


Maura J. Rossman, M.D., Health Officer

MEMORANDUM

Sent via email to justin@cornerstone-homes.com on 10/29/2024.

TO: Justin Boy
Cornerstone Homes, LLC

FROM: Ryan Rappaport, *LEHS* 
Well & Septic Program

DATE: October 29, 2024

RE: **9422 Fairview Ave, Laurel, MD. 20723**
(Map 50, Grid 1, Parcel 412, TaxID 06-415156)
(Demolition of existing structure to rebuild 3 SFD subdivision)

This is to advise that the Howard County Health Department recommends issuance of the demolition permit for the above referenced property.

A site inspection of the property was completed on October 28, 2024, and at this time no well or onsite septic components have been located on this property. If any well components are located during the demolition of the structure, it will be required for a licensed well driller to seal the well according to MD State Regulations, *COMAR 26.04.04.34*. If any private septic components like a septic tank and/or drywell are found during the demolition of the house, they will need to be properly pumped out and demolished.

Current utility records show that this parcel has access to public utilities. If you plan to rebuild on this property, it will be required to connect the dwellings to public water and sewer according to local guidelines set forth by Howard County Department of Public Works.

IF ANY ADDITIONAL WELL OR SEPTIC COMPONENTS ARE FOUND DURING SITE WORK, YOU MUST NOTIFY THIS OFFICE IMMEDIATELY.

Cc: File

Maura J. Rossman, M.D., Health Officer

Demolition Request Form

(Fill in all blanks)

Information of Property to be demolished:

Cornerstone Homes , LLC	9422 Fairview Avenue, Laurel, MD 20723		
Current Owner's Name	Property Address		
	12, 13, 14		
Subdivision (if applicable)	Lot #		
Andrew Miller & HBO Alternative Holdings LLC	50	412	06-415156
All Prior Owners' Names (if requested or known)	Tax Map	Parcel #	Tax ID #

Clear Structures for proposed site improvements

Purpose/Reason for Demolition
3 SFD subdivision

Future plans of property after demo (i.e. subdivision, parking lot, re-build new house, etc...)

If a subdivision, SDP# N/A Has the structure(s) been deemed unsafe by DILP YES NO

UTILITY RECORDS:

Property currently connected to public water YES NO
 Property currently connected to public sewer YES NO
 Does the property currently have any wells and/or septic systems YES NO
 →Explain:

*Note: Any wells and/or septic systems that are to remain may require an approved percolation certification plan under *Howard County Code Sec. 3.805*

*Note: Any septic systems that are to be abandoned must be done by a septic contractor with documentation of the process.

*Note: All abandoned wells are to be sealed by a well driller licensed by the Maryland State Board of Well Drillers *COMAR Sec 26.04.04.11 Abandonment Standards D (3)*

COMMENTS:

Justin Boy	443-676-2417 (cell)
Applicant's Name (please print)	Applicant's Phone #
justin@cornerstone-homes.com	N/A
Applicant's Email	Applicant's Fax #
	10/24/24
Applicant's Signature	Date

(revised 10-25-18 MJD)

File No. 110514-20REO
Tax ID # 06-415156

Transferor claims exemption from the tax withholding requirements of Section 10-912 of Maryland's Tax General Article because this is a transfer of property acquired by the grantor in a foreclosure action and conveyed herein to a third party as pursuant to Section 10-912 (D) (3).

This Deed, made this 10th day of OCTOBER, 2024, by and between Cascade Funding Mortgage Trust HB13, GRANTOR, and Cornerstone Homes LLC, GRANTEE.

- Witnesseth -

That in consideration of the sum of FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$400,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Cornerstone Homes LLC, its successors and/or 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:

All that lot or parcel of land situate and lying in the Sixth Election District of said Howard County, which, on a plat of Glen W. Cooper's subdivision of "Laurel Heights", recorded among the Land Records of said Howard County, on May 30, 1890, in Liber J.H.O. No. 56, folio 276, was designated and described as Lot No. 12, in Block 3.

Together with

All those two pieces of parcels of land, situate and lying in the Sixth Election District of said Howard County, which on a plat of Glen W. Cooper's subdivision of "Laurel Heights" recorded among the Land Records of said Howard County, on May 30, 1890, in Liber JHO No. 56 folio 276, were designated and described as Lots Nos. 13 and 14 in Block No. 3.

(ADDRESS REFERENCE IS FOR INFORMATIONAL PURPOSES ONLY)

The improvements thereon being known as 9422 Fairview Avenue, Laurel, MD 20723.

BEING all and the same lot of ground which by Substitute Trustee's Deed dated January 12, 2023, and recorded January 19, 2023 among the Land Records of Howard County, Maryland, in Liber 21858, Folio 412, was granted and conveyed by Diane S. Rosenberg, Mark D. Meyer, John A. Ansell, III and Maurice OBrien, Substitute Trustees unto HB0 Alternative Holdings, I.I.C.

Tax Account No. 06-415156

And under penalties of perjury, transferor claims exemption from the tax withholding requirements of Section 10-912 of Maryland's Tax General Article because this is a transfer of property acquired by the grantor in a foreclosure action and conveyed herein to a third party as pursuant to Section 10-912 (D) (3).

See Power of Attorney dated _____, and intended to be recorded on _____ at Book _____ and Page _____ among the aforesaid Land Records, appointing PHH Mortgage Corporation, d/b/a PHH Mortgage Services, as Attorney in Fact as Attorney-in-Fact for GRANTOR herein.

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 Cornerstone Homes LLC, its successors and/or assigns, in fee simple.

And the Grantor 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.

The Grantor Herein 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 Grantor Corporation.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

Cascade Funding Mortgage Trust HB13

Witness:

By: PHH Mortgage Corporation, d/b/a PHH Mortgage Services, as Attorney in Fact for

Elia Rojas
Elia Rojas

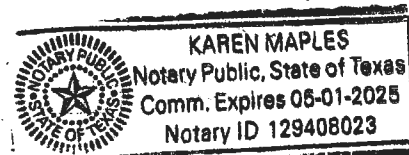
By: [Signature] (Seal)
Name: TAWANA MAXWELL
Title: AUTH SIGNER

STATE OF TEXAS }
COUNTY OF HARRIS } SS

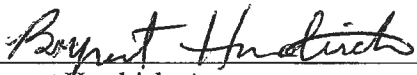
I HEREBY CERTIFY that on this 10 day of OCTOBER, 2024, before me, the subscriber, the undersigned Notary Public, personally appeared TAWANA MAXWELL, who acknowledged himself/herself to be the AUTH SIGNER of **PHH Mortgage Corporation, d/b/a PHH Mortgage Services, as Attorney in Fact**, as Attorney-in-Fact for **Cascade Funding Mortgage Trust HB13** and he/she, as such officer, being authorized to do so, did certify that the within Deed was executed for the purposes therein contained and in the capacity therein stated; that the consideration recited herein is correct, and that at the time of the signing of this Deed, the Attorney in Fact had no actual knowledge of the revocation or termination of the Power of Attorney.

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

Karen Maples
Notary Public
My commission expires 05/01/2025



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.



Bryant Handrich, Attorney

AFTER RECORDING, PLEASE RETURN TO:

Crown Title Corporation
1 Sanford Avenue
Baltimore, MD 21228