

Prince George's County
Department of Permitting, Inspections
and Enforcement

## PERMITTING AND LICENSING DIVISION **Permitting Center**

9400 Peppercorn Place, 1st Floor Largo, Maryland 20774 (301) 883-5900 ◆ FAX: (301) 883-7138



# REQUEST FOR VALIDATION OF PERMIT ISSUED IN ERROR

(Section 27-258, Prince George's County Code)

		OFFICIAL	USE UNLY			
Validation of Permit #:			Application # ERR:			
			Zoning Category:			
Type of Permit:	Building	<b>□</b> U&O	☐ Sign		Apt. License	
TO BE COMP  Describe Use of F	LETED BY THE AP Property: Auto towing an	PLICANT d sale of used cars				
Applicant's Name	Hofmann Brothers Towing, Industrial dba Hofmann Brothers Used (	C.	_ Daytime Telephone #:	(301) 464-464	6	
	ee Hofmann; Naomi M Hofi		Agent: Hijazi & Carrol			
Address: 7808 Sa			Laurel	MD	20707	
Street			City	State	ZIP Code	
<ol> <li>a minimum, two of</li> <li>A copy of the</li> <li>A specific state</li> <li>A written state</li> <li>A copy of relevor license was</li> <li>A copy of zoni</li> <li>A site plan for</li> </ol>	icil needs to have evidence copies of the following date permit issued in error or a sement of the error allege ement from appropriate against materials from Counts issued.  In map of subject and sutthe subject property show of this application.	ta is to be supplied I apartment license to d. gency/department ti ty/M-NCPPC files r urrounding property.	by the applicant for incluse the validated.  The proview of the part of the part of the part of the permit or lice.	sion in the rec ne permit or lic cense and prop	ord. cense. perty for which the permit	
	plication, the applicant sh		•			
	sting the names of the in 5%) financial interest in th		espective business and	residential add	dresses having at least a	
and the date on names, their l	s a corporation, a statem on which they assumed to ousiness and residential tional stock exchange sh and	heir respective offic addresses, and the	es. The statement shall dates of each director's	also list the c term. An ow	urrent board of directors' ner that is a corporation	
residential add	s a corporation (except of dresses of those individual cks and serial maturity bo	als owning at least fi				
the permit or lice	that the above described ense. At the time of per ny body. I have acted in go	mit's or license's is	suance, no appeal or c	ontroversy reg	garding its issuance was	
GARNER R. GOURLEG			May 5, 2025			
Applicant's Signatu	ıre		 Date			

Section 27-254 of the Zoning Ordinance of Prince George's County, Maryland, requires that applications for building permits and use and occupancy permits be accompanied by copies of a **current** site plan, **drawn to scale**. The following information **MUST** be included on this site plan:

- 1. The present configuration of the property, including bearings and distances, in feet, along all lot lines.
- 2. The name, location, distance to the center line, and right-of-way width of all abutting streets.
- 3. The subdivision name and lot and block number(s) of the subject property (if any) and, where applicable, the current and former names of the development project.
- 4. The total area of the subject property (in square feet or acres).
- A north arrow and scale.
- 6. The location, height, dimensions, and use of **ALL** existing and proposed buildings and other structures (such as fences, walls, swimming pools, poles, etc.), and the **precise location** on the site to which the permit application is applicable.
- 7. The front, side and rear yard depths/widths (i.e., setbacks from all lot lines).
- 8. The gross floor area of **ALL** buildings (except dwellings); and, if occupied by two or more uses, the gross floor area devoted to **each use**.
- 9. Any other information necessary to determine the number of off-street parking spaces required, such as:
  - a. Gross leasable area for shopping centers/malls exceeding 25,000 square feet of gross leasable area;
  - b. Bedroom percentages for multifamily dwellings, where applicable;
  - c. Number of rooms/units within hotels, motels, tourist homes, country inns, boarding/rooming houses, dormitories, etc.;
  - d. Number of seats within churches, eating and drinking establishments, spectator areas at sports facilities, etc.;
  - e. Number of beds/doctors within hospitals and nursing homes;
  - f. Number of students within private schools.
- 10. A complete off-street parking lot/loading area layout and table showing the numbers of spaces required and provided and landscaping area calculations, indicating compliance with PART 11, OFF-STREET PARKING AND LOADING, of the Zoning Ordinance. Of particular concern are the **design standards** and schedules of **numbers of spaces** required.
- 11. Ingress, egress, and internal circulation driveways, and widths thereof.
- 12. Delineation of the 100-year floodplain, if any.
- 13. The percentage of lot coverage/building coverage/green area, where applicable.
- 14. Any restrictions and/or conditions imposed by zoning, special exception, subdivision, or variance approval; and any variances/waivers previously granted.
- 15. For **sign permits**, the exact location, height, dimensions, square footage, and content of the signs.

FOR FURTHER INFORMATION AS TO WHETHER A PARTICULAR USE IS ALLOWED, AND UNDER WHAT CIRCUMSTANCES, ON A GIVEN PIECE OF PROPERTY, CONTACT THE ZONING INFORMATION OFFICE OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION AT (301) 952–3195 OR (301) 952–3208.

INSPECTION RECORD COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY PERMIT NUMBER U14196 DEPARTMENT OF INSPECTIONS AND PERMITS DIVISION OF BUILDING INSPECTION DATE ISSUED BUILDING MODRESS (HOUSE NO., STREET, TOWN OR AREA) Application is hereby made for a permit to k1421 Sandy Spring Rd. (INDICATE ONE) ERECT USE ALTER EXTEND Laurel MOVE the (INDICATE ONE) PERMANENT TEMPORARY structure described. OF NO. MOCK NO. FIBER HOUO DESCRIPTION OF WORK 2.6 acres 1828 157 SUB DIVISION to operate towing wrecked vehicle ELECTION DISTRICT and sales of used cars OWNER'S NAME AND ADDRESS PHONE NO. Gilbert & Naomi Hoffman 725-0207 TO BE ACCOMPLISHED BY: HEIGHT STORIES OCCUPANT'S NAME AND ADDRESS PHONE NO. OMNEI HUNDATION WALLS ARCHITECT OR ENGINEER'S NAME AND ADDRESS TYPE OF MATERIAL PHONE NO. FOO ING NUMBER OF ROOMS/UNITS - PARKING NO CONTRACTOR'S NAME AND ADDRESS PHONE NO. SEWER/SEPTICO WATER/WELLS ELECTRICITY

# USE AND OCCUPANCY PERMIT

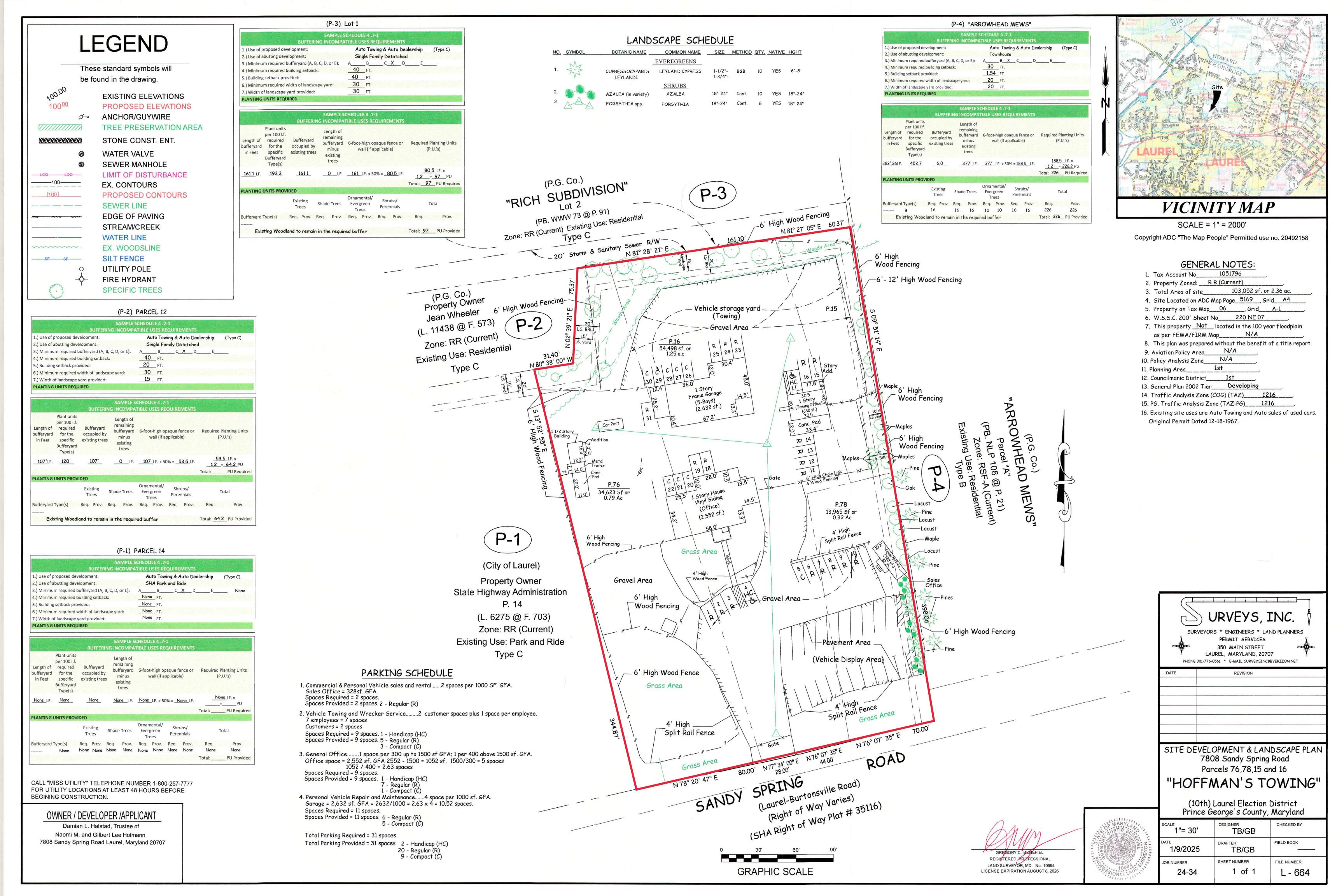
Nº 14196

U

Pursuant to the provisions of Section 31.0 of the Zoning Ordinance for the Maryland-Washington Regional District, Prince George's County, Maryland, and to the provisions of Section 121.0 of the Building Code for Prince George's County, Maryland,

	Gilbert & Naomi Hoffman		
permission is hereby granted to		Name	
Address		City, Town, State	
to use and occupy the land and/or	buildings described a	nd located as follows:	
1421 Sandy spring Rd.		Laure 1	
Address		City, Town, Election District, State	
Lot No. Block No.	Sub	division Name or acreage description	
for the purpose set forth below:			
to operate towing service	& used car lot		
	Use for which permit is g	ranted (describe fully)	
<b>//</b> 3020年中国 (1952)			
Date December 18, 1967		COUNTY COMMISSIONERS for Prince George's County Office	
		Division of Building Inspection	
\$10.00		. 9 171	
ree raid	By	ough E. Bartel	
	Dy	sciple . Dorwer	
	distanced and of somered	from the premises for which it was issued. It is not transfer	

IOTE: This permit must be conspicuously displayed and not removed from the premises for which it was issued. It is not transferable. It must be shown upon demand to any authorized representative of the County Commissioners for Prince George's County. Division of Building Inspection. This permit is good only for the use and to the extent described above. Changes in use, any extension thereof, and changes in occupancy require a new permit.



## Statement of Justification

## Hofmann Brothers Towing- 7808 Sandy Spring Road, Laurel, MD 20707

## Validation of Permit Issued in Error for Permit #U14196

## 1. Request and Location:

The subject property is located at 7808 Sandy Spring Road and consists of Parcel 15 (recorded in the Prince George's County Land Records in Liber 38740 Folio 37), Parcel 16 (recorded in Liber 38740 folio 46), Parcel 76 (recorded in Liber 33134 folio 11) and Parcel 78 (recorded in Liber 33134 folio 16). The property totals 2.36 acres within the Rural Residential (RR) Zone.

The applicant, Hofmann Brothers Towing, Inc., rents the subject property and operates a business on it engaged in auto towing and the sale of used cars. Hofmann Brothers Towing Inc. also does business under the trade name of Hofmann Brothers Used Cars. The property owners are Gilbert Lee Hofmann and the Naomi M. Hofmann Residuary Trust. Mr. Hofmann and the trust each have an undivided one-half interest in the subject property.

The business has been in existence since before the property was first zoned into the prior version of the Rural Residential (R-R) Zone on April 24, 1961. The first and only available use and occupancy permit for the business, Permit U14196, was issued on December 18, 1967. The permit specifies an address of 1421 Sandy Spring Road; however, the property has been re-addressed as 7808 Sandy Spring Road in the time since the permit was issued. This permit allowed an automobile sales lot for the sale of used cars and operation of an automobile towing station with storage of wrecked vehicles. These uses were not permitted in the R-R Zone in 1967, so the permit appears to have been issued in error. Seeing as these uses are still not permitted uses in both the prior R-R Zone and the current RR Zone, the applicant is seeking permission to continue the uses (specifically, their closest equivalents in the current Zoning Ordinance; see Section 6 of this statement of justification) by validating the permit issued in error. This application is in support of the applicant's effort to obtain a new use and occupancy permit for the business, which has been applied for under Permit #UO-00106-2025.

## 2. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	RR	RR
Uses	Vehicle Towing and Wrecker Service & Personal Vehicle Sales (Previously known as Automobile towing station and automobile sales lot)	Vehicle Towing and Wrecker Service & Personal Vehicle Sales
Acreage	2.36	2.36
Parcels	4	4
Dwelling Units	0	0
Square Footage/GFA	5,711+/- sq. ft.	5,711+/- sq. ft.

## 3. Site Description:

The property is located on the north side of Sandy Spring Road just east of its intersection with Van Dusen Road. The property features a vehicle display area near the front of the property for the vehicle sales use. To the rear of this pavement area is a sales office. Further north are the main office and an office for the vehicle towing component of the business. A five-bay garage may also be found on the north side of the property; this garage is used for storage and maintenance/repair solely of the tow trucks used in the business (and so does not constitute a separate use of the property). At the rear of the property is a gravel area used as an accessory vehicle storage yard for towed vehicles. All of these structures may be seen on the site plan accompanying this application.

## 4. Surrounding Uses:

North: Single Family Detached Dwellings in the RR Zone

South: Sandy Spring Road, with an office building beyond

East: Townhouses in the RSF-A Zone

West: Laurel Park and Ride lot owned by the State of Maryland

## 5. Submittal Requirements

Section 27-3615(c) of the Zoning Ordinance sets out the submittal requirements for validation of a permit issued in error. According to this section, the application shall be filed with the Department

of Permitting, Inspections, and Enforcement (DPIE) using an application form provided by them. The application form lists all the information to be submitted which the DPIE Director deems necessary to meet the provisions of Section 27-3515. The application form requests that the following information be supplied:

(1) A copy of the permit issued in error or apartment license to be validated.

**Response:** A copy of Permit # U14196 is included with this application.

(2) A specific statement of the error alleged.

**Response:** The specific error which occurred is that the Use and Occupancy Permit should not have been issued, because the uses listed on it were not permitted in the R-R Zone when the permit was issued in 1967. The property first entered the Maryland-Washington Regional District on April 24, 1961, with the R-R Zoning designation, and its zoning did not change until April 1, 2022, when the current Zoning Ordinance was adopted, at which time it was rezoned to the current RR Zone. According to both the December 1964 and May 1970 versions of the Zoning Ordinance, between 1964 and 1970 an "automobile towing station" (including temporary vehicle storage) was only permitted in the C-2 General Commercial Zone through approval of a special exception. A "automobile sales lot" was permitted in several zones by virtue of not being prohibited, but it was not permitted in the R-R Zone. These listed uses from the 1964 and 1970 ordinances are the best fit available for the description of the use shown on the 1967 permit ("to operate towing wrecked vehicle and sale of used cars"). Although the permit should not have been issued given the R-R Zone's permitted uses in 1967, the business has nevertheless relied on the permit to conduct business since its issuance and has acted on it in good faith.

(3) A written statement from appropriate agency/department that reviewed or issued the permit or license.

**Response:** Due to the age of the permit, there are no written statements or other information available to explain why the permit was issued. The Development Review Division of the Prince George's County Planning Department, M-NCPPC reviewed the application for permit #UO-00106-2025 and advised that the permit was issued in error. A copy of the DRD reviewer's comments is included in this application.

(4) A copy of relevant materials from County/M–NCPPC files regarding the permit or license and property for which the permit or license was issued.

**Response:** All relevant materials from DPIE and M-NCPPC regarding the permit are included with this application.

(5) A copy of zoning map of subject and surrounding property.

**Response:** A zoning map showing the subject property and surrounding property is

included with this application.

(6) A site plan for the subject property showing all existing improvements. The site plan shall provide information in accordance with page 2 of this application.

**Response:** A site plan providing all the information required by page 2 of the application form is included with this application.

Along with the application, the applicant shall submit the following:

- (1) A statement listing the names of the individuals and their respective business and residential addresses having at least a five percent (5%) financial interest in the subject property;
- (2) If any owner is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the date on which they assumed their respective offices. The statement shall also list the current board of directors' names, their business and residential addresses, and the dates of each director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors; and
- (3) If the owner is a corporation (except one listed on a national stock exchange), a statement containing the names and residential addresses of those individuals owning at least five percent (5%) of the shares of any class of corporate security (including stocks and serial maturity bonds).

**Response:** The property is not owned by a corporation. A statement of the individual property owners with their respective business and residential addresses is as follows:

1. Gilbert Lee Hofmann, 50 percent interest

Business Address: N/A

Residential Address: 24 North Court Street, Westminster, MD 21157

2. Naomi M. Hofmann Residuary Trust (Damian L. Halstead, Trustee), 50 percent interest

Business Address: 24 North Court Street, Westminster, MD 21157

Residential Address: N/A

## 6. Requested Effect of Approval

According to Section 27-3615(d)(9) of the Zoning Ordinance, the following are the post-decision actions should the 1967 permit be validated as issued in error:

An approved validation of a permit issued in error authorizes the applicant to undertake the uses, development, or activities authorized in the permit, as modified by the final decision of the District Council. Any building, structure, or use, for which a permit issued in error has been validated by the District Council in accordance with this Subsection shall be deemed a nonconforming building or structure, or a certified nonconforming use, unless otherwise specified by the Council when it validates the permit. The nonconforming building or structure, or certified nonconforming use, shall be subject to all of the provisions of PART 27-7, Nonconforming Buildings, Structures, Uses, Lots, and Signs.

As previously discussed, the applicant believes that the 1967 permit allows the property to be used for an "automobile towing station" (including temporary vehicle storage) and an "automobile sales lot" as they were treated in the 1964 and 1970 versions of the Zoning Ordinance. The closest equivalent uses to these uses in the current Zoning Ordinance are a "vehicle towing and wrecker service" and "personal vehicle sales." For the sake of clarifying the uses allowed on the site, the applicant respectfully requests that the District Council modify the uses, development, and activities authorized in the permit so that the uses authorized are from the current Zoning Ordinance. Neither a "vehicle towing and wrecker service" nor "personal vehicle sales" are permitted in the current RR Zone, so the uses once authorized should be deemed to be certified nonconforming uses in accordance with this section.

## 7. Validation of Permit Issued in Error Decision Standards

A permit issued in error may only be approved if the following criteria in Section 27-3615 of the Zoning Ordinance are met:

(1) No fraud or misrepresentation occurred in obtaining the permit;

**Response:** Based on the records available, there is no evidence that any fraud or misrepresentation ever occurred in obtaining the permit. No case has ever been lodged against the applicant alleging that their permit was obtained fraudulently. The applicant has regularly renewed their towing and business licenses in the course of operating the business, and the applicant has never been denied renewal of their licenses on the basis that their use and occupancy permit was obtained fraudulently.

(2) At the time of the permit's issuance, no appeal or controversy regarding its issuance was pending before any review body;

**Response:** Based on the records available, there is no evidence that any appeal or controversy regarding the permit's issuance was pending before any review body.

(3) The applicant has acted in good faith on the permit approval, expending monies or incurring other obligations in reliance on the permit; and

**Response:** The applicant has acted in good faith on the permit approval by operating the business in accordance with it since 1967. The applicant has spent millions of dollars on the business over the decades it has been open, including an investment of \$800,000 within the past five years to modernize and expand its fleet. The business also renewed its towing contract with Prince George's County within the past five years, thereby setting an obligation to perform services for the County when called upon to do so. The business investments made by Hofmann Bros. and the contracts they agreed to were all based on the understanding that their use and occupancy permit was valid.

# (4) The validation will not adversely affect the public interest or the health, safety, or welfare of County landowners and residents

Response: The validation will not adversely affect the public interest or the health, safety, or welfare of County landowners and residents. Hofmann Brothers Towing has been in operation since prior to 1961 and is a well-established part of the local community, as shown by its history of collaboration with local police departments, support for community initiatives, and offering complimentary services to local residents. To the applicant's knowledge, there have been no recorded complaints from the community regarding its presence or operations. The public impact of the business is no greater than should be expected given the uses operating under it, and those parts of the business which may be considered more disruptive, such as the towing operation, are conducted at the rear of the property away from public view. The current RR zoning notwithstanding, the property is located along a street with many other commercial and institutional uses on it, including office buildings, a gas station, parking lots, and retail uses.

#### 8. Conclusion

This application for validating a permit issued in error satisfies all the relevant criteria for validation. The applicant therefore respectfully requests that the application be approved.

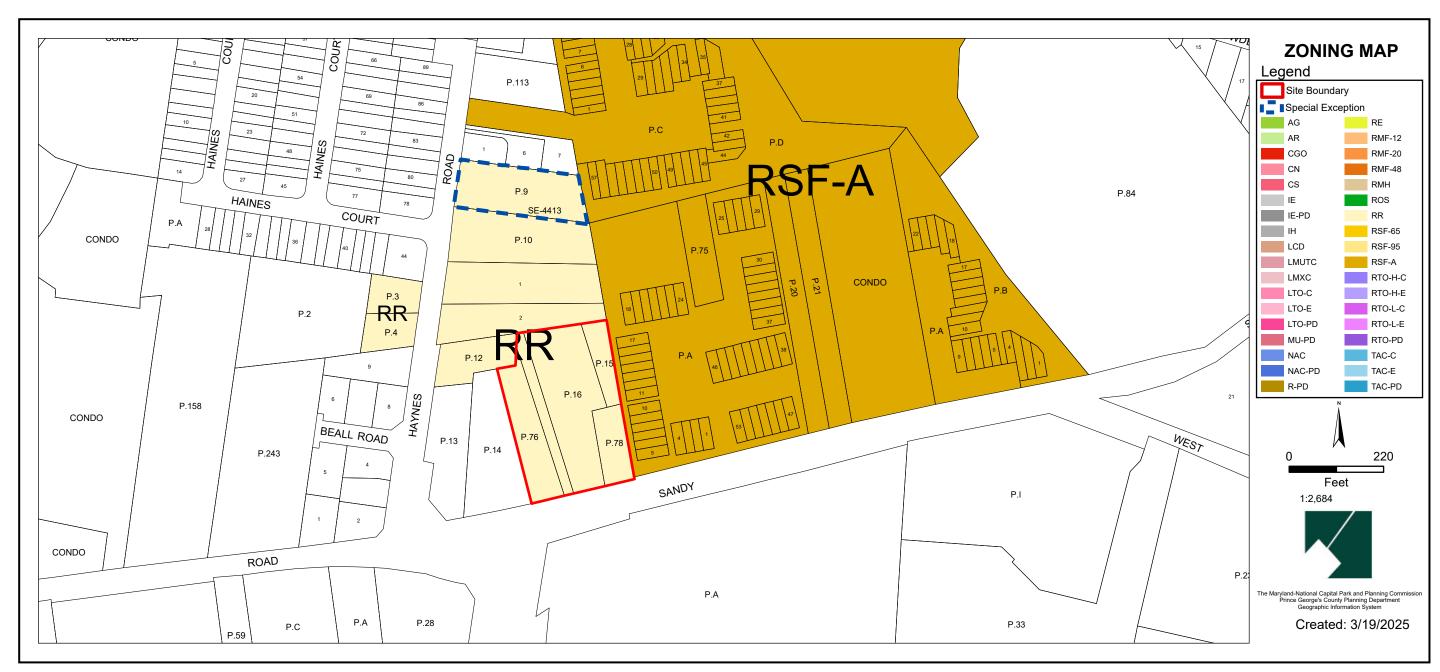
Respectfully Submitted,

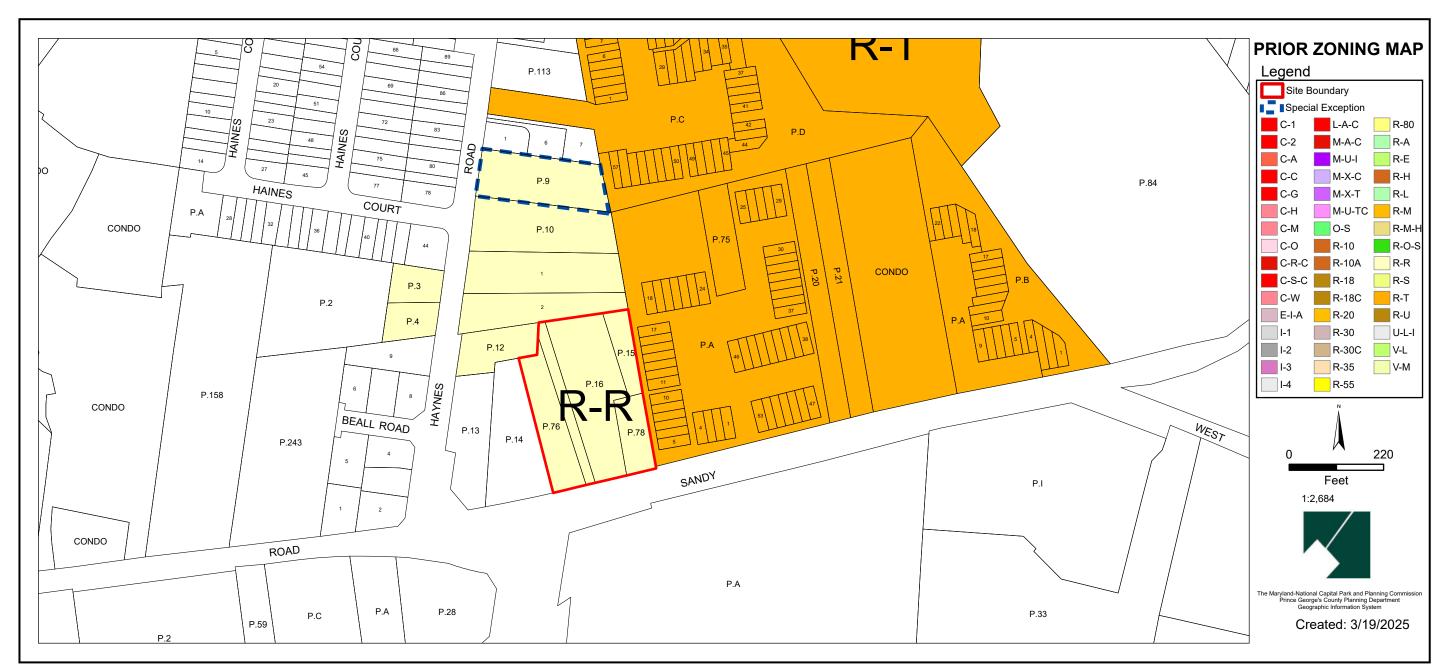
/s/

Abdullah Hijazi, Esq. Hijazi & Carroll, P.A. 3231 Superior Lane Suite A-26 Bowie, MD 20715

Email: ahijazi@hijazilaw.com

Tel: (301) 464-4646 Fax: (301) 464-4188







1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

May 9, 2025

#### **MEMORANDUM**

TO: Karen Spears, Assistant Associate Director, Prince George's County

Department Permitting Inspection and Enforcement

VIA: Brooke Larman, Planning Technician Manager, Permit Review Section,

Development Review Division, M-NCPPC

FROM: Michelle Hughes, Planning Technician Supervisor, Permit Review Section,

Development Review Division, M-NCPPC

SUBJECT: Validation of Permit Issued in Error U14196

It has come to my attention that the above-mentioned permit was erroneously recommended for approval by the Maryland-National Capital Park and Planning Commission. The permit was subsequently issued by the Department of Environmental Resources on December 18, 1967, to operate a towing wrecked vehicles and sales of used cars. The property is currently zoned R-R Zone and is located at 7808 Sandy Spring Rd, Laurel.

The property came into R-R zoning on April 24, 1961, and remains the same in the current and prior zoning ordinance. All developments, not in conformance with the R-R zone that existed prior to annexation became nonconforming as of April 24, 1961. Any change of occupant/ownership since that date would have required a new use and occupancy permit for continuation of use. An issued certificate of occupancy for towing wrecked vehicles and used car sales was issued in 1967, after the annexation of zoning for the RR Zoning therefore, it was issued in error.

Based on the above information permit U14196 was issued in error by the Department of Environmental Resources Community Standards Division (currently DPIE) with the recommendation by Maryland-National Capital Park and Planning Commission to operate a towing service and used car sales. You will be contacted to commence "Validation of Permit Issued in Error" as outlined in Section 27-258 of the prior Prince George's County Zoning Ordinance as Prince George's County sets forth the "Validation of Permit Issued in Error" process.

If you have any questions or need any additional information, please feel free to contact me directly. I can be reached by email at <a href="Michelle.hughes@ppd.mncppc.org">Michelle.hughes@ppd.mncppc.org</a> or by phone at 240-253-6491.

To whom it may concern,

Hofmann Brothers Towing, located at 7808 Sandy Spring Road in Laurel, Maryland, has been a dedicated member of the local community since its inception in 1960-1961. Over the decades, the business has established itself as a reliable towing service, significantly contributing to the area's infrastructure and providing essential services to both residents and local agencies. The company's location is predominantly surrounded by non-residential properties, which include an office building and a gas station to the south, a Park & Ride lot to the west. This positioning not only facilitates operational efficiency but also ensures that the towing operations are conducted in a manner that minimizes disruption to the neighborhood. Tow operations are executed more than 75 feet from the main roadway, effectively concealing the business from public view and aligning with the community's aesthetic preferences.

Hofmann Brothers Towing has made substantial investments in its infrastructure and equipment, amounting to millions of dollars throughout its history. Over the past five years, particularly after successfully renewing the towing contract with Prince George County, the company has invested \$800,000 to modernize and expand its fleet. This investment underscores Hofmann's commitment to enhancing service quality and ensuring operational readiness for the future.

In terms of fiscal responsibility, Hofmann Brothers Towing contributes significantly to the local economy by paying over \$20,000 annually in property taxes to Prince George County. Additionally, the company fulfills its obligations to state and federal taxation, contributing between \$30,000 and \$40,000 each year. The business takes pride in its stable workforce, which includes several employees over the age of 50. Many of these senior employees have devoted over 50, over 30, and over 20 years to the company, highlighting a culture of loyalty and stability within the organization. It is acknowledged that finding equivalent employment opportunities in the industry would be exceptionally challenging for these long-serving individuals.

Furthermore, Hofmann Brothers Towing also owns three residential properties within Prince George County, reinforcing its deep-rooted connection to the community. The company has an extensive history of collaboration with local police departments, providing essential towing services for various law enforcement activities. Hofmann Brothers Towing actively supports community initiatives, including the Torch Run for Special Olympics, contributions to the American Heart Association, and the donation of vehicles to local high schools during prom season, thereby fostering a spirit of goodwill and community engagement.

As part of its commitment to neighborly support, Hofmann Brothers Towing offers complimentary services such as jump starts and tire changes for local residents in need. The

company also provides discounted towing services to assist those who may be facing financial constraints. In addition, Hofmann Brothers has established a practice of loaning tools to neighbors, promoting cooperation and fostering strong community ties. The firm has consistently demonstrated responsiveness to community concerns, prioritizing open communication and active participation in local dialogues. Maintaining robust and mutually beneficial relationships within the community is a fundamental priority for Hofmann Brothers Towing.

The company takes pride in being a productive and supportive member of the community, and it maintains a positive reputation with no recorded complaints regarding its presence or operations. Through its unwavering commitment to service and community involvement, Hofmann Brothers Towing exemplifies the values of responsibility, integrity, and community spirit.

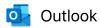
The company is looking forward to the opportunity to redevelop the property in the future once it reaches retirement in 2027, allowing for new possibilities and enhancements for the community.

Sincerely,

President

Hofmann Brothers Towing Inc.

Garner Gourley



#### FW: UO-00106-2025

From nolimitland@icloud.com <nolimitland@icloud.com>

Date Mon 2/3/2025 2:24 PM

To Abdullah Hijazi <ahijazi@hijazilaw.com>

MNCPPC comments below thanks



## Stephenie Clevenger

1001 Prince George's Blvd. Suite 700 Upper Marlboro, MD 20774 240-338-0131

From: Hughes, Michelle < Michelle. Hughes@ppd.mncppc.org>

Sent: Monday, February 3, 2025 2:23 PM

**To:** nolimitland@icloud.com **Subject:** RE: UO-00106-2025

Stephnie,

The scope of work is used Auto Sales, Towing, Auto Repair with 5 bay garage. The property came into R-R zoning on April 24, 1961 and remains the same in the current and prior zoning ordinance. All development not in conformance with the RR zone that existed prior to annexation became nonconforming as of April 24, 1961. Any change of occupant/ownership since that date would have required a new use and occupancy permit for continuation of the use. You have provided an issued certificate of occupancy for towing of wrecked vehicles and used car sales issued 1967. It was issued after the annexation of zoning for the RR Zoning therefore, it was issued in error, Validation of Permit Issued in Error would need to be pursued for the towing of wrecked vehicles and used car sales only. The 5-bay garage would need to meet today's requirements and is prohibited.

#### Michelle Hughes

Planning Technician Supervisor
Development Review Division
Contact Number 240-253-6491 Michelle.Hughes@ppd.mncppc.org



1616 McCormick Drive, Largo, MD 20774



From: nolimitland@icloud.com <nolimitland@icloud.com>

Sent: Thursday, January 30, 2025 2:08 PM

To: Hughes, Michelle < Michelle. Hughes@ppd.mncppc.org >

Subject: RE: UO-00106-2025

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello

Sorry for the delay, I've been out on job sites all day I thought I uploaded the past U&O

Attached



## Stephenie Clevenger

1001 Prince George's Blvd. Suite 700 Upper Marlboro, MD 20774 240-338-0131

From: Hughes, Michelle < <a href="mailto:Michelle.Hughes@ppd.mncppc.org">Michelle.Hughes@ppd.mncppc.org</a>>

Sent: Thursday, January 30, 2025 10:54 AM

To: nolimitland@icloud.com Subject: Re: UO-00106-2025

I took a quick look at this, and it is in the RR Zoning for both current and prior zoning ordinances. Do they have any prior permits for all uses in the scope of work?

Use: used Auto Sales, Towing, Auto Repair with 5 bay garage

Thank you,

## **Michelle Hughes**

Planning Technician Supervisor | Development Review Division

Contact Number 240-253-6491 Michelle.hughes@ppd.mncppc.org





From: nolimitland@icloud.com <nolimitland@icloud.com>

Sent: Wednesday, January 29, 2025 4:12 PM

To: Hughes, Michelle < <a href="mailto:Michelle.Hughes@ppd.mncppc.org">Michelle < <a href="mailto:Michelle.Hughes@ppd.mncppc.org">Michelle.Hughes@ppd.mncppc.org</a>>

Subject: UO-00106-2025

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello Michelle,

I know you just got this case yesterday, even though I submitted it on 1/23/2025 This permit is only b/c the property ownership changes (it went into an estate)

I was just told that the client will be loosing their tow license on 2/14 with DOE if we can't get them the U&O before that

Is there anything you can do to help squeeze this review in any faster than the 30 day review would be greatly appreciated.

thanks



Stephenie Clevenger

1001 Prince George's Blvd. Suite 700 Upper Marlboro, MD 20774 240-338-0131

# SIGN POSTING AND INSPECTION AFFIDAVIT

I. Garn	er R. Gourley	, hereby ce	, hereby certify that the subject property was posted with			
	or type name)	4				
	(2)	sign(s) on	05/16/2025			
S	pecify number)		(date)			
Signature:	AD 5-10					
Application N	Numbers: <u>ERR-001-202</u>	5 Name: Hoffman F	Brothers Towing (Applicant)			
Date:	05/16/25		, , , , , , , , , , , , , , , , , , ,	ALDER CO. A. C.		
Address:	Hofmann Brothers	s Towing Inc.				
2	7808 Sandy Sprin	g rd. Laurel, MD 20707	5			
Telephone:	(301) 725-0207	(301) 725-0753		A State Inc.		
Capacity in v	which you are acting:	Applicar (Ov	nt vner, Applicant, Agent)	MARKAGON CONTRACTOR		

**NOTE:** Attach <u>legible</u> photograph(s) return this affidavit and photographs to the Zoning Hearing Examiner no later than 15 days prior to the scheduled Zoning Hearing Examiner meeting (see attached map for posting locations).

