fee simple title to the beds of the streets and/or roads shown hereon, together with such adjacent land, if any, as may be shown on this plat as areas designated for the installation of street lighting facilities, reserving, however, unto Grantor, its successors and assigns the right in perpetuity to lay, construct, enlarge, maintain and use cables and/or conduits for electrical transmission and other purposes beneath the surface of the lands subject to the rights granted herein to said Howard County. The undersigned certify that the subdivision plan shown hereon is correct as complying with the requirements of Final Development Plan Phase 106 recorded in Plat Book 20 Folios 45 to 48, each inclusive, with all Open Space shown thereon to be used for drainage easements, if necessary, and the requirements of Article 17, Section 60 of the annotated code of Maryland concerning the making of this Plat and setting of markers have been complied with. The land shown hereon is a part of the land which by deed dated December 13, 1966 and recorded among the Land Records of Howard County, Maryland in Liber 463 Folio 196, was granted and conveyed by C. Aileen Ames to The Howard Research and Development Corporation.

PROFESSIONAL LAND SURVEYOR
Walter L. Phillips
(By) WALTER L. PHILLIPS Reg. No. 3645
901 W. BROAD ST. FALLS CHURCH, VA.

PROFESSIONAL ENGINEER
Walter L. Phillips
(By) WALTER L. PHILLIPS Reg. No. 3645
901 W. BROAD ST. FALLS CHURCH, VA.

OWNER
George R. King
(By) Auth. Agent

RECORDED IN PLAT BOOK _____ FOLIO _____
on _____, 19 _____ among The
Land Records of Howard County, Maryland.

COLUMBIA VILLAGE OF LONGREACH

SECTION 1
AREA 5
Sheet 1 of 3
GTH Election District of Howard County, Md.
Scale: 1" = 100' Date: 3-18-71

