



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: 12/22/16

Permit No.: B16005454

Building Address: 6902 Brooks Rd.
 City: HIGHLAND State: MD Zip Code: 20777
 Suite/Apt. #: _____ SDP/WP/BA #: GP 17-001
 Census Tract: _____ Subdivision: Fortune PROPERTY
 Section: _____ Area: _____ Lot: _____
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____
 Existing Use: Vacant lot
 Proposed Use: new single family dwelling
 Estimated Construction Cost: \$ 2,500,000
 Description of Work: 2 story w/ front porch
3 car garage side load. 1st floor. 2nd
2 story basket ball court (sub bsmt) 1st floor
 Occupant or Tenant: Fin. BSM4 MODERN
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: Christopher Fortune & Ashley Adams
 Address: 4524 Alpine Rose Bend
 City: Ellicott City State: MD Zip Code: 21042
 Phone: 410-733-4454 Fax: _____
 Email: Christopher.Fortune@TrowePRICE.COM

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: VICTORIA MEYER
 Address: 1602 PINNACLE RD.
 City: Towson State: MD Zip Code: 21286
 Phone: 410-296-6900 Fax: _____
 Email: MDBLDGPERMITS@COMCAST.NET

Contractor Company: SMITHOUSE CONSTR. LLC
 Contact Person: KEVIN ATKINSON
 Address: 232 Cockeysville Rd. Ste. B200
 City: Cockeysville State: MD Zip Code: 21030
 License No.: 6953
 Phone: 410-977-8848 Fax: 443-682-8380
 Email: KEVIN@SMITHOUSECONSTRUCTION.COM

Engineer/Architect Company: Vogel Engineering inc.
 Responsible Design Prof.: Jonathan Rivera Architect 443-226-5745
 Address: 3407 Main St.
 City: Ellicott City State: MD Zip Code: 21043
 Phone: 410-461-7666 Fax: _____
 Email: JRIVERA@JONATHANRIVERA.COM

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
	<input checked="" type="checkbox"/> Finished Basement <u>1 BSM4</u>	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	Multi-family Dwelling	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>616000369</u>	
Building Shell Permit Number: <u>616000369</u>	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN HIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: Victoria Meyer Print Name: Victoria Meyer
 Email Address: MDBLDGPermits@COMCAST.NET Date: 8/17/16
 Authorized Agent: _____ Date: 12/22/16
 Title/Company: _____

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$ <u>100.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50.00</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check #	<u>10499</u>



Health

Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: 818000672

Building Address: 6902 Brooks Rd
 City: Highland State: MD Zip Code: 20777
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: _____
 Section: _____ Area: _____ Lot: PAR 1
 Tax Map: 40 Parcel: 243 Grid: 3
 Zoning: _____ Map Coordinates: _____ Lot Size: 2.9843 (A)

Existing Use: SFD
 Proposed Use: SFD w/ Propane Tanks
 Estimated Construction Cost: \$ 16,000
 Description of Work:
Install Two (2) 1000 gallon underground propane tanks
 Occupant/Tenant Name: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: own
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: Christopher Fortune
 Address: 4524 Alpine Rose Bend
 City: Ellicott City State: MD Zip Code: 21042
 Phone: 410-365-1004 Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: Michelle Clancy
 Address: PO Box 310
 City: Porter Hall State: MD Zip Code: 21128
 Phone: 443-610-7514 Fax: _____
 Email: Michelle @ AppliedandApproved.com

Contractor Company: H S Poist Cos
 Contact Person: Michael Underwood
 Address: 360 Main St
 City: Laurel State: MD Zip Code: 20707
 License No.: 60029
 Phone: _____ Fax: _____
 Email: _____

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: Contractor
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor:	
Area of construction (sq. ft.):	2 nd floor:	
Use group:	Basement:	
	<input type="checkbox"/> Finished Basement	
	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
	<input type="checkbox"/> Slab on Grade	
Construction type:	Multi-family Dwelling	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	No. of 1 BR units:	
<input type="checkbox"/> Masonry	No. of 2 BR units:	
<input type="checkbox"/> Wood Frame	No. of 3 BR units:	
<input type="checkbox"/> State Certified Modular	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Electric:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Grading Permit Number:	
Building Shell Permit Number:	