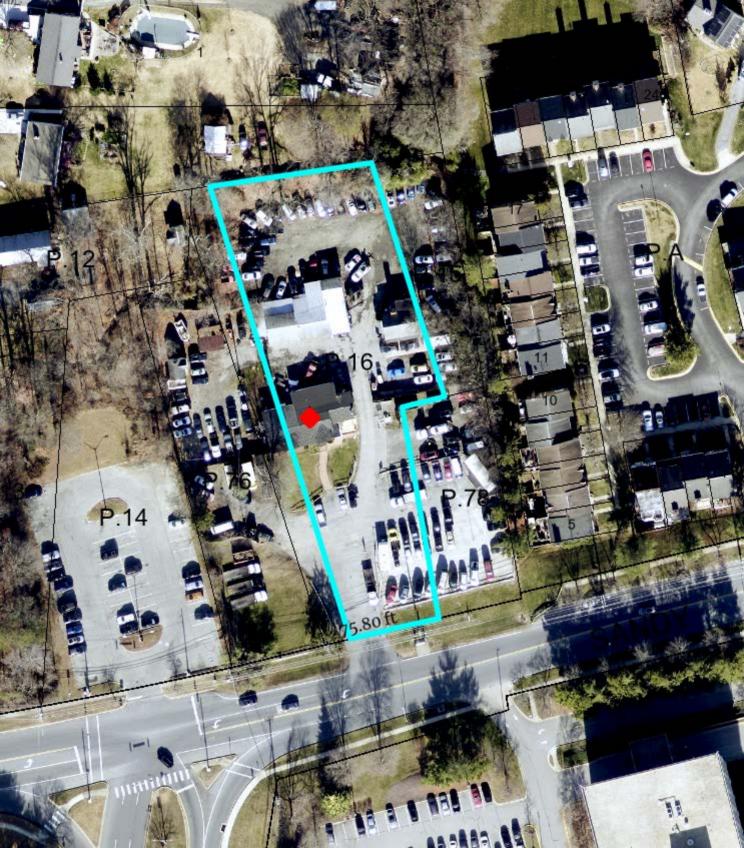
# SIGN POSTING INFORMATION

Application Number:	ERR-001-2025
Applicant(s) Name:	Hoffman Brothers Towing
Date sign(s) were transmitted to applica	nt or applicant's agent:
Number of signs transmitted:	Two (2)
Person to whom signs were transmitted:	Garner R. Gourley (Print)
Capacity in which that person was actin	g: Applicant (owner, applicant, agent)
Date of scheduled Zoning Hearing Exan	niner meeting: June 18, 2025
Last date sign(s) can be posted:M	ay 18, 2025









## NOTICE OF HYBRID HEARING

Application Number:	ERR-001-	-2025				
Applicant(s) Name:	t/a Hofmann	Brothers Used Ca	ors – (Hofma	nn Brothers T	Fowing Inc.)	
Date and time of schedule						
Description of Request: A request for the Validation	Application of t/a Hofma	nn Brothers Used	l Cars – (Ho	fmann Brothe	rs Towing Inc	
vehicle towing/wrecker se and consists of Parcel 15	ervice, and personal veh	icle sales. The pro	operty is loca	ated at 7808 S	andy Spring I	Road
Parcel 16 (recorded in Li	ber 38740 folio 46), Par	cel 76 (recorded i	n Liber 3313	4 Folio 11) an	d Parcel 78	•
(recorded in Liber 33134	* * *	totals 2.36 acres a	ana is within	tne KK (Kura	ai Kesidentiai	<u>Zone)</u>

**Attention:** All or a portion of the hearing will be conducted virtually and in accordance with District Council Rules of Procedure.

Requests to become Persons of Record should be submitted electronically by email to: <u>ZHE@co.pg.md.us</u> no later than 5:00 p.m. on <u>June 13, 2025</u>. Persons of Record will receive an email with information to join the virtual meeting platform.

If you have not viewed the documents, you can find them at <a href="https://pgccouncil.us/LZIS">https://pgccouncil.us/LZIS</a>. Once there select "Guide", then "ZHE", then the application name and hearing date, then "meeting details" and finally "attachments".

Upon notification of an evidentiary hearing before the Zoning Hearing Examiner, any interested party shall submit documents for the record in person, by email, by other electronic portals, or in the County-provided drop box. A copy of all large Site Plans or other documents must be submitted in person in the County-provided drop box. All documents for the record shall be submitted no later than five (5) business days before the scheduled evidentiary hearing. With permission from the Zoning Hearing Examiner, a party may submit supplemental documents for the record closer to the hearing or at the hearing. Any interested party may contact The Office of the Zoning Hearing Examiner to receive a paper copy of a document if the document is not accessible online.

The Zoning Hearing Examiner shall not be responsible for resolving any technical difficulties incurred by any person participating in a virtual/remote hearing.

This notice is for informational purposes only. You have received this Notice of Public Hearing because you signed up to become a Person of Record. If you have any questions, please contact the Zoning Hearing Examiner at email <a href="mailto:ZHE@co.pg.md.us">ZHE@co.pg.md.us</a>. or call (301) 952-3644.



# Prince George's County Department Of Permitting, Inspections And Enforcement Permitting Center

App#: UO-00106-2025 App Type: Use and Occupancy

Address: 7808 SANDY SPRING RD LAUREL MD 20707 App Date: 2025-01-21

Error: Subreport could not be shown.

**SECTION: Owner Information** 

Last Name/Trust: Residuary Trust ETAL First Name: Gilbert Hofmann

Street #: 1974 Street Name: Rieger Rd

City: The Villages State: FL

Zip Code: 32163

Main Phone: 301) 464-4646 Email: ahijazi@hzc-law.com

**SECTION: Use and Occupancy Occupant Information** 

Select Type: NewTenant

Main Phone #: 301) 464-4646

Company Name: HOFMANN BROTHERS TOWING, INC. Trade Name: HOFMANN BROTHERS USED CARS

Cell Phone #:

Last Name: First Name:

Email Address: ahijazi@hzc-law.com

Street #: 7808 Address : Sandy Spring Rd

City: Laurel State : MD

Zip: 20707

**SECTION:** Unit # or Suite #

Does the property have a unit # or Suite #?: No

If yes, then enter the Unit # or Suite #:

Maryland SDAT Property Tax Account #: 1051796

**SECTION: Scope of Work** 

Please describe the scope of work in detail: no work-new tenant only

Use: used Auto Sales, Towing, Auto Repair with 5 bay garage

SECTION: Enter the contact information for the individual responsible for uploading drawings and

managing ePlan

Last Name : Clevenger First Name : Stephenie

Email: nolimitland@icloud.com Main Phone: 2403380131

**SECTION: Prince George's County Registration** 

Prince George's County Registration # (e.g. REG-XXXXX): REG-18492

1. Registration Type (Company or Individual)(REQUIRED):

2. ID Type (REQUIRED):

3.Entity/Company Name or Last Name (REQUIRED):

First Name (REQUIRED for Individual Registration):

Middle Name:

4. EIN # or ID # (REQUIRED):

City:

State:

Zip Code:

Main Phone # (REQUIRED):

Cell Phone #:

Email (REQUIRED):

## **SECTION: Attestation**

#### ACKNOWLEDGEMENT AND SIGNATURE

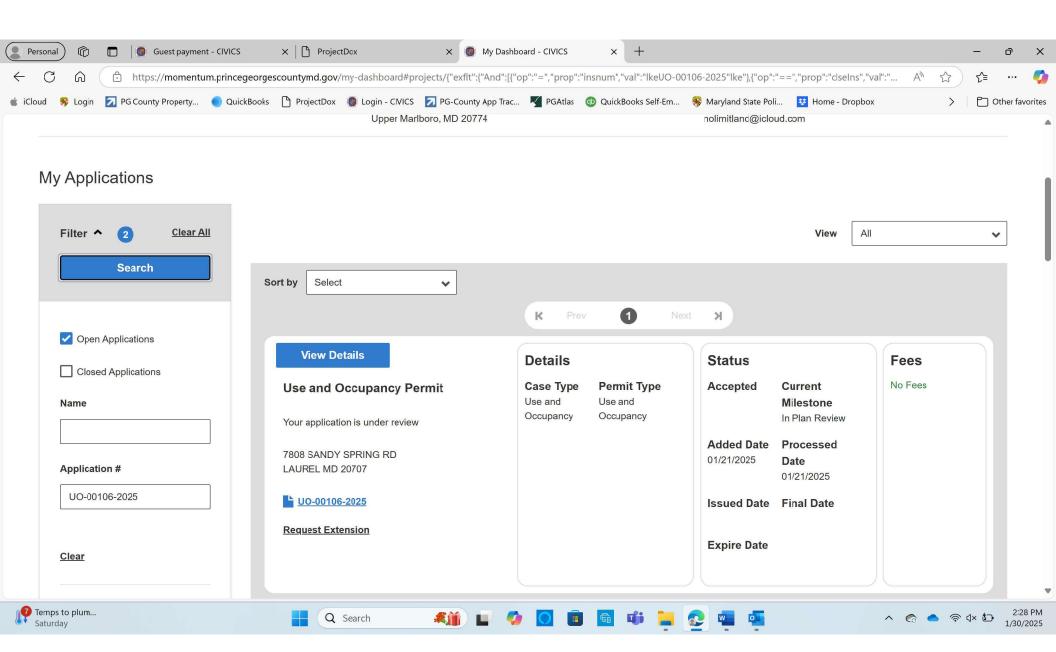
1. PLEASE READ PRIOR TO PROVIDING YOUR SIGNATURE

I acknowledge that the final fees and/or citations will be due prior to issuance of the permit. To see the current fee schedule please <u>CLICK HERE.</u>

2. DISCLAIMER AND ATTESTATION

By submitting this application, I certify and attest that I am authorized to make this application. I certify that all statements on this application are true and complete to the best of my knowledge and belief and are made under the penalties of perjury. I agree to comply with all applicable Maryland and Prince George's County laws and regulations. The work described herein is true and accurate and will be performed in compliance with applicable codes and standards of Prince Georges County and the State of Maryland. I hereby declare and affirm under penalty of perjury, that I understand Section 4-117 and that penalties of \$1,000 per day can be assessed for working without or outside the scope this permit. The making of false statements on this application is punishable by civil or criminal penalties.

Signature (Please type your full name): Stephenie Clevenger





#### Re: UO-00106-2025

From Hughes, Michelle < Michelle. Hughes@ppd.mncppc.org >

Date Tue 2/4/2025 10:32 AM

To Abdullah Hijazi <ahijazi@hijazilaw.com>

Cc nolimitland@icloud.com < nolimitland@icloud.com >

## Abdullah,

Per our telephone conversation this morning, Mr. Moseley is the person of contact for the Validation of Permit Issued in Error at DPIE.

See Section 27-258 of the prior zoning ordinance or 27-3615 of the current zoning ordinances for additional information on this process.

Clarence E. Moseley Permit Center Manager Prince George's County Department of Permitting, Inspections and Enforcement

9400 Peppercorn Place | Suite 100 | Largo, MD 20774 Office 301-636-2050|Cell Phone 240-508-3739, <u>cemoseley@co.pg.md.us</u>

Thank you,

## Michelle Hughes

Planning Technician Supervisor | Development Review Division Contact Number 240-253-6491 Michelle.hughes@ppd.mncppc.org



A black background with a black square Description automatically generated with medium confidence









From: Abdullah Hijazi <ahijazi@hijazilaw.com> Sent: Monday, February 3, 2025 9:48 PM

**To:** Hughes, Michelle < Michelle. Hughes @ppd.mncppc.org > **Cc:** nolimitland@icloud.com < nolimitland@icloud.com >

Subject: Re: UO-00106-2025

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Okay. I will try reach out at 8:30.

Thanks, Abdullah

Abdullah H. Hijazi, Esq. Hijazi & Carroll, P.A. 3231 Superior Lane, Suite A-26 Bowie, Maryland 20715 (T): (301) 464-4646 (F): (301) 464-4188

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From: Hughes, Michelle < Michelle. Hughes@ppd.mncppc.org>

**Sent:** Monday, February 3, 2025 6:33 PM **To:** Abdullah Hijazi <ahijazi@hijazilaw.com>

Cc: nolimitland@icloud.com <nolimitland@icloud.com>

**Subject:** Re: UO-00106-2025

8am

Get Outlook for iOS

From: Abdullah Hijazi <ahijazi@hijazilaw.com> Sent: Monday, February 3, 2025 6:32:30 PM

**To:** Hughes, Michelle < Michelle. Hughes @ppd.mncppc.org > **Cc:** nolimitland@icloud.com < nolimitland@icloud.com >

Subject: Re: UO-00106-2025

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Thanks. I am just trying to find out which of the two options you laid out will be easier for the client. I have two calls in the am. How early can I reach out?

Abdullah H. Hijazi, Esq. Hijazi & Carroll, P.A. 3231 Superior Lane, Suite A-26 Bowie, Maryland 20715

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From: Hughes, Michelle < Michelle. Hughes@ppd.mncppc.org>

**Sent:** Monday, February 3, 2025 6:29 PM **To:** Abdullah Hijazi <a href="mailto:ahijazi@hijazilaw.com">ahijazi@hijazilaw.com</a>

Cc: nolimitland@icloud.com <nolimitland@icloud.com>

Subject: Re: UO-00106-2025

The documentation must predate zoning when the certification of nonconforming use package is submitted. You can submit invoices, contracts, advertisements, tax records, invoices, utility bills, sales records. All documents must have the address, date and use on them.

You can request a copy of any prior certificate of occupancies through DPIE FOIA request.

Permit 351-92-UTZ is a temporary permit. If it is for the proposed use, it can be used as part of the documentation.

I'm available to discuss before 11am tomorrow morning.

#### Get Outlook for iOS

From: Abdullah Hijazi <ahijazi@hijazilaw.com> Sent: Monday, February 3, 2025 6:16:39 PM

**To:** Hughes, Michelle <Michelle.Hughes@ppd.mncppc.org> **Cc:** nolimitland@icloud.com <nolimitland@icloud.com>

Subject: Re: UO-00106-2025

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Okay. Can we have quick call so I am clear the path forward?

Here are the three questions that I have now:

If we go this route, then

- 1. I believe it was always non-conforming since it pre-dates the zoning code, so how does that jive with the request for a copy of the U&O permit and evidence of continuous use?
- 2. Can the documentation be utility records if we are able to file FOIA requests with all the utility providers? Do you have any other ideas of evidence that I can find especially if I have to go back really far?
- 3. There is another U&O that shows up in DPIE's permitting history website under this address but we were not able to locate it. Does this one help? See case number below:

1/17/1992 12:00:00 AM 351-1992-0 92003510015 UTZ (USE & OCCUPANCY-ZONING) CLOSED

Thanks, Abdullah

Abdullah H. Hijazi, Esq. Hijazi & Carroll, P.A. 3231 Superior Lane, Suite A-26 Bowie, Maryland 20715 (T): (301) 464-4646 (F): (301) 464-4188

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From: Hughes, Michelle < Michelle. Hughes@ppd.mncppc.org>

**Sent:** Monday, February 3, 2025 6:07 PM **To:** Abdullah Hijazi <a href="mailto:ahijazi@hijazilaw.com">ahijazi@hijazilaw.com</a>

Cc: nolimitland@icloud.com < nolimitland@icloud.com >

Subject: Re: UO-00106-2025

## Abdullah,

In order for me to recommend approval for the certified nonconforming use, an issued certificate of occupancy and documentation of continuous use from the date it became nonconforming to the present must be submitted along with the nonconforming use package.

Also, the 5-bay garage should be removed from the scope of work and all structures must demonstrate the date of construction to determine if was legally there before zoning.

#### Get Outlook for iOS

From: Abdullah Hijazi <ahijazi@hijazilaw.com> Sent: Monday, February 3, 2025 5:59:41 PM

**To:** Hughes, Michelle < Michelle. Hughes @ppd.mncppc.org > **Cc:** nolimitland@icloud.com < nolimitland@icloud.com >

Subject: Re: UO-00106-2025

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Michelle:

I appreciate the quick response. My understanding is that the garage structure has always been there as an accessory structure, but there's no auto repair use on this property nor are we proposing such a use.

The only two uses we're trying to get a U&O permit for are the towing business and used car business.

As to the issued in error point, my understanding is that the use was in place before the annexation and before the zoning code went into effect as well and was grandfathered in. This is simply the last U&O that

we could find for the property, but the business existed before then.

Thanks, Abdullah

Abdullah H. Hijazi, Esq. Hijazi & Carroll, P.A. 3231 Superior Lane, Suite A-26 Bowie, Maryland 20715 (T): (301) 464-4646

(F): (301) 464-4188

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From: nolimitland@icloud.com <nolimitland@icloud.com>

**Sent:** Monday, February 3, 2025 2:24 PM **To:** Abdullah Hijazi <ahijazi@hijazilaw.com>

Subject: FW: UO-00106-2025

MNCPPC comments below

thanks



Stephenie Clevenger

1001 Prince George's Blvd. Suite 700 Upper Marlboro, MD 20774 240-338-0131

From: Hughes, Michelle < Michelle. Hughes@ppd.mncppc.org>

Sent: Monday, February 3, 2025 2:23 PM

**To:** nolimitland@icloud.com **Subject:** RE: UO-00106-2025

Stephnie,

The scope of work is used Auto Sales, Towing, Auto Repair with 5 bay garage. The property came into R-R zoning on April 24, 1961 and remains the same in the current and prior zoning ordinance. All development not in conformance with the RR zone that existed prior to annexation became nonconforming as of April 24, 1961. Any change of occupant/ownership since that date would have required a new use and occupancy permit for continuation of the use. You have provided an issued certificate of occupancy for towing of wrecked vehicles and used car sales issued 1967. It was issued after the annexation of zoning for the RR Zoning therefore, it was issued in error,

Validation of Permit Issued in Error would need to be pursued for the towing of wrecked vehicles and used car sales only. The 5-bay garage would need to meet today's requirements and is prohibited.

## Michelle Hughes

Planning Technician Supervisor
Development Review Division
Contact Number 240-253-6491 Michelle.Hughes@ppd.mncppc.org



1616 McCormick Drive, Largo, MD 20774



From: nolimitland@icloud.com <nolimitland@icloud.com>

Sent: Thursday, January 30, 2025 2:08 PM

To: Hughes, Michelle < Michelle. Hughes@ppd.mncppc.org >

**Subject:** RE: UO-00106-2025

#### [EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello

Sorry for the delay, I've been out on job sites all day I thought I uploaded the past U&O

Attached



## Stephenie Clevenger

1001 Prince George's Blvd. Suite 700 Upper Marlboro, MD 20774 240-338-0131

From: Hughes, Michelle < Michelle. Hughes@ppd.mncppc.org >

Sent: Thursday, January 30, 2025 10:54 AM

To: nolimitland@icloud.com Subject: Re: UO-00106-2025

I took a quick look at this, and it is in the RR Zoning for both current and prior zoning ordinances. Do they have any prior permits for all uses in the scope of work?

Use: used Auto Sales, Towing, Auto Repair with 5 bay garage

Thank you,

## Michelle Hughes

Planning Technician Supervisor | Development Review Division Contact Number 240-253-6491 Michelle.hughes@ppd.mncppc.org





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From: nolimitland@icloud.com <nolimitland@icloud.com>

Sent: Wednesday, January 29, 2025 4:12 PM

To: Hughes, Michelle < <a href="mailto:Michelle.Hughes@ppd.mncppc.org">Michelle.Hughes@ppd.mncppc.org</a>

Subject: UO-00106-2025

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello Michelle,

I know you just got this case yesterday, even though I submitted it on 1/23/2025 This permit is only b/c the property ownership changes (it went into an estate)

I was just told that the client will be loosing their tow license on 2/14 with DOE if we can't get them the U&O before that

Is there anything you can do to help squeeze this review in any faster than the 30 day review would be greatly appreciated.

thanks



Stephenie Clevenger

1001 Prince George's Blvd. Suite 700 Upper Marlboro, MD 20774 240-338-0131

### SIGN POSTING AND INSPECTION AFFIDAVIT

application.

T.	Garner R. Gourley		, hereby certify t	hat the subject property was	posted with
*,	(Print or type name)				
	TWO	s	ign(s) on	05/20/25	
(date	(Specify number)				
I furt manı	her certify that the signs were in ner.	spected no lat	ter than the 15th day	y of posting and were mainta	ined in a reasonable
Sign	ature:	<i>U17-</i>			
App	lication Numbers: ERR-001	-2025	Name: Hofmann	Brothers Towing Inc.	
Date	05/20/25				
Add	ress: 7808 Sandy Spring rd. La	urel MD 2070	7		
— Tele	phone: (301) 725-0207	(301) 725	-0753		
	acity in which you are acting: _				
Сар	acity in winer, you are assume.	, , , , , , , , , , , , , , , , , , ,	(Owner,	Applicant, Agent)	
Hea	<b>TE:</b> Attach <u>legible</u> photograph(ring Examiner no later than 15 coosting locations).	(s) showing signals and signals.	gn(s) in place. Retu he scheduled Zonin	urn this affidavit and photogr g Hearing Examiner meeting	aphs to the Zoning (see attached map
*	*	*	*	*	ric

The affidavit must be received no later than 15 days prior to the Zoning Hearing Examiner hearing. Failure to deliver the affidavit may result in rescheduling your hearing date or a recommendation for denial of the







To whom it may concern,

Hofmann Brothers Towing, located at 7808 Sandy Spring Road in Laurel, Maryland, has been a dedicated member of the local community since its inception in 1960-1961. Over the decades, the business has established itself as a reliable towing service, significantly contributing to the area's infrastructure and providing essential services to both residents and local agencies. The company's location is predominantly surrounded by non-residential properties, which include an office building and a gas station to the south, a Park & Ride lot to the west. This positioning not only facilitates operational efficiency but also ensures that the towing operations are conducted in a manner that minimizes disruption to the neighborhood. Tow operations are executed more than 75 feet from the main roadway, effectively concealing the business from public view and aligning with the community's aesthetic preferences.

Hofmann Brothers Towing has made substantial investments in its infrastructure and equipment, amounting to millions of dollars throughout its history. Over the past five years, particularly after successfully renewing the towing contract with Prince George County, the company has invested \$800,000 to modernize and expand its fleet. This investment underscores Hofmann's commitment to enhancing service quality and ensuring operational readiness for the future.

In terms of fiscal responsibility, Hofmann Brothers Towing contributes significantly to the local economy by paying over \$20,000 annually in property taxes to Prince George County. Additionally, the company fulfills its obligations to state and federal taxation, contributing between \$30,000 and \$40,000 each year. The business takes pride in its stable workforce, which includes several employees over the age of 50. Many of these senior employees have devoted over 50, over 30, and over 20 years to the company, highlighting a culture of loyalty and stability within the organization. It is acknowledged that finding equivalent employment opportunities in the industry would be exceptionally challenging for these long-serving individuals.

Furthermore, Hofmann Brothers Towing also owns three residential properties within Prince George County, reinforcing its deep-rooted connection to the community. The company has an extensive history of collaboration with local police departments, providing essential towing services for various law enforcement activities. Hofmann Brothers Towing actively supports community initiatives, including the Torch Run for Special Olympics, contributions to the American Heart Association, and the donation of vehicles to local high schools during prom season, thereby fostering a spirit of goodwill and community engagement.

As part of its commitment to neighborly support, Hofmann Brothers Towing offers complimentary services such as jump starts and tire changes for local residents in need. The

company also provides discounted towing services to assist those who may be facing financial constraints. In addition, Hofmann Brothers has established a practice of loaning tools to neighbors, promoting cooperation and fostering strong community ties. The firm has consistently demonstrated responsiveness to community concerns, prioritizing open communication and active participation in local dialogues. Maintaining robust and mutually beneficial relationships within the community is a fundamental priority for Hofmann Brothers Towing.

The company takes pride in being a productive and supportive member of the community, and it maintains a positive reputation with no recorded complaints regarding its presence or operations. Through its unwavering commitment to service and community involvement, Hofmann Brothers Towing exemplifies the values of responsibility, integrity, and community spirit.

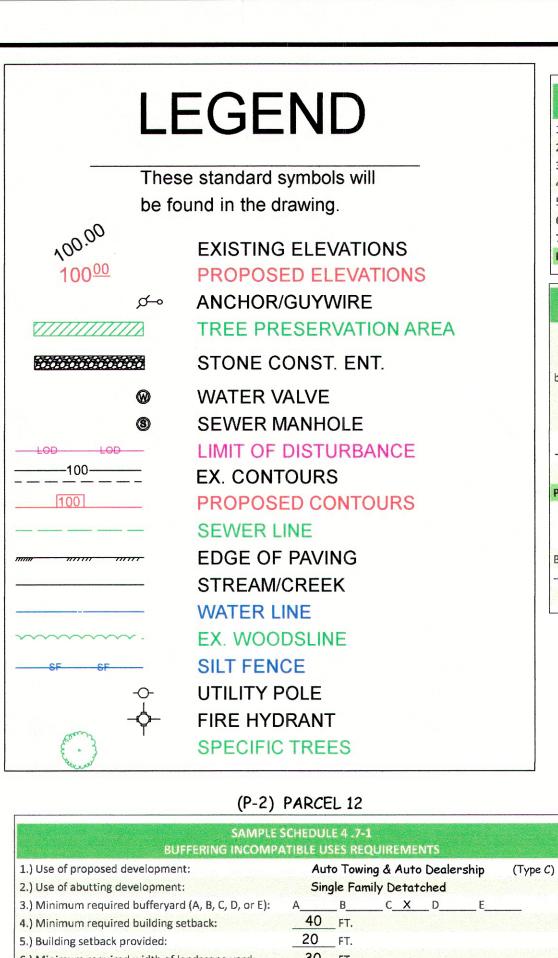
The company is looking forward to the opportunity to redevelop the property in the future once it reaches retirement in 2027, allowing for new possibilities and enhancements for the community.

Sincerely,

President

Hofmann Brothers Towing Inc.

Garner Gourley



5.) Building	setback pro	vided:		20	FT.			
6.) Minimu	m required v	vidth of landsca	ape yard:	30	FT.			
7.) Width of landscape yard provided:					FT.			
PLANTING	UNITS REQU	IRED						
		BUFFERIN	SAMPLE SO					
Length of bufferyard in Feet	Plant units per 100 l.f. required for the specific Bufferyard Type(s)	Bufferyard occupied by existing trees	Length of remaining bufferyard	6-foot-h	igh op	aque fence or plicable)		Planting Units P.U.'s)
<u>107'</u> LF.	120_	107'		107_L	F. x 50	% = <u>53.5</u> LF.		3.5 LF. x = <b>64.2</b> PU
							Total:	PU Required
PLANTING I	UNITS PROVI	IDED						
		Existing Trees	Shade Trees	Orname Evergro Tree	een	Shrubs/ Perennials		Total
Bufferyard *	Type(s)	Req. Prov.	Req. Prov.		rov.	Req. Prov.	Req.	Prov.

SAMPLE BUFFERING INCOMP	SCHEDUL ATIBLE US			MENTS		
1.) Use of proposed development:	Aut	o Towi	ng & Aı	ito De	alership	(Type C)
2.) Use of abutting development:	SHA	A Park	and Ric	le		
3.) Minimum required bufferyard (A, B, C, D, or E):	Α	_ B	c_>	<u></u> D	E_	None
4.) Minimum required building setback:	None	FT.				
5.) Building setback provided:	None	_FT.				
6.) Minimum required width of landscape yard:	None	_FT.				
7.) Width of landscape yard provided:	None	FT.				

Existing Woodland to remain in the required buffer

			UFFER		IMPLE S COMPA				MENTS		
Length of bufferyard in Feet	Plant units per 100 l.f. required for the specific Bufferyard Type(s)	occi	feryard upied by ing tree	rer but res e	ngth of maining fferyard minus xisting trees		t-high op wall (if a				Planting Units P.U.'s)
None LF.	None	_!	None	No	one_LF.	None	_LF. x 50	0% = <u>N</u>	lone_LF.	_No	one_LF. x =PU
										Total:	PU Required
PLANTING I	UNITS PROV	IDED									
			sting ees	Shade	e Trees	Ever	nental/ green ees		ubs/ nnials	1	<b>T</b> otal
Bufferyard *	Type(s)	Req.	Prov.	Req.	Prov.	Req.	Prov.	Req.	Prov.	Req.	Prov.
	None	None	None	None	None	None	None	None	None	None	None
										Total:	PU Provide

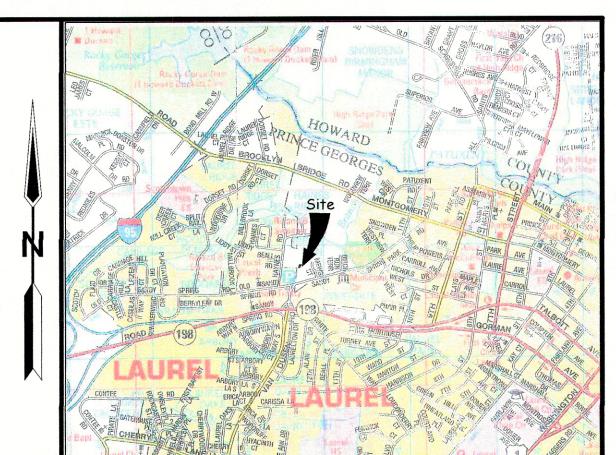
Total Parking Provided = 31 spaces 2 - Handicap (HC) 20 - Regular (R) 9 - Compact (C)

CALL "MISS UTILITY" TELEPHONE NUMBER 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINING CONSTRUCTION.

#### OWNER / DEVELOPER /APPLICANT

Damian L. Halstad, Trustee of Naomi M. and Gilbert Lee Hofmann 7808 Sandy Spring Road Laurel, Maryland 20707

(P-3) Lot 1				(P-4) "ARROWHEAD MEWS"
SAMPLE SCHEDULE 4 .7-1 BUFFERING INCOMPATIBLE USES REQUIREMENTS	LANDS	CAPE SCHEDULE		SAMPLE SCHEDULE 4 .7-1 BUFFERING INCOMPATIBLE USES REQUIREMENTS
1.) Use of proposed development: Auto Towing & Auto Dealership (Type C)	NO. SYMBOL BOTANIC NAME	COMMON NAME SIZE METHOD C	RTY. NATIVE HGHT	1.) Use of proposed development:  Auto Towing & Auto Dealership (Type Continuous)  2.) Use of abutting development:  Townhouse
2.) Use of abutting development:  Single Family Detatched  3.) Minimum required bufferyard (A, B, C, D, or E):  ABC_XDE	<u> </u>	EVEREGREENS		3.) Minimum required bufferyard (A, B, C, D, or E): A B X C D E E 4.) Minimum required building setback: 30 FT.
4.) Minimum required building setback: 40 FT.  5.) Building setback provided: 40 FT.	1. CUPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS 1-1/2"- B&B 1-3/4"-	10 YES 6'-8'	5.) Building setback provided:  1.54 FT.  6.) Minimum required width of landscape yard:  20 FT.
6.) Minimum required width of landscape yard: 30 FT.  7.) Width of landscape yard provided: 30 FT.		SHRUBS		7.) Width of landscape yard provided:
PLANTING UNITS REQUIRED	3. AZALEA (in variety) FORSYTHIA spp.		10 YES 18"-24" 6 YES 18"-24"	PLANTING UNITS REQUIRED
SAMPLE SCHEDULE 4 .7-1	FORSY THIA SPP.	FORSYTHIA 10-24 COM.	0 /63 18-24	SAMPLE SCHEDULE 4 .7-1 BUFFERING INCOMPATIBLE USES REQUIREMENTS
BUFFERING INCOMPATIBLE USES REQUIREMENTS				Plant units  Per 100 L f  Length of
Plant units  per 100 l.f.  remaining				Length of required Bufferyard bufferyard 6-foot-high opaque fence or Required Planting
bufferyard for the occupied by minus wall (if applicable) (P.H.'s)				in Feet specific existing trees existing  Rufferward  Rufferward  (P.U.'s)  existing
Bufferyard existing trees existing				Type(s)
lype(s)				382'.26LF. 452.7 6.0 377 LF. 377 LF. x 50% = 188.5 LF. 186.5 LF. x 1.2 = 226.2 F. Total: 226 PU Re
161.1 LF. 193.3 161.1 0 LF. 161 LF. x 50% = 80.5 LF. 1.2 = 97 PU  Total: 97 PU Required	(P.G. Co.) "RICH SUBDIVISION"			PLANTING UNITS PROVIDED
PLANTING UNITS PROVIDED  Ornamental/ Ornamental/	SUBDIVISION	(P-3)		Existing Shade Trees Evergreen Perennials Trees
Existing Shade Trees Evergreen Perennials Total	"RICH SUD 2			Bufferyard Type(s) Req. Prov. Req. Prov. Req. Prov. Req. Prov. Req.
Trees  Bufferyard Type(s) Req. Prov. Req. Prov. Req. Prov. Req. Prov.	OR WWW 73 @ P. 91)		- Wood Fencing	Existing Woodland to remain in the required buffer  Total: 226 PU Pr
Existing Woodland to remain in the required buffer Total: 97 PU Provided	(PB. VVI) Existing Use: Resident		-6' High Wood Fencing N 81° 27' 05" E 60.37'	/
existing Westman to Fernant III The required buffer	"RICH SUBDIVION Lot 2  (PB. WWW 73 @ P. 91)  Zone: RR (Current) Existing Use: Residential  Type C  Type C  Sewer R/W	v— 161.10'/		
	Zone: RR (3 Type C Sewer R/W 8 Sanitary Sewer R/W N 81° 28' 2	1" En	Woody Area Woody	
	20 510	andso 15 BR	To the state of th	6' High Wood Fencing
	This was	*	77777	
	337	Constitution of the second		6'-12' High Wood Fencing
(P.G. Co.)	r sensing			
norty Owns	6' High Wood Fencing	_ — Vehicle storage yar	d/_+ P.15	
Jean Wheeler	$(73)  (P-2)  \underset{\text{SS}}{\overset{\text{7}}{\bowtie}}  \underset{\text{LS, BRI}}{\overset{\text{20}}{\bowtie}}  \underset{\text{SR}}{\overset{\text{20}}{\bowtie}}  \underset{\text{SR}}{\overset{\text{20}}{\overset{\text{20}}{\bowtie}}}  \underset{\text{SR}}{\overset{\text{20}}{\overset{\text{20}}{\bowtie}}}  \underset{\text{SR}}{\overset{\text{20}}{\overset{20}}{\overset{\text{20}}{\overset{\text{20}}{\overset{\text{20}}{\overset{\text{20}}{\overset{\text{20}}{\overset{\text{20}}{\overset{\text{20}}{\overset{\text{20}}{\overset{\text{20}}{\overset{\text{20}}{\overset{\text{20}}{\overset{20}}{\overset{\text{20}}}{\overset{\text{20}}{\overset{20}}{20$	(Towing)	/	1 8
Jean Whose (L. 11438 @ F. 5	S. LS. BRL	-Gravel Area <		
		P.16 54.498 sf. or	4	1 4
Zone: RR (Cur Existing Use: Re	3100	54,498 sf. or 1.25 a.c R 25 24 23		
Type C		1 c c c   10 30.4'	R R Story	
Type	$-\frac{1}{5}$	100/27/201 1	16 15 Add.	
	y 5 8 80 1 12 1 12 1 12 1 12 1 12 1 12 1 12	11 36.0 Ctory	17 17.8 60	Maple 6' High
	25	Frame Garage 14.5'	30.5 No 1 Story Office H	Maple 6' High Wood Fencing
	R ho	(5-Bays) (2,632 sf.) $\omega$	(630 sf.)	
	O to Car Port 31	67.2	To Conc. Pad	Maples T T
Jnits	I 1/2 Story Building Addition		0 33.4	-6' High Wood Fencing S. N. P. O. P.
	Nam 16/10 16/10 16/10		$\frac{\mathcal{D}}{\mathcal{D}}$ 13	
J	000   W=2.5'   12.2'   Metal   Trailer	RR	N 12 Maples	Maples C. P. P. C.
u <mark>ired</mark>	T 140' Trailer	19 18		Pine Pine Pine Pine Pine Pine Pine Pine
	Pad P.76	C C 20 5 28.0 01 19.5	Gate 7 11 A Chain Link X & Wood Fencing	
	34,623 Sf or 0.79 Ac	25.5 1 Story House Vinyl Siding	X	Oak P Sid O.P.
	0.79 Ac	Vinyl Siding 14.5'	P.78	Oak Pine  NEWS  NE
rded		(2,552  sf.)	13,965 Sf or 0.32 Ac	Pine Locust Di Pine
		58.0	1	The state of the s
	P-1 \ 6' High Wood Fencing	- Mary	4' High Split Rail Fence	Maple
	Wood Fencing	Grass Area	100	Locust
	(City of Laurel)		1 8 9 R	Pine
		4' High	5/6/R/R/R/	
	Property Owner Gravel Area	Wood Fence		Sales Office
State H	lighway Administration \( \sqrt{\lambda} \) 6' High	3 VHC.	Gravel Area —	Pines
	P. 14 \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Fencing 1 2 R R R		300
	L. 6275 @ F. 703)	/ / K/K		
	Zone: RR (Current)			6' High Wood Fencing
Existin	g Use: Park and Ride		Pavement A	Irea _ III = I
	Type C	1		Pine
		7	(Vehicle Displa	ay Area)
PARKING SCHEDULE		Wood Fence	, 1	
1. Commercial & Personal Vehicle sales and rental2 spaces per 10 Sales Office = 328sf. GFA.	00 SF. GFA.	iss Area		
Spaces Required = 2 spaces.			F \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
Spaces Provided = 2 spaces. 2 - Regular (R)  2. Vehicle Towing and Wrecker Service2 customer spaces plus	1 space per employee.		4' High Split Rail	Fence
7 employees = 7 spaces Customers = 2 spaces	A \	4' High	Spirits	
Spaces Required = 9 spaces. 1 - Handicap (HC) Spaces Provided = 9 spaces. 5 - Regular (R)	4.87	Split Rail Fence		70.00'
Spaces Provided = 9 spaces. 5 - Regular (R) 3 - Compact (C)			× Gate N	√76° 07' 35" E 70.00
3. General Office1 space per 300 up to 1500 sf GFA; 1 per 400	above 1500 sf. GFA.		N77° 34' 00" E N76° 07' 35" E N76° 44.00'	DOAD
1052 / 400 = 2.63 spaces		Grass Area	N77° 34' 00" E 1 44.00	ROAD
Spaces Required = 9 spaces. Spaces Provided = 9 spaces. 1 - Handicap (HC)		N78° 20' 47" E 80.00	-16	
7 - Regular (R) 1 - Compact (C)		N78° 20' 47" E 80.00	SPRING (Laurel-Burtonsville Road) (Laurel-Burtonsville Road) (Right of Way Varies) (Right of Way Plat # 3 (SHA Right of Way Plat # 3	
4. Personal Vehicle Repair and Maintenance4 space per 1000 sf. (Garage = 2,632 sf. GFA = 2632/1000 = 2.63 x 4 = 10.52 spaces.	GFA.	CANDY	( ourel-Burtons, Varies)	()
Spaces Required = 11 spaces.		ラハ·	(Dight of Way Wat # 3	35110)
Spaces Provided = 11 spaces. 6 - Regular (R) 5 - Compact (C)			(Kig. of Way Plai	
Total Parking Required = 31 spaces		10	SHA RIGILL	MM/IM
Total Parking Provided = 31 spaces 2 - Handicap (HC)				
20 - Regular (R)		0 3	80' 60' 90'	GREGORY C. BENEFIEL



GREGORY C. BENEFIEL
REGISTERED PROFESSIONAL

**GRAPHIC SCALE** 

LAND SURVEYOR, MD. No. 10994

LICENSE EXPIRATION AUGUST 8, 2026

## VICINITY MAP

SCALE = 1" = 2000'

Copyright ADC "The Map People" Permitted use no. 20492158

#### GENERAL NOTES:

- 1. Tax Account No\_\_\_\_\_\_1051796
- 2. Property Zoned: RR (Current)
- 3. Total Area of site 103,052 sf. or 2.36 ac.
- 4. Site Located on ADC Map Page\_5169\_, Grid\_A4\_\_\_
- 5. Property on Tax Map 06 , Grid A-1
- 6. W.S.S.C. 200' Sheet No\_\_\_\_\_\_ 220 NE 07\_\_\_
- 7. This property Not located in the 100 year floodplain
- as per FEMA/FIRM Map\_\_\_\_\_N/A
- 8. This plan was prepared without the benefit of a title report.
- 9. Aviation Policy Area\_\_\_\_N/A
- 10. Policy Analysis Zone N/A
- 11. Planning Area\_\_\_\_\_1st
- 12. Councilmanic District\_\_\_\_\_1st\_\_\_
- 13. General Plan 2002 Tier <u>Developing</u>
- 14. Traffic Analysis Zone (COG) (TAZ) 1216 ......
- 15. PG. Traffic Analysis Zone (TAZ-PG) 1216
- 16. Existing site uses are Auto Towing and Auto sales of used cars.
- Original Permit Dated 12-18-1967.