MSA 55U 1247-9477-1

COLUMBIA

ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM

CURVE DATA #82

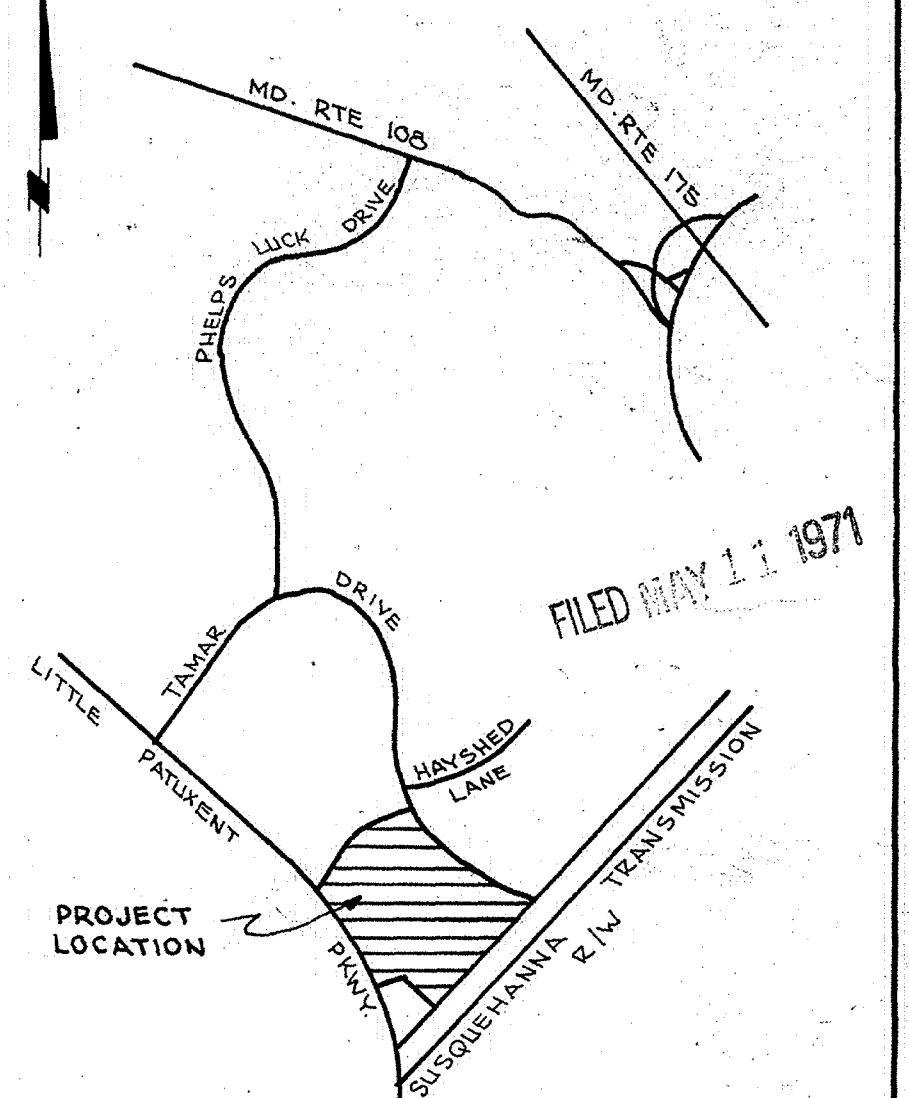
NO.	RADIUS	DELTA	TAN	LENGTH	CHORD	CHORD BEARING
G3-GO	740.00	49° 00' 00"	337.24	632.86	613.75	S 32° 33' 34" E
G3-78	740.00	21° 28' 07"	140.28	271.28	275.66	S 18° 41' 37.5" E
78-8	740.00	9° 44' 54"	63.90	125.90	125.75	S 34° 24' 08" E
8-GO	740.00	17° 46' 59"	115.77	229.68	228.76	S 45° 10' 04.5" E
GO-58	1840.00	13° 28' 03"	217.25	437.49	431.50	S 70° 31' 37" E
GO-86	1840.00	8° 44' 45"	140.71	280.86	280.59	S 61° 25' 56.5" E
86-45	1840.00	3° 58' 40"	64.17	128.28	128.25	S 67° 48' 09" E
45-58	1840.00	0° 43' 38"	11.68	23.35	23.35	S 70° 09' 48" E
58-59	790.00	15° 51' 14"	110.00	218.60	217.90	S 45° 13' 53" E
47-35	1890.00	8° 28' 52"	140.14	279.76	279.51	S 62° 19' 19" E
85-86	25.00	88° 00' 10"	24.14	38.40	34.73	S 21° 48' 14" E
47-45	25.00	88° 00' 10"	24.14	38.40	34.73	S 66° 11' 56" W
81-85	365.21	22° 30' 29"	72.67	143.47	142.55	N 33° 27' 05.5" E
81-35	365.21	18° 28' 28"	59.40	117.76	117.25	N 35° 28' 06" E
35-85	365.21	4° 02' 01"	12.86	25.71	25.71	N 24° 12' 51.5" E
47-57	445.21	22° 30' 29"	88.59	173.90	173.78	N 33° 27' 05.5" E
18-41	2059.86	16° 50' 52"	305.05	605.70	603.52	N 27° 58' 12" W
18-1	2059.86	3° 30' 11"	62.99	125.94	125.92	S 34° 39' 32.5" E
1-41	2059.86	18° 20' 41"	240.97	479.76	478.68	S 26° 14' 06.5" E
49-48	2109.86	8° 28' 52"	155.85	311.14	310.86	S 29° 40' 50" E
53-55	50.00	90° 00' 00"	50.00	78.54	70.71	N 36° 56' 26" E
51-44	360.00	26° 20' 34"	84.75	165.92	164.06	N 68° 46' 09" E
125-124	440.00	26° 20' 34"	102.97	207.30	200.52	N 68° 46' 09" E
111-115	129.34	37° 14' 06"	43.57	84.05	82.58	N 76° 40' 37" W
106-113	79.34	37° 14' 06"	26.13	51.56	50.66	N 76° 40' 37" W
7-8	75.00	85° 07' 33"	22.96	37.14	33.82	S 81° 50' 21.5" W
71-78	75.00	85° 07' 33"	22.96	37.14	33.82	S 13° 02' 05.5" W

The undersigned, owner of the property shown on this plat, grants unto Howard County, Maryland, its successors and assigns, the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and through the specific easement area shown hereon, to the end that the specific lots shall be thereby burdened with the right-of-way shown hereon.