RECEIVED
FEB 26 2018
LICENSES & PERMITS DIVISION

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

[Signature]
 Applicant's Signature
Michelle @ AppliedandApproved.com
 Email Address
permit
 Title/Company

Michelle Clancy
 Print Name
2/25/18
 Date

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
PLEASE WRITE NEATLY & LEGIBLY
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	<u>3/8/18</u>	<u>[Signature]</u>

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$ <u>270.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>6329</u>

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

Oswald, Hank

From: Jeremiah Reynolds <jreynolds@vogeleng.com>
Sent: Tuesday, January 10, 2017 9:28 AM
To: Oswald, Hank; 'Joseph Pototschnik'; 'William fortune'; ashleyandchris@mac.com
Subject: RE: 6902 Brooks Road
Attachments: ADJOINER EXHIBIT.pdf

Hank,

Please see the attached PDF. This is a copy of the exhibit that accompanied the waiver petition for the adjoinder transfer. JP from Smithouse should be sending you the actual recorded deed for the transfer sometime soon. Hopefully this takes care of what you need.

Jeremiah Reynolds
Cad Drafter
Robert H. Vogel Engineering, Inc.
8407 Main Street
Ellicott City, MD 21043
Phone: 410-461-7666
Fax: 410-461-8961
Email: jreynolds@vogeleng.com
www.vogeleng.com

From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]
Sent: Monday, January 09, 2017 3:32 PM
To: Joseph Pototschnik; William fortune; 'Jeremiah Reynolds'; ashleyandchris@mac.com
Subject: RE: 6902 Brooks Road

Hello All:

I just need as copy of the legal document pertaining to the lot line changes. You may send it by email.

Thanks,

Hank

From: Joseph Pototschnik [<mailto:jp@smithouseconstruction.com>]
Sent: Monday, January 09, 2017 12:11 PM
To: William fortune; 'Jeremiah Reynolds'; ashleyandchris@mac.com
Cc: Oswald, Hank
Subject: RE: 6902 Brooks Road

Hey Jeremiah,

All this info is visible on MD land records website (Mdlandrec.net) . Is there something specific I can provide to help here?

Joseph Pototschnik

Project Manager
Smithouse Construction, LLC
232 Cockeysville Rd. Suite B200
410.329.1262 Office
443.299.9451 Cell
443.682.8380 Fax
jp@smithouseconstruction.com
www.smithouseconstruction.com

From: Fortune, Christopher [mailto:christopher_fortune@troweprice.com]
Sent: Monday, January 9, 2017 11:20 AM
To: 'Jeremiah Reynolds' <jreynolds@vogeleng.com>; ashleyandchris@mac.com
Cc: hoswald@howardcountymd.gov; Joseph Pototschnik <jp@smithouseconstruction.com>
Subject: RE: 6902 Brooks Road

Yes we did, JP from Smithouse (cc'd) has the details of how/where to find it.
-Chris

From: Jeremiah Reynolds [<mailto:jreynolds@vogeleng.com>]
Sent: Monday, January 09, 2017 10:00 AM
To: Fortune, Christopher; ashleyandchris@mac.com
Cc: hoswald@howardcountymd.gov
Subject: 6902 Brooks Road

Chris,

See question below from Hank Oswald at the Health Department.

Question: Did the homeowners of **6902 Brooks Road** record the lot line change with Land Records? Do you have proof of this? I can't sign off on the building permit until we have it. Thanks

Jeremiah Reynolds
Cad Drafter



Email: jreynolds@vogeleng.com
www.vogeleng.com[[vogeleng.com](http://www.vogeleng.com)]

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distribution of the contents of this e-mail is strictly prohibited by the sender and may be unlawful. If you are not the intended recipient, please notify the sender immediately and delete this e-mail.

Oswald, Hank

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Sent: Tuesday, January 10, 2017 9:31 AM
To: Oswald, Hank; William fortune; 'Jeremiah Reynolds'; ashleyandchris@mac.com
Subject: RE: 6902 Brooks Road
Attachments: Fortune adjoiner transfer.pdf

Hi Hank,

Attached is the verbiage of the adjoiner deed transfer pertaining to the lot line changes, Jeremiah is sending the exhibits that correspond.