URVEYS, INC. SURVEYORS \* ENGINEERS \* LAND PLANNERS PERMIT SERVICES 350 MAIN STREET LAUREL, MARYLAND, 20707

SITE DEVELOPMENT & LANDSCAPE PLAN

(10th) Laurel Election District Prince George's County, Maryland

CHECKED BY 1"= 30' TB/GB FIELD BOOK DRAFTER 1/9/2025 TB/GB SHEET NUMBER FILE NUMBER OB NUMBER L - 664 24-34 1 of 1

PHONE 301-776-0561 \* E-MAIL SURVEYSINC1@VERIZON.NET REVISION

7808 Sandy Spring Road Parcels 76,78,15 and 16 "HOFFMAN'S TOWING"















No Title Examination

BOOK: 3874

### Parcel 15

RECORDATION TAX PAIL

RNH/dlp/05-23-2016

THIS CONFIRMATORY DEED, made this 14th day of June

2016, by and between GILBERT LEE HOFMANN, Personal Representative of the Estate of Naomi M. Hofmann (also known as Naomi Marilyn Hofmann), Grantor, and DAMIAN L. HALSTAD, Trustee of the Residuary Trust under the Last Will and Testament of Naomi M. Hofmann, and GILBERT LEE HOFMANN, Grantees.

WHEREAS, by Deed dated September 26, 2011, and recorded among the Land Records of Prince George's County, Maryland, in Liber No. 33134, folio 001&c., the said Grantor conveyed to the Grantees herein all that lot or parcel of land situate, lying and being in the Tenth (10th) Election District of Prince George's County, Maryland, and containing thirty-one (0.31) hundredths of an acre of land, more or less, said property being described by a metes and bounds description therein; and

WHEREAS, the said Grantor and Grantees have since discovered that the said metes and bounds description in the aforesaid Deed did not accurately describe the property intended to be conveyed because a portion of said description included land which had previously been deeded out; and

WHEREAS, the parties hereto desire to join together in the execution of this Confirmatory Deed for the purpose of conveying and accepting the hereinafter described property as the parcel of land intended to be conveyed in the above-mentioned Deed dated September 26, 2011, and recorded as aforesaid.

NOW THEREFORE, THIS CONFIRMATORY DEED WITNESSETH, that for and in consideration of the sum of ZERO DOLLARS (\$0.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey, release and confirm, unto DAMIAN L. HALSTAD, Trustee of the Residuary Trust under the Last Will and Testament of Naomi M. Hofmann, his successors and assigns, an undivided one-half (½) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, the remaining undivided one-half (½) interest, as tenants in common, forever in fee simple, all that lot or parcel of land situate, lying and being in the Tenth (10<sup>th</sup>) Election District of Prince George's County, Maryland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

BEING the same land conveyed unto Gilbert Lee Hofmann (father of the Personal Representative and father of the individual Grantee herein) and Naomi Marilyn Hofmann, his wife, as tenants by the entireties, by Deed from J. Russell Jones and Helen L. Jones, his wife, dated December 13, 1957, and recorded among the Land Records of Prince George's County, Maryland, in Liber No. 2178, folio 257&c., SAVING AND EXCEPTING so much thereof conveyed as part of the 13,964 square foot parcel in the Deed from Gilbert Lee Hofmann and Naomi Marilyn Hofmann, husband and wife, to Louise A. Flester, dated September 27, 1960, and recorded among the Land Records aforesaid in Liber No. 2491, folio 96&c. The said Gilbert Lee Hofmann subsequently departed this life on August 5, 1978, thereby vesting said land in severalty in the said Naomi Marilyn Hofmann.

No Title Examination

**BOOK: 38740 PAGE: 39** 

TOGETHER with the buildings and improvements thereon, and all and singular the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto DAMIAN L. HALSTAD, Trustee of the Residuary Trust under the Last Will and Testament of Naomi M. Hofmann, his successors and assigns, as to an undivided one-half (½) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, as to the remaining undivided one-half (½) interest, as tenants in common, forever in fee simple.

AND the said Grantor hereby covenants that he will execute such further assurances of the land as may be requisite.

AS witness the hands and seals of the Grantor and Grantees herein.

Wellow L. Cace

RT LEE HOFMANN

Personal Representative of the Estate of

Naomi M. Hofmann

Delvoral L. Pace

(SEAL)

DAMIAN L. HALSTAD,

Trustee of the Residuary Trust under the Last Will and Testament of Naomi M. Hofmann

Weborah L. Cace
Witness

GILBERT LEE HOFMANN

(SEAL)

Grantees

No Title Examination

BOOK: 38740 PAGE: 40

#### STATE OF MARYLAND, CARROLL COUNTY, to wit:

·	1.170	) _	
I HEREBY CERTIFY, that on this _		une	, 2016, before
me, the subscriber, a Notary Public of the State of N	Maryland, personally	appeared G	ILBERT LEE
HOFMANN, Personal Representative of the Estate	of Naomi M. Hofma	ann (also kn	own as Naomi
Marilyn Hofmann), Grantor herein, known to me (o	or satisfactorily prove	en) to be the	person whose
name is subscribed to the within instrument and ac	knowledged that he	executed th	e same for the
purposes therein contained and in the capacity ther	ein stated.		

WITNESS my hand and Notarial Seal.

Webbyald Cace
Notary Public

My Commission Expires: 4/26/18

STATE OF MARYLAND, CARROLL COUNTY, to wit:

WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: 4/26/18



<b>BOOK:</b>	38740	PAGE:	41
DOUIS.	JU / TU	I II OL.	T

STATE OF MARYLAND, CARROLL COUNTY, to wit:

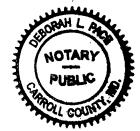
I HEREBY CERTIFY, that on this \_\_\_\_\_\_\_, day of \_\_\_\_\_\_\_\_, 2016, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared GILBERT LEE HOFMANN, one of the Grantees herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

<u>News L. Pace</u>

Notary Public

My Commission Expires: 4/26/18



This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

R. Neal Hoffman, Attorney

Exhibit A

BPR, Incorporated 150 Airport Drive Suite 4 Westminster, Maryland 21157 410-857-9030

December 16, 2015 BPR Job Number: 15-106-000

#### <u>DESCRIPTION</u> 9,422.77 Square Feet

ALL THAT LAND KNOWN AS PARCEL 15 ON PRINCE GEORGE'S COUNTY TAX MAP # 6 LYING ON THE NORTH SIDE OF SANDY SPRING ROAD IN THE TENTH (10<sup>TH</sup>) ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, MARYLAND.

Beginning for the same at an iron pipe previously set at the end of the first (1st) or North 9 degrees 51 minutes 14 seconds West, 200.00 foot line in Parcel 2 of a conveyance from Louise A. Flester to Gilbert Lee Hofmann and Naomi Marilyn Hofmann, husband and wife, by deed dated September 27, 1960 and recorded among the Land Records of Prince George's County in Liber W.W.W. 2491, Folio 099, and said beginning point also being on the fourth (4th) or closing line of a conveyance from J. Russell Jones and Helen I. Jones, his wife, to Gilbert Lee Hofmann and Naomi Marilyn Hofmann, his wife, by deed dated December 13, 1957 and recorded among the Land Records of Prince George's County in Liber W.W.W. 2178, Folio 257, at a distance of 200.00 feet measured reversely along said closing line from an iron bar at the end thereof on the North side of Sandy Spring Road; thence leaving the place of beginning and running and binding on a part of the second (2nd) or South 76 degrees 07 minutes 35 seconds West, 70.00 foot line of the first (1st) mentioned conveyance to Gilbert Lee Hofmann, bearings referred to deed meridian (2178/257).

1. South 76 degrees 07 minutes 35 seconds West, 33.92 feet to intersect the second (2<sup>nd</sup>) or North 17 degrees 20 minutes 25 seconds West, 403.41 foot line of said second (2<sup>nd</sup>) mentioned conveyance to Gilbert Lee Hofmann and also to intersect the first (1<sup>st</sup>) or North 17 degrees 20 minutes 25 seconds West, 403.41 foot line of a conveyance from Catherine R. Branell to Gilbert Lee Hofmann and Naomi Marilyn Hofmann, his wife, by deed dated February 21, 1955 and recorded among the Land Records of Prince George's County in Liber W.W.W. 1828, Folio 157; thence leaving the outline of the said first (1<sup>st</sup>) mentioned conveyance to Gilbert Lee Hofmann and running and binding on the outline of the said second (2nd) mentioned conveyance to Gilbert Lee Hofmann, the three (3) following

courses, the first (1st) of which is also running and binding on a part of the said first (1st) line of the third (3rd) mentioned conveyance to Gilbert Lee Hofmann,

- 2. North 17 degrees 20 minutes 25 seconds West, 203.54 feet; thence leaving the outline of the said third (3<sup>rd</sup>) mentioned conveyance to Gilbert Lee Hofmann and continuing on the outline of said second (2<sup>nd</sup>) mentioned conveyance to Gilbert Lee Hofmann.
- 3. North 81 degrees 27 minutes 05 seconds East, 60.37 feet; thence,
- 4. South 9 degrees 51 minutes 14 seconds East, 198.06 feet to the place of beginning.

Containing: 9,422.77 square feet (0.2163 Acres more or less).

Being all the remaining land as described in conveyance from J. Russell Jones and Helen I. Jones, his wife, to Gilbert Lee Hofmann and Naomi Marilyn Hofmann, his wife, by deed dated December 13, 1957 and recorded among the Land Records of Prince George's County in Liber W.W.W. 2178, Folio 257.

A licensed Maryland Surveyor either personally prepared the metes and bounds description(s) as contained herein, or was in responsible charge over its preparation and the surveying work reflected in it, in compliance with the Maryland Minimum Standards of Practice for Land Surveyors.



### Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

	1 Tronsferent	for
	1. Transferor In	погшайоп
Name of Transfer		·
Gilbert	Lee Hofmann, Personal Represe	ntative of the Estate of
Naomi	M. Hofmann	
<del></del>	4 D	
·	2. Reasons for H	
Resident	I, Transferor, am a resident of the	
Status	Transferor is a resident Article of the Annotated Code of M	under § 10-101(k)(1)(ii) of the Tax-General Maryland.
Principal Residence	Although I am no longer a residence principal residence as defined in	ent of the State of Maryland, the Property is m IRC §121.
	Ity of perjury, I certify that I have ex- mowledge, it is true, correct, and com	amined this declaration and that, to the uplete.
	3a. Individual T	ransferors
Witness		Name
Witness		
Witness		Name
Witness		
Witness	3b. Entity	Name
Witness	3b. Entity Transferore	Name
Witness	3b. Entity	Name
Witness Witness/Attest	3b. Entity Transferore	Name Signature
Witness Witness/Attest	3b. Entity Transferore	Name Signature  Estate of Naomi M. Hofmann
Witness Witness/Attest	3b. Entity Transferore	Name Signature  Estate of Naomi M. Hofmann
Witness Witness/Attest	3b. Entity Transferore	Name  Signature  Estate of Naomi M. Hofmann  Name of Entity  By Lun A Manage of Entity
Witness/Attest	3b. Entity Transferore	Estate of Naomi M. Hofmann Name of Entity  By Luc M.  Gilbert Lee Hofmann, Personal Representativ
Witness  Witness/Attest	3b. Entity Transferore	Signature  Estate of Naomi M. Hofmann  Name of Entity  By Lun A Topology  Gilbert Lee Hofmann, Personal
Witness Witness/Attest	3b. Entity Transferore	Estate of Naomi M. Hofmann Name of Entity  By M. Gilbert Lee Hofmann, Personal Representativ
Witness Witness/Attest	3b. Entity Transferore	Signature  Estate of Naomi M. Hofmann  Name of Entity  By Lan Land  Gilbert Lee Hofmann, Personal  Representativ
Witness Witness/Attest	3b. Entity Transferore	Estate of Naomi M. Hofmann Name of Entity  By un hofmann, Personal Representativ

LR - Deed (No-Taxes) Recording Fee 20.0 20 02 Name: hoffmann Ref: LR - Deed (No-Taxes) Surcharge and the state that you take the two publications are that the copy and that you may the copy and the copy and SubTotal: 60.00 Total: 120.00 11/15/2016 03:07 CC16-CL #7297422 CC0703 -Prince George's County/CC07\_03.04 -

Register 04

Latid Recolds) 33H 307 40, PLaWOffices NOA\_CE04\_39049. Date available 12/18/2019
HOFFMAN, COMFORT, OFFUTT, SCOTT & HALSTAD, LLP

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(2)

PRINCE GEORGE'S COUNTY, MD

#03

Parcel 16

NOV 1 1 2016

\$ | | | | | RECORDATION TAX PAID \$ | TRANSFER TAX PAID

RNH/dlp/05-23-2016

WHEREAS, by Deed dated September 26, 2011, and recorded among the Land Records of Prince George's County, Maryland, in Liber No. 33134, folio 006&c., the said Grantor conveyed to the Grantees herein all that lot or parcel of land situate, lying and being in the Tenth (10<sup>th</sup>) Election District of Prince George's County, Maryland, and containing 58,054 square feet of land, more or less, said property being described by a metes and bounds description therein; and

WHEREAS, the said Grantor and Grantees have since discovered that the said metes and bounds description in the aforesaid Deed did not accurately describe the property intended to be conveyed because a portion of said description included land which had previously been deeded out; and

WHEREAS, the parties hereto desire to join together in the execution of this Confirmatory Deed for the purpose of conveying and accepting the hereinafter described property as the parcel of land intended to be conveyed in the above in the above intended to be conveyed in the above intended to be conveyed in the above in the abo

NOW THEREFORE, THIS CONFIRMATORY DEED WITNESSETH, that for and in consideration of the sum of ZERO DOLLARS (\$0.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey, release and confirm, unto DAMIAN L. HALSTAD, Trustee of the Residuary Trust under the Last Will and Testament of Naomi M. Hofmann, his successors and assigns, an undivided one-half (½) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, the remaining undivided one-half (½) interest, as tenants in common, forever in fee simple, all that lot or parcel of land situate, lying and being in the Tenth (10th) Election District of Prince George's County, Maryland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

BEING the same land conveyed unto Gilbert Lee Hofmann (father of the Personal Representative and father of the individual Grantee herein) and Naomi Marilyn Hofmann, his wife, as tenants by the entireties, by Deed from Catherine R. Branzell, widow of John W. Branzell, dated February 21, 1955, and recorded among the Land Records of Prince George's County, Maryland, in Liber No. 1828, folio 157&c., SAVING AND EXCEPTING so much thereof conveyed as part of the 13,964 square foot parcel in the Deed from Gilbert Lee Hofmann and Naomi Marilyn Hofmann, husband and wife, to Louise A. Flester, dated September 27, 1960, and recorded among the Land Records aforesaid in Liber No. 2491, folio 96&c. The said Gilbert Lee Hofmann subsequently departed this life on August 5, 1978, thereby vesting said land in severalty in the said Naomi Marilyn Hofmann.

TOGETHER with the buildings and improvements thereon, and all and singular the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto DAMIAN L. HALSTAD, Trustee of the Residuary Trust under the Last Will and Testament of Naomi M. Hofmann, his successors and assigns, as to an undivided one-half (½) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, as to the remaining undivided one-half (½) interest, as tenants in common, forever in fee simple.

AND the said Grantor hereby covenants that he will execute such further assurances of the land as may be requisite.

AS witness the hands and seals of the Grantor and Grantees herein.

Weborah L. Gace
Witness

(SEAL)

GILBERT LEE HOFMANN,

Granton

Personal Representative of the Estate of

Naomi M. Hofmann

Deboral L. Pace

\_(SEAL)

DAMIAN L. HALSTAD,

Trustee of the Residuary Trust under the Last Will and Testament of Naomi M. Hofmann

Deborah L. Pace
Witness

SILBERT LEE HOFMANN (SEAL)

Grantees

STATE OF MARYLAND, CARROLL COUNTY, to wit:

me, the subscriber, a Notary Public of the State of Maryland, personally appeared GILBERT LEE HOFMANN, Personal Representative of the Estate of Naomi M. Hofmann (also known as Naomi Marilyn Hofmann), Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained and in the capacity therein stated.

WITNESS my hand and Notarial Seal.

Delroral J. Pace

Notary Public

My Commission Expires: 4/28/16

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY, that on this \_\_\_\_\_\_\_, day of \_\_\_\_\_\_\_\_, 2016, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared DAMIAN L. HALSTAD, Trustee of the Residuary Trust under the Last Will and Testament of Naomi M. Hofmann, one of the Grantees herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained and in the capacity therein stated.

WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: 4/28/16



STATE OF MARYLAND, CARROLL COUNTY, to wit:

WITNESS my hand and Notarial Seal.

Deliosal L. Pace

Notary Public

My Commission Expires: 4/26/18

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

R. Neal Hoffman, Attorney

#### Exhibit A

BPR, Incorporated 150 Airport Drive Suite 4 Westminster, Maryland 21157 410-857-9030

December 16, 2015 BPR Job Number: 15-106-000

#### DESCRIPTION 45,092.02 Square Feet

ALL THAT LAND KNOW AS PARCEL16 ON PRINCE GEORGE'S COUNTY TAX MAP #6 LYING ON THE NORTH SIDE OF SANDY SPRING ROAD IN THE TENTH (10<sup>TH</sup>) ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, MARYLAND.

Beginning for the same at a pipe formerly set on the North Right-of-Way line of Sandy Spring Road, formerly known as Laurel-Burtonsville Road, (33.00 feet wide), said beginning point being at the end of the third (3<sup>rd</sup>) or South 9 degrees 51 minutes 14 seconds East, 200.00 foot line in Parcel Two of a conveyance from Louise A. Flester to Gilbert Lee Hofmann and Naomi Marilyn Hofmann, husband and wife, by deed dated September 27, 1960 and recorded among the Land Records of Prince George's County in Liber W.W.W. 2491, Folio 099, said beginning point also being on the fifth (5<sup>th</sup>) or closing line of a conveyance from Catherine R. Branzell to Gilbert Lee Hofmann and Naomi Marilyn Hofmann, husband and wife, by deed dated February 21, 1955 and recorded among the Land Records of Prince George's County in Liber W.W.W. 1828, Folio 157; thence leaving the place of beginning and the said Sandy Spring Road and running and binding reversely on the outline of said first (1<sup>st</sup>) mentioned conveyance to Gilbert Lee Hofmann, bearings referred to deed meridian (1828/157),

- 1. North 9 degrees 51 minutes 14 seconds West, 200.00 feet; thence,
- 2. North 76 degrees 07 minutes 35 seconds East, 36.08 feet to intersect the first or North 17 degrees 20 minutes 25 seconds West, 403.41 foot line of the second (2<sup>nd</sup>) mentioned conveyance to Gilbert Lee Hofmann; thence leaving the outline of the first (1<sup>st</sup>) mentioned conveyance to Gilbert Lee Hofmann and running and binding on the outline of the said second (2<sup>nd</sup>) mentioned conveyance to Gilbert Lee Hofmann,
- 3. North 17 degrees 20 minutes 25 seconds West, 203.54 feet; thence,
- South 81 degrees 45 minutes 11 seconds West, 135.59 feet; thence
- South 17 degrees 20 minutes 25 seconds East, 416.05 feet, passing 2.48 feet westerly of

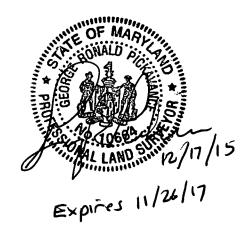
the southwest corner of a cinder block building so as to include the same within the bounds hereof, to the aforesaid north Right-of-Way line of Sandy Spring Road; thence running along the said north Right-of-Way line of Sandy Spring Road, the two (2) following course,

- 6. North 77 degrees 34 minutes 00 seconds East, 28.00 feet to a copper pipe; thence,
- 7. North 76 degrees 07 minutes 35 seconds East, 44.00 feet to the place of beginning.

Containing: 45,092.02 square feet, (1.0352 acres more or less).

Being all the remaining land as described in a conveyance from Catherine R. Branzell to Gilbert Lee Hofmann and Naomi Marilyn Hofmann, his wife, by deed dated February 21, 1955 and recorded among the Land Records of Prince George's County in Liber W.W.W. 1828, Folio 157.

A licensed Maryland Surveyor either personally prepared the metes and bounds description(s) as contained herein, or was in responsible charge over its preparation and the surveying work reflected in it, in compliance with the Maryland Minimum Standards of Practice for Land Surveyors.



### Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

	1. Transferor In	formation
Name of Transferor Gilbert Lee Hofm Naomi M. Hofma	ann, Personal Represen nn	tative of the Estate of
	2. Reasons for I	Evamption
Resident 1,	Transferor, am a resident of the	
Status X T		under § 10-101(k)(1)(ii) of the Tax-General
Principal A Residence P	Ithough I am no longer a resid rincipal residence as defined in	ent of the State of Maryland, the Property is m IRC §121.
	ury, I certify that I have ex it is true, correct, and com	amined this declaration and that, to the uplete.
·	3a. Individual T	ransferors
Witness	<del></del> .	Name
		Signature
	3b. Entity	
Witness/Attest	L. Cace Transferors	Estate of Naomi M. Hofmann
		Gilbert Lee Hofmann, Personal
		Name Representativ
		Title .

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MMB 33134, p. 0011, MSA\_CE64\_33441. Date available 12/02/2011. Printed 06/05/2025. Law offices

Parcel 76

PRINCE GECRGE'S COUNTY MD APPROVED BY #04R

NOV 09 2011

RECORDATION TAX PAID
TRANSFER TAX PAID

RNH/dlp/09-14-2011

THIS DEED, made this <u>36<sup>th</sup></u> day of <u>deptended</u>, 2011, by and between GILBERT LEE HOFMANN, Personal Representative of the Estate of Naomi M. Hofmann (also known as Naomi Marilyn Hofmann), Grantor, and DAMIAN L. HALSTAD, Trustee of the Residuary Trust under the Last Will and Testament of Naomi M. Hofmann, and GILBERT LEE HOFMANN, Grantees.

WHEREAS, Naomi M. Hofmann departed this life on August 29, 2010, and by her Last Will and Testament duly admitted to probate by the Orphans' Court for Carroll County, Maryland (Estate No. 30040), appointed Gilbert Lee Hofmann Personal Representative; and

WHEREAS, in distribution of said Estate, the Grantees herein are entitled to the conveyance of the hereinafter described property.

NOW, THEREFORE, THIS DEED WITNESSETH, that in consideration of the premises and in faithful performance of his duties as required by law, the actual consideration being ZERO DOLLARS (\$0.00), the said Grantor does hereby grant and convey unto DAMIAN L. HALSTAD, Trustee of the Residuary Trust under the Last Will and Testament of Naomi M. Hofmann, his successors and assigns, an undivided one-half (½) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, the remaining undivided one-half (½) interest, as tenants in common, forever in fee simple, in and to all that lot or parcel of land situate, lying and being on the north side of the Laurel-Burtonsville Road adjacent to and binding on the 2<sup>nd</sup> line recited in Deed dated November 26, 1957 from Catherine R. Branzell to Gilbert Lee Hofmann and Naomi Marilyn Hofmann, his wife, recorded in Liber 2178 at folio 260 among the Land Records of Prince George's County, Maryland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

BEING the same land conveyed unto Gilbert Lee Hofmann father of the Personal Representative and father of the individual Grantee herein) and Naomi Marilyn Hofmann, his wife, as tenants by the entireties, by Deed from Catherine R. Branzell, widow and surviving tenant by the entirety of John W. Branzell, dated May 23, 1959, and recorded among the Land Records of Prince George's County, Maryland, in Liber No. 2332, Folio 15&c. The said

### 33134 012

Gilbert Lee Hofmann subsequently departed this life on August 5, 1978, thereby vesting said land in severalty in the said Naomi Marilyn Hofmann.

TOGETHER with the buildings and improvements thereon, and all and singular the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto DAMIAN L. HALSTAD, Trustee of the Residuary Trust under the Last Will and Testament of Naomi M. Hofmann, his successors and assigns, as to an undivided one-half (½) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, as to the remaining undivided one-half (½) interest, as tenants in common, forever in fee simple.

AND the said Grantor hereby covenants that he will execute such further assurances of the land as may be requisite.

AS witness the hand and seal of the Grantor herein.

Deborah L. Pace

\_(SEAL)

GILBERT LEE HØFMANN,

Personal Representative of the Estate of

Naomi M. Hofmann

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY, that on this 20th day of satisfactorily, 2011, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared GILBERT LEE HOFMANN, Personal Representative of the Estate of Naomi M. Hofmann (also known as Naomi Marilyn Hofmann), Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained and in the capacity therein stated.

WITNESS my hand and Notarial Seal.

(S) elboral L. Pace)
Notary Public

NOTARY PUBLIC OUNTA

My Commission Expires: 4/26/14

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

R. Neal Hoffman, Attorney

#### Exhibit A

BEGINNING for the same at an iron axle set at the beginning of the 2<sup>nd</sup> line recited in the aforesaid Hofmann deed, in the north right of way line of the said Laurel-Burtonsville Road, (33 feet wide), and running thence in accordance with survey and description made by Vinton D. Cockey, duly registered engineer and land surveyor, and with the bearings and distances, to wit:

- 1. North 17°56'10" West 387.12 ft. with the 2<sup>nd</sup> line of the said Gilbert Hofmann deed, to an iron pipe; thence,
- 2. South 2°32'15" West 43.80 ft. reversely with part of the 2<sup>nd</sup> line recited in a deed from Samuel E. Chaney to William L. Kolpack and Ella Kolpack, recorded in Liber 796 at Folio 262, among said Land Records to an iron pipe; thence,
- 3. South 80°02'15" West 43.70 ft., reversely with part of the 1<sup>st</sup> line of the said Chaney to Kolpack deed, along the south side of a concrete block wall to a chiseled cross thereon; thence,
- 4. South 14°28'40" East 344.87 ft. with a new line crossing the said Branzell lot, along a fence line, to an iron pipe set in the north right of way line of the said Laurel-Burtonsville Road (33 ft. wide) and thence,
- 5. North 77°34'00" East 80.00 ft., along the said north right of way line of the Laurel-Burtonsville Road, (33 feet wide) to the place of beginning; and,

Containing 0.560 acres of land, more or less.

# Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor I	nformation
Name of Transferor	ntative of the Estate of Naomi M
Name of Transferor Gilbert Lee Hofmann, Personal Represe	illactive of the polace of hashir in
Hofmann	
2. Reasons for	Exemption
Resident   I, Transferor, am a resident of the	he State of Maryland.
	nder 10-101(k)(1)(ii) of the Tax-General
Article of the Annotated Co	
Principal Although I am no longer a resi	dent of the State of Maryland, the Property is m
Residence principal residence as defined	in IRC §121.
Kesidence	
Under penalty of perjury, I certify that I have e	warmined this declaration and that to the
Under penalty of perjury, I certify that I have e	Admined this decial and and that to the
best of my knowledge, it is true, correct, and co	mpiete.
3a. Individual	
Deliarahid (Pace)	Gilbert Lee Hofmann, Personal Representative of the Estate of
Newowa Unce	
Witness	Name Naomi M. Hofmann
	March Alla
	Signature
Witness	Name
112011000	
	Signature
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3b. Entity	
Transferor	rs ·
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Witness/Attest	Name of Entity
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(410) 848-4444 - 876-2266 - Fax 876-9263

Parcel 78

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\$ PRECORDATION TAX PAID
TRANSFER TAX PAID

RNH/dlp/09-14-2011

THIS DEED, made this 26th day of 12011, by and between GILBERT LEE HOFMANN, Personal Representative of the Estate of Naomi M. Hofmann (also known as Naomi Marilyn Hofmann), Grantor, and DAMIAN L. HALSTAD, Trustee of the Residuary Trust under the Last Will and Testament of Naomi M. Hofmann, and GILBERT LEE HOFMANN, Grantees.

WHEREAS, Naomi M. Hofmann departed this life on August 29, 2010, and by her Last Will and Testament duly admitted to probate by the Orphans' Court for Carroll County, Maryland (Estate No. 30040), appointed Gilbert Lee Hofmann Personal Representative; and

WHEREAS, in distribution of said Estate, the Grantees herein are entitled to the conveyance of the hereinafter described property.

NOW, THEREFORE, THIS DEED WITNESSETH, that in consideration of the premises and in faithful performance of his duties as required by law, the actual consideration being ZERO DOLLARS (\$0.00), the said Grantor does hereby grant and convey unto DAMIAN L. HALSTAD, Trustee of the Residuary Trust under the Last Will and Testament of Naomi M. Hofmann, his successors and assigns, an undivided one-half (½) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, the remaining undivided one-half (½) interest, as tenants in common, forever in fee simple, in and to all that lot or parcel of land situate, lying and being in the Tenth (10th) Election District of Prince George's County, Maryland, and being more particularly described on Exhibit A attached hereto and made a paint thereof.

BEING the same land conveyed unto Gilbert Lee Hofmann (father of the Personal Representative and father of the individual Grantee herein) and Naomi Marilyn Hofmann, his wife, as tenants by the entireties, by Deed from Nada K. Olson, dated January 14, 1966, and recorded among the Land Records of Prince George's County, Maryland, in Liber No. 3265, Folio 537&c. The said Gilbert Lee Hofmann subsequently departed this life on August 5, 1978, thereby vesting said land in severalty in the said Naomi Marilyn Hofmann.

#### 33134 017

TOGETHER with the buildings and improvements thereon, and all and singular the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto DAMIAN L. HALSTAD, Trustee of the Residuary Trust under the Last Will and Testament of Naomi M. Hofmann, his successors and assigns, as to an undivided one-half (½) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, as to the remaining undivided one-half (½) interest, as tenants in common, forever in fee simple.

AND the said Grantor hereby covenants that he will execute such further assurances of the land as may be requisite.

AS witness the hand and seal of the Grantor herein.

Deborah L. Pace

(SEAL)

NOTAR

Witness

GÍLBERT LEE HQFMANN, Personal Representative of the Estate of

Naomi M. Hofmann

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY, that on this 30th day of 4 day of 4 day of 4 day of 5 day of 6 day

WITNESS my hand and Notarial Seal.

Nelvorah L. Pace Notary Public

My Commission Expires: 4/26/14

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

R. Neal Hoffman, Attorney

#### Exhibit A

BEGINNING for the same at an iron bar found in the north right-of-way line of the Laurel-Burtonsville Road (33.00 feet wide) and about two feet south of a large oak tree, said bar being the southeast corner of that parcel heretofore conveyed to the said Gilbert Lee Hofmann and wife, by J. Russell Jones and wife, and recorded in Liber 2178 at folio 257, the said point being also the southwest corner and beginning point of that parcel conveyed to George A. Hofmann and Agnes Pease Hofmann, his wife, by deed dated July 17, 1952, and recorded among said Land Records of said County and State in Liber 1526 at folio 52, and running thence with the bearings referred to, the true meridian at Laurel, the following bearings, calls and distances, to wit: (1) North 9° 51' 14" West 200.00 feet, reversely with part of the 4th line of the said Jones to Hofmann deed recorded in Liber 2178 at folio 257, and running also with a part of the first line of the aforementioned Myrtle Hagerman and Ruth Bounds, Trustees, to George A. Hofmann and Agnes Pease Hofmann deed recorded in Liber 1526 at folio 52, to an iron pipe; thence (2) South 76° 07' 35" West 70.00 feet with a new line parallel to the north line of the Laurel-Burtonsville Road and 199.50 feet therefrom to an iron pipe; thence (3) South 9° 51' 14" East 200.00 feet parallel to and 69.83 feet from the first line of the parcel herein described, to a pipe set in the said north right-of-way line of the said Laurel-Burtonsville Road (33.00 feet wide); and thence (4) North 76° 07' 35" East 70.00 feet along the said north right-of-way line of the Laurel-Burtonsville Road to the place of beginning, and CONTAINING 13,964 square feet of land, more or less, as surveyed by office of John W. Mullican, August 10, 1960.

