



Commitment for Title Insurance

THIS DOCUMENT CONSTITUTES A STATEMENT OF THE TERMS AND CONDITIONS ON WHICH A TITLE INSURER IS WILLING TO ISSUE A POLICY OF TITLE INSURANCE IF THE TITLE INSURER ACCEPTS THE PREMIUM FOR THE POLICY. IT IS NOT A REPRESENTATION AS TO THE STATE OF TITLE AND DOES NOT CONSTITUTE AN ABSTRACT OF TITLE.

SCHEDULE A

Commitment No. **002HOCO**

File No. **002HOCO**

JM

1. Effective date: **May 2, 2015 at 12:00am**

2. Policy or Policies to be issued:

Amount of Policy

(a) ALTA Owner's Policy (6-17-06)

\$ **652,055.34**

Proposed Insured:

Howard County, Maryland

(b)

\$

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

Easement

4. Title to said estate or interest in said land is at the effective date hereof vested in:

Our Forsythe, LLC

BEING all and the same lot of ground which by Deed dated 3/16/10, and recorded among the Land Records of Howard County, in Liber No. 12662, Folio 281, was granted and conveyed by Anna Mae Gross unto Our Forsythe, LLC.

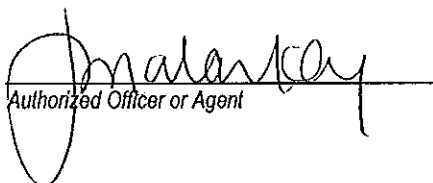
5. The land referred to in this commitment is situated in the County of Howard, State of Maryland, and is described as follows:

SEE CONTINUATION OF SCHEDULE A FOR LEGAL DESCRIPTION

Countersigned:

COLONY TITLE GROUP, LTD.

By:


Authorized Officer or Agent



Commitment for Title Insurance

SCHEDULE A (continued)

Commitment No. 002HOCO

File No. 002HOCO

LEGAL DESCRIPTION

BEGINNING FOR THE SAME at a pipe found at the end of the eleventh or the North 89 degrees 14' 00" West 797.54 foot line of that land which by deed dated November 26, 1971 and recorded among the Land Records of Howard County in Liber 554, folio 561, etc., was granted and conveyed by Barbara Baker, straw party, to Samuel A. Wilson, Jr., running with the twelfth, first and a part of the second lines of the aforementioned conveyance to Wilson as now surveyed,

- (1) North 26 degrees 06' 30" West 1594.60 feet to the center line of the thirty foot wide right-of-way or the county road known as Forsythe Road passing over an iron pipe heretofore set at twenty feet from the end thereof, thence running with said road,
- (2) North 71 degrees 49' 40" East 130.00 feet, and
- (3) North 72 degrees 34' 30" East 601.54 feet to the end of the fourth or the North 27 degrees 53' 30" East 1845.05 foot line of that land which by Deed dated January 17, 1973 and recorded among the Land Records of Howard County in Liber 622, folio 157, etc., was granted and conveyed by Samuel Archie Wilson, Jr., to Suzanne Kathleen Gross and Angus Roy Gross, Jr., and running reversely with said line,
- (4) South 27 degrees 53' 30" East 1845.05 feet to a pipe heretofore set on the tenth of the South 62 degrees 50' 00" West 653.68 foot line off the conveyance to Wilson, thence running with said line,
- (5) South 62 degrees 50' 00" West 70.68 feet to a pipe heretofore set at the end of said line, and running with the eleventh or the North 89 degrees 14' 00" West 797.54 foot line of said conveyance to Wilson,
- (6) North 89 degrees 15' 00" West 796.02 feet to the place of beginning.

Containing 29.850 acres, more or less.



