

# CORPORATE CHARTER APPROVAL SHEET

**\*\*EXPEDITED SERVICE\*\***

**\*\* KEEP WITH DOCUMENT \*\***

DOCUMENT CODE TC BUSINESS CODE \_\_\_\_\_  
 03-06-18-1731-009 plus 101 other city accts  
 # 04-12-1204000070



Close \_\_\_\_\_ Stock \_\_\_\_\_ Nonstock \_\_\_\_\_

P.A. \_\_\_\_\_ Religious \_\_\_\_\_

Merging (Transferor) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Surviving (Transferee) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Affix Barcode Label Here  
 ID # 00000128 ACK # 1000362003550573  
 PAGES: 0008  
 HARBOR HOUSE GROUP, LLC

01/27/2012 AT 11:31 A WO # 0003917043

New Name \_\_\_\_\_

**FEES REMITTED**

Base Fee: 20  
 Org. & Cap. Fee: \_\_\_\_\_  
 Expedite Fee: \_\_\_\_\_  
 Penalty: \_\_\_\_\_  
 State Recordation Tax: 44,307.50  
 State Transfer Tax: 22,260  
 Certified Copies \_\_\_\_\_  
 Copy Fee: \_\_\_\_\_  
 Certificates \_\_\_\_\_  
 Certificate of Status Fee: \_\_\_\_\_  
 Personal Property Filings: \_\_\_\_\_  
 Mail Processing Fee: \_\_\_\_\_  
 Other: 66780  
 TOTAL FEES: 133,367.50

- \_\_\_\_\_ 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 \_\_\_\_\_

1 Documents on 7 Checks

Approved By: A-01

Keyed By: \_\_\_\_\_

COMMENT(S):

Recordation Tax  
 Balt. City 44,090.00

Recordation Tax  
 Balt. County 217.50

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Transfer Tax  
 Balt. City 66,131.65

Transfer Tax  
 Balt. Co. 648.35

Code \_\_\_\_\_  
 Attention: \_\_\_\_\_  
 Mail: Name and Address \_\_\_\_\_

**LINOWES & BLOCHER**  
 7200 WISCONSIN AVE. #800  
 BETHESDA MD 20814-4842

Stamp Work Order and Customer Number HERE

CUST ID: 0002700463  
 WORK ORDER: 0003917043  
 DATE: 01-27-2012 12:33 PM  
 AMT. PAID: \$133,367.50

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 23, 2012

3. Name of Real Property Entity whose interest is being transferred: Harbor House Group, LLC  
(see attached Schedule B describing the interest being transferred)

4. Mailing address for Real Property Entity: c/o Grady Management, Inc.  
8630 Fenton Street, Suite 625, Silver Spring, Maryland 20910

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: \$ 4,452,000.00

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

- a) Maryland Real Property \$ 4,452,000.00
- 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: \$ 4,452,000.00

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

**Parcel 1:**

See Attached Schedule A

County Name \_\_\_\_\_ SDAT Account No. \_\_\_\_\_ Address or brief description \_\_\_\_\_

Description of building/improvements: \_\_\_\_\_

Title holder if different from Item 3 above: \_\_\_\_\_

Consideration attributable to the parcel: \$ \_\_\_\_\_

**Parcel 2:\***

County Name \_\_\_\_\_ SDAT Account No. \_\_\_\_\_ Address or brief description \_\_\_\_\_

Description of building/improvements: \_\_\_\_\_

Title holder if different from Item 3 above: \_\_\_\_\_

Consideration attributable to the parcel: \$ \_\_\_\_\_

\*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).

\_\_\_\_\_

\_\_\_\_\_

**12. Transfer and Recordation taxes paid with this filing:**

Item 7 amount: \$ <u>4,452,000.00</u>	x	<u>4,452,000.00</u>	=	\$ <u>4,408,776.60</u> <sup>1</sup>	x	<u>5 / \$500</u>	=	\$ <u>44,087.77</u> <del>44,090.00</del> <sup>JFS</sup>
		Item 8a amount		Total amount	Co. Rate			Co. Recordation
Item 9 amount: \$ <u>4,452,000.00</u>				\$ <u>4,408,776.60</u>	x	<u>0.5%</u>	=	\$ <u>22,043.88</u>
				Total amount	St. Rate			State Transfer
				\$ <u>4,408,776.60</u> <sup>1</sup>	x	<u>1.5%</u>	=	\$ <u>66,131.65</u> <sup>JFS</sup>
				Total amount	Co. Rate			Co. Transfer
Total Taxes		\$ <u>133,363.89</u> <sup>1</sup> <del>133,367.50</del>		Total Taxes for Balt. County Property \$ <u>1,080.59</u> <del>1,081.97</del> <sup>JFS</sup>				

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.

GRADY MANAGEMENT, INC.

