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February 11, 2026

David Yungmann, Chair
And Members of the Howard County Zoning Board
3430 Court House Dr.
Ellicott City, MD 21043

RE: ZB-1132M – Supplemental Information

Dear Mr. Yungmann and Members of the Zoning Board,

Please accept this letter and enclosures as a supplement to the petition of Columbia Concepts LLC (the “Petitioner”) in ZB-1132M. This supplemental information is submitted in satisfaction of Howard County Code §16.205(c)(1)(iv)-(vi).

As described more fully in the petition, the Petitioner’s redevelopment plan includes eight properties within Long Reach Village Center, three of which are owned by Howard County. Of the remaining five properties:

1. Sang Ki Ko and Yong Bok Ko are individuals who jointly own Lot D-1 as tenants by the entirety. Their business address is 6030 Foreland Garth, Columbia, MD 21045.
2. The Columbia Association, Inc. is the owner of Lots 1 and 3. Enclosed is a letter from The Columbia Association providing the information required by §16.205(c)(1)(iv)-(vi).
3. LRVC Business Trust is the owner of Lot E-1. Enclosed is a letter from LRVC Business Trust providing the information required by §16.205(c)(1)(iv)-(vi).
4. Cloudleap, LLC is the owner of Lot F-1. Enclosed is a letter from Cloudleap, LLC providing the information required by §16.205(c)(1)(iv)-(vi).

Sincerely,

CarneyKelehan, LLP

A handwritten signature in blue ink, appearing to read 'Owen Jarvis', is placed below the firm name.

Owen Jarvis, Esq.

Cloudleap, LLC
8785 Cloudleap Court
Columbia MD 21045

February 10, 2026

Re: Entity Ownership

To Whom it may concern,

The property located at “8785 Cloudleap Court, Columbia MD 21045” is owned by “Cloudleap, LLC” a Maryland Limited Liability company formed on 1/31/2022, and with mailing address “7404 White House Lane, Laytonsville MD 20882”. This property is currently vacant with no businesses operating on it. The entity is owned by husband and wife Morteza Gholami and Elham Daneshkhah with business address “7404 White House Lane, Laytonsville MD 20882” and the following ownership structure:

Morteza Gholami – 50% Ownership & Elham Daneshkhah – 50% Ownership

Board of Directors is solely consists of Morteza Gholami and Elham Daneshkhah.

Please let us know of any questions.

Sincerely,

Morteza Gholami





Business Address:
Columbia Association, Inc.
6310 Hillside Ct.
Suite 100
Columbia, MD 21046

Board Members, Columbia Association, Inc.:

- Skye Anderson: May 11, 2023 – FY2027 Election (May 14, 2026)
- Reginald “Reg” Avery: May 8, 2014 - May 11, 2017, May 11, 2023 – FY 2028 Election (May 13, 2027)
- Karin Emery: May 11, 2023 – FY2027 Election (May 14, 2026)
- Wesley Fuhrman: May 8, 2025 – FY 2028 Election (May 13, 2027)
- Michael Golibersuch: May 9, 2024 – FY 2027 Election (May 14, 2026)
- Eric Greenberg: October 14, 2021 – FY 2028 Election (May 13, 2027)
- Delilah Holmes: May 8, 2025 – FY 2028 Election (May 13, 2027)
- William “Bill” Santos: May 12, 2022 – FY 2027 Election (May 14, 2026)
- Collin Sullivan – May 9, 2024 – FY 2027 Election (May 14, 2026)
- Ashley Vaughan: October 14, 2021 - May 12, 2022, May 9, 2024 – FY 2027 Election (May 14, 2026)



Business Address:
Columbia Association, Inc.
6310 Hillside Ct.
Suite 100
Columbia, MD 21046

Officers of the Corporation, Columbia Association, Inc.:

- Shawn MacInnes - President/CEO of the Corporation, effective June 17, 2024.
- Shon McCollum - Vice President of the Corporation, effective July 24, 2025.
- John J. Kuchno - Secretary of the Corporation, effective May 9, 2024.
- Stephanie Nester - Treasurer of the Corporation, effective February 27, 2025.
- Stephen Reeves - Assistant Secretary of the Corporation as of March 28, 2024.

February 3, 2026

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

Re: 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,

This statement is being provided with respect to LRVC Business Trust, a Maryland business trust ("LRVC"), the record, fee simple title owner of the Property, to satisfy the requirements of Section 16.205(c)(1)(iv)-(vi) of the Howard County Code.

Specifically:

1. This is a current list of the officers of LRVC:

Name	Office
David O'Reilly	Chief Executive Officer
Carlos A. Olea	Chief Financial Officer & Treasurer
Joseph Valane	Secretary
Andrew Davis	Vice President
Ralph Ireland	Vice President
Valerie Qualls	Vice President
Andrew Ciarrocchi	Vice President
Heather Polizos	Vice President
Alex Hancock	Vice President
Doug Johnstone	Vice President
Bonnie Wedemeyer	Vice President
Ben Martin	Vice President
Brooke Jones	Vice President
Kristi Smith	Vice President
Gabriel Chung	Vice President
Angela Bressi	Vice President
Casey Jones	Vice President
Chris Iavarone	Assistant Secretary

The officers were appointed to their respective offices effective January 1, 2026.

2. The principal business address of LRVC and all of its officers is 9950 Woodloch Forest Drive, Suite 1100, The Woodlands, TX 77380.
3. The Howard Research and Development Corporation, a Maryland corporation ("**HRD**") is the sole trustee and sole beneficiary of LRVC. The principal business address of HRD is 9950 Woodloch Forest Drive, Suite 1100, The Woodlands, TX 77380.
4. The Howard Hughes Corporation, a Delaware corporation ("**HHC**"), is the sole shareholder of HRD. The principal business address of HHC is 9950 Woodloch Forest Drive, Suite 1100, The Woodlands, TX 77380.
5. Howard Hughes Holdings, Inc., a Delaware corporation ("**HHH**"), is the sole shareholder of HHC. HHH is a publicly traded issuer listed on the New York Stock Exchange. The principal business address of HHH is 9950 Woodloch Forest Drive, Suite 1100, The Woodlands, TX 77380.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of this letter are true.

Sincerely,

LRVA Business Trust,
a Maryland Business Trust

By:



Chris Iavarone
Assistant Secretary