

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**

APPLICANT: University of Maryland Medical System Corporation / Zach Sill

CASE NUMBER: 2025-0220-V

HEARING DATE: January 13, 2026

ASSESSMENT DISTRICT: 5

COUNCIL DISTRICT: 1

PREPARED BY: David Russell
Planner



REQUEST

The applicant is seeking a variance to allow an extension of time for the implementation and completion of a previously approved variance, on property located at 900 Elkridge Landing Road, in Linthicum.

LOCATION AND DESCRIPTION OF SITE

The subject property is irregularly shaped, with approximately 550' of curved frontage on the north side of Elkridge Landing Drive.

The property is approximately 6.65 acres, located approximately 1,200 feet southwest of the intersection of Winterson Road and Elkridge Landing Drive, in the Linthicum Heights (Parcel 31, Grid 12, Tax Map 3, Lot 1). This non-waterfront property is zoned W1 - Industrial Park District and located entirely within the BWI Mixed Use Overlay. The property is improved with one irregularly shaped, 4-story, office building and associated paved parking.

PROPOSAL

The applicant proposes to construct carports, with solar panels above, throughout an existing paved parking lot that is used as accessory parking for the office building.

REQUESTED VARIANCES

§ 18-16-405(a) of the Anne Arundel County Zoning Ordinance provides that a variance or special exception that is not extended or tolled expires by operation of law unless the applicant obtains a building permit within eighteen months of approval.

- On May 14, 2024, under case number 2024-0044-V, the Administrative Hearing Officer granted the following variance:
 - A variance to allow an accessory structure (3 southernmost carport canopy solar arrays) in the front yard of a nonwaterfront lot

The applicants are now requesting a 12 month extension of time for implementation of the above approved variance.

FINDINGS

This application for an extension in time was properly made prior to the expiration of the eighteen month time period.

The applicant's letter explains in 2025, a number of changes were made on the federal level based on the passage of "The One Big Beautiful Bill Act" and continued guidance on the interpretations of this passage. These factors influenced a multitude of choices regarding the project including determinations on final materials to be used based on potential interpretations of Foreign Entity of Concern (FEOC) products and the subsequent availability of these materials. The applicant goes on to explain that the guidance related to these matters is now largely resolved and the team plans on commencing and completing construction in 2026. No changes to the approved variance, 2024-0044-V, are being requested. The delay in the implementation of the originally approved variance appears to be due to material acquisition.

Regarding the requirements for variances, there is no evidence that the granting of this request for an extension in time will alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, or be detrimental to the public welfare.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends approval of the requested zoning variances to § 18-2-404(b) to allow an 12 month extension in time for the implementation and completion of previously approved variances.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

October 21, 2025

Anne Arundel County: Office of Planning and Zoning
2664 Riva Dr #170
Annapolis, MD 21401

RE: Letter of Explanation: Extension – Accessory Structure Variance for Carport Solar Structure; Case 2024-0044V

To Whom It May Concern:

We are submitting this Letter of Explanation as a request for extension of the variance in connection with our solar carport structure located at 900 Elkridge Landing which was approved in case number 2024-0045-V.

We are requesting an extension of one year on the variance as we have not yet begun construction on this project due to changing federal regulation and policies involving the solar industry. In 2025, a number of changes were made on the federal level based on the passage of “The One Big Beautiful Bill Act” and continued guidance on the interpretations of this passage. These factors influenced a multitude of choices regarding the project including determinations on final materials to be used based on potential interpretations of Foreign Entity of Concern (FEOC) of products and the subsequent availability of these materials.

The guidance related to these matters is now largely resolved and our team plans on commencing and completing construction in 2026 and as such is requesting an extension to allow same. There are no changes to the variance beyond extension of time that are being requested.

Should there be any questions, please contact me at eric.metcalf@cirenew.com or (443) 462-2650

Very truly yours,
CI Renewables LLC



Eric Metcalf

Vice President - Construction

CC: Walter Serafyn (CIR)
Sill Engineering Group

Tax Identification Number: 5000-9003-4952

12/23/16 03:07 PM C 0001 R 0003
Val #: 0003-186388
Deed - Recordation Tax
Instrument Type: Deed

SPECIAL WARRANTY DEED

THIS DEED, made this 22nd day of December, 2016, by and between **AIRPORT SQUARE II, LLC**, a Maryland limited liability company ("Grantor") and **UNIVERSITY OF MARYLAND MEDICAL SYSTEM CORPORATION**, a Maryland corporation ("Grantee");

LR - Deed (w Taxes)
Recording only \$720.00
Name: AIRPORT SQUARE

II LLC

Ref:

LR - Deed (with Taxes)
Surcharge 40.00

LR - Deed State 39,000.00
LR - NR Tax - 1kd 0.00

SubTotal: 39,060.00

WITNESSETH:

That in consideration of the sum of Seven Million Eight Hundred Thousand and no/00 Dollars (\$7,800,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto the said Grantee, all of that certain lot of ground situate in Anne Arundel County, Maryland, as more particularly shown on Exhibit "A" attached hereto and made a part hereof and described as follows, that is to say:

#7512492 CC0501 - Anne

Arundel County/CC05.01.09 -

Register 09

BEING a portion of those lands were granted and conveyed to Grantor by virtue of
Confirmatory Deed dated May 6, 1998 and recorded among the Land Records of Anne Arundel
County, Maryland at Liber 8474, folio 454, to the within-named Grantor, as more particularly set
forth on Exhibit "A" attached hereto and made a part hereof; and

TOGETHER with the buildings 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 said described lot of ground and premises, unto and to the
use of the said Grantee, its successors and assigns, in fee simple.

SUBJECT, HOWEVER, to those covenants, agreements, easements, charges, liens,
restrictions, reservations and other encumbrances, relating to the property on the date hereof as set
forth in Exhibit "B".

ACCT. 5000 9003 4952
ALL LIENS ARE PAID AS
OF 12/13/16 A.A. COUNTY
BY: *[Signature]*

County Transfer Tax
Val #: 0003-186389
12/23/16 03:07 PM C 0001 R 0003
\$73,000.00

Subject to the matters disclosed in Exhibit "B," said Grantor covenants that it will warrant specially the property hereby granted and conveyed (and that it will execute such further assurances of title to said land as may be requisite) against the claims of Grantor and all persons claiming through or under Grantor, but not otherwise.

