

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 ONLY

Validation of Permit #: _____ Application # ERR: _____
Issued in Error on: _____ Zoning Category: _____
Type of Permit: ☐ Building ☐ U&O ☐ Sign ☐ Apt. License

TO BE COMPLETED BY THE APPLICANT

Describe Use of Property: Auto towing and sale of used cars

Applicant's Name: <u>Hofmann Brothers Towing, Inc.</u>		Daytime Telephone #: <u>(301) 464-4646</u>	
Owners: <u>Gilbert Lee Hofmann; Naomi M.. Hofmann Residuary Trust</u>		Agent: <u>Hijazi & Carroll</u>	
Address: <u>7808 Sandy Spring Road</u>	<u>Laurel</u>	<u>MD</u>	<u>20707</u>
<i>Street</i>	<i>City</i>	<i>State</i>	<i>ZIP Code</i>

The District Council needs to have evidence in the record upon which a final resolution can be made to validate the permit. At a minimum, two copies of the following data is to be supplied by the applicant for inclusion in the record.

1. A copy of the permit issued in error or apartment license to be validated.
2. A specific statement of the error alleged.
3. A written statement from appropriate agency/department that reviewed or issued the permit or license.
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.
5. A copy of zoning map of subject and surrounding property.
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.

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).

I hereby request that the above described permit or license be validated. No fraud or misrepresentation occurred in obtaining the permit or license. At the time of permit's or license's issuance, no appeal or controversy regarding its issuance was pending before any body. I have acted in good faith, expending funds or incurring obligations in reliance on this permit or license.

GARVER R. GORLEY
Applicant's Signature

May 5, 2025
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).
5. 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

DEPARTMENT OF INSPECTIONS AND PERMITS
DIVISION OF BUILDING INSPECTION

Now 7000 Sandy Spring

PERMIT NUMBER
U14196
DATE ISSUED
<i>1-2/18/67</i>

BUILDING ADDRESS (HOUSE NO., STREET, TOWN OR AREA)

**k1421 Sandy Spring Rd.
Laurel**

Application is hereby made for a permit to
(INDICATE ONE) ERECT USE ALTER EXTEND
MOVE the (INDICATE ONE) PERMANENT
TEMPORARY structure described.

LOT NO. 2.6 acres	BLOCK NO.	LIBER 1828	FOLIO 157
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DESCRIPTION OF WORK

**to operate towing wrecked vehicle
and sales of used cars**

SUB DIVISION

ELECTION DISTRICT

OWNER'S NAME AND ADDRESS

PHONE NO.

Gilbert & Naomi Hoffman 725-0207

TO BE ACCOMPLISHED BY:
BUILDING (INCLUDING GARAGE)

WIDTH	DEPTH	HEIGHT	STORIES
-------	-------	--------	---------

OCCUPANT'S NAME AND ADDRESS

PHONE NO.

owner

FOUNDATION WALLS
TYPE OF MATERIAL

8" 12"

ARCHITECT OR ENGINEER'S NAME AND ADDRESS

PHONE NO.

MAIN STRUCTURE
TYPE OF MATERIAL

FOOTINGS
SIZE

NUMBER OF ROOMS/UNITS - PARKING

BASEMENT

YES ☐

NO ☐

CONTRACTOR'S NAME AND ADDRESS

PHONE NO.

WATER/WELL

SEWER/SEPTIC

GAS

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,

permission is hereby granted to Gilbert & Naomi Hoffman

Name

Address

City, Town, State

to use and occupy the land and/or buildings described and located as follows:

1421 Sandy spring Rd.Laurel

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)

Date December 18, 1967

**COUNTY COMMISSIONERS for
Prince George's County Office
Division of Building Inspection**

Fee Paid \$10.00

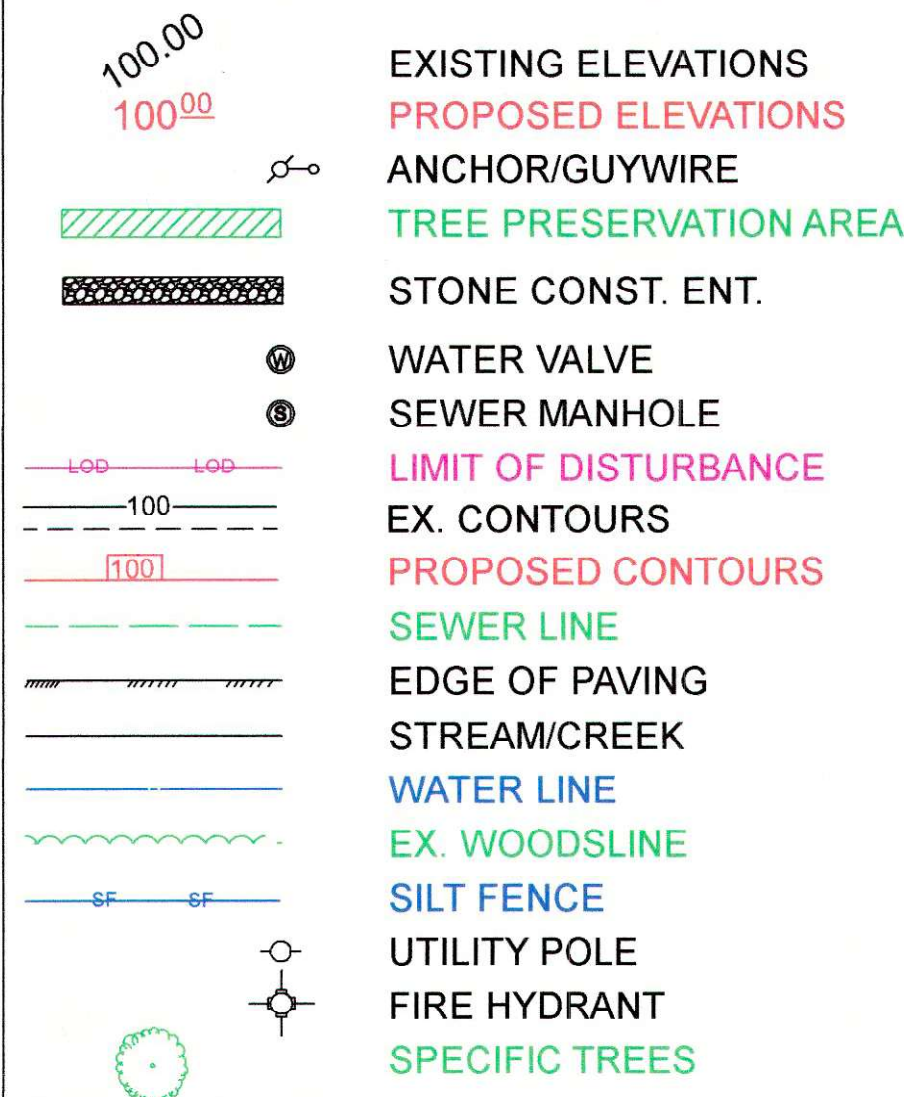
By

Joseph E. Bartel

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.

These standard symbols will be found in the drawing.

These standard symbols will be found in the drawing.