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate

Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

·	1. Transferor in	Tormation		
Name of Transferor Gilbert Lee Hofmann	e Hofmann, Personal Represent	cative of the Estate of Naomi M.		
<u> </u>				
	2. Reasons for 1	Exemption		
Resident	I, Transferor, am a resident of the	e State of Maryland.		
Status				
Diarus	Article of the Annotated Coo	ler 10-101(k)(1)(ii) of the Tax-General de of Maryland.		
Principal	Although I am no longer a resid	ent of the State of Maryland, the Property is m		
Residence	principal residence as defined in	INC 3121.		
Under penalty best of my kn	Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.			
	3a. Individual T			
Delia	ratio L. Pace	Gilbert Lee Hofmann, Personal Representative of the Estate of		
Witness		Name Naomi M Hofmann///		
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}	•	Signature Signature		
		/ /		
<b>∦</b>				
Witness		Name		
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	3b. Entity			
	Transferors			
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Witness/Attest	•	•		
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	iltimore Ci				eorge's			lidation	•		
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2 Conveyance Type	Improved		proved Sale		ultiple Accounts	X	Not an A	ms-			
Check Box 3 Tax Exemptions		Arms-Length [1] Arms-Length [2] Arms-Length [3] Length Sale [9] B  Recordation Estate distribution				•					
(if applicable)	Assessments and Taxation, and County Finance Office Only.  Type or Print in Black Ink Only—All Copies Must Be Legible)  ( Check Box if addendum Intake Form is Attached.)  X Deed										
Cite or Explain Authority	County Transfer Estate distribution										
4		Consideration Amount Finance Office Use Only									
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SDAT requires		Subdivision Na	me	· · · · · · · · · · · · · · · · · · ·	Lot (3a)	В	lock (3b)	Sect/AR (3c)	Pia	at Ref.	SqFt/Acreage (4
submission of all applicable information.	Location/Address of Property Being Conveyed (2)										
A maximum of 40	Sandy Spring Road, Laurel, MD 20707  Other Property Identifiers (if applicable)  Water Meter Account No.										
characters will be		Off	ier Property	Identifier	rs (11 applicable)				, <u>"</u>	ater Meter	Account No.
indexed in accordance with the priority cited in	Residential or Non-Residential Fee Simple or Ground Rent Amount:										
Real Property Article	Partial Conveyance? Yes No Description/Amt. of SqFt/Acreage Transferred: 13,964 SF										
Section 3-104(g)(3)(i).	If Partial Conv	veyance, List Improve	ements Conv	eyed:							
7.	Doc. 1 – Grantor(s) Name(s)  Doc. 2 – Grantor(s) Name(s)										
Transferred	Gilbert Lee Hofmann, Personal Representa- tive of the Estate of Naomi M. Hofmann										
From  Doc. 1 - Owner(s) of Record, if Different from Grantor(s)  Doc. 2 - Owner(s) of Record, if Different from Grantor(s)			ifferent fr	om Grantor(s)							
8											
	Gilbert	Lee Hofmann	<del></del>	10(8)		+	·····	Doc. 2 – (	Jrantee(s	s) Name(s)	· · · · · · · · · · · · · · · · · · ·
Transferred To		Halstad,									
	145 Dida	ewood Drive	Uano		wner's (Grante PA 17331		<del></del>	ess		·	
9 04		1 – Additional Name				-04		Additional N	ames to b	e Indexed	(Optional)
Other Names to Be Indexed											
10 Contact/Mail		Instru	ıment Suhm	itted By o	r Contact Perso	n	<del></del>		XX R	etum to C-	entact Person
Information		nian L. Hals	stad, E	sq.					· · · · · · · · · · · · · · · · · · ·	ount to CO	madi FOISUN
		fman, Comfo	~		Scott,	LLP			п н	fold for Pict	kup
		North Cour	t Stre	<b>e</b> L	Phone: (41	<u>.0, 8</u>	348-444	14	l 	četum Addi	ess Provided
		MPORTANT: BOT		GINAL E							
					operty being con		-		residence	e7	<del></del>
	Assessment Information  Yes XX No Does transfer include personal property? If yes, identify:  Yes XX No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).										
5	Assessment Use Only – Do Not Write Below This Line										
for County Validation	Terminal \ Transfer Nun	/erification nber	Agriculto Date Rece	ural Verifi ived:			vhole Referenc	Part e:	Asslan	Tran. Project	cess Verification
ر برک (۲	Year Land	20	20		Geo.		Мар		Sub		Block
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<u> </u>	Total REMARKS:				Town Cd.		Ex. S	it.	Ex. Cd.		
Grac											
Space Reserved											
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<b>3</b>	Distribution:	White - Clerk's Office									
		Plnk - Office of Finance		Ca Go	nary – SDAT Idenrod – Preparer		AC	C-CC-300 (5/2007	7)		

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Gilbert & Naomi Ho	ffman 72	5-0207	NE NO.	TO BE ACCOMPLISE	HED BY: 5 GARAGEL DEPTH		STORIES
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DBI-2

#### USE AND OCCUPANCY PERMIT

Nº 14196

U

Pursuant to the provisions of Section 31.0 of the Zoning Ordinance for the Maryland-Washington Regional District, Prince George's County, Maryland, and to the provisions of Section 121.0 of the Building Code for Prince George's County, Maryland,

	Gilbert & Naomi Hoffman
permission is hereby granted to	Name
Address	City, Town, State
	buildings described and located as follows:
1421 Sandy spring Rd.	Laure 1
Address	City, Town, Election District, State
Lot No. Block No.	Subdivision Name or acreage description
for the purpose set forth below:	
to operate towing service {	used car lot
	Use for which permit is granted (describe fully)
DateDecember 18, 1967	COUNTY COMMISSIONERS for Prince George's County Office Division of Building Inspection
Fee Paid \$10.00	1 8 8 7-1
	By Joseph C. Darlet
	displayed and not removed from the premises for which it was issued. It is not transfer

NOTE: This permit must be conspicuously displayed and not removed from the premises for which it was issued. It is not transferable. It must be shown upon demand to any authorized representative of the County Commissioners for Prince George's County. Division of Building Inspection. This permit is good only for the use and to the extent described above. Changes in use, any extension thereof, and changes in occupancy require a new permit.

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HOFMANN BROS. TOWING INC.	Name	Sm
24 Hr. Road & Crane Service	Address	CFA
(301) 725-0207 • (301) 725-0753	City/State Phone #	100/
Fax: (301) 604-0681	Year 2003 Make Haywa Model C	er V
MAIN OFFICE	Body Color R Blue Miles	1118/0
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HOFMANN BROS. TOWING INC.	Name Cey Car	L Ver
24 Hr. Road & Crane Service	Address Trans	, 3 /
(301) 725-0207 • (301) 725-0753	City/State Phone #	1
Fax: (301) 604-0681	Year 2020 Make Toy A Model	Jam RY
MAIN OFFICE	Body Look Color GRAY Miles	17.54
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HOFMANN BROS. TOWING INC.	Name
24 Hr. Road & Crane Service	Address
(301) 725-0207 • (301) 725-0753	City/State Phone #
Fax: (301) 604-0681	Year 2020 Make NISSan Model Sentra
MAIN OFFICE 6:58am	Body Gold Blue Miles
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin # 3N/H/58,CV.Q4 Y 2 3 8 3 0 9  AMOUNT:
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HOFMANN BROS. TOWING INC.	Name	
Flatbed & Crane Service	Address	Z
(301) 725-0207 • (301) 725-0753	City/State Phone #	
Fax: (301) 604-0681	Year Make Cheuy Model Eggins	X
MAIN OFFICE	Body Duy Color Brown Miles	
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 26 NFLGE 30 F6 14 93 49  AMOUNT	
Date 11-25-22	2GNFLGE30F.6149349 AMOUNT	
Tag # Exp.	50,00	J
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	W Den
HOFMANN BROS. TOWING INC.	Name
Flatbed & Crane Service	Address
(301) 725-0207 • (301) 725-0753	City/State Phone #
Fax: (301) 604-0681	Year 2013 Make Augusta: Model Flata-
	Body 4dack Color Rel Miles
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin # 5NPE84AC7dH769460
7808 Sandy Spring Rd., Edurci, Haryland 2070.	
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HOFMANN BROS. TOWING INC.	Name
Flatbed & Crane Service	Address
(301) 725-0207 • (301) 725-0753	City/State Phone #
Fax: (301) 604-0681	Year 20/6 Make BMW Model M3
FAX: (301) 004 0001	Body 41) or Color WHITE Miles
MAIN OFFICE 4/105AM	Vin # WBS8M9C59G5E6850/
7808 Sandy Spring Rd., Laurel, Maryland 20707	
Date 9-9-23	Flatbed Vehicle
Tag # U79429 Exp.	to lot from
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HOFMANN BROS. TOWING INC.	Name
Flatbed & Crane Service	Address
(301) 725-0207 • (301) 725-0753	City/State Phone #
Fax: (301) 604-0681	Year 2009 Make Vissan Model 3507
MAIN OFFICE 1237M	Body 2 to Color Silver Miles
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin # AMOUNT:
-10-103	UNIA 249 E617409 61)
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OFMANN BROS. TOWING INC.	Name	
Flatbed & Crane Service	Address	is Caldinia.
(301) 725-0207 • (301) 725-0753	City/State Phone #	110
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Fax: (301) 604-0681	Body 2d Color Black Miles	
	Vin # SHM BB 6146WC007171	AMOUNT:
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P/U DATE:		

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Flatbed & Crane Service	Address	har ala
(301) 725-0207 • (301) 725-0753	City/State	torcycle
Fax: (301) 604-0681	Year 1995 Make Honda Model	agna
	Body M/c Color Yellow Miles	2
MAIN OFFICE  08 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 2 H2RC4305 8010 1972	AMOUNT:
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HOFMANN BROS. TOWING INC. Flatbed & Crane Service		)
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HOFMANN BROS. TOWING INC. Flatbed & Crane Service  (301) 725-0207 • (301) 725-0753  Fax: (301) 604-0681  MAIN OFFICE  7808 Sandy Spring Rd., Laurel, Maryland 20707  Date 1-10-25  Tag # EF C172 Exp.  COMMENTS:			
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COMMENTS:  25-1825  ADMINISTRATIVE FEES  NO Key  Stolen Recovery  Front Right Damaye  Broken Ignition  DRIVER: Jody  DATE:  ET  AUTHORIZED BY:  X  TOWAGENT:  TOTAL \$	Tag # E P C I / R Exp.		115
Stolen Recovery  Stolen Recovery  Front Right Damage  Broken Ignition  DRIVER: Jody  AUTHORIZED BY:  X  TOW AGENT:  TOTAL \$	Per		01/0
Stolen Recovery  Front Right Damage  Broken Ignition  DRIVER: Jody  DATE:  AUTHORIZED BY:  X  TOW AGENT:  TOTAL \$	COMMENTS:	ACCIDENSivemit	
Stolen Recovery  Front Right Damage  Broken Ignition  DRIVER: Jody  DATE:  AUTHORIZED BY:  X  TOW AGENT:  TOTAL \$	25-1825	ADMINISTRATIVE FEES	
Stolen Recovery  Front Right Damage  Broken Ignition  DRIVER: Jody  DATE:  AUTHORIZED BY:  X  TOW AGENT:  TOTAL \$	KELEAGE		
Front Right Damage  Broken Ignition  DRIVER: Jody  DATE:  AUTHORIZED BY:  X  TOW AGENT:  TOTAL \$		No key	
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Broken Ignition  DRIVER: Jody  DATE:  AUTHORIZED BY:  X  TOW AGENT:  TOTAL \$	Holen Recovery	11/0	
Broken Ignition  DRIVER: Jody  DATE:  AUTHORIZED BY:  X  TOW AGENT:  TOTAL \$	E. O. II A.	(Lil	
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AUTHORIZED BY:  X  X  TOW AGENT:  TOTAL \$		1 (10 SOper	
X X TOW AGENT: TOTAL \$	DRIVER: Jody	DATE: $\ell$	
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	TOW AGENT:		\$
I I I I I I I I I I I I I I I I I I I	P/II DATE:		

CS-078 (03-18)

MOTOR VEHICLE ADMINISTRATION 6601 Ritchie Highway, N.E., Glen Burnie, Maryland 21062

		ENERGY SUPERIOR
To dispose of an abandoned mo Automotive Dismantler and Rec	otor vehicle to an Sycler or Scrap Processor	Certificate No.
Name of		20.062470
Name of person granted authority	HOFMANN BROS. TOWING, INC.	.= 0679 702
	7808 Sandy Spring Road	
Street Address	Laurel, Maryland 20707	
City or Town	County	State Zip Code
Vehicle Description		zip dogę
0.60		
year make	9	Scorter
LLOTCKPM9KY460:	model 504	body style
Vehicle Identification Numbe	r Maryl	land Title no.
Therefore, Authority to Dispose of the Recycler or Scrap Processor is hereby g	the vehicle within the period of time spe described Abandoned Motor Vehicle to granted to the applicants named herein rince George's County office ow Coordination Unit 920 Ritchie Marlboro Rd. pper Marlboro, MD 20772	
City,or Town	County	State Zip Code
Dr. C. Mr.	·	State Zip Code
The C. Bing	l	7/29/220
Authorized signature 7	The second secon	Date
Assignment to an Automotive Dismantler and Recy Name of Automotive Dismantler and Recycler or Scrap Commerce Automotive	cle named on the face of this form, you are the rand Recycler or Scrap Processor upon roler or Scrap Processor  Automotive Dismantler and Recycler or Scrap Processor	re required by law to assign the on transfer of the vehicle.
Street Address Front Royal, V.		
,		
oity or Town	Commerce Avenue County 348 S. Commerce Front Royal, VA	Avenue 7in Carlo
(Notary not required) /itness my/our Hand(s) and Seal(s)	on of the face of this certificate by the authorized age of the said vehicle to the Automotive Dismantler and Rei	incy so stated, to dispose of the vehicle cycler or Scrap Processor stated above.
nis day of	Signature of or	erson granted authority

For more information visit our website at www.mva.maryland.gov or call 410-768-7000.

#### Front of site



#### Front of site- entrance driveway



# Entrance driveway- looking northeast towards used car sales lot



#### East driveway, looking north towards main building



### Rear of main building



### Behind main building- looking west



### Front of tow truck garage



Behind main building and in front of tow truck garagelooking east towards tow office



#### Tow office



# Tow truck garage, tow office, and entrance to rear impound lot



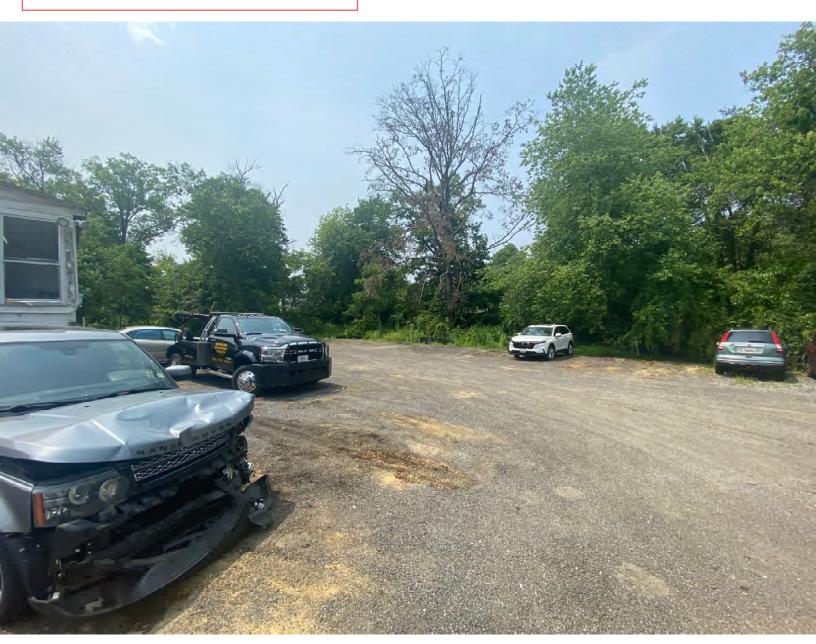
#### Tow office and impound lot gate



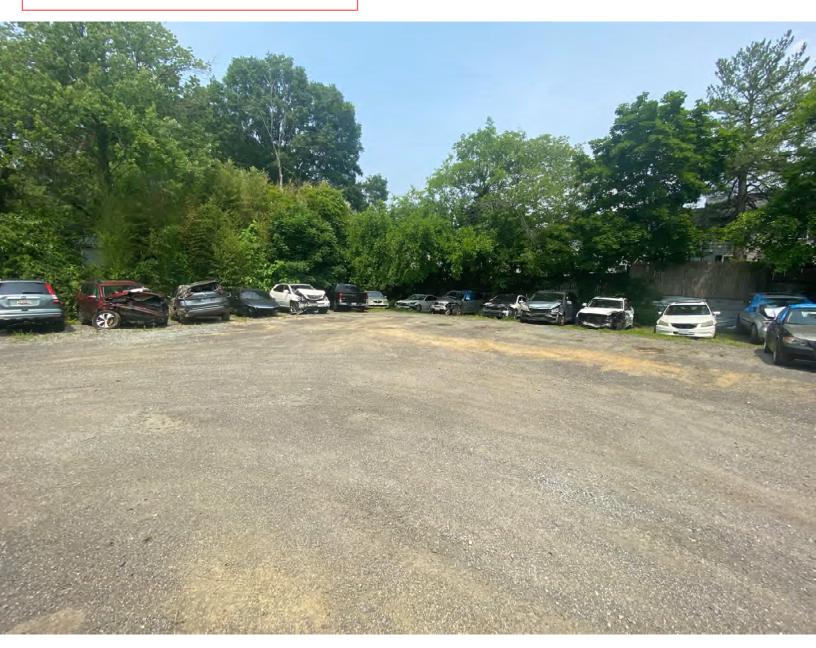
#### Inside impound lot- looking south towards entrance gate



### Inside impound lot



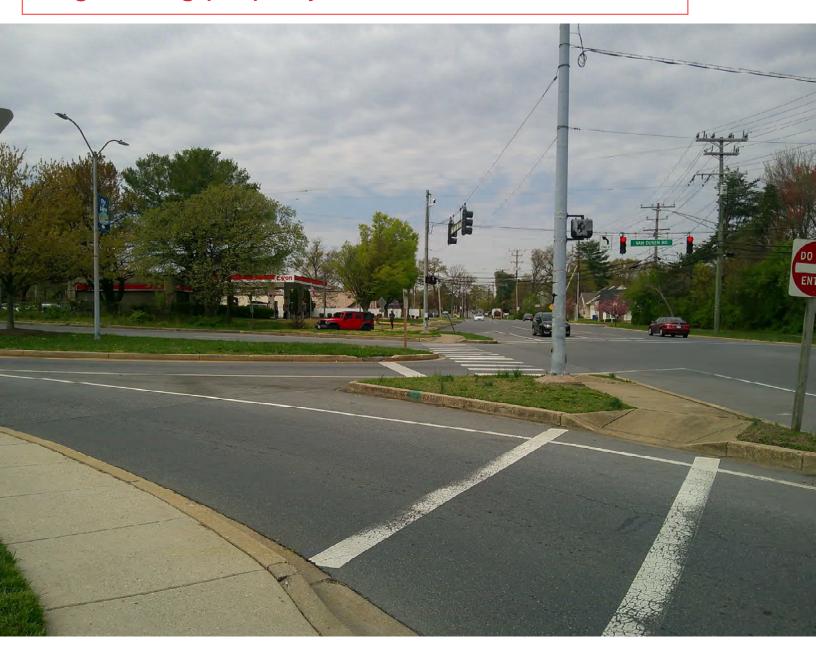
### Inside impound lot



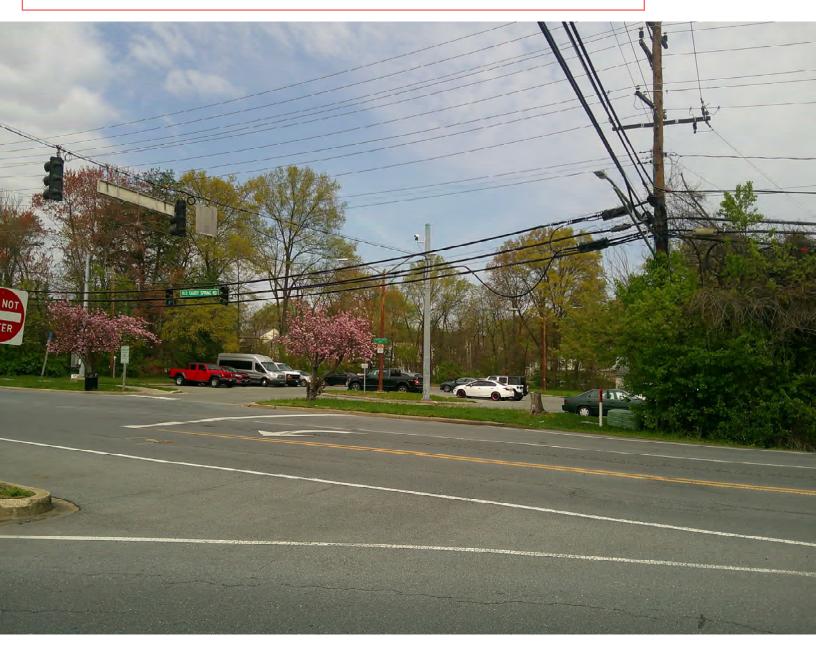
# East of main building- looking south towards site entrance



### Neighboring property- Exxon



# Neighboring property- park and ride



# Neighboring property- Tower Federal Credit Union



# STATE OF MARYLAND Department of Assessments and Taxation

I, DANIEL K. PHILLIPS OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO THE FORFEITURE OR SUSPENSION OF CORPORATIONS, OR THE RIGHTS OF CORPORATIONS TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT HOFMANN BROTHERS TOWING, INC. (D00962118), INCORPORATED FEBRUARY 26, 1979, IS A CORPORATION DULY INCORPORATED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF MARYLAND AND THE CORPORATION HAS FILED ALL ANNUAL REPORTS REQUIRED, HAS NO OUTSTANDING LATE FILING PENALTIES ON THOSE REPORTS, AND HAS A RESIDENT AGENT. THEREFORE, THE CORPORATION IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING WITH THIS DEPARTMENT AND DULY AUTHORIZED TO EXERCISE ALL THE POWERS RECITED IN ITS CHARTER OR CERTIFICATE OF INCORPORATION, AND TO TRANSACT BUSINESS IN MARYLAND.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS JUNE 24, 2025.

Daniel K. Phillips

Director



700 East Pratt Street, 2nd Flr, Ste 2700, Baltimore, Maryland 21202 Telephone Baltimore Metro (410) 767-1344 / Outside Baltimore Metro (888) 246-5941 MRS (Maryland Relay Service) (800) 735-2258 TT/Voice

Online Certificate Authentication Code: gBDHxyb6aEe2WNVvRZp8VQ To verify the Authentication Code, visit http://dat.maryland.gov/verify

Page 1 of 2

See details on page 2

# **Bill Summary**

**CONTACT US** 

**Customer Service:** 

Correspondence:

Hoffman Bros Towing Inc 7808 Sandy Spring Rd Laurel, MD 20707 Account # 3963726069 Issued Date: January 10, 2025

**BGE Outstanding Balance** 

\$0.00

Other charges and credits (See details)

\$6,027.44

Total amount due by February 10, 2025

\$6,027.44

The amounts shown in the circles reflect charges from this bill period.

BGE.COM 800.685.0123

800.735.2258 (TTY-TTD)

P.O. Box 1475 Baltimore, MD 21203





Return only this portion with your check made payable to BGE. Please write your account number on your check.

# Pay your bill online, by phone or by mail.

See reverse side for more info

0126423 01 AB 0.593 \*\*AUTO T1 0 2011 20707-3548 -C01-P26449-I1

Hoffman Bros Towing Inc 7808 Sandy Spring Rd Laurel, MD 20707-3548



Total amount due by Feb 10, 2025

\$6,027.44

Payment Amount \$

Account # 3963726069

**BGE** P.O. Box 13070 Philadelphia, PA 19101-3070

# 0126423-0060980-0000002 of 0000002-C01-m1-2011-26449

# Other charges and credits

#### \$6,027.44 **DAMAGE CHARGES**

Start Date: May 28, 2024 End Date: June 19, 2024

Location: 11991 Scaggsville Rd (RTE 216) Pindell School Rd

Labor: 40hrs

Vehicles and Equipment: Contractor: Traffic Control

Pole: 40ft

Miscellaneous Material: other

4,064.90 199.38

1,166.41 556.75 40.00

Replaced 40ft pole & overhead equipment damaged by your vehicle Md state license tag#13697TT operated by Angel L Ortiz Jr. Police report# 240049111

TOTAL

\$6,027,44

#### IMPORTANT INFORMATION ABOUT YOUR BILL

Job Number:

1952313700

- For any inquiries concerning this bill, please call 410.209.1548.
- For information on other electronic payment methods, please contact BGE Revenue Processing at Revenue@BGE.com.

Federal Tax Identification # 52-0280210

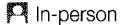
to pay



download at the App Store and Google Play







Visit BGE.COM and select Pay My Bill for a list of authorized ACE Cash Express\*\* Fidelity Express\*\* and Western Union©\*\* payment locations.



Pay-by-phone

Paymentus\*\* 833.209.5245

\*\*Fees may apply.



Detach and mail this portion with your check. Do not include any correspondence with your check.



5/28.2018

Account Number: 821 3121 900648		
Payment Due Date	New Balance	
05/28/2018	\$144.21	
	Payment Due Date	

Payment Enclosed: Please use blue or black ink.

44

21



New address or email? Print changes on back.

HOFMANN BROTHERS TOWI GARNER R GOURLEY 7808 SANDY SPRING RD LAUREL MD 20707-3548

98036 N105 արրվարդությունին ապարարկանի և հ

Make Payment to: LOWES BUSINESS ACCT/SYNCB P.O. BOX 530970

դիրիարիա<mark>յին</mark>ունիարկարիարիանիակիրիայի

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ATLANTA, GA 30353-0970



14 53rd St Suite 418 Brooklyn NY 11232-2608

800-758-3835 www.petrocommercial.com

0	PEN ITEM INV	DICE SUMMARY	
Invoice Date	01/26/2021	Account Number	10-5725904
Payment Due Date	<b>Upon Receipt</b>	Amount Due	\$2,482.67

# Why Petro Commercial Services is the best choice for your operation:



We're your total commercial energy solutions partner with everything to keep your operation up and running.

Our personal sales representatives create customized oil, propane, natural gas and biofuel solutions to suit your energy needs.

# Good market or bad, fair weather or foul - we deliver!

We're the only energy management partner you need to help design a cleaner, cost-effective commercial energy and fuel solutions package.

> From winter storms to summer heat waves, you can rely on our team to always be there for you and always deliver - 24/7!

Your Delivery Address: 7808 Old Sandy Spring Rd Laurel MD 20707

DATE	INV #	DESCRIPTION	CHARGES CREDITS BAI	ALANCE
		Previous Balance:	\$1,1	,178.08
01/25/2021	172343	CLEAR ULSD 468.6 GALLONS @ \$2,1695	\$1,016.63	
01/25/2021	172343	SET SET	\$173.62	
01/25/2021	172343	FET	\$114.34	
	172343	Sub-Total:	\$1,304.59	
		Invoice Total:	\$1,3	,304.59
		Ending Balance:	\$2,4	,482.67

SECTION OF THE SECTIO	And the production of the control of the latest the control of the	ologia his ili kuji ku ka ka Bibli ku ka ka
TOTAL INVOICE	INVOICE #	<b>DUE DATE</b>
\$1,304.59	172343	Upon Receip

PLEASE PAY THIS **AMOUNT** 

\$2,482.67

AMOUNT PAID

Please detach and return this stub with your payment.

ACCOUNT NO.

10-5725904



PO Box 10899

For Post Office Return Mail Only:

Portland, ME 04104

Please call us to change your billing or service address.

Pay online at www.paymyenergyaccount.com/petrocommercial

DUE DATE

**Upon Receipt** 

717725 586 01 000059 02 NNNNNY HOFFMAN BROTHERS TOWING INC 7808 SANDY SPRING 20707 LAUREL, MD 20707

PLEASE SEND PAYMENT TO:

**OPEN ITEM INVOICE #172343** 

INVOICE TOTAL

\$1,304.59

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BALANCE

\$2,482.67

Petro Commercial Services PO Box 70282 Philadelphia, PA 19176-0282



CONTACT US

Customer Service:

BGE.COM 800.685.0123

800.735.2258 (TTY-TTD)

P.O. Box 1475 Baltimore, MD 21203

Correspondence:

correspondence,

Page 1 of 2

BGE ELECTRIC DELIVERY



BGE

Electric Choice ID: 3511316389

TAXES & FEES

OTHER CHARGES AND CREDITS



See details on page 2

Hofmann Bros Towing Inc 7808 Sandy-Spring Rd Laurel, MD 20707

**Bill Summary** 

Account # 3511351000

Issued Date: March 21, 2019

Previous Balance	\$156.30
Payments Received March 5, 2019	-\$153.30
BGE Outstanding Balance	\$3.00
Electric	\$886.28
Other charges and credits (See details)	\$0.04

Total amount due by April 8, 2019

\$889.32

Payment received after April 8, 2019 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

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CONTACT US
Customer Service:

BGE.COM 800.685.0123 800.735.2258 (TTY-TTD)

Correspondence:

P.O. Box 1475 Baltimore, MD 21203



ELECTRIC SUPPLY
BGE

Electric Choice ID: 3511316389

# **Bill Summary**

Page 1 of 2

Hofmann Bros Towing Inc 7808 Sandy-Spring Rd Laurel, MD 20707 Account # 3511351000

Issued Date: February 20, 2019

Previous Balance	\$975.75
Payments Received February 4, 2019	-\$2,000.00
BGE Outstanding Balance	-\$1,024.25
Electric	\$1,180.55

#### Total amount due by March 11, 2019

\$156.30

Payment received after March 11, 2019 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

Huly 1563 Cr 7862



CONTACT US

**Customer Service:** 

Correspondence:

BGE.COM

800.685.0123

800.735.2258 (TTY-TTD)

P.O. Box 1475 Baltimore, MD 21203



Electric Choice ID: 3511316389

TAXES & FEES

# **Bill Summary**

Page 1 of 2

\$686.64

Hofmann Bros Towing Inc 7808 Sandy-Spring Rd Laurel, MD 20707 Account # 3511351000

Issued Date: December 19, 2018

Previous Balance	\$551.49
Payments Received December 3, 2018	-\$800.00
BGE Outstanding Balance	-\$248.51
Electric	\$935.15

Total amount due by January 7, 2019

Payment received after January 7, 2019 will incur a late charge. A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

7 TV1 0(1 1911





BGE

DELIVERY

CONTACT US

**Customer Service:** 

Correspondence:

BGE.COM 800.685.0123

800.735.2258 (TTY-TTD)

P.O. Box 1475 Baltimore, MD 21203

ELECTRIC ELECTRIC \$975.75

BGE Electric Choice ID: 3511316389

TAXES & FEES

# **Bill Summary**

Page 1 of 2

Hofmann Bros Towing Inc 7808 Sandy-Spring Rd Laurel, MD 20707 Account # 3511351000 Issued Date: January 22, 2019

Previous Balance	\$686.64
Payments Received January 3, 2019	-\$686.64
BGE Outstanding Balance	\$0.00
Electric	\$975.75

#### Total amount due by February 8, 2019

\$975.75

Payment received after February 8, 2019 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%

The amounts shown in the circles reflect charges from this bill period.

Hog,000 CIC 7836,5

# AOL Mail - Message View

Page 1 of 1

# FW: Hofmann Bros. Towing GPM0006689 Renewal Revised

From: Lori <lori@floydmays.com>

To: hofmannbrothers < hofmannbrothers@verizon.net>

Date: Mon, Jul 23 2018 10:22 am

Hi BJ,

Here is the information regarding your renewal.

GPM 0006689 - \$22,960.00 ( last year was \$21006) CFM 0006689 - \$1,009 ( Last year \$880)

IMM 0006689 - \$654.00 ( Last year \$654)

Total Premium: \$24,623.00

All carriers have taken a hit with their pricing on all towing this year.

Thank you,

Lori

118

# Lorí Pinney

# Floyd Mays Insurance Agency, Inc.

Commercial Lines Account Manager 5400 Whiteside Rd, Sandston, VA 23150 Phone (804) 737-6060 Fax (804) 737-0355

Lori@floydmays.com

it fo@floydmaysinsurance.com

Your Referral Is Appreciated-We Are Sincerely Grateful For Your Business And The Business You Refer

HOFMANN BROTHERS TOWING, INC. 7808 SANDY SPRING RD. LAUREL, MD 20707 (301) 725-0207

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CHECK AMOUNT &

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SANDY SPRING BANK OLNEY, MARYLAND 20832

VOID IF NOT CASHED IN 90 DAYS

120555560511

1º00?9801 1:0550010961:



14 53rd St Suite 418 Brooklyn NY 11232-2608 800-758-3835 www.petrocommercial.com

Invoice Date **Payment Due Date** 

OPENITEM INVOICE SUMMARY

09/08/2024 Amount Due

08/09/2024 Account Number

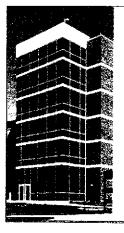
10-5725904

\$921.51



# Commercial energy solutions to help build your bottom line.

- Expert HVAC systems and service
- ✓ Platinum low sulfur diesel and biofuels
- √ 24/7 service in any weather.



# All the fuels you need for your commercial operation to succeed.

- ✓ Platinum low sulfur diesel fuel
- ✓ Petro premium diesel fuel
- ✓ Kerosene #2 #4 oils

Your Delivery Address: 7808 Old Sandy Spring Rd Laurel MD 20707

		TRANSACTION DETAILS	
DATE	INV #	DESCRIPTION	CHARGES CREDITS BALANCE
		Previouş Balance:	\$0.00
08/09/2024	463995	CLEAR ULSD 233.0 GALLONS @ \$3.2425	\$755.50
08/09/2024	463995	SET	\$109.16
08/09/2024	463995	FET	\$56.85
	463995	Sub-Total:	\$921.51
		Invoice Total:	\$921.51
		Ending Balance:	\$921.51

	OPEN ITEM SUMMARY		ipa	ACE P	
TOTAL INVOICE	INVOICE #	DUE DATE	30	. LEASE PAY	<b>\$921.51</b>
\$921.51	463995	09/08/2024		THIS THUOMN	φ321.J1
	Please detach and ret	urn this stub with your payr	ment ,		0/0/27
	For Post Office Return Mail Only:		· ·		1/2 //
DETEN COMMERC	IAL PO Box 10899		OPEN ITEM IN	VOICE #460	005

Portland, ME 04104

Please call us to change your billing or service address.

01078757 586 01 000049 02 NNNNY HOFFMAN BROTHERS TOWING INC 7808 SANDY SPRING 20707 LAUREL, MD 20707

IPEN ITEM INVOICE #463995 ACCOUNT NO. **DUE DATE** INVOICE TOTAL BALANCE AMOUNT PAID 10-5725904 09/08/2024 \$921.51 \$921.51

Pay online at www.paymyenergyaccount.com/petrocommercial

PLEASE SEND PAYMENT TO:

Ոլլեւմցիկոկիկելիւկինիկինիկիններույլումինկու<u>յի</u>ն

Petro Commercial Services PO Box 70282 Philadelphia, PA 19176-0282



# H.J. POIST

EST. 1937

H.J. Poist Gas

administrator@hjpoist.com | (301) 725-3232

# **Statement**

70125	\$0.00
Account	Amount

Date:

11/6/24

Page 1 of 1

HOFMANN BROS INC 7808 Sandy Spring Rd Laurel, MD 20707-3548

Remit To:

H.J. Poist Gas 360 Main St

Laurei, MD 20707

Services For:

HOFMANN BROS INC

7808 Sandy Spring Rd Laurel, MD 20707-3548

Current Period Activity (10/1/24 to 11/6/24)

<u>Date</u>	Invoice #	Description	Total	Remaining
10/29/24	406509	Delivery: 43.900 gals. Propane at 7808 Sandy Spring Rd 43.900 gals. Propane @ \$3.750000/gal - \$164.63 Delivery, safety, compliance, & fuel surcharges - \$28.32 MD Sales Tax - \$9.88	\$202.83	\$0.00
10/29/24	406542	Payment: Fuel	-\$202.83	\$0.00
		Total		\$0.00

# H.J. POIST GAS COMPANY

EST. 1937

Account	Amount
70125	\$0.00

Make Check Payable to: H.J. Poist Gas

HOFMANN BROS INC 7808 Sandy Spring Rd Laurel, MD 20707-3548

H.J. Poist Gas 360 Main St Laurel, MD 20707



# INVOICE

Customer ID: Customer Name:

Bhean 7.4 Page 1

22-87019-030 HOFMANN BROTHERS TOW 04/01/25-04/30

03/25/2( 3184145-027!

# How to Contact Us

# Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat







Customer Service: (800) 723-5060

Your Payment is Due

Service Period: Invoice Date:

Invoice Number:

Apr 24, 2025

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$272.18

If payment is received after 04/24/2025: \$ 278.98

Previous Balance

273.37

**Payments** 

(273.37)

Adjustments

0.00

**Current Invoice** Charges

272.18

**Total Account** Balance Due

272.18

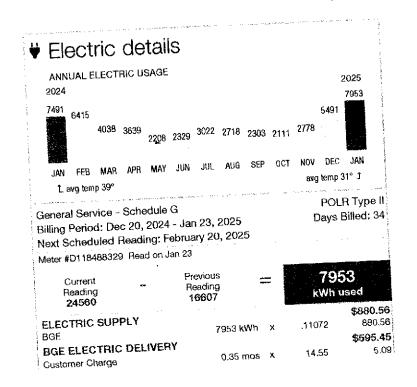
\*\*\*WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.

364.09

28212

customers: automatic payments are drafted 20 daysand the laure payments are drafted 20 daysand the laure payments. customers: automatic payments @ ---

The total invoice amount due will be charged to your selected payment method. The total amount of your invoice due each



# IMPORTANT INFORMATION ABOUT YOUR BILL

- This bill reflects new Delivery Service rates as authorized by the PSC. See bge.com/myp for details.
- The EmPower MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to BGESmartEnergy.com.

# 00098520000hTh0T2255200066000T5ETTSET2

Philadelphia, PA 19101-3070 07081 xo8 .0.9 BGE

Fayment Amount

Total amount due by Feb 10, 2025 \$255.22

Account # 3511351000



Laurel, MD 20707-3548 7808 Sandy Spring Rd Hofmann Bros Towing Inc

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Pay your bill online, by phone or by mail.

Return only this portion with your check made psyable to BGE. Please write your account number on your check.

