

Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 17, Number 1

January 18, 2013

In Brief...

A bowling alley in Pasadena is giving way to a Royal Farms store.

The convenience store paid \$1.25 million for 8551 Fort Smallwood Road, where it will knock down the existing building and put up one of its signature stores, with gas pump. There are nearly 150 Royal Farm stores out there dishing out quick eats.

A partnership that included former Colts player Alex Sandusky owned the two-acre site, on which the bowling alley has been closed for years. Royal Farms has had the property at Fort Smallwood Road and Cottage Drive under contract long enough to take it through Comp Zoning and get it rezoned to C-4. It has since won Site Plan approval, and now needs only a building permit to get started. Development work is expected to start this spring.

Lou Hyatt of Hyatt Commercial represented the seller, while Bill Steffey, then of Chesapeake Real Estate Group and now with Oxford Chase, represented the buyer.

A 10-year deal will put the state into office space on Riva Road in Annapolis.

It's the state's Department of Education that is looking for final approval of a lease for 2,381 square feet at 2525 Riva Road. The 10-year deal with landlord Piera Family LP was negotiated at a rate of \$25.67 per foot, so the state will pay \$61,120 annually. If approved at the Board of Public Works, the lease will take effect in March of this year.

Toll Adds to Severn Lots *With 'Miklasz' Purchase*

Toll Brothers has closed on a Severn property that, combined with one it already owned, gives it nearly 300 lots near Fort Meade.

The builder reportedly paid over \$19 million for the Miklasz tract on Disney Road, backing to Reese Road. At 125 acres, it's approved for 252 units, in a mix of 104 singles, 44 semi-detached and 104 townhouses. Toll bought the lots record plat ready, and once those plats are recorded, will expect to start development work this spring. The job is one of several off the 'new and improved' Route 175 that was upgraded to accommodate additional traffic I-295 and Fort Meade.

Toll already has a presence close by, in its 40-lot Arundel Forest job. That job originally started as Active Adult but has since been approved for all-age sales. Stephen Ferrandi of NAI KLNB brokered the Miklasz transaction.

Wincopia Farms Hitting the Market

Some properties have a way of arriving to the market the way the Beatles arrived in America: to a clamor.

Such appears the case with Wincopia Farms, which, minus the screaming girls, is certain to generate more buzz than any Howard County property in a long time. With its south county location – gearing it toward the D.C. market – and enough lots to keep a builder busy for half a dozen years, Wincopia is sure to set off a bidding contest.

Located on Gorman Avenue just north of Emerson, Wincopia has been quietly winding its way through approvals over the last 18 months, but many builders are anticipating its 171 single-family and 49 townhouse lots. Owner G&G Land, based in Vienna, Va., won its key Sketch approval in June, locking in the density and APF approvals.

Sources in the market say G&G has started the Wincopia process with a registration mailer, and that an RFP is likely to follow, presaging a 'beauty contest' among developers and builders. Fraser Forbes Real Estate is managing the sale.

G&G gained control of Wincopia through a contentious foreclosure. The group had loaned money to the owning family in 2002, but that loan ended in default and G&G ultimately took control with a \$12.5 million bid in 2008.

Published biweekly by the Maryland Newsletters. (301) 924-1994

Publishers of the Montgomery Newsletter, the Prince George's Newsletter and the Howard/Arundel Report.

Website: www.marylandnewsletters.com

Critical Area Bill Criticized

The industry is preparing a bundle of amendments for the Critical Area bill now in front of the Anne Arundel County Council.

Though advertised as mostly technical changes to bring the county into conformance with the state requirements, industry reps told the Council at a public hearing recently that they don't agree. "Despite what the county is saying, there isn't widespread acceptance of this," said Michael Harrison of HBAM. Industry reps say the bill makes several policy changes that go farther than the state bill. And they say that despite participating in the task force that led to the legislation, many of the industry's comments weren't incorporated in the final bill.

Some of the troubling issues include an expansion of 'standing' to more people, meaning that more people can file a lawsuit over a Critical Area decision. The legislation also affects commercial property owners, by expanding regulation in the IDA area.

Planning director Larry Tom said the industry 'was at the table,' and that the bill resulted from a variety of viewpoints. "It was a democratic process," he said.

Still, industry concerns at the hearing were enough to prompt Councilmember Derek Fink to suggest offhandedly that the bill be revised only to bring it square with the state regs, then a bill with additional policies could come later.

But the legislation lives, and amendments should be forthcoming at the next Council session.

TA Buys Two

Warehouse Deals Close Out '12

A trio of warehouse sales closed out a year in which sales transactions grew by 75 percent over the previous year.

TA Associates took credit for two of those sales, in buying 8125 Stayton Drive in Jessup and 9060 Junction Drive in Annapolis Junction. Hartz Mountain Industries claimed the third deal, in buying 1021 Swan Creek Drive in Curtis Bay.

End-of-year market reports aren't out yet, but market sources say that \$690 to \$710 million of industrial sales closed in 2012 in the Corridor, a big jump over the approximately \$410 million in closings the year before. Clearly, buyer appetite for I-95 warehouses only grew in 2012.

The \$13.5 million that Hartz Mountain paid for the Swan Creek building is 'Exhibit A.' 1021 Swan has a brand new long-term tenant in Nissan North America, and the building is only five years old. But Marley Neck is widely regarded as the less optimal location in the Corridor, and still Hartz paid \$87 per foot for the 154,400 square foot building, at a cap rate close to 5.9 percent. Market observers see the sale as a barometer of the lengths to which investors will go to own Corridor product. Several different brokers offered the same analysis to the Newsletter: "That's a strong number," they said.