(P-2) PARCEL 12

SAMPLE SCHEDULE 4 - 7-1			
BUFFERING INCOMPATIBLE USES REQUIREMENTS			
1.) Use of proposed development:	Auto Towing & Auto Dealership		(Type C)
2.) Use of abutting development:	Single Family Detached		
3.) Minimum required buffering (A, B, C, D, or E):	_____ A _____ B _____ C _____ X _____ D _____ E _____		
4.) Minimum required building setback:	40	FT.	
5.) Building setback provided:	20	FT.	
6.) Minimum required width of landscape yard:	30	FT.	
7.) Width of landscape yard provided:	15	FT.	
PLANTING UNITS REQUIRED			

SAMPLE SCHEDULE 4.7-1
BUFFERING INCOMPATIBLE USES REQUIREMENTS

Length of bufferyard in Feet	Plant units per 100 LF. required for the specific Bufferyard Type(s)	Bufferyard occupied by existing trees	Length of remaining bufferyard minus existing trees	6-foot-high opaque fence or wall (if applicable)	Required Planting Units (P.U.'s)					
<u>107'</u> LF.	<u>120</u>	<u>107'</u>	<u>0</u> LF.	<u>107</u> LF. x 50% = <u>53.5</u> LF.	$\frac{53.5 \text{ LF.} \times 1.2}{1.2} = 64.2 \text{ PU}$					
					Total: _____ PU Required					
BUFFERING UNITS PROVIDED										
Bufferyard Type(s)	Existing Trees		Shade Trees		Ornamental/ Evergreen Trees		Shrubs/ Perennials		Total	
	Req.	Prov.	Req.	Prov.	Req.	Prov.	Req.	Prov.	Req.	Prov.
Existing Woodland to remain in the required buffer										
										Total: <u>64.2</u> PU Provided

(P-1) PARCEL 14

SAMPLE SCHEDULE 4.7-1				
BUFFERING INCOMPATIBLE USES REQUIREMENTS				
1.) Use of proposed development:	Auto Towing & Auto Dealership			(Type C)
2.) Use of abutting development:	SMA Park and Ride			
3.) Minimum required bufferyard (A, B, C, D, or E):	A	B	C	X
4.) Minimum required building setback:	D	E		None
5.) Building setback provided:	None	FT.		
6.) Minimum required width of landscape yard:	None	FT.		
7.) Width of landscape yard provided:	None	FT.		
PLANTING UNITS REQUIRED				

SAMPLE SCHEDULE 4.7-1 BUFFERING INCOMPATIBLE USES REQUIREMENTS									
Length of bufferyard in Feet	Plant units per 100 LF required for the specific Bufferyard Type(s)	Bufferyard occupied by existing trees	Length of remaining bufferyard minus existing trees	6-foot-high opaque fence or wall (if applicable)	Required Planting Units (P.U.'s)				
<u>None</u> LF	<u>None</u>	<u>None</u>	<u>None</u> LF	<u>None</u> LF x 50% = <u>None</u> LF	<u>None</u> LF x <u> </u> = <u> </u> PU Total: <u> </u> PU Required				
PLANTING TYPES PROVIDED									
		Existing Trees		Shade Trees		Ornamental/ Evergreen Trees		Shrubs/ Perennials	Total
Bufferyard Type(s)	Req.	Prov.	Req.	Prov.	Req.	Prov.	Req.	Prov.	Req.
<u> </u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>
Total: <u> </u> PU Provided									

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

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

(P-3) Lot 1

SAMPLE SCHEDULE 4.7-1			
BUFFERING INCOMPATIBLE USES REQUIREMENTS			
1.) Use of proposed development:	Auto Towing & Auto Dealership		(Type C)
2.) Use of abutting development:	Single Family Detached		
3.) Minimum required bufferyard (A, B, C, D, or E):	_____		
4.) Minimum required building setback:	A	B	
5.) Building setback provided:	40	FT.	
6.) Minimum required width of landscape yard:	30	FT.	
7.) Width of landscape yard provided:	30	FT.	
PLANTING UNITS REQUIRED			

SAMPLE SCHEDULE 4.7-1										
BUFFERING INCOMPATIBLE USES REQUIREMENTS										
Length of bufferyard in Feet	Plant units per 100 LF. required for the specific Bufferyard Type(s)	Bufferyard occupied by existing trees	Length of remaining bufferyard minus existing trees	6-foot-high opaque fence or wall (if applicable)	Required Planting Units (P.U.'s)					
<u>161.1</u> LF.	<u>193.3</u>	<u>161.1</u>	<u>0</u> LF.	<u>161</u> LF. x 50% = <u>80.5</u> LF.	$\frac{80.5 \text{ LF.} \times 1.2}{.97} = 97 \text{ PU}$	Total: <u>97</u> PU Required				
PLANTING UNITS PROVIDED										
Bufferyard Type(s)	Existing Trees		Shade Trees		Ornamental/ Evergreen Trees		Shrubs/ Perennials		Total	
	Req.	Prov.	Req.	Prov.	Req.	Prov.	Req.	Prov.	Req.	Prov.
Existing Woodland to remain in the required buffer										
Total: <u>97</u> PU Provided										