**РИ ЕХЕГОИ СОМРАИ**У



### PROFESSIONAL EXPERIENCE

## Senior Land Planner, Hijazi & Carroll, P.A. // Bowie, MD, 11/2024 - present

- Performs due diligence reviews to study the current and past conditions of properties proposed for development
- Conducts land use and zoning research to determine appropriate paths to attain development approval for projects in a variety of Maryland jurisdictions
- Reviews site plans for conformance to zoning and subdivision regulations, to advise on potential issues before they are submitted for formal review
- Coordinates application submissions, responses to agency comments, and work proposals from contractors needed to provide plans and data for applications

#### Planner II/III, Prince George's County Planning Department // Upper Marlboro, MD, 8/2019 – 11/2024

As part of the department's Subdivision Section:

- Coordinated review of preliminary plans of subdivision by synthesizing comments from a variety of experts and agencies into staff reports for the Planning Board, with 60+ such reviews conducted covering widely differing development proposals
- Conducted pre-acceptance review of subdivision applications to ensure accurate and complete project data
- Reviewed site plans for conformance to prior preliminary plans and county subdivision regulations, in order to provide referral comments to case reviewers
- Met with applicants to discuss code conformance, ways to improve the design of projects, and the process for pursuing plan approvals necessary for development
- Answered development application-related questions from members of the public

#### Planner I, City of Dover Department of Planning & Inspections // Dover, DE, 12/2015 - 8/2019

- Reviewed development applications for compliance with Dover's zoning ordinance and subdivision ordinance, with 40+ such reviews conducted in total
- Conducted research and drafted language to update zoning ordinance text
- Prepared maps, reports, public notice, and other documents for planning commissioners and the public
- Completed a master plan for Schutte Park, the city's largest park at 170 acres
- Completed a design study for Minor Street aiming to revitalize the downtown alley as a public space
- Served as the planning office liaison to the city's Bicycle-Pedestrian Subcommittee
- Answered walk-in and call-in questions from members of the public on a wide variety of planning topics

### Work-Study, Philadelphia City Planning Commission // Philadelphia, PA, 09/2013 - 05/2015

- Researched property legal descriptions to delineate precise boundaries of new zoning blocks in the city's remapping process
- Maintained databases tracking progress on proposed zoning map amendments and district plan recommendations
- Conducted land use surveys of industrially-zoned properties to determine the potential impacts of a proposed ordinance legalizing residential uses in them

#### Intern, City of Alexandria Division of Park Planning // Alexandria, VA, 05/2012 - 08/2012 & 01/2013 - 05/2013

- Translated charrette sketches for the plan's 6 large parks into graphic draft plans, annotated with specific recommendations
- Compiled a library of standard construction details to be used in conjunction with the department's Park Facility Standards Manual

### Intern, City of Newport News Department of Planning // Newport News, VA, 06/2011 - 08/2011

• Drafted a zoning and green space concept plan for the city's new central business district, working with the design guidelines of the SmartCode model ordinance; presented the plan to city officials

## **EDUCATION**

Master's Degree in City Planning, Certificate in Land Preservation // University of Pennsylvania Philadelphia, PA, 08/2013 - 05/2015

Bachelor of Science in Architecture, Minor in Global Sustainability // University of Virginia Charlottesville, VA, 08/2008 - 05/2012

# SKILLS & PROGRAM KNOWLEDGE

- Project Management
- Customer Service
- Field surveys
- Plan alternatives
- Deed research
- Census research
- ArcGIS
- Adobe Creative Suite
- Microsoft Office
- AutoCAD
- SketchUp & Other 3D programs

MARCUSBONSIB, LLC

ATTORNEYS AT LAW
CAPITAL OFFICE PARK
6411 IVY LANE
SUITE 116
CREENBELT, MARYLAND 20770

BRUCE L. MARGUS ROBERT C. BONSIB TARA A. HARRISON JOSEPH A. COMPOFELICE, JR. KRISTY L. ZADORA

August 28, 2007

301-441-3000 FACSIMILE 301-441-3003

Ms. Naomi Holmann Room No. 10 Golden Crest Assistant Living Home 1811 Albert Mill Road Hampstead, Maryland 21074

Re: Hoffmann Brothers Towing, Inc.

Dear Ms. Hoffman:

I am given to understand that you have recently suffered some adverse health challenges. I wish you a speedy and full recovery.

Because I am aware that your son, Gilbert L. Hoffmann recently indicated that he was acting on your behalf under a Power of Attorney, we provided him with a copy of the Lease Agreement dated September 15, 2003. The Lease Agreement which specifies a term of twenty (20) years also has an option period of five (5) years, presumably to begin at the end of the twenty (20) year term. So that there is no confusion, please permit this letter to serve as Hoffmann Brothers Towing, Inc.'s notice to you as Lessor of Lessee's intent to exercise its right to extend the Lease for an addition five (5) year term.

To the extent that Hoffmann Brothers Towing, Inc. has made this election, please conform your books and records to reflect that our client has extended the Lease through September 15, 2028. If you have any questions, please feel free to contact me.

Sincerely,

Bruce L. Marcus

BLM/dnur

c: Gilbert L. Hoffmann

Russell Gourley, President

Hoffmann Brothers Towing, Inc.

Date: September 15<sup>th</sup>, 2003

LESSOR:

Naomi Hofmann 7640 Arbory Ct Laurel Maryland, 20707

#### LESSEE:

Hofmann Brothers Towing Inc. 7808 Sandy Spring Rd Laurel Maryland, 20707 By: G.R. Gurley (President)

## NOTICE OF INTENT

In consideration of the mutual covenants, promises, and consideration contained in lease agreement dated 5<sup>th</sup> day of September,2000,by and between Naomi Hofmann(described as lessor) and HOFMANN BROTHERS TOWING Inc., a Maryland Corporation (described as lessee).

#### DO HEREBY AGREE:

In consideration of subparagraph (25) of above described LEASE AGREEMENT this notice is to be presented to the lessor on the 15<sup>th</sup> day of September 2003, lessee has provided lessor with greater than (60) days prior to the completion of the first (5) years of the lease term written notice of his intent to extend LEASE AGREEMENT described above to the full term of (20) years terminating on September 1<sup>st</sup>, 2020 at midnight .Furthermore both parties agree that there has been no further addendum to the above described LEASE AGREEMENT expressed or written by either party and that both lessor and lessee shall retain all their rights without waiver.

## LEASE AGREEMENT

THIS LEASE, made this 15th day of SEpt EmBER, 2003, by and between Naomi Hofmann (hereinafter referred to as "lessor") and HOFMANN BROTHERS TOWING, Inc., a Maryland Corporation (hereinafter referred to as "lessee")

#### WITNESSETH

In consideration of the mutual covenants, promises and consideration contained herein, the Lessor and Lessee agree as follows:

- Lessor hereby leases to Lessee, the premises located at 7808 Sandy Spring Road, Laurel, Maryland, these premises hereinafter sometimes referred to as the "lease premises".
- 2. The term of this lease is twenty (20) years or as may be sooner terminated as provided for herein, commencing and terminating on September 15<sup>th</sup>, 2023 at midnight.
- 3. The total rental due Lessor by Lessee under this lease during year one through four is Thirty Two Thousand Four Hundred and 00/100 dollars (32,400.00)On the anniversary date for year five, the annual rental shall be increased by the amount of any increase in the Consumer Price Index (CPI) for the preceding calendar year except that such increase shall in no event exceed 3% nor shall it be reduced if the index decreases. Said rental shall be paid be Lessee in advance in monthly installments as follows:

1<sup>st</sup> through 4<sup>th</sup> annual rental \$32,400, monthly rental \$2700.00 5<sup>th</sup> year -- year 4 base rental and CPI increase to maximum of 3% or \$81.00.

In the event the rental is not paid in full on time hereinafter specified, a late charge of five percent (5%) on the unpaid portion shall be assessed and shall be paid by the tenant as additional rental at the time of the next rental Installment.

In addition to the rentals specified above, Tenant shall pay all county, city, state and any other real property taxes.

- 4. The premises are to be used for the purpose of a residence, towing, automotive storage, motor vehicle repair, used car business, and for any other business which lessee shall desire to conduct. Lessee shall conduct said business to conform to the existing zoning requirements and all applicable laws to which the leased premises are subject.
- 5. Lessee shall not use premises in any manner that will increase risks covered by insurance on the premises and result in an increase in the rate of insurance or a cancellation of any insurance policy even if such use may be in the furtherance of Lessee's business purpose. Lessee shall not keep, use, or sell anything prohibited by

THIS LEASE, made this \( \frac{1}{2} \) day of \( \frac{1}{2} \) day. . 1979, by and between NAOMI HOFMANN (hereinafter referred to as "Lessor") and HOFMANN BROTHERS TOWING, INC., a Maryland Corporation, (hereinafter referred to as "Lessee").

#### WITHESSETH:

In consideration of the mutual covenants, promises and consideration contained herein, the Lessor and Lessoe agree as follows:

- 1. Lessor hereby leases to Lessee, the premises located at 7807 Sandy Spring Road, Laurel, Maryland, these premises hereinafter sometimes referred to as the "leased premises".
- 2. The term of this lease is five (5) years or as may be sooner terminated as provided for herein, commencing  $M_{ACA}$ , 1984, at midnight.
- 3. The total rental due Lessor by Lessee under this Jease is ONE HUNDRED SEVENTEEN THOUSAND SEVEN HUNDRED FIFTY and 00/100 DOLLARS (\$117,750.00) and which shall be increased pursuant to the Consumer Price Index as promulgated by the Department of Labor, Eureau of Vital Statistics, as specified herein. Said rental shall be paid by Lessor in advance in monthly installations as follows:

During the first three (3) months of the lease term, the lease shall pay monthly rental installments of ONE THOUSAND HER. HENDRED and 00/100 DOLLARS (\$1,500.00).

During the second three (3) months of the lease term, i) - Lessed shall pay monthly rental installments of ONE THOUSAID - SEVEN HUUDRED FIFTY and 00/100 DOLLARS (\$1,750.00).

Consequeing on the seventh (7th) month of the lease term, () Lessee shall pay a monthly rental installment of TWO THOUSALD (2) CO/100 EOLLARS (\$2,000,00), which conthly rental installment verticus tor the balance of the least term, provided, heavy.

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property control of the Consuming France India, 2 % in the reserved of paid an equal countrily installment of TWO TROUSAND and 00, 100 DOLLARS (S2.000.00).

the the event the rental is not paid in this on the time both inafter specified, a late charge of ten percent (107) on the united perion shall be assessed and shall be paid by the tenunt as additional rental at the time of the next rental instal ment

- The premises are to be used for the purposes of a towich, surcessive storage, motor vehicle repair, and used car business. It uses shall restrict its use to such purposes, and shall not use to permit the ase of the premises for any other purpose without the price writte a consent of besser, or besser's authorized agent. Lessee shall residued said business to conform to the existing woning requirements to which the lessed premises the subject.
- 5. League shall not use the premises in any name and will becrease risks covered by insurance on the premises and result to an increase in the rate of insurance or a cancellation of any insurance policy, even if such use way be in furtherance of tessee's business purposes. Lessee shall not keep, use, or soil anything prohibited by any policy of live insurance covering the premises, and shall comply with all requirements of the insurers applicable to the premises necessary to keep in force the fire and liability insurance.
- 6. Lessee shall not allow any waste or nuisance on the premises, or use or allow the premises to be used for any unlay-ful purpose or which shall be liable to endanger or affect any insurance on the building wherein leased premises are situated.
- 7. The Lessee shall be responsible for all utilities furnished to the demised precises for the term of the lease, including electricity, gas, which sewer and telephone service, and trash removal. Lessee and it is make the necessary deposits at the various utility companion to secure payment thereof.

  PAGE F DEACH AGREEMENT

- 8. Lessee shall maintain the premises and keep them in good repair at its expense, including all exterior walls, roof, underground and above ground plumbing. Lessee shall maintain and repair windows, interior doors, skylights, interior walls and shall maintain all painting in good condition. Lessor reserves the right to approve all colors.
- Lessee to examine and inspect the promises and having so inspected the premises, Lessee is leasing the same "AS IS" and no representation or warranty as to the condition of the premises has been made by Lessor or his agent. Lessee shall surrender the premises at the end of the lease term, or any renewal thereof, in the same condition as when Lessee took possession, allowing for reasonable use and wear, and damage by acts of God, including fires and sterms. Before delivery, Lessee shall remove all business sayant placed on the premises by Lessee and restore the portion of the premises on which they were placed in the same condition at white received.
- tender this lease veid or validable, her terminate it expect appropriate provided to the reason are benefit as not been provided to the never. If the treason are benefit according to the terms of this lease, he seek about terms of this lease, he seek about terms of the partial contraction of the case of the case of the case of the partial contraction of the case of the area of the case of the area of the area of the case of the area of the case of the case of the case of the area of the case o
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time, as contemplated in this subparagraph (b), or the same are not made within one hundred twenty (120) days, the Lessee shall have the option to terminate the lease.

reasonable times to inspect them, perform required maintenance and repairs, or make additions, alterations, or modifications to any part of the building in which the premises are located, and Lessee shall permit Lessor to do so. Lessor may erect scaffolding, fences and similar structures, post relevant notices, and place movable equipment in connection with making alterations, additions, or repairs, all without incurring liability to Lessee for disturbance of quiet enjoyment of the premises, or loss of occupation thereof. The Lessor, in performance of the rights herein stated, shall use its best efforts not to interfere with the business of Lessoe.

claims for injury to persons or property from any cause relation to the occupancy or use of the promises by Leaser, and Leaves since indemnify and hold Lesser harmless for the same. Notes:

provided for here a shall require the best or to pay for provide the company property owned by the tenast or any third party of the same. On a same of any plurbing leak, leaser shall able to the constant of any plurbing leak, leaser shall able to the constant of the const

And the second of this lease and enjoying in the test of the second of t

Lessor for keeping. Lessee shall be responsible to replace, at once, broken glass of any description in the demised premises when required. This paragraph is in addition to the paragraph hereinbefore set out relating to liability insurance. If the insurance policies are not kept in force during the entire term of this lease or any extension thereof, Lessor may procure the necessary insurance and pay the premium therefor, and the premium shall be repaid to Lessor as an additional rent installment for the month following the date on which the premiums were paid by Lessor.

any right or privilege connected therewith, or allow any other person except agents and employees of Lessee to occupy the premises or any part thereof without first obtaining the written consent of Lesson, which shall not be arbitrarily withheld. A consent by lesson shall not be a consent to a subsequent assignment, but the creation by other persons. An unauthorized assignment, and the consent to be a company by Lessee shall be void and when the less of the option of Lesson. The interest of Lesson is this least in not assignable by operation of the written consent at lesson.

The object of the commencement of the trans. The exercise of the injury terms of the result of the exercise of the result of the exercise of t

premises. If after the commencement of the term any of the events mentioned above in this paragraph shall occur, then this lease will be terminated.

Provided always, that if the rent aforesaid or any installment thereof or any charge construed as rental herein shall not be paid within ten (10) days after notice of default; or, if the Lessee or assigns shall fail or neglect to keep and perform each and every of the covenants, conditions and agreements herein contained and on the part of the said Lessee to be kept and performed, or if the same or any of them shall be broken, then and in each and every such case from thenceforth and at all times thereafter, at the option of the Lessor or its assigns, the Lessee's right of possession shall thereupon end and terminate. hand Lessor or its assigns shall be entitled to the possession of the leased premines, and may forthwith proceed to recover the possession of the said leased presides by process of law, all provide to guit or of intention to exercise said option, or a resenred the same being hereby expressly waived by the following cand lis assigner

In the event of much re-entry by process of his or only were the however covenants and acress to remain unascending to pany use and distance. So deficiency or loss of controllers the list my numbers by such resentry and the Lismon tenerics fall and willed the new entry by such according to by the lessent teneral there is a surface to the less of the lessent teneral the second controllers.

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- shall be taken or condemned by any competent authority for any public use or purpose, then the term hereby granted shall cease for such public purposes. The current rent, however, in such case to be apportioned. Lessee shall not receive nor be entitled to any condemnation award.
- all repairs to the leased premises (including roof covering) at its own expense; that the repairs shall be made when necessary in order to keep the leased premises in good condition; that Lessee will comply at its own expense with all laws, rules, requirements and ordinances, now or hereafter in effect, of the State of Maryland, in Prince George's County concerning the operation of the basiness and in order to maintain the premises in proper and safe condition. Lessee agrees to keep the sidewalks in from at the reased premises free and clear of snow and lee.
  - 20. The Lessee shall pay all rent and send all notices to
    Naomi Hofmon

    1040 Phancing Court

    Level, with 2000

tion at such other place as the basser may designate in writing

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Miller Decrease agree a final feet of surviva flux of a 45 key to accomplish the control of a 45 key to a

distrained for rent in arrears. Lessee covenants not to remove any personal property, goods or wares from the leased premises during the term of this lease except in the ordinary course of business.

23. It is further covenanted and agreed that if Lessee shall fail or neglect to do or perform any covenant, undertaking or agreement herein contained, or fail or neglect to pay any install ment of rent or any part thereof when and as the same shall become due and payable, or in the event of the breach of any one or more of the covenants of this lease to be performed by the Lessee, as herein contained, then and in every such event, the Lessor shall have the right, at its option, to declare the unexpired portion of this lease terminated and forfeited, and such breach shall operate as a notice to quit, the thirty-day notice to quit being expressey hereby waived, and Lessor may proceed to recover possession of said premises under and by virtue of the provisions of the Cede of Laws for the State of Maryland regulating recovery process?

24. It is carther coveranted and agreed that it, under the province of this conse a seven-day summore shall be economic to a compretise or settlement shall not constitute a ways or the constitute as w

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will execute and deliver such further instrument or instruments subordinating this lease to the lien of any such mortgage or mortgages as shall be desired by any mortgages or proposed mortgages, provided that the above provision precluding denial by the mortgages or purchasers at a foreclosure sale of the Lessee's quiet enjoyment, use and possession of the premises is included in any such mortgages or proposed mortgages. The Lessee hereby appoints any present or future officer of Lessor as attorney-in-fact of the Lessee, irrevocably, to execute, deliver and record any such instrument or instruments for the Lessee.

29. Provided Lessee complies with all the terms and conditions of the within Lease Agreement, the Lessee shall have an option at the expiration of this lease, upon giving sixty (60) days prior written notice to Lessor, to renew this lease for an additional five (5) year term. All terms and conditions of the Lease Agreement shall be incorporated into the renewal terms with the exception of the rental which shall be increased as follows:

Said rental shall be increased in an amount equal to the Cost of Living Index increase over the base year 1974, and will continue to be so increased in the remaining years of the renewal term in an amount equal to the Cost of Living Index increase over the base year 1974. All increased rental shall be paid in equal monthly installments together with the rental payments of TWO THOUSAND AND 00/100 DOLLARS (\$2,000.00) per month.

30. Tenant expressly agrees to pay, upon presentation of a tax bill by Lessor, any and all increases in real estate taxes, and assessments, and any special assessments affecting the leased premises in excess of the real estate taxes for the base year 1979. The payment of these increases in taxes shall be considered as additional rental and all provisions affecting termination of this lease for non-payment of rental shall be applicable.

this lease for non-payment of rental shall be applicable.

31. Lessee shall maintain at his own sole cost and expense fire and extended coverage insurance covering losses to his

DMAN, NICHOLS, KOVELANT, PEDERSEN & HURTT
ATTORNETS AND COUNSELLORS AT LAW
P O BOX X

LAUREL MARYLAND 20810

personal property on the premises and proof of insurance shall be provided to Lessor.

32. So long as Lessee is not in default under any of the terms and conditions of this Lease Agreement, Lessee shall have a right of first refusal during the terms of this Lease for any renewal term to meet the terms and conditions of any bona fide offer received by the Lessor to purchase said real property. Lessor shall give Lessee written notice of any offer so received and Lessee shall have a period of ten (10) days after said receipt to agree in writing to purchase the property in strict conformity with said offer. Lessee shall notify Lessor in writing of its intention to do so within the aforesaid period.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on the date first above written.

LESSOR:

NAOMI HOFMANN

Witness

LESSEE:

HOFMANN BROTHERS TOWING, INC.

By

GUARANTEE

In consideration of the leasing of the above-described leased premises to Lessee, HOFMANN BROTHERS TOWING, INC., and the sum of One Dollar (\$1.00) to us paid by NAOMI HOFMANN, Lessor hereunder, I hereby covenant and agree as follows: If default shall at any time be made by HOFMANN BROTHERS TOWING, INC., Lessee, in the payment of rent and/or performance of its covenants under the lease, then I shall well and truly pay the said rent or any arrears thereof that may remain due to Lessor, and also all damages that may arise in consequence of the non-performance of said covenants

or any of them by Lessee without requiring notice of any such default from Lessor. WITNESS my hand and seal this 26 day of fee 1979. STATE OF MARYLAND ss: COUNTY OF PRINCE GEORGE'S : I HEREBY CERTIFY that on this \_\_\_\_ day of \_\_\_\_\_ 1979, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared GARMER E. GOUNGLY and made oath in due form of law that the facts and statements contained in the foregoing Lease Agreement are true and carre t to the best of his knowledge, information and belief, and reacknowleges the foregoing to be his act and door.

WITNESS my hand and Notarial Seal.

NGTARY PUBLIC

My Colmission Expires: 7/1/82

# PRINCE GEORGE'S COUNTY POLICE VEHICLE RELEASE - SHOW CAUSE HEARING NOTIFICATION

Date
TO HOHMAN BROS ADDRESS 1808 SANDY Spring Rd. (Garage)
THIS IS AUTHORITY TO RELEASE THE BELOW-DESCRIBED VEHICLE:  (DO NOT RELEASE IF THE "SHOW CAUSE HEARING NOTIFICATION ONLY" BLOCK IS CHECKED)
MAKE NISS YEAR 87 COLOR Red. BODY MOR TAG CMX 282
STATE 100 SERIAL # 1N4PB21S8HC851130
OWNER PARICK N. Mbu-ashy ADDRESS 4520 Kinmount Rd.
LANDAM, MD. 20406
CHECK ONE:/Abandoned/Accident/Recovered/Violation/Other
My signature will certify that the above vehicle has been released to me.
Signature Date
SHOW CAUSE HEARING NOTIFICATION ONLY:  Officer/Employee  Date
The owner of a vehicle which has been impounded may request a SHOW CAUSE HEARING to determine if PROBABLE CAUSE EXISTED TO IMPOUND THE VEHICLE. A hearing must be requested in writing within twenty-one (21) days from the notice of impound. A hearing request form may be obtained from the Vehicle Audit Unit, 4920 Ritchie-Marlboro Road, Upper Marlboro, Md. 20772, Monday through Friday, 8:30 A.M. to 4:00 P.M. (Telephone: 952-1873).
NOTE: UNDER TITLE 25-206 OF MARYLAND MOTOR VEHICLE LAW, FAILURE TO RECLAIM THE VEHICLE WITHIN THREE (3) WEEKS OF PRESCRIBED NOTICE SHALL BE DEEMED A WAIVER BY THE OWNER OR SECURED PARTY OF ALL RIGHTS, TITLE, AND INTEREST IN THE VEHICLE AND CONSENT TO THE SALE AT PUBLIC AUCTION.
I have read the aforementioned regarding a Show Cause Hearing.  Signature  Date
(If claimant refuses to sign, enter name and address on this line.)

Distribution: White - Records Section - File Canary - Vehicle Audit Unit

Pink - Vehicle Owner

P.G.C. FORM #3744 (Rev 12/87)

# PRINCE GEORGE'S COUNTY POLICE VEHICLE RELEASE - SHOW CAUSE HEARING NOTIFICATION

Date 11/22/96 Case No. (CCN) 96-325-937 Linked Case No. (CCN)				
TO Hottman Brother Tong ADDRESS 7808 Sandy Spring of Lawrell Address (Garage)				
THIS IS AUTHORITY TO RELEASE THE BELOW-DESCRIBED VEHICLE:  (DO NOT RELEASE IF THE "SHOW CAUSE HEARING NOTIFICATION ONLY" BLOCK IS CHECKED)				
MAKE Chery YEAR 1984 COLOR SIVE BODY S/W TAGDVG835				
STATE Md SERIAL # 161AW 35 X OEG 122777				
OWNER Daite Gbikpi Renisan ADDRESS 11326 Evans Trail #151				
BeHsville Ad 20705				
CHECK ONE:/Abandoned/Accident/Recovered/Violation/Other				
My signature will certify that the above vehicle has been released to me.				
Signature Date				
SHOW CAUSE HEARING NOTIFICATION ONLY:  Officer/Employee  Date				
The owner of a vehicle which has been impounded may request a SHOW CAUSE HEARING to determine if PROBABLE CAUSE EXISTED TO IMPOUND THE VEHICLE. A hearing must be requested in writing within twenty-one (21) days from the notice of impound. A hearing request form may be obtained from the Vehicle Audit Unit, 4920 Ritchie-Marlboro Road, Upper Marlboro, Md. 20772, Monday through Friday, 8:30 A.M. to 4:00 P.M. (Telephone: 952-1873).				
NOTE: UNDER TITLE 25-206 OF MARYLAND MOTOR VEHICLE LAW, FAILURE TO RECLAIM THE VEHICLE WITHIN THREE (3) WEEKS OF PRESCRIBED NOTICE SHALL BE DEEMED A WAIVER BY THE OWNER OR SECURED PARTY OF ALL RIGHTS, TITLE, AND INTEREST IN THE VEHICLE AND CONSENT TO THE SALE AT PUBLIC AUCTION.				
I have read the aforementioned regarding a Show Cause Hearing.    1/22/96     Date   D				
(If claimant refuses to sign, enter name and address on this line.)				

Distribution: White - Records Section - File Canary - Vehicle Audit Unit
Pink - Vehicle Owner

# PRINCE GEORGE'S COUNTY POLICE VEHICLE RELEASE - SHOW CAUSE HEARING NOTIFICATION



Date 2/26/97
(Garage) ADDRESS 7628 Singly Spring and Course!
THIS IS AUTHORITY TO RELEASE THE BELOW-DESCRIBED VEHICLE: (DO NOT RELEASE IF THE "SHOW CAUSE HEARING NOTIFICATION ONLY" BLOCK IS CHECKED)
MAKE ISUZU YEAR 96 COLOR 619 BODY THE TAG WIA
STATE SERIAL # 452CM58V174306897
Allington Solvine Got ADDRESS 624 North bloke Rd
CHECK ONE:/Abandoned/Accident/Recovered/Violation/Other
My signature will certify that the above vehicle has been released to me.
Signature Date / Date
SHOW CAUSE HEARING NOTIFICATION ONLY:  Officer/Employee Date
The owner of a vehicle which has been impounded may request a SHOW CAUSE HEARING to determine if PROBABLE CAUSE EXISTED TO IMPOUND THE VEHICLE. A hearing must be requested in writing within twenty-one (21) days from the notice of impound. A hearing request form may be obtained from the Vehicle Audit Unit, 4920 Ritchie-Marlboro Road, Upper Marlboro, Md. 20772, Monday through Friday, 8:30 A.M. to 4:00 P.M. (Telephone: 952-1873).
NOTE: UNDER TITLE 25-206 OF MARYLAND MOTOR VEHICLE LAW, FAILURE TO RECLAIM THE VEHICLE WITHIN THREE (3) WEEKS OF PRESCRIBED NOTICE SHALL BE DEEMED A WAIVER BY THE OWNER OR SECURED PARTY OF ALL RIGHTS, TITLE, AND INTEREST IN THE VEHICLE AND CONSENT TO THE SALE AT PUBLIC AUCTION.
I have read the aforementioned regarding a Show Cause Hearing.
Signature Date
(If claimant refuses to sign, enter name and address on this line.)

Distribution: White - Records Section - File Canary - Vehicle Audit Unit Pink - Vehicle Owner

_	1_	

HOFMANN BROS. TOWING INC.			INIC	NAME	
		& Crane Service	IIVG.	ADDRESS	Techno
		arts & Repairs		CITY	
(	301) 725-0207	• (301) 725-0	751	DATE CUST. ORDER NO. WHEN PROMISED PHONE	
7	808 Sandy Spring R	ld., Laurel, Maryland	20707	YEAR AND MAKE OF CAR - TYPE OR MODEL SERIAL NO.	
	9371 Davis Ave.,	Laurel, Maryland 207	23	LICENSE NO. MILEAGE WRITTEN	BY
				DESCRIPTION OF WORK	HICKLY
AMT	PART No.	NAME OF PART	SALE AMT.	0 4 6	AMOUNT
	0.6	County	AMI.	P.G.P.O IMPOUND	A
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Sou!	C. Same			SUBLET REPAIRS	110
				TAX	
	TOTAL ACC	ESSORIES >		AUTHORIZED BY TOTAL	76 pt

ESTIMATES ARE FOR LABOR

I hereby authorize the above repair work to be done along with necessary materials. You and your employees may operate above vehicle for purpose of testing, inspection or delivery at my risk. An expression mechanic's lein is acknowledged on down and the down or damage by theft or fire to vehicles placed with them for storage, sale, repair or while road testing.

PAY THIS above vehicle for accurate the amount of repairs thereto. It is understood that this company assumes no responsibility for loss amount.



HO	FMANN BR	OS. TOWING	INC.	NAME			
		& Crane Service		ADDRESS			
	Auto Par	ts & Repairs		CITY,		NE A	
(30)	1) 725-0207	• (301) 725-	0751	DATE CUST, ORDER NO. WHEN PROMISE	D PHONE	- /-	
808	Sandy Spring Ro	I., Laurel, Maryland	20707		SERIAL NO.		
9	3/1 Davis Ave., L	aurel, Maryland 207	723	LICENSE NO. MILEAGE	WRITT	NBY) A	11
T				DESCRIPTION OF WORK		AN	MO
Т.	PART No.	NAME OF PART	SALE AMT.	TOWED FLOOR 113	00	7	0
				CHERRY HILL RA TO	) / 07	1/1	
	001				6 6 61 1		
	1/6		100				
	10			1800 A Any C	701111		
-	1			10 11/1/19	1080165		201
	11/000	10					
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1		11		And All Control of the Control of th		1	
1	north a						
-	1777 7	5-026-5	302	0 1			
				80 1/2	7	Mente.	1
1	( 220 2 =				LABOR ONLY		T
1/	MEBM 50	000JG66	24/1	0	PARTS		1
	TOTAL	PARTS >			ACCESSORIES		1
	ACCESSORIES -	TIRES AND TUBES		n i	GAS, OIL		+
				VASO CAST	AND GREASE MISC.		+
				1º V Crit	MERCHANDISE SUBLET		+
					REPAIRS		+
	TOTAL ACC	ESSORIES >		AUTHORIZED BY	TAX	10000	1
	ATES ARE FOR				TOTAL >	tinh	14

				L	NAME			
HOFMANN BROS. TOWING INC. 24 Hr. Road & Crane Service				ADDRESS		3		
		& Crane Service is & Repairs			CITY	PHONE		
12	04) 725 0207	• (301) 725-0	751		DATE 2-23-97 GUST, ORDER NO WHEN PROMISED			
(3)	01) 723-0207	Javrel Manyland	20707		YEAR AND MAKE OF CAR - TYPE OR MODEL	AL NO.		
/80	9371 Davis Ave I	., Laurel, Maryland 2 aurel, Maryland 207	23		LICENSE NO 3 13/MIN MILEAGE	WRITTEN B		1
	5071 Bavis 7 (10.1) =				DESCRIPTION OF WORK		AMO	UNT
AMT.	PART No.	NAME OF PART	SALE AMT.		P.G.P.D ACC	TEME		
Ġ	206	County						- 1
719	120010160	Neepen			Flatbed to Lot F	COM !	100	00
	CAGETI	97-357-30	2		conter RD			1
-	C 2 2 27	900 AM		1	winch but of trees to Ro	POWAY	600	San Barrier
	IHGCD555		4			100		00
	171000000	31710700			01/ 0	6 /	60	
	44				1.V 10/2/01			
			1	1	300 170 N	((	1	
-		103	5				11	0
-		511		1	1200000 DAY STORAS	76	10	
-			18	7		LABOR ONLY		
-		NK 70	0	6	MA	PARTS		
-	TOTAL	PARTS			White Akon	ACCESSORIES	1	11
-		S - TIRES AND TUBES			Serie and	GAS, OIL AND GREASE	10	1
_	ACCESSORIE		THE		939	MISC. MERCHANDISE	51	
4					9 340,01/60	SUBLET	1	
· ·				100	2 STEPHEN	TAX	10	

TOTAL ACCESSORIES

ESTIMATES ARE FOR LABOR
I hereby authorize the above repair work to be done along with necessary materials. You and your employees may operate above vehicle for purpose of testing, inspection or delivery at my risk. An expressed mechanic's lein is acknowledged on above vehicle to secure the amount of repairs thereto. It is understood that this company assumes no responsibility for loss of damage by thell or time to vehicles placed with them for storage, sale, repair or white road testing.

AMOUNT

**AUTHORIZED BY** 

TOTAL >



## M by Vehicle Report

**PGPD Impounds** 

COMPANY, CODE: 0320 HUFMANN BRU TOWING INC.

Month, Year: NOVEMBER

					- 16	
Day	Time	CCN	YR., MAKE, MDL., DOORS, VIN#	TAG #, STATE	IMPOUND LOCATION	RELEASE DATE
111.	5 30	56 306	PS Hours (MAROIN)		11,- BIK	0000
11/1/14	MM	929.	146A07435F-A002255	NONE	Cheer Hill RL	C>18
. , ,		96.309	94 SUZUKI SIDEKICK (BIVE)	050 773	MUIRKIRERD &	11/12/0
11/4/91	3 PM	469	253TCO1C8R6407340	MO	OHMURKIRKRO	11/13/96
المال	6:AM	96-312	S5 Dodge Plu Gold	65C 094	INDUSRIAL DR	11/2/61
11/196	16.H	043	JB7F44E7FP426738	mo	BELTSUILLE	11/7/96.
11/8/11	3:AM	196313	94 FORS UAN	248 162	Sweitzen 14700	11/2/4
116/16	3.7	020	IFTEE 1445RHAU8476	md.	hae IIK	11/07/15
March	1UAM	96 313	1996 Isuzu Ruden	Nine.	6709 Ammontale	426/57
18/30	100	099	452 CM58 V,1T4301897	70000	7.1 70/15-11	7 20/1/
110		96313	90 HONDA APRORD (RED)	CVN 012	13024 BELLEVIEW	11/12/90
11/8/96	4:00m	853	14GCB7140LA008519,	MO	ST BELTSVILLE	11/13/96
ul. ic.	825	96 315	88 ACURA LEGENT WHITE	BNV.249	11904	11/1/11/11
11/10/96	1 090V	472	JH4KA3169KC000069	MA	BEHTSUILLE DR	11/19/93
11	9:00	96318	92 NISSAN MAXIMA GOLD	GBZ 520	4600 USAHEST	1/1/1/9
1(13/96	1	1117	JNIEJOIFONT108245	MO	BECTSVILLE.	4/90
	7:00 m	61.320	91 Intiaiti 045	H52LC	CASTRIEIGH +	11/16/2
11/15/96	1. An	186	JNK NG 01C6 MM 102443	FIA.	Ingleside	11/19/96
11/2/2	520	96-322	89 OLDS CUTLASS (BLUZ)	DNH 472	BROCK BRIGHT RD	11/18/86
11/1/10	HIVI	112	163AMSIW2KG339068	MD	AT AA CONTYLIN	11/11/2
illares	2:pm	96 323	53 FURL ESCOT- IN	062767)	RT 212	11/16/10
1/8/46	3.9	600	1FAPP15AH8W250517	md	old bur foren	11/19/56
11ha	7: PM	9635	85 Chover celeberty S/W Y/2000	MA	RT 212(a)	150 ml61
1/20		931	1614W35XOE6122777	046-835	selfs ville DR	12/10/95
1.1	7.PM	9633	96 CHEVY CORSIGN WHITE	ZKC 4789	RT RIZE	11/23/2
11/20			1G1L05544T4246123	VA	BELTSUILEPR	11/2782
11/21	300	96 3294	83 TOYUTA TERCEL (BLUE)	2AL 036	BRIGGS CHANEYA	11/2/1/01
127	DAM	96 184	5T2AL3162D0116193	ms	GREEN MONT	11/24/96
/25	500	96 3304	JT8 J84) E8 ROG4337	005 AZZ	3911 BELTSUILLE DR	11/2:161
ノイン	1 11	10	91 LEXUS GS 800 (BLACK)	MO		11/29/96
1/20	610	96 331	94 CHRLY CAVALIER (BLUE)	BTJ 994	EDMONSTON +	10/2/11
	PM	1051	1615 (84 T4 R734 355)	mb	GUNPOWDER	12/2/8/
18	1450°	Jh 203	87 Nissan Sentra (Red)	CMX-282	Pr 212	0111111
	AN	070	1N4PB2158HC851130		@ chary will ret	1214/76
	.30	96 333	PSTOYOTA Plu	1/11/4 .	5330 BREWER RO	
	M	418	074RXLZA2 15038452	NON	BELTS VILLE	12/5/96

96

HOFMANN BROS. TOWING INC	Name	01,
24 Hr. Road & Crane Service		1
	Address 240 - 8 7	12395
(301) 725-0207 • (301) 725-0753	City  DATE   CIST OPPER NO.	VI ACH!
	7-17-07 LIBR STILLER	ZIVIN PHONE
3808 Sandy Spring Rd., Laurel, Maryland 20707  MAIN OFFICE		SERIAL NO. MOTOR NO.
	2-09 DESCRIPTION OF WORK	RWRITTENBY
AMT. PART No. NAME OF PART SAL	E PATAII - A	AMOUNT
RELEGIOUNTY	t solving the fact	MIM 12
RELEASE NEEDED	ADMINISTRATIVE FEES	120
	ADIVINALI VE PEES	300
		131.00
1 07-107-1162	4/18 OV to 20	-,00
	10 40-	
	Rockale Andre	
\$18 PAUR PRS-	THE ROME POLITING	1446
100KOD M4-	A CONTRACTOR OF THE PARTY OF TH	, de
	\$35.00 PER DAY	1
	TOUR DAI	LABOR ONLY
\$AJWA01A96FN59388	?	PARTS
TOTAL PARTS →	4,10	ACCESSORIES
ACCESSORIES - TIRES AND TUBES	-74	
NO KEUS USO	7)	GAS, OIL AND GREASE
OM	1	MISC. MERCHANDISE
1/11		SUBLET REPAIRS
TOTAL ACCIDENT	AUTHORIZED DV	TAX O
TOTAL ACCESSORIES →	AUTHORIZED BY	TOTAL →
ESTIMATES ARE FOR LABOR ONLY, MATERIAL ADDITIONAL I hereby authorize the above rehicle for purpose of testing, secure the amount of repairs the secure the amount of repairs the secure the amount of repairs the secure the	epair work to be done along with necessary materials. You and your employees may operate above inspection or delivery at my risk. An expressed mechanic's lein is acknowledged on above vehicle to ereto. It is understood that this company exercises.	PAY THIS
secure the amount of repairs the to vehicles placed with them to	inspection or derivery at my risk. An expressed mechanic's lein is acknowledged on above vehicle to eretor. It is understood that this company assumes no responsibility for loss or damage by theft or fire storage, sale, repair or while road testing.	AMOUNT T
	AND COMPANY CO	

K

MANN BROS	. TOWING IN	VC.	Name				
24 Hr. Road &	Crane Service		Address				
) 725-0207 •	(301) 725-07	753	City DATE 11 - 17-09 GUST, ORDERING. WHEN PROMISED		PHONE		
Sandy Spring Rd., i	aurel, Maryland 201 DFFICE	707	LICENSE NO. NO NE  DESCRIPTION OF WORK	INO.	AMOUNT		
PART No.	NAME OF PART	SALE AMT.					
PG CO	unty		Flatbel TO Lot Frag RHode Island / Sunny	n side			
Releuse	Needed						
1 HGCG16	532A02069	4					
Case #	133		Perday Stor	age			
	1		730	LABOR ONLY PARTS ACCESSORIES	M		
		ALK		GAS, OIL			
ACCESSORIES	- TIRES AND TUBES	1	Jr 1/2 4 2009	MISC. MERCHANDISE SUBLET			
		++	Ja II	TAX	AU		
TOTAL ACCES	SORIES →			PAY TH			
•	24 Hr. Road & Part No.  PART No.  PART No.  Release  [HGCG16]  Case # O9-321-11  TOTAL  ACCESSORIES	24 Hr. Road & Crane Service  ) 725-0207 • (301) 725-07  Sandy Spring Rd., Laurel, Maryland 207  MAIN OFFICE  PART No. NAME OF PART  Release Needed    HGCG16532A02069  Case ##  O9-321-1433  TOTAL PARTS +  ACCESSORIES -TIRES AND TUBES	TOTAL ACCESSORIES → (301) 725-0753  Sandy Spring Rd., Laurel, Maryland 20707  MAIN OFFICE  PART No. NAME OF PART  SALE  AMT.  PC COUNTY  Release Needed  TOTAL PARTS  TOTAL ACCESSORIES →	Address  City  DATE   - 17-09   CHECKER OF PROMISED  SANDY Spring Rd., Laurel, Maryland 20707  MAIN OFFICE  PART NO. NAME OF PART SALE  PART NO. NAME OF PART SALE  RELIGIOUS NOVE DESCRIPTION OF WORK  RELIGIOUS	Address  City  DATE   1-17-09   Gallage   Gall		

ESTIMATES ARE FOR LABOR ONLY, MATERIAL ADDITIONAL

I hereby authorize the above repair work to be done along with necessary materials, You and your employees may operate above vehicle for purpose of testing, inspection or delivery at my risk. An expressed mechanics tein is acknowledged on above vehicle secure the amount of repairs thereto. It is understood that this company assumes no responsibility for loss or damage by their or it ovehicles placed with them for storage, sale, repair or while road testing.