For its part, TA used two different funds to make its latest two acquisitions. It paid \$13.7 million, or \$66.82 per foot for a stabilized deal at 8125 Stayton Drive. The full-building lease by Capitol Express & Warehousing through 2018 makes the 205,000 foot acquisition a low-risk play.

The Boston-based investor took the value-add route at 9060 Junction, where it paid \$8.25 million for a building only 48 percent leased. But in a tightening market, the Class B, 144,571 square foot building ought to benefit from its Annapolis Junction location and lease relatively quickly.

Of the two buildings, 8125 Stayton is newer, having been built in '86, but both are 24-foot clear, front-loaded buildings with new roofs.

What's ahead for industrial sales? Probably not the same 75 percent growth in transactions, but a solid year in volume that likely matches 2012.

Jonathan H. Beard and Bo Cashman of CBRE represented seller Belt in the Swan Creek deal. The two TA deals were brokered by James Wellschlager and Jonathan Carpenter of Cassidy Turley.

Just Dropped By. Tornetta Realty's stay in the Corridor market was as short as predicted. Based in Plymouth Meeting, Pa., the company had cropped up here last May when it acquired 6335 Howard Lane in Elkrigde as part of its acquisition of the assets of Florig Equipment Company. The deal came with 12 properties, including the 14,400 square foot building just off Route 1.

Now Tornetta has passed the building on to another owner, collecting an \$800,000 sales price in the process. The buyer is unidentified but reportedly is a user. Alan Riorda and Kate Jordan of KLN B repped the seller, while Jim Chivers of Gold & Company brought the buyer.

Winchester, Ryland Set on New Towns

Winchester Homes and Ryland Group seem to be moving in lockstep off Route 2 in Arnold: the two bought adjacent townhouse properties on the same day in December.

Now they are both moving forward with record-ready upscale 24-foot wide homes that will make the north Annapolis market a bit more competitive.

It took four transactions to put together Winchester's 34.7 acres at Green Valley Road and Joyce Lane. The builder paid \$3.18 million to the quartet of sellers for the rights to 70 townhouse lots. In this case, Koch Associates had originally assembled the four parcels, the largest of which was 25 acres, and conveyed its contract to Winchester record-ready.

Ryland's settlement work was easier: it acquired one parcel, at 1395 Ritchie Highway, just north of Old Annapolis Boulevard. It likewise traded record-ready, for 42 lots, but in this case the underlying contract belonged to Annapolis-based Whitehall Development.

The nearest finished lot comp for townhouses is at Deep Creek Village off College Parkway. There, NV is paying Koch Associates just under \$160,000 per finished townhouse lot.

Winchester and Ryland are likely to take their home sales price points from Deep Creek Village too. NV's towns are priced from the \$370's for the 'Vanderbilt Terrace,' and the \$410's for the Astor Hall. For a time, NV had the market to itself, but once Winchester and Ryland open, probably later this spring, that unquestioned dominance will come to an end.

Market Scoop.....

.....**Exeter Property Group reached outside of its 'core holdings'** to buy a flex-office complex at Montpelier Research Park.

Exeter has mostly busied itself with warehouse product lately, but it paid approximately \$18.85 million for four buildings totaling 158,800 feet. It's a good old-fashioned 'value-add play,' as the project is 70 percent leased to Johns Hopkins with about three years on the term.

Exeter paid \$118 a foot, which, when compared to the last sale in Montpelier, shows the value of a fully-leased office building. JHU's full-building lease of 7700 Montpelier Road in the same park helped command a 2011 sale price of \$165.5 per foot.

Jonathan M. Carpenter and James Wellschlager of Cassidy Turley's Capital Markets Group repped seller Fort Properties.

.....**Liberty Property Group assigned a value of \$7.7 million** to its recent vacant land acquisition.

The company's purchase of 17.1 acres on New Ridge Road in Harmans was part of a larger portfolio buy in which it also picked up two properties in Texas. Cabot Partners had mulled its own spec project, but instead opt to sell to Liberty, which is expected to push ahead on 243,000 square feet of flex space.

.....**The 'tenant fit-out' program for the newest tenant** at the Eastport Shopping Center in Annapolis is going to be a little different from the norm. The group is getting a pool put in.

Not an Olympic pool, but Glen Burnie Physical Therapy and Sports Medicine is installing a therapy pool. The company leased 2500 square feet at the Bay Ridge Road center. Scott Wimbrow of MacKenzie Commercial repped the tenant, while Ernie Shineman and Scott Shineman of Coldwell Banker Commercial repped the landlord. The store is Glen Burnie's 49th location.

.....**The former Rouse headquarters building in Columbia** is basically getting turned over to healthy living. First owner Howard Hughes Corp. signed a lease with Whole Foods for a 45,000 square foot store. Then at the end of the year it inked a deal with the Columbia Association for a 27,000 square foot fitness center.

The two deals will spur a full-scale renovation of the 151,000 square foot building overlooking Lake Kittamaquundi, with both tenants opening in the fall of 2014.

Besides opening new fitness centers, the Columbia Association reportedly has plans for a new headquarters of its own. Market sources say the group has been out looking for a location to buy or develop to replace its current downtown offices, but no word on what locations it is looking at in particular.

Charlie Fenwick and Jamie Smith of Cassidy Turley represented Columbia Association in its fitness center deal.

‘Coming Soon’ Sign at Turf

The Keelty Company’s ‘Turf Valley’ program is on its way.

The Stevenson, Md. builder signed a contract several years ago to build in the Marriottsville community, but it and developer Mangione Family Enterprises have been awaiting the right time. It now appears to be here.

Mangione has developed an initial phase of 62 lots for Keelty, setting it up to open for sales across three products, singles, towns and condos. According to Louis Mangione, the builder can be expected to open a trailer between April and June.