By: [Signature] Date: 1-23-2012

<sup>1</sup>The total amount referred to in this line was calculated based upon the portion of the total amount of consideration which is allocable to the properties located in the City of Baltimore, Maryland. The attached Schedule C contains a separate calculation of the taxes based upon the portion of the total amount of consideration which is allocable to the single property located in Baltimore County, Maryland. The "Total Taxes" referred to in this No. 12 was calculated based upon the sum of these totals, plus the \$20 filing fee.

## Harbor House Builders, LLC

## Schedule A

## Harbor House Group, LLC Portfolio

## Baltimore City

	Property Address	SDAT Property Identifier	Allocated Sales Price	Title Holder	Type of Property
1	13 N. Potomac Street	06 180 1731 007	\$43,223.30	HHB, LLC	Residential Row House
2	31 N. Kenwood Ave.	06 160 1729 016	\$43,223.30	HHB, LLC	Residential Row House
3	26 N. Ellwood Ave.	06 180 1731 024	\$43,223.30	HHB, LLC	Residential Row House
4	3314 Noble Street	26 190 6265 008	\$43,223.30	HHB, LLC	Residential Row House
5	3322 Noble Street	26 190 6265 012	\$43,223.30	HHB, LLC	Residential Row House
6	123 N. Rose Street	06 150 1709 104	\$43,223.30	HHB, LLC	Residential Row House
7	109 N. Montford Ave.	06 140 1708 005	\$43,223.30	HHB, LLC	Residential Row House
8	151 N. Milton Ave.	06 150 1709 026	\$43,223.30	HHB, LLC	Residential Row House
9	145 N. Ellwood	06 180 1715 019	\$43,223.30	HHB, LLC	Residential Row House
10	141 N. Kenwood Street	06 160 1712 021	\$43,223.30	HHB, LLC	Residential Row House
11	118 N. Decker Ave.	06 180 1714 057	\$43,223.30	HHB, LLC	Residential Row House
12	3309 Noble Street	26 190 6275 038	\$43,223.30	HHB, LLC	Residential Row House
13	112 N. Montford Ave.	06 130 1707 053	\$43,223.30	HHB, LLC	Residential Row House
14	102 N. Highland Ave.	26 190 6265 030	\$43,223.30	HHB, LLC	Residential Row House
15	24 N. Clinton Street	26 140 1733A 030	\$43,223.30	HHB, LLC	Residential Row House
16	116 N. Clinton Street	26 140 1716 033	\$43,223.30	HHB, LLC	Residential Row House
17	144 N. East Ave.	06 180 1715 068	\$43,223.30	HHB, LLC	Residential Row House
18	7 N. Streeper Street	06 160 1729 093	\$43,223.30	HHB, LLC	Residential Row House
19	153 N. Curley Street	06 170 1713 069	\$43,223.30	HHB, LLC	Residential Row House
20	103 N. Milton Street	06 150 1709 002	\$43,223.30	HHB, LLC	Residential Row House
21	143 N. Highland Ave.	26 190 6271 009	\$43,223.30	HHB, LLC	Residential Row House
22	120 N. Bradford Street	06 130 1707 083	\$43,223.30	HHB, LLC	Residential Row House
23	107 N. Potomac St.	06 180 1714 004	\$43,223.30	HHB, LLC	Residential Row House
24	120 N. Ellwood Ave.	06 180 1714 110	\$43,223.30	HHB, LLC	Residential Row House
25	134 N. Potomac St.	06 170 1713 113	\$43,223.30	HHB, LLC	Residential Row House
26	112 N. Potomac St.	06 170 1713 102	\$43,223.30	HHB, LLC	Residential Row House
27	28 N. Ellwood Street	06 180 1731 023	\$43,223.30	HHB, LLC	Residential Row House
28	21 N. East Ave.	26 140 1733A 006	\$43,223.30	HHB, LLC	Residential Row House
29	9 N. Highland Ave.	26 190 6273 070	\$43,223.30	HHB, LLC	Residential Row House
30	160 N. Decker Ave.	06 180 1714 036	\$43,223.30	HHB, LLC	Residential Row House
31	20 N. Curley Street	06 170 1730 067	\$43,223.30	HHB, LLC	Residential Row House
32	108 N. Patterson Park Ave.	06 130 1706 046	\$43,223.30	HHB, LLC	Residential Row House
33	32 N. Clinton Street	26 140 1733A 026	\$43,223.30	HHB, LLC	Residential Row House
34	35 N. Curley Street	06 170 1730 079	\$43,223.30	HHB, LLC	Residential Row House
35	342 S. Clinton Street	26 120 6296 046	\$43,223.30	HHB, LLC	Residential Row House
36	125 N. Patterson Park Ave.	06 130 1707 014	\$43,223.30	HHB, LLC	Residential Row House
37	27 N. Clinton Street	26 190 6265 055	\$43,223.30	HHB, LLC	Residential Row House
38	35 N. Ellwood Ave.	06 180 1732 018	\$43,223.30	HHB, LLC	Residential Row House
39	102 N. Potomac Street	06 170 1713 097	\$43,223.30	HHB, LLC	Residential Row House
40	108 N. Montford Ave.	0 130 1707 055	\$43,223.30	HHB, LLC	Residential Row House
41	127 N. Montford Ave.	06 140 1708 014	\$43,223.30	HHB, LLC	Residential Row House
42	113 N. Patterson Park Ave.	06 130 1707 008	\$43,223.30	HHB, LLC	Residential Row House
43	150 N. East Ave.	06 180 1715 071	\$43,223.30	HHB, LLC	Residential Row House
44	253 S. Highland Ave.	26 160 6301 012	\$43,223.30	HHB, LLC	Residential Row House
45	2232 E. Fairmount Ave.	06 130 1706 055	\$43,223.30	HHB, LLC	Residential Row House