Joseph Pototschnik
Project Manager
Smithouse Construction, LLC
232 Cockeysville Rd. Suite B200
410.329.1262 Office
443.299.9451 Cell
443.682.8380 Fax
jp@smithouseconstruction.com
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Project Manager

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www.smithouseconstruction.com

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Sent: Monday, January 9, 2017 11:20 AM
To: 'Jeremiah Reynolds' <jreynolds@vogeleng.com>; ashleyandchris@mac.com
Cc: hoswald@howardcountymd.gov; Joseph Pototschnik <jp@smithouseconstruction.com>
Subject: RE: 6902 Brooks Road

Yes we did, JP from Smithouse (cc'd) has the details of how/where to find it.
-Chris

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Sent: Monday, January 09, 2017 10:00 AM
To: Fortune, Christopher; ashleyandchris@mac.com
Cc: hoswald@howardcountymd.gov
Subject: 6902 Brooks Road

Chris,

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Question: Did the homeowners of **6902 Brooks Road** record the lot line change with Land Records? Do you have proof of this? I can't sign off on the building permit until we have it. Thanks

Jeremiah Reynolds
Cad Drafter



Email: jreynolds@vogeleng.com
www.vogeleng.com[[vogeleng.com](http://www.vogeleng.com)]

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12/5/2016 11:27 AM Csh 0031 Reg 0047
T/Ref 0047093870 Grp 000001 R/Lne 000001
01 - Main Location
\$0.00
Validation Number: 0047-106581
1000000000-1300-409910-1300000000-999999
9999999999
Parcel Number: 5341817
Doc Type: Deeds
Consideration Amount: \$0.00

NO CONSIDERATION
NO TITLE EXAMINATION
NO TRANSFER OF OWNERSHIP

DEED OF ADJOINER TRANSFER

THIS DEED OF ADJOINER TRANSFER (this "Deed"), is made this ___ day of _____, 2016, by and between Christopher T. Fortune and Ashley A. Adams ("Grantors") and Christopher T. Fortune and Ashley A. Adams ("Grantees").

RECITALS

WHEREAS, by virtue of a deed dated August 31, 2015, and recorded among the Land Records of Howard County, Maryland in Liber 16429, folio 166 (the "2015 Deed"), by and between Cathy A. Ashby, party of the first part therein, and Christopher T. Fortune and Ashley A. Adams, party of the second part therein, and Grantors/Grantees herein, Grantors herein acquired fee simple title to two separate parcels of record, as described in the 2015 Deed as "Parcel 1" (hereinafter referred to as "Existing Parcel 1") and "Parcel 2" (hereinafter referred to as "Existing Parcel 2"), more specifically described as follows:

Existing Parcel 1 - Tax Map 40, Parcel 243

FOR A LEGAL DESCRIPTION OF EXISTING PARCEL 1, see that description captioned "Description of TAX MAP 40, PARCEL 243, Fifth Election District, Howard County, Maryland", prepared by Robert H. Vogel Engineering, Inc., which is attached hereto and incorporated herein as **Exhibit "A"**.

Existing Parcel 2 - Tax Map 40, Parcel 421

FOR A LEGAL DESCRIPTION OF EXISTING PARCEL 2, see that description captioned "Description of TAX MAP 40, PARCEL 421, Fifth Election District, Howard County, Maryland", prepared by Robert H. Vogel Engineering, Inc., which is attached hereto and incorporated herein as **Exhibit "B"**; and

WHEREAS, pursuant to a certain approval dated November 8, 2016 (WP-17-032, Fortune/Adams Property), the Howard County Director of the Department of Planning and Zoning approved the Grantors' request to waive Section 16.102 of the *Howard County, Maryland* Subdivision

LR - Deed (No-Taxes)
Recording Fee 75.00
Name: adams
Ref: 127
LR - Deed (No-Taxes)
Surcharge 40.00
Substat: 115.00
Total: 115.00
12/05/2016 12:07
C013-MH
733486 C00503 -
Howard Co
Columbia/CO05.03.05 -
Reporter 05

75
40
MIX

& Land Development Regulations so as to allow for the reconfiguration of the parcel lines between Existing Parcel 1 and Existing Parcel 2 by adjoiner deed transfer (the “Adjoiner Deed Transfer”); and

WHEREAS, the purpose of this Deed is to effect the Adjoiner Deed Transfer and, further, to clarify by metes and bounds the boundaries of a revised Existing Parcel 1 (“Revised Parcel 1”) and revised Existing Parcel 2 (“Revised Parcel 2”); and

WHEREAS, the conveyances by lot line adjustment described herein will not effect any change in ownership of real property in Howard County, Maryland.