BY: *Gregory A. Smith*
The Howard Research & Development Corporation

VICINITY MAP

SCALE 1" = 2000'



FILED MAY 11 1971

TOTALS	ACREAGE
Parcels	= 8.709
R.O.W.	= 3.169
Open Space	= 5.923
Total	= 17.801
Lots this plat (incl. open space)	= 5
Open Space Lots	= 3

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Robert H. ... May 11 1971
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING

Thomas L. ... 5-11-71
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

Thomas C. ... 5-11-71
DIRECTOR DATE

SURVEYOR'S, ENGINEER'S and OWNER'S CERTIFICATES

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(By) *Walter L. Phillips* Reg. No. #3645
WALTER L. PHILLIPS
901 W. BROAD ST. FALLS CHURCH, VA.

PROFESSIONAL ENGINEER
(By) *Walter L. Phillips* Reg. No. #3645
WALTER L. PHILLIPS
901 W. BROAD ST. FALLS CHURCH, VA.

OWNER
(By) *Gregory A. Smith* Auth. Agent

RECORDED IN PLAT BOOK _____ FOLIO _____
on _____, 19 _____ among The
Land Records of Howard County, Maryland.

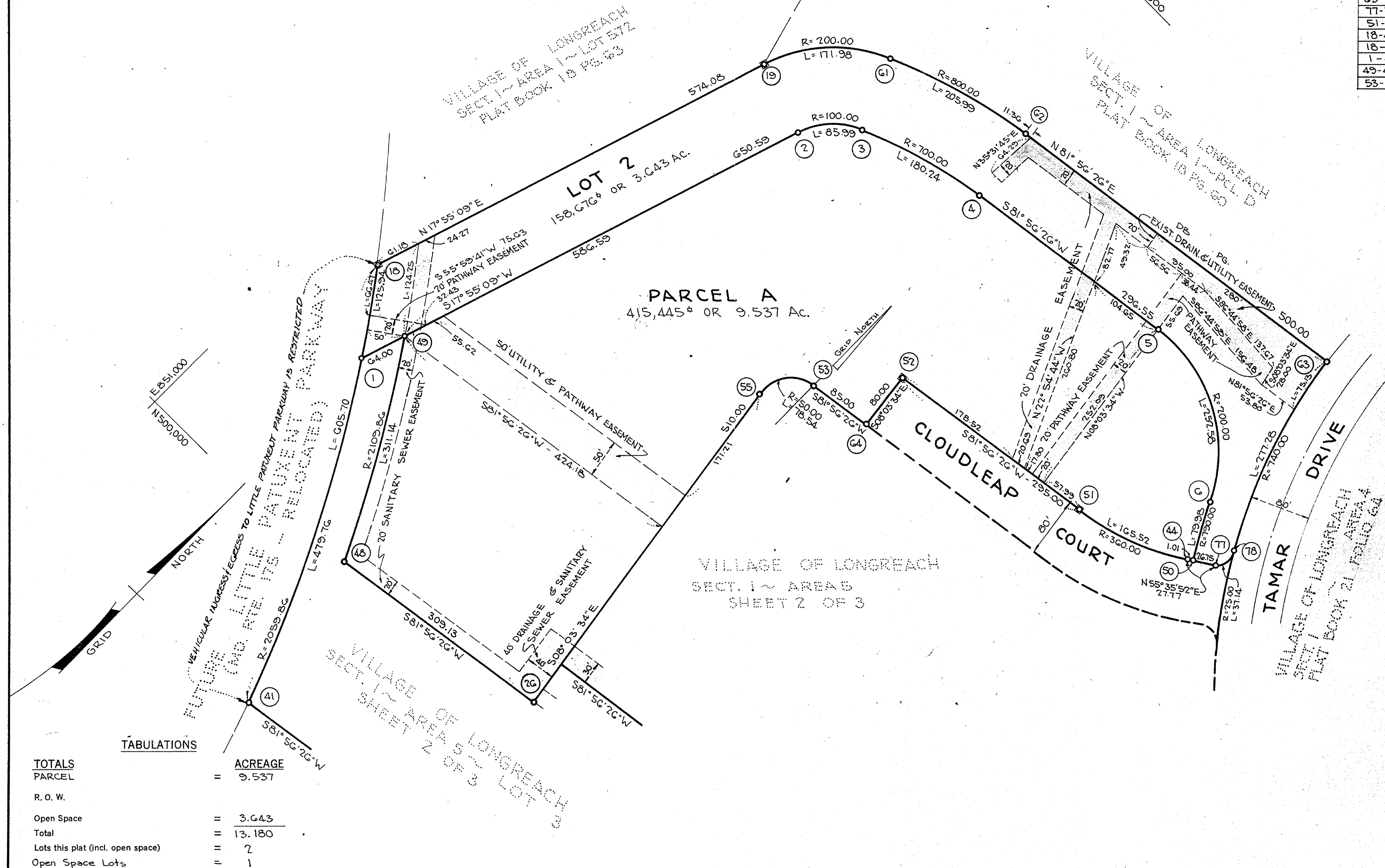
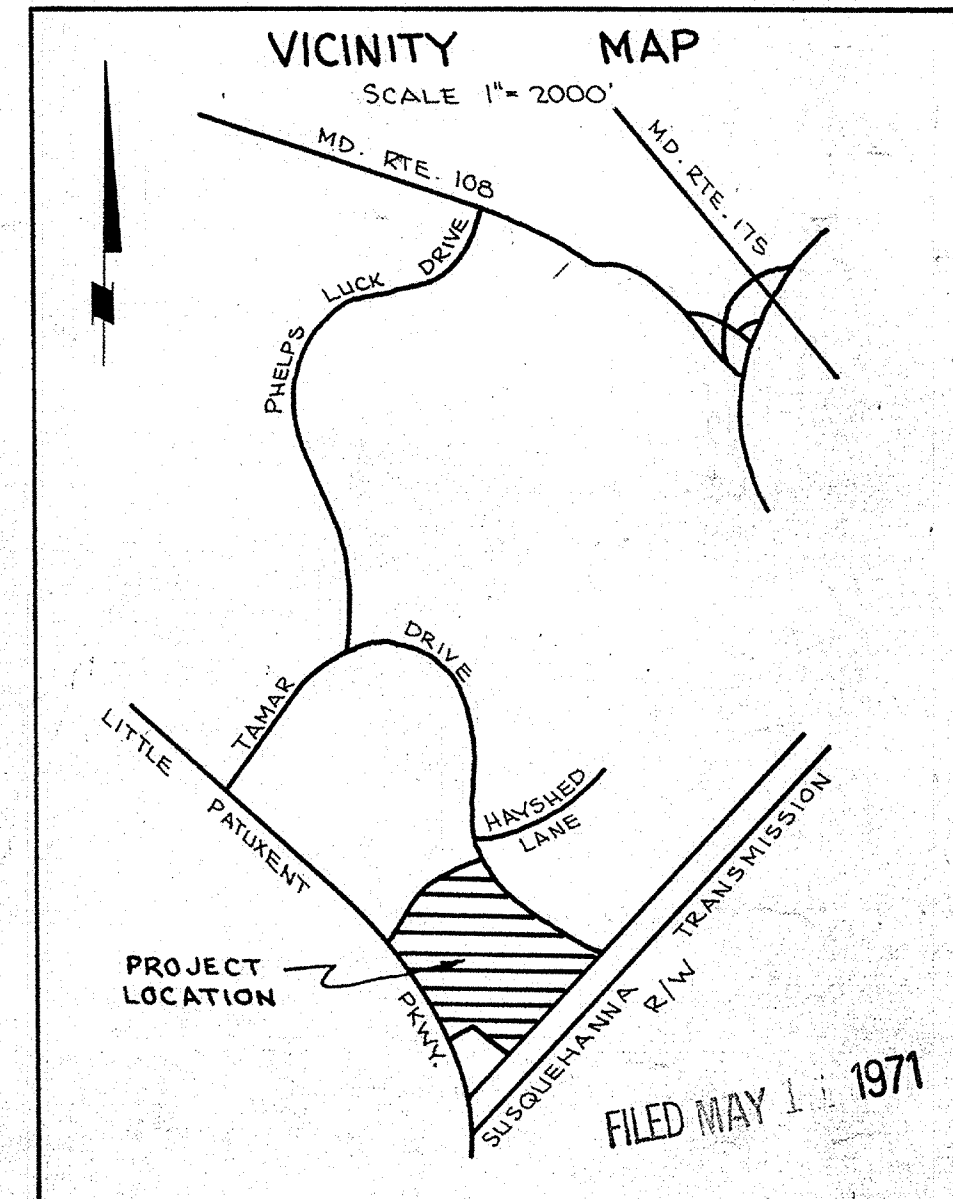
COLUMBIA VILLAGE OF LONGREACH

