

**FIRST AMENDMENT  
TO 954 RIDGEBROOK ROAD, A CONDOMINIUM,  
CONDOMINIUM DECLARATION**

This First Amendment to Condominium Declaration, is made this 24<sup>th</sup> day of October, 2008, by HIGHLANDS OFFICE PARK ONE, LLC, a Maryland limited liability company ("Developer"), and TEMPLETON HIGHLAND INVESTMENT, LLC, a Maryland limited liability company ("Unit 130 and 140 Owner").

RECITALS

WHEREAS, Developer has created a condominium regime known as "954 Ridgebrook Road, A Condominium" by virtue of a Condominium Declaration dated April 20, 2007 and recorded among the Land Records of Baltimore County in Liber 25551, folio 402, which Declaration was re-recorded among the Land Records of Baltimore County at Liber 25907, folio 302 ("the Declaration");

WHEREAS, the Developer has recorded a Condominium Plat in Plat Book SM 31, pages 253, 254, 255, 256 and 257, (the "Original Plat") that created the seven (7) Units in the Condominium;

WHEREAS, by a Deed dated July 12, 2007 and recorded among the Land Records of Baltimore County in Liber 25920, Folio 375 Units 130 and 140 were conveyed by the Developer to Unit 130 and 140 Owner;

WHEREAS, the Developer continues to own Unit 300 as well as Unit 210;

WHEREAS, simultaneously herewith the Developer and the Unit 130 and 140 Owner are recording or intend to record a First Amended Plat (the "First Amended Plat"), subdividing Unit 130 and 140 as shown on the Original Plat by changing the demising line, subdividing Unit 300 as shown on the Original Plat into Units 300, 310 and 320, and

changing the mechanical room on the third floor from a Limited Common Element to a General Common Element;

WHEREAS, in connection with changing the mechanical room to a General Common Element, the parties wish to delete Section 7.5 of the Declaration; and

WHEREAS, the subdivision and the First Amended Plat have been duly approved by the Developer as the Council Approving Agent and the Mortgagee of the subdivided Units in accordance with Article VI of the Declaration and the Amendment and the First Amended Plat have been approved by the owners of eighty percent (80%) of the Units.

NOW, THEREFORE, THIS FIRST AMENDMENT TO CONDOMINIUM DECLARATION WITNESSETH:

1. Amendment of Section 4.2 of the Declaration. Section 4.2 is deleted in its entirety and the following is inserted in its place and stead:

4.2 *Number of Units.* The Condominium contains the number of Units shown in the Condominium Plats, as said Plats may be amended from time to time.

2. First Amended Plat. The Plat entitled "First Amended Plat of 954 Ridgebrook Road, A Condominium" (the "First Amended Plat") which is recorded or intended to be recorded among the Plat Records of Baltimore County, simultaneously herewith, is hereby declared to be a Plat Amendment for purposes of the Declaration.

3. Subdivision of Units 130 and 140.

(a) Former Unit 130 and 140. Units 130 and 140 as shown on the Original Plat shall no longer be Units.

(b) New Units. The new Units are Units 130 and 140 as shown on the First Amended Plat.

(c) Revised Percentage Interest Factors. The respective percentage interest factor applicable to Unit 130 and Unit 140 after subdivision is shown on Exhibit A, attached hereto.

4. Subdivision of Unit 300.

(a) Former Unit 300. Unit 300 as shown on the Original Plat shall no longer be a Unit.

(b) New Units. The new Units are Units 300, 310 and 320 as shown on the First Amended Plat.

(c) Revised Percentage Interest Factors. The respective percentage interest factor applicable to such Unit after subdivision is shown on Exhibit A, attached hereto.

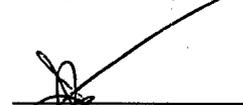
5. Deletion of Section 7.5 of Declaration. Section 7.5 of the Declaration is deleted in its entirety.

6. Recitals, Captions and Counterparts. The Recitals are incorporated into this Amendment. Captions are for convenience and ease of use only, and are not intended in any way to limit or enlarge the terms and provisions of this Amendment. This Amendment may be executed in counterparts.

WITNESS, the signatures of Highlands Office Park One, LLC and Templeton Highland Investment, LLC.

WITNESS/ATTEST:

HIGHLANDS OFFICE PARK ONE, LLC  
By: Ridgebrook One, LLC, Sole Member

By:  (SEAL)  
James Michael Abrams, Authorized Member

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 27417, p. 0320, MSA CE62 27272. Date available 10/30/2008. Printed 12/21/2018.