NOW THEREFORE, the Grantors, for a consideration of Zero Dollars (\$0.00), grant, convey, and assign to the Grantees, their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple, the adjoining portions of property owned by them and located in Howard County, Maryland, to reconfigured the common lines of division of the lands as follows:

1st Action: **Portion of Existing Parcel 2 to be Adjoined with Existing Parcel 1:**

FOR A LEGAL DESCRIPTION OF THE PORTION OF THE EXISTING PARCEL 2 TO BE ADJOINED WITH AND MERGED INTO THE EXISTING PARCEL 1, see the attached description entitled “ADJOINER TRANSFER 1”, prepared by Robert H. Vogel Engineering, Inc., which is attached hereto and incorporated herein as Exhibit “C”.

2nd Action: **Portion of Existing Parcel 1 to be Adjoined with Existing Parcel 2:**

FOR A LEGAL DESCRIPTION OF THE PORTION OF THE EXISTING PARCEL 1 TO BE ADJOINED WITH AND MERGED INTO THE EXISTING PARCEL 2, see that description captioned “ADJOINER TRANSFER 2”, prepared by Robert H. Vogel Engineering, Inc., which is attached hereto and incorporated herein as Exhibit “D”.

AS A RESULT of the Adjoiner Deed Transfer described herein, the Revised Parcel 1 and Revised Parcel 2 will exist as two newly configured parcels described as follows:

Revised Parcel 1 – Reconfigured after Adjoiner Deed Transfer

FOR A LEGAL DESCRIPTION OF THE REVISED PARCEL 1 AS RECONFIGURED BY ADJOINER DEED TRANSFER, see that description captioned “Description of FORTUNE PROPERTY, TRACT 1”, prepared by Robert H. Vogel Engineering, Inc., which is attached hereto and incorporated herein as Exhibit “E”.

Revised Parcel 2 – Reconfigured after Adjoiner Deed Transfer

FOR A LEGAL DESCRIPTION OF THE REVISED PARCEL 2 AS RECONFIGURED BY ADJOINER DEED TRANSFER, see that description captioned “Description of

FORTUNE PROPERTY, TRACT 2", prepared by Robert H. Vogel Engineering, Inc., which is attached hereto and incorporated herein as Exhibit "F".

TOGETHER WITH the building and improvements thereupon and the rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging or in anywise appertaining;

TO HAVE AND TO HOLD the property hereby conveyed and configured unto the Grantees, their assigns, the survivor of them, and the heirs and assigns of the survivor, in fee simple, forever.

THE GRANTORS HEREBY COVENANT that they will warrant specially the title to the property hereby conveyed and configured, and will execute such further assurances thereof as may be requisite.

WITNESS the hand and seal of the Grantors.

WITNESS:

✓ CHRISTOPHER T. FORTUNE

Mary Ann Raouf

Christopher T. Fortune (SEAL)

✓ ASHLEY A. ADAMS

Mary Ann Raouf

Ashley A. Adams (SEAL)

STATE OF Maryland, CITY/COUNTY OF Howard, TO WIT:

I HEREBY CERTIFY, that on this 23 day of November, 2016 before me, the subscriber, a Notary Public of the State aforesaid, personally appeared CHRISTOPHER T. FORTUNE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

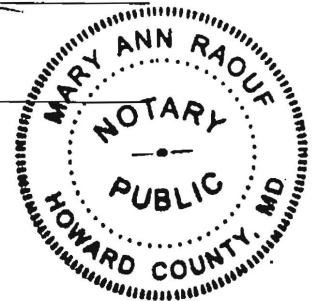
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

