

# CORPORATE CHARTER APPROVAL SHEET

\*\* KEEP WITH DOCUMENT \*\*

DOCUMENT CODE TCL BUSINESS CODE \_\_\_\_\_

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

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

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_



ID # 00000046 ACK # 1000361999040540  
PAGES: 0004  
D C CAPITAL PARTNERS REALTY INVESTMENTS  
  
12/04/2009 AT 10:57 A MO # 0001802100

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

### FEES REMITTED

Base Fee: 20  
Org. & Cap. Fee: \_\_\_\_\_  
Expedite Fee: \_\_\_\_\_  
Penalty: \_\_\_\_\_  
State Recordation Tax: 25185  
State Transfer Tax: 18250  
Certified Copies \_\_\_\_\_  
Copy Fee: \_\_\_\_\_  
Certificates \_\_\_\_\_  
Certificate of Status Fee: \_\_\_\_\_  
Personal Property Filings: \_\_\_\_\_  
Mail Processing Fee: \_\_\_\_\_  
Other: MOUT COST 36,500  
TOTAL FEES: 79,955

- \_\_\_\_\_ 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 X Cash \_\_\_\_\_

1 Documents on 2 Checks

Approved By: A.OI

Keyed By: JA

COMMENT(S): \_\_\_\_\_

Code \_\_\_\_\_

Attention: \_\_\_\_\_

Mail: Name and Address \_\_\_\_\_

Europa Investments  
18757 N Frederick Rd  
Gaithersburg, MD 20879

Stamp Work Order and Customer Number HERE  
CUST ID: 0002359062  
WORK ORDER: 0001802100  
DATE: 12-04-2009 10:57 AM  
AMT. PAID: \$79,955.00

240-777-8860

01/88/1.00/79,935

ENTERED  
5/14/2009

Maryland State Department of Assessments & Taxation

ASSESSMENTS & TAXATION

Office Use Only  
2009 SEP 28 9 1:20

# 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: April 14, 2009

3. Name of Real Property Entity whose interest is being transferred: \_\_\_\_\_  
D.C. Capital Partners Realty Investments

4. Mailing address for Real Property Entity: \_\_\_\_\_  
c/o Jim Van Dusen, Chief Financial Officer, 3050 Chain Bridge Road, Suite 600, Fairfax, Virginia 22030

5. 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: \$ 3,650,000.00

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

- a) Maryland Real Property \$ 3,650,000.00
- 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: \$ 3,650,000.00

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

Parcel 1:  
 County Name: Montgomery N/A 03050804 711  
 SDAT Account No. 18757-Heath-Fredrick Road, Gaithersburg, Maryland  
 Address or brief description  
 Description of building/improvements: 15,700 sq ft office building  
 Title holder if different from Item 3 above: Europa Investments LLC  
 Consideration attributable to the parcel: \$ 3,650,000.00

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: To Present the deed and have it transferred

Item 7 amount: \$ 3,650,000.00 x 3,650,000 = \$ 3,650,000 + 500 = 7300 x 3.45 = \$ 25,185  
 Item 8a amount 3,650,000  

Total amount		Co. Rate	Co. Recordation
\$ 3,650,000	x	0.5%	= \$ 18,250
Total amount		St. Rate	State Transfer
\$ 3,650,000	x	1.00%	= \$ 36,500
Total amount		Co. Rate	Co. Transfer

Total Taxes \$ 79,835  
 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.

J. V. Deen 4/30/09  
 Signature of authorized filer Date

14.) Contact information for this filing:

Jim Van Dusen	703-720-7016
Name	Telephone
3050 Chain Bridge Road, Suite 600	Fairfax
Address	City
	VA, 22030
	State Zip code

CUST ID: 0002359062  
WORK ORDER: 0001802100  
DATE: 12-04-2009 10:57 AM  
AMT. PAID: \$79,955.00