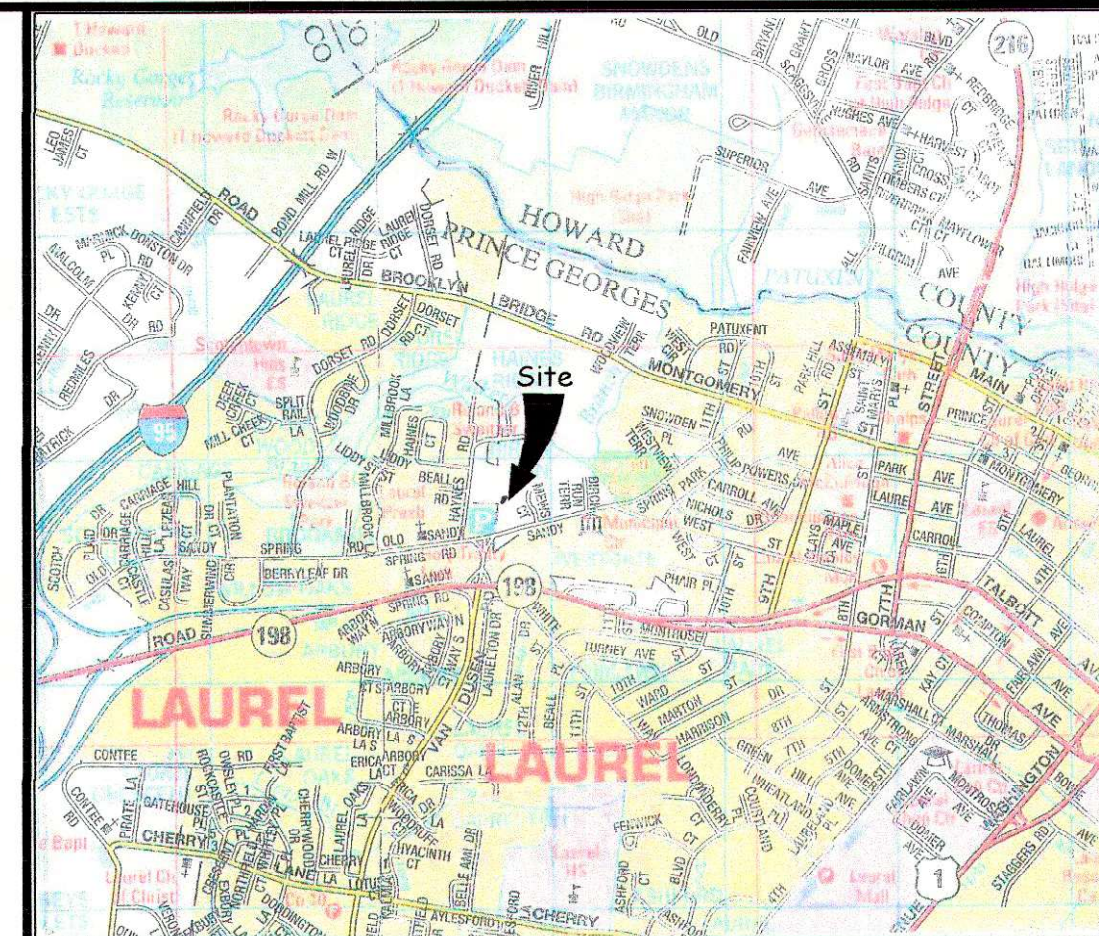
LANDSCAPE SCHEDULE

NO.	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	METHOD	QTY.	NATIVE	HIGHT
EVEREGREENS								
1.		CUPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	1-1/2"- 1-3/4"	B&B	10	YES	6'-8"
SHRUBS								
2.		AZALEA (in variety)	AZALEA	18"-24"	Conf.	10	YES	18"-24"
3.		FORSYTHIA spp.	FORSYTHIA	18"-24"	Conf.	6	YES	18"-24"

(P-4) "ARROWHEAD MEWS"

SAMPLE SCHEDULE 4.7.1					
BUFFERING INCOMPATIBLE USES REQUIREMENTS					
1) Use of proposed development:	Auto Towing & Auto Dealership				(Type C)
2) Use of abutting development:	Townhouse				
3) Minimum required bufferyard (A, B, C, D, or E):	A	B	X	C	D
4) Minimum required building setback:	30 FT.				
5) Building setback provided:	154 FT.				
6) Minimum required width of landscape yard:	20 FT.				
7) Width of landscape yard provided:	20 FT.				
PLANTING UNITS REQUIRED					

SAMPLE SCHEDULE 4 - 7-1										
BUFFERING INCOMPATIBLE USES REQUIREMENTS										
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 minus existing trees	6-foot-high opaque fence or wall (if applicable)	Required Planting Units (P.U.'s)					
382' 26" F.	452.7	6.0	377' L.F.	377' L.F. x 50% = 188.5' L.F.	$\frac{188.5 \text{ L.F.} \times 1.2}{1.2} = 226.2 \text{ PU}$					
					Total: 226 PU Required					
PLANTING UNITS PROVIDED										
Bufferyard Type(s)	Existing Trees		Shade Trees		Ornamental/ Evergreen Trees		Shrubs/ Perennials		Total	
	Req.	Prov.	Req.	Prov.	Req.	Prov.	Req.	Prov.	Req.	Prov.
B	16	16	16	16	10	10	16	16	226	226
Existing Woodland to remain in the required buffer									Total: 226 PU	226 PU Provided



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 Developing
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.

SURVEYS, INC.

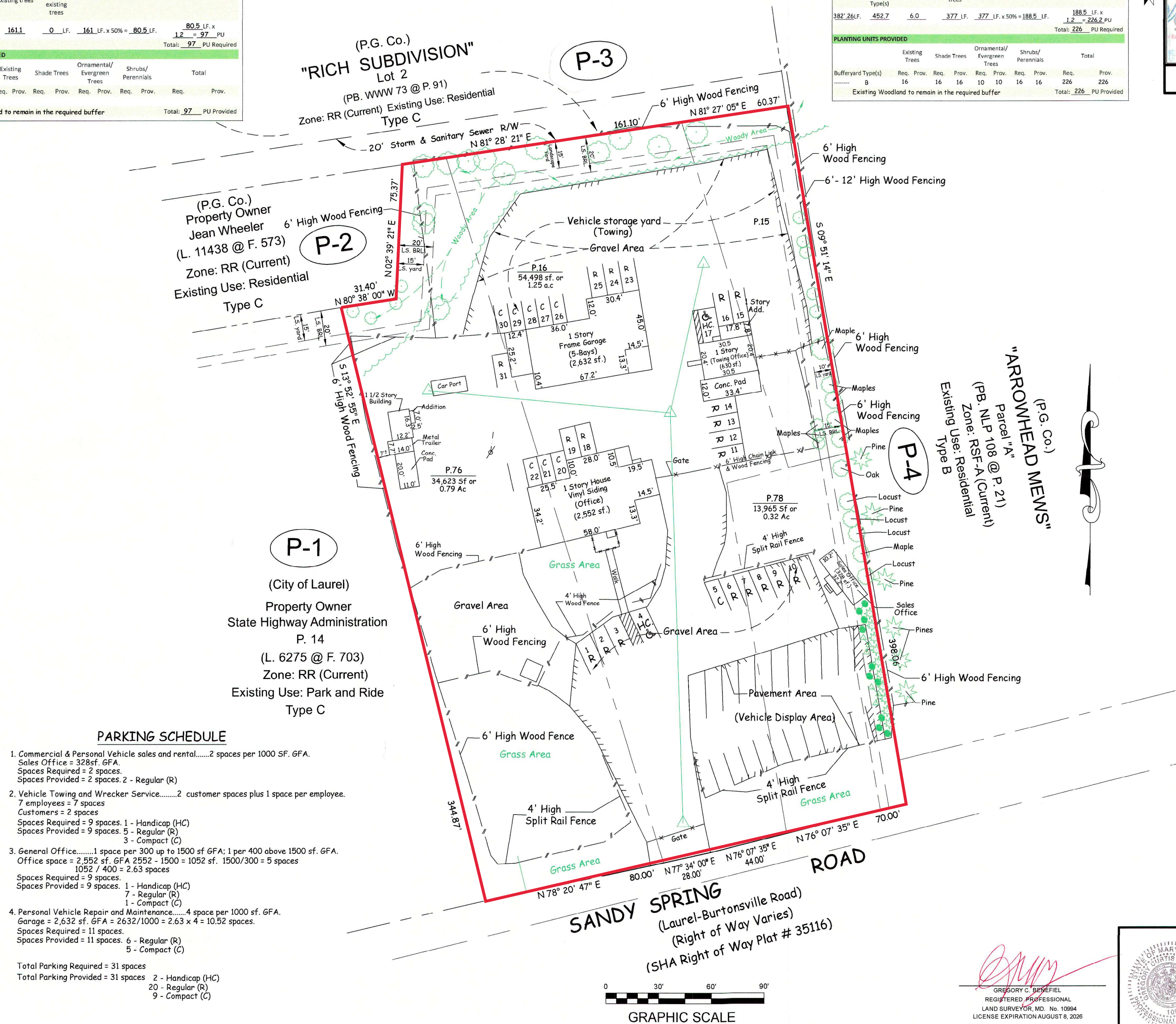
SURVEYORS * ENGINEERS * LAND PLANNERS
PERMIT SERVICES
350 MAIN STREET
LAUREL, MARYLAND, 20707
PHONE 301-776-0561 * E-MAIL SURVEYSINC1@VERIZON.NET

[illegible]

SITE DEVELOPMENT & LANDSCAPE PLAN
7808 Sandy Spring Road
Parcels 76,78,15 and 16

"HOFFMAN'S TOWING"
(10th) Laurel Election District
Prince George's County, Maryland