PAYMENT OF TAXES
NOT NECESSARY
Stanley Miles
DIRECTOR OF FINANCE OF HOWARD COUNTY

Mary Ann Raouf
Notary Public

MARY ANN RAOUF
[Print Name of Notary]

My Commission expires: 2-7-2019



STATE OF Maryland, CITY/COUNTY OF Howard, TO WIT:

I HEREBY CERTIFY, that on this 23 day of November, 2016, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ASHLEY A. ADAMS, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Mary Ann Raouf
Notary Public

MARY ANN RAOUF
[Print Name of Notary]



My Commission expires: 2-7-2019

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.

Sang W. Oh
Sang W. Oh

AFTER RECORDING RETURN TO:

Sang W. Oh, Esquire
Talkin & Oh, LLP
5100 Dorsey Hall Drive
Ellicott City, Maryland 21042-7870

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS

Description of
TAX MAP 40, PARCEL 243
Fifth Election District, Howard County, Maryland

BEGINNING for the Same at 1" Pipe Found at the beginning of the first or South 50 deg. 28 min. 40 sec. West 295.54' line in that firstly described Parcel in conveyance from Cathy A. Ashby to Christopher T. Fortune and Ashley A. Adams by deed dated August 31, 2015 and recorded among the land records of Howard County, Md. in Liber 16429, folio 166, thence binding on the outlines of said firstly described Parcel in Deed Liber 16429/166 the four following courses, as now surveyed with all bearings being referred to the Maryland State Grid Meridian (NAD 83),

- 1) South 50 degrees 28 minutes 40 seconds West 295.54 Feet to a point, thence
 - 2) North 43 degrees 35 minutes 28 seconds West 345.31 Feet to a point, thence
 - 3) North 45 degrees 57 minutes 36 seconds East 282.94 Feet to a point, thence
 - 4) South 45 degrees 26 minutes 10 seconds East 368.69 Feet to the point of beginning
-Containing 103,041 Sq. Ft. or 2.3655 Acres of land more or less.

BEING all of that firstly described parcel in conveyance from Cathy A. Ashby to Christopher T. Fortune and Ashley A. Adams by deed dated August 31, 2015 and recorded among the land records of Howard County, Md. in Liber 16429, folio 166.

Thomas M. Hoffmann
11.04.16



ROBERT H. VOGEL ENGINEERING, INC.
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Description of
TAX MAP 40, PARCEL 421
Fifth Election District, Howard County, Maryland

BEGINNING for the Same at the center of the end of a 60' wide use-in-common right-of-way (also known as Brooks Road) at the beginning of the first or South 50 deg. 15 min. 59 sec. West 30.01' line in that secondly described Parcel in conveyance from Cathy A. Ashby to Christopher T. Fortune and Ashley A. Adams by deed dated August 31, 2015 and recorded among the land records of Howard County, Md. in Liber 16429, folio 166, thence binding on the outlines of said secondly described Parcel in Deed Liber 16429/166 the eleven following courses, as now surveyed with all bearings being referred to the Maryland State Grid Meridian (NAD 83),

- 1) South 50 degrees 15 minutes 59 seconds West 30.01 Feet to a 1" Pipe Found, thence binding on the southwest right-of-way line of said Brooks Road
- 2) South 41 degrees 13 minutes 49 seconds East 429.63 Feet to a 1" Pipe Found, thence
- 3) South 52 degrees 46 minutes 16 seconds West 414.20 Feet to a point, thence
- 4) South 57 degrees 47 minutes 31 seconds West 161.03 Feet to a point, thence
- 5) North 40 degrees 58 minutes 30 seconds West 946.69 Feet to a 1" Pipe Found, thence
- 6) North 44 degrees 01 minutes 53 seconds East 706.23 Feet to a 1 1/2" Pipe Found, thence
- 7) South 45 degrees 26 minutes 10 seconds East 237.70 Feet to a point, thence
- 8) South 45 degrees 57 minutes 36 seconds West 282.94 Feet to a point, thence
- 9) South 43 degrees 35 minutes 28 seconds East 345.31 Feet to a point, thence
- 10) North 50 degrees 28 minutes 40 seconds East 145.59 Feet to a point, thence
- 11) South 40 degrees 29 minutes 41 seconds East 30.04 Feet to the point of beginning
.....Containing 563,702 Sq. Ft. or 12.9408 Acres of land more or less.