Commitment for Title Insurance

SCHEDULE B – SECTION 1 REQUIREMENTS

Commitment No. 002HOCO

File No. 002HOCO

The following are the requirements to be complied with:

1. Payment to, or for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.
2. Instruments in insurable form which must be executed, delivered and duly filed for record:
 - a. Deed of Agricultural Land Preservation Easement between Howard County, Maryland and Our Forsythe, LLC .
3. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

For informational purposes only:
2014/15 County/State Real Estate Taxes PAID \$ 284.00.
Tax ID #: 04-316320
4. Receipt of copies of articles of formation for **Our Forsythe, LLC** and all amendments thereto, operating agreement and all amendments thereto and current roster of members; where required by these documents, provide a legally sufficient resolution of all members (or a lesser number , if specified) authorizing the sale/financing and execution of the instruments to be insured by the managing member or officer, as appropriate; if the managing member is a corporation or other legal entity, provide satisfactory evidence verifying that such entity is active under the laws of the State of its organization.



Commitment for Title Insurance

SCHEDULE B – SECTION 2

EXCEPTIONS

Commitment No. 002HOCO

File No. 002HOCO

Schedule B of the policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Real estate taxes for 2015 and subsequent years, not yet due and payable.
3. Front foot benefit charges for 2015 and subsequent years, not yet due and payable.
4.
 - a. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
 - b. Such state of facts discoverable by an accurate survey and inspection of the premises.
 - c. Rights or claims of parties in possession not shown by the public records.
5. Covenants, conditions and restrictions, if any, appearing in the public records.
6. Easements or servitudes, if any, appearing in the public records.
7. AS TO LOAN POLICY ONLY: The Policy will not insure against loss or damage arising as a result of a lien established in Maryland in favor of a council of unit owners or in favor of a homeowners association which has or may gain priority over the lien of the Insured Mortgage on or after October 1, 2011 pursuant to Annotated Code of Maryland, Real Property Article, Title 11 ("Maryland Condominium Act") or Title 11B ("Maryland Homeowners Association Act").
8. Subject to terms and provisions in Right of Way to Consolidated Gas Electric Light and Power Company dated 1/7/54 and recorded in Liber 253, folio 147.
9. Subject to terms and provisions in Right of Way to Consolidated Gas Electric Light and Power Company dated 9/29/53 and recorded in Liber 250, folio 350.
10. Subject to so much of the property as may sit in the bed of Forsythe Road.
11. This Policy insures only that the proper parties executed the Deed of Easement, that it is properly recorded and that there are no other matters in the public records affecting the Land other than the exceptions listed in Schedule B. This Policy does not insure the enforceability of the covenants contained in the Deed of Easement.

NOTE; ITEMS 1, 4, 5 6 AND 7 WILL NOT APPEAR IN OWNERS POLICY

8/23/2010 11:05 AM Csh 0045 Reg 0047
T/Ref 0047021832 Grp 000001 R/Lne 000001
01 - Main Location
\$75.00
Validation Number: 0047-022983
011-003-13000176
Parcel Number: 4316320
Doc Type: Deeds
Consideration Amount: \$14,950.00

Personal Name to LLC Deed
No Consideration
No Title Examination

This Deed, MADE THIS 16th day of March, 2010 by and between ANNA MAE GROSS ("Grantor"), and **OUR FORSYTHE, LLC**, a Maryland limited liability company ("Grantee").

WITNESSETH, That for and in consideration of the premises and the sum of Zero Dollars (\$0.00), other good and valuable consideration, receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey unto Grantee, its successors and assigns, in fee simple, the that property lying and being situate in Howard County, Maryland and being more particularly described as follows, that is to say:

BEGINNING FOR THE SAME at a pipe found at the end of the eleventh or the North 89° 14' 00" West 797.54 foot line of that land which by deed dated November 26, 1971 and recorded among the Land Records of Howard County in Liber 554 folio 561, etc., was granted and conveyed by Barbara Baker, straw party, to Samuel A. Wilson, Jr., and running with the twelfth, first and a part of the second lines of the aforementioned conveyance to Wilson as now surveyed,

(1) North 26° 06' 30" West 1594.60 feet to the center line of the thirty foot wide right-of-way or the county road known as Forsythe Road passing over an iron pipe heretofore set at twenty feet from the end thereof, thence running with said road,