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



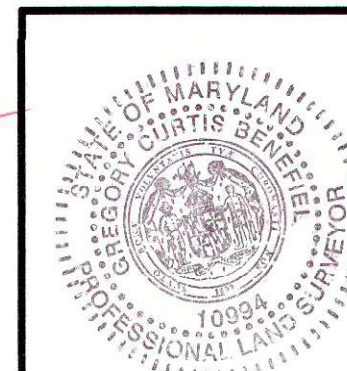
PARKING SCHEDULE

1. Commercial & Personal Vehicle sales and rental.....2 spaces per 1000 SF. GFA.
Sales Office = 328sf. GFA.
Spaces Required = 2 spaces.
Spaces Provided = 2 spaces: 2 - Regular (R)
2. Vehicle Towing and Wrecker Service.....2 customer spaces plus 1 space per employee.
7 employees = 7 spaces
Customers = 2 spaces
Spaces Required = 9 spaces: 1 - Handicap (HC)
Spaces Provided = 9 spaces: 5 - Regular (R)
3 - Compact (C)
3. General Office.....1 space per 300 sq to 1500 sf GFA; 1 per 400 above 1500 sf. GFA.
Office space = 2,952 sf. GFA 2952 - 1500 = 1052 sf. 1500/300 = 5 spaces
1052 / 400 = 2.63 spaces
Spaces Required = 9 spaces
Spaces Provided = 9 spaces: 1 - Handicap (HC)
7 - Regular (R)
1 - Compact (C)
4. Personal Vehicle Repair and Maintenance.....4 space per 1000 sf. GFA.
Garage = 2,632 sf. GFA = 2632/1000 = 2.63 x 4 = 10.52 spaces.
Spaces Required = 11 spaces
Spaces Provided = 11 spaces: 6 - Regular (R)
5 - Compact (C)

[illegible]

GRAPHIC SCALE

GREGORY C. BENEFIEL
REGISTERED PROFESSIONAL
LAND SURVEYOR, MD. No. 10994
LICENSE EXPIRATION AUGUST 8, 2026



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.

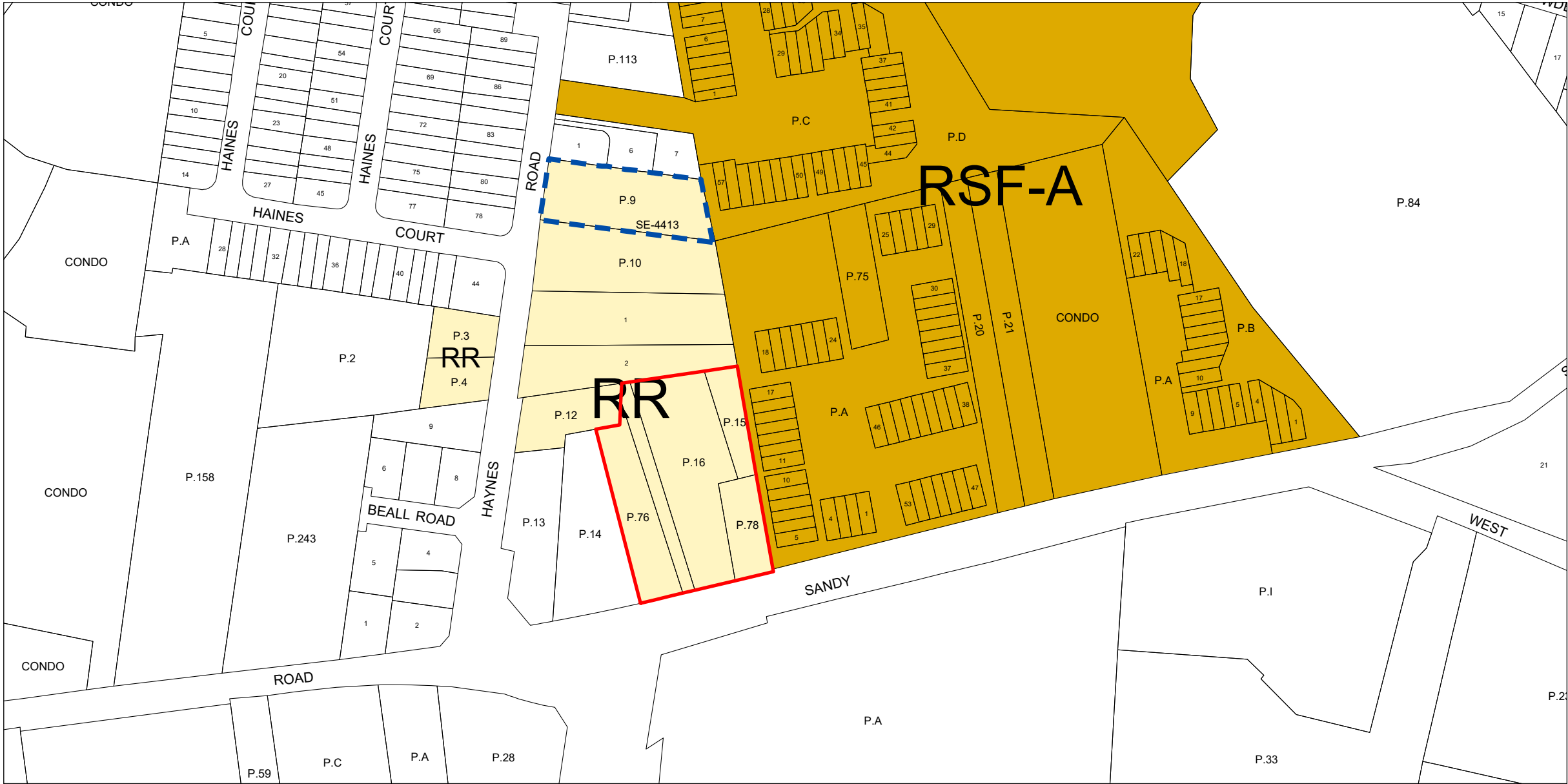
8. Conclusion

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



ZONING MAP

Legend

	Site Boundary		Special Exception
	AG		RE
	AR		RMF-12
	CGO		RMF-20
	CN		RMF-48
	CS		RMH
	IE		ROS
	IE-PD		RR
	IH		RSF-65
	LCD		RSF-95
	LMUTC		RSF-A
	LMXC		RTO-H-C
	LTO-C		RTO-H-E
	LTO-E		RTO-L-C
	LTO-PD		RTO-L-E
	MU-PD		RTO-PD
	NAC		TAC-C
	NAC-PD		TAC-E
	R-PD		TAC-PD

0 220
Feet
1:2,684

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 3/19/2025



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 Michelle.hughes@ppd.mncppc.org 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,

A handwritten signature in black ink that reads "Garner Gourley". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

President

Hofmann Brothers Towing Inc.



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*

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



From: nolimitland@icloud.com <nolimitland@icloud.com>
Sent: Wednesday, January 29, 2025 4:12 PM
To: Hughes, Michelle <Michelle.Hughes@ppd.mncppc.org>
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 losing 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

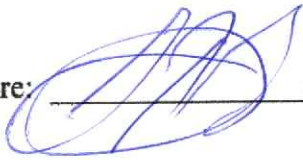


Stephenie Clevenger
1001 Prince George's Blvd.
Suite 700
Upper Marlboro, MD 20774
240-338-0131

SIGN POSTING AND INSPECTION AFFIDAVIT

I, Garner R. Gourley, hereby certify that the subject property was posted with
(print or type name)

(2) sign(s) on 05/16/2025
specify number (date)

Signature:  5-16-25

Application Numbers: ERR-001-2025 Name: Hoffman Brothers Towing (Applicant)

Date: 05/16/25

Address: Hofmann Brothers Towing Inc.