BEING all of that secondly described parcel in conveyance from Cathy A. Ashby to Christopher T. Fortune and Ashley A. Adams by deed dated August 31, 2015 and recorded among the land records of Howard County, Md. in Liber 16429, folio 166.



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Description of
ADJOINER TRANSFER 1
0.6280 ACRES

Fifth Election District, Howard County, Maryland

BEGINNING for the Same at the center of the end of a 60' wide use-in-common right-of-way (also known as Brooks Road) at the beginning of the first or South 50 deg. 15 min. 59 sec. West 30.01' line of that secondly described Parcel in conveyance from Cathy A. Ashby to Christopher T. Fortune and Ashley A. Adams by deed dated August 31, 2015 and recorded among the land records of Howard County, Md. in Liber 16429, folio 166, thence binding on said first line, as now surveyed with all bearings being referred to the Maryland State Grid Meridian (NAD 83),

- 1) **South 50 degrees 15 minutes 59 seconds West 30.01 Feet** to a 1" Pipe Found, thence binding on the southwest right-of-way line of said Brooks Road
 - 2) **South 41 degrees 13 minutes 49 seconds East 26.62 Feet** to a point, thence running for new lines of division through the lands of said secondly described parcel in Deed Liber 16429/166 the ten following courses;
 - 3) **South 48 degrees 46 minutes 11 seconds West 53.00 Feet** to a point, thence
 - 4) **North 39 degrees 31 minutes 20 seconds West 48.34 Feet** to a point, thence
 - 5) **South 50 degrees 28 minutes 40 seconds West 130.61 Feet** to a point, thence
 - 6) **North 26 degrees 42 minutes 48 seconds West 60.87 Feet** to a point, thence
 - 7) **North 43 degrees 14 minutes 24 seconds West 163.01 Feet** to a point, thence
 - 8) **North 71 degrees 36 minutes 04 seconds West 75.02 Feet** to a point, thence
 - 9) **North 35 degrees 50 minutes 59 seconds West 85.48 Feet** to a point, thence
 - 10) **North 54 degrees 09 minutes 01 seconds East 109.20 Feet** to a point, thence
 - 11) **North 44 degrees 59 minutes 02 seconds East 32.26 Feet** to a point, thence
 - 12) **North 72 degrees 27 minutes 30 seconds East 16.13 Feet** to a point, thence binding on the outlines of aforesaid secondly described Parcel in Deed Liber 16429/166 the four following courses
 - 13) **South 45 degrees 57 minutes 36 seconds West 82.65 Feet** to a point, thence
 - 14) **South 43 degrees 35 minutes 28 seconds East 345.31 Feet** to a point, thence
 - 15) **North 50 degrees 28 minutes 40 seconds East 145.59 Feet** to a point, thence
 - 16) **South 40 degrees 29 minutes 41 seconds East 30.04 Feet** to the point of beginning
-Containing **27,354 Sq. Ft. or 0.6280 Acres** of land more or less.

BEING part of that secondly described parcel in conveyance from Cathy A. Ashby to Christopher T. Fortune and Ashley A. Adams by deed dated August 31, 2015 and recorded among the land records of Howard County, Md. in Liber 16429, folio 166.

James M. Vogel
11.04.16



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EXHIBIT C

ROBERT H. VOGEL ENGINEERING, INC.
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Description of
ADJOINER TRANSFER 2
0.0092 ACRES

Fifth Election District, Howard County, Maryland

BEGINNING for the Same at Point on the third or North 45 deg. 57 min. 36 sec. East 282.94' line in that firstly described Parcel in conveyance from Cathy A. Ashby to Christopher T. Fortune and Ashley A. Adams by deed dated August 31, 2015 and recorded among the land records of Howard County, Md. in Liber 16429, folio 166, 200.29' from the end thereof, thence binding on the remainder of said third line of Parcel 1 in Deed Liber 16429/166, as now surveyed with all bearings being referred to the Maryland State Grid Meridian (NAD 83),

1) North 45 degrees 57 minutes 36 seconds East 200.29 Feet to a point, thence running for new lines of division through the lands of said Parcel 1 in Deed Liber 16429/166 the two following courses;

2) South 44 degrees 46 minutes 26 seconds West 192.34 Feet to a point, thence

3) South 72 degrees 27 minutes 30 seconds West 8.92 Feet to the point of beginning

.....Containing 399 Sq. Ft. or 0.0092 Acres of land more or less.

