

9106 PHILADELPHIA ROAD CONDOMINIUM  
SPECIAL AMENDMENT OF DECLARATION  
(Unit 106)

THIS SPECIAL AMENDMENT OF DECLARATION (Unit 106) (this "Amendment") is made this 17<sup>th</sup> day of December, 2004, by SEVEN SQUARE II LLC, a Maryland limited liability company (the "Developer") and THE COUNCIL OF UNIT OWNERS OF 9106 PHILADELPHIA ROAD CONDOMINIUM, INCORPORATED, a Maryland corporation (the "Council").

WITNESSETH, THAT WHEREAS, pursuant to the provisions of Title 11 of the Real Property Article of the Annotated Code of Maryland (2002 Replacement Volume, as amended) (hereinafter referred to as the "Act"), and by a Declaration dated April 20, 2004, and recorded among the Land Records of Baltimore County, Maryland, in Liber 19992 at folios 572 et seq., as amended from time to time (the "Declaration"), together with the Condominium Plats entitled "Plat of 9106 Philadelphia Road Condominium" recorded in Plat Book 27, at pages 99 through 103 (the "Condominium Plat"), all of that land, situate and lying in the said County which is described in Exhibit A to the Declaration was subjected to a condominium regime known as 9106 Philadelphia Road Condominium (the "Condominium"); and

WHEREAS, the Developer is the present owner of Unit 106 and desires to subdivide said Unit into two (2) separate units, all pursuant to the provisions of §11-107(d)(1)(ii) of the Act; and

WHEREAS, pursuant to subsection 2.4.10(c) of the By-Laws of the Condominium, the Board of Directors has been delegated all of the rights, powers and duties of the Council with regard to consenting to any such subdivision and to the removal or erection of walls or as to any other action of the type referred to in §11-107 of the Act; and

WHEREAS, the Board of Directors of the Council has consented to said subdivision of Unit 106 and has authorized the President of the Council by his execution hereof on behalf of the Council to evidence such consent;

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) and other good and valuable consideration, the Developer, with the consent of the Council, does hereby amend the Declaration as follows:

1. The Condominium Plat is hereby amended in accordance with the amendatory plat entitled "Amended Plat of Condominium Amending Sheet 2 of the Plat of 9106 Philadelphia Road Recorded in Plat Book S.M. 27 at page 100" to be recorded simultaneously herewith, which amendatory plat is hereby approved by the Developer. Such amendatory plat subdivides Unit 106 into Units 106 and 107;

2. The percentage interest in the Common Elements, Common Profits and the Common Expenses appurtenant to Units 106 and 107 shall hereafter be .0373% and .0441% respectively;

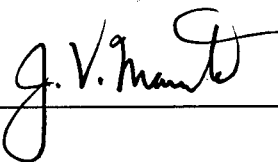
3. Pursuant to §5.3.1 of the Declaration, Units 106 and 107 shall each be entitled to cast one (1) Vote;

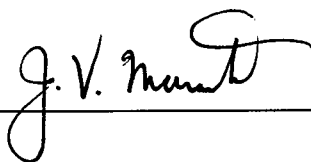
4. The Council, by its execution hereof, hereby consents to and approves the foregoing Amendment to the Declaration and the amendatory plat and consents to and approves the subdivision of Unit 106 into Units 106 and 107; and

5. As used herein, the terms "Unit", "Common Elements", "Common Expenses", "Common Profits", "Council", "Vote", and "Condominium Plat" shall have the meanings ascribed to them in the Declaration.

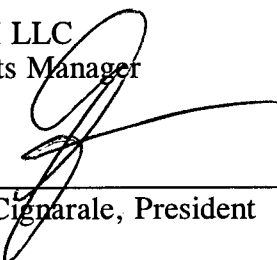
IN WITNESS WHEREOF, the Developer and the Council have executed and ensealed this Amendment, the day and year first above written.

WITNESS or ATTEST:

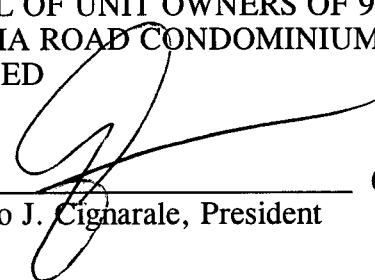
  
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SEVEN SQUARE II LLC  
By: Signal Corp., its Manager

by:  \_\_\_\_\_ (SEAL)  
Armando J. Cignarale, President

THE COUNCIL OF UNIT OWNERS OF 9106  
PHILADELPHIA ROAD CONDOMINIUM,  
INCORPORATED

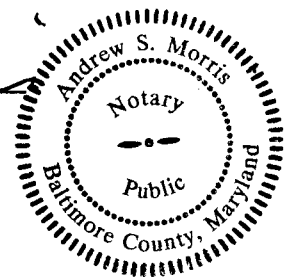
By:  \_\_\_\_\_ (SEAL)  
Armando J. Cignarale, President

STATE OF MARYLAND: COUNTY OF Baltimore: TO WIT:

I HEREBY CERTIFY that on this 17<sup>th</sup> day of December, 2004, before me, the subscriber, a Notary Public for the State of Maryland, personally appeared Armando J. Cignarale, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is the President of Cignal Corp., a corporation organized and existing under the law of Maryland and the Manager of SEVEN SQUARE II LLC, that he has been duly authorized to execute, and has executed, such instrument on behalf of said entity for the purposes therein set forth, and that the same is the act and deed of said entity.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Andrew S. Morris  
Notary Public



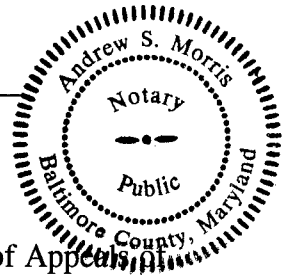
My commission expires on 3/8/08.

