

Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 10, Number 1

January 12, 2006

Koch Readies New Round of Housing

New home sales may have fallen off late last summer into and through the fall, but Koch Associates was somewhat buffered from the decline: it had largely sold its inventory.

The Annapolis builder had worked its way through its backlog and in its four largest communities was down to just a handful of lots. Koch has recently sold out or is close at The Overlook, in Crownsville, Saddlebrook in Gambrills, and both Fourwinds and Westbrooke in Severn.

Now in the quiet of the pre-spring market, Koch is preparing to open three new jobs: 21 lots – from the \$800's - at 'Colonial Manor' in Broadneck; 43 lots at 'Cobblestone,' on Waterford Road in Pasadena, and 30 lots in 'Willowbend,' in Severn. Another 23 lots could be opened later this year in "River Creek," on Riva Road in Annapolis.

Koch has a pair of ongoing jobs in 'Williams Woods,' where it has 21 lots in Severna Park, and 13 lots in Pasadena, at "Bar Harbor."

"We're pretty happy with the timing," said Koch sales manager Rich Pezzullo. "We think we're in a good position going forward."

Pezzullo said he believes that while much depends on interest rates, the Anne Arundel new home market will benefit from a mixture of low supply and little investor activity. "I think prices will hold in Anne Arundel," he said. "You'll see releases with no price increase or just a gentle up-tick. It will be a much more balanced market."

Office Dirt Sold in Howard *GGP Sells Two Parcels at Year End*

General Growth Properties did appraisers everywhere a big favor by closing two large office land transactions at the end of the year.

Both were in Howard County, in Columbia Gateway and Emerson Corporate Commons. In the first case, GGP sold 13.3 acres in Gateway to a partnership headed by Abrams Development. That deal is the first to cross the \$500,000 per acre mark. The second deal was to a user in Emerson, which is the commercial side of a mixed-use community in Laurel.

Columbia-based Abrams bought 160,630 square feet worth of density when it purchased Parcel T-18 in Gateway for \$6.68 million. It has since submitted a site plan for three two-story buildings of just over 53,000 square feet each.

The parcel is located on Benjamin Franklin Drive and is adjacent to Parcel T-19, which overlooks I-95 and on which GGP expects a signature eight-story building to be built. Ironically, it was that parcel, which GGP put out for bid last fall, that was expected to be the first to fetch half a million an acre. But GGP has apparently not settled on a buyer yet, and in the meantime, concluded the deal with Abrams.

Abrams, probably the most active developer in Gateway right now, plans an '07 delivery for the first building in what it will call "Eastgate." The site transferred mass graded and finished, with utilities.

Laurel Price. At Emerson, a partnership headed by local company BCS Inc. paid approximately \$455,000 an acre, on which it plans to build a new headquarters. Emerson Corporate Commons is one of two recent down-county office parks near the new and improved Route 216, the other being Maple Lawn Farms' office component. GGP is preparing a first phase of about 50 acres in the park.

BCS drew first blood at Emerson, located on Stephens Road off Gorman Road, when it put the site under contract last fall, under the name Matson LLC. A second parcel of 10 acres has since been put under contract to the James F. Knott Development Company. BCS will build a 30,260 square foot building that will replace its current location on Sterrett Place in downtown Columbia.

Published biweekly by Maryland Newsletters. (301) 593-7100

Publishers of the Montgomery & Prince George's Newsletters & the Howard / Arundel Report.

COPT Follows in Arcon's Footsteps

It's a pretty good bet that the people at Corporate Office Properties Trust (COPT) had Arcon's success in mind when they bought the former Michelin Tire warehouse in Hanover.

Arcon famously - at least in the industrial world - renovated the former General Motors plant not far away into an office facility that attracted a full-building lease with CSC. COPT, already on a first-name basis with all the defense contractors, now hopes to do the same with 19 acres at 7468 Candlewood Road in Baltimore Commons Business Park.

The REIT paid \$18.8 million for the former distribution building, or almost \$40 a foot, but plans to pump another \$33.6 million into converting it into Class A office space. COPT is investing in the deal through a joint venture with Boston-based Opportunity Invest. The two will split the building in two, creating interior courtyards, then market the facility as a lower cost alternative.

It speaks to COPT's faith in the continued expansion of the office market here that it is undaunted by the Michelin property's location in what is still an industrial park.

Another Baltimore Commons warehouse, the Mercedes Benz building at 1300 Mercedes Drive, went to a partnership headed by Ruitenbergs Displays and Chesapeake Real Estate Group. Also vacant, it went for over \$62 a foot, but that included about 30,000 feet of office in the 183,000 foot building, and a five-acre development site.

In other industrial deals, it was the Wheeler Companies that acquired the new Baltimore Aircoil headquarters. The DC-based firm headed by James Wheeler paid \$11.5 million for the approximately 93,000 square building on Dorsey Run Road, in Elkridge. A partnership headed by Trammell Crow developed the building as part of its overall redevelopment of the Aircoil site.

In Colliers Report

Caution on Corridor Growth

In the euphoric rush to develop and build office space to serve Defense and Homeland Security needs, Colliers Pinkard has offered a small note of caution.

The brokerage firm's end-of-year report acknowledges that demand for space is expected to grow as contractors move off Fort Meade, as BRAC shifts new jobs in, and as the presently insatiable thirst for defense-style space continues. But it has also looked at the growing pipeline of supply. As Anne Arundel County officials recently noted, there is 8.5 million feet of office/flex space either under construction, approved or in the planning stages to come on line in the next three to five years near the base in Anne Arundel County alone. Konterra, Clarks 100, Parkside, National Business Park and Arundel Preserve are among the major office parks in the competition. One-off buildings throughout the Corridor are similarly lining up at the buffet table, plate in hand.

But Colliers' report notes that "the expected relocations into the area because of BRAC are still a few years away." It warns that defense spending, or at least the growth rate of defense spending, is expected to slow because of the fiscal deficit, while funding for Iraq and other priorities are stretched over a longer time horizon.

At the same time, notes Colliers, the cost of building and renovating space is higher, while approximately 60 percent of the space currently under construction is still available for lease. "If government contractors...feel the pinch of fewer contract awards and higher occupancy costs, they will probably look to rein in their occupancy costs rather than move into new, more costly space," says Colliers.

Colliers says the Baltimore market has only sustained an absorption pace of two million feet a year for two years before falling off. Both 2004 and 2005 were two-million foot years. "The area economy may now have the stamina to surpass that," said Colliers, "but past performance may be instructive."