BEING part of that firstly described parcel in conveyance from Cathy A. Ashby to Christopher T. Fortune and Ashley A. Adams by deed dated August 31, 2015 and recorded among the land records of Howard County, Md. in Liber 16429, folio 166.

Thomas M. Bell
11-04-16



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EXHIBIT D

HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 17298, p. 0450, MSA_CE53_17290. Date available 12/08/2016. Printed 12/19/2016.

BOOK: 17298 PAGE: 450

ROBERT H. VOGEL ENGINEERING, INC.
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Description of
FORTUNE PROPERTY, TRACT 1
2.9843 ACRES

Fifth Election District, Howard County, Maryland

BEGINNING for the Same at 1" Pipe Found at the beginning of the first or South 50 deg. 28 min. 40 sec. West 295.54' line in that firstly described Parcel in conveyance from Cathy A. Ashby to Christopher T. Fortune and Ashley A. Adams by deed dated August 31, 2015 and recorded among the land records of Howard County, Md. in Liber 16429, folio 166, thence binding on part of said first line of Parcel 1 in Deed Liber 16429/166 the following course and on the outlines of said Deed Liber 16429/166 the four following courses, as now surveyed with all bearings being referred to the Maryland State Grid Meridian (NAD 83),

- 1) **South 50 degrees 28 minutes 40 seconds West 149.95 Feet** to a point, thence
- 2) **South 40 degrees 29 minutes 41 seconds East 30.04 Feet** to a point at the center of the end of a 60' wide use-in-common right-of-way (also known as Brooks Road), thence
- 3) **South 50 degrees 15 minutes 59 seconds West 30.01 Feet** to a point, thence binding on the southwest right-of-way line of said Brooks Road
- 4) **South 41 degrees 13 minutes 49 seconds East 26.62 Feet** to a point, thence running for new lines of division through the lands of said Deed Liber 16429/166 the eleven following courses;
- 5) **South 48 degrees 46 minutes 11 seconds West 53.00 Feet** to a point, thence
- 6) **North 39 degrees 31 minutes 20 seconds West 48.34 Feet** to a point, thence
- 7) **South 50 degrees 28 minutes 40 seconds West 130.61 Feet** to a point, thence
- 8) **North 26 degrees 42 minutes 48 seconds West 60.87 Feet** to a point, thence
- 9) **North 43 degrees 14 minutes 24 seconds West 163.01 Feet** to a point, thence
- 10) **North 71 degrees 36 minutes 04 seconds West 75.02 Feet** to a point, thence
- 11) **North 35 degrees 50 minutes 59 seconds West 85.48 Feet** to a point, thence
- 12) **North 54 degrees 09 minutes 01 seconds East 109.20 Feet** to a point, thence
- 13) **North 44 degrees 59 minutes 02 seconds East 32.26 Feet** to a point, thence
- 14) **North 72 degrees 27 minutes 30 seconds East 25.05 Feet** to a point, thence
- 15) **North 44 degrees 46 minutes 26 seconds East 192.34 Feet** to a point, thence binding on the fourth line of aforesaid Parcel 1 in Deed Liber 16429/166
- 16) **South 45 degrees 26 minutes 10 seconds East 368.69 Feet** to the point of beginning
.....Containing **129,996 Sq. Ft. or 2.9843 Acres** of land more or less.

BEING part of all that land described in conveyance from Cathy A. Ashby to Christopher T. Fortune and Ashley A. Adams by deed dated August 31, 2015 and recorded among the land records of Howard County, Md. in Liber 16429, folio 166.

Thomas M. [Signature]
11-11-16

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HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 17298, p. 0451, MSA_CE53_17290. Date available 12/08/2016. Printed 12/19/2016.