WITNESS/ATTEST:

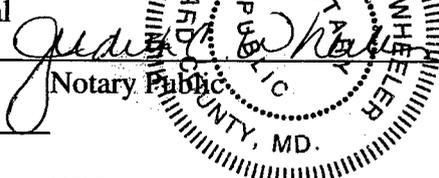
TEMPLETON HIGHLAND  
INVESTMENT, LLC

By: \_\_\_\_\_ (SEAL)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: *Howard*

I HEREBY CERTIFY that, on this 23 day of October, 2008, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared James Michael Abrams, Authorized Member of Ridgebrook One, LLC, Sole Member of Highlands Office Park One, LLC, a Maryland limited liability company, personally known to me, who made oath that he is the Authorized Member as aforesaid, and as such is authorized to make this acknowledgment, and he acknowledged that the foregoing instrument is the act of Highlands Office Park One, LLC, a Maryland limited liability company.

AS WITNESS my hand and Notarial Seal



My Commission Expires: 6-1-11

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that, on this \_\_\_\_\_ day of October, 2008, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared \_\_\_\_\_, \_\_\_\_\_ of Templeton Highland Investment, LLC, a Maryland limited liability company, personally known to me, who made oath that \_\_\_\_\_ is the \_\_\_\_\_ as aforesaid, and as such is authorized to make this acknowledgment, and \_\_\_\_\_ acknowledged that the foregoing instrument is the act of Templeton Highland Investment, LLC, a Maryland limited liability company.

AS WITNESS my hand and Notarial Seal

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

ATTORNEY CERTIFICATION

This is to certify that the within instrument was prepared by an attorney admitted to practice before the Court of Appeals of Maryland.

*Jonathan A. Azrael*  
\_\_\_\_\_  
Jonathan A. Azrael

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 27417, p. 0321, MSA CE62-27272. Date available 10/30/2008. Printed 12/21/2018.

WITNESS/ATTEST:

TEMPLETON HIGHLAND INVESTMENT, LLC

Karen L. Phillips

By: Philip A. Templeton (SEAL)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that, on this \_\_\_\_ day of October, 2008, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared James Michael Abrams, Authorized Member of Ridgebrook One, LLC, Sole Member of Highlands Office Park One, LLC, a Maryland limited liability company, personally known to me, who made oath that he is the Authorized Member as aforesaid, and as such is authorized to make this acknowledgment, and he acknowledged that the foregoing instrument is the act of Highlands Office Park One, LLC, a Maryland limited liability company.

AS WITNESS my hand and Notarial Seal

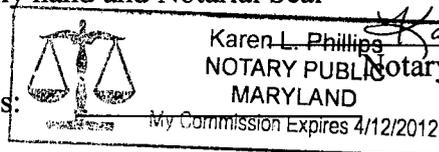
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that, on this 24<sup>th</sup> day of October, 2008, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Philip A. Templeton, Authorized Member of Templeton Highland Investment, LLC, a Maryland limited liability company, personally known to me, who made oath that he is the Authorized Member as aforesaid, and as such is authorized to make this acknowledgment, and he acknowledged that the foregoing instrument is the act of Templeton Highland Investment, LLC, a Maryland limited liability company.

AS WITNESS my hand and Notarial Seal



Karen L. Phillips  
Notary Public

My Commission Expires: \_\_\_\_\_

ATTORNEY CERTIFICATION

This is to certify that the within instrument was prepared by an attorney admitted to practice before the Court of Appeals of Maryland.

\_\_\_\_\_  
Jonathan A. Azrael

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 27417, p. 0322, MSA\_CE62\_27272. Date available 10/30/2008. Printed 12/21/2018.

APPROVAL OF AMENDMENT

THE UNDERSIGNED owners of eighty percent (80%) of the Units in the 954 Ridgebrook Road, A Condominium, and the undersigned 954 Eckels, LLC, a contract purchaser, hereby approve the First Amendment that is attached hereto and the First Amended Plat. This Approval may be signed in counterparts.

HIGHLANDS OFFICE PARK ONE, LLC  
By: Ridgebrook One, LLC, Sole Member

Date: 10/24/08

By:  (SEAL)  
James Michael Abrams, Authorized Member

Date: \_\_\_\_\_

TEMPLETON HIGHLAND INVESTMENT, LLC

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

WEALTH ADVOCACY SWEET, LLC

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

WEALTH ADVOCACY INVESTMENT SWEET, LLC

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

954 ECKELS, LLC

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 27417, p. 0323, MSA\_CE62\_27272. Date available 10/30/2008. Printed 12/21/2018.