Turf Valley is located off Marriottsville Road near Route 40.

First Builder Ready At Walnut Creek

Trinity Homes is the first builder out of the gate at Walnut Creek.

Trinity has an opening phase of 22 lots at the Clarksville subdivision, located on Shepard Road next to its large-lot cousin, Walnut Grove.

As it did at ‘Grove,’ Trinity’s sales sheet starts in the \$900’s at ‘Creek,’ where it will ultimately share building duties with Craftmark Homes and Camberley Homes.

It closed some 40 homes at Walnut Grove and is still building on several of the spot lots in the rear section.

Trinity is also down to its final few at ‘Castleberry at Ten Oaks.’ It priced the 45 lots in Dayton from the \$690’s, offering one of the lower price points in the Rural west for a new home.

Howard Office Market

Either Way, It’s 2% Better

The total leasing numbers from two brokerage firms on Howard County’s 2012 office performance differ, but the upshot is the same: the vacancy rate is down markedly.

Numbers from the various firms often differ, partly as a result of including or excluding certain buildings or deals in their calculations. In its year-end report for Howard County, Cassidy Turley tracked 371,756 square feet of positive leasing absorption, which it says helped push the vacancy rate down from 17.8 percent to 15.8 percent.

In a separate report, McShea & Company says the county’s office market generated 526,748 square feet of positive absorption, its best performance since 2007. By McShea’s figuring, the vacancy rate has fallen from 13.8 percent at the end of 2011 down to 10.9 percent at the end of 2012.

Different numbers; same improvement: the vacancy rate was cut by at least two percentage points.

That 2012 market improvement was enough to bring out the developers. Six buildings are now under construction in Howard County, totaling more than 260,000 square feet with a combined pre-leasing rate of 26 percent. Abrams Development has two of them, at 6821 and 6831 Benjamin Franklin, in Columbia Gateway, and Kinsley Properties, with Revel LLLP, has another two building – though medical – at 590 and 5900 Waterloo.

Even so, Cassidy Turley says in its forecast that decreased federal spending is going to have an impact. The brokerage says Howard will see ‘less overall demand in 2013 and less leasing velocity in response to federal spending cuts.’ Take SAIC’s recent announcement of a widespread workforce reduction to heart, says Cassidy; it should keep office market expectations ‘tempered.’

Going forward, says Cassidy, Class B office spaces may have to be upgraded to compete with Class A, which roped in most of the tenant activity. Cassidy also gives the market edge to tenants, particularly because landlord incentives will return if demand doesn’t keep pace with 2012.

130 Admiral Cochrane Nearly Converted

The conversion of 130 Admiral Cochrane Drive from leased office to sold condo space is almost complete.

With the sale of the 8600 square foot second floor, KC Admiral LLC has left itself only 2300 square feet unsold at the 25,620 square foot Annapolis office building. And that small space is leased. It was accounting firm Toal, Griffith & Ayers that paid \$2.709 million for the condo office space on the second floor. The firm will relocate its ledgers from the nearby Parkway Building on Harry Truman Parkway.

Colin Penoyer of Murphy Commercial brought the tenant, while Craig Morrell of NAI KLN represented KC.

AA Building Permits Issued

Annapolis

NVR, Inc., to build 3 units avg. \$250,000 on Samantha Court;

NVR, Inc., to build a \$204,971 unit at 1404 Triton Court;

Glen Burnie

Lennar, to build 6 units avg. \$125,585 on Stonehouse Run Drive and 1 unit at 905 Boatwright Drive, in 'Stonehouse Run;'

Fiore Contracting, 327 South Drive, Severna Park, MD 21146, (410) 431-7057, to build a \$130,000 unit at 102 Sophia Court and a \$110,000 unit at 22 Cherry Lane;

NVR, Inc., to build 6 attached units on Timbercross Lane, in 'Tanyard Springs;'

Pirhl Contractors LLC, 4949 Galaxy Parkway, S. Warrensville Heights, Ohio, 44128, (216) 378-9690, to build 20 units avg. \$152,018 on Oakwood Road;

Millersville

KHI/Stone Ridge LLC, 2661 Riva Road, #220, Annapolis, MD 21401, (410) 573-5720, to build a \$197,064 unit at 548 Donner Way;

KHI Shipleys Crossing North, c/o Koch Homes, (410) 573-5720, to build 4 townhouse units avg. \$170,000 on Shallop Court, in 'Shipley's Crossing North;'

NVR, Inc., to build a \$269,800 unit at 411 Rodan Ct., in 'Shipley's Retreat;'

Severn

Turnbury Run LLC, c/o Koch Associates, (410) 573-5720, to build a \$247,193 unit at 1712 Veronica Way, in 'Turnbury Run;'

The Ryland Group, to build a \$219,940 unit at 8319 Calm Stream Bend, in 'Coldwater Reserve;'

K. Hovanian Homes of MD, 1802 Brightseat Road, Landover, MD (301) 772-8900, to build a \$279,436 unit at 8032 Battersea Place, in

Griffith Landing LLC, c/o Koch Homes, (410) 573-5720, to build a \$230,259 unit at 1007 Leyton Lane, in 'Griffith Landing;'

Severna Park

Concorde Builders LLC, P.O. Box 750, Severna Park, MD 21146, (410) 544-4050, to build a \$175,962 unit at 103 Bellemeade Drive;

NVR, Inc., to build a \$269,800 unit on Scherer Lane, in 'Park Ridge at Cypress Landing;'

Other AA Locations

Womack Construction, 21 Silopanna Road, Annapolis, Md. 21403, (410) 267-5945, to build a \$175,000 unit at 3591 Riva Road, Davidsonville;

