

LRC Business Trust
10490 Little Patuxent Parkway, Suite 300
Columbia, Maryland 21044

October 3, 2025

Howard County Maryland
Department of Planning and Zoning
3430 Court House Drive
Ellicott City, MD 21043

Columbia Concepts LLC
8115 Maple Lawn Blvd.
Suite 275
Fulton, MD 20759
Attention: Heather Snyder

RE: Property Owner Authorization for Zoning Petition
Parcel of real property located at 8795 Cloudleap Ct, Columbia, MD, Parcel E1, Tax Account No. 16-200239, containing +/- 1.396 acres (the "Property")

To Whom It May Concern,

LRC Business Trust, a Maryland business trust ("Owner") is the record, fee simple title owner of the Property.

We have been informed that Columbia Concepts LLC (the "Columbia Concepts") was selected by Howard County to redevelop Long Reach Village Center (the "Project"). The Property is located within the boundary of Long Reach Village Center as determined by the Zoning Board.

Columbia Concepts has expressed an interest in purchasing the Property, but has not yet entered into a contract to purchase the Property.

Owner hereby authorizes Columbia Concepts to submit a zoning petition for the Property to the Howard County Maryland Department of Planning and Zoning ("DPZ") to obtain an Amended Preliminary Development Plan for the Project.

This letter of authorization is subject to the following conditions:

1. Columbia Concepts shall provide Owner with copies of all petitions, applications, material correspondence, and other documents submitted to DPZ or the Zoning Board with respect to the Property.
2. Columbia Concepts shall obtain Owner's written approval before amending the following with respect to the Property: Project concept plan, design guidelines, building heights, bulk requirements

and regulations, parking, density, allowable/permitted uses, prohibited uses, and any other terms, requirements, and conditions for development.

3. Columbia Concepts **is not authorized** to apply for a new, or amendment to any existing, comprehensive sketch plan, environmental concept plan, final development plan, site development plan, or permit with respect to the Property, or to execute any documents that finally bind the Property.
4. Owner is not responsible for any fees or expenses in connection with the Project.
5. At Owner's written request, Columbia Concepts shall terminate all petitions and applications with respect to the Property.
6. Owner shall have the right to terminate this letter of authorization at any time by written notice to the parties hereto.

Sincerely,

LRVC Business Trust,
a Maryland Business Trust

By:



Kristi Smith
Vice President

ACKNOWLEDGED & AGREED:

Columbia Concepts LLC

By: Heather Snyder
Name: Heather Snyder
Title: Chief Operating Officer
Date: 10/3/2025