BOOK: 17298 PAGE: 451

ROBERT H. VOGEL ENGINEERING, INC.
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Description of
FORTUNE PROPERTY, TRACT 2
12.3220 ACRES
Fifth Election District, Howard County, Maryland

BEGINNING for the Same at a Point along the southwest right-of-way line of Brooks Road (60' wide use-in-common right-of-way) and along the second or South 41 deg. 13 min. 49 sec. East 429.63' line of that secondly described Parcel in conveyance from Cathy A. Ashby to Christopher T. Fortune and Ashley A. Adams by deed dated August 31, 2015 and recorded among the land records of Howard County, Md. in Liber 16429, folio 166, said point being 26.62' from a 1" Pipe Found at the beginning thereof, thence binding on said southwest right-of-way line of Brooks Road and on the outlines of said secondly described Parcel in Deed Liber 16429/166 the six following courses, as now surveyed with all bearings being referred to the Maryland State Grid Meridian (NAD 83),

- 1) South 41 degrees 13 minutes 49 seconds East 403.01 Feet to a 1" Pipe Found, thence
- 2) South 52 degrees 46 minutes 16 seconds West 414.20 Feet to a point, thence
- 3) South 57 degrees 47 minutes 31 seconds West 161.03 Feet to a point, thence
- 4) North 40 degrees 58 minutes 30 seconds West 946.69 Feet to a 1" Pipe Found, thence
- 5) North 44 degrees 01 minutes 53 seconds East 706.23 Feet to a 1 1/2" Pipe Found, thence
- 6) South 45 degrees 26 minutes 10 seconds East 237.70 Feet to a point, thence running for new lines of division through the lands of said Deed Liber 16429/166 the eleven following courses;
- 7) South 44 degrees 46 minutes 26 seconds West 192.34 Feet to a point, thence
- 8) South 72 degrees 27 minutes 30 seconds West 25.05 Feet to a point, thence
- 9) South 44 degrees 59 minutes 02 seconds West 32.26 Feet to a point, thence
- 10) South 54 degrees 09 minutes 01 seconds West 109.20 Feet to a point, thence
- 11) South 35 degrees 50 minutes 59 seconds East 85.48 Feet to a point, thence
- 12) South 71 degrees 36 minutes 04 seconds East 75.02 Feet to a point, thence
- 13) South 43 degrees 14 minutes 24 seconds East 163.01 Feet to a point, thence
- 14) South 26 degrees 42 minutes 48 seconds East 60.87 Feet to a point, thence
- 15) North 50 degrees 28 minutes 40 seconds East 130.61 Feet to a point, thence
- 16) South 39 degrees 31 minutes 20 seconds East 48.34 Feet to a point, thence
- 17) North 48 degrees 46 minutes 11 seconds East 53.00 Feet to the point of beginning

.....Containing 536,747 Sq. Ft. or 12.3220 Acres of land more or less.

BEING part of all that land described in conveyance from Cathy A. Ashby to Christopher T. Fortune and Ashley A. Adams by deed dated August 31, 2015 and recorded among the land records of Howard County, Md. in Liber 16429, folio 166.

Thomas M. Hoffmann
11-04-16



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HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 17298, p. 0452, MSA_CE53_17290. Date available 12/08/2016. Printed 12/19/2016.

BOOK 17298 PAGE 452 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
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable)

4 Consideration and Tax Calculations
Consideration Amount
Purchase Price/Consideration \$ 0.00
Finance Office Use Only
Transfer and Recordation Tax Consideration

5 Fees
Amount of Fees
Recording Charge \$ 75.00
Surcharge \$ 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).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Christopher T. Fortune
Ashley A. Adams

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Christopher T. Fortune
Ashley A. Adams
New Owner's (Grantee) Mailing Address
4524 Alpine Rose Bend, Ellicott City, MD 21042

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
Name: Kelly Wagner
Firm Talkin & Oh, LLP
Address: 5100 Dorsey Hall Drive
Ellicott City, Maryland 21042 Phone: (410) 964-0300

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

Assessment Use Only - Do Not Write Below This Line
Terminal Verification Agricultural Verification Whole Part 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.

Space Reserved for County Validation