WHENEVER used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF, the said Grantor has caused its hand and seal to be affixed hereto.

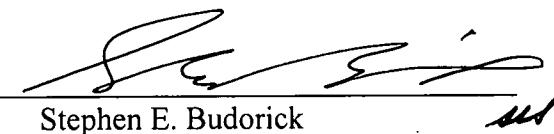
GRANTOR:

ATTEST:

AIRPORT SQUARE II, LLC



By:



Stephen E. Budorick
President

STATE OF MARYLAND

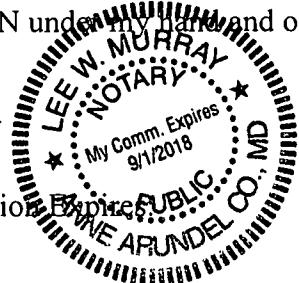
ss:

COUNTY OF HOWARD

I HEREBY CERTIFY THAT on this 21st day of December, 2016, before the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen E. Budorick, who acknowledged himself to be the President of Airport Square II, LLC, a Maryland limited liability company, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

GIVEN under my hand and official seal this 21st day of December, 2016.

My Commission Expires 9/1/2018



Lee W. Murray
Notary Public

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney:

Stephanie L. Shack

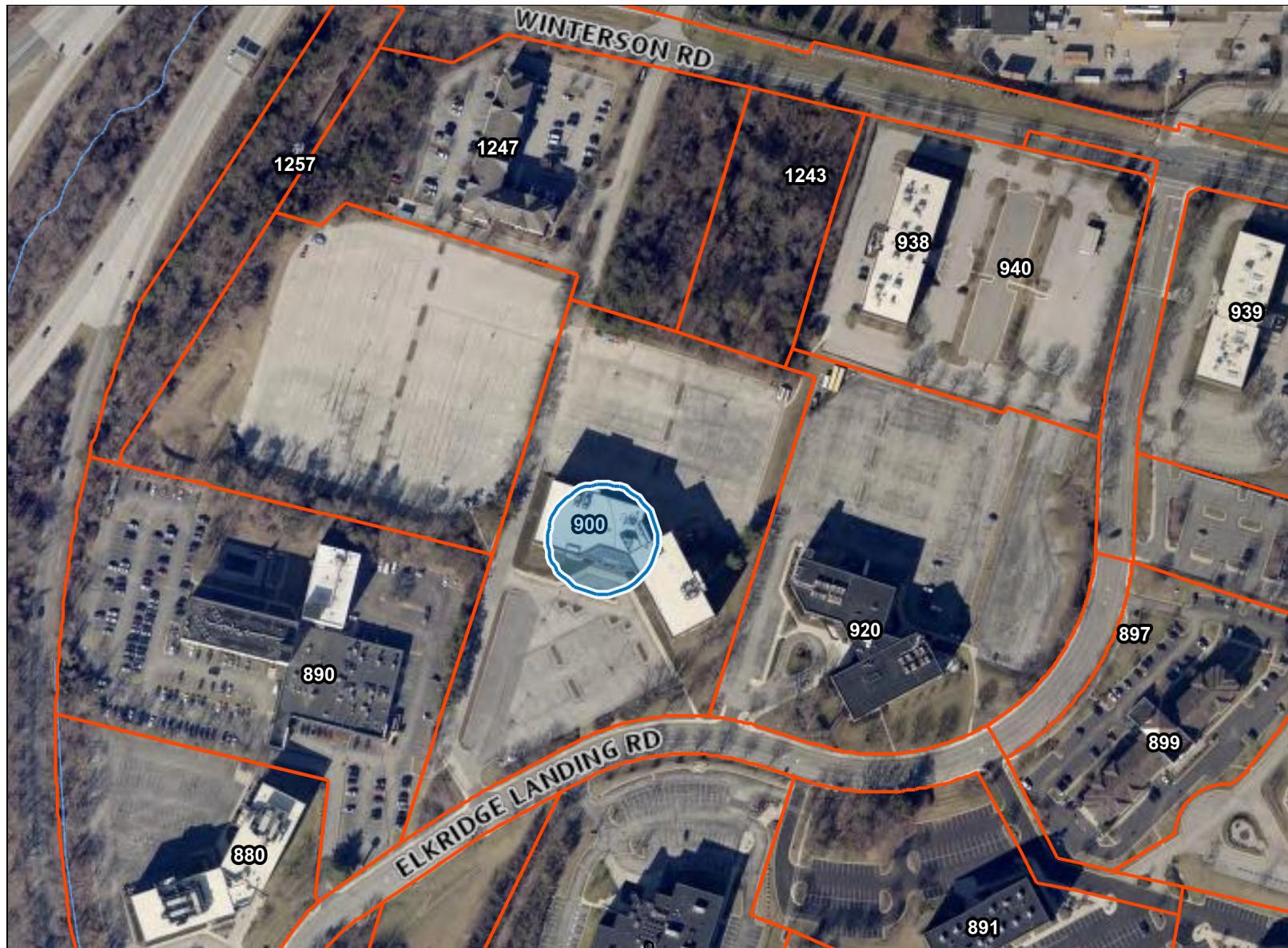
Stephanie L. Shack, Esquire

AFTER RECORDATION, PLEASE RETURN TO:

Chicago Title Insurance Company
One South Street, Suite 1250
Baltimore, Maryland 21202
Attn: Nancy Dodson Sacci

16-0085-CH

900 ELKRIDGE LANDING RD



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City

This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

none

Notes



0 300 600 ft

THIS MAP IS NOT TO BE
USED FOR NAVIGATION

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER: 2024-0044-V

UNIVERSITY OF MARYLAND MEDICAL SYSTEMS CORPORATION

FIFTH ASSESSMENT DISTRICT

DATE HEARD: MAY 9, 2024

ORDERED BY:

**DOUGLAS CLARK HOLLMANN
ADMINISTRATIVE HEARING OFFICER**

PLANNER: JENNIFER LECHNER

DATE FILED: MAY 14, 2024

PLEADINGS

University of Maryland Medical Systems Corporation, the applicant, seeks a variance (2024-0044-V) to allow an accessory structure (solar carport) in the front yard of a nonwaterfront lot and with less setbacks than required on property with a street address of 900 Elkridge Landing Road, Linthicum Heights, MD 21090.