Harbor House Builders, LLC

Schedule A (continued)

46	3234 E. Baltimore Street	26 140 1733 017	\$43,223.30	HHB, LLC	Residential Row House
47	3231 Esther Place	26 140 1716 028	\$43,223.30	HHB, LLC	Residential Row House
48	244 S. Bouldin St.	26 130 6293 049	\$43,223.30	HHB, LLC	Residential Row House
49	10 N. Highland Ave.	26 190 6265 016	\$43,223.30	HHB, LLC	Residential Row House
50	3724 Gough Street	26 160 6303 023	\$43,223.30	HHB, LLC	Residential Row House
51	4 N. Decker Street	06 180 1731 058	\$43,223.30	HHB, LLC	Residential Row House
52	3814 Mt. Pleasant Ave.	26 160 6284 019	\$43,223.30	HHB, LLC	Residential Row House
53	145 N. Montford Ave.	06 140 1708 023	\$43,223.30	HHB, LLC	Residential Row House
54	115 S. Conkling Street	26 150 6287 006	\$43,223.30	HHB, LLC	Residential Row House
55	23 N. Kresson Street	26 180 6242 011	\$43,223.30	HHB, LLC	Residential Row House
56	111 N. Janney Street	26 180 6254C 016	\$43,223.30	HHB, LLC	Residential Row House
57	3407 Mt. Pleasant Ave.	26 150 6289 061	\$43,223.30	HHB, LLC	Residential Row House
58	107 N. Milton Ave.	06 150 1709 004	\$43,223.30	HHB, LLC	Residential Row House
59	117 N. Potomac Street	06 180 1714 009	\$43,223.30	HHB, LLC	Residential Row House
60	14 N. Streeper Street	06 160 1729 063	\$43,223.30	HHB, LLC	Residential Row House
61	233 S. Highland Ave.	26 160 6301 002	\$43,223.30	HHB, LLC	Residential Row House
62	3212 E. Lombard Street	26 140 6276 069	\$43,223.30	HHB, LLC	Residential Row House
63	3222 E. Lombard Street	26 140 6276 074	\$43,223.30	HHB, LLC	Residential Row House
64	3104 E. Fairmount Ave.	06 180 1715 044	\$43,223.30	HHB, LLC	Residential Row House
65	225 N. Milton Ave.	06 020 1691 013	\$43,223.30	HHB, LLC	Residential Row House
66	13 N. Ellwood Ave.	06 180 1732 007	\$43,223.30	HHB, LLC	Residential Row House
67	121 N. Ellwood Ave.	06 180 1715 031	\$43,223.30	HHB, LLC	Residential Row House
68	13 N. Clinton Street	26 190 6265 062	\$43,223.30	HHB, LLC	Residential Row House
69	32 N. East Avenue	06 180 1732 024	\$43,223.30	HHB, LLC	Residential Row House
70	221 N. Lakewood Ave.	06 010 1693 011	\$43,223.30	HHB, LLC	Residential Row House
71	3139 E. Baltimore Street	01 140 1743 001	\$43,223.30	HHB, LLC	Residential Row House
72	3514 E. Fayette Street	26 190 6270 022	\$43,223.30	HHB, LLC	Residential Row House
73	3713 Mt. Pleasant Ave.	26 150 6287 058	\$43,223.30	HHB, LLC	Residential Row House
74	3712 Mt. Pleasant Ave.	26 150 6286 011	\$43,223.30	HHB, LLC	Residential Row House
75	3729 Mt. Pleasant Ave.	26 150 6287 050	\$43,223.30	HHB, LLC	Residential Row House
76	237 S. Duncan Street	01 020 1757 093	\$43,223.30	HHB, LLC	Residential Row House
77	110 N. Milton Ave.	06 140 1708 064	\$43,223.30	HHB, LLC	Residential Row House
78	3433 E. Lombard Street	26 150 6288 049	\$43,223.30	HHB, LLC	Residential Row House
79	149 N. Potomac Street	06 180 1714 025	\$43,223.30	HHB, LLC	Residential Row House
80	3522 E. Fairmount Ave.	26 190 6272 022	\$43,223.30	HHB, LLC	Residential Row House
81	11 N. Highland Ave.	26 190 6273 069	\$43,223.30	HHB, LLC	Residential Row House
82	3733 Mt. Pleasant Ave.	26 150 6287 048	\$43,223.30	HHB, LLC	Residential Row House
83	134 N. Milton Ave.	06 140 1708 052	\$43,223.30	HHB, LLC	Residential Row House
84	3609 Roberts Place	26 190 6269A 025	\$43,223.30	HHB, LLC	Residential Row House
85	3440 Mt. Pleasant Ave.	26 150 6288 021	\$43,223.30	HHB #2, LLC	Residential Row House
86	148 N. Ellwood Ave.	06 180 1714 124	\$43,223.30	HHB #2, LLC	Residential Row House
87	138 N. Curley Street	06 170 1713 043	\$43,223.30	HHB #2, LLC	Residential Row House
88	109 N. Potomac Street	06 180 1714 005	\$43,223.30	HHB #2, LLC	Residential Row House
89	3315 Noble Street	26 190 6275 035	\$43,223.30	HHB #2, LLC	Residential Row House
90	135 N. Rose Street	06 150 1709 098	\$43,223.30	HHB #2, LLC	Residential Row House
91	3100 E. Fayette Street	06 180 1715 088	\$43,223.30	HHB #2, LLC	Residential Row House
92	3709 Centre Place	26 150 6287 083	\$43,223.30	HHB #2, LLC	Residential Row House
93	17 N. East Ave.	26 140 1733A 004	\$43,223.30	HHB #2, LLC	Residential Row House
94	3717 Mt. Pleasant Ave.	26 150 6287 056	\$43,223.30	HHB #2, LLC	Residential Row House
95	112 N. Millton Ave.	06 140 1708 063	\$43,223.30	HHB #2, LLC	Residential Row House
96	121 N. Bradford Street	06 130 1707 102	\$43,223.30	HHB #2, LLC	Residential Row House
97	127 N. Ellwood Ave.	06 180 1715 028	\$43,223.30	HHB #2, LLC	Residential Row House