Mount Chase Corporation, 1380 Cape St. Claire Road, Annapolis, Md. (410) 974-4647, to build a \$70,000 unit at 813 Birch Ave., North Beach;

Mandrin Construction Company Inc., 8174 Ritchie Highway, Pasadena, Md. 21122, (410) 544-3500, to build a \$125,000 unit at 1514 Pine Bluff Way, Arnold;

Lennar, to build 2 units avg. \$238,892 at 613 Highland Farms Circle, Gambrills, in 'Highland Farm;'

Blanchfield Landscape, 478 Jumpers Hole Road, Severna Park, Md. 21146, (410) 647-9595, to build a \$148,000 unit at 664 219th Street, Pasadena;

C.D.W. Land Group LLC, 3317 Old Cedar Point Road, Edgewater, Md. (410) 320-1537, to build a \$168,218 unit at 11 Leeland Road, Edgewater;

Classic Group LLC, 8120 Woodmont Avenue, Bethesda, Md. ,to build a \$204,757 unit at 1409 Triton Court, Mayo;

AA Commercial Permits Issued

Elkridge Run LLC, to build a \$50,000 office fit out at 839 Elkridge Landing Road, Linthicum;

Coordinating Center for Home, 8250 Veterans Highway, #13, Millersville, Md. 21108, (410) 987-1048, to build a \$336,600 office fit out at 8531 Veterans Highway, Millersville;

Rose Haven Inc., to build a \$50,000 restaurant alteration at 7149 Lake Shore Drive, North Beach;

North Arundel Development Corporation, to build a \$244,920 interior office alteration at 300 Hospital Drive, Glen Burnie;

FRP Development Corporation, 34 Loveton Circle, #200, Sparks, Md. 21152, (410) 771-4100, to build a \$80,000 storage/warehouse at 812 Oregon Ave., Linthicum;

Maryland Financial and Real Estate, to build a \$178,432 amusement and recreation building at 8221 Oakwood Road, Glen Burnie;

Arundel Mills Ltd. Partnership, to build a \$103,000 office fit out at 7000 Arundel Mills Circle, Hanover;

AA Major Subdivisions Submitted

Through January 15, 2013

Preliminary Plans Submitted

S-1981-233 - Handschuh Property, Proj. #2013-001. Zoned R-2. 2 acres. *4 proposed lots*. Property located at 600 Upton Road, Severn. Tax map 15, block 21, parcel 755. Appl; Richard L. Handschuh (410) 787-0640.

S-2013-002 - 1303 & 1305 Hillcrest Road, Proj. #2013-005. Zoned R-5 & C-2. 38,875 sf. *2 lots proposed*. Property located at 1303 & 1305 Hillcrest Road, Glen Burnie. Tax map 15, block 5, parcel 883. Appl: Kenneth H. Seidelman c/o Boyd Dowgiallo, PA, (410) 724-1234

C-2013-001 - Dollar General, Churchton, Zone C-3. 1.5 acres. 1 lot. *Proposed 9,140 sf building for Dollar General*. Property located at 5481 Muddy Creek Road, Churchton. Tax map 74, block 2, parcel 248. Appl: Robert W. Fox c/o Deale, DG LLC, (336) 855-5555.

Minor Plans Submitted

S-1988-461 - Sinclair Property, Lot 1, Proj. #2013-004. Zoned R-1. 2.1 acres. *2 proposed lots*. Property located at 1701 Sinclair Road, Crownsville. Tax map 37, block 15, parcel 72. Appl: George Vogel c/o Bay Engineering, Inc. c/o Mike Gillespie, (410) 897-9290

Sketch Plans Submitted

S-1989-386 - Ridge Retreat, Proj. #2013-002. Zoned R-5. 2.4 acres. 1 existing lot. *7 proposed lots*. Located on the east side of Ridge Road, on the north side of Ridge Commons Boulevard, Hanover. Tax map 8, block 22, parcel 246. Appl: Landbank LLC c/o John Dixon, (410) 923-9193.

S-2013-001 - Childress Property, Proj. #2013-003. Zoned R-2. 2.94 acres.. *6 proposed lots*. Property located at 8081 Armiger Drive, on the south side of Mountain Road, Pasadena. Tax map 17, block 14, parcel, 139. Appl: Danny Childress, (410) 437-5846.

Site Development Plans Submitted

C-2013 - Mountain Marketplace, Lot 4, McDonalds. Zoned C-4. 1 lot. 4,110 sf. *Proposed freestanding restaurant*. Property located at 350 Mountain Road, Pasadena. Tax map 16, block 18, parcel 183. Appl: Mountain Marketplace LLC, c/o McDonald's Corporation/Baltimore Washington Region, 6903 Rockledge Drive, #1100, Bethesda, Md.

AA Subdivisions Approved

Preliminary Plans Approved

C-2011-071 - Severn Highlands. 2.8 acres. 1 lot. Propose 24,975 sf commercial building. Located on the east side of General's Highway, 600 feet south of Veterans Highway, Severn. Appl: Randolph Habeck, 523 Benfield Road, Severna Park, MD 21146. (410) 975-0960.

Sketch Plans Approved

S-2012-005 - Bohager Property. Proj. #2012-012. Zoned R-10. 17.6 acres. 164 proposed townhouse lots. Property located east of Marley Neck Road, at the end of Tanyard Springs Lane, Glen Burnie. Tax map 11, block 1, parcel 12. Appl: U.S. Home Corporation, (410) 423-0440.

Final Plans Approved

S-1999-130 - Christopher Maio, Lot 6, Proj. #2006-120. Zoned R-1. 6.9 acres. 4 lots. Located at 2801 Christophers Way, off Glen Isles Road, Riva. Tax map 50, block 20, parcel 143. Appl: Christopher Maio, (443) 286-2499.