JV Returns to Cooke Property

A joint venture that considered the purchase of the Cooke property in Laurel two years ago is back to give it another try.

The Route 198 Development Group LLC, a venture of Coscan Adler LP and Lovell Land, both based in Columbia, have put the 25-acre tract in Maryland City under contract. It's located in Laurel on Route 198, just east of the B/W Parkway at Laureldale Drive.

When they previously had the property, the group sought an auto park, on land that was split zoned for retail and industrial. It has since been rezoned to the C-4 zone, which still allows auto sales as well as a variety of other retail. Jack Kent Cooke bought the tract in 1993 for \$2.1 million when he was canvassing the suburbs for an appropriate location for a new Redskins stadium. Ultimately he settled on the present FedEx Field location in Landover. Coscan Adler and Lovell, meanwhile, know the area well, for they developed the Russett community just to the west.

Howard Considers Doughoregan Offer

The Doughoregan episode will test the willingness of Howard County residents to buy open space that they can't use.

Doughoregan Manor is over 800 acres of land south of Route 144 near Folly Quarter Road in Ellicott City still in the hands of the Carroll family, which can trace its lineage to a signer of the Declaration of Independence. It is currently owned by Phillip D. Carroll and his sister Camilla.

The existing historic easement on the property lapses in 2007, and in recent months, the Carrolls have approached the county about a two-fold deal: buy 600 acres of their property for \$24 million, putting it into an agricultural easement, and allow the remaining 200 acres to be developed with 350 homes. In return, the family would not develop the entire property in about 450 estate lots.

In an election year already roiled by development issues, Doughoregan presents three issues for heated group discussion: to meet the deal offered, the county would have to expand the water and sewer envelope into the Rural West; it would have to double the current \$20,000 per acre it can pay for ag easements to \$40,000; and it would pay \$24 million to preserve land that would be inaccessible to county residents.

A wide-ranging downzoning that would have effectively reduced the cost of buying such land was beaten back by landowners last year. County Exec Jim Robey has indicated that so far he is willing to reach for the county's wallet to make the Carroll family's deal.

No developer's name has surfaced in connection with the Manor.

Baymeadow Building Sold to User ***Stanley Engineering Buys in Glen Burnie***

A Glen Burnie building traded for \$3.25 million recently, to a local user.

The Stanley Engineering Company paid \$72 per foot for a 45,000 square foot office and warehouse at 6721 Baymeadow Drive. The building is currently occupied by Games Workshop Inc., but that firm is moving out, making way for Stanley. Stanley makes precision components for the aerospace, defense, medical and telecommunications sectors.

Michael Elardo, Michael Weinfeld and Peter Waldron of Colliers Pinkard represented seller W.P. Carey & Co. LLC.

Bill Tweaks Senior Housing Density

The higher densities that the County Council approved for the Planned Senior Community zone (PCS) in Howard County are difficult to achieve for two reasons.

The first is that they were approved as part of "Comp Lite," the zoning process that despite its merry name is a weighty failure that is tied up on court. The second reason is that the Council demanded additional affordable housing units, or MIHU, in quantities that may make projects infeasible.

Currently, developers can build eight units to the acre in the PSC zone. The Comp Lite change would allow 10 to 12 units per acre. At the same time, the MIHU requirement would grow from 10 percent to 15 and 20 percent. The MIHU percentages are written in such a way, however, says petitioner Paul Revelle of Revellopment Inc., that any developer who achieves less than maximum density would actually be penalized for pursuing the higher density.

Revelle's text amendment proposal would bypass the whole Comp Lite problem and write the already approved higher density into law, without waiting for a legal decision on Comp Lite. It would also change the MIHU formula to apply the higher MIHU percentage only to the additional density above eight units to the acre.

In brief...

Anne Arundel county planners say that despite concerns about the ability of area housing to absorb expansion at Fort Meade, there are potentially 5,414 residential lots in the "Gold Coast." The Gold Coast is the area encompassing Fort Meade, Odenton and north to BWI Airport. According to county records, there are 3,793 vested but unbuilt lots, and 1,177 planned lots.

Noted...

.....Credit is due to Christopher Croft, of Transwestern Commercial Services. He brokered the deal referenced in our last issue that brought the joint venture of Magruder/Reed Communities and Dolben Companies to 13 acres of mixed-use development on Mission Road in Elkridge.

AA Building Permits Issued

Edgewater

Duane C. Fishback, to build a \$100,000 unit at 1 Puddington Drive

Moore Home Improvement, to build two units avg. \$85,000 on Ellicott Ave. and Riverside Road

Chesapeake Development, to build a \$106,000 unit at 601 Londontown Road;

Hanover

NVR Inc., to build 2 units avg. \$180,000 on Chapel Ridge Court, in "Dorchester;"

NVR, Inc., to build 5 townhouse units avg. \$90,000 at 7257 Fair Oak Drive;

Odenton

Grayson Homes, 9025 Chevrolet Drive, Ellicott City, MD, 21042, (410) 461-5900, to build 5 townhouse units avg. \$85,972 on Open Meadow Court;

Summit Chase LLC, c/o Grayson Homes, 9025 Chevrolet Drive, Ellicott City, MD 21042, (410) 461-5900, to build 5 townhouse units avg. \$89,942 on Kestrel Court;

Pasadena

Sappington Hill Ltd. Partnership, 2661 Riva Road, Annapolis, MD, (410) 573-5720, to build a \$184,218 unit at 9006 Ft. Smallwood Road

One Source, to build a \$94,400 unit at 1216 Farmview Road

Ameri-Star Homes Inc., 500 McCormick Drive, Glen Burnie, MD 21061, (410) 590-1000, to build a \$132,073 unit at 685 212th Street

Severna Park

Stephen T. Derrington, to build a \$320,000 unit at 129 Severn Ave.

Shawn P. McCarthy, to build a \$100,000 unit at 326 Community Road;

Tracy's Landing

Mona Builders & Developers, 2026 Thresom Court, Gambrills, MD 21054, (410) 721-1758, to build a \$350,000 unit on Town Point Road;

Zohrab Marashlian, to build a \$107,000 unit at 6407 Melbourne Ave.