AMOUNT

HOFMANN BROS. TOWING INC.			NC.	Name				
24 Hr. Road & Crane Service				Address	· · · · · · · · · · · · · · · · · · ·			
301	725-0207	• (301) 725-0	753	DATE CUST. ORDER NO. WHERESPONISED	PHONE			
3000				7 YEAR AND MAKE SE CARD- TYPE OR MODEL SERI	AL NO.			
/808		Laurel, Maryland 20 OFFICE	1/0/	LICENSE NO. A G T MILEAGE	OR NO. WRITTEN BY			
	PIALIT	- TOL		DESCRIPTION OF WORK	AMOUN			
AMT.	PART No.	NAME OF PART	SALE AMT.					
	11.0	1		<i>f</i>				
	12C Louis	7 Colve		Alas But TO LOT	a los			
4	- 10	1886-2212	1		8/1			
		W		· VIR/MAren	7/00			
X	NICH 3	145419	1/8	OTT / Porchay	ST			
	Delas 1.	es !						
	1		144					
	/	O of						
		The last						
	· /	1800		STURIGE for of	LABOR ONLY			
					PARTS			
	TOTAL	PARTS →	p <sup>12</sup>		ACCESSORIES			
	ACCESSORIES	S-TIRES AND TUBES			GAS, OIL AND GREASE			
				(2)	MISC. MERCHANDISE			
				1V+ C78 2100	SUBLET REPAIRS			
				0 9-1.00	TAX			
	TOTAL ACCES	SORIES →		AUTHORIZED BY	TOTAL -			

ř

L

HOF	OFMANN BROS. TOWING INC. 24 Hr. Road & Crane Service 301) 725-0207 • (301) 725-0753 7808 Sandy Spring Rd., Laurel, Maryland 20707			Name		
				Address		
				City  DATE / 03/10 CUST. ORDER NO. WHEN PROMIS  FOYEAR AND MAKE OF EASILY TOPE CHAMOUR GREEN MILEASE	SERIAL NO. MOTOR NO. WRITTEN BY	
7000	MAIN	OFFICE	, = 5	DESCRIPTION OF WORK	AMOL	
AMT.	PART No.	NAME OF PART	SALE AMT.	DESCRIPTION OF WORK		
	000			El de destala	To lat	13
	PG COCH	1+4	<b>-</b> -	Flatbed Vehicle	erry Mill T	t
_	0 =1	1/2/2/	$\vdash$	From Powder nill / Ch	21.9/1.11	
$\dashv$	ne lease	<u> Necoco</u>				
	1641.0501	7 VA 1875 10	5			
-	IFALP524	7 VA 1835 10	++			
	Case	10-003-068	35	Per day S	wage	_
		1			LABOR ONLY	
		(D)	51		PARTS	
-	TOTA	L PARTS →	710		ACCESSORIES	
			y Co	/	GAS, OIL AND GREASE	
-	ACCESSORII		T	0.98	MISC. MERCHANDISE	
			TT	2/5/201	SUBLET REPAIRS	7
					TAX /	
	TOTAL ACCE	SSORIES +		AUTHORIZED BY	TOTAL +	

ESTIMATES ARE FOR LABOR ONLY, MATERIAL ADDITIONAL

I hereby authorize the above repair work to be done along with necessary materials. You and your employees may operate above vehicle for purpose of teeting, inspection or delivery at my risk. An expressed mechanics lein is acknowledged on above vehicle to secure the amount of repairs thereto. It is understood that this company assumes no responsibility for loss or damage by theft or fire to vehicles placed with them for storage, sale, repair or while road testing.

PAY THIS

OFMANN BROS. TOWING INC. 24 Hr. Road & Crane Service			NC.	Name				
				Address				
01	725-0207 •	(301) 725-0	753	City  DATE / 7 / / CA CUST. ORDER NO. MUSEN BROWISED		PHONE		
_	,,,_,	(501) 715 6		14-19-01	PIAL NO.		TV-	
808	Sandy Spring Rd., L MAIN O		707	LICENSE NO. 58 V 384 MY MILEAGE	TOR NO.	WAITTENBY		
AT.	PART No.	NAME OF PART	SALE AMT.	DESCRIPTION OF WORK		AMOL	JNT	
+		****						
Ť	PG County	A CONTRACTOR OF STREET		Flatbed vehicle to 6	ct		Z	
7		Necded		from 10417 Balt Ave			U	
	Cose #			Winch vehide off	cub			
	09-348+	0451		<u> </u>				
_	40000		10.00				_	
4	2136 HIBI	143XK563	18K)				_	
+			++	Per day Storas	100			
十		-	Ħ	Juny	LABOR ONL			
1		A CONTRACTOR OF THE CONTRACTOR		35 cm	PARTS /			
	TOTAL F	PARTS +			ACCESSORIES		0	
ACCESSORIES -TIRES AND TUBES			า		GAS, OIL AND GREASE	11	TU	
4		(OK 10	1		MISC. MERCHANDISE		0	
1		60			SUBLET REPAIRS	M		
1					TAX			
	TOTAL ACCESS	ORIES →		AUTHORIZED BY	TOTAL -			

<b>HOFMANN BROS. TOWING INC.</b>	Name	
Flatbed & Crane Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone #	
Fax: (301) 604-0681		RoThge
MAIN OFFICE	Body Color Color Miles	
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# Jm/8/14/14/15/27 25/869	AMOUNT:
Date 8-12-11		
Tag # U/A Exp.	FlatBed To LOT FRAM	
Met Ne	RTICHERTUNG	
COMMENTS:	the state of the little of the	
(1) Color # 11.224 0/311		
COSE # 11-22-0179		
Free sta		
11 119 6-241		
	ADMIN Jule	
		-1
DRIVER:	DATE:	14
	AUTHORIZED BY:	10
	x	10-3-1
	X	10
TOW AGENT:	TOTAL	\$
P/U DATE:		

HOFMANN BROS. TOWING INC.		
	Name	
Flatbed & Crane Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone #	
Fax: (301) 604-0681	Year Make Saturn Model	51-1
MAIN OFFICE 7808 Sandy Spring Rd., Laurel, Maryland 20707	Body 9d/ Color Red Miles Vin # 1682F1289VZ135862	AMOUNT:
Date 1-17-2011		
Tag # No Ne Exp.		
	Plather to lot from	
COMMENTS:	Powder Mill 195 south	
Court H		
COE T		
11-017-0739		
	ADMININA	
		11
DRIVER: (7)	DATE:	19
	AUTHORIZED BY:	1,
	x	1/11
	x	1/11
TOW AGENT:	TOTAL	\$
P/U DATE:	the state of the s	CARLE

HOFMANN BROS. TOWING INC.	Name
Flatbed & Crane Service	Address
(301) 725-0207 • (301) 725-0753	City/State Phone #
Fax: (301) 604-0681	Year 1998 Make Honda Model Civic
MAIN OFFICE	Body 41 - Color Blue Miles
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin #2 H GES 66 74 W H 631613-
Date 1-10-12	
Tag # 4AM 4/82 Exp.	FITRAL TULET
Md	M 9689 Markirk Kd
COMMENTS:	
CASE # 12-010-0262	
DE COUNTY A	
RELEASE NEEDER	
C Seeds Steel Steel F C Coff Steam II C down Steel Steel Steel	
	Chen 1
	ADMIN
PRIVEDA	DATE:
DRIVER;	AUTHORIZED BY:
	x / C/
, A	x
TOW AGENT:	TOTAL
P/U DATE:	

HOFMANN BROS. TOWING INC.	Name	
Flatbed & Crane Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone #	
Fax: (301) 604-0681	Year SOOL Make Chevy Model	Empala
MAIN OFFICE	Body 4 Color Silver Miles	
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 26/WF62E11917264	8
Date 8-21-2012		AMOUNT:
Tag # 4APO288 Exp.		
COMMENTS:		
COMMENTS.	14022 Briarvood dr.	FCK
case # 12-234-2842	FICHE DITATE COOK,	19
front and duringe		
110111 610 000 175		
	ADMIN	
DRIVER:	DATE:	_
	AUTHORIZED BY:	a w
	x	05-70
	X	11 1-17
TOW AGENT:	TOTAL	\$ 11-11
P/U DATE:		

<b>HOFMANN BROS. TOWING INC.</b>	Name	
Flatbed & Crane Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone #	
Fax: (301) 604-0681	Year 2009 Make Pontiac Model	2-8
MAIN OFFICE	Body 4-d/ Color Black Miles	
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 66216577694181632	AMOUNT:
Date 11-1-13		
Tag # NONE Exp.		
A	Flatbed Vehicle	
COMMENTS:	to lot from	
13-305-2879 V	Sellman Ra Brandon LN.	7 7
1-		
PG COUNT		
Talk DELEACE NEED	ED	
IMPOUNTED LAND AND AND AND AND AND AND AND AND AND	Son SJ	
	STORAGE ADMIN	
0	The second second	
DRIVER:	DATE:	0 0
	AUTHORIZED BY:	Kero
WAB (100) 11-5-13	x at track of (XPM)	1-13
Owner Call 11-5-13	x 051000 12	0 17
TOW AGENT:	TOTAL	\$
	DAB	
P/U DATE:		

HOFMANN BROS. TOWING INC.	Name	
Flatbed & Crane Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone #	
Fax: (301) 604-0681	Year 2011 Make PHENY Model of	4H06
MAIN OFFICE	Body She Color Blue Miles	
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin # 16NEK 13R YV 3347761	AMOUNT:
Date 1-1-13	Flat to lot from	AMOUNT:
Tag # No TAG Exp.	to lee 11 am	
COMMENTS: P. G. COL	INIV 7300 VANCIUSEN Rd	
RELEASE N		
7 7 300 rem will 2 4 Car 200 5 5	Provides had less had	
CASE # 13-001-1077 A	M	
11.	· Ly	
	X15114)	
	ADMIN	
	(53)	
DRIVER:	DATE:	
	AUTHORIZED BY:	1
	x ( ) or	1
	x	H
TOW AGENT:	TOTAL	
P/U DATE:		

HOFMANN BROS. TOWING INC.		
Flatbed & Crane Service		
riathed & Craffe Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone #	
Fax: (301) 604-0681	Year 7008 Make MAZOA Model	6
MAIN OFFICE	Body Color Silver Miles	
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 141 HP80C 485M47513	
	Flatbed Vehicle	AMOUNT:
Date 1-8-14	to let from	
Tag # /A\$ 1853 Exp. Md	12714 14	
	1914 Murkirk Rd	
COMMENTS:		
CASE # 14-008-1575		
*	N	
DO COLUMN		
P. G. COUNTY		
RELEASE NEEDED	A STATE OF THE STA	
01.4	se Com L	
the and Pu	ADMIN	
The len	He-	
DRIVER! LILA	DATE:	
	AUTHORIZED BY:	/
	x (4/14/204)	Enter the second
	x	e e
TOW AGENT:	TOTAL	\$
	THE HOUSE	
P/U DATE:		

<b>HOFMANN BROS. TOWING INC.</b>	Name	
Flatbed & Crane Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone # / / CCC	
Fax: (301) 604-0681	Year 1996 Make Ford Model Rungs	~
MAIN OFFICE 7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 1FTCR 14UOTTA 25859	
Date 9-12-2014	AMO	JRI.
Tag# NON Exp.		
COMMENTS:		1
Case# 14-255-3027	197 & CONTECTED /CX	
The production of the second s		
Front end damage	-5/ ()	
	7661M	4
	Tio Day	
	ADMIN	
DRIVER:	DATE:	
DNIVER	AUTHORIZED BY:	
0-00110-14	x (C) 114	1
	x	) :
TOW AGENT:	TOTAL \$	
P/U DATE:		

æ

<b>HOFMANN BROS. TOWING INC.</b>	Name	
Flatbed & Crane Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone #	
Fax: (301) 604-0681	Year 3014 Make TEEP Model P	ATriot
MAIN OFFICE	Body Color Silver Miles	
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 164NJRBB4Ed510759	AMOUNT:
Date 1-12-15	Flatbed Vehicle	Autoni
Tag # No Tha Exp.	to lot from	
	9830 Mollard drive	
COMMENTS:	8	
CASE # 15-012-1975		
P. G. COUNTY		
RELEASE NEEDED		
the second secon		
	chares \$	
	ADMIN	
A		
DRIVER:	DATE:	plano10
C-16	AUTHORIZED BY:	
	X	
	X Final Nation Res 1-28-16	
TOW AGENT:	TOTAL	s
	IOTAL	
P/U DATE:		-

HOFMANN BROS. TOWING INC.	Name	٦
Flatbed & Crane Service	Address	1
(301) 725-0207 • (301) 725-0753	City/State Phone #	1
Fax: (301) 604-0681	Year 2000 Make Chevy Model Blazer	
MAIN OFFICE	Body Color Pewter Miles	
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 16NUT13W0Y2362108	
Date 8-7-2015	AMOUNT:	-
Tag # NONe Exp.		1
	1147 Roll 105	
COMMENTS:		2
100	197 & Bowield	7
PG Case # 15-219-1809		
P. G. COUNTY	P. G. COUNTY	
TO A	ELEASE NEEDED	4
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Bear and de manes		+
- Carage		+
	ADMIN	
	-100	1
DRIVER: 5	DATE:	
	AUTHORIZED BY:	
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Gerco ins	x AM	-
TOW AGENT:	TOTAL	F
	10.12	
P/U DATE:		

<b>HOFMANN BROS. TOWING INC.</b>	Name	
Flatbed & Crane Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone #	
Fax: (301) 604-0681	Year 2003 Make CHEYY Model TAHOE	
MAIN OFFICE	Body Sur Color Cornel Miles	
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin # /6 * FK /3 Z/3 Z/64 3 AMOUNT:	-
Date 1-11-1016		
Tag # / A N 93/4 Exp. MA		
	-111 BOTOLV 1	
COMMENTS:	A A	
	P.SG: 11 /Yunpa///	T
b 11 W/ 2032		
C-14/6018		
ALIO, OLIVERA		
PELEAGE NECOST		-
P. G. COLINTY		+
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HELEASE NEEDED	ADMIN	
	ADMIN	
DRIVER:	DATE:	+
	AUTHORIZED BY:	-
	x // 25	
	X // //	
TOW AGENT:	TOTAL	
		-
P/U DATE:		

<b>HOFMANN BROS. TOWING INC.</b>	Name	
Flatbed & Crane Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone #	
Fax: (301) 604-0681	Year 2005 Make Lexus Model (	15 300
MAIN OFFICE	Body 44 Color (Freen Miles	0.
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 0780947FC5009498	AMOUNT:
Date 8-2-2016		
Tag # AO 17554 Exp.		
Md	Flatbed Vehicle	
COMMENTS:	to lot from	
CH-16.01	7300 Vandusenia	
P. G. COUNTY	extler nov	7
RELEASE NEEDED	* /	
Pass Front dumas	- 5	
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	CADMIN ORALE ANY	
	- topic	17
DRIVER: (-)CINCI	DATE:	
	AUTHORIZED BY:	
	X	
	x	1-10 10
TOW AGENT:	TOTAL	\$
P/U DATE:		

No

<b>HOFMANN BROS. TOWING INC.</b>	Name	
Flatbed & Crane Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone #	
Fax: (301) 604-0681		-360
MAIN OFFICE	Body Color Gray Miles Vin # 1 E d 14/E 354 55 44 46 9 78	
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 1Fd WE35L55HA46878	AMOUNT:
Date 5.34-17	Fort The ROLL	
Tag # DCCCW Exp. Md	7300 VANDUSEN Rd	
COMMENTS:		
CASE # 1705301042 N	N	
P. G. COUNTY		
RELEASE NEEDED	a management of the second of	
	STOPAGE	2
	ADMINAGE	
DRIVER: /(S-	DATE:	
	AUTHORIZED BY:	La 10
	x	
	X You BANT 10 HOSY AL	
TOW AGENT:	TOTAL	\$
P/U DATE:	200	

<b>HOFMANN BROS. TOWING INC.</b>	Name	
Flatbed & Crane Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone #	
Fax: (301) 604-0681		coold
MAIN OFFICE	Body Color Gray Miles	
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 146CP25788A016275	AMOUNT:
Date 11-7-2017		
Tag # NONC Exp.	Flatbed Vehicle	
	to lot from	
COMMENTS: COUNTY	711 10 11 100 /	
The state of the s	Old Balt Pike (distribution	all -
Proces & RELE	ASE NEEDED	-
1711071155		
1711071175		
Heavy Front	Ch Star .	
D	STORAGE	No.
P. G. COUNTY	ADMIN.	
MELEASE NEEDED		
DRIVER: (701)	DATE:	
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	X	
TOW AGENT: State talm 119	TOTAL	S
P/U DATE:		

Me

<b>HOFMANN BROS. TOWING INC.</b>	Name	
Flatbed & Crane Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone #	
Fax: (301) 604-0681	Year 2006 Make Nissan Model Al-	Tima
MAIN OFFICE	Body Color WHITE Miles	
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 1N4AL111 X KN 317332	AMOUNT:
Date 1-30-18	Flatbed Vehicle	AMOUNT
Tag # No Tag Exp.	to lot from	
	Murking Rd & Tuscany lane	
COMMENTS:	_	11
All	H.	1
DR )		
CASE # 1801302357		
5-		
P.G. COUNTY DO	1	
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I de lines from Second Par Second I Winter Know Know Know Know Know	STOPACE	
	ADMINIGE	
11		
DRIVER: A W	DATE:	
HO!	AUTHORIZED BY:	
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	X	199
TOW AGENT:	TOTAL	\$
P/U DATE:		

A - - - \*

HOFMANN BROS. TOWING INC.	Name	
Flatbed & Crane Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone #	
Fax: (301) 604-0681	8/1	anta fo
MAIN OFFICE	Body SUV Color 5/4e Miles Vin # KM8 \$ C 13 2 6 3 4 7 1 7	00
7808 Sandy Spring Rd., Laurel, Maryland 20707	10:15 AM	AMOUNT:
Date 9-19-19		
Tag # None Exp.	8 8 8 8 8 8	A
COMMENTS:	to lot from	8
COMMENTS.	Powder mill/All view	1/17
PG Case # 1809141456		1
	NTY	
PELFASENI	EDED	
Front end damest	\$	
Train Cia Cam-30	C7.89e1	1-2
	ADMIN	1/1
	- 90- 1	
DRIVER: 1505	DATE:	
Drogressive 9-15	AUTHORIZED BY:	1
	x 1 High	19
0-Call 9-15	x / 10-1	45/
TOW AGENT:	TOTAL	8
P/U DATE:		

P/U DATE:

HOFMANN BROS. TOWING INC.	Name	F- 10 6 V F
Flatbed & Crane Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone #	11000
Fax: (301) 604-0681	Year 2015 Make Mercedes Model C	UA 250
MAIN OFFICE	Body 4 dr Color Black Miles	
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin #	AMOUNT:
Date 10-14-19		
Tag #40835CG Exp.		
Md	Flatbed Vehicle	12
COMMENTS:	to lot from	1
	Musick & Longwood	
PG County curs to	700 /	
1910141281. 3.0091	MA	
The Anton Day NE	EDED	
Front end damage		
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		W
	DATE:	1001
DRIVER: ( - VIV NEV	AUTHORIZED BY:	
(9P(CO) 1-115.	X	
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TOW AGENT:	Τ̈́ΦΤΑL	\$ 7
P/U DATE:		

) 10-JO		- 1
HOFMANN BROS. TOWING INC.	Name	Sm
24 Hr. Road & Crane Service	Address	CFA
(301) 725-0207 • (301) 725-0753	City/State Phone #	100/
Fax: (301) 604-0681	Year 2003 Make Haywa Model C	er V
MAIN OFFICE	Body Color R Blue Miles	1118/0
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# SM3RD78813411	AMOUNT:
2 20	The second of th	
Tag #7/084CTExp. 9-21	A CONTRACTOR OF THE PROPERTY O	
Tag # 76084C Exp. 9-2		215
COMMENTS:	Accident	
	9134 Cheery LAME	
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1 30	P.G. COUNTY	
720101900001039	RELEASE NEEDED	
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BOLLER	ADMIN	1
LIEL CONTRO	HOW StopAge -	40
	DATE: 8 5000 per DAY	
DRIVER: SAPHER (A)	AUTHORIZED BY:	
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	X	
2011 0100	TOTAL	s215
TOW AGENT: TOOK THOUGH	3/05/0/2	
1970a	2100 /00	
P/U DATE:	The state of the s	

CE

	TCH -
TOWING INC.	Name
OFMANN BROS. TOWING INC.	Address
24 Hr ROBU & Claric 35.	City/State Phone #
TOE 0207 • (301) 725-0753	Make LATH
Pan 1 DUT-000 -	Color BLACIS
MAIN OFFICE 9; 28 Pm	Vin # 5 X Y 15 14 4 A 29 D G 3 7 1 0 9 1 AMOUNT :
MAIN OFFICE Maryland 20707	VIII #
808 Sandy Spring Rd., Laurel, Maryland 20707	
ate 1-5-20	Flatbed Vehicle
ag # GCV 0899 Exp.	to lot from
	10 15
COMMENTS:	accident
THE THE	Prodermin Bol &
Call and a second	Beitsville DC
ALNIUJ JO	Accident Sean
Δ. Δ.	P G COUNTY
BEALDAME	DELEGE MEEDED
± 20-000096)	RELEASE NEEDED
	ADMIN
	STURMY-E
	& SOP DER DAY
1.5/	DATE:
DRIVER: AU	AUTHORIZED BY:
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TOW AGENT:	
P/U DATE:	The second secon
PIOUNIE	And the same of th

HOFMANN BROS. TOWING INC.	Name Cey Car	L Ver
24 Hr. Road & Crane Service	Address Trans	, 3 /
(301) 725-0207 • (301) 725-0753	City/State Phone #	1
Fax: (301) 604-0681	Year 2020 Make Toy A Model	Jam RY
MAIN OFFICE	Body Look Color GRAY Miles	17.54
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 47 (G) IARS LUCIS	AMOUNT:
Date 8-9-2	and the second s	
Tag # 3 C Z 2 557 Exp. 8 - 2 3		8
MD		215
COMMENTS:	21 22 1111 6 P. Har	<u> </u>
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2/6849644/247	P. G. COUNTY	
	RELEASE NELDED	
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	ADMIN	160
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DRIVER: /im K. (ET)	DATE:	
	AUTHORIZED BY:	2/
1/0/2-	x Duy	1
along	x () 2/	211
TOW AGENT:	TOTAL	\$5/5
P/U DATE:		

HOFMANN BROS. TOWING INC.	Name
24 Hr. Road & Crane Service	Address
(301) 725-0207 • (301) 725-0753	City/State Phone #
Fax: (301) 604-0681	Year 2020 Make NISSan Model Sentra
MAIN OFFICE 6:58am	Body Gold Blue Miles
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin # 3N/H/58,CV.Q4 Y 2 3 8 3 0 9  AMOUNT:
Date 7-31-20-21	
Tag # T 00 80 34 (Exp. 10-23-20	7, 1
MOTEMP	1 013
COMMENTS:	14610 1010 Gun powder 20
210033871	
P.C. co.	928
BELEACE VI	
THE ASE NEEDED	
	ADMIN / CO
	KOUPENH
DRIVER: 150	DATE:
1/ 7/31 Kemove	AUTHORIZED BY:
Req-	x
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TOW AGENT:	TOTAL \$ 5.5
	6
P/U DATE:	

HOFMANN BROS. TOWING INC.	Name	
Flatbed & Crane Service	Address	Z
(301) 725-0207 • (301) 725-0753	City/State Phone #	
Fax: (301) 604-0681	Year Make Cheuy Model Eggins	X
MAIN OFFICE	Body Duy Color Brown Miles	
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 26 NFLGE 30 F6 14 93 49  AMOUNT	
Date 11-25-22	2GNFLGE30F.6149349 AMOUNT	
Tag # Exp.	50,00	J
5 DD557Kn		
COMMENTS:	A. M.	
	Konguanapa Igs	
40	For January 12 Lys	
	P. CO	
#22-0020483	RELEASE NET	
Front Danago AIC	MELEASE NEEDER	
13095	ADMIN	
	300	1
DRIVER: A o ( >	DATE: TAGE MY DESCRIPTION	4
Britven.	AUTHORIZED BY:	
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(F1C)	x O	
TOW AGENT:	100 4/199 TOTAL \$ 5/	4
P/U DATE:		

	W Den
HOFMANN BROS. TOWING INC.	Name
Flatbed & Crane Service	Address
(301) 725-0207 • (301) 725-0753	City/State Phone #
Fax: (301) 604-0681	Year 2013 Make Augusta: Model Flata-
	Body 4dack Color Rel Miles
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin # 5NPE84AC7dH769460
7808 Sandy Spring Rd., Edurci, Haryland 2070.	
Tag # 7EP9826 Exp. 5-23	
	* 215
COMMENTS:	
1579	TUSU CONTROLEL
220021254	
	P. G. COUNTY
	, Rake RELEASE NEEDED
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1001	led exxon
, tyloch	ADMIN
STULET	ADMIN 1
Carrie Ri	Hall 8500
DRIVER	DATE:
An L	AUTHORIZED BY:
	X (A)
	x
TOW AGENT:	TOTAL \$
P/U DATE:	)'

	AND THE RESERVE OF THE PARTY OF	
HOFMANN BROS. TOWING INC.	Name	
Flatbed & Crane Service	Address	
(301) 725-0207 • (301) 725-0753	City/State Phone #	2 2
Fax: (301) 604-0681	Year 20/6 Make BMW Model M	/ 3
Pax: (301) 004-0001	Body 41) or Color WHITE Miles	
MAIN OFFICE 4/105AM	Vin # WBS8M9C59G5E68501	AMOUNT:
7808 Sandy Spring Rd., Laurel, Maryland 20707		ANICONT
Date 9-9-23	Flatbed Vehicle	
Tag # U79429 Exp.	to lot from	
VATEMP. 40	Mr. XANO	
COMMENTS:	4417 Briggs CHAWET RO	11
		115
	* · · · · · · · · · · · · · · · · · · ·	
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73 + 51		
P. G. COUNTY	741-1 42166, Halast	
RELEASE NEED	ED	
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V	STORAGE	
(2) 2 = 0 = 10	ADMIN	
Misc Ventst Scratches	50 PerDAY	
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DRIVER: JASON NOKEY	DATE:	
	AUTHORIZED BY:	_11=36
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	X Volor pr	V. Carlotte
	CANA TOTAL	\$
TOW AGENT:	12 1	
Lauler	Anies ala	
PUD		

HOFMANN BROS. TOWING INC.	Name
Flatbed & Crane Service	Address
(301) 725-0207 • (301) 725-0753	City/State Phone #
Fax: (301) 604-0681	Year 2009 Make Vissan Model 3507
MAIN OFFICE 1237M	Body 2 to Color Silver Miles
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin # AMOUNT:
-10-103	UNIA 249 E617409 61)
Tag # 5FG1985 Exp. 7-25	Flathed
Md Md	Flatbed Vehicle to lot from
COMMENTS:	Tot from
23-1058	High Point High School
10 10 10 10 10 10 10 10 10 10 10 10 10 1	
P. G. COUNTY	
RELEASE NEEDED	
1	ADMIN
9	STORAGE
1 ok	DATE
DRIVER:	DATE:
2 (	AUTHORIZED BY:
	X
	X TOTAL 6 5/2
TOW AGENT:	TOTAL \$
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P/II DATE:	

OFMANN BROS. TOWING INC.	Name	:
Flatbed & Crane Service	Address	B CERTIFIE
(301) 725-0207 • (301) 725-0753	City/State Phone #	110
(301) 725-0207 (301) 725-07-0	Year Wake	relude
Fax: (301) 604-0681	Body 2d Color Black Miles	
	Vin # SHM BB 6146WC007171	AMOUNT:
7808 Sandy Spring Rd., Laurel, Maryland 20707		
Date 4/5/24	Flatbed Vehicle	
Tag # 406227 Exp. (11)	to lot from	7/
2- 493	SINGUE	11)
COMMENTS? 14693	Old Guranuder / Sinoze war	1
25 20660 1192	7.0 90	17.5
1413	Ca (Compan) vert	
P. G. COUNTY	a latell	
RELEASE NEEDE	D V 1 Det 101	
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Rd over and		
- (Bolloss	STORAGE	
	ADMIN	
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DRIVER: AGES	DATE:	
15016	AUTHORIZED BY:	2
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	// TOTAL	\$///2/
TOW AGENT:		710
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P/U DATE:		State of the state of

		56992
HOFMANN BROS. TOWING INC.	Name 301 395 1576	0
Flatbed & Crane Service	Address	har ala
(301) 725-0207 • (301) 725-0753	City/State	torcycle
Fax: (301) 604-0681	Year 1995 Make Honda Model	agna
	Body M/c Color Yellow Miles	2
MAIN OFFICE  08 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 2 H2RC4305 8010 1972	AMOUNT:
Poto 9-24-24	B	
Date	MAGENT	11
Tag # NO Tay Exp.	Flatbed Vehicle	112
COMMENTS:	to lot from	
OOMMENTO.	Sweitzer rd/Sweitzer LN	
	ADMINISTRATIVE FEES	- Ac
RELEASE	Noky	
NEEDED		
P. G. COUNTY		
RELEASE NEEDED		
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O No. K.	DATE:	
DRIVER C	AUTHORIZED BY:	
O-Call 10/4		
	X	HEM
	X TOTAL	s
TOW AGENT:	56 101	<u> </u>
P/II DATE:		74.15

HOFMANN BROS. TOWING INC. Flatbed & Crane Service		)
(301) 725-0207 • (301) 725-0753 Fax: (301) 604-0681  MAIN OFFICE 7808 Sandy Spring Rd., Laurel, Maryland 20707  Date 5 17 25	Address  City/State Phone #  Year 2003 Make   Wfw. + Model   Body 4dr Color S.   Wer Miles  Vin # SNICB-OLA (@ 3M 10) 7(	AMOUNT:
Tag# NO Tags Exp.	Flatbed Vehicle	115-
COMMENTS:	Powder Mill & Ammerolate ?	ol
RELEASE NEEDED	ADMINISTRATIVE FEES	
25-0016348	P. G. COUNTY RELEASE NEEDED	
	STORAGE	
DRIVER: SAME JE	DATE:	
(2/21/5/19	AUTHORIZED BY:	
0-0411	X	
TOW AGENT:	TOTAL	\$
P/II DATE:		

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HOFMANN BROS. TOWING INC.	Name	1		
Flatbed & Crane Service	Address			
(301) 725-0207 • (301) 725-0753	City/State Phone #			
I ax. (50.) 554 555.		ivic		
MATN OFFICE	Body 21 HB Color Black Miles	117		
7808 Sandy Spring Rd., Laurel, Maryland 20707	Vin# 2HGETG44IVH12009	AMOUNT:		
Date 1-10-25		7		
Tag # <i>E F C 17 </i> <b>2</b> Exp.	Flatbed Vehicle	7100		
MD	to lot from	クリン		
COMMENTS:	ACCIDENT			
25-1825	ADMINISTRATIVE FEES			
RELEASE				
NEEDED	No key			
51				
Stolen Recovery	1/0			
Front Pialet Dayland	- U			
Front Right Damage				
Broken Ignition	STORAGE ADMIN			
To the state of th	(/11 50per			
DRIVER: Jody	DATE:			
ET	AUTHORIZED BY:			
х	(			
х	(			
TOW AGENT:	TOTAL	\$		
P/II DATE:	•			

CERTIFICATE OF TITLE TO A MOTOR VEHICLE

SERIES K

SERIAL

PLYMOUTH F.SED. 15340715

ENOCH GROSS HOLSEY 5407 ODELL RD. BELTSVILLE P.G.MD.

# DEPARTMENT OF MOTOR VEHICLES

The Department of Motor Vehicles of the State of Maryland, hereby certifies, pursuant to the provisions of Section 28, Article 661/2, of the Annotated Code of Maryland, that an application has been made under said Section for a certificate of title of a motor vehicle described above:

LIEN IN FAVOR OF

T AMOUNT

KIND

DATE

And that the applicant has stated under oath that said motor vehicle is subject to the above liens, and none other: This department is not a record office for the recording of liens and therefore does not guarantee the statements as to liens on this certificate of title.

I Do Further Certify that reasonable diligence has been used in ascertaining whether or not the facts stated in said application for a certificate of title are true, and that the applicant is the lawful owner of the abovedescribed motor vehicle or is otherwise entitled to have the same registered in his name.

随作erefore, I do hereby certify that the above-named applicant has been duly registered in this department as the lawful owner of the above-described motor vehicle, or is otherwise entitled to have the same registered in his name, and that it appears upon the official records that at the date of the issuance of this certificate, said motor vehicle is subject to the liens hereinbefore enumerated, if any, and none other.

As Waitness, my hand and the seal of this department the day and the year set opposite the name of the applicant in the aforegoing certificate.

#### IMPORTANT NOTICES

The penalty upon conviction for false statements in application or assignment, or for alteration or forgery of this certificate is a fine of \$100 to \$1,000 or not more than five years imprisonment or both.

The certificate is transferable only when recorded and filed at the office of the Department of Motor Vehicles, Guilford Ave. and 21st St., Baltimore 18, Md., and is valid only while the car described above is owned by the individual, firm or corporation named on face hereof.

This assignment, purchaser's application for new title and a fee of One Dollar plus 2% excise tax based on purchase price, must be immediately filed with the Department of Motor Vehicles by the purchaser of a motor vehicle before registration tags can be issued.