PUBLIC NOTIFICATION

The hearing notice was posted on the County's website in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 300 feet of the subject property was notified by mail, sent to the address furnished with the application. Paul Sill testified that the property was posted for more than 14 days prior to the hearing. Therefore, I find and conclude that there has been compliance with the notice requirements.

FINDINGS

A hearing was held on May 9, 2024, in which witnesses were sworn and the following evidence was presented with regard to the proposed variance requested by the applicant.

The Property

The applicant owns the subject property which has frontage on the north side of Elkridge Landing Road, Linthicum Heights (Tax ID: 5000-9003-4952). It is identified as Lot 1 of Parcel 31 in Grid 12 on Tax Map 3 in the Airport Square II

subdivision. The property comprises approximately 6.65 acres and is zoned W1 – Industrial Park District.

The subject property is developed with a four-story office building and associated facilities.

The Proposed Work

The applicant seeks approval to install five (5) carport canopy solar arrays over the existing parking lot on their property as shown on the site plan admitted into evidence at the hearing as County Exhibit 2. The three (3) southernmost carport canopy solar arrays (44.6' by 59.9', 44.6' by 164.8', and 44.6' by 277.2') will be located in the front yard.

The Anne Arundel County Code

§ 18-2-204(b) provides that an accessory structure may not be located in the front yard of a nonwaterfront lot.

The Variance Requested

The proposed work will require a zoning variance to the prohibition in § 18-2-204(b) against accessory structures in the front yard of nonwaterfront lots to allow the proposed three (3) southernmost carport canopy solar arrays to be constructed in the location shown on County Exhibit 2.

The Evidence Submitted At The Hearing

Findings and Recommendations of the Office of Planning and Zoning (OPZ)

Jennifer Lechner, a zoning analyst with OPZ, presented the following:

- The subject property is irregular in shape and exceeds the minimum lot size of 40,000 square feet and the minimum lot width of 150 feet for lots in the W1 district. A review of the 2024 County aerial photography shows that the general area consists of various commercial buildings with associated parking lots.
- The applicant's letter explains that the requested variance will help achieve their renewable energy goals, as well as provide parking cover for vehicles. Without the use of the front parking lot, the applicant argues that the viability of the project as a whole would be undermined and would generate insufficient energy to justify the project. Their letter, supplement and site exhibits explain that they have evaluated alternative locations for the proposed solar panels, and found that the existing shade and tree cover, underground utilities, and age of the existing roof prevent viable solar from being located in those areas. In addition, to the age of the roof, the applicant asserts that the system sizes on the roof would have been significantly smaller than the carport designs. The applicant is willing to add or relocate building signage as necessary to ensure the building can be located by the public.
- The applicant has also indicated that the canopies are preferred over roof mounted arrays, and serve a dual purpose of providing clean energy while also

diminishing the adverse impacts of overheated asphalt. The applicant further believes that the solar canopies will not alter the essential character of the neighborhood or district as the subject property is located in a commercial neighborhood surrounded by office uses.

- The Health Department notes that the property is served by public water and sewer facilities, and has no objection to the above-referenced request.
- The Development Division defers to the Zoning Division regarding the requested variance.
- For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to or inherent in the particular lot or because of exceptional circumstances other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship. The need sufficient to justify a variance must be substantial and urgent and not merely for the convenience of the applicant. In this particular case, the subject property is oversized with respect to the minimum lot width and area requirements of the Code. The applicant is already offered the opportunity to locate a sizable solar array in the rear yard and intends to do so. The applicant in this instance simply seeks to maximize the areas of solar arrays on the subject property.
- The granting of the variance would not alter the essential character of the neighborhood or district in which the lot is located, would not substantially impair the appropriate use or development of adjacent property, nor would it

be detrimental to the public welfare. A landscape buffer could be provided to screen the carports along the road.

- Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, OPZ recommends approval of the variance requested.

Other Testimony and Exhibits

The applicant was represented by Tom Coale, Esquire, of Perry, White, Ross & Jacobson, who presented evidence through Paul Sill of Sill Engineering Group, LLC, the applicant's engineer, and Walter Serafyn and Eric Metcalf of CI Renewables, the solar panel contractor, that the locations chosen are the best placement for the solar arrays on the subject property and that they would not work properly or efficiently elsewhere. The panels will provide an added benefit in shielding the asphalt parking area from solar radiation.

There was no other testimony taken or exhibits received in the matter. The Hearing Officer did not visit the property.

DECISION

§ 18-16-305 sets forth the requirements for granting a zoning variance. Subsection (a) reads, in part, as follows: a variance may be granted if the Administrative Hearing Officer finds that practical difficulties or unnecessary hardships prevent conformance with the strict letter of this article, provided the spirit of law is observed, public safety secured, and substantial justice done. A

variance may be granted only if the Administrative Hearing Officer makes the following affirmative findings:

- (1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or
- (2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

The variance process for subsection (1) above is a two-step process. The first step requires a finding that special conditions or circumstances exist that are peculiar to the land or structure at issue which requires a finding that the property whereupon the structures are to be placed or use conducted is unique and unusual in a manner different from the nature of the surrounding properties. The second part of the test is whether the uniqueness and peculiarity of the property causes the zoning provisions to have a disproportionate impact upon the subject property causing the owner a practical difficulty or unnecessary hardship. “Uniqueness” requires that the subject property have an inherent characteristic not shared by other properties in the area. *Trinity Assembly of God of Baltimore City, Inc. v. People’s Counsel for Baltimore County*, 178 Md. App. 232, 941 A.2d 560 (2008); *Umerley v. People’s Counsel for Baltimore County*, 108 Md. App. 497, 672 A.2d

173 (1996); *North v. St. Mary's County*, 99 Md. App. 502, 638 A.2d 1175 (1994), cert. denied, 336 Md. 224, 647 A.2d 444 (1994).