Other AA Locations

Concorde Builders Inc., P.O. Box 750, Severna Park, MD 21146, (410) 544-4050, to build a \$213,283 unit at 402 Woodland Estates Way, Millersville

Lynbrook of Annapolis Inc., 177 Defense Highway, #6, Annapolis, Md., to build a \$1,000,000 unit at 2013 Homewood Road, Annapolis

Richard Howard Construction, (301) 261-4005, to build a \$100,000 unit at 811 Four Fates Way, West River

NVR, Inc., to build two units avg. \$140,000 on Shillelagh Drive, Severn

AA Commercial Permits Issued

Hostetter Construction, 755 Frederick Street, Hanover, Pa., (717) 632-5300, to build a \$500,000 office alteration for AMCO-2 LLC and General Dynamics on Teague Road, Hanover;

Tripp Contracting LLC, 9418 Annapolis Road, #100, Lanham, Md., (301) 429-5820, to build a \$58,600 office alteration for Grange Partners Industrial I LLC and United States Army Corps of Engineers on Baltimore Washington Parkway, Hanover;

Animal World LLC, to build a \$600,000 office building for Gambrills Veterinary Center at 1078 MD Rt. 3 South, Gambrills;

St. John Properties, (410) 788-0100, to build a \$317,000 warehouse alteration for GSA at 521 Progress Drive in "BWI Technology Park III LLC," Linthicum;

Help-U-Sell, to build a \$87,000 office alteration for Academy Crossing Ltd. Partnership at 1261 Annapolis Road, Odenton;

Bath & Body Works, to build a \$235,000 retail alteration for WEA Annapolis Inc. at 2002 Annapolis Mall, Annapolis;

Hatfield Properties LLC, 8159 Brock Bridge Road, Laurel, Md., to build a \$75,000 warehouse addition for Hatfield Equipment at 8159 Brock Bridge Road, Laurel;

Liberty Property Group, (410) 715-3333, to build a \$100,000 office alteration for Winmark Ltd. Partnership and Physiotherapy Associates at 1132 Annapolis Road, Odenton;

St. John Properties, (410) 788-0100, to build a \$92,908 office alteration for White Box at 302 Harry S Truman Parkway in "Riva Business Park," Annapolis;

Providence Center Inc., 401 Headquarters Drive, Millersville, Md., www.providencecenter.com to build a \$750,000 institutional alteration for Providence Center at 8223 MD Rt. 3, Millersville;

AA Minor Subdivisions Submitted

Through January 4, 2006

MS-2005-076 – William Boehm Property, Zoned RA. 7.2 acres. 2 lots. Located on the west side of St. Stephens Church Road, south of Johns Hopkins Road, Crownsville. Tax map 43, block 5, parcel 185. Appl: William Boehm, (443) 871-6104.

AA Major Subdivisions Submitted

Thru Jan. 4, 2005

Final Plans Submitted

S-2003-009 – Victoria Landing. Proj. #2005-219. Zoned R-5. 8 acres. 21 lots. Located at 7615 Ridge Road, south of Teague Road, Hanover. Tax map 14, block 3, parcel 614. Appl: Ridge Road Investments LLC, (410) 551-8454.

S-2001-016 – Ferdinand Heights. Proj. #2005-217. Zoned R-5. 8.5 acres. 7 lots. Located on Sauers Lane, east of Route 648, Glen Burnie. Tax map 9, block 4, parcel 38. Appl: Ameristar Homes–Sauers Lane LLC, (410) 590-1000.

S-2002-045 – Listman Property. Proj. #2005-216. Zoned R-2 & R-5. 4.8 acres. 9 lots. Located west of Truck House Road and north of Benfield Road, Millersville. Tax map 23, block 23, parcel 277. Appl: SAFB Development LLC, (410) 990-0803.

S-04-047 – West End. Proj. #05-220. Zoned R-1, O-S and R-2. 19.8 acres. 6 lots. Located on the north side of Queenstown Road, east of Shaw Road, Severn. Tax map 15, block 2, parcels 966 and 251. Appl: Queenstown Road, LLC, 1046 Annapolis Road, Gambrills, Md. 21054. (301) 621-7703.

S-1999-129 – River Creek, Revised. Proj. #2006-004. Zoned R-A and O-S. 72.4 acres. 12 lots. Located on the south side of Governors Bridge Road at Riva Road, Annapolis. Tax map 55, block 2, parcel 30. Appl: MR Development LP, c/o G.W. Koch Associates, (410) 573-5720.

S-1979-229 – Bodkin Plains. Zoned R-1. 3.2 acres. 3 lots. Located on the west side of Bodkin Avenue, east of Park Lane, Pasadena. Tax map 18, block 20, parcel 78. Appl: Kelly McAllister, 1036 South Meyers Street, Tacoma, Wa, 98465. (253) 565-0595.

Concept Plans Submitted

C-2005-064 – Sams Club Place. Zoned C-3. 19 acres. 1 lot. *Proposed site improvement with a cart corral upgrade to the existing Sam's Club.* Located off General's Highway, just north of Route 50, Annapolis. Tax map 45, block 19, parcel 468. Appl: Sam's Club, (479) 273-4000.

C-05-065 – Seventy Two Forty One E. Furnace. *Propose 24,360 sf office building.* Zoned C-2. 2.68 acres. 1 lot. Located at 7241 E. Furnace Branch Road, Glen Burnie. Tax map 10, block 8, parcel 555. Appl: Ameri-Star Homes, 500 McCormick Drive, #A, Glen Burnie, Md. (410) 590-6220.

C-2005-066 – Quarterfield Crossing/Lowes. Zoned C-3. 19 acres. 1 lot. Located at 415 George Clauss Blvd., at the intersection of Route 97 and Quarterfield Road,

Severn. Tax map 15, block 4, parcel 560. Appl: BL Quarterfield Associates, LLC, c/o Osprey Properties, Brett Guy, (410) 224-0100.

C-2005-067 – Quarterfield Crossing/Chick-Fil-A. Zoned C-3. 1 acre. 1 lot. Located on the west side of the intersection of Rt. 97 and Quarterfield Road in "Quarterfield Crossing," in Severn. Tax map 15, block 4, parcel 555. Appl: Chick-Fil-A Inc., (404) 765-8019.

C-2005-068 – Pleasure Cove Marina. Zoned MB & R-2. 22.1 acres. 1 lot. Located at 1701 Poplar Ridge Road, west of Holly Road, Pasadena. Tax map 14, block 18, parcel 73. Appl: Pleasure Cove Marina, LLC, (301) 517-8362.

C-2005-069 – Quarterfield Crossing/Sam's Club. Zoned C-3. 17.3 acres. 1 lot. Located at 424 George Clauss Blvd, on the west side of the intersection of I-97 and Quarterfield Road, Severn. Tax map 15, block 4, parcel 560. Appl: Wal-Mart Stores, Inc., (479) 273-4000 c/o Quarterfield Partners LLC, (443) 716-2571.