#### (Print or typewrite all information)

In consideration of the sum of \$\_

My Commission expires

	ы		17 We hereby b	sen, assign of tran	iarer co		4.55	(1	Name of Purcha	er)			
	TITLE	1988	Address	. (Stre	eet and Number)		(Post	Office)	Zone No.	(Coun	ty)		(State)
OF	Ē	A	the motor veh	fiele described on		his certificate of	Title and her					te that at	the time of delivery
10000	5		Amount	oject to the lollov	Kind of	iorances and none	other.						
ASSIGNMENT	10 To	3	of Lien	EN USE WORD "NO	Lien		Favor	of					
Z	ATE	=	Date of Lien	2	Address of Lienor					a / " - " - " - " - " - " - " - " - " - "			
9	ੂ		3	FON E Sube	cribed and sworp	hators me this		Street a	Number)	A	(City)	Zone No.	(State)
SS				06	day of	etanhe	1063	X	nock	(Signar	ure of Seller)	Here	very
•	CERTIFIC	1		Pond	el tel	Die	F	•		(Signal)	are or serier)		
	5		SEAL	(Signatur	oin Ink of Person	Administering Oa	(14)	If joint	ownership all regal officers.	quired to sig	n. If a Firm	or Corpor	ation by one of its
	X	-0"	0001	Address .	in Ink of Person	Administration Oak	<u></u>			ation must r	ot be signed	untess no	me and address of
		7.77	TRAIN THE SHEET	My Commission	-	The state of the s	10/05	P	urchaser appear	above.	iot be signed	uniess na	me and address of
		. =		My Commission	1						Charles To an annual service of the contract o		
			In con	sideration of t	he sam of \$								
			1/Wa haraby a	sell, assign or tran	refer to					Late Late			
	•	ž	ay we hereby a	en, assign of cran	1	N.		(1	Name of Purchas	er)			
_	V INC	Z	Address	(0+	eet and Number)	7 100 110	Pont	Office)	Zone No.	(Count			(State)
Z			the motor veh	icle described on	the other side of	his certificate of	Fitle and her					te that at t	the time of delivery
11	BY	Y.	the same is sul	bject to the follow	ving liens or encun	brances and none	other:						
ST RE-ASSIGNMENT	USED	60	Amount of Lien	16/	Kind of Lien	and the second	Favor	r of		Pile.		A PARTY	
· is	S 6	4/	Date of	EN USE WORD "NO	Address								
A	1	10	Lien		of Lienor_	0		(Street An	d Numb		(City)	Zone No/	(State)
E.	TO BE	3		Subs	cribed and sworn	o before me this	.63	4	ofm	an,	Lax	0/	sel Con
-	5	9	100 =	( Da	day of	The same	1	10	0. 1	n Ches	en Name)	10	1
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CERTIFICATE OF TITLE TO A MOTOR VEHICLE

G 899145

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MAKE

BODY

SERIAL

CH. WT. OR

DATE

CHEV.TN.SED.1949 3GKJ-113485 \$15

THOMAS PATRICK MURPHY
3824 BLADENSBURG RD.
BRENTWOOD P.G.CO.MD. T G-899145

SEPT.17TH.

LIEN SATISFIED 14 March 1959

CATE OF MARRIE

Notary Public.

# DEPARTMENT OF MOTOR VEHICLES

The Department of Motor Vehicles of the State of Maryland, hereby certifies, pursuant to the provisions of Section 27, Article 66½, of the Annotated Code of Maryland, that an application has been made under said Section for a certificate of title of a motor vehicle described above:

And that the applicant has stated under oath that said motor vehicle is subject to the following liens, and none other: This department is not a record office for the recording of liens and therefore does not guarantee the statements as to liens on this certificate of title.

\$195.00 c-M 9-5.

CRAIBORNE R. SMITH

AMOUNT

KIND

DATE

FAVOR OF

Further Certify that reasonable diligence has been used in ascertaining whether or not the facts stated in said application for a certificate of title are true, and that the applicant is the lawful owner of the atdescribed motor vehicle or is otherwise entitled to have the same registered in his name.

dispersions. I do hereby certify that the above-named applicant has been duly registered in this department as the lawful owner of the above-described motor vehicle, or is otherwise entitled to have the same registered in his name, and that it appears upon the official records that at the date of the issuance of this certificate, said motor vehicle is subject to the liens hereinbefore enumerated, if any, and none other.

As Witness, my hand and the seal of this department the day and the year set opposite the name of the applicant in the aforegoing certificate.

COMMISSIONER OF MOTOR VEHICLES

(Print or typewrite all information)

The penalty upon conviction for false statements in application or assignment, or for alteration or forgery of this certificate is a me of \$100 to \$1,000 or not more than five years imprisonment or both.

The certificate is transferable only when recorded and filed at the office of the Department of Motor Vehicles, Guilford Ave. and 21st St., Baltimore 18, Md., and is valid only while the car described above is owned by the individual, firm or corporation named on face hereof.

This assignment, purchaser's application for new title and a fee of One Dollar plus 2% excise tax based on purchase price, must be immediately filed with the Department of Motor Vehicles by the purchaser of a motor vehicle before registration tags can be issued.

ASSIGNMENT OF CER	TIFICATE OF TITLE
of the sum of \$ /	1060 1/2 1
I/We hereby sell, assign or transfer to Hollarty	WIXS TOUR
1/2/5m1/5/v	(Name of Purchaser)
Address (Street and Number) (Post O	
the motor vehicle described on the other side. It this certificate of Title and herel the same is subject to the following liens of encumbrances and none other:	ly warrant the little to said motor venicle and state that at the time of delivery
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Subscribed and sworn to before me this	(Street and Number) Patrick Zone No. (State)
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My Commission exptres	Putchaser appears above.
RE-ASSIGNMENT TO BE USED B	REGISTERED DEALERS ONLY
In consideration of the sum of \$	
I/We hereby sell, assign or transfer to	
Address	(Name of Purchaser)
(Street and Number) (Post Of the motor vehicle described on the other side of this certificate of Title and hereb	
the same is subject to the following liens or encumbrances and none other:	y warrant the Title to said motor vehicle and state that at the time of derivery
Amount Kind of of Lien Favor o	1
Date of Adviss Lien of Lienor	
Subscribed and sworn to before me this	trict and Number) (City) Zone No. (State)
day of19	(Dealer's Name)
SEAL (Signature in Ink of Person Administering Oath)	(Sign here as Pres., V. Pres., Treasurer or authorized agent)
(Address in Ink of Person Administering Oath)	Warning-This application must not be signed unless name and address of
My Commission expires19	Purchaser appears above.
PURCHASER'S APPLICATION FOR	NEW CERTIFICATE OF TITLE
PRINT FULL NAME IN CAPITALS	
\(\text{(Do Not Use Initials)}\) Print First Name in Full Print First Name in Full	nt Middle Name in Full Print Last Name
the purchaser of the motor vel. described on the face of this certificate, hereby oath that I have compared the manufacturers number or serial number on the face vehicle purchased and found the they agree in every particular.	nske application for a new Certificate of Title, and for that purpose state under of this certificate with the manufacturers number or serial number of the motor
I furth the mate with the water materials and found the following	
Amount Kind of Lien Favor of	
Date of Lien Use WORD "NONE" Address Lien of L	
	treet and Number) Zone No. (City) (State)
	by the Applicant: if Firm or Corporation, by one of its ownership, signature of each party must appear.)
Purchaser's	on any angular of cach party must appear.
Home P. O. Address (R. F. D. or Street)	(City or Town) Zone No. (County) (State)
Subscribed and sworn to before me this	
day of19	NOTE: THIS SPACE MUST BE FILLED IN
SEAL (Signature in Ink of Person Administering Oath)	T/We consider what who full number - the fall and the said of the
(Address in Ink of Person Administering Oath)	I/We certify that the full purchase price of the vehicle described on the face of this title is \$
My Commission expires19	

CERTIFICATE OF TITLE TO A MOTOR VEHICLE

TITLE NUMBER

K 438071

SERIES K

MAKE BOD

SERIAL No. CH. WT. OR

DATE ISSUED D.M.V.

OLDS.SED.N-53 537M-5378 \$23 FRANK EDWIN TORNESE & OLLIE ANNA TORNESE 916 LYON AVE. HIGHRIDGE LAUREL HO.CO.MD. T K-438071



## DEPARTMENT OF MOTOR VEHICLES

The Department of Motor Vehicles of the State of Maryland, hereby certifies, pursuant to the provisions of Section 28, Article 66½, of the Annotated Code of Maryland, that an application has been made under said Section for a certificate of title of a motor vehicle described above:

LIEN IN FAVOR OF

- AMOUNT

KIND

DATE

And that the applicant has stated under oath that said motor vehicle is subject to the above liens, and none other: This department is not a record office for the recording of liens and therefore does not guarantee the statements as to liens on this certificate of title.

**3 Do Further Certify that reasonable diligence** has been used in ascertaining whether or not the facts stated in said application for a certificate of title are true, and that the applicant is the lawful owner of the above-described motor vehicle or is otherwise entitled to have the same registered in his name.

withereface, I do hereby certify that the above-named applicant has been duly registered in this department as the lawful owner of the above-described motor vehicle, or is otherwise entitled to have the same registered in his name, and that it appears upon the official records that at the date of the issuance of this certificate, said motor vehicle is subject to the liens hereinbefore enumerated, if any, and none other.

As Witness, my hand and the seal of this department the day and the year set opposite the name of the applicant in the aforegoing certificate.

COMMISSIONER OF MOTOR VEHICLE

The penalty upon conviction for false statements in application or assignment, or for alteration or forgery of this certificate is a fine of \$100 to \$1,000 or not more than five years imprisonment or both.

The certificate is transferable only when recorded and filed at the office of the Department of Motor Vehicles, Guilford Avc. and 21st St., Baltimore 18, Md., and is valid only while the car described above is owned by the individual, firm or corporation named on face hereof.

This assignment, purchaser's application for new title and a fee of One Dollar plus 2% excise tax based on purchase price, must be immediately filed with the Department of Motor Vehicles by the purchaser of a motor vehicle before registration tags can be issued.

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					25 16	Shell on	Man	111.1	1/10.
			In consideration	of the sum of \$	35.00	TOO MALL	AKR. I	Wea	year
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	H		Address U.	S. #1	41	QUREL	P.G.		MD.
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E	BE	REGISTERED		Subscribed and sworn to	before me this				
×	TO	E S		day of	19		(Dealer's Name		
ST		LS	<u> </u>						
-		G	(SEAL) (Sign	nature in Ink of Person	Administering Oath)	By(Sign here as	Pres., V. Pres., Treasure	r or authorized	agent)
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			My Commi	ssion expires	19	Purchaser appea			
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		LY		of the sum of \$		Purchaser appea	rs above.		
E.		ONLY	I/We hereby sell, assign or	of the sum of \$		Purchaser appea	rs above.		
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(Address in Ink of Person Administering Oath)

My Commission expires \_

I/We certify that the full purchase price of the vehicle described on the face of

CERTIFICATE OF TITLE TO A MOTOR VEHICLE

TITLE NUMBER

J 413743

SERIES J

MAKE BODY

SERIAL

CH. WT. OR

DATE

PLYMOUTH F.SED. N-50 12513361 \$15

FEB. 10TH.

NEVA LEE ROBEY HAINES RD. LAUREL P.G.CO.MD. T J-413743



## DIPLATE MENT OF MOTOR VEHICLES

The Department of Motor Vehicles of the State of Maryland, hereby certifies, pursuant to the provisions of Section 28, Article 66½, of the Annotated Code of Maryland, that an application has been made under said Section for a certificate of title of a motor vehicle described above:

And that the applicant has stated under oath that said motor vehicle is subject to the following liens, and none other: This department is not a record office for the recording of liens and therefore does not guarantee the statements as to liens on this certificate of title.

AMOUNT

KIND

DATE

FAVOR OF

I Do Jurther Certify that reasonable diligence has been used in ascertaining whether or not the facts stated in said application for a certificate of title are true, and that the applicant is the lawful owner of the above-described motor vehicle or is otherwise entitled to have the same registered in his name.

Witherefore, I do hereby certify that the above-named applicant has been duly registered in this department as the lawful owner of the above-described motor vehicle, or is otherwise entitled to have the same registered in his name, and that it appears upon the official records that at the date of the issuance of this certificate, said motor vehicle is subject to the liens hereinbefore enumerated, if any, and none other.

As Witness, my hand and the seal of this department the day and the year set opposite the name of the applicant in the aforegoing certificate.

COMMISSIONER OF MOTOR VEHICLE

## IMPORTANT NOTICES

(Print or typewrite all information)

The penalty upon conviction for false statements in application or assignment, or for alteration or forgery of this certificate is a fine of \$100 to \$1,000 or not than five years imprisonment or both.

The certificate is transferable only when recorded and filed at the office of the Department of Motor Vehicles, Guilford Ave. and 21st St., Baltimore 18, Md., and is valid only while the car described above is owned by the individual, firm or corporation named on face hereof.

This assignment, purchaser's application for new title and a fee of One Dollar plus 2% excise tax based on purchase price, must be immediately filed with the Department of Motor Vehicles by the purchaser of a motor vehicle before registration tags can be issued.

	ASSIGNMENT O	F CERTIFICATE OF TITLE
In consideration of the sum of \$	1-11961	
	llipten yourens	U woll Mr /411
I/We hereby sell, assign of transfer	to f	(Name of Purchaser)
Address (Street e	and Numbery	(Post Office) Zone No. (County) (State)
the mater makink densithed on the	other side of this certificate of Title a liens or encumbrances and none other:	and hereby warrant the Title to said motor vehicle and state that at the time of delivery
Amount of Lien	Kind of Lien	Favor of
Date of	Address	
200 X	ed and sworn to before me this	(Street and Number) (City) Zone No. (State)
	day of19_	(Signature of Seller)
SEAL (Signature in	Ink of Person Administering Oath)	If joint ownership all required to sign. If a Firm or Corporation by one of its legal officers.
(Address in	Ink of Person Administering Oath)	WARNING—This application must not be signed unless name and address of Purchaser appears above.
My Commission exp	ptres	
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(Address in	Ink of Person Administering Oath)	WARNING—This application must not be signed unless name and address of Purchaser appears above.
My Commission ex	pires19	
	PURCHASER'S APPLICATION	ON FOR NEW CERTIFICATE OF TITLE
PRINT FULL NAME IN CAPITALS		Print Middle Name in Full Print Last Name
	Print First Name in Full described on the face of this certificate mufacturers number or serial number of they agree in every particular, that this motor vehicle is subject to the	e, hereby make application for a new Certificate of Title, and for that purpose state under n the face of this certificate with the manufacturers number or serial number of the motor
Amount of Lien	Kind of Lien	_ Favor of
Date of	Address	
Lien	Of Chenoi	(Street and Number) Zone No. (City) (State)
Signature of purchaser	(Must be signed ) Legal Office	personally by the Applicant: if Firm or Corporation, by one of its ers; if joint ownership, signature of each party must appear.)
Purchaser's Home P. O. Address	(R. F. D. or Street)	(City or Town) Zone No. (County) (State)
Subscri	bed and sworn to before me this	以 人名英格兰 医马克氏 医克尔氏
	day of19	NOTE: THIS SPACE MUST BE FILLED IN
	in Ink of Person Administering Oath) Ink of Person Administering Oath)	I/We certify that the full purchase price of the vehicle described on the face of this title is \$

BRUCE L. MARCUS ROBERT C. BONSIB

TARA A. HARRISON

KRISTY L. ZADORA

JOSEPH A. COMPOPELICE, JR.

## MARCUSBONSIB, LLC

ATTORNEYS AT LAW
CAPITAL OFFICE PARK
64H IVY LANE
SUITE 116
CREENBEIT, MARYLAND 20770

August 28, 2007

301-441-3000 FACSIMILE 301-441-3003

Ms. Naomi Hofmann Room No. 10 Golden Crest Assistant Living Home 1811 Albert Mill Road Hampstead, Maryland 21074

Re: Hoffmann Brothers Towing, Inc.

Dear Ms. Hoffman:

I am given to understand that you have recently suffered some adverse health challenges. I wish you a speedy and full recovery.

Because I am aware that your son, Gilbert L. Hoffmann recently indicated that he was acting on your behalf under a Power of Attorney, we provided him with a copy of the Lease Agreement dated September 15, 2003. The Lease Agreement which specifics a term of twenty (20) years also has an option period of five (5) years, presumably to begin at the end of the twenty (20) year term. So that there is no confusion, please permit this letter to serve as Hoffmann Brothers Towing, Inc.'s notice to you as Lessor of Lessee's intent to exercise its right to extend the Lease for an addition five (5) year term.

To the extent that Hoffmann Brothers Towing, Inc. has made this election, please conform your books and records to reflect that our client has extended the Lease through September 15, 2028. If you have any questions, please feel free to contact me.

Sincerely,

Bruce L. Marcus

BLM/dnvr

cc: Gilbert L. Hoffmann
Russell Gourley, President
Hoffmann Brothers Towing, Inc.

Date: September 15th, 2003

#### LESSOR:

Naomi Hofmann 7640 Arbory Ct Laurel Maryland, 20707

#### LESSEE:

Hofmann Brothers Towing Inc. 7808 Sandy Spring Rd Laurel Maryland, 20707 By: G.R. Gurley (President)

### NOTICE OF INTENT

In consideration of the mutual covenants, promises, and consideration contained in lease agreement dated 5<sup>th</sup> day of September,2000,by and between Naomi Hofmann(described as lessor) and HOFMANN BROTHERS TOWING Inc., a Maryland Corporation (described as lessee).

## DO HEREBY AGREE:

In consideration of subparagraph (25) of above described LEASE AGREEMENT this notice is to be presented to the lessor on the 15<sup>th</sup> day of September 2003, lessee has provided lessor with greater than (60) days prior to the completion of the first (5) years of the lease term written notice of his intent to extend LEASE AGREEMENT described above to the full term of (20) years terminating on September 1<sup>st</sup>, 2020 at midnight .Furthermore both parties agree that there has been no further addendum to the above described LEASE AGREEMENT expressed or written by either party and that both lessor and lessee shall retain all their rights without waiver.

#### LEASE AGREEMENT

PLEASE STAMP & RETURN THANK YOU

THIS LEASE, made this 15<sup>th</sup> day of SEPTEMBER, 2003, by and between Naomi Hofmann (hereinafter referred to as "lessor") and HOFMANN BROTHERS TOWING, Inc., a Maryland Corporation (hereinafter referred to as "lessee")

#### WITNESSETH

In consideration of the mutual covenants, promises and consideration contained herein, the Lessor and Lessee agree as follows:

- Lessor hereby leases to Lessee, the premises located at 7808 Sandy Spring Road, Laurel, Maryland, these premises hereinafter sometimes referred to as the "lease premises".
- 2. The term of this lease is twenty (20) years or as may be sooner terminated as provided for herein, commencing and terminating on September 15<sup>th</sup>, 2023 at midnight.
- 3. The total rental due Lessor by Lessee under this lease during year one through four is Thirty Two Thousand Four Hundred and 00/100 dollars (32,400.00)On the anniversary date for year five, the annual rental shall be increased by the amount of any increase in the Consumer Price Index (CPI) for the preceding calendar year except that such increase shall in no event exceed 3% nor shall it be reduced if the index decreases. Said rental shall be paid be Lessee in advance in monthly installments as follows:

1<sup>st</sup> through 4<sup>th</sup> annual rental \$32,400, monthly rental \$2700.00 5<sup>th</sup> year -- year 4 base rental and CPI increase to maximum of 3% or \$81.00.

In the event the rental is not paid in full on time hereinafter specified, a late charge of five percent (5%) on the unpaid portion shall be assessed and shall be paid by the tenant as additional rental at the time of the next rental Installment.

In addition to the rentals specified above, Tenant shall pay all county, city, state and any other real property taxes.

- 4. The premises are to be used for the purpose of a residence, towing, automotive storage, motor vehicle repair, used car business, and for any other business which lessee shall desire to conduct. Lessee shall conduct said business to conform to the existing zoning requirements and all applicable laws to which the leased premises are subject.
- 5. Lessee shall not use premises in any manner that will increase risks covered by insurance on the premises and result in an increase in the rate of insurance or a cancellation of any insurance policy even if such use may be in the furtherance of Lessee's business purpose. Lessee shall not keep, use, or sell anything prohibited by

any policy of fire insurance covering the premises, and shall comply with all requirements of the insurers applicable to the premises necessary to keep in force the fire and liability insurance.

- Lessee shall not allow any waste or nuisance on the premises, nor use or allow the
  premises to be used for any unlawful purpose or which shall be liable to endanger or
  affect any insurance on the building wherein leased premises are situated.
- 7. The Lessee shall be responsible for all utilities furnished to the demissed premises for the term of the lease, including electricity, gas, water, telephone service, and trash removal. Lessee agrees to make the necessary deposits at the various utility companies to secure payment thereof. Lessor agrees to pay any sewer/water hook-up, tap or other one time sewer/water charges, which may be required by any governmental agency.
- 8. Lessee shall maintain the premises and keep them in good repair at its expense, including all exterior walls, roof, underground and above ground plumbing and electric and heating and air conditioning units. Lessee shall maintain and repair windows, interior doors, skylights, interior walls and shall maintain all painting in good condition.
- 9. Lessee hereby acknowledges that Lessor has permitted Lessee to examine and inspect the premises and having so inspected the premises, Lessee is leasing the same "AS IS" and no representation or warrant as to the condition of the premises has been made by Lessor or her agent. Lessee shall surrender the premises at the end of the lease term, or any renewal thereof, in the same condition as when Lessee took possession, allowing for reasonable use and wear, and damage by acts of God, including fire and storms. Before delivery, Lessee shall remove all business signs placed on the premises by Lessee and restore the portion of the premises on which they were placed in the same condition as received.
- 10. (a) Partial destruction of the leased premises shall not render this lease void or voidable, nor terminated it except as otherwise provided herein. If the premises are partially destroyed during the term of this lease, Lessor shall repair them within sixty (60) days after the partial destruction. Written notice of the intention of Lessor to repair shall be given to Lessee within ten (10) days after any partial destruction, in which event that rental shall be reduced proportionately to the extent to which the premises have been partially destroyed.
  - (b) If the repairs cannot be made within sixty (60) days, the Lessor shall have the option of wither making said repairs within a reasonable period of time (not to exceed one hundred twenty (120) days), in which event the rent shall continue to be reduced proportionately to the extent the premises have been destroyed to which the destruction and repair operations interfere with the business conducted on the premises by the Lessee. If the Lessor does not elect to make said repairs within a reasonable time, as contemplated in this subparagraph (b), or the same are not made

within one hundred twenty (120) days, the Lessee shall have the option to terminated the lease or to make the said repairs and deduct the actual expenses from future rental payments.

- 11. Lessor, although not obligated to do so reserves the right to enter on the premises at reasonable times to inspect them, perform required maintenance and repairs, or make additions, alteration, or modification to any part of the building in which the premises are located, and Lessee shall permit Lessor to do so. Lessor may erect scaffolding, fences and equipment in connection with making alterations, additions, or repairs, all without incurring liability to Lessee for disturbance of quite enjoyment of the premises, or loss of occupation thereof. The Lessor, in performance of the rights herein stated, shall use its best efforts not to interfere with the business of Lessee.
- 12. Lessee shall be liable for liability or damage claims for injury to persons or property from any cause relating to the occupancy or use of the premises by Lessee, and Lessee shall indemnify and hold Lessor harmless for the same, including, but not limited to, damage done or occasioned by or from plumbing, gas, water, steam as a result of leaking or burst pipes, sewage, conduits, washstands or the like or damage as a result of water, snow, ice leaking through the roof, walls, doors, or widows or as a result of the condition of the leased premises or any part thereof or any cause whatsoever. Nothing provided for herein shall require the Lessor to pay for property damage to any property owned buy the tenant or any third party as a result of the foregoing. Lessee shall indemnify and hold Lessor harmless from all liability, loss or other damage, claims or obligations resulting from any injuries or losses of this nature.
- 13. Lessee shall procure and maintain in force at it expense during the term of this lease and any extension thereof public liability insurance. Such coverage shall be adequate to protect against liability from damage claims through public use or arising out of accidents occurring in or around the leased premises, in a minimum amount of FIVE HUNDRED THOUSAND and 00/100 DOLLARS (\$500,000.00 for bodily injury and ONE HUNDRED THOUSAND and 00/100 DOLLARS (\$100,000.00) for property damage. The insurance policies shall provide coverage for contingent liability of Lessor for Keeping. The lessee shall be responsible to replace, at once, broken glass of any description in the demised premises when required. This paragraph is in addition to the paragraph hereinbefore set out relating to liability insurance. If the insurance policies are not kept in force during the entire term of this lease or any extension there of, Lessor may produce the necessary insurance and pay the premium thereof, and the premium shall be repaid to Lessor as an additional rent installment for the month following the date on which the premiums were paid by Lessor.
- 14. Lessee shall have the right to assign or sublease the premises, any and all rights or privileges connected therewith, and allow any other person to occupy the premises or any part thereof without obtaining the written consent of Lessor.

15. If after the commencement of the term, the Lessee be adjudicated a bankrupt, or make a "general assignment" or takes benefit of any insolvent act, or if a Receiver or Trustee be appointed for the Lessee's property, this lease shall be terminated at the option of the Lessor.

Provided always, that if the rent aforesaid or any installment thereof any charge construed as rental herein shall not be paid within ten (10) days after it is due; or, if the Lessee or assigns shall fail to neglect to keep and perform each and every of the covenants, conditions and agreements herein contained and on the part of the said Lessee to be kept and performed, or if the same or any of them shall be broken, then and in each and every case from thenceforth and at all times thereafter, at the option of the Lessor and her assigns, the Lessee's right of possession shall thereupon end and terminate, and Lessor or her assigns shall be entitled to the possession of the leased premises, and may forthwith proceed to recover the possession of said leased premises by process of law, or to re-enter the same being hereby expressly waived by the Lessee and its assigns.

In the event of such re-entry by process of law or otherwise, the Lessee covenants and agrees to remain answerable for any and all damages, deficiency or loss of rent which the Lessor may sustain by such re-entry and the Lessor reserves full power, which is hereby accepted to by the Lessee, to relet the said premises for the benefit of the Lessee.

- 16. Lessee expressly covenants and agrees to pay said rent as aforesaid and also keep and perform each and every of the covenants, conditions and agreement herein contained.
- 17. Lessee agrees not to make or to permit to be made any structural alterations or additions to the premises except as may be permitted by Lessor. All structural alteration and additions shall remain for the benefit of Lessor, the owner of the premises, unless otherwise provided for herein.
- 18. Lessee agrees during the term of this Agreement to make any and all repairs to the leased premises (including roof covering) at its own expense; that the repairs shall be made when necessary in order to keep the leased premises in good condition; that Lessee will comply at its own expense with all laws, rules requirements and ordinances, nor or hereafter in effect, of the State of Maryland, in Prince Georges County concerning the operation of the business and use of the leased premises in order to maintain the premises in proper and safe condition as required by law. Lessee agrees to keep the sidewalks in front of the leased premises free and clear of snow and ice.
- 19. The Lessee shall pay all rent and send all notices to: Naomi Hofmann, 7640 Arbory Court, Laurel, Maryland 207087, or at such other place as the Lessor may designate in writing.

- 20. It is further covenanted and agree that it Lessee shall fail or neglect to do or perform any covenant, undertaking or agreement herein contained, or fail or neglect to pay any installment of rent or any part thereof when and as the same shall become due and payable, or in the event of the breach of any one or more of the covenants of this lease to be performed by the Lessee, as herein contained, then and in every such event, the Lessor shall give written notice to Lessee of such breach or failure to perform. If Lessee fails to cure the breach or perform as required within thirty (30) days of Lessor's written notice r within ten (10) days after notice of a failure to pay rental as provided for herein, then, and in that event, Lessor shall have the right, at her option, to declare the unexpired portion of this lease terminated and forfeited, and such breach shall operate as a notice to quit, the thirty-day notice to quit being expressly hereby waived, and Lessor may proceed to recover possession of said premises under and by virtue of the provisions of the Code of Laws for the State of Maryland regulating recovery proceedings in cases between landlords and tenants.
- 21. It is mutually agreed that this lease shall bind the executors, administrators, successors and assigns of the respective parties.
- 22. The failure of the Lessor or Lessee to insist, in an one or more instances, upon a strict performance of any of the covenants of this lease, or to exercise any option therein contained shall not be construed as a waiver or a relinquishment for the future of such covenant or option, but the same shall continue and remain in full force and effect. The receipt by the Lessor, or payment by Lessee, of rent, with knowledge of the breach of any covenant herefo, shall not be deemed a waiver of such breach and no waiver by the Lessor or Lessee of any provisions hereof shall be deemed to have been made unless expressed in writing and signed by the Lessor or Lessee.
- 23. Eminent domain proceedings resulting in the condemnation of a part of the premises leased herein, but leaving the remaining premises usable be Lessee for the purpose of its business, will not terminate this lease unless Lessee, at its option, terminated the lease by giving written notice of termination to Lessor. The effect of any condemnation, where the option to terminate is not exercised, will be to terminate the lease as to the portion of the premises condemned, and the lease of the remained of the demised premises shall remain intact. The rental for the remainder of the lease term shall be reduced by the amount the premises has been reduced by said taking. If in Lessee's sole opinion partial condemnation deters the Lessee from conducting it business effectively, it shall have the option, upon thirty (30) days written notice, to terminate this Lease. Any action permitted under this clause to either the Lessor or the Lessee must be taken, if at all, within ninety (90) days after the effective date of the notice of condemnation, and either party exercising the rights provided by this paragraph shall do so by giving written notice to the other party, such notice to be effective within thirty (30) days of the receipt thereof. Lessee shall share in an condemnation award.
- 24. This lease shall be subject and subordinate at all times to the lien of the mortgages now on the demised premises, and to all advances made or hereafter to be made upon

the security thereof, and subject and subordinate to the lien of any mortgage or mortgages which at any time, by any persons, may be made a lien upon the premises, provided, however, that such mortgage shall not cover the equipment and fixtures installed by the Lessee on the premises, and , provided, that every mortgage hereafter placed on the premises shall contained the provision that neither the holder thereof nor any purchaser at a foreclosure sale shall deprive the Lessee of the quiet enjoyment, use and possession on the premises so long as the Lessee shall fully comply with all of the terms, covenants and provisions of this Lease. The Lessee will execute and deliver such further instrument or instruments subordinating this lease to the lien of any such mortgage or mortgages as shall be desired by and mortgages or proposed mortgages, provided that the above provisions precluding denial by mortgagees or purchasers at a foreclosure sale of the Lessee's quiet enjoyment, use and possession of the premises is included in any such mortgages or proposed mortgages.

25. Provided Lessee is in compliance with all the terms and conditions of the within Lease Agreement, the Lessee shall have an option at the expiration of this lease, upon giving sixty (60) days prior written notice to Lessor, prior to the end of the first five (5) year term, to renew this lease for an additional five (5) year term. All terms and conditions of the Lease Agreement shall be incorporated into the renewal terms with the exception of the rental which shall be increased as follows:

 $6^{th}$  year - year 5 base rental and CPI increase to maximum of 3% or \$84.00 per month or \$1008 per year.

 $7^{\text{th}}$  year – year 6 base rental and CPI increase to maximum of 3% or \$86.00 per month.

8<sup>th</sup> year – year 7 base rental and CPI increase to maximum of 3% or \$89.00 per month.

 $9^{th}$  year – year 8 base rental and CPI increase to maximum of 3% or \$91.00 per month.

10<sup>th</sup> year – year 9 base rental and CPI increase to maximum of 3% or \$94.00 per month.

11<sup>th</sup> year – year 10 base rental and CPI increase to maximum of 3% or \$97.00 per month.

12<sup>th</sup> year – year 11 base rental and CPI increase to maximum of 3% or \$100 per month.

13th year - year 12 base rental and CPI increase to maximum of 3% or \$103 per month.

14th year – year 13 base rental and CPI increase to maximum of 3% or \$106 per month.

15<sup>th</sup> year – year 14 base rental and CPI increase to maximum of 3% or \$109 per month.

16<sup>th</sup> year – year 15 base rental and CPI increase to maximum of 3% or \$112 per month.

17<sup>th</sup> year – year 16 base rental and CPI increase to maximum of 3% or \$115 per month.

18<sup>th</sup> year – year 17 base rental and CPI increase to maximum of 3% or \$118 per month.

19<sup>th</sup> year – year 18 base rental and CPI increase to maximum of 3% or \$121 per month.

20th year – year 19 base rental and CPI increase to maximum of 3% or \$124 per month.

- 26. Lessee shall maintain at his own sole cost and expense fire and extended coverage insurance covering losses to his personal property on the premises and proof of insurance shall be provided to Lessor.
- 27. This Agreement was executed in the State of Maryland and is subject to the laws thereof.
- 28. This Agreement constitutes the entire understanding and agreement of the parties and may not be modified, altered or amended except by a signed written agreement executed by all parties hereto.
- 29. (a) so long as Lessee is not in default under any of the terms and conditions of this Lease Agreement, Lessee shall have a right of first refusal during the terms of this Lease for any renewal term to meet the terms and conditions of any bona fide offer received by the Lessor to purchase said real property. Lessor shall have Lessee written notice of any offer so received and Lessee shall have a period of thirty (30)days after said receipt to agree in writing to purchase the property in strict conformity with said offer. Lessee shall notify Lessor in writing of its intention to do so within the aforesaid period.
  - (b) In the event Lessee does not exercise its right of first refusal, Lessee shall, nevertheless, have the right: (1) to cancel the lease and receive the sum of ONE HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (\$150,000.00) in full and final settlement of all rights it may otherwise have under the lease, or (2) to enforce the lease terms, including all provisions for renewal.

Lessee shall, within 30 days after the expiration of the thirty (30) day period mentioned above, inform Lessor of its election of either (1) or (2). In the event that option (1) is elected, said sum shall be paid to Lessee by Lessor within ten (10) days after settlement date with purchaser.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on the date first above written.

WITNESS:	LESSOR:
Kemeth Pallow	Maomi Hoffman Hoffmann
WITNESS:	LESSEE: HOFFMANN BROTHERS TOWING, INC.  By:
Sworn and subscribed to before me t	
(Notary Seal)	Notary Public My Commission expires 12/8/03

#### LEASE AGREEMENT

THIS LEASE, made this 3 day of January, 1986, by and between NAOMI HOFMANN (hereinafter referred to as "Lessor") and HOFMANN BROTHERS TOWING, INC., a Maryland Corporation (hereinafter referred to as "Lessee").

#### WITNESSETH:

In consideration of the mutual covenants, promises and consideration contained herein, the Lessor and Lessee agree as follows:

- 1. Lessor hereby leases to Lessee, the premises located at 7807 Sandy Spring Road, Laurel, Maryland, these premises hereinafter sometimes referred to as the "leased premises".
- 2. The term of this lease is five (5) years or as may be sooner terminated as provided for herein, commencing January 1, 1985 and terminating on December 31, 1991, at midnight.
- 3. The total rental due Lessor by Lessee under this lease during years one through three is One Hundred Twenty Nine Thousand Six Hundred Dollars (\$129,600.00). On the anniversary date for years four and five, the annual rental shall be increased by the amount of any increase in the Consumer Price Index (CPI) for the preceding calendar year except that such increase shall in no event exceed 5%. Said rental shall be paid by Lessee in advance in monthly installments as follows:

1st year annual rental \$32,400.00; monthly rental \$2,700.00 2nd year annual rental \$32,400.00; monthly rental \$2,700.00 3rd year annual rental \$32,400.00; monthly rental \$2,700.00

4th year annual rental \$32,400.00 plus CPI increase to 5% maximum; monthly rental adjusted appropriately

5th year annual rental \$32,400.00 plus CPI increase to 5% maximum; monthly rental adjusted appropriately

In the event the rental is not paid in full on the time hereinafter specified, a late charge of ten percent (10%) on the unpaid portion shall be assessed and shall be paid by the tenant as additional rental at the time of the next rental installment.

In addition to the rentals as specified above, Tenant shall pay all county and state real property taxes.

4. The premises are to be used for the purposes of a residence, towing, automotive storage, motor vehicle repair, used car business, and for

any other business which Lessee shall desire to conduct. Lessee shall conduct said business to conform to the existing zoning requirements and all applicable laws to which the leased premises are subject.

- 5. Lessee shall not use the premises in any manner that will increase risks covered by insurance on the premises and result in an increase in the rate of insurance or a cancellation of any insurance policy, even if such use may be in furtherance of Lessee's business purposes.

  Lessee shall not keep, use, or sell anything prohibited by any policy of fire insurance covering the premises, and shall comply with all requirements of the insurers applicable to the premises necessary to keep in force the fire and liability insurance.
- 6. Lessee shall not allow any waste or nuisance on the premises, nor use or allow the premises to be used for any unlawful purpose or which shall be liable to endanger or affect any insurance on the building wherein leased premises are situated.
- 7. The Lessee shall be responsible for all utilities furnished to the demised premises for the term of the lease, including electricity, gas, water, telephone service, and trash removal. Lessee agrees to make the necessary deposits at the various utility companies to secure payment thereof. Lessor agrees to pay any sewer/water hook-up, tap or other one-time sewer/water charges which may be required by any governmental agency.
- 8. Lessee shall maintain the premises and keep them in good repair at its expense, including all exterior walls, roof, underground and above ground plumbing and electric and heating and air conditioning units. Lessee shall maintain and repair windows, interior doors, skylights, interior walls and shall maintain all painting in good condition.
- 9. Lessee hereby acknowledges that Lessor has permitted Lessee to examine and inspect the premises and having so inspected the premises,

  Lessee is leasing the same "AS IS" and no representation or warranty as to the condition of the premises has been made by Lessor or her agent. Lessee shall surrender the premises at the end of the lease term, or any renewal thereof, in the same condition as when Lessee took possession, allowing for reasonable use and wear, and damage by acts of God, including fires and storms. Before delivery, Lessee shall remove all business signs placed on

the premises by Lessee and restore the portion of the premises on which they were placed in the same condition as when received.