7808 Sandy Spring rd. Laurel, MD 20707

Telephone: (301) 725-0207 (301) 725-0753

Capacity in which you are acting: Applicant
(Owner, Applicant, Agent)

NOTE: Attach legible 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 applicant or applicant's agent: _____

Number of signs transmitted: Two (2)

Person to whom signs were transmitted: Garner R. Gourley (Print)

 5/12/25 (Signature)

Capacity in which that person was acting: Applicant
(owner, applicant, agent)

Date of scheduled Zoning Hearing Examiner meeting: June 18, 2025

Last date sign(s) can be posted: May 18, 2025



HYBRID
ZONING HEARING EXAMINER
HEARING
301-952-3644
Email: ZHE@co.pg.md.us
HEARING INFORMATION
ERR-001-2025
JUNE 18 2025
9:30 AM
REQUEST TO VALIDATE
PERMIT UH141% ISSUED
IN ERROR
PROPERTY:
2.36 ACRES OF R/R ZONED
LAND LOCATED AT 7808
SANDY SPRING RD, LAUREL MD
PLEASE CONTACT US IF YOU DESIRE TO ATTEND/SPK
AT THE HEARING
William A. Long & Associates, Inc. Building
2000 Northwood Drive, Laurel, Maryland 20780

HYBRID
ZONING HEARING EXAMINER
HEARING
301-952-3644
Email: ZHE@co.pg.md.us
HEARING INFORMATION
ERR-001-2025
JUNE 18 2025
9:30 AM
REQUEST TO VALIDATE
PERMIT UH141% ISSUED
IN ERROR
PROPERTY:
2.36 ACRES OF R/R ZONED
LAND LOCATED AT 7808
SANDY SPRING RD, LAUREL MD
PLEASE CONTACT US IF YOU DESIRE TO ATTEND/SPK
AT THE HEARING
William A. Long & Associates, Inc. Building
2000 Northwood Drive, Laurel, Maryland 20780

ZONING HEARING EXAMINER
HEARING
301-952-3644
Email: ZHE@co.pg.md.us
HEARING INFORMATION:
ERR-001-2025
JUNE 18, 2025
9:30 AM
DATE/TIME:
REQUEST:
REQUEST TO VALIDATE
PERMIT U14116 ISSUED
IN ERROR
PROPERTY:
2.36 ACRES OF R-R ZONED
LAND, LOCATED A 7808
SANDY SPRING RD, LAUREL MD
PLEASE CONTACT US IF YOU WISH TO ATTEND/SPEAK
AT THE HEARING
Wayne R. Curry Administration Building
1301 McCormick Drive, Largo, Maryland, 20774
http://www.pgcounties.com/775/Office-of-the-Zoning-Hearing-Examiner



HEARING
301-952-3644
EXR-001-2025
JUNE 18, 2025
9:30 AM
REQUEST TO VACATE
EASEMENT & ASSUED
REPAIR EASEMENT
2.34 ACRES OF R-2 ZONED
LAND LOCATED 817 1141
WHICH SPRING DR LARSEL MD



P.12

16

PA

P.14

P.76

P.78

75.80 ft

SANDY

NOTICE OF HYBRID HEARING

Application Number: ERR-001-2025

Applicant(s) Name: t/a Hofmann Brothers Used Cars – (Hofmann Brothers Towing Inc.)

Date and time of scheduled Zoning Hearing Examiner meeting: June 18, 2025 at 9:30am

Description of Request: Application of t/a Hofmann Brothers Used Cars – (Hofmann Brothers Towing Inc.); request for the Validation of a Permit Issued in Error for Permit U14196. This permit previously allowed for vehicle towing/wrecker service, and personal vehicle sales. The 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 and is within the RR (Rural Residential Zone).

* * * * *

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: ZHE@co.pg.md.us no later than 5:00 p.m. on June 13, 2025. 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 <https://pgccouncil.us/LZIS>. 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 ZHE@co.pg.md.us. 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**

Company Name: **HOFMANN BROTHERS TOWING, INC.**

Trade Name: **HOFMANN BROTHERS USED CARS**

Last Name:

First Name:

Main Phone #: **301) 464-4646**

Cell Phone #:

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):

Address (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 [CLICK HERE](#).

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**

My Applications

Filter ^ 2 Clear All

Search

☒ Open Applications

☐ Closed Applications

Name

Application #

UO-00106-2025

Clear

Sort by Select

Prev

1

Next

View Details

Use and Occupancy Permit

Your application is under review

7808 SANDY SPRING RD
LAUREL MD 20707

UO-00106-2025

Request Extension

Details

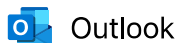
Case Type	Permit Type
Use and Occupancy	Use and Occupancy

Status

Accepted	Current Milestone In Plan Review
Added Date 01/21/2025	Processed Date 01/21/2025
Issued Date	Final Date
Expire Date	

Fees

No Fees



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, cemoseley@co.pg.md.us

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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To ensure compliance with Treasury Department regulations, we advise you that, unless otherwise indicated, any federal tax advice contained in this message was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or applicable state or local tax law provisions or (ii) promoting, marketing or recommending to another party any tax-related matters addressed herein.

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
(T): (301) 464-4646
(F): (301) 464-4188

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IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you nor are we alleging that you (or your client) have any personal liability for this debt. We may take action against your property which may have been pledged as collateral for the debt, which action may include repossession or foreclosure, if otherwise permitted by law and/or Order of Court.

To ensure compliance with Treasury Department regulations, we advise you that, unless otherwise indicated, any federal tax advice contained in this message was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or applicable state or local tax law provisions or (ii) promoting, marketing or recommending to another party any tax-related matters addressed herein.

From: Hughes, Michelle <Michelle.Hughes@ppd.mncppc.org>
Sent: Monday, February 3, 2025 6:29 PM
To: Abdullah Hijazi <ahijazi@hijazilaw.com>
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 <ahijazi@hijazilaw.com>
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
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(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



signatureImage

signatureImage



signatureImage

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*



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



From: nolimitland@icloud.com <nolimitland@icloud.com>
Sent: Wednesday, January 29, 2025 4:12 PM
To: Hughes, Michelle <Michelle.Hughes@ppd.mncppc.org>
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 losing 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, Garner R. Gourley, hereby certify that the subject property was posted with
(Print or type name)

TWO sign(s) on 05/20/25
(Specify number)
(date)

I further certify that the signs were inspected no later than the 15th day of posting and were maintained in a reasonable manner.

Signature:  5/21/25

Application Numbers: ERR-001-2025 Name: Hofmann Brothers Towing Inc.

Date: 05/20/25

Address: 7808 Sandy Spring rd. Laurel MD 20707

Telephone: (301) 725-0207 (301) 725-0753

Capacity in which you are acting: Applicant
(Owner, Applicant, Agent)

NOTE: Attach legible photograph(s) showing sign(s) in place. 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).

*

*

*

*

*

*

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 application.