C-2005-070 – Three Mile Oak. Zoned C-2. 9.9 acres. 1 lot. *Proposed conversion of a house to an office for a tax accountant.* Located at 117 Defense Highway, Annapolis. Tax map 51, block 1, parcel 227. Appl: Robert Brilliant, (410) 268-6801.

C-2005-071 – Magenau-CMI Assoc./Tri State Marine. Zoned W-2. 57.5 acres. *Proposed storage lot expansion and stormwater management pond.* Located at 5861 Deale-Churchton Road, Deale. Tax map 74 & 78, block 19/1, parcel 235/144 & 145. Appl: CMI-JWL Associates c/o William Magenau, (410) 956-4331.

C-2006-001 – Kindercare Learning Center. *Propose 9,278 sf building.* Zoned C-2. 1.2 acres. 3 lots. Located at 1065 and 1069 Md Route 3, Gambrills, at Queen Mitchell Road. Tax map 36, block 24, parcel 169, 307 and 147. Appl: Knowledge Learning Corp, 3939 Highway 80 E, #428, Mesquite, Tx, c/o Bohler Engineering, (410) 821-7900.

C-2006-002 – Boat Lifts Unlimited. *Propose boat lift repair shop of 4,020 sf.* Zoned O-Ind. .34 acre. 1 lot. Located at 1877 Betson Avenue, off Urban Street, Odenton. Tax map 21, block 17, parcel 96. Appl: David Norfolk, 1901 Betson Court, Odenton, Md. 21113. (410) 674-3100.

Sketch Plans Submitted

S-1986-120 – Rutland Run. Proj. #2006-001. Zoned RLD & OS. 34.2 acres. 7 lots. Located at 2387 Rutland Road, at the intersection of Cheval Road, in Davidsonville. Tax map 49, block 11, parcel 148. Appl: Rutland Road Farm LLC c/o A. Hugo DeCesaris, (301) 772-8900.

AA Major Subdivisions Approved

Through December 23, 2005

Minor

S-2000-025 – Bishara, Cox & Mill Creek LLC, Proj. #2005-130. Zoned R-2. 2.8 acres. 1 lot. Located east of Mago Vista Road, north of College Parkway, Severna Park. Tax map 32, block 11, parcel 587. Appl: Alfred Cox, (410) 544-0202.

Final

S-2003-085 – Willowbend. Proj. #2004-114. Zoned R-5. 24.9 acres. 30 lots. Located on the southeast side of Clark Road, south of Route 100, Severn. Tax map 14, block 2, parcel 596. Appl: G. W. Koch Assoc., Inc., (410) 573-5720.

AA Real Estate Transactions

Branch Banking and Trust Company to **111 Chinquapin, LLC**, c/o Mark Myers, Atlantic Arts Inc., 29 Francis Street, Annapolis, MD 21401. Lots 12 – 16 in “McGuckian. Located at 111 Chinquapin Round Road, Annapolis. Tax ID: 06-551-0776-3816. Liber 17201, page 548. Deed date: November 1, 2005. **Purchase price: \$3,500,000.** Deed of Trust: \$3,415,000, Severn Savings Bank, FSB.

Annapolis Property Management, LLC to **Wagner Properties, Inc.**, 8421 Veterans Highway, Millersville, MD 21108. Lot 2 in “Andrews Property.” 3.2 acres. Located at 8732 Jumpers Hole Road, Millersville. Unimproved. Zoned Commercial. Tax map 23, block 4, parcel 31. Tax ID: 03-000-9009-1532. Liber 17201, page 616. Deed date: November 28, 2005. **Purchase price: \$850,000.**

TC Enterprises LLC c/o Sang Woo Jun, Member to **WSK Enterprises, LLC**, Wan Suk Kang, 2042 West Street, Annapolis, MD 21401. Parcel B in “Parole.” Located at 2042 West Street, Annapolis. Lot is 26,092 sf. Improved with building of 1,496 sf. Zoned Commercial. Tax map 51, block 3, parcel 257. Tax ID: 02-000-9003-4710. Liber 17200, page 371. Deed date: October 26, 2005. **Purchase price: \$800,000.** Deed of Trust: \$700,000, Business Lenders, LLC.

Conte Investments, LLC c/o Joseph A. Conte, Managing Member to **122 LLC**, 2625-C Housley Road, Annapolis, MD 21401. Lot 1 in “Conte Investments Property.” Located at 122 Defense Highway, Annapolis. 1.3 acres. Improved with building of 14,738 sf. Zoned Commercial. Tax map 45, block 19, parcel 384. Tax ID: 02-000-0230-1500. Liber 17192, page 152. Deed date: November 17, 2005. **Purchase price: \$2,950,000.** Deed

of Trust: \$2,212,500, Branch Banking and Trust Company,

Stone/Energy Court, LLC c/o George W. Stone, Jr. to **TW3 Properties, LLC**, c/o Talbot Watkins III, 7602 Energy Parkway, Suite 1, Baltimore, MD 21226. Lot 3AR in “Brandon Woods Business Park.” Located at 7602 Energy Parkway, Baltimore. Tax map 11, block 1, parcel 127. Tax ID: 03-137-9004-9426. Liber 17187, page 666. Deed date: November 17, 2005. **Purchase price: \$2,161,200.** Deed of Trust: \$1,522,000, Manufacturers and Traders Trust Company.

Gray Halley LLC c/o Robert Gray to **Frank T. Lowman III**, 31 Austin Drive, Edgewater, MD 21037. Lots 7 & 8 in “Pinewood.” Located at 3147 Solomon’s Island Road, Edgewater. Lot is 42,253 sf. Improved with building of 7,223 sf. Zoned Commercial. Tax map 55, block 12, parcel 158. Tax ID: 01-622-0721-3300. Liber 17154, page 737. Deed date: October 21, 2005. **Purchase price: \$1,600,000.** Deed of Trust: \$1,500,000, Sandy Spring Bank.