APPROVAL OF AMENDMENT

THE UNDERSIGNED owners of eighty percent (80%) of the Units in the 954 Ridgebrook Road, A Condominium, and the undersigned 954 Eckels, LLC, a contract purchaser, hereby approve the First Amendment that is attached hereto and the First Amended Plat. This Approval may be signed in counterparts.

HIGHLANDS OFFICE PARK ONE, LLC  
By: Ridgebrook One, LLC, Sole Member

Date: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
James Michael Abrams, Authorized Member

Date: 24 October

TEMPLETON HIGHLAND INVESTMENT, LLC

By: Philip A Templeton (SEAL)  
Name: Philip A Templeton  
Title: Authorized Member



Date: \_\_\_\_\_

WEALTH ADVOCACY SWEET, LLC

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

WEALTH ADVOCACY INVESTMENT SWEET, LLC

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

954 ECKELS, LLC

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 27417, p. 0324, MSA\_CE62\_27272. Date available 10/30/2008. Printed 12/21/2018.

APPROVAL OF AMENDMENT

THE UNDERSIGNED owners of eighty percent (80%) of the Units in the 954 Ridgebrook Road, A Condominium, and the undersigned 954 Eckels, LLC, a contract purchaser, hereby approve the First Amendment that is attached hereto and the First Amended Plat. This Approval may be signed in counterparts.

HIGHLANDS OFFICE PARK ONE, LLC  
By: Ridgebrook One, LLC, Sole Member

Date: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
James Michael Abrams, Authorized Member

Date: \_\_\_\_\_

TEMPLETON HIGHLAND INVESTMENT, LLC

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: 10.23.08

WEALTH ADVOCACY SWEET, LLC

By: \_\_\_\_\_ (SEAL)  
Name: Leonard Raskin  
Title: Authorized Member

Date: 10.23.08

WEALTH ADVOCACY INVESTMENT SWEET, LLC

By: \_\_\_\_\_ (SEAL)  
Name: Leonard Raskin  
Title: Authorized Member

Date: \_\_\_\_\_

954 ECKELS, LLC

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 27417, p. 0325, MSA CE62 27272. Date available 10/30/2008. Printed 12/21/2018.

APPROVAL OF AMENDMENT

THE UNDERSIGNED owners of eighty percent (80%) of the Units in the 954 Ridgebrook Road, A Condominium, and the undersigned 954 Eckels, LLC, a contract purchaser, hereby approve the First Amendment that is attached hereto and the First Amended Plat. This Approval may be signed in counterparts.

HIGHLANDS OFFICE PARK ONE, LLC  
By: Ridgebrook One, LLC, Sole Member

Date: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
James Michael Abrams, Authorized Member

Date: \_\_\_\_\_

TEMPLETON HIGHLAND INVESTMENT, LLC

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

WEALTH ADVOCACY SWEET, LLC

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

WEALTH ADVOCACY INVESTMENT SWEET, LLC

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: 10/23/08

954 ECKELS, LLC

By: Dennis R. Eckels (SEAL)  
Name: DENNIS R. ECKELS  
Title: PRESIDENT

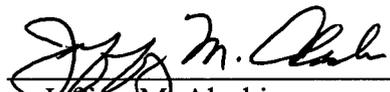
BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 27417, p. 0326, MSA\_CE62\_27272. Date available 10/30/2008. Printed 12/21/2018.

APPROVAL OF AMENDMENT BY MORTGAGEE

THE UNDERSIGNED, Susquehanna Bank, which is the sole beneficiary of the Deeds of Trust on Units 130, 140 and 300 and those owned by Wealth Advocacy Sweet, LLC and Wealth Advocacy Investment Sweet, LLC hereby approves this First Amendment to the Declaration of 954 Ridgebrook Road, A Condominium, which is attached hereto, and the First Amended Plat.

SUSQUEHANNA BANK

Date: 10/27/08

BY:  (SEAL)  
Name: Jeffrey M. Aleshire  
Title: Executive Vice President

Reviewed for compliance with  
Baltimore County Code  
Section(s) 32-4-27(C)  
Not reviewed for compliance  
with any other Baltimore County  
requirements.