- 10(a). Partial destruction of the leased premises shall not render this lease void or voidable, nor terminate it except as otherwise provided for herein. If the premises are partially destroyed during the term of this lease, Lessor shall repair them within sixty (60) days after the partial destruction. Written notice of the intention of Lessor to repair shall be given to Lessee within ten (10) days after any partial destruction, in which event that rental shall be reduced proportionately to the extent to which the premises have been partially destroyed.
- Lessor shall have the option of either making said repairs within a reasonable period of time (not to exceed one hundred twenty (120) days), in which event the rent shall continue to be reduced proportionately to the extent the premises have been destroyed to which the destruction and repair operations interfere with the business conducted on the premises by the Lessee -or of not making said repairs. If the Lessor does not elect to make said repairs within a reasonable time, as contemplated in this subparagraph (b), or the same are not made within one hundred twenty (120) days, the Lessee shall have the option to terminate the lease or to make the said repairs and deduct the actual expenses from future rental payments.
- enter on the premises at reasonable times to inspect them, perform required maintenance and repairs, or make additions, alterations, or modifications to any part of the building in which the premises are located, and Lessee shall permit Lessor to do so. Lessor may erect scaffolding, fences and similar structures, post relevant notices, and place movable equipment in connection with making alterations, additions, or repairs, all without incurring liability to Lessee for disturbance of quiet enjoyment of the premises, or loss of occupation thereof. The Lessor, in performance of the rights herein stated, shall use its best efforts not to interfere with the business of Lessee.
- 12. Lessee shall be liable for liability or damage claims for injury to persons or property from any cause relating to the occupancy or use of the premises by Lessee, and Lessee shall indemnify and hold Lessor

harmless for the same, including, but not limited to, damage done or occasioned by or from plumbing, gas, water, steam as a result of leaking or burst pipes, sewage, conduits, washstands or the like or damage as a result of water, snow or ice leaking through the roof, walls, doors or windows or as a result of the condition of the leased premises or any part thereof or any cause whatsoever. Nothing provided for herein shall require the Lessor to pay for property damage to any property owned by the tenant or any third party as a result of the foregoing. Lessee shall indemnify and hold Lessor harmless from all liability, loss or other damage, claims or obligations resulting from any injuries or losses of this nature.

- 13. Lessee shall procure and maintain in force at his expense during the term of this lease and any extension thereof public liability insurance. Such coverage shall be adequate to protect against liability for damage claims through public use of or arising out of accidents occurring in or around the leased premises, in a minimum amount of FIVE HUNDRED THOUSAND and  $00/1\phi0$  DOLLARS (\$500,000.00) for bodily injury and ONE HUNDRED THOUSAND and 00/100 DOLLARS (\$100,000.00) for property damage. The insurance policies shall provide coverage for contingent liability of Lessor on any claims of losses and shall contain a twenty (20) day notice of termination. The policies shall be delivered to Lessor for keeping. Lessee shall be responsible to replace, at once, broken glass of any description in the demised premises when required. This paragraph is in addition to the paragraph hereinbefore set out relating to liability insurance. If the insurance policies are not kept in force during the entire term of this lease or any extension thereof, Lessor may procure the necessary insurance and pay the premium therefor, and the premium shall be repaid to Lessor as an additional rent installment for the month following the date on which the premiums were paid by Lessor.
- premises any and all rights or privileges connected therewith, and allow any other person to occupy the premises or any part thereof without obtaining the written consent of Lessor.
- 15. If, after the commencement of the term, the Lessee be adjudicated a bankrupt, or make a "general assignment", or take the benefit

of any insolvent act, or if a Receiver or Trustee be appointed for the Lessee's property, or if the Lessee shall default in the performance of any agreement by the tenant contained in any other lease by the Lessee to the Lessor or by any corporation of which an officer of the Lessor is a Director, this lease shall thereby, at the option of the Lessor be terminated and in that case neither the Lessee nor anybody claiming under the Lessee shall be entitled to go into possession of the demised premises. If after the commencement of the term any of the events mentioned above in this paragraph shall occur, then this lease will be terminated.

Provided always, that if the rent aforesaid or any installment thereof or any charge construed as rental herein shall not be paid within ten (10) days after it is due; or, if the Lessee or assigns shall fail or neglect to keep and perform each and every of the covenants, conditions and agreement herein contained and on the part of the said Lessee to be kept and performed, or if the same or any of them shall be broken, then and in each and every such case from thenceforth and at all times thereafter, at the option of the Lessor or her assigns, the Lessee's right of possession shall thereupon end and terminate, and Lessor or her assigns shall be entitled to the possession of the leased premises, and may forthwith proceed to recover the possession of the said leased premises by process of law, any notice to quit or of intention to exercise said option, or to re-enter the same being hereby expressly waived by the Lessee and its assigns.

In the event of such re-entry by process of law or otherwise, the Lessee covenants and agrees to remain answerable for any and all damages, deficiency or loss of rent which the Lessor may sustain by such re-entry and the Lessor reserves full power, which is hereby accepted to by the Lessee, to relet the said premises for the benefit of the Lessee. To the extent, however, the leased premises are relet in excess of the stipulated rental herein, the Lessee shall not be entitled to any payment of the same.

- 16. And the Lessee expressly covenants and agrees to pay said rent as aforesaid and also keep and perform each and every of the covenants, conditions and agreements herein contained.
- 17. Lessee agrees not to make or to permit to be made any structural alterations or additions to the premises except as may be permitted by Lessor. All structural alterations and additions shall remain

for the benefit of Lessor, the owner of the premises, unless otherwise provided for herein.

- and all repairs to the leased premises (including roof covering) at its own expense; that the repairs shall be made when necessary in order to keep the leased premises in good condition; that Lessee will comply at its own expense with all laws, rules, requirements and ordinances, now or hereafter in effect, of the State of Maryland, in Prince George's County concerning the operation of the business and use of the leased premises in order to maintain the premises in proper and safe condition as required by law.

  Lessee agrees to keep the sidewalks in front of the leased premises free and clear of snow and ice.
  - 19. The Lessee shall pay all rent and send all notices to:
    Naomi Hofmann

or at such other place as the Lessor may designate in writing.

- 20. Lessee agrees that Lessor shall have at all times the right to distrain for rent due. All personal property of Lessee on the leased premises shall be liable to distress and may be distrained for rent in arrears or breach of any other covenant of Lessee's contained herein.

  Lessee covenants not to remove any personal property, goods or wares from the leased premises during the term of this lease except in the ordinary course of business.
- 21. It is further covenanted and agreed that if Lessee shall fail or neglect to do or perform any covenant, undertaking or agreement herein contained, or fail or neglect to pay any installment of rent or any part thereof when and as the same shall become due and payable, or in the event of the breach of any one or more of the covenants of this lease to be performed by the Lessee, as herein contained, then and in every such event, the Lessor shall give written notice to Lessee of such breach or failure to perform. If Lessee fails to cure the breach or perform as required within thirty (30) days of Lessor's written notice or within ten (10) days after notice of a failure to pay rental as provided for herein, then, and in that event, Lessor shall have the right, at her option, to declare the unexpired portion of this lease terminated and forfeited, and such breach shall

operate as a notice to quit, the thirty-day notice to quit being expressly hereby waived, and Lessor may proceed to recover possession of said premises under and by virtue of the provisions of the Code of Laws for the State of Maryland regulating recovery proceedings in cases between landlords and tenants.

- 22. It is mutually agreed that this lease shall bind the executors, administrators, successors and assigns of the respective parties hereto.
- 23. The failure of the Lessor or Lessee to insist, in any one or more instances, upon a strict performance of any of the covenants of this lease, or to exercise any option therein contained shall not be construed as a waiver or a relinquishment for the future of such covenant or option, but the same shall continue and remain in full force and effect. The receipt by the Lessor, or payment by Lessee, of rent, with knowledge of the breach of any covenant hereof, shall not be deemed a waiver of such breach and no waiver by the Lessor or Lessee of any provisions hereof shall be deemed to have been made unless expressed in writing and signed by the Lessor or Lessee.
- 24. Eminent domain proceedings resulting in the condemnation of a part of the premises leased herein, but leaving the remaining premises usable by Lessee for the purposes of its business, will not terminate this lease unless Lessor, at her option, terminates the lease by giving written notice of termination to Lessee. The effect of any condemnation, where the option to terminate is not exercised, will be to terminate the lease as to the portion of the premises condemned, and the lease of the remainder of the demised premises shall remain intact. The rental for the remainder of the lease term shall be reduced by the amount the premises has been reduced by said taking. If in Lessee's sole opinion such partial condemnation deters the Lessee from conducting its business effectively, it shall have the option, upon thirty (30) days written notice, to terminate this Lease. Any action permitted under this clause to either the Lessor or the Lessee must be taken, if at all, within ninety (90) days after the effective date of the notice of condemnation, and either party exercising the rights provided by this paragraph shall do so by giving written notice to the other party, such notice to be effective within thirty (30) days of the receipt hereof.

27. Lessee shall maintain at his own sole cost and expense fire and extended coverage insurance covering losses to his personal property on the premises and proof of insurance shall be provided to Lessor.

28. This Agreement was executed in the State of Maryland and is subject to the laws thereof.

29. This Agreement constitutes the entire understanding and agreement of the parties and may not be modified, altered or amended except by a signed written agreement executed by all parties hereto.

and conditions of this Lease Agreement, Lessee shall have a right of first refusal during the terms of this Lease for any renewal term to meet the terms and conditions of any bona fide offer received by the Lessor to purchase said real property. Lessor shall give Lessee written notice of any offer so received and Lessee shall have a period of ten (10) days after said receipt to agree in writing to purchase the property in strict conformity with said offer. Lessee shall notify Lessor in writing of its intention to do so within the aforesaid period.

(b). In the event Lessee does not exercise its right of first refusal, Lessee shall, nevertheless, have the right: (1) to cancel the lease and receive the sum of Fifty Thousand Dollars (\$50,000.00) in full and final settlement of all rights it may otherwise have under the lease, or (2) to enforce the lease terms, including all provisions for renewal.

Lessee shall, within 30 days after the expiration of the ten (10) day period mentioned above, inform Lessor of his election of either (1) or (2). In the event that option (1) is elected, said sum shall be paid to Lessee by Lessor within ten (10) days after settlement date with purchaser.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on the date first above written.

WITNESS:

LESSOR:

PUOMO.

LESSEE:

HOFMANN BROTHERS TOWING, INC.

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THIS LEASE, made this 15 day of March and between NAOMI HOFMANN (hereinafter referred to as "Lessor") and HOFMANN BROTHERS TOWING, INC., a Maryland Corporation, (hereinafter referred to as "Lessee").

#### $\underline{W}$ $\underline{I}$ $\underline{T}$ $\underline{N}$ $\underline{E}$ $\underline{S}$ $\underline{S}$ $\underline{E}$ $\underline{T}$ $\underline{H}$ :

In consideration of the mutual covenants, promises and consideration contained herein, the Lessor and Lessee agree as follows:

- 1. Lessor hereby leases to Lessee, the premises located at 7807 Sandy Spring Road, Laurel, Maryland, these premises hereinafter sometimes referred to as the "leased premises".
- 2. The term of this lease is five (5) years or as may be sooner terminated as provided for herein, commencing Noch, 1979 and terminating on Feb 23, 1984, at midnight.
- The total rental due Lessor by Lessee under this lease is ONE HUNDRED SEVENTEEN THOUSAND SEVEN HUNDRED FIFTY and 00/100 DOLLARS (\$117,750.00) and which shall be increased pursuant to the Consumer Price Index as promulgated by the Department of Labor, Bureau of Vital Statistics, as specified herein. Said rental shall be paid by Lessor in advance in monthly installments as follows:

During the first three (3) months of the lease term, the Lessee shall pay monthly rental installments of ONE THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$1,500.00).

During the second three (3) months of the lease term, the Lessee shall pay monthly rental installments of ONE THOUSAND SEVEN HUNDRED FIFTY and 00/100 DOLLARS (\$1,750.00).

Commencing on the seventh (7th) month of the lease term, the Lessee shall pay a monthly rental installment of TWO THOUSAND and 00/100 DOLLARS (\$2,000.00), which monthly rental installment shall continue for the balance of the lease term, provided, however.

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plus the increase in the cost of living over the base year of 1979, as computed by the Consumer Price Index. All increases shall be paid in equal monthly installments together with the base monthly rental installment of TWO THOUSAND and 00/100 DOLLARS (\$2,000.00).

In the event the rental is not paid in full on the time hereinafter specified, a late charge of ten percent (10%) on the unpaid portion shall be assessed and shall be paid by the tenant as additional rental at the time of the next rental installment.

- 4. The premises are to be used for the purposes of a towing automotive storage, motor vehicle repair, and used car business. Lessee shall restrict its use to such purposes, and shall not use or permit the use of the premises for any other purpose without the prior written consent of Lessor, or Lessor's authorized agent. Lessee shall conduct said business to conform to the existing zoning requirements to which the leased premises are subject.
- 5. Lessee shall not use the premises in any manner that will increase risks covered by insurance on the premises and result in an increase in the rate of insurance or a cancellation of any insurance policy, even if such use may be in furtherance of Lessee's business purposes. Lessee shall not keep, use, or sell anything prohibited by any policy of fire insurance covering the premises, and shall comply with all requirements of the insurers applicable to the premises necessary to keep in force the fire and liability insurance.
- 6. Lessee shall not allow any waste or nuisance on the premises, or use or allow the premises to be used for any unlawful purpose or which shall be liable to endanger or affect any insurance on the building wherein leased premises are situated.
- 7. The Lessee shall be responsible for all utilities furnished to the demised premises for the term of the lease, including electricity, gas, water, sewer and telephone service, and trash removal. Lessee agrees to make the necessary deposits at the various utility companies to secure payment thereof.

  PAGE 2 LEASE AGREEMENT

- 8. Lessee shall maintain the premises and keep them in good repair at its expense, including all exterior walls, roof, underground and above ground plumbing. Lessee shall maintain and repair windows, interior doors, skylights, interior walls and shall maintain all painting in good condition. Lessor reserves the right to approve all colors.
- 9. Lessee hereby acknowledges that Lessor has permitted Lessee to examine and inspect the premises and having so inspected the premises, Lessee is leasing the same "AS IS" and no representation or warranty as to the condition of the premises has been made by Lessor or his agent. Lessee shall surrender the premises at the end of the lease term, or any renewal thereof, in the same condition as when Lessee took possession, allowing for reasonable use and wear, and damage by acts of God, including fires and storms. Before delivery, Lessee shall remove all business signs placed on the premises by Lessee and restore the portion of the premises on which they were placed in the same condition as when received.
- 10(a). Partial destruction of the leased premises shall not render this lease void or voidable, nor terminate it except as otherwise provided for herein. If the premises are partially destroyed during the term of this lease, Lessor shall repair them within sixty (60) days after the partial destruction. Written notice of the intention of Lessor to repair shall be given to Lessee within ten (10) days after any partial destruction, in which event the rent shall be reduced proportionately to the extent to which the repair operations interfere with the business
- conducted on the premises by the Lessee.

  (b) If the repairs cannot be made within sixty (60) days,
  the Lessor shall have the option of either making said repairs
- the Lessor shall have the option of either making said repairs within a reasonable period of time (not to exceed one hundred twenty (120) days), in which event the rent shall continue to be reduced proportionately to the extent to which the destruction and repair operations interfere with the business conducted on the premises by the Lessee or of not making said repairs. If the

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time, as contemplated in this subparagraph (b), or the same are not made within one hundred twenty (120) days, the Lessee shall have the option to terminate the lease.

- 11. Lessor reserves the right to enter on the premises at reasonable times to inspect them, perform required maintenance and repairs, or make additions, alterations, or modifications to any part of the building in which the premises are located, and Lessee shall permit Lessor to do so. Lessor may erect scaffolding, fences and similar structures, post relevant notices, and place movable equipment in connection with making alterations, additions, or repairs, all without incurring liability to Lessee for disturbance of quiet enjoyment of the premises, or loss of occupation thereof. The Lessor, in performance of the rights herein stated, shall use its best efforts not to interfere with the business of Lessee.
- claims for injury to persons or property from any cause relating to the occupancy or use of the premises by Lessee, and Lessee shall indemnify and hold Lessor harmless for the same. Nothing provided for herein shall require the Lessor to pay for property damage to any property owned by the tenant or any third party as a result of water damage caused by any leaks or holes in the roof or as a result of any plumbing leak. Lessee shall indemnify and hold Lessor harmless from all liability, loss or other damage, claims or obligations resulting from any injuries or losses of

this nature.

during the term of this lease and any extension thereof public liability insurance. Such coverage shall be adequate to protect against liability for damage claims through public use of or arising out of accidents occurring in or around the leased premises, in a minimum amount of FIVE HUNDRED THOUSAND and 00/100 DOLLARS (\$500,000.00) for bodily injury and ONE HUNDRED THOUSAND and 00/100 DOLLARS (\$100,000.00) for property damage. The insurance policies shall provide coverage for contingent liability of

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Lessor for keeping. Lessee shall be responsible to replace, at once, broken glass of any description in the demised premises when required. This paragraph is in addition to the paragraph hereinbefore set out relating to liability insurance. If the insurance policies are not kept in force during the entire term of this lease or any extension thereof, Lessor may procure the necessary insurance and pay the premium therefor, and the premium shall be repaid to Lessor as an additional rent installment for the month following the date on which the premiums were paid by Lessor.

any right or privilege connected therewith, or allow any other person except agents and employees of Lessee to occupy the premises or any part thereof without first obtaining the written consent of Lessor, which shall not be arbitrarily withheld. A consent by Lessor shall not be a consent to a subsequent assignment, sublease or occupation by other persons. An unauthorized assignment, sublease, or license to occupy by Lessee shall be void and shall terminate the lease at the option of Lessor. The interest of Lessee in this lease is not assignable by operation of law without the written consent of Lessor.

adjudicated a bankrupt, or make a "general assignment", or take the benefit of any insolvent act, or if a Receiver or Trustee be appointed for the Lessee's property, or if this Lease or the estate of the Lessee hereunder be transferred or pass to or devolve upon any other person or corporation, or if the Lessee shall default in the performance of any agreement by the tenant contained in any other lease to the Lessee by the Lessor or by any corporation of which an officer of the Lessor is a Director, this lease shall thereby, at the option of the Lessor, be terminated and in that case neither the Lessee nor anybody claiming under the Lessee shall be entitled to go into possession of the demised

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premises. If after the commencement of the term any of the events mentioned above in this paragraph shall occur, then this lease will be terminated.

Provided always, that if the rent aforesaid or any installment thereof or any charge construed as rental herein shall not be paid within ten (10) days after notice of default; or, if the Lessee or assigns shall fail or neglect to keep and perform each and every of the covenants, conditions and agreements herein contained and on the part of the said Lessee to be kept and performed, or if the same or any of them shall be broken, then and in each and every such case from thenceforth and at all times thereafter, at the option of the Lessor or its assigns, the Lessee's right of possession shall thereupon end and terminate. and Lessor or its assigns shall be entitled to the possession of the leased premises, and may forthwith proceed to recover the possession of the said leased premises by process of law, any notice to quit or of intention to exercise said option, or to re-enter the same being hereby expressly waived by the Lessee and its assigns.

In the event of such re-entry by process of law or otherwise, the Lessee covenants and agrees to remain answerable for any and all damages, deficiency or loss of rent which the Lessor may sustain by such re-entry and the Lessor reserves full power. which is hereby accepted to by the Lessee, to relet the said premises for the benefit of the Lessee.

- 16. And the Lessee expressly covenants and agrees to pay said rent as aforesaid and also keep and perform each and every of the covenants, conditions and agreements herein contained.
- 17. Lessee agrees not to make or to permit to be made any alterations or additions in or to the leased premises without obtaining in advance the written consent of Lessor. All alterations and additions to the premises permitted by Lessor to be made shall remain for the benefit of Lessor, the owner of the premises, unless otherwise provided for herein.

If the whole or any part of the premises hereby demised shall be taken or condemned by any competent authority for any public use or purpose, then the term hereby granted shall cease for such public purposes. The current rent, however, in such case to be apportioned. Lessee shall not receive nor be entitled to any condemnation award.

19. Lessee agrees during the term of this Agreement to make all repairs to the leased premises (including roof covering) at its own expense; that the repairs shall be made when necessary in order to keep the leased premises in good condition; that Lessee will comply at its own expense with all laws, rules, requirements and ordinances, now or hereafter in effect, of the State of Maryland, in Prince George's County concerning the operation of the business and in order to maintain the premises in proper and safe condition. Lessee agrees to keep the sidewalks in front of the leased premises free and clear of snow and ice.

20 The Lessee shall pay all rent and send all notices to:

Naomi Hofman 1640 ARBORY COURT LAURELIND. 20810

or at such other place as the Lessor may designate in writing.

- 21. Lessee agrees that Lessor shall not be liable for any damage or injury occasioned by failure to keep the leased premises or any goods and chattels stored thereon, in repair, or for any damage done or occasioned by or from plumbing, gas, water, steam, or other pipes, or sewage, or the bursting of any pipes, tanks, washstands, or waste pipes in or about the premises, or for damage occasioned by water, snow or ice, being upon or coming through the roof, skylight, trap door or otherwise, or the condition of said premises, or any part thereof, or from any other cause whatsoever.
- 22. Lessee agrees that Lessor shall have at all times the right to distrain for rent duc. All personal property of Lessee on the leased premises shall be liable to distress and may be

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- 23. It is further covenanted and agreed that if Lessee shall fail or neglect to do or perform any covenant, undertaking or agreement herein contained, or fail or neglect to pay any installment of rent or any part thereof when and as the same shall become due and payable, or in the event of the breach of any one or more of the covenants of this lease to be performed by the Lessee, as herein contained, then and in every such event, the Lessor shall have the right, at its option, to declare the unexpired portion of this lease terminated and forfeited, and such breach shall operate as a notice to quit, the thirty-day notice to quit being expressly hereby waived, and Lessor may proceed to recover possession of said premises under and by virtue of the provisions of the Code of Laws for the State of Maryland regulating recovery proceedings in cases between landlords and tenants.
- 24. It is further covenanted and agreed that if, under the provisions of this lease a seven-day summons shall be served, and a compromise or settlement shall not constitute a waiver of any covenant herein contained.
- 25. It is mutually agreed that this lease shall bind the executors, administrators, successors and assigns of the respective parties hereto.
- 26. The failure of the Lessor or Lessee to insist, in any one or more instances, upon a strict performance of any of the covenants of this lease, or to exercise any option herein contained shall not be construed as a waiver or a relinquishment for the future of such covenant or option, but the same shall continue and remain in full force and effect. The receipt by the Lessor, or payment by Lessee, of rent, with knowledge of the breach of any covenant hereof, shall not be deemed a waiver of such breach and no waiver by the Lessor or Lessee of any provision hereof

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will execute and deliver such further instrument or instruments subordinating this lease to the lien of any such mortgage or mortgages as shall be desired by any mortgages or proposed mortgages, provided that the above provision precluding denial by the mortgages or purchasers at a foreclosure sale of the Lessee's quiet enjoyment, use and possession of the premises is included in any such mortgages or proposed mortgages. The Lessee hereby appoints any present or future officer of Lessor as attorney-in-fact of the Lessee, irrevocably, to execute, deliver and record any such instrument or instruments for the Lessee.

29. Provided Lessee complies with all the terms and conditions of the within Lease Agreement, the Lessee shall have an option at the expiration of this lease, upon giving sixty (60) days prior written notice to Lessor, to renew this lease for an additional five (5) year term. All terms and conditions of the Lease Agreement shall be incorporated into the renewal terms with the exception of the rental which shall be increased as follows:

Said rental shall be increased in an amount equal to the Cost of Living Index increase over the base year 1974, and will continue to be so increased in the remaining years of the renewal term in an amount equal to the Cost of Living Index increase over the base year 1974. All increased rental shall be paid in equal monthly installments together with the rental payments of TWO THOUSAND AND 00/100 DOLLARS (\$2,000.00) per month.

30. Tenant expressly agrees to pay, upon presentation of a tax bill by Lessor, any and all increases in real estate taxes, and assessments, and any special assessments affecting the leased premises in excess of the real estate taxes for the base year 1979. The payment of these increases in taxes shall be considered as additional rental and all provisions affecting termination of this lease for non-payment of rental shall be applicable.

this lease for non-payment of rental shall be applicable.

31. Lessee shall maintain at his own sole cost and expense fire and extended coverage insurance covering losses to his

PAGE 10 - LEASE AGREEMENT

-personal property on the premises and proof of insurance shall be provided to Lessor.

32. So long as Lessee is not in default under any of the terms and conditions of this Lease Agreement. Lessee shall have a right of first refusal during the terms of this Lease for any renewal term to meet the terms and conditions of any bona fide offer received by the Lesser to purchase said real property. Lesser shall give Lessee written notice of any offer so received and Lessee shall have a period of ten (10) days after said receipt to agree in writing to purchase the property in strict conformity with said offer. Lessee shall notify Lessor in writing of its intention to do so within the aforesaid period.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on the date first above written.

nues Proley

LESSOR: NAOMI HOFMANN

LESSEE:

HOFMANN BROTHERS TOWING, INC.

eg

GUABANTEE.

In consideration of the leasing of the above-described leased

One Dollar (\$1.00) to us paid by NAONI HOFMANN. Lessor hereunder,
I hereby covenant and agree as follows: If default shall at any
time be made by HOFMANN BROTHERS TOWING, INC., Lessee, in the
payment of rent and/or performance of its covenants under the
lease, then I shall well and truly pay the said rent or any arrears
thereof that may remain due to Lessor, and also all damages that
may arise in consequence of the non-performance of said covenants

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or any of them by Lessee without requiring notice of any such default from Lessor.

WITNESS my hand and seal this 26 day of Fer 1979.

Witness (2, Valor)

GARNER R. GOURLEY (SEA

STATE OF MARYLAND

ss:

COUNTY OF PRINCE GEORGE'S

I HEREBY CERTIFY that on this day of the light day of the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared GARNER R. GOURLEY and made oath in due form of law that the facts and statements contained in the foregoing Lease Agreement are true and correct to the best of his knowledge, information and belief, and he acknowledges the foregoing to be his act and deed.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: 7/1/82

From: THOMAS HARRAH

To: ZHE

**Subject:** Case ERR-001-2025 Hofmann Brothers Used Cars

**Date:** Friday, June 20, 2025 10:39:28 AM

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

#### Attn: Jahi P. Banks, Office Manager

I attend subject hearing on June 18, 2025, but unfortunately due to audio and mic issues I missed a good portion of the hearing. I used online access and phone access in an attempt to hear the entire case. Please advise if it is too late to raise the following questions and comments regarding this case. If I heard correctly during the hearing, there was a comment of other businesses located in the surrounding area. The other business i.e. office building/bank and gas station are located on the South side of Sandy Spring Rd. under the jurisdiction of the City of Laurel and their zoning requirements. The size of the auto sales portion of the property has increase since 1961. Portions of the parking area have been paved with portions of gravel and asphalt with no provisions to control drainage. Water runoff flows onto adjacent properties and into an open storm drain and stream that eventually flows into the Patuxent River.

Do you know if Prince George's County did a mailing regarding the hearing to Arrowhead Mews Community Association, Inc. in care of their Resident Agent? I know that some of the homeowners in the community received a mailing (including myself).

Thank you for taking this info under consideration and any further research you may deem necessary. Sincerely,

Thomas Harrah

#### **Supplemental Statement of Justification**

#### Hofmann Brothers Towing- 7808 Sandy Spring Road, Laurel, MD 20707

# Validation of Permit Issued in Error for Permit #U14196 Justification for using the Current Zoning Ordinance 8/27/2025

#### 1. Introduction:

The applicant, Hofmann Brothers Towing, Inc., rents property at 7808 Sandy Spring Road and operates a business on it engaged in auto towing and the sale of used cars. The business has been in existence since before the property was first zoned into the prior version of the Rural Residential (R-R) Zone on April 24, 1961. The first and only available use and occupancy permit for the business, Permit U14196, was issued on December 18, 1967, under the version of the Zoning Ordinance that was active at the time. This permit allowed the business "to operate towing wrecked vehicle and sale of used cars", according to the language on the permit itself. The 1964 and 1970 versions of the Zoning Ordinance allow "automobile sales lots" and "automobile towing stations" under certain circumstances, and the applicant believes these uses are the best fit available for the uses described on the permit. These uses were not permitted in the R-R Zone in 1967, so the permit appears to have been issued in error absent additional historical information justifying the issuance of the 1967 permit.

At the August 19, 2025, hearing before the Zoning Hearing Examiner, the People's Zoning Counsel stated that since the 1967 permit was issued under the prior Zoning Ordinance, the subject application to validate the permit issued in error possibly should have been filed under the prior Zoning Ordinance. As discussed in this supplemental statement of justification, the applicant believes that it is able to move forward under the current Zoning Ordinance because it is structured to allow usage of the current Ordinance even when prior approvals have been issued under the prior Ordinance. Further, since there have been many editions of the prior Zoning Ordinance, the applicant believes that if the permit can only be validated under the prior Ordinance, then it must be validated under the version of the Ordinance in existence at the time it was issued, i.e. the version existing in 1967, rather than the most recent version of the prior Ordinance. For completeness and to avoid any issues going forward, Applicant has included justification for this application under the permit-issued-in-error standards that existed in 1967.

#### 2. <u>Use of the Current Zoning Ordinance:</u>

Section 27-1704 of the current Zoning Ordinance addresses situations where a project has approvals issued under the prior Zoning Ordinance, including permits. Much of this section is made up of grandfathering provisions which establish how such projects may continue to use the provisions of the prior Zoning Ordinance, or how development built under them is considered

legal and conforming. However, Section 27-1704(f) addresses situations where an applicant with such approvals wishes to have a proposed development reviewed under the current Zoning Ordinance. This section reads as follows:

- (f) An applicant may elect at any stage of the development review process to have the proposed development, or any portion thereof, reviewed under this Ordinance.
  - (1) If the applicant desires to utilize an approval under the prior Zoning Ordinance and/or the prior Subdivision Regulations applicable to a single lot or parcel, any new application under this Ordinance shall conform with all prior applicable conditions of approval. If no approval under the prior Zoning Ordinance and/or the prior Subdivision Regulations is proposed to be utilized, any future applications shall only be subject to the requirements of this Ordinance.
  - (2) If the applicant desires to utilize an approval under the prior Zoning Ordinance and/or the prior Subdivision Regulations applicable to lot(s) or parcel(s) in a project or development with multiple lots or parcels, any buildings, structures, uses, or site features approved or constructed pursuant to the prior approval shall be "grandfathered" and deemed legal and conforming, and all conditions of the prior approval(s) shall continue to be applicable to the proposed new development.

In this case, the applicant does desire to utilize an approval under the prior Zoning Ordinance, namely the 1967 permit. As such, the applicant agrees to conform to the conditions of approval of the permit. The permit contains no explicit conditions, but it does state the uses of the property which are permitted, and the applicant will continue to use the property in accordance with those limitations. The applicant desires to utilize the 1967 permit so they can obtain a new use and occupancy permit for the existing uses on site, which would not ordinarily be permitted in the current Residential, Rural (RR) Zone. The new U&O permit has been applied for under Permit #UO-00106-2025.

It is not clear whether Section (f)(1) or (f)(2) would be applicable in this case, because the site consists of multiple parcels used as one parcel via the principle of zoning merger. However, this is not relevant to the question of whether the subject application to validate a permit issued in error may be reviewed under the current Zoning Ordinance as both sections allow the applicant to utilize an approval issued under the prior Zoning Ordinance and be bound by its conditions.

Section (f) itself addresses review under the current Ordinance while an approval under the prior Ordinance is being utilized. It states that an applicant may elect "at any stage of the development review process" to have the development reviewed under the current Ordinance. The development review process is not explicitly defined in the Zoning Ordinance, but it generally consists of all the applications needed to allow construction and use of a development, including zoning map amendments, preliminary plans of subdivision, detailed site plans, and permits, among others. An application is defined as "the completed form or forms and all accompanying documents, exhibits, and fees required of an applicant by this Ordinance

and the District Council, Board of Appeals, or Planning Director as part of the review of a permit or development approval." An application to validate a permit issued in error has its own form and distinct needed documents, exhibits etc. described in Section 27-3615. From this, the applicant concludes that the application to validate the permit issued in error is a distinct stage of the development review process at which the applicant may elect to use the current Zoning Ordinance.

The effect of reviewing the application under the current Zoning Ordinance is to subject it to the processes and decisions standards of Section 27-3615. The effect is not to subject the property to the full requirements and standards of the current Ordinance, because the decision standards for validating a permit issued in error do not require conformance with the Zoning Ordinance. If development on a property conformed with the Zoning Ordinance, the permit would not have been issued erroneously in the first place. Since the application has been submitted for review under the current Zoning Ordinance, the only decision standards which must be met to allow approval of the case are those in Section 27-3615(e); these are addressed in the applicant's previously submitted statement of justification.

#### 3. Permit Issued in Error Standards of the Prior Zoning Ordinance:

The prior Zoning Ordinance is not a static set of regulations but rather one that has changed dramatically over time due to countless amendments. Sometime prior to the issuance of the 1967 permit, a Zoning Ordinance dated November 29, 1949, as amended through December 1964, was active. Sometime following the issuance of the permit, a version dated November 29, 1949, as amended through May 19, 1970, was active. The specific amendments that occurred between 1964 and 1970 are not relevant to this case because both versions of the Zoning Ordinance included standards and a brief procedure for validating permits issued in error, which did not change between the 1964 and 1970 versions. These were in Section 12.5 of the Zoning Ordinance and are quoted below:

#### 12. 5 Validation of Permits Issued in Error

- 12.51 A building or use and occupancy permit, or both, issued in error may be validated by the District Council subject to the following provisions:
  - (a) No fraud or misrepresentation has been practiced in obtaining the permit;
  - (b) The permit was not issued pending an actual appeal from, or controversy concerning its issuance;
  - (c) The applicant has acted in good faith, expending funds, or incurring obligations in reliance upon the permit; and
  - (d) The validation of such permit will not be contrary to the public interest.
- 12.52 Application for the validation of a permit shall be filed with the Building Inspector, and shall contain such information as he may

#### prescribe, consistent with the above provisions.

Although the applicant does not agree that the prior Zoning Ordinance must be utilized for this case, if the prior Zoning Ordinance were to be used, the applicant believes that these standards from the 1964-1970 era would be the ones that should be used, rather than the standards in existence just prior to the adoption of the current Ordinance on April 1, 2022. This is because the uses the applicant seeks to validate did not exist in the Zoning Ordinance just prior to April 1, 2022; the latest prior Zoning Ordinance only included in its use table similar uses defined after the permit was issued. The current Zoning Ordinance also does not include the exact uses in the 1967 use table in its own use table, but it (unlike the immediately prior Zoning Ordinance) can validate uses which existed under any version of the prior Zoning Ordinance due to Section 27-1704(f), which allows an applicant to utilize any valid approval issued under the prior Ordinance.

Regardless, the standards given in Section 12.51 of the Zoning Ordinance existing in 1967 are very similar to those under the current Zoning Ordinance. For completeness, the applicant contends that these standards are addressed, as follows:

#### (a) No fraud or misrepresentation has been practiced in obtaining the permit;

**Response:** Based on the records available, there is no evidence that any fraud or misrepresentation ever occurred in obtaining the permit. No case has ever been lodged against the applicant alleging that their permit was obtained fraudulently. The applicant has regularly renewed their towing and business licenses in the course of operating the business, and the applicant has never been denied renewal of their licenses on the basis that their use and occupancy permit was obtained fraudulently.

# (b) The permit was not issued pending an actual appeal from, or controversy concerning its issuance;

**Response:** Based on the records available, there is no evidence that the permit was issued pending an actual appeal from, or controversy concerning its issuance.

# (c) The applicant has acted in good faith, expending funds, or incurring obligations in reliance upon the permit; and

**Response:** The applicant has acted in good faith on the permit approval by operating the business in accordance with it since 1967. The applicant has spent millions of dollars on the business over the decades it has been open, including an investment of \$800,000 within the past five years to modernize and expand its fleet. The business also renewed its towing contract with Prince George's County within the past five years, thereby setting an obligation to perform services for the County when called upon to do so. The business investments made by Hofmann

Bros. and the contracts they agreed to were all based on the understanding that their use and occupancy permit was valid.

#### (d) The validation of such permit will not be contrary to the public interest.

Response: The validation will not adversely affect the public interest or the health, safety, or welfare of County landowners and residents. Hofmann Brothers Towing has been in operation since prior to 1961 and is a well-established part of the local community, as shown by its history of collaboration with local police departments, support for community initiatives, and offering complimentary services to local residents. To the applicant's knowledge, there have been no recorded complaints from the community regarding its presence or operations. The public impact of the business is no greater than should be expected given the uses operating under it, and those parts of the business which may be considered more disruptive, such as the towing operation, are conducted at the rear of the property away from public view. The current RR zoning notwithstanding, the property is located along a street with many other commercial and institutional uses on it, including office buildings, a gas station, parking lots, and retail uses.

#### 8. Conclusion

This application for validating a permit issued in error satisfies all the relevant criteria for validation under the current Zoning Ordinance, which the applicant has elected to use. The applicant therefore respectfully requests that the application be approved.

Respectfully Submitted,

/s/

Abdullah Hijazi, Esq. Hijazi & Carroll, P.A. 3231 Superior Lane Suite A-26 Bowie, MD 20715 Email: ahijazi@hijazilaw.com

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