RESIDENTIAL

Locust Grove LLC c/o Eugene J. Leonard to **K Hovnanian Homes MD LLC**, 1802 Brightseat Road, Landover, MD 20785. 3 lots in “Southdown Shores.” Lots avg. 9,000. Located on Mulberry Street, off Route 2, Edgewater. Tax ID: 01-750-9021-8072 et al. Liber 17041, page 180. Deed date: September 25, 2005. **Purchase price: \$705,000.**

Pyles S.C., LLC c/o John C. Pyles, Managing Member to **K. Hovnanian Homes of Maryland, LLC**, 1802 Brightseat Road, Landover, MD 20785. 11 lots in “Sloop Cove.” Lots avg. 25,000 sf. Located on Anglers Edge Court and other street, Pasadena. Glen Burnie. Tax ID: 03-824-9021-5724 et al. Liber 17186, page 90. Deed date: November 4, 2005. **Purchase price: \$1,925,000.**

Catherine Walrath to **Phillip Land Corporation**, c/o Bruce Taylor, 8215 Box Drive, Baltimore, MD 21226. Lot 50 in “Boulevard Park on the Magothy.” Located on Virginia Avenue, Pasadena. Lot is 11,500 sf. Tax map 25, block 14, parcel 60. Tax ID: 05-138-1722-7715. Liber 17170, page 528. Deed date: October 28, 2005. **Purchase price: \$70,000.** Deed of Trust: \$239,905, Weston Builders and Developers, Inc., Profit Sharing Plan & Trust.

Bettina J. Reeder to **Utz Enterprises, Inc.**, 539 Benfield Road, Suite 2, Severna Park, MD 21146. Lot 650 in “Patapsco Park.” Located at 323 Zeppelin Avenue, Baltimore. Lot is 3,125 sf. Tax map 1, block 23, parcel 254. Tax ID: 05-624-0020-8600. Liber 17198, page 1. Deed date: November 22, 2005. **Purchase price: \$30,000.** Deed of Trust: \$22,500. Deed of Trust: Amend note with Provident Bank.

New AA Board of Appeals Cases

2005-0201-R – Steven Curtis. *Appeal denial by AHO of rezoning from R-2 to C-2.* Propose office building, 3.1 acres. Located at 8657 Veterans Highway, north of West Benfield Road, Millersville. Appl: Steven Curtis, 8657 Veterans Highway, Millersville, Md. (410) 320-4135.

BA-132-05V – Jon Grant. *Appeal is made of approval by AHO on reduced setbacks.* Applicant (Jon Grant) proposes one-story restaurant building of 5,049 sf. Located at 1700 Nursery Road, Linthicum Heights, Md. .51 acres. Zoned W-1. Appl: c/o 461 Edgewater Road, Pasadena, Md. (410) 230-0003.

Howard Building Permits Issued

The Ryland Group, University Blvd, #260, Ellicott City, Md. 21043, (410) 480-0525, to build eight \$300,000 units on Shining Oceans Way, Columbia, in “Kendall Overlook;”

Ryan Homes, 11460 Cronridge Drive, Owings Mills, Md 21117, (410) 793-0060, to build 16 \$200,000 units on Holly Spring Lane, Elkridge, in “Village Towns;”

Miller and Smith, 8401 Greensboro Drive, #300, McLean, Va. (703) 821-2500, to build 16 \$200,000 TH units on Lake Edge Drive and Boulder Ridge Drive, Laurel, in “Stone Lake;”

The Ryland Group, University Blvd, #260, Ellicott City, Md. 21043, (410) 480-0525, to build eight \$150,000 TH units on Valley Oak Drive, Elkridge, in “Oaks at Waters Edge;”

Pugh Construction LLC, 4667 Beechwood Road, Ellicott City, Md. 21043, (410) 719-9400, to build a \$450,000 unit at 3275 Rosemary Lane, West Friendship;

Pugh Construction LLC, 4667 Beechwood Road, Ellicott City, Md., 21043, (410) 719-9400, to build a \$550,000 unit at 3301 Rosemary Lane, West Friendship;

Perfect Finish Remodeling, 4335 Roxbury Mill Road, Brookeville, Md., (410) 489-9797, to build a \$250,000 unit at 1050 Saint Michaels Road, Mount Airy;

Richmond American Homes, 6200 Old Dobbin Lane, Columbia, Md. (410) 872-0267, to build a \$150,000 unit at 6064 Toomey Lane, Elkridge;

Zmarai Inhami, 17120 Old Frederick Road, Mount Airy, Md., (301) 829-4356, to build a \$120,000 unit at 9406 Guilford Road, Columbia;

Dorsey Family Homes, 9926 Cypressmeade Drive, Ellicott City, Md. (410) 480-2365, to build three \$300,000 units on Sybert Drive, Columbia, in “Columbia Hills;”

Williamsburg Group, 5485 Harpers Farm Road, #200, Columbia, Md 21044, (410) 997-8800, to build three \$250,000 units on Dotty’s Way, Columbia, in “Metzler’s Garden;”

James H. Selfridge Builders, 14045 Gared Drive, Glenwood, Md. 21738, (410) 531-8930, to build a \$1.2 million unit at 13606 Fox Stream Way, West Friendship;

MULTI-FAMILY PERMITS

Beazer Homes Corp., to build two \$3 million multi-family building at 7335 and 7325 Brookview, in Elkridge;

Howard Commercial Permits Issued

Howell Funeral Home, c/o Oakhurst Development, (301) 860-0961, to build a \$522,000 building at 10220 Guilford Road, Jessup;

Ice Cream Partners USA, c/o The Dennis Group, LLC, (413) 787-1785, to build a \$6.1 million manufacturing building at 9090 Whiskey Bottom Road, Laurel;

South Hanover Road LLC, c/o Canyon Construction, (301) 694-6686, to build a \$1 million industrial building at 6331 South Hanover Road, Elkridge;

Maryland Hospital Association, c/o Obrecht Realty Services, Inc., (410) 252-7301, to build a \$1.4 million office building at 6820 Deerpath Road, Elkridge, in the Dorsey Business Center;

Kinsley Construction, (410) 252-7301, to build an \$800,000 office alteration at 7227 Lee Deforest Drive, Columbia, for AAK Lee Deforest LLC;

Old Town Construction LLC, (410) 442-4402, to build a \$2 million community and recreation building at 8165 Cypress Cedar Lane, Ellicott City;

Corning Construction, (301) 937-5130, to build a \$250,000 alteration at 10100 Superior Lane, Laurel;

CSG Commercial Builders, (410) 933-4934, to build a \$200,000 retaining wall at 7175 Troy Hill Drive, Elkridge;

Whiting Turner Co., (410) 821-1100, to build a \$21.9 million lab building at 11100 Johns Hopkins Road, Laurel, Md.

