

Lincoln

VREC III – LO Colesville Medical MOB, LLC
c/o Lincoln Property Company
10770 Columbia Pike, Suite 125
Silver Spring, MD 20901
sblizzard@lpc.com

October 9, 2024

Montgomery County
County board of Appeals
100 Maryland Avenue
Rockville, MD 20850

RE: Case Nos. CBA-2150 and S-592

To Whom It May Concern,

As acting manager on behalf of VREC III – LO Colesville Medical MOB, LLC, this letter is to request the transfer of the existing special exception permits (CBA-2150 and S-592) associated with the Colesville Business Park located at 10720 Columbia Pike, Silver Spring, MD to the current owners, VREC III-LO Colesville Medical MOB, LLC.

The special exception permits were initially granted on January 10, 1980 (S-592) and December 18, 1991 (CBA-2150) to Wheeler Properties, Inc and Quality Inn International, Inc. and has played a crucial role in the success of our campus. Unfortunately, we no longer have contact with the previous owners and are unable to obtain written permission for the transfer of the above-mentioned special exceptions.

Please find attached the below documents to assist in facilitating transfer of the special exceptions for the property.

- Transfer request (this letter)
- Letter of permission form the current owner
- Fully executed property deed
- List of abutting properties (attached)
- Payment of \$220.00 (being mailed with original copy of this request)

The County's consideration of this request is greatly appreciated, and I look forward to your response. Should you need to reach me for further discussion or clarification, please do not hesitate to contact me at 301.592.0066.

Thank you in advance for your assistance.

Sincerely,



Shenae Blizzard

Commercial Property Manager, Property Management
Lincoln Property Company

VREC III – LO Colesville Medical MOB, LLC
101 Constitution Ave. NW
Washington, DC 20001

October 9, 2024

Montgomery County
County Board of Appeals
100 Maryland Avenue
Rockville, MD 20850

RE: Special Exception Transfer Authorization
Case Nos. CBA-2150 and S-592

To Whom It May Concern,

I am writing on behalf of VREC III – LO Colesville Medical MOB, LLC to formally grant permission for Shenae Blizzard with Lincoln Property Company to act as our representative regarding the transfer of the special exception permits for the property located at 10720 Columbia Pike, Silver Spring, MD 20901.

This authorization includes the ability to submit necessary documentation, attend meetings, and communicate with relevant authorities on our behalf throughout the transfer process. We trust Ms. Blizzard to handle all matters related to this permit transfer efficiently and in line with our interests.

Please feel free to contact me at 202.513.6703 should you require any further clarification.

Thank you for your attention to this matter.

Sincerely,



Bari Nichols
Senior Vice President
VREC III – LO Colesville Medical MOB, LLC

SPECIAL WARRANTY DEED

<p>RECORDING REQUESTED BY: First American Title Insurance Company 112 E. Pecan St., Suite 2600 San Antonio, Texas 78205 Attention: James Cardenas</p> <p>WHEN RECORDED, MAIL THIS DEED AND ALL TAX STATEMENTS TO: c/o Lincoln Property Company 101 Constitution Avenue, NW Suite 325 East Washington, D.C. 20001 Attention: Bari Nichols</p> <p>APN Numbers.: 5-11-2373248; 5-11- 1863948; 5-11-1863950;</p>	
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SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of [REDACTED] and other valuable consideration, 10720 Columbia Pike, LLC, a Delaware limited liability company ("Grantor"), hereby grants, bargains, sells and conveys to VREC III - LO Colesville Medical MOB, LLC, a Delaware limited liability company ("Grantee"), the following described real property situated in Montgomery County, Maryland:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "Property").

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property.

SUBJECT TO current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments; all liens, covenants, conditions, reservations, rights, easements, rights of way, and restrictions of public record; all leases and other occupancy agreements in effect; zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting or regulating the use, occupancy, or enjoyment of the Property; and all matters that would be shown by an accurate inspection and survey of the Property.


Subject to the foregoing, Grantor warrants the title to the Property against all acts of Grantor and any persons claiming by, through or under Grantor, but no other.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized and empowered representative as of the ___ day of _____, 2020.