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,

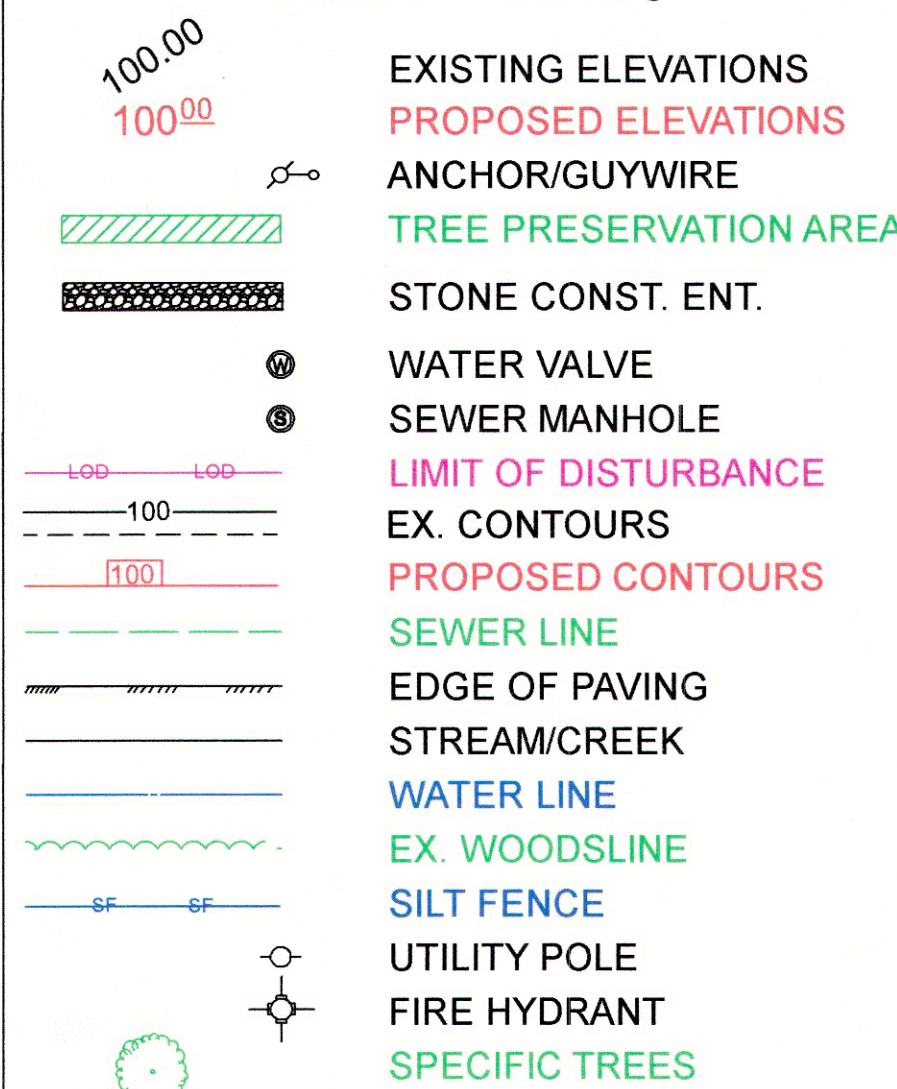
A handwritten signature in black ink that reads "Garner Gourley". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

President

Hofmann Brothers Towing Inc.

LEGEND

These standard symbols will be found in the drawing.



(P-2) PARCEL 12

SAMPLE SCHEDULE 4-7-1		Auto Towing & Auto Dealership		(Type C)
BUFFERING INCOMPATIBLE USES REQUIREMENTS		Single Family Detached		
1.) Use of proposed development:		A	B	C
2.) Use of abutting development:		A	B	C
3.) Minimum required bufferyard (A, B, C, D, or E):		40	40	40
4.) Minimum required building setback:		20	20	20
5.) Building setback provided:		20	20	20
6.) Minimum required width of landscape yard:		30	30	30
7.) Width of landscape yard provided:		15	15	15
PLANTING UNITS REQUIRED				
Length of bufferyard in Feet	107	120	107	
Plant units per 100 l.f. required for the specific Bufferyard Type(s)	107	120	107	
Length of remaining bufferyard occupied by existing trees	0	0	0	
6-foot-high opaque fence or wall (if applicable)	107	120	107	
Required Planting Units (P.U.'s)	53.5	64.2	53.5	
PLANTING UNITS PROVIDED				
Existing Trees	Req.	Prov.	Req.	Prov.
Shade Trees	Req.	Prov.	Req.	Prov.
Ornamental/ Evergreen Trees	Req.	Prov.	Req.	Prov.
Shrubs/ Perennials	Req.	Prov.	Req.	Prov.
Total	Req.	Prov.	Req.	Prov.
Existing Woodland to remain in the required buffer				

(P-1) PARCEL 14

SAMPLE SCHEDULE 4-7-1		Auto Towing & Auto Dealership		(Type C)
BUFFERING INCOMPATIBLE USES REQUIREMENTS		SHA Park and Ride		
1.) Use of proposed development:		A	B	C
2.) Use of abutting development:		A	B	C
3.) Minimum required bufferyard (A, B, C, D, or E):		None	None	None
4.) Minimum required building setback:		None	None	None
5.) Building setback provided:		None	None	None
6.) Minimum required width of landscape yard:		None	None	None
7.) Width of landscape yard provided:		None	None	None
PLANTING UNITS REQUIRED				
Length of bufferyard in Feet	None	None	None	
Plant units per 100 l.f. required for the specific Bufferyard Type(s)	None	None	None	
Length of remaining bufferyard occupied by existing trees	None	None	None	
6-foot-high opaque fence or wall (if applicable)	None	None	None	
Required Planting Units (P.U.'s)	None	None	None	
PLANTING UNITS PROVIDED				
Existing Trees	Req.	Prov.	Req.	Prov.
Shade Trees	Req.	Prov.	Req.	Prov.
Ornamental/ Evergreen Trees	Req.	Prov.	Req.	Prov.
Shrubs/ Perennials	Req.	Prov.	Req.	Prov.
Total	Req.	Prov.	Req.	Prov.
Existing Woodland to remain in the required buffer				

SAMPLE SCHEDULE 4-7-1		Auto Towing & Auto Dealership		(Type C)
BUFFERING INCOMPATIBLE USES REQUIREMENTS		SHA Park and Ride		
1.) Use of proposed development:		A	B	C
2.) Use of abutting development:		A	B	C
3.) Minimum required bufferyard (A, B, C, D, or E):		None	None	None
4.) Minimum required building setback:		None	None	None
5.) Building setback provided:		None	None	None
6.) Minimum required width of landscape yard:		None	None	None
7.) Width of landscape yard provided:		None	None	None
PLANTING UNITS REQUIRED				
Length of bufferyard in Feet	None	None	None	
Plant units per 100 l.f. required for the specific Bufferyard Type(s)	None	None	None	
Length of remaining bufferyard occupied by existing trees	None	None	None	
6-foot-high opaque fence or wall (if applicable)	None	None	None	
Required Planting Units (P.U.'s)	None	None	None	
PLANTING UNITS PROVIDED				
Existing Trees	Req.	Prov.	Req.	Prov.
Shade Trees	Req.	Prov.	Req.	Prov.
Ornamental/ Evergreen Trees	Req.	Prov.	Req.	Prov.
Shrubs/ Perennials	Req.	Prov.	Req.	Prov.
Total	Req.	Prov.	Req.	Prov.
Existing Woodland to remain in the required buffer				