CSG Commercial Builders, (410) 933-4934, to build a \$100,000 alteration at 7175 Troy Hill Drive, Elkridge;

Mace Enterprises, (410) 379-6248, to build a \$75,000 alteration at 6785 Business Parkway, Elkridge, for Meadowridge Parcel R LLC;

King Construction, (410) 668-1700, to build a \$300,000 alteration at 6605 Business Parkway, Elkridge, for Malaga, LLC;

Old Town Construction, (410) 442-4402, to build six \$80,000 condo office units at 2400 – 2410 Longstone Lane, Marrriottsville, in “Waverly Woods;”

Howard Subdivisions Submitted

Final Plans Submitted

F-06-120 – Womble Property. Zoned R-20. 2 lots. Located sw side of Montgomery Road, opposite Worthington Way, Ellicott City. Tax map 31, block 8, parcel 566. Appl: Willard Womble, 4942 Montgomery Road, Ellicott City, Md., c/o Marks and Associates, (410) 747-8738.

F-06-121 – Wellham Property. Zoned R-20. 6.8 acres. 1 SFD lot. Located on the east side of Old Frederick Road, opposite Daniels Road, Ellicott City. Tax map 18, block 7, parcel 19. Appl: John Wellham, 8507 Old Frederick Road, Ellicott City, Md.

F-06-122 – Superior Lawn Services. Zoned M-2. .88 acre. 2 industrial parcels. Located on Old Jessup Road, Jessup. Tax map 43, block 22, parcel 472. Appl: Daniel Rosenberger, 7965 Old Jessup Road, Jessup, c/o Phoenix Engineering, (410) 247-8833.

F-06-123 – Lowe Property. Zoned R-20. 1 acre. 1 lot. Located west side of Ilchester Road, south of Wharff Lane, Ellicott City. Tax map 31, block 10, parcel 153. Appl: Johnathan Harris, 5000 Ilchester Road, Ellicott City, Md. c/o John Mellema, Baltimore, Md. (410) 247-7488.

F-06-124 – Snowden River Business Park. Zoned NT. 14.5 acres. 1 commercial parcel (*but used for senior housing*) Located south side of Dried Earth Blvd, off Snowden River Parkway, Columbia. Appl: USHome Corporation. (301) 431-2400.

F-06-125 – Owen Woods. Zoned R-20. 2.2 acres. 4 SFD lots. Located on Owen Brown Road, west of Steven Forest Road, Columbia. Tax map 36, block 9, parcel 120. Appl: Dean McCullough, c/o Christopher Consultants, (410) 872-8690.

F-06-126 – Holiday Hills. Zoned R-20. 1.2 acres. 2 SFD lots. Located on the north side of Hunting Lane, west of Newberry Drive, Columbia. Tax map 41, block 5, parcel 273. Appl: Rajesh Pubbi, 9500 Wind Bead Way, Columbia, Md., c/o Fisher, Collins, Carter, (410) 461-2855.

F-06-127 – Patapsco Valley Business Center. Zoned M-2. 15.8 acres. 1 industrial parcel. Located on the north side of Hi Tech Drive, off Route 100, Hanover. Tax map 38, block 14, parcel 285. Appl: Patapsco Valley Development Corp., 11900 Tech Road, Silver Spring, Md. (301) 622-0100.

F-06-128 – Brunk's Addition to North Laurel Park. Zoned R-SC. .49 acre. 2 SFD lots. Located northeast of Decatur Road and 3rd Street, Laurel. Tax map 50, block 4, parcel 414. Appl: Richard Cook, 10540 Gorman Road, Laurel, Md. 20723. (410) 792-0264.

Preliminary Equivalent Sketch Plans Submitted

SP-06-013 – Fairways at Turf Valley. Zoned PGCC-1. 35.4 acres. Located at the southern end of Legends Way, off Route 40, Ellicott City. Tax map 16, block 18, parcel 8. Appl: Mangione Enterprises 1205 York Road, Penthouse, Lutherville, Md. 21093. (410) 825-8400.

Sketch Plans Submitted

P-06-009 – Pheasant Run West. Zoned RC-DEO. 11 SFD lots. Located on the north side of Route 99, just west of Thistle Downs Court, Ellicott City. Tax map 3, block 19, parcels 29 and 5. Appl: Heritage Land Development, 3060 Washington Road, #220, Glenwood, Md. (410) 489-7900.

P-06-010 – Green Overlook at Turf Valley. Zoned PGCC. 53.5 acres. *Propose 115 apartment units.* Located both sides of Resort Road, off Route 40, Ellicott City. Tax map 16, block 12, parcel 8. Appl: Mangione Enterprises 1205 York Road, PH, Lutherville, Md. (410) 825-8400.

Site Development Plans

SDP-06-077 – Owen Woods. Zoned R-20. 2.59 acres. 4 lots. Located on the north side of Owen Brown Road, west of Stevens Forest Road, Columbia. Tax map 36. Appl: Williamsburg Group, 5485 Harpers Farm Road, #200, Columbia, Md. 21044. (410) 997-8800.

SDP-06-078 – Elkridge Crossing. *Propose 98 townhouse units, 4-story retail/office building and 125-room hotel.* Zoned CAC. 8.32 acres. Located on the west side of Route 1, north of Montgomery Road, Elkridge. Tax map 38, parcels 30 and 38. Appl: Brantly Development, 8835-P Columbia 100 Parkway, Columbia, Md. 21045. (410) 730-0810.

SDP-06-079 – Waverly Woods. Zoned R-SA-8. 9.7 acres. *56 townhouse units.* Located south of Old Frederick Road, east of Marriottsville Road, Ellicott City. Tax map 16, block 5, parcel 20. Appl: NV Homes, 6085 Marshalee Drive, #130, Elkridge, Md. (410) 379-5956.

SDP-06-080 – Walgreen's. Zoned B-2. 1.27 acres. *Propose 16,800 sf Walgreen's Pharmacy.* Located on the west side of Route 108, south of Auto Drive and north of Route 32, Clarksville, at 12330 Auto Drive. Tax map 34, block 6, parcel 365-A. Appl: JDH Capital, 3735 Beam Road, #B, Charlotte, NC, c/o Bohler Engineering, (410) 821-7900.

SDP-06-081 – Gateway Overlook. *Propose bank/restaurant buildings totaling 26,000 sf.* Zoned NT. 8.7 acres. Located north of Route 175 and east of Route 108, Columbia. Tax map 37. Appl: HRD, General Growth Properties, 10275 Little Patuxent Parkway, Columbia, Md. 21044. (410) 992-6000.

SDP-06-082 – Bloom Property. Zoned R-20. 1.38 acres. 1 lot. Located on the north side of Owen Brown Road, opposite Orient Lane, Columbia. Tax map 36, parcel 41. Appl: Harmony Builders, 4228 Columbia Road, Ellicott City, Md. 21042. (410) 461-0833.