GRANTOR:

10720 COLUMBIA PIKE, LLC,
a Delaware limited liability company

By: Maritime Management, LLC,
a Delaware limited liability company
its Manager

By: 
Name: Richard B. Fried
Title: Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

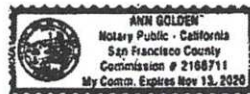
State of California)
County of San Francisco)

On 3/21/2020, before me, Ann Golden, a Notary Public, personally appeared Richard B. Fried, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature



This is to certify that the within instrument was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals in Maryland.

_____, Attorney-at-Law

Exhibit A

Description of Land

That certain land situated in the City of Silver Spring, County of Montgomery, State of Maryland, and described as follows:

Parcel 1

Parcel lettered "H" as shown on plat recorded in Plat Book No. 126 at Plat 14679 one of the Land Records of Montgomery County, Maryland.

AND BEING all of the property conveyed unto Quality Inns, Inc., a Delaware corporation by virtue of a Deed from Irving Hurwitz and Helaine Hurwitz, recorded among the Land Records for Montgomery County, Maryland in Liber 6216, folio 441.

TAX ID NO.: 5-11-2373248

ALSO

Parcel 2

Parcels lettered "F" and "G" as shown on plat recorded in Plat Book No. 103 at Plat 11725 one of the Land Records of Montgomery County, Maryland.

AND BEING part of the property conveyed unto Wheeler Properties, Inc., by virtue of a Deed from Martha Neale Wheeler, widow, recorded among the Land Records for Montgomery County, Maryland, in Liber 2566, folio 581.

TAX ID NO's.: 5-11-1863948; 5-11-1863950

ALSO

Parcel 3

Parts of Lots 1 and 2 Block 4 in the subdivision known as "Section 2, Burnt Mills Manor", as per plat recorded in Plat Book No. 48 at Plat 3737 one of the Land Records of Montgomery County, Maryland, and being more particularly described as follows:

Beginning for the same at a point at the front corner of Lots 2 and 3, Block 4, as delineated on the aforesaid plat, said point also being on the southeasterly dedication limits of Wheeler Drive as delineated on the said plat, then binding with the said southeasterly dedication limits of Wheeler Drive and running with a curve to the left having

1. An arc length of 94.00 feet, a radius of 314.55 feet, and a chord bearing and length of North 79°49'57" East, 93.65 feet to a point, then running with a curve to the left having

2. An arc length of 35.88 feet, a radius of 250.00 feet, and a chord bearing and length of North 67°09'34" East, 35.85 feet to a point at the northeasterly corner of Lot 1, Block 4, as delineated on the said plat, then binding with a part of the northeasterly side of the said Lot 1, Block 4
3. South 50°38'20" East, 25.71 feet to a point at the northeasterly corner of Lot 17, Block 4, as delineated on a plat of Section 2, Burnt Mills Manor, as recorded among the said Land Records in Plat Book No. 65 as Plat No. 5774, then running with the northwesterly side of said Lot 17, Block 4
4. South 34°51'40" West, 140.00 feet to the northwesterly corner of the said Lot 17, Block 4, then continuing
5. South 34°51'40" West, 11.00 feet to a point on the northeasterly line of Parcel G, Burnt Mills Manor, as recorded among the Land Records of Montgomery County, Maryland in Plat Book 103 as Plat No. 11725, then running with and along the same line
6. North 55°24'46" West, 69.00 feet as now surveyed to a point, then
7. North 01°36'23" West, 70.62 feet as now surveyed to the point of beginning, containing 11,065.5 square feet or 0.25403 acres, more or less.

AND BEING all of the property conveyed unto Quality Inns, Inc., by virtue of a Deed from William B. Wheeler, recorded among the Land Records for Montgomery County, Maryland, in Liber 5991, folio 545.

Parcel lettered "E" in the subdivision known as "Burnt Mills Manor", as per plat recorded in Plat Book No. 103 at Plat 11725, one of the Land Records of Montgomery County, Maryland.

And being part of the property conveyed unto Wheeler Properties, Inc. by virtue of a Deed from Martha Neale Wheeler, widow, recorded among the Land records for Montgomery County, Maryland, in Liber 2566, folio 581.

Together with the perpetual easement granted in an Agreement dated October 7, 1983, by and between Aspen Hill Enterprises, Inc., and Quality Inns, Inc., recorded December 5, 1983 in Liber 6252, folio 872.

[END OF LEGAL DESCRIPTION.]