The variance process for subsection (2) - practical difficulties or unnecessary hardship - is simpler. A determination must be made that, because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship, and to enable the applicant to develop the lot.

Furthermore, whether a finding is made pursuant to subsection (1) or (2) above, a variance may not be granted unless the hearing officer also finds that: (1) the variance is the minimum variance necessary to afford relief; (2) the granting of the variance will not alter the essential character of the neighborhood or district in which the lot is located, (3) substantially impair the appropriate use or development of adjacent property, (4) reduce forest cover in the limited development and resource conservation areas of the critical area, (5) be contrary to acceptable clearing and replanting practices required for development in the critical area, or (6) be detrimental to the public welfare.

Findings - Zoning Variance

This case raises the question of the purpose of a rule that prohibits accessory structures in the front yard of a nonwaterfront lot. The County Council, when it enacted § 18-2-204(b), was obviously thinking of the typical subdivision where the houses are uniform and set back the same distance from the street. Filling in the front yard with sheds, gazebos, and garages would change the

character of the neighborhood. That concern is not present in this case where the subject property has already been developed.

Zoning restrictions on property are “bulk” regulations, i.e., they are applied to all properties as if there were no differences among them. The mechanism to vary the Code to take into account the characteristics of individual properties lies in this Office. § 18-16-305(a) allows the Administrative Hearing Officer to vary or modify the provisions of the Code when it is alleged that practical difficulties or unnecessary hardships prevent conformance with the strict letter of the Code. That is the case in this application. The requested variance will be granted.

I further find that the granting of a zoning variance will not alter the essential character of the neighborhood or district in which the lot is located, substantially impair the appropriate use or development of adjacent property, reduce forest cover in the limited development and resource conservation areas of the critical area, be contrary to acceptable clearing and replanting practices required for development in the critical area, or be detrimental to the public welfare.

ORDER

PURSUANT to the application of University of Maryland Medical Systems Corporation, petitioning for a variance to allow an accessory structure (solar carport) in the front yard of a nonwaterfront lot and with less setbacks than required on property with a street address of 900 Elkridge Landing Road, Linthicum Heights, MD 21090;

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this **14th day of May, 2024**,

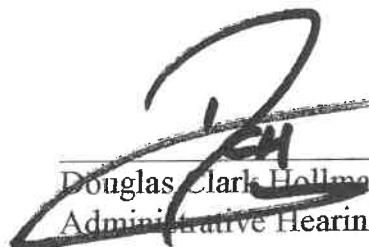
ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant is **granted** a zoning variance to the prohibition in § 18-2-204(b) against accessory structures in the front yard of nonwaterfront lots to allow the proposed three (3) southernmost carport canopy solar arrays to be constructed as shown on County Exhibit 2.

The foregoing variance is subject to the condition that the applicant shall comply with any instructions and necessary approvals from the Office of Planning and Zoning, the Department of Inspections and Permits, the Department of Health, and/or the Critical Area Commission.

This Order does not constitute a building permit. In order for the applicant to construct the structures permitted in this decision, they must apply for and obtain the necessary building permits, along with any other approvals required to perform the work described herein.

Furthermore, County Exhibit 2, referenced in this decision, is incorporated herein as if fully set forth and made a part of this Order. The proposed improvements shown on County Exhibit 2 shall be constructed on the subject property in the locations shown therein. The decision and order shall not prohibit the applicant from making minor changes to the facilities as presently shown on County Exhibit 2 to adjust for changes made necessary by comments or requirements that arise during plan review or construction, provided those minor

changes do not exceed the variance granted herein. The reasonableness of any such change shall be determined by the Office of Planning and Zoning and the Department of Inspection and Permits.



Douglas Clark Hollmann
Administrative Hearing Officer

NOTICE TO APPLICANT

This Order does not constitute a building permit. In order for the applicant to perform the work permitted in this decision, the applicant must apply for and obtain the necessary building permits, along with any other approvals required to perform the work described herein.

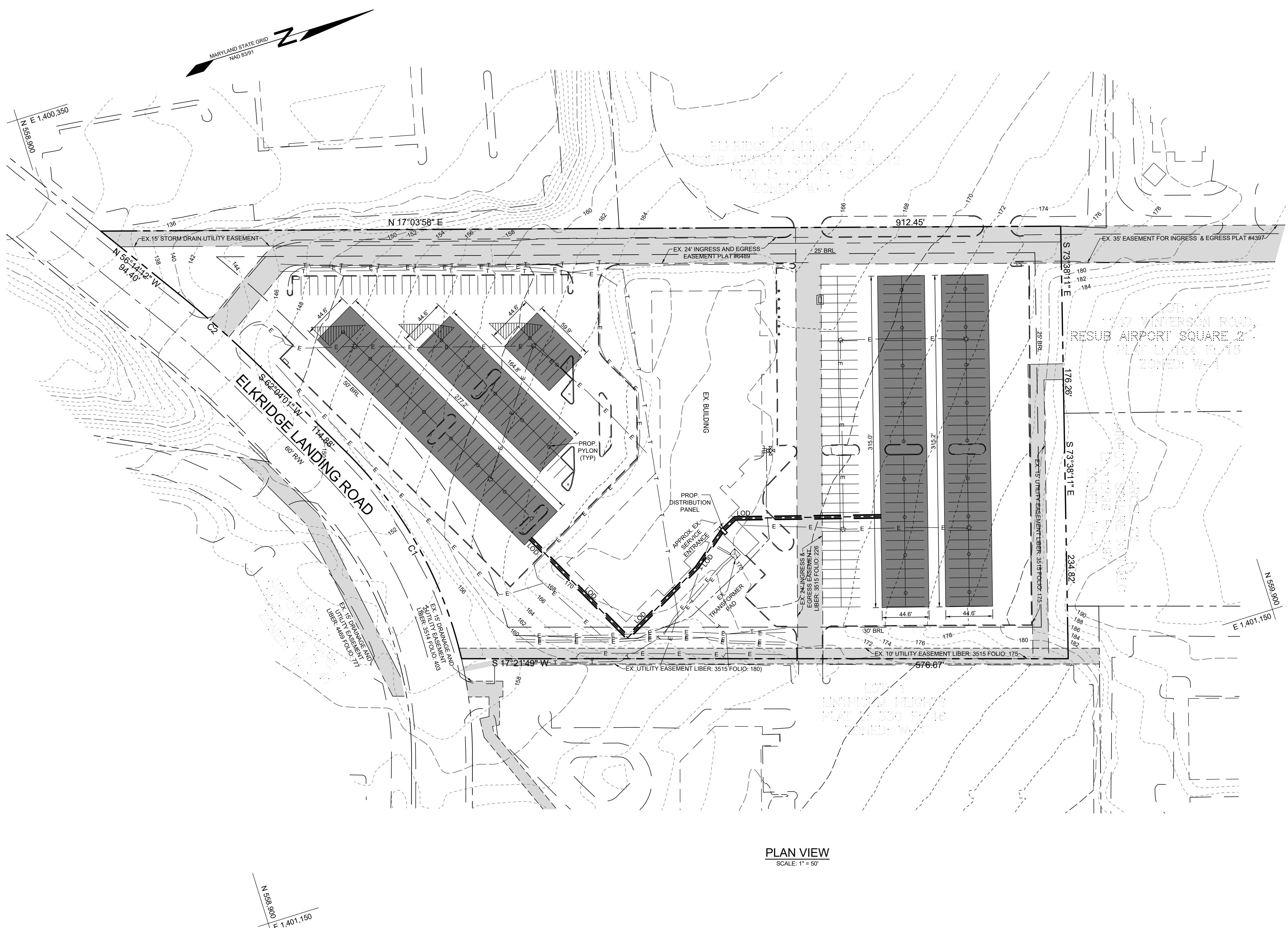
Any person, firm, corporation, or governmental agency having an interest in this Decision and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals within thirty (30) days from the date of this Decision. **If the variance or variances granted in this case relate to work in the critical area, a permit for the activity that was the subject of this variance application will not be issued until the appeal period has elapsed.**