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

SAMPLE SCHEDULE 4-7-1		Auto Towing & Auto Dealership		(Type C)
BUFFERING INCOMPATIBLE USES REQUIREMENTS		Single Family Detached		
1.) Use of proposed development:		A	B	C
2.) Use of abutting development:		A	B	C
3.) Minimum required bufferyard (A, B, C, D, or E):		40	40	40
4.) Minimum required building setback:		40	40	40
5.) Building setback provided:		40	40	40
6.) Minimum required width of landscape yard:		30	30	30
7.) Width of landscape yard provided:		30	30	30
PLANTING UNITS REQUIRED				
Length of bufferyard in Feet	161.1	193.3	161.1	
Plant units per 100 l.f. required for the specific Bufferyard Type(s)	161.1	193.3	161.1	
Length of remaining bufferyard occupied by existing trees	0	0	0	
6-foot-high opaque fence or wall (if applicable)	161.1	193.3	161.1	
Required Planting Units (P.U.'s)	80.5	97	80.5	
PLANTING UNITS PROVIDED				
Existing Trees	Req.	Prov.	Req.	Prov.
Shade Trees	Req.	Prov.	Req.	Prov.
Ornamental/ Evergreen Trees	Req.	Prov.	Req.	Prov.
Shrubs/ Perennials	Req.	Prov.	Req.	Prov.
Total	Req.	Prov.	Req.	Prov.
Existing Woodland to remain in the required buffer				

SAMPLE SCHEDULE 4-7-1		Auto Towing & Auto Dealership		(Type C)
BUFFERING INCOMPATIBLE USES REQUIREMENTS		Single Family Detached		
1.) Use of proposed development:		A	B	C
2.) Use of abutting development:		A	B	C
3.) Minimum required bufferyard (A, B, C, D, or E):		40	40	40
4.) Minimum required building setback:		40	40	40
5.) Building setback provided:		40	40	40
6.) Minimum required width of landscape yard:		30	30	30
7.) Width of landscape yard provided:		30	30	30
PLANTING UNITS REQUIRED				
Length of bufferyard in Feet	161.1	193.3	161.1	
Plant units per 100 l.f. required for the specific Bufferyard Type(s)	161.1	193.3	161.1	
Length of remaining bufferyard occupied by existing trees	0	0	0	
6-foot-high opaque fence or wall (if applicable)	161.1	193.3	161.1	
Required Planting Units (P.U.'s)	80.5	97	80.5	
PLANTING UNITS PROVIDED				
Existing Trees	Req.	Prov.	Req.	Prov.
Shade Trees	Req.	Prov.	Req.	Prov.
Ornamental/ Evergreen Trees	Req.	Prov.	Req.	Prov.
Shrubs/ Perennials	Req.	Prov.	Req.	Prov.
Total	Req.	Prov.	Req.	Prov.
Existing Woodland to remain in the required buffer				

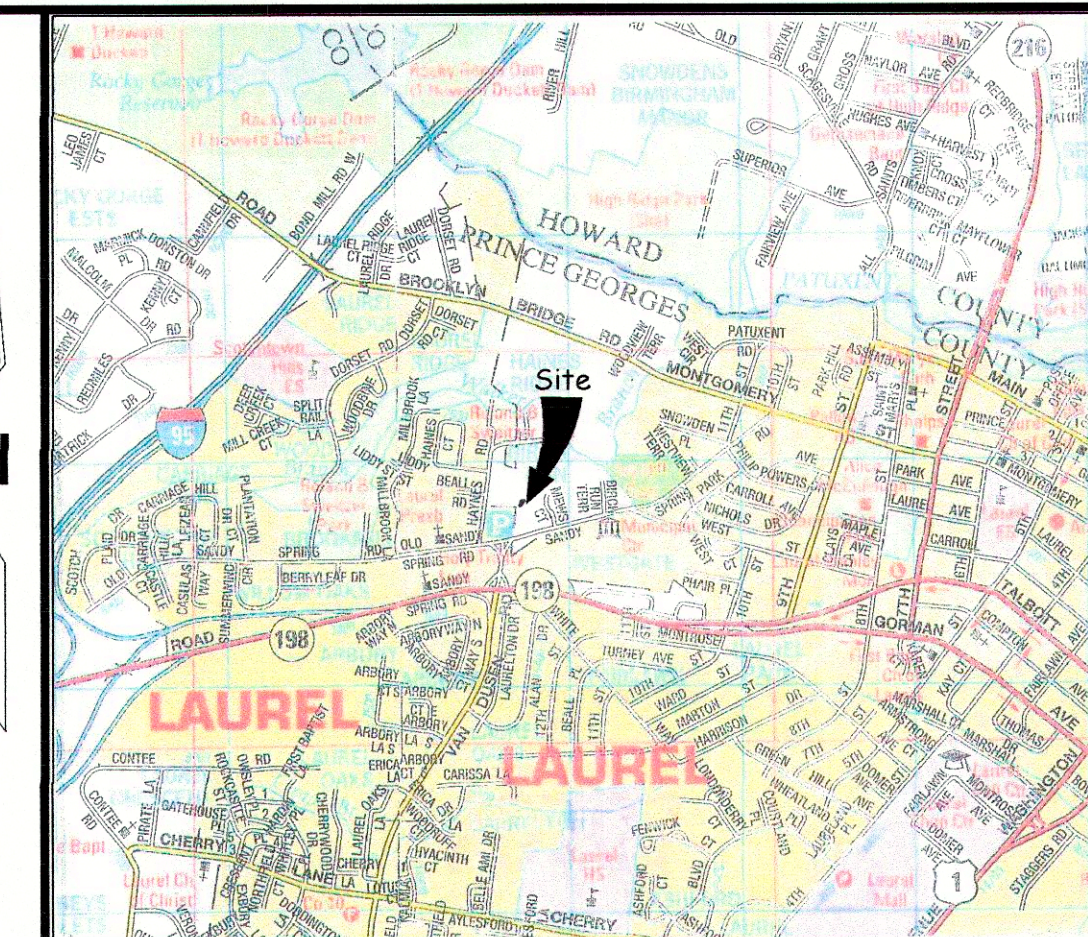
LANDSCAPE SCHEDULE

NO.	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	METHOD	QTY.	NATIVE	HIGHT
1.		CUPRESSOCYPARIS LEYLANDI	LEYLAND CYPRRESS	1-1/2"-1-3/4"	B&B	10	YES	6'-8'
2.		AZALEA (in variety)	AZALEA	18"-24"	Cont.	10	YES	18"-24"
3.		FORSYTHIA spp.	FORSYTHIA	18"-24"	Cont.	6	YES	18"-24"

(P-4) "ARROWHEAD MEWS"

SAMPLE SCHEDULE 4-7-1		Auto Towing & Auto Dealership		(Type C)
BUFFERING INCOMPATIBLE USES REQUIREMENTS		Townhouse		
1.) Use of proposed development:		A	B	C
2.) Use of abutting development:		A	B	C
3.) Minimum required bufferyard (A, B, C, D, or E):		30	30	30
4.) Minimum required building setback:		154	154	154
5.) Building setback provided:		154	154	154
6.) Minimum required width of landscape yard:		20	20	20
7.) Width of landscape yard provided:		20	20	20
PLANTING UNITS REQUIRED				
Length of bufferyard in Feet	382	26	382	
Plant units per 100 l.f. required for the specific Bufferyard Type(s)	382	26	382	
Length of remaining bufferyard occupied by existing trees	6.0	6.0	6.0	
6-foot-high opaque fence or wall (if applicable)	377	377	377	
Required Planting Units (P.U.'s)	188.5	12	188.5	
PLANTING UNITS PROVIDED				
Existing Trees	Req.	Prov.	Req.	Prov.
Shade Trees	Req.	Prov.	Req.	Prov.
Ornamental/ Evergreen Trees	Req.	Prov.	Req.	Prov.
Shrubs/ Perennials	Req.	Prov.	Req.	Prov.
Total	Req.	Prov.	Req.	Prov.
Existing Woodland to remain in the required buffer				