AA Real Estate Transactions

Cabot II – MD1L02, LLC, c/o Cabot Partners, to **Liberty Property Limited Partnership**, 500 Chesterfield Parkway, Malvern, Pa., 19355. Property of 17.18 acres. Zoned Industrial. Platted for warehouse building. Tax ID: 05-000-0593-3150. Liber 25504, page 206. Deed date: December 13, 2012. **Purchase price: \$7,700,000.**

The Lake Shore Democratic Club to **Cattail Construction Inc**, PO. Box 1432, Severna Park, MD 21146. Multiple lots in "Boulevard Park." Property located at 236 Maryland Ave., Pasadena, Md. 21122. 1.46 acres. Improved with building of 7,758 square feet. Zoned Commercial. Tax ID: 03-138-1754-3400. Liber 25488, page 124. Deed date: November 30, 2012. **Price: \$256,500.**

HFI Acquisitions Company LLC to **ESA P Portfolio Md Trust**, c/o Extended Stay Hotels, 11525 N. Community House Road, #100, Charlotte, NC. Lot 17R in 'Airport Square Technology Park.' Located at 939 International Drive, Linthicum Heights, Md. 21090. 3.75 acres. Improved with building of 50,954 square feet. Zoned Industrial. Tax ID: 05-017-9005-0067. Liber 25504, page 139. Deed date: December 13, 2012. **Purchase price: \$11,200,000.**

(Continued on Page 8)

AA Real Estate Transactions (from p. 7)

5R Investments LLC c/o S. Allen Brown, IV, President to **Swan Creek Drive, LLC**, c/o Hartz Mountain Industries, 400 Plaza Drive, Secaucus, NJ 07094. Lot 5R in Marley Neck Industrial Park.” 10.6 acres. Improved with warehouse of 153,400 sf. Property located at 1021 Swan Creek Road, Baltimore Tax ID: 03-536-9007-3101. Liber 25497, page 18. Deed date: December 14, 2012. **Purchase price: \$13,500,000.**

Phillip Chaney to 8057 Ritchie Highway, LLC c/o Anterpren Automotive, 6440 Baltimore National Pike, Baltimore, MD 21228. Lot is 14,157 sf. Unimproved. Property located at 8075 Ritchie Highway, Pasadena. Zoned Commercial. Tax ID: 03-000-1257-3011. Liber 25497, page 53. Deed date: December 14, 2012. **Purchase price: \$425,000.**

Ocean Petroleum of Severna Park, 3611 Roland Avenue, Baltimore, Md. 21211, to **Cloverland Real Estate IV, LLC**. Property at 517 Governor Ritchie Highway, Severna Park, Md. 21146. 1.103 acre. Improved with 2,681 square foot building. Zoned Commercial. Tax ID: 03-000-2964-6600. Liber 25503, page 492. Deed date: November 30, 2012. **Purchase price: \$1,600,000.**

Cloverleaf Drive LLC to Mott Industries LLC, 455 University Drive, Severn, MD 21144. Condo Unit No. 430 in “Cloverleaf II Business Park Condo.” Millersville. 3.2 acres. Improved with building. Tax ID: 03-207-9004-0501. Liber 25463, page 20. Deed date: October 31, 2012. **Purchase price: \$362,825.** Deed of Trust: \$290,260

HGMB LLC, c/o Steven Fader, Towson, Md., to **Holsum Way, LLC**, c/o Earnie Gardner, 1914-2A Forest Drive, Annapolis, Md. 21401. Lot B in ‘Robert A. Pascal Property.’ .97 acre. Located at 20 Holsum Way, Annapolis, Md. 21060. .97 acre. Improved with 10,676 square foot building. Zoned Commercial. Tax ID: 05-000-9002-9238. Liber 25509, page 9. Deed date: November 15, 2012.

Purchase price: \$1,500,000. Deed of Trust: \$1,050,000, Sandy Spring Bank.

KC Admiral LLC to Admiral Cochrane Partners LLC, c/o Jeffrey Griffith, 200 Harry S. Truman Parkway, #300, Annapolis, Md. 21401. Unit 200 in ‘Admiral Corporate Centre Condominium.’ Located at 130 Admiral Cochrane Drive, Annapolis, Md. 8600 square foot condo office. Zoned Commercial. Tax ID: 02-000-9023-4986. Liber 25515, page 357. Deed date: December 19, 2012. **Purchase price: \$2,709,000.** Deed of Trust: \$2.3 million, Howard Bank.

RESIDENTIAL

Bruce W. Watts to Winchester Homes, Bethesda, Md. Three parcels totaling 25.7 acres. Located at 108 Green Valley Road, at Ritchie Highway, Arnold. Record-ready for townhouse lots. Tax map 39, parcels 359 and 385. Tax ID:

03-000-9004-3728, 0348. Liber 25500, page 161. Deed date: December 14, 2012. **Purchase price: \$1,293,850.**

James M. Ballard Jr. to Winchester Homes. Two parcels totaling 4.09 acres. Located at 66 E. Joyce Lane, Arnold, Md. Record-ready for townhouse lots. Tax ID: 03-000-2446-1800 and 901-5235. Liber 25500, page 155. Deed date: December 14, 2012. **Purchase price: \$750,000.**

Stephan M. Shott et al to Winchester Homes. Property located at 64 E. Joyce Lane, Arnold, Md. 21012. 3.13 acres. Record-ready for townhouse lots. Tax ID: 03-000-3359-5300. Liber 25500, page 145. Deed date: December 14, 2012. **Purchase price: \$800,000.**