STATE OF MARYLAND: COUNTY OF Baltimore: TO WIT:

I HEREBY CERTIFY that on this 17<sup>th</sup> day of December, 2004, before me, a Notary Public for the State of Maryland, personally appeared Armando J. Cignarale, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is President of THE COUNCIL OF UNIT OWNERS OF 9106 PHILADELPHIA ROAD CONDOMINIUM, INCORPORATED, a corporation organized and existing under the law of Maryland, that he has been duly authorized to execute and has executed such instrument on its behalf for the purposes therein set forth, and that the same is his act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Andrew S. Morris  
Notary Public



My commission expires on 3/9/08.

THE UNDERSIGNED, an attorney admitted to practice before the Court of Appeals of Maryland, hereby certifies that the above instrument was prepared by me or under my supervision.

Elizabeth M. Edwards  
Elizabeth M. Edwards  
Attorney-at-Law

Reviewed for Baltimore County  
requirements pursuant to  
§ 5-1-402(c) of the Baltimore  
County Code.  
Asst. Co. Attorney

CONSENT AND AGREEMENT OF TRUSTEES AND BENEFICIARY

William M. Loughran and Gary C. Lorditch, Trustees, and Baltimore County Savings Bank, who are, respectively, the trustees and the beneficiary under a Deed of Trust dated June 23, 2004, and recorded among the Land Records of Baltimore County, Maryland, in Liber 20332 at folios 340 et seq., hereby join in this Amendment for the express purpose of subjecting all of their right, title and interest under the said Deed of Trust in and to the real property encumbered by the Declaration to the operation and effect of this Amendment and to the operation and effect of the amendatory plat referred to therein.

Nothing in the foregoing provisions of this Consent and Agreement of Trustees and Beneficiary shall be deemed in any way to create between the person named in such instrument as "the Developer" and any of the undersigned any relationship of partnership or joint venture, or to impose upon any of the undersigned any liability, duty or obligation whatsoever.

IN WITNESS WHEREOF, each of the said trustees and beneficiary has executed and ensealed this Consent and Agreement of Trustees and Beneficiary or caused it to be executed and ensealed on its behalf by its duly authorized representatives, this 16<sup>th</sup> day of December, 2004.

WITNESS:

Elaine M. Pryor

William M. Loughran (SEAL)  
William M. Loughran, Trustee

Elaine M. Pryor

Gary C. Lorditch (SEAL)  
Gary C. Lorditch, Trustee

ATTEST:

Baltimore County Savings Bank

Elaine M. Pryor

By: [Signature] (SEAL)  
Name: Debra M. [Signature]  
Title: Vice President

STATE OF Maryland: COUNTY OF Baltimore: TO WIT:

I HEREBY CERTIFY that on this 16<sup>th</sup> day of December, 2004, before me, a Notary Public for the State of Maryland, personally appeared William M. Loughran, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she has executed it as trustee for the purposes therein set forth, and that it is his/her act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Denise M. Engle  
Notary Public



My commission expires on 3-1-07.

STATE OF Maryland: COUNTY OF Baltimore: TO WIT:

I HEREBY CERTIFY that on this 16<sup>th</sup> day of December, 2004, before me, a Notary Public for the State of Maryland, personally appeared Gary C. Lorditch, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she has executed it as trustee for the purposes therein set forth, and that it is his/her act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Denise M. Engle  
Notary Public



My commission expires on 3-1-07.

STATE OF Maryland: COUNTY OF Baltimore: TO WIT:

I HEREBY CERTIFY that on this 16<sup>th</sup> day of December, 2004, before me, a Notary Public for the State of Maryland, personally appeared David Meadows, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she is the Vice President of Baltimore County Savings Bank, that he/she has been duly authorized to execute, and has executed, such instrument on its behalf for the purposes therein set forth, and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Denise M. Engle  
Notary Public



My commission expires on 3-1-07.



0021165

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)

Circuit Court Clerk Recording/Validation

Form section 1-3: Type(s) of Instruments, Conveyance Type, Tax Exemptions. Includes checkboxes for Deed, Mortgage, Lease, etc., and recording fee information.

Form section 4: Consideration and Tax Calculations. Table with columns for Purchase Price/Consideration, Any New Mortgage, Balance of Existing Mortgage, etc.

Form section 5: Fees. Table with columns for Amount of Fees, Doc. 1, Doc. 2. Includes Recording Charge, Surcharge, State Recordation Tax, etc.

Form section 6: Description of Property. Includes fields for District, Property Tax ID No., Grantor Liber/Folio, Map, Parcel No., and Subdivision Name (9106 Philadelphia Road Condominium).

Form section 7: Transferred From. Fields for Doc. 1 - Grantor(s) Name(s) and Doc. 2 - Grantor(s) Name(s).

Form section 8: Transferred To. Fields for Doc. 1 - Grantee(s) Name(s), Doc. 2 - Grantee(s) Name(s), and New Owner's (Grantee) Mailing Address.

Form section 9: Other Names to Be Indexed. Fields for Doc. 1 - Additional Names to be Indexed (Optional) and Doc. 2 - Additional Names to be Indexed (Optional).

Form section 10: Contact/Mail Information. Fields for Name (JOE MARANTO), Firm (SEVEN SQUARE II LLC), Address (2401 YORK ROAD), and Phone ((410) 561-4901).

Form section 11: Assessment Information. Includes checkboxes for Yes/No for principal residence, personal property, and survey.

Form section 12: Assessment Use Only. Includes fields for Transfer Number, Date Received, and various tax verification checkboxes.