Further, § 18-16-405(a) provides that a variance or special exception that is not extended or tolled **expires by operation of law** unless the applicant **within 18 months** of the granting of the variance or special exception (1) obtains a building permit or (2) files an application for subdivision. Thereafter, the variance or special exception shall not expire so long as (1) construction proceeds in accordance with the permit or (2) a record plat is recorded among the land records pursuant to the application for subdivision, the applicant obtains a building permit within one year after recordation of the plat, and construction proceeds in accordance with the permit.

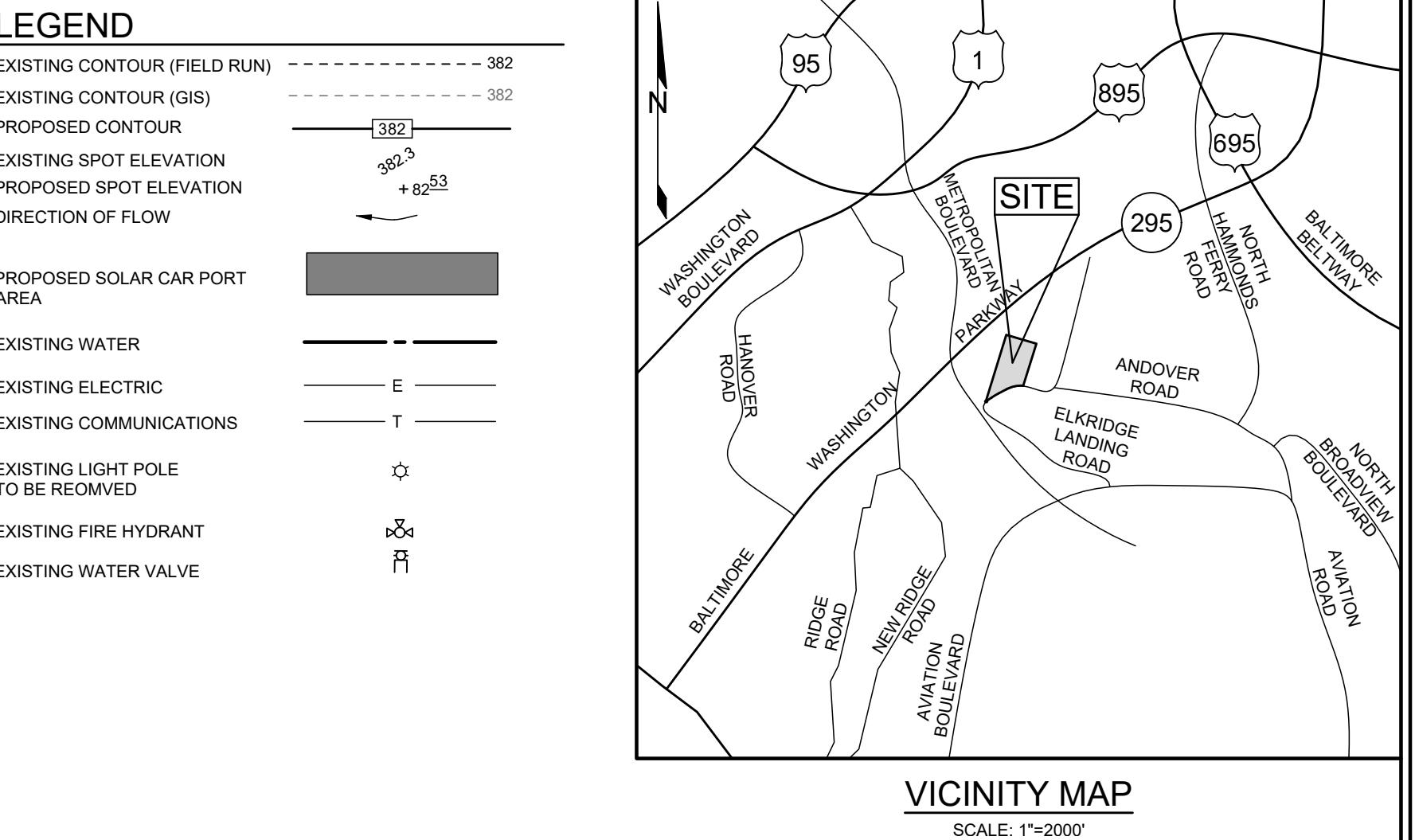
If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, or they may be discarded.