Douglas Pattison et al to Winchester Homes. Property of 1.8 acres. Located at 68 E. Joyce Lane, Arnold, Md. 21012. Record-ready for townhouse lots. Tax ID: 03-000-90015234. Liber 25500, page 150. Deed date: December 14, 2012. **Purchase price: \$340,000.**

Lombard Ritchie LLC, c/o Peter Bruha, to **Ryland Group, Inc.**, 6240 Old Dobbin Road, #190, Columbia, Md. 21045. 42 townhouse lots. Located at 1395 Ritchie Highway, Arnold, Md. 21012. Record-ready for townhouse lots. Liber 25501, page 361. Deed date: December 14, 2012. **Purchase price: \$1,431,600.**

New Boston Seneca Parkway LLC, c/o New Boston Fund, to **NVR Inc.** Lots 21 – 27 in ‘Dorchester Woods.’ Located at 7250 – 7262 Dorchester Wood Lane, Hanover, Md. Tax ID: 04-208-9023-3531 et al. (7 TH lots). Liber 25515, page 37. Deed date: November 30, 2012. **Purchase price: \$1,049,763.**

Park Ridge Inc., 20 S. Charles Street, #300, Baltimore, Md. 21201, to **NVR Inc.** Lot 20 in ‘Park Ridge at Cypress Landing.’ Located at 336 Scherer Lane, Severna Park, Md. Lot is 10,352 square feet. Unimproved. Tax ID: 03-633-9023-3192. Liber 25515, page 28. Deed date: December 12, 2012. **Purchase price: \$295,250.**

Shipley’s Retreat Section 4, LLC, c/o David Jones, to **NVR Inc.** Lot 6R in ‘Shipley’s Retreat.’ Located at 411 Rodan Court, Millersville, Md. Lot is 20,026 square feet. Unimproved. Tax ID: 03-802-9022-9487. Liber 25515, page 32. Deed date: December 12, 2012. **Purchase price: \$277,800.**

Evelyn A. Hook to Ameri-Star Homes Inc., 7411 Ritchie Highway, Glen Burnie, MD 21061. Lot 2 in “Country Club Manor.” Property located at 1229 Kenwood Road, Glen Burnie. Lot is 7,463 sf. Unimproved. Tax ID: 05-132-1435-8506. Liber 25464, page 472. Deed date: December 3, 2012. **Purchase price: \$72,000.**

Snyder Development Corporation c/o Charles Snyder, President to **Joa-Ward Farms, LLC**, 2056 Generals Highway, Annapolis, MD 21401. 11 lots in “Ward Farms.” Lots avg. ½ acre. Unimproved. Property located on Barbaro Ct., Millersville. Tax ID: 03-948-9023-5368 thru 5379. Liber 25466, page 312. Deed date: November 30, 2012. **Purchase price: \$600,000.**

Howard Building Permits Issued

Elkridge

TSZ Properties LLC, (410) 465-4103, to build 2 units avg. \$150,000 on Beechfield Ave.;

Frances Place Homes, LLC, (410) 781-3400, to build 2 units avg. \$120,000 on Harthorn LLC at 6428 Harthorn Ave.;

NVR, Inc. (703) 956-4000, to build two units avg. \$250,000 on Claremont Drive in "Claremont Overlook Phase 3;"

Ellicott City

Keelty Co., (410) 252-8600, to build a \$225,000 unit for Patapsco Landing I LLC at 5042 Winesap Way in 'Cider Mill;'

Hamel Green Construction LLC, (443) 277-3611, to build a \$650,000 unit for Thomas E. Wahl at 4361 College Ave.;

NVR, Inc., (703) 956-4000, to build 2 units avg. \$250,000 on Summer Solstice Place in "Locust Chapel."

Laurel

Dorsey Family Homes, (410) 465-5739, to build a \$250,000 unit at 10716 Jordans Drive in "Hickory Park,"

Cornerstone Homes., (410) 792-2588, to build a \$214,700 unit at 8602 Hickory Hills Lane in "Rocky George Overlook;"

Craftmark Homes., (703) 287-0582, to build a \$250,000 unit at 8809 Deep Water Lane;

Craftstar Homes, (703) 827-5045, to build 5 units avg. \$150,000 on Rock Ripple Lane in "Riverwalk;"

Other Howard Locations

Trinity Quality Homes., (410) 480-0023, to build a \$263,754 unit at 4030 Candle Light Drive in "Castleberry at Ten Oaks," Dayton;

Kathleen Pensy, (410) 719-2366, to build a \$750,000 unit at 3299 Rosemary Lane in "Wildflower Woods," West Friendship;

MSB, LLC, (410) 796-2003, to build a \$190,000 unit for Main Street Builders Inc. at 1540 Long Corner Road, Mount Airy;

Howard Commercial Permits Issued

Ibex Construction MD LLC, ((646) 366-6202, to build a \$2,000,000 interior alteration for Kimco Realty at 6141 Columbia Crossing Circle, Columbia;

Manekin Construction, (410) 290-1400, to build a \$1,800,000 interior alteration at 7040 Troy Hill Drive, Elkridge;

Manekin Construction, (410) 290-1400, to build a \$160,000 concrete loading dock at 7030 Hi Tech Drive #100 in "Patapsco Valley Business Center," Hanover;

BHR, Inc., (410) 484-7754, to build a \$875,000 interior alteration for Howard Hughes Corporation at 11000 Broken Land Parkway in "Columbia Town Center" Columbia;

Xcel Construction LLC, (301) 740-1501, to build a \$250,000 interior alteration at 8265 Patuxent Range Road in "Balto-Washington Industrial Park," Jessup;

Edge Construction Inc., (301) 891-9190, to build a \$750,000 interior alteration at 7010 Troy Hill Drive in "Troy Hill Corporate Center," Elkridge;