SECTION 1
AREA 5
Sheet 2 of 3
GTH Election District of Howard County, Md.
Scale: 1" = 100' Date: 3-18-71
MSA 554 1247 4472-2

COLUMBIA

ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM

CURVE		DATA					#83
NO	RADIUS	DELTA	TAN	LENGTH	CHORD	CHORD BEARING	
19-G1	200.00	49° 16' 07"	91.71	171.98	166.73	N42° 33' 12.5"E	
G1-G2	800.00	14° 45' 10"	103.57	205.99	205.42	N74° 33' 51"E	
2-3	100.00	49° 16' 07"	45.86	85.99	83.37	N42° 33' 12.5"E	
3-4	100.00	14° 45' 10"	90.62	180.24	179.74	N74° 33' 51"E	
5-G	200.00	72° 21' 37"	146.27	252.58	236.13	S61° 52' 45.5"E	
G-50	790.00	5° 48' 03"	40.03	79.98	79.95	S28° 35' 58.5"E	
G3-76	740.00	21° 28' 07"	140.28	277.28	275.06	S18° 47' 37.5"E	
77-78	75.00	85° 07' 33"	72.96	37.14	33.87	S13° 02' 05.5"W	
51-44	360.00	26° 20' 34"	84.25	165.52	164.06	N68° 46' 09"E	
18-41	2059.86	16° 50' 52"	305.05	605.70	603.52	N27° 59' 12"W	
18-1	2059.86	3° 30' 11"	62.99	125.94	125.92	S34° 39' 32.5"E	
1-41	2059.86	13° 20' 41"	240.87	479.76	478.68	S26° 14' 06.5"E	
49-48	2109.86	8° 26' 58"	155.85	311.14	310.86	S29° 40' 50"E	
53-55	50.00	90° 00' 00"	50.00	78.54	70.71	N36° 56' 26"E	



TOTALS	ACREAGE
PARCEL	= 9.537
R. O. W.	
Open Space	= 3.643
Total	= 13.180
Lots this plat (incl. open space)	= 2
Open Space Lots	= 1

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

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PROFESSIONAL ENGINEER
(By) Walter L. Phillips Reg. No. #3645
WALTER L. PHILLIPS
901 W. BROAD ST. FALLS CHURCH, VA.

OWNER
(By) George A. Shul Auth. Agent
The Howard Research & Development Corporation

RECORDED IN PLAT BOOK _____ FOLIO _____
on _____, 19 _____ among The
Land Records of Howard County, Maryland.

COLUMBIA VILLAGE OF LONGREACH

SECTION 1
AREA 5
Sheet 3 of 3
CTH Election District of Howard County, Md.
Scale: 1" = 100' Date: 3-18-71

MSA. 554 1247-4477-3