

CORPORATE CHARTER APPROVAL SHEET

**** KEEP WITH DOCUMENT ****

DOCUMENT CODE TCI BUSINESS CODE _____

03-27-69-4756A-002B

Close _____ Stock _____ Nonstock _____

P.A. _____ Religious _____

Merging (Transferor) _____

Surviving (Transferee) _____



1000362008547335

Affix Remittance Label Here
ID # 00000302 ACK # 1000362008547335
PAGES: 0005
WH-NSMOB, LLC

09/09/2015 AT 03:35 P WO # 0004533981

New Name _____

FEES REMITTED

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

TOTAL FEES: 20

Credit Card _____ Check Cash _____

Documents on _____ Checks _____

Approved By: [Signature]

Keyed By: [Signature]

COMMENT(S): _____

_____	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)

Code 063

Attention: _____

Mail: Name and Address _____

**VENABLE LLP
SUITE 900
750 E. PRATT STREET
BALTIMORE MD 21202**

Stamp Work Order and Customer Number HERE

CUST ID: 0003317401
WORK ORDER: 0004533981
DATE: 10-05-2015 11:10 AM
AMT. PAID: \$20.00

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: 8/18/2015

3. Name of Real Property Entity whose interest is being transferred: WH-NSMOB, LLC, a Maryland limited liability company

4. Mailing address for Real Property Entity: 300 East Joppa Road PL-6, Baltimore, MD 21286

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: \$ 0.00

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

a) Maryland Real Property	\$	<u>5,529,000.00</u>
b) Non-Maryland Real Property	\$	<u>0.00</u>
c) Cash	\$	<u>0.00</u>
d) Securities	\$	<u>0.00</u>
e) Maryland Tangible Personal Property*	\$	<u>0.00</u>

*Provide SDAT personal property account # for each return:

f) Non-Maryland Tangible Personal Property	\$	<u>0.00</u>
g) Other: Attach description and method of valuation	\$	<u>0.00</u>

9. Gross value of Real Property Entity assets: \$ 5,529,000.00

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

Parcel 1:

Baltimore City Ward 27, Section 69, Block 4756A, 5101 Greenspring Avenue, Baltimore, MD 21209
 Lot 002B
 County Name SDAT Account No. Address or brief description
 Description of building/improvements: Ground Lease on Medical Office Building
 Title holder if different from Item 3 above: The Associated Jewish Charities (fee interest)
 Consideration attributable to the parcel: \$ 0.00

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). See attached.

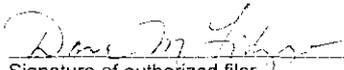
12. Transfer and Recordation taxes paid with this filing:

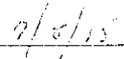
Item 7 amount: \$	<input type="text" value="0"/>	x	5,529,000	= \$	<input type="text" value="0"/>	x		= \$	<input type="text" value="0"/>
Item 9 amount: \$	<input type="text" value="5,529,000"/>		Item 8a amount						
			Total amount		<input type="text" value="0"/>	x	Co. Rate		Co. Recordation
							0.5%		<input type="text" value="0"/>
			Total amount		<input type="text" value="0"/>	x	St. Rate		State Transfer
									<input type="text" value="0"/>
			Total amount		<input type="text" value="0"/>	x	Co. Rate		Co. Transfer
									<input type="text" value="0"/>

Total Taxes \$

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.


 Signature of authorized filer


 Date

14.) Contact information for this filing:

Dana M. Fidazzo		410.528.2348		
Name		Telephone		
750 E. Pratt Street	Baltimore	MD	21202	
Address	City	State	Zip code	

Attachment to Report of Transfer of Controlling Interest

11.

Under Md. Tax-Property Article § 12-117(c)(1), the transfer of a controlling interest in a real property entity is exempt from recordation tax if the transfer is exempt under Tax-Property Article § 12-108. Here, there are two transfers. The first transfer is from Nancy Hackerman, solely in her capacity as Personal Representative of the Estate of Willard Hackerman to Nancy Hackerman, Steven Hackerman and Lillian Hackerman, as Trustees of the Willard Hackerman Revocable Trust U/A dated August 1, 2002 (the "**Revocable Trust**"), which is exempt under § 12-108(dd) as a transfer from an estate. The second transfer is from Revocable Trust to Nancy Hackerman, Steven Hackerman and Lillian Hackerman, as Trustees of the Willard Hackerman Marital Trust B U/A dated January 10, 2014, which is exempt under § 12-108(ee) as a transfer to a trust. Under § 13-103(c)(2), both transfers are exempt from transfer tax because they are exempt from recordation tax under § 12-117(c).

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