(2) North 71° 49' 40" East 130.00 feet, and

(3) North 72° 34' 30" East 601.54 feet to the end of the fourth or the North 27° 53' 30" East 1845.05 foot line of that land which by Deed dated January 17, 1973 and recorded among the Land Records of Howard County in Liber 622, folio 157, etc., was granted and conveyed by Samuel Archie Wilson, Jr., to Suzanne Kathleen Gross and Angus Roy Gross, Jr., and running reversely with said line,

(4) South 27° 53' 30" East 1845.05 feet to a pipe heretofore set on the tenth or the South 62° 50' 00" West 653.68 foot line off the conveyance to Wilson, thence running with said line,

(5) South 62° 50' 00" West 70.68 feet to a pipe heretofore set at the end of said line, and running with the eleventh or the North 89° 14' 00" West 797.54 foot line of said conveyance to Wilson,

(6) North 89° 15' 00" West 796.02 feet to the place of beginning.

Containing 29.850 acres, more or less.

BEING the same parcel of ground which by deed recorded on September 11, 1991 among the Land Records of Howard County, Maryland in Liber No. 2388, folio 671, was granted and conveyed by H. Jerome Arman and Anna Mae Gross, Personal Representatives of the Estate of Angus R. Gross, Jr. unto the Grantor herein.

Transfer and Recordation taxes are based on the assessed value of \$14950.00. This no consideration Deed transfers interest in real property into a limited liability company in which the Grantor is the sole member.

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 12662, p. 0381, MSA_CE53_12653. Date available 09/07/2010. Printed 05/05/2015.

Handwritten notes: 2, 2, 14950, 7470

ST. DEPT. ASSMTS. & TAX
Ag. Transfer Tax Due In The
Amount Of: \$14950.00

Transfer is exempt from transfer/recordation tax. This no consideration Deed transfers interest in real property into a limited liability company in which the Grantor is the sole member.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed, together with the buildings thereupon and all rights, privileges, appurtenances and advantages thereto belonging or in anywise appertaining (collectively the "Property"), in fee simple, forever.

WITNESS the hand and seal of said Grantor.

Test: John M. G. Donald P. Gross (SEAL)
DONALD P. GROSS, Attorney-in-Fact for ANNA MAE GROSS

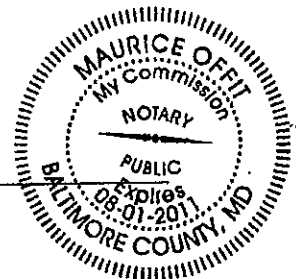
State of Maryland, County of Baltimore, to wit:

I Hereby Certify, That on this 16 day of March, 2010, before me, the subscriber, a Notary Public of the State of Maryland, County of Baltimore personally appeared DONALD P. GROSS, Attorney-in-Fact for ANNA MAE GROSS, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

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

M. G.
Notary Public

My Commission Expires: _____



This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

F. Michael Grace
F. Michael Grace, Esquire

AFTER RECORDING, RETURN TO:
Offit Kurman, PA
8171 Maple Lawn Boulevard, Suite 200
Maple Lawn, MD 20759
Attn: Roz Naviasky
Case No. 70227.001

All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by 8/23/10 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales UB

253-147

147

Sub. to Note 2-1-54 to Title

The undersigned hereby grant to CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE, its successors, licensees, and assigns, for value received, the right to construct, operate and maintain a pole line, including the necessary poles, cross-arms, guys, street lights, apparatuses, electric, telephone and other wires over the property of the undersigned situated on the north and south sides of Old Frederick Road east of Washington Road

in Howard County and acquired same by William H. Forsythe, Jr. as the only heir at law of William H. Forsythe who acquired the property from Henry Forsythe

by deed dated May 27, 1958 and recorded among the Land Records of Howard County in Liber 3,744, No. 19, folio 355

The undersigned, Katherine Forsythe Barrow, being the only heir at law of William H. Forsythe, Jr., late of Howard County deceased. The pole line is or is to be located along and adjacent to the north and south sides of Old Frederick Road as now or hereafter located; also beginning at consolidated Gas Electric Light and Power Company of Baltimore's pole post numbered 11517 located on private property approximately 75 feet south of Old Frederick Road and approximately 147 feet east of Washington Road and extending in a northeasterly direction to the south side of Old Frederick Road; also beginning at a point on the south side of Old Frederick Road approximately 275 feet east of Washington Road and extending in a southerly direction approximately 150 feet.