APPROVED

By ZHCOLB22 at 10:44:45 AM, 5/14/2024

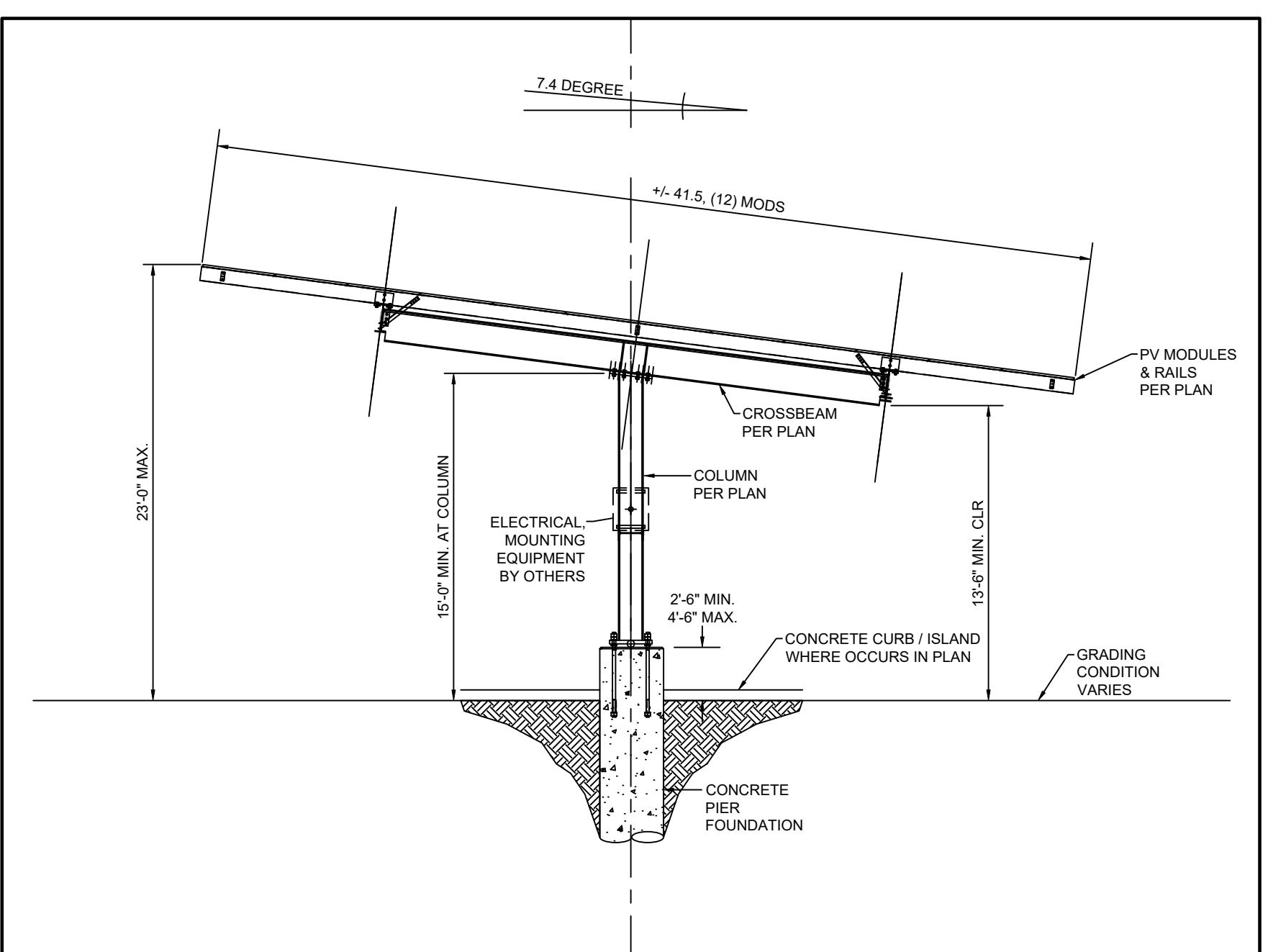


CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	405.01	117.05	34°14'20"	30.91'	S 78°10'32" W	224.90'
C2	1,030.00	104.87	05°50'00"	52.48'	S 59°09'01" W	104.82'



GENERAL NOTES

- SUBJECT PROPERTY ZONED W-1
- TOTAL AREA OF PROPERTY = 6.65 ACRES
- PROPERTY ADDRESS: 900 ELKRIDGE LANDING ROAD, LINTHICUM MARYLAND 21090
- DEED REFERENCE: LIBER: 30457 FOLIO: 498
- PREVIOUS ANNE ARUNDEL COUNTY FILE NUMBERS: PLAT #6489, PLAT #4397
- THE BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY SEG LAND SURVEYING IN JUNE OF 2023.
- THE PROPERTY SHOWN WITHIN THE DEVELOPMENT AREA IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY SEG LAND SURVEYING IN JUNE OF 2023. TOPOGRAPHY OUTSIDE OF THE AREA OF DEVELOPMENT IS BASED ANNE ARUNDEL COUNTY GIS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS SITE.
- EXISTING BUILDING FOOTPRINT (GIS) 29,474 SF
- SOLAR CAR PORT FOOTPRINT: 50,568 SF
- SITE LIMIT OF DISTURBANCE: 7,068SF X 34 PYLONS = 240,335SF
3' WIDE TRENCH FOR UTILITY INSTALLATION = 1,210SF
1 TRANSFORMER PAD = 19SF
- TOTAL SITE DISTURBANCE = 240.33 + 1.210 + 19 = 1,469.33SF
- ELECTRICAL DESIGN BY **PARASOL** STRUCTURES



