

DOCUMENT CODE TCI BUSINESS CODE _____

04-01-1800011832

Close 01-190003671 Stock _____ Nonstock _____



ID # 00000287 ACK # 1000362008337109
PAGES: 0004
KOONS BALTIMORE PROPERTIES LLC

01/30/2015 AT 08:46 A WO # 0004438547

P.A. _____ Religious _____

Merging (Transferor) _____

Surviving (Transferee) _____

New Name _____

FEES REMITTED

Base Fee:	<u>20</u>
Org. & Cap. Fee:	_____
Expedite Fee:	_____
Penalty:	_____
State Recordation Tax:	<u>0</u>
State Transfer Tax:	<u>0</u>
Certified Copies:	_____
Copy Fee:	_____
Certificates:	_____
Certificate of Status Fee:	_____
Personal Property Filings:	_____
Mail Processing Fee:	_____
Other: <u>Balto</u>	<u>0</u>
TOTAL FEES:	<u>20</u>

_____ Change of Name
 _____ Change of Principal Office
 _____ Change of Resident Agent
 _____ Change of Resident Agent Address
 _____ Resignation of Resident Agent
 _____ Designation of Resident Agent
 and Resident Agent's Address
 _____ Change of Business Code
 _____ Adoption of Assumed Name
 _____ Other Change(s)

Credit Card _____ Check Cash _____

Code _____

Attention: _____

Mail: Name and Address
Newburger, Quinn,
Gibber, Robin & Gibber, P.A.
One South St., 27th Fl
Baltimore, MD 21202

6 Documents on 1 Checks

Approved By: [Signature]

Keyed By: [Signature]

COMMENT(S): _____

Stamp Work Order and Customer Number HERE

CUST ID: 0003221967
 WORK ORDER: 0004438547
 DATE: 03-17-2015 12:45 PM
 AMT. PAID: \$120.00

Office Use Only

REPORT OF TRANSFER OF CONTROLLING INTEREST

(Please read the instructions below before completing this form)

1. Type of filing: Regular Permissive

2. Date of final transfer: _____ January 1, 2015 _____

3. Name of Real Property Entity whose interest is being transferred: _____ Koons Baltimore Properties LLC _____

4. Mailing address for Real Property Entity: _____ c/o Jim Koons Management Company, 2000 Chain Bridge Road, _____
Vienna, VA 22182 _____

5. Type of Real Property Entity: Corp LLC LP GP or Joint Venture
 Unincorporated REIT Other-specify _____

6. State of formation: _____ Maryland _____

7. Total consideration for the controlling interest being transferred: \$ _____ 4,989,300.00 _____

8. List below the value attributable to each of the following assets:

- a) Maryland Real Property \$ _____ 4,989,300.00 _____
- b) Non-Maryland Real Property \$ _____
- c) Cash \$ _____
- d) Securities \$ _____
- e) Maryland Tangible Personal Property* \$ _____

*Provide SDAT personal property account # for each return:

- f) Non-Maryland Tangible Personal Property \$ _____
- g) Other: Attach description and method of valuation \$ _____

9. Gross value of Real Property Entity assets: \$ _____ 4,989,300.00 _____

10. Real property in Maryland directly or beneficially owned by the Real Property Entity:

Parcel 1:

Baltimore 1800011832 6970 Security Blvd, Woodlawn, MD 21244
 County Name SDAT Account No. Address or brief description
 Description of building/improvements: Service Garage
 Title holder if different from Item 3 above: _____
 Consideration attributable to the parcel: \$ 4,841,000.00

Parcel 2:*

Baltimore 1900003671 Parcel P1 .3708 AC Grove Road
 County Name SDAT Account No. Address or brief description
 Description of building/improvements: Automobile Dealership
 Title holder if different from Item 3 above: _____
 Consideration attributable to the parcel: \$ 148,300.00

*If more than two parcels, attach a separate sheet and indicate total number of parcels: _____

11. Specify and explain any exemptions authorized by law being claimed with this filing:

(Attach a separate sheet if more space is required) The transfer is exempt under Tax-Property Article, § 12-117(c)(3) because the ownership interests in the Real Property Entity are being transferred to an entity held by the same persons and in the same proportion as the Real Property Entity, with corresponding exemption under §13-103(c)(2).

12. Transfer and Recordation taxes paid with this filing:

Item 7 amount: \$	<u>4,989,300</u>	x	<u>4,989,300</u>	= \$	<u>4,989,300</u>	x	<u>0.50%</u>	= \$	<u>24,947</u>
			Item 8a amount		Total amount		Co. Rate		Co. Recordation
Item 9 amount: \$	<u>4,989,300</u>				\$ <u>4,989,300</u>	x	<u>0.5%</u>		\$ <u>24,947</u>
					Total amount		St. Rate		State Transfer
					\$ <u>4,989,300</u>	x	<u>1.50%</u>		\$ <u>74,840</u>
					Total amount		Co. Rate		Co. Transfer

Total Taxes \$ 0

Add the \$20 filing fee to the amount of the total taxes and make the check payable to the State Department of Assessments & Taxation.

13. I hereby declare under the penalties of perjury, pursuant to § 1-201 of the Maryland Tax-Property Code Annotated, that this filing (including any accompanying forms and attachments) has been examined by me and the information contain herein, to the best of my knowledge and belief, is true, correct and complete, that I am authorized to make this filing on behalf of the Real Property Entity, that I have accurately reported the percentage of controlling interest being transferred, that I have fully reported the consideration attributable to Maryland Real Property, and that I have answered truthfully each item of information requested on the form.

KOONS BALTIMORE PROPERTIES LLC

By: James E. Koons
 Signature of authorized filer James E. Koons, Manager

12-11-14
 Date

14.) Contact information for this filing:

Brian A. Flank		410-332-8513		
Name		Telephone		
One South Street, 27th Floor	Baltimore	MD	21202-3282	
Address	City	State	Zip code	

CUST ID:0003221967
WORK ORDER:0004438547
DATE:03-17-2015 12:45 PM
AMT. PAID:\$120.00