Foulger Pratt, (240) 499-9639, to build a \$180,000 interior alteration for General Dynamics and FP Rivers Park I LLC at 9055 Guilford Road, Columbia;

Shapiro and Duncan, (301) 315-6260, to build a \$150,000 interior alteration for Columbia Association Inc. at 7080 Deepage Drive, Columbia;

Glenarm Building Company LLC, (410) 296-7930, to build a \$96,108 interior alteration for Prologis LP at 6670 Business Parkway, Elkridge

Manekin, (410) 290-1400, to build a \$97,000 interior alteration for Donegal Associates at 10715 Charter Drive, Columbia

Regency Commercial Construction, (301) 623-1041, to build a \$85,000 interior alteration for Riggs & Company at 6085 Marshalee Drive in "Lyndwood Square," Elkridge;

MSA Commercial Interiors, (443) 277-4444, to build a \$90,000 interior alteration at 10221 Wincopin Circle, Columbia;

Howard Subdivisions Submitted

Final Plans Submitted

F-13-045 – Autumn River. Phase II. Zoned R-ED. 3.5 acres. 21 single-family lots. Located on College Avenue, south of New Cut Road, Ellicott City. Appl: Autumn Dev. Corporation, c/o Joseph Rutter, 5300 Dorsey Hall Drive, #102, Ellicott City, Md. (443) 367-0422.

F-13-048 – Patapsco Overlook. Zoned RC-DEO. 2 single-family lots. Located on Weller Drive, west of Woodbine Road, Woodbine. Appl: Robert Gable, 715 Weller Drive, Woodbine, Md. 21797. (443) 790-2374.

F-13-050 – Autumn View. Zoned R-ED. 3.01 acres. 1 lot Located on College Avenue near Bonnie Branch Road, Ellicott City. Appl: Land Design & Dev., 5300 Dorsey Hall Drive, #102, Ellicott City, Md. (443) 367-0422.

F-13-053 – Mission Ridge. Zoned R-12. 1.23 acres. 4 single-family lots. Located on Mission Road south of Redondo Way. Appl: Burkard Homes, 5300 Dorsey Hall Drive, #102, Ellicott City, Md. 21042. (443) 367-0422.

F-13-054 – Geelhaar Property. Zoned R-ED. 1.31 acres. 1 single-family lot. Located on Landing Road north of Forest Kelly Court, Ellicott City. Appl: Robert Geelhaar, c/o Robert Vogel Engineering.

F-13-055 – Grovemont Overlook. Phase 2. Zoned R-ED. 7.6 acres. 6 single-family lots. Located at the end of Wecker Way at Landing Road, Ellicott City. Appl: Ellicott City Land Holding, 5300 Dorsey Hall Drive, #102, Ellicott City, Md. (443) 367-0422.

F-13-057 – Hilltop Redevelopment. Zoned R-A-15, POR, R-VH. *Propose 4 residential parcels for apartment project.* Located on Ellicott Mills Drive at Mount Ida Drive, Columbia. Appl: Stavrou Associates, 2661 Riva Road, Bldg. 300, Annapolis, Md. (410) 571-6610.

F-13-058 – Rockburn Township. Zoned R-20. .76 acre. 2 single-family lots. Located at the end of Sandstone Court. Appl: c/o Fisher, Collins & Carter, (410) 461-2855.

F-13-059 – Windsor Forest. Zoned RC-DEO. 194 acres. 1 residential parcel. Located south of Penn Shop Road, north of Windsor Forest Road, Mount Airy, Md. Appl: Robert Scranton, 18950 Windsor Forest Road, Mount Airy, Md. 21771, c/o Fisher, Collins, Carter, (410) 461-2855.

Prel. Equivalent Sketch Submitted

SP-13-002 – Blevins Property. Zoned RR-DEO. 26.02 acres. *8 single-family lots.* Located on Hall Shop Road, south of Guilford Road, Clarksville, Md. Appl: Williamsburg Group. (410) 997-8800.

Site Development Plans Submitted

SDP-13-035 – Winter Crest. Zoned R-12. *Propose eight single-family lots.* Located on the north side of Winters

Lane, 600 feet west of Hanover Road, Elkridge. Appl: Winters Lane Investments, 6420 Autumn Sky Way, Columbia, Md. 21044. (410) 730-3939.

SDP-13-038 – Turf Valley Stormwater Facilities.

Zoned PGCC-2. Propose one parcel for SWM facility. Located on the south side of Resort Road, Marriottsville, Md. Appl: Sill, Adcock & Associates, 3300 N. Ridge Road, #160, Ellicott City, Md.

SDP-13-032 – Rivers Overlook. Zoned NT. *Propose 13,000 square foot office building.* Located at the end of Old Columbia Road, off Shaker Drive, Columbia. Appl: Land Design & Development, 5300 Dorsey Hall Drive, #102, Ellicott City, Md. 21042. (443) 367-0422.

SDP-13-022 – Riverside Estates. Zoned R-20. *Propose two single-family lots.* Located on Newberry Drive south of Judy Lane, Columbia. Appl: Michael Millard, 7104 Newberry Drive, Columbia, Md. (410) 531-6514.

SDP-13-030 – Golden Fern Hill. Zoned R-20. *Propose 4 single-family lots* Located at the end of Golden Fern Court, off Marshalee Drive, Ellicott City. Appl: c/o Mildenberg, Boender & Associates, 6800 Deerpath Road, #150, Elkridge, Md.

SDP-13-042 – Cypress Springs. Zoned R-ED. *Propose 11 single-family lots.* Located on the west side of Claremont Drive, off Lawyers Hill Road, Elkridge, Md. Appl: Trinity Homes at Cypress Springs, LLC, 3675 Park Avenue, #301, Ellicott City, Md. (410) 480-0023.