SITE PLAN

UMMS SOLAR 1

900 ELKRIDGE LANDING ROAD

TAX MAP 03 GRID 12 1ST ELECTION DISTRICT		PARCEL 31, LOT 1 ANNE ARUNDEL COUNTY, MARYLAND
DEVELOPER		CI RENEWABLES 1340 SMITH AVENUE, SUITE 200 BALTIMORE, MARYLAND 21209 Office: 410.696.2022 WALTER.SERAFIN@CIRENEW.COM
OWNER		UNIVERSITY OF MARYLAND MEDICAL SYSTEM CORPORATION 250 WEST PRATT STREET, SUITE 1400 BALTIMORE, MARYLAND 21209
SILL ENGINEERING GROUP, LLC		DESIGN BY: PS DRAWN BY: ZS CHECKED BY: PS SCALE: AS SHOWN DATE: MARCH 15, 2024 PROJECT #: 23-007 SHEET #: 1 of 1

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3255, EXPIRATION DATE JUNE 20, 2025

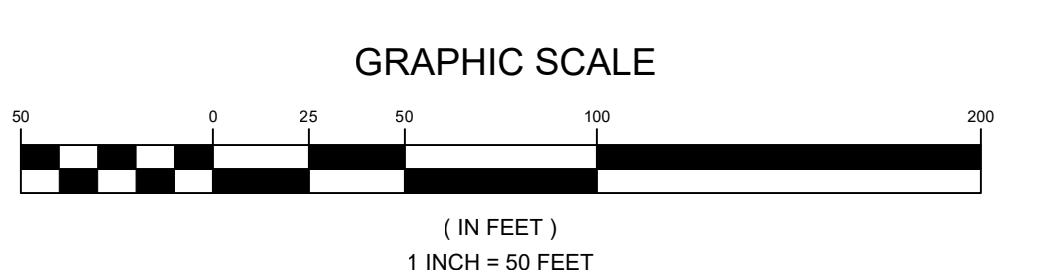


EXHIBIT A TO DEED

(Description of Property)

6.6501 Acre Parcel - Lot 1 - Airport Square II - Fifth Election District, Anne Arundel County, Maryland:

BEGINNING for the same at a point on the northwest side of Elkridge Landing Road, at its intersection with the westernmost outline of the property shown on the Plat of Airport Square II, said Plat being recorded among the Land Records of Anne Arundel County in Plat Book 3448, page 867, running thence and binding on said outline: (1) North 17 degrees 03 minutes 00 seconds East 912.46 feet, thence for a line of division, (2) South 73 degrees 39 minutes 12 seconds East 176.26 feet, thence binding on said outline two courses and distances: (3) South 73 degrees 39 minutes 12 seconds East 234.82 feet and (4) South 17 degrees 20 minutes 48 seconds West 576.67 feet to the northwest side of Elkridge Landing Road, as laid out 60 feet wide, thence binding thereon four courses and distances: (5) Southwesterly by a curve to the left with a radius of 405.00 feet for a distance of 227.91 feet, the chord of said arc being South 78 degrees 10 minutes 16 seconds West 224.91 feet, (6) South 62 degrees 03 minutes 00 seconds West 114.88 feet, (7) Southwesterly by a curve to the left with a radius of 1030.00 feet, for a distance of 104.87 feet, the chord of said arc being South 59 degrees 08 minutes 00 seconds West 104.82 feet and (8) South 56 degrees 13 minutes 00 seconds West 94.39 feet to the place of beginning. Containing 6.6501 acres of land.

BEING Lot 1 as shown on the Plat entitled "Resubdivision of Lot 1, Airport Square II", recorded among the Land Records of Anne Arundel County as Plat No. 4397, Book 84, page 22.

SAVING AND EXCEPTING THEREFROM all that lot or parcel of ground described in Deed dated December 16, 1981 and recorded among the Land Records of Anne Arundel County in Liber 3469, folio 398 by and between Airport Square II Company and Anne Arundel County, Maryland.

Easement for Stormwater Management - Lot 1 - Airport Square II – Fifth Election District - Anne Arundel County, Maryland:

BEING an easement for storm water management, in common with others, over the "Easement Area for Storm Water Management Pond", as shown on that certain Plat entitled "Resubdivision of Lot 1, Airport Square II", recorded among the Land Records of Anne Arundel County as Plat No. 4397, Book 84, page 22.

Easement - Airport Square II: Fifth Election District, Anne Arundel County, Maryland:

BEING an Easement from Airport Square II Company relating to use of the proposed bed for the extension of Elkridge Landing Road as shown on the aforesaid Plat entitled "Resubdivision of Lot 1, Airport Square II" such Easement being of even date herewith and recorded or to be recorded among the Land Records of Anne Arundel County.

RESERVING, HOWEVER, a fifteen foot wide utility easement for storm drainage as shown on that certain Survey Plat of Paul Lee Engineering, Inc. entitled "#892 Elkridge Landing Road, 6.6501 Acre Parcel Airport Square II dated October 28, 1981, as revised through December 18, 1981, for the benefit of Lot 3, as Lot 3 is shown on that certain Plat entitled "Resubdivision of Lot 1, Airport Square II",

recorded among the Land Records aforesaid as Plat No. 4397, Book 84, page 22, the center line of such easement being 7.5 feet southeasterly from and parallel to the first line of the within description.

RESERVING ALSO, HOWEVER, all benefits and burdens of the 35 feet wide "Easement for Ingress & Egress, Lot 1", across Lot 3 as shown on the aforesaid Plat entitled "Resubdivision of Lot 1, Airport Square II".

Saving and excepting, therefrom, all that parcel of ground described in Deed dated December 16, 1981 and recorded among the Land Records of Anne Arundel County in Liber 3469, folio 398 between Airport Square II Company and Anne Arundel County, Maryland.