SDP-06-083 – Columbia Gateway (Eastridge). Parcel T-18. Zoned M-1. 13.3 acres. *Propose three two-story office buildings of 53,666 sf each.* Located on the east side of Columbia Gateway Drive at Benjamin Franklin Drive, Columbia. Tax map 43, block 1, parcel 671. Appl: AAK Eastridge LLC, 5850 Waterloo Road, #230, Columbia, Md. 21045. (410) 461-4340.

SDP-06-084 – Stone Lake. Zoned RE-D. 39 TH lots. 5.6 acres. Located on the north side of Gorman Road, east of I-95, Laurel. Tax map 47. Appl: Goodier Builders, 10705 Charter Drive, #320, Columbia, Md. 21044. (410) 997-7400.

Howard Subdivisions Approved

Thru Jan. 4, 2006

Final Plans Approved

F-05-139 – Maple Lawn Farms. Zoned RC-DEO. 7.2 acres. 3 residential parcels. Located south side of Johns Hopkins Road, opposite Sanner Road, Fulton. Tax map 41, block 16, parcels 121, 122 and 205. Appl: c/o Greenebaum and Rose, 1829 Reisterstown Road, #410, Baltimore, Md. (410) 484-8400.

F-05-035 – Wode Property. Zoned R-12. 1.01 acres. 3 SFD lots. Located on the northeast side of Oakland Mills Road, 200 feet south of Shadow Fall Terrace, Columbia. Tax map 36, block 4, parcel 123. Appl: Christopher Brown, 4228 Columbia Road, Ellicott City, Md. 21042. (410) 461-0833.

F-01-212 – Zeigler Property. Zoned R-20. 1.06 acres. 3 SFD lots. Located on the south side of I-70, 300 feet west of Millbrook Road. Tax map 17, block 16, parcel 64. Appl: Dorsey Family Homes, 10717-B Birmingham Way, Woodstock, Md. (410) 465-7200.

Site Development Plans Approved

SDP-04-132 – Bank of America. *Propose bank of 4,387 sf.* Zoned POR. 1.3 acres. 1 lot. Located on the south side of Ten Oaks Road, about 100 feet west of Route 108, Clarksville. Tax map 34, block 12, parcels 33 and 93. Appl: Bank of America, 225 N. Charles Street, Baltimore, Md., c/o Bohler Engineering, 810 Gleneagles Court, #300, Towson, Md. 21286. (410) 821-7900.

SDP-06-029 – Emerson Corporate Commons. *Office building of 30,260 sf.* Zoned PEC. 2.8 acres. Located on the south side of Whiskey Bottom Road, west of Stephens Road, Laurel. Tax map 47, block 15, parcel 165. Appl: Matson LLC, c/o BCS Inc., 5550 Sterrett Place, #306, Columbia, Md. (301) 621-5535.

SDP-05-144 – Hammersmith Property. Zoned R-20. .50 acre. 1 SFD lot. Located in the southwest quadrant of Scaggsville Road and Harding Road, Laurel. Tax map 46, block 12, parcel 31. Appl: Camco Construction, 15830 Aitcheson Lane, Laurel, Md. (301) 384-9066.

SDP-05-080 – Hosanna Baptist Church. Zoned RC-DEO. .87 acre. 1 lot. *Propose parking lot.* Located on the north side of Old Frederick Road, 3000 feet west of Marriottsville Road, Ellicott City. Tax map 10, block 21, parcel 272. Appl: Dall Yong and Soo Lee, 11424 Old Frederick Road, Marriottsville, Md, c/o Richardson Engineering, (410) 560-1502.

SDP-06-009 – Montgomery Knolls. .85 acre. 1 lot. Located at the end of Marybeth Way, Ellicott City. Tax map 31, block 13, parcel 383. Appl: Harmony Builders, 4228 Columbia Road, Ellicott City, Md. 21042. (410) 461-0833.

SDP-05-078 – Oaks at Waters Edge, Phase III. Zoned R-MH. 7.0 acres. *Propose 84 affordable apartment units and 2,496 sf community center.* Located on the northeast side of Port Capital Drive, off Route 1, Elkridge. Tax map 43, block 3, parcel 644. Appl: Ingerman Construction Co, 725 Cuthbert Boulevard, Cherry Hill, NJ. (856) 662-1730.

SDP-06-041 – View Top Estates. Zoned R-20. .44 acre. 1 SFD lot. Located east side of High Point Road, 200 feet north of St. John's Lane, Ellicott City. Tax map 24, block 17, parcel 308. Appl: Harmony Builders, Ellicott City, Md. 21042. (410) 461-0833.

Howard Transactions of Note

The Howard Research and Development Corporation, c/o General Growth Properties, to **AAK Eastridge, LLC,** c/o Abrams Associates, 5850 Waterloo Road, #230, Columbia, Md. Parcel T-18 in "Columbia Gateway." 13.3 acres. Located on the east side of Columbia Gateway Drive, at Benjamin Franklin Drive, south of Route 175, Columbia. (6801 Benjamin Franklin Drive). Zoned Industrial. Tax map 43, block 1, parcel 671. Tax ID: 06-563112. Liber 9707, page 384. Deed date: Dec. 15, 2005. **Purchase price: \$6,687,000.** Deed of Trust: \$23.6 million, Mercantile-Safe Deposit Bank.

Montevideo South Business Trust, c/o Trammell Crow Co. and CalEast Industrial Investors, to **ALW-Dorsey LLC et al.** c/o James Wheeler, 1522 Wisconsin Avenue, NW, Washington, DC. Parcel A in "Dorsey Run Industrial Center." Located at 7632 Dorsey Run Road, Elkridge, Md. 20.5 acres. Improved with building of 93,238 sf. Zoned Industrial. Tax map 43, block 16, parcel 542. Tax ID: 01-158392. Liber 9690, page 18. Deed date: October 20, 2005. **Purchase price: \$11,500,000.** Deed of Trust: \$8.4 million, GE Commercial Finance.

Sterret Place, LLC, c/o General Growth Properties, Inc. to **Lakefront 17, LLC,** c/o Joel Mark Abramson, 9175 Guilford Road, #301, Columbia, Md. Parcel C in "Columbia, Town Center." Located at 5570 Sterrett Place, Columbia, Md. .833 acre (36,285 sf). Tax map 30, block 20, parcel 371. Zoned Commercial. Tax ID: 15-057033. Liber 9707, page 289. Deed date: November 30, 2005. **Purchase price: \$4,482,500.** Deed of Trust: \$3.6 million, JPMorgan Chase.