SAMPLE SCHEDULE 4-7-1		Auto Towing & Auto Dealership		(Type C)
BUFFERING INCOMPATIBLE USES REQUIREMENTS		Townhouse		
1.) Use of proposed development:		A	B	C
2.) Use of abutting development:		A	B	C
3.) Minimum required bufferyard (A, B, C, D, or E):		30	30	30
4.) Minimum required building setback:		154	154	154
5.) Building setback provided:		154	154	154
6.) Minimum required width of landscape yard:		20	20	20
7.) Width of landscape yard provided:		20	20	20
PLANTING UNITS REQUIRED				
Length of bufferyard in Feet	382	26	382	
Plant units per 100 l.f. required for the specific Bufferyard Type(s)	382	26	382	
Length of remaining bufferyard occupied by existing trees	6.0	6.0	6.0	
6-foot-high opaque fence or wall (if applicable)	377	377	377	
Required Planting Units (P.U.'s)	188.5	12	188.5	
PLANTING UNITS PROVIDED				
Existing Trees	Req.	Prov.	Req.	Prov.
Shade Trees	Req.	Prov.	Req.	Prov.
Ornamental/ Evergreen Trees	Req.	Prov.	Req.	Prov.
Shrubs/ Perennials	Req.	Prov.	Req.	Prov.
Total	Req.	Prov.	Req.	Prov.
Existing Woodland to remain in the required buffer				



VICINITY MAP

SCALE = 1" = 2000'

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

GENERAL NOTES:

- Tax Account No 1051796
- Property Zoned: R R (Current)
- Total Area of site 103,052 sf. or 2.36 ac.
- Site Located on ADC Map Page 5169 Grid A-4
- Property on Tax Map 06 Grid A-1
- W.S.S.C. 200' Sheet No 220 NE 07
- This property Not located in the 100 year floodplain as per FEMA/FIRM Map N/A
- This plan was prepared without the benefit of a title report.
- Aviation Policy Area N/A
- Policy Analysis Zone N/A
- Planning Area 1st
- Councilmanic District 1st
- General Plan 2002 Tier Developing
- Traffic Analysis Zone (COG) (TAZ) 1216
- PG Traffic Analysis Zone (TAZ-PG) 1216
- Existing site uses are Auto Towing and Auto sales of used cars. Original Permit Dated 12-18-1967.

(P.G. Co.)
"RICH SUBDIVISION"
Lot 2
(PB. WWW 73 @ P. 91)
Zone: RR (Current) Existing Use: Residential
Type C

(P.G. Co.)
Property Owner
Jean Wheeler
(L. 11438 @ F. 573)
Zone: RR (Current)
Existing Use: Residential
Type C

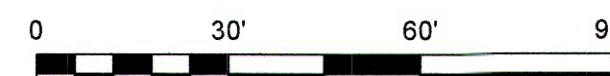
P-1

(City of Laurel)
Property Owner
State Highway Administration
P. 14
(L. 6275 @ F. 703)
Zone: RR (Current)
Existing Use: Park and Ride
Type C

PARKING SCHEDULE

- Commercial & Personal Vehicle sales and rental.....2 spaces per 1000 SF. GFA.
Sales Office = 328sf. GFA.
Spaces Required = 2 spaces.
Spaces Provided = 2 spaces: 2 - Regular (R)
- Vehicle Towing and Wrecker Service.....2 customer spaces plus 1 space per employee.
7 employees = 7 spaces
Customers = 2 spaces
Spaces Required = 9 spaces: 1 - Handicap (HC)
Spaces Provided = 9 spaces: 5 - Regular (R)
3 - Compact (C)
- General Office.....1 space per 300 up to 1500 sf GFA; 1 per 400 above 1500 sf. GFA.
Office space = 2,552 sf. GFA 2552 - 1500 = 1052 sf. 1500/300 = 5 spaces
1052 / 400 = 2.63 spaces
Spaces Required = 9 spaces.
Spaces Provided = 9 spaces: 1 - Handicap (HC)
7 - Regular (R)
1 - Compact (C)
- Personal Vehicle Repair and Maintenance.....4 space per 1000 sf. GFA.
Garage = 2,632 sf. GFA = 2632/1000 = 2.63 x 4 = 10.52 spaces.
Spaces Required = 11 spaces.
Spaces Provided = 11 spaces: 6 - Regular (R)
5 - Compact (C)

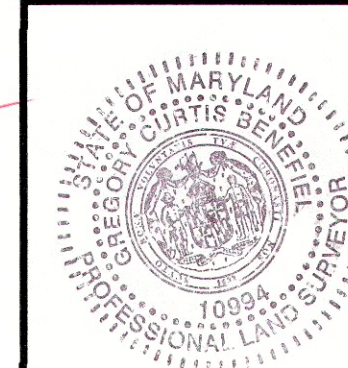
Total Parking Required = 31 spaces
Total Parking Provided = 31 spaces
2 - Handicap (HC)
20 - Regular (R)
9 - Compact (C)



GRAPHIC SCALE

(P.G. Co.)
"ARROWHEAD MEWS"
Parcel "A"
(PB. NLP 108 @ P. 21)
Zone: RSF-A (Current)
Existing Use: Residential
Type B

GREGORY C. BENEFIEL
REGISTERED PROFESSIONAL
LAND SURVEYOR, MD. No. 10994
LICENSE EXPIRATION AUGUST 8, 2026



SURVEYS, INC.

SURVEYORS * ENGINEERS * LAND PLANNERS
PERMIT SERVICES
350 MAIN STREET
LAUREL, MARYLAND, 20707
PHONE 301-776-0961 * E-MAIL SURVEYSINC@VERIZON.NET

DATE	REVISION

SITE DEVELOPMENT & LANDSCAPE PLAN
7808 Sandy Spring Road
Parcels 76, 78, 15 and 16

"HOFFMAN'S TOWING"

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

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

2024



2014



2005



1998



1984



1977



1965



Law Offices
HOFFMAN, COMFORT, OFFUTT, SCOTT & HALSTAD, LLP
24 North Court Street
Westminster, MD 21157
Telephones: (410) 848-4444 • 876-2266 • Fax 876-9263

No Title Examination

Parcel 15

Page 37
BOOK: 38740 PRINCE GEORGE'S COUNTY, MD
APPROVED BY BC
#03R

JUL 16 2016

11/11/16 BC

\$ 12 RECORDATION TAX PAID
\$ 11 TRANSFER TAX PAID

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.

OK TO TRANSFER BC
BYPASS FORM # 170028
DATE 7/16/16

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 ($\frac{1}{2}$) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, the remaining undivided one-half ($\frac{1}{2}$) 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 entirety, 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

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 ($\frac{1}{2}$) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, as to the remaining undivided one-half ($\frac{1}{2}$) 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.

Deborah L. Pace
Witness

Gilbert Lee Hofmann (SEAL)
GILBERT LEE HOFMANN,
Personal Representative of the Estate of
Naomi M. Hofmann

Grantor
Damian L. Halstad (SEAL)
DAMIAN L. HALSTAD,
Trustee of the