

HOWARD COUNTY BOARD OF APPEALS

IN THE MATTER OF	:	
KINCADE, LLC	:	BEFORE THE HOWARD COUNTY
	:	BOARD OF APPEALS
and	:	
	:	CASE NOS. BA-799D / BA-801D /
THE MATTER OF	:	BA-800D / BA-802D
IMH COLUMBIA, LLC	:	
	:	

JOINT STATUS REPORT

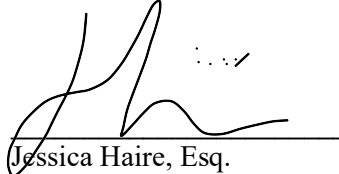
Pursuant to the Board of Appeals Order staying the above-referenced matters, the parties were directed to submit a joint status report on resolution efforts to the Board every four months, with the first report due by May 1, 2025. This status report is filed in accordance with the Board's Order.

As indicated in the prior status report from counsel, the parties have been discussing next steps in this matter. These include active discussions and meeting to address common area maintenance charges and calculations applicable to the properties. The most recent discussions have also suggested a possible way forward that could potentially resolve the pending disputes in their entirety while leading to an evolved land use concept that would allow for the redevelopment of both properties.

The Parties are making progress on this approach but need additional time to consider specific details relative to each Party's land use concepts and written agreements in pursuing each. Accordingly, the parties also believe the Board's Order should remain in effect with the next status report due to the Board by December 1, 2026. The Parties are hopeful that this will be the final requested extension.

Counsel to Kincade, LLC and The Howard Research and Development Corporation have authorized the undersigned to file this request on behalf of their clients.

Burr & Forman, LLP

A handwritten signature in black ink, appearing to read 'J. Haire', is written over a horizontal line.

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CERTIFICATION

A copy of the foregoing Joint Status Report was sent via electronic mail on this 3rd day of August 2026 to all parties of record or to their designated spokesperson, and to persons known to have an interest in this case, including but not limited to the Appellant/Petitioner, the property owner, the Planning Board, the Department of Planning and Zoning, any person entitled to written notification under Rule 2.203, Kincade, LLC and The Howard Research and Development Corporation.

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