Emerson Land Business Trust, c/o General Growth Properties, to **Matson, LLC,** c/o BCS Inc., Jacqueline Marlette-Boras, 5550 Sterrett Place, #306, Columbia, Md. Parcel A in "Revitz Property." (Emerson Corporate Commons). 2.83 acres. Located at 8920 Stephens Road, Laurel, Md. Zoned Commercial. Tax map 47, block 20, parcel 165. Tax ID: 06-572189. Liber 9693, page 668. Deed date: December 12, 2005. **Purchase price: \$1,275,300.** Deed of Trust: \$5.4 million, Sandy Spring Bank.

Howard Real Estate Transactions (From p. 9)

James L. Nearing et al to **Patco Enterprises, LLC**, Richard M. Stellabuto, 8545 Edgeworth Drive, Capitol Heights, Md. Parcel A in "Marenka Industrial Property." Located at 9390 Davis Avenue, Laurel, Md. Lot is 2.28 acres. Improved with building of 33,660 sf. Zoned Industrial. Tax map 50, block 10, parcel 475. Tax ID: 06-418589. Liber 9715, page 396. Deed date: December 6, 2005. **Purchase price: \$2,900,000.** Deed of Trust: \$2.3 million, The Columbia Bank.

Columbia Assisted Living, LLC, c/o Robert Halpin, Jr., Aureus Group, LLC, to **SZR Columbia, LLC**, c/o Sunrise Senior Living, 7900 Westpark Drive, 7th Floor, McLean, Va. Parcel A-5 in "Columbia, Village of Hickory Ridge." Located at 6500 Freetown Road, Columbia, Md. 2.59 acres. Improved with building of 54,789 sf. Zoned Commercial. Tax map 35, block 18, parcel 423. Tax ID: 15-116420. Liber 9714, page 486. Deed date: December 9, 2005. **Purchase price: \$12,710,000.** Deed of Trust: Prudential Insurance.

Columbia Assisted Living, LLC, c/o Robert Halpin, Jr., Aureus Group, LLC, to **SZR Columbia, LLC**, c/o Sunrise Senior Living, 7900 Westpark Drive, 7th Floor, McLean, Va. Parcel A-5 in "Columbia, Village of Hickory Ridge." Located at 6500 Freetown Road, Columbia, Md. 2.59 acres. Improved with building of 54,789 sf. Zoned Commercial. Tax map 35, block 18, parcel 423. Tax ID: 15-116420. Liber 9714, page 486. Deed date: December 9, 2005. **Purchase price: \$12,710,000.** Deed of Trust: Prudential Insurance.

RESIDENTIAL

Paul T. Glasgow, Trustee, for Kathleen Julia Kralowec, to **Cornerstone Holdings LLC**, 11807 Wollingford Court, Clarksville, Md. Lot 4 in "Scott Property." (Through Circuit Court Order). Located at 6465 S. Trotter Road, Clarksville, Md. 8.9 acres. Improved with house of 1,000 sf. Zoned Residential. Tax map 35, block 20, parcel 342. Tax ID: 05-378567. Liber 9697, page 304. Deed date: December 13, 2005. **Purchase price: \$750,000.**

Patrick V. Lloyd et al to **Ghazarians Woodbine, LLC**, c/o Karmen Ghazarian, 1563 Old Annapolis Road, Woodbine, Md. Located at 1615 Old Annapolis Road, Woodbine. 7.13 acres. Improved with house of 3,057 sf. Tax map 7, block 14, parcel 353. Zoned Residential. Tax ID: 04-320565. Liber 9707, page 459. Deed date: November 30, 2005. **Purchase price: \$650,000.** Deed of Trust: \$895,000, BankAnnapolis.

Calvin Brockdorff to **Harmony Builders, Inc.** Lot 17 in "Calvert Ridge." Lot is 16,064 sf. Unimproved. Located on Calvert Drive, Elkridge. Zoned Residential. Tax map 37, block 11, parcel 94. Tax ID: 01-272624. Liber 9698, page 705. Deed date: November 9, 2005. **Purchase price: \$300,000.** Deed of Trust: Amend note with The Columbia Bank.

Foxtail Run LLC, c/o Security Development, Inc., Ellicott City, Md. to **Rylea Homes, Inc.**, c/o James P. Ryan. Lot 5 in "Foxtail Run." Located at 13716 Greyfox Run, Glenelg, Md. Lot is 40,000 sf. Tax map 22, block 8, parcel 2. Zoned Residential. Tax ID: 03-342369. Liber 9689, page 603. Deed date: September 28, 2005. **Purchase price: \$300,000.** Deed of Trust: \$1.5 million, Citizens National Bank.

Irene B. Wilson to **Trinity Homes at Cypress Springs LLC**, 3675 Park Avenue, #301, Ellicott City, Md. 21043. Property at 6085 Lawyers Hill Road, Elkridge, Md. 10.1 acres. Improved with building of 1,456 sf. Tax map 38, block 3, parcel 42. Tax ID: 01-183931. Liber 9706, page 446. Deed date: December 13, 2005. **Purchase price: \$1,207,108.** Deed of Trust: \$784,620, The Citizens National Bank.

Bonnielass, LLC, c/o Brantly Development, to **NVR, Inc.** Lot 12 in "Bonnielass." Lot is 13,595 sf. Tax map 31, block 9, parcel 254. Zoned Residential. Tax ID: 01-296221. Liber 9710, page 674. Deed date: December 6, 2005. **\$135,000.**

Dennis Preserve, LLC, c/o Donald P. Reuwer, Jr., 5300 Dorsey Hall Drive, #102, Ellicott City, Md., to **NVR, Inc.** Lot 49 in "Dennis Preserve." Located at 5221 Harvey Lane, off Ilchester Road, Ellicott City. Lot is 14,915 sf. Zoned Residential. Tax map 31, block 21, parcel 226. Tax ID: 01-297708. Liber 9710, page 679. Deed date: October 24, 2005. **Purchase price: \$190,000.**

LB Meadows LLC, c/o Brantly Development, to **NVR, Inc.** Phase 13 in "Ellicott Meadows Condominium Association." Located on Windsor Moss, Ellicott City. Tax ID: 03-286657. Liber 9710, page 683. Deed date: December 6, 2005. **Purchase price: \$93,197.**

Dennis Preserve, LLC, c/o Donald Reuwer, Jr., to **NVR, Inc.** Lot 32 in "Dennis Preserve." Located at 5263 Harvey Lane, off Ilchester Road, Ellicott City. Zoned Residential. Lot is 17,390 sf. Tax map 31, block 21, parcel 226. Tax ID: 01-297511. Liber 9717, page 678. Deed date: December 19, 2005. **Purchase price: \$225,000.**