  
Assistant County Attorney  
Baltimore County

00274171328

FIRST AMENDMENT TO  
954 RIDGEBROOK ROAD, A CONDOMINIUM  
CONDOMINIUM DECLARATION

Exhibit A

REVISED UNDIVIDED PERCENTAGE INTEREST FACTOR  
FOR CERTAIN UNITS  
(Per First Amended Plat)

<u>Unit Number</u>	<u>Appurtenant Undivided Percentage Interest Factor of the Subdivided Units in the Common Elements and in the Common Expenses and Common Profits of the Condominium</u>
130	2.948%
140	4.471%
300	19.594%
310	6.624%
320	8.178%

**State of Maryland Land Instrument Intake Sheet**  
 Baltimore City  County: Baltimore  
 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.  
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

00274177 329

Recording Validation  
Space Reserved

IMP. FD SURE \$ 20.00  
 RECORDING FEE 75.00  
 TOTAL 95.00  
 Rpt # 54571  
 Blk # 2807  
 01:52 PM

<b>1</b>	<b>Type(s) of Instruments</b>	<input type="checkbox"/> Check Box if addendum Intake Form is Attached. <input type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other <input checked="" type="checkbox"/> Other <u>to Declared</u> <input type="checkbox"/> Deed or Trust <input type="checkbox"/> Lease						
<b>2</b>	<b>Conveyance Type Check Box</b>	<input type="checkbox"/> Improved Sale Arms-Length [1] <input checked="" type="checkbox"/> Unimproved Sale Arms-Length [2] <input type="checkbox"/> Multiple Accounts Arms-Length [3] <input checked="" type="checkbox"/> Not an Arms-Length Sale [9]						
<b>3</b>	<b>Tax Exemptions (if Applicable)</b>	Recordation State Transfer County Transfer						
<b>4</b>	<b>Consideration and Tax Calculations</b>	<b>Consideration Amount</b>		<b>Finance Office Use Only</b> <b>Transfer and Recordation Tax Consideration</b> Transfer Tax Consideration \$ X ( ) % = \$ Less Exemption Amount - \$ Total Transfer Tax = \$ Recordation Tax Consideration \$ X ( ) per \$500 = \$ TOTAL DUE \$				
		Purchase Price/Consideration \$ <u>N/A</u>	Any New Mortgage \$					
<b>5</b>	<b>Fees</b>	<b>Amount of Fees</b>		<b>Doc. 1</b>				
		Recording Charge \$ <u>20.00</u>	Surcharge \$ <u>20.00</u>	State Recordation Tax \$	State Transfer Tax \$	County Transfer Tax \$		
<b>6</b>	<b>Description of Property</b> SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG <input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		<u>DEC</u> <u>The Highland's Corporate Office Park</u> Location/Address of Property Being Conveyed (2)						
		Other Property Identifiers (if applicable)						Water Meter Account No.
<b>7</b>	<b>Transferred From</b>	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)			
		<u>954 Ridgebrook Road, A</u> <u>Condemnation</u>			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)			
<b>8</b>	<b>Transferred To</b>	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)			
		<u>N/A</u>			New Owner's (Grantee) Mailing Address			
<b>9</b>	<b>Other Names to Be Indexed</b>	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)			
<b>10</b>	<b>Contact/Mail Information</b>	Instrument Submitted By or Contact Person Name: <u>Paul J. Schwab III, Esq.</u> Firm: <u>Azrael, Gam &amp; Franz LLP</u> Address: <u>5th Fl, 101 E. Chesapeake Ave</u> <u>Towson, MD 21286</u> Phone: <u>(410) 821-6800</u>					<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided	
		<b>11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b> Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence? Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify: Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
		<b>Assessment Use Only - Do Not Write BY NOT REQUIRED</b> <input type="checkbox"/> Terminal Verification <input type="checkbox"/> Agricultural Verification <input type="checkbox"/> Wholesaler of Budget and Finance Tran. Process Verification Transfer Number: _____ Date Received: _____ Deed: <u>BALTIMORE COUNTY</u> Map: _____ Property No.: _____ Year: <u>20</u> <u>20</u> Geo. <u>Zone</u> Map <u>Sub</u> Block Land <u>Use</u> <u>Per</u> <u>Sec</u> Plat <u>Section</u> Lot Buildings <u>Town</u> <u>Cd</u> <u>EX. St.</u> <u>Occ. Cd.</u> Total _____ REMARKS: _____ Date: <u>10/28/2008</u>						

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 27417, p. 0329, MSA\_CE62\_27272. Date available 10/30/2008. Printed 12/21/2018.

Space Reserved for County Validation