**Harbor House Builders, LLC**  
**Schedule A (continued)**

98	231 Grady Street	26 160 6307 016	\$43,223.30	HFB #2, LLC	Residential Row House
99	3806 Mt. Pleasant Ave.	26 160 6284 015	\$43,223.30	HFB, LLC	Residential Row House
100	3507 E. Lombard Street	26 150 6288 041	\$43,223.30	HFB, LLC	Residential Row House
101	28 N. Highland Avenue	26 190 6265 025	\$43,223.30	HFB, LLC	Residential Row House
102	503 N. Robinson Street	07 180 1662 032	\$43,223.30	HFB, LLC	Residential Row House
	<b>Total</b>		<u>\$4,408,776.60</u>		

**Baltimore County**

	<u>Property Address</u>	<u>Parcel ID #</u>	<u>Allocated Sales Price</u>	<u>Title Holder</u>	<u>Type of Property</u>
103	810 N. Point Road	12-04-000070	\$43,223.40	HFB, LLC	Single Family Home

Grand Total \$4,452,000.00

HFB, LLC: Harbor House Builders, LLC  
HFB #2, LLC: Harbor House Builders #2, LLC

Report of Transfer of Controlling Interest

Schedule C

Calculation of Taxes for Baltimore County, Maryland Property

Total amount of consideration allocable to Baltimore County property	Transfer and Recordation Tax Rates	Total Amount of Taxes Due
\$43,223.40	\$2.50 / \$500 (County rate for recordation tax)	<del>\$216.12</del> <sup>JPS</sup> \$ 217.50 (Recordation Tax)
\$43,223.40	0.5% (State rate for Transfer tax)	\$216.12 (State Transfer Tax)
\$43,223.40	1.5% (County rate for Transfer Tax)	\$648.35 (County Transfer Tax)
<b>Total Amount of Taxes Due</b>		<del>\$1080.59</del> <sup>JPS</sup> \$ 1,081.97

14.) Contact information for this filing:

<u>Jean Paul Savary</u>	<u>301.495.1976</u>
Name	Telephone
<u>c/o Grady Management, Inc., 8630 Fenton Street, Suite 625, Silver Spring, Maryland</u>	<u>20910</u>
Address	City State Zip code

CUST ID:0002700463  
WORK ORDER:0003917043  
DATE:01-27-2012 12:33 PM  
AMT. PAID:\$133,367.50