EXHIBIT B TO DEED

(Permitted Exceptions)

1. Right of Way granted to Baltimore Gas and Electric Company by Agreement dated October 28, 1981 from Airport Square II Company and recorded among the aforesaid Land Records in Liber 3467, folio 685.
2. Agreement dated December 16, 1981 and recorded among the aforesaid Land Records in Liber 3468, folio 200 between Airport Square II Company and Anne Arundel County, Maryland.
3. Twenty foot (20') drainage and utility easement and rights of entry contained in Deed dated December 16, 1981 and recorded among the aforesaid Land Records in Liber 3469, folio 398 between Airport Square II Company and Anne Arundel County, Maryland.
4. Annual inspection & maintenance charge, right of entry and responsibility for repair costs contained in Maintenance Agreement M-103 dated May 5, 1982 and recorded among the aforesaid Land Records in Liber 3492, folio 483 between Airport Square Company and Anne Arundel County, Maryland.
5. Terms and provisions, including lien for maintenance obligations, contained in Storm Water Management Facility Operation and Maintenance Agreement No. 43 dated May 27, 1982 and recorded among the aforesaid Land Records in Liber 3505, folio 818 between Anne Arundel County, Maryland and Airport Square II Company.
6. Deed of Easement and Agreement dated September 1, 1992 and recorded among the aforesaid Land Records in Liber 3515, folio 175 between Airport Square II Company and D-H Land Holding Company.
7. Easement and Maintenance Agreement dated October 18, 1989 and recorded among the aforesaid Land Records in Liber 5078, folio 861 between Airport Square II Company, The Aetna Casualty and Surety Company and Winterson Properties Company.
8. Right of Way Agreement dated June 13, 2006 and recorded among the aforesaid Land Records in Liber 17986, folio 594 between Airport Square XXII, LLC, Airport Square Holdings VI and VII, LLC and Baltimore Gas and Electric Company.
9. Terms and provisions including obligations for maintenance expenses, contained in Amended and Restated Easement and Maintenance Agreement dated December 18, 2013 recorded among the aforesaid Land Records in Liber 26924, folio 161 between Airport Square Stores, LLC, Airport Square II, LLC, University of Maryland Medical System Corporation, Airport Square XI, LLC and Airport Square Holdings VI and VII, LLC.
10. Terms, conditions, easements, setbacks, notes and restrictions contained in the following plats:

a. Plat entitled "AIRPORT SQUARE II ON WINTERSON ROAD NEAR LINTHICUM HEIGHTS" and recorded among the aforesaid Land Records in Liber 3448, folio 867.

b. Plat entitled "Resubdivision of Lot 1, AIRPORT SQUARE II" and recorded among the aforesaid Land Records in Plat Book 84, page 22, Plat No. 4397.

MARYLAND
FORM
WH-AR**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence****2016**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor InformationName of Transferor AIRPORT SQUARE II, LLC**2. Reasons for Exemption**Resident Status

I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

Signature

3b. Entity Transferors

Witness/Attest

AIRPORT SQUARE II, LLC

Name of Entity

By

Stephen E. Budorick

Name

President

Title

State of Maryland Land Instrument Intake Sheet

Baltimore City County: ANNE ARUNDEL

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

Type(s) of Instruments	<input type="checkbox"/> Check Box If Addendum Intake Form is Attached. <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other: Assignment <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease <input type="checkbox"/> Other: <input type="checkbox"/> Other: Memo of Option								
Conveyance Type (Check Box)	<input type="checkbox"/> Improved Sale <input type="checkbox"/> Unimproved Sale <input type="checkbox"/> Multiple Accounts Arms-Length (1) Arms-Length (2) Arms-Length (3) <input type="checkbox"/> Not an Arms-Length Sale (9)								
Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation State Transfer County Transfer								
Consideration and Tax Calculations	Consideration Amount				Finance Office Use Only				
	Purchase Price/Consideration		7,800,000.00		Transfer and Recordation		Tax Consideration		
	Any New Mortgage				Transfer Tax Consideration				
	Balance of Existing Mortgage				X () % =				
	Other:				Less Exemption Amount -				
	Other:				Total Transfer Tax =				
Fees	Full Cash Value				Recordation Tax Consideration				
					X () per \$500 =				
					TOTAL DUE				
	Amount of Fees		Doc.1		Doc. 2		Agent:		
	Recording Charge		20.00						
	Surcharge		40.00				Tax Bill:		
State Recordation Tax		54,600.00							
State Transfer Tax		39,000.00				C.B. Credit:			
County Transfer Tax		78,000.00							
Other						Ag. Tax/Other:			
Other									
Description of Property	District	Property Tax ID No. (1)		Grantor Liber/Folio		Map	Parcel No.	Var. LOG <input type="checkbox"/> (5)	
	05	0500090034952		8474/454		3	31		
	Subdivision Name			Lot 3(a)	Block(3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage(4)	
	Airport Square II			1			84/22	6.6501	
	Location / Address of Property Being Conveyed (2)								
	900 Elkridge Road, Linthicum, Md 21090								
Transferred From	Other Property Identifiers (if applicable)						Water Meter Account No.		
	Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/>			Fee simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:					
	Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Description/Amt. of SqFt/Acreage Transferred:					
	If Partial Conveyance, List Improvements Conveyed:								
	Doc. 1 - Grantor(s) Name(s)						Doc. 2 - Grantor(s) Names(s)		
	Airport Square II, LLC								
Transferred To	Doc. 1 Owner(s) of Record, if different from Grantor(s)						Doc. 2 Owner(s) of Record, if different from Grantor(s)		
	Doc. 1 - Grantee(s) Name(s)						Doc. 2 - Grantee(s) Name(s)		
	University of Maryland Medical System Corporation								
	New Owner's (Grantee) Mailing Address								
	250 West Pratt Street, Suite 1400, Baltimore, MD 21201, Attention Megan M. Arthur, Esquire								
	Doc. 1 - Additional Names to be Indexed (Optional)						Doc. 2-Additional Names to be Indexed (Optional)		
Other Names to be Indexed									
Contact/Mail Information	Instrument Submitted By or Contact Person						<input checked="" type="checkbox"/> Return to Contact Person		
	Name: Sherry Dorsey						<input type="checkbox"/> Hold for Pickup		
	Firm: Commonwealth Land Title Insurance Company						<input type="checkbox"/> Return Address Provided		
	Address: 1 South Street, Suite 1250, Baltimore, MD 21202								
	Phone: 410-230-9595								
	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER								
Assessment Information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).								
	Assessment Use Only - Do Not Write Below This Line								
	<input type="checkbox"/> Terminal Verification		<input type="checkbox"/> Agricultural Verification		<input type="checkbox"/> Whole		<input type="checkbox"/> Part		<input type="checkbox"/> 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.				
REMARKS:									