

CORPORATE CHARTER APPROVAL SHEET

** KEEP WITH DOCUMENT **

DOCUMENT CODE TCI BUSINESS CODE _____

16-02-0299821

Close _____ Stock _____ Nonstock _____

P.A. _____ Religious _____

Merging (Transf eror) _____

Surviving (Transferee) _____



1000362006311841

ID # 00000203 ACK # 1000362006311841
PAGES: 0004
KETTLER LOCBURY ACQUISITION LLC

04/15/2014 AT 01:39 P WO # 0004288911

New Name _____

FEES REMITTED

20

Base Fee: _____
Org. & Cap. Fee: _____
Expedite Fee: _____
Penalty: _____
State Recordation Tax: 155,956
State Transfer Tax: 74,150
Certified Copies _____
Copy Fee: _____
Certificates _____
Certificate of Status Fee: _____
Personal Property Filings: _____
Mail Processing Fee: _____
Other: County Transfer 157,500
Tax (Montgomery)
TOTAL FEES: 372,220

_____ 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: _____

_____ Documents on _____ Checks

Approved By: 14

Keyed By: SA

COMMENT(S):

Real Property location
Montgomery County

Mail: Name and Address
LOCKBURY DR. PROP. OWNER LLC
STE 700
1751 PINNACLE DR
BALTIMORE MD 22102-4003

Stamp Work Order and Customer Number HERE

CUST ID: 0003072331
WORK ORDER: 0004288911
DATE: 04-15-2014 01:39 PM
AMT. PAID: \$392,220.00

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: 03/11/14

3. Name of Real Property Entity whose interest is being transferred: Kettler Lockbury Acquisition LLC

4. Mailing address for Real Property Entity: 1751 Pinnacle Drive, Suite 700
McLean, VA 221025. Type of Real Property Entity: ☐ Corp ☒ LLC ☐ LP ☐ GP or Joint Venture
☐ Unincorporated REIT ☐ Other-specify _____

6. State of formation: Virginia

7. Total consideration for the controlling interest being transferred: \$ 16,061,953.50

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

a) Maryland Real Property	\$ 17,500,000.00
b) Non-Maryland Real Property	\$
c) Cash	\$ 346,615.00
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: \$ 17,846,615.00

10. Real property in Maryland directly or beneficially owned by the Real Property Entity:**Parcel 1:**

Montgomery ⁰²⁻ 02998291 12912 Falling Water Circle, #101 Germantown, MD 20874
 County Name SDAT Account No. Address or brief description
 Description of building/improvements: 143 Unit Apartment Building
 Title holder if different from Item 3 above: Locbury Drive Property Owner LLC
 Consideration attributable to the parcel: \$ 17,500,000.00

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: \$	16,061,954	x	17,500,000	= \$	15,750,000	x	.9901%	= \$	155,950
Item 9 amount: \$	17,846,615		Item 8a amount		Total amount		Co. Rate		Co. Recordation
					\$ 15,750,000	x	0.5%	= \$	78,750
					Total amount		St. Rate		State Transfer
					\$ 15,750,000	x	1.0%	= \$	157,500
					Total amount		Co. Rate		Co. Transfer

Total Taxes \$ 392,200

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.

Kettler Locbury Acquisition LLC

By: Kettler Asset Management LLC, its manager

By: Kettler Inc., its manager

By:

Andrew W. Buchanan, President

3-17-14

Date

14.) Contact information for this filing:

Bill Fennell	703-852-5484		
Name	Telephone		
1751 Pinnacle Drive, Suite 700	McLean	VA	22102
Address	City	State	Zip code

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