The pole to be erected approximately 20-2 feet east of Washington Road is to be located approximately 95 feet north of the center line of Old Frederick Road. This supercedes and terminates the right of way granted by agreement dated September 29, 1945 with Katherine Forsythe Barrow and Middleton Fox Barrow, her husband, and recorded among the Land Records of Howard County in Liber 2,448, fo. 250, folio 350.

Together with the right to have access at all times to the pole line; extend it to adjacent properties and string wires from the nearest pole to any building; and trim, top, or cut down trees adjacent to the wires to provide ample clearance.

WITNESSE our hands and seals this 7th day of January 1967.

NO STAMP REQUIRED

Katherine Forsythe Barrow (SEAL)
Middleton Fox Barrow (SEAL)

I HEREBY CERTIFY, that on this 7th day of January 1967, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Katherine Forsythe Barrow and Middleton Fox Barrow, her husband and acknowledged the foregoing agreement to be their act and deed.

WITNESS my hand and Notarial seal. Carl J. Lorenz, Jr. Notary Public

Received for record Feb 10 1967 at 1:35 o'clock P.M. Same day recorded and examined per Milton W. Saxley, Clerk.

Del. to H. Baxley 12-22-53 R. T. B.

ISSN 250 MWB 350
P.L.C. 12-22-53

I do hereby grant to CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE, its successors, licensees, and assigns, for value received, the right to construct, operate and maintain a pole line, including the necessary poles, cross-arms, guys, street lights, appurtenances, electric, telephone and other wires over the property of the undersigned situated on the north and south sides of Old Frederick Road east of Washington Road

in 4th Dist., Howard County and acquired from William H. Forsythe Jr. as the only heir at law of William H. Forsythe who acquired the property from Henry Forsythe by deed dated May 27, 1888 and recorded among the Land Records of Howard County in Liber W. H. W. No. 19, folio 355 of William H. Forsythe Jr. late of Howard County, deceased or his and

The pole line is to be located along and adjacent to the south side of Old Frederick Road as now or hereafter located; also beginning at Consolidated Gas Electric Light and Power Company of Baltimore's pole now numbered 117517 located on private property approximately 75 feet south of Old Frederick Road and approximately 1677 feet east of Washington Road and extending in a north-westerly direction to the north side of Old Frederick Road; also beginning at a point on the north side of Old Frederick Road approximately 2752 feet east of Washington Road and extending in a southerly direction approximately 355 feet

Together with the right to have access at all times to the pole line; extend it to adjacent properties and string wires from the nearest pole to any buildings; and trim, top, or cut down trees adjacent to the wires to provide ample clearance.

WITNESS our hands and seals this 29th day of September 1953

NO STAMP REQUIRED

WITNESSES
Nicholas G. Bruno
Notary Public
State of Maryland
My Comm. Expires 12-31-54

Katherine Forsythe Barrow (SEAL)
Katherine Forsythe Barrow
Hidalton Pops Barrow (SEAL)
Hidalton Pops Barrow

HEREBY CERTIFY, that on this 29th day of September 1953 before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared KATHERINE FORTSYTHE BARROW and HIDALTON POPE BARROW her husband and acknowledged the foregoing agreement to be their act and deed.
WITNESS my hand and Notarial seal.
Nicholas G. Bruno
Notary Public

(L-110-111-1171-1241)

Received for record Nov 13, 1953 at 3:30
o'clock P. M. Same day recorded and examined per
Hilton W. Baxley MWB Clerk

BALTIMORE, MARYLAND, SEPTEMBER 29, 1953