Environmental Concept Plans

ECP-12-063 – Blevins Property. Zoned RR-DEO. *Propose eight single-family lots.* Located on the west side of Hall Shop Road, south of Guilford Road, Clarksville. Appl: Williamsburg Group, 5485 Harpers Farm Road, #200, Columbia, Md. 21044. (410) 997-8800.

ECP-13-030 – Burgess Mill Station. Zoned R-VH. *Propose 75 townhouse units.* Located on the southwest side of Court House Drive, east of Fels Lane, Ellicott City, Md. Appl: Stavrou Associates, 2661 Riva Road, Building 300, Annapolis, Md. 21401. (410) 571-6610.

ECP-13-042 – Goins Property. Zoned R-20. 4 single-family lots. Located on St. Johns Lane off Country Lane, Ellicott City. Appl: Goins, 2778 St. Johns Lane, Ellicott City, Md. (410) 465-0608, or c/o Marks & Associates, (410) 747-8738.

ECP-13-026 – Greenberry. Zoned RR-DEO. *Propose 25 single-family lots.* Located on the east side of Greenberry Lane, north of Linden Church Road, Dayton. Appl: Jacob Hikmat, 6800 Deerpath Road, #150, Elkridge, Md. 21075. (410) 997-0296.

ECP-13-045 – Lyndwood. Zoned PEC. 1 commercial parcel. Located on Marshalee Drive, south of Avalon Drive, Elkridge. Appl: 100-103 Center LLC, c/o Land Design & Development, 5300 Dorsey Hall Drive, #102, Ellicott City, Md. (443) 367-0422.

Howard Subdivisions Approved

Thru Jan. 10, 2013

Final Plans Approved

F-13-051 – Blue Stream. Zoned CAC-CLI. 12.7 acres. 1 parcel for open space. Located on Blue Stream Drive, west of Route 1, Jessup. Appl: Blue Stream LLC, PO Box 416, Ellicott City, Md. 21041, or c/o Murn Development, (410) 203-1523.

F-12-081 – Cypress Springs, Phase 2. Zoned R-ED. 6.58 acres. 19 single-family lots. Located on the south side of Lawyers Hill Road, Elkridge. Appl: Trinity Quality Homes, 3675 Park Avenue, #301, Ellicott City, Md. 21043. (410) 480-0023.

F-13-052 – Oxford Square. Zoned TOD. 20.2 acres. 1 parcel for new school. Located at the intersection of Coca Cola Drive and Park Circle Drive, Hanover. Appl: Howard County Board of Education, 10910 Route 108, Ellicott City, Md. 21042. (410) 313-7184.

Site Development Plans Approved

SDP-12-032 – Nordau Subdivision. Zoned R-12. 1.58 acres. 1 single-family lot. Located in the southwest quadrant of Rose Lane and Jones Road, Jessup. Appl: Benchmark Homes, PO Box 936, Savage, Md. 20763. (410) 792-0900.

SDP-12-080 – Pecoraro Property. (Augustine Valley). Zoned R-12. 4.1 acres. 20 single-family lots. Located on Old Washington Road, Elkridge. Appl: Emily's Delight LLC, 7310 Esquire Court, #14, Elkridge, Md. 21075.

SDP-13-011 – Talbot's Last Shift. Zoned R-20. 1.4 acres. 1 single-family lot. Located at the end of Talbot's Landing Road. Appl: Glenn Livingston, 5127 Ilchester Road, Ellicott City, Md. 21043. (410) 465-1628.

SDP-13-014 – Watkins Choice. Zoned R-20. 2.96 acres. 6 single-family lots. Located on the north side of Stansfield Road, east of Bill Lilly Court. Appl: Williamsburg Group, 5485 Harpers Farm Road, #200, Columbia, Md. 21044. (410) 997-8800.

Howard Real Estate Transactions

DC & RB Inc., c/o Charles Ronald Miles, to **Phil Enterprise LLC**, c/o Felipe Dias, 3702 42nd Avenue, Brentwood, Md. Two parcels located at 6475 Washington Boulevard and 6151 Pine Avenue, Elkridge, Md. 2.05 acres. Improved with 6,450 square foot building. Zoned Commercial. Tax ID: 01-173839 and 04. Liber 14503, page 1. Deed date: November 30, 2012. **Purchase price: \$1,400,000.** Deed of Trust: \$1.2 million, DC & RB.

Belle Haven Baker LLC, c/o Goodier Baker Inc., to **K Hovnanian Homes of Maryland.** Lots 6, 12 and 22 in 'Belle Haven Estates.' Located on Sweetbay Street, off Union Chapel Road. Lots avg. one acre. Tax ID: 04-373693 et al. Liber 14508, page 41. Deed date: November 12, 2012. **Purchase price: \$840,000.**

Maple Lawn Farms I, LLC, c/o Greenebaum & Rose Inc., to **MB Maple Lawn IDOT LLC**, c/o Mitchell and Best Inc., 1686 E. Gude Drive, Rockville, Md. 20850. Lots 73 and 74 in 'Maple Lawn Farms.' Located at 7843 and 7847 Early Morning Street, Fulton, Md. 20759. Tax ID: 05-594275 and 76. Liber 14508, page 52. Deed date: November 14, 2012. **Purchase price: \$660,000.** Deed of Trust: Amend note with Sandy Spring Bank.

Welsh Property LLC, c/o Donald Reuwer, Jr., to **NVR Inc.** Lot 59 in 'Locust Chapel.' Located at 4970 Windpower Way, Ellicott City, Md. Lot is 10,324 square feet. Zoned Residential. Tax ID: 01-593231. Liber 14511, page 185. Deed date: November 5, 2012. **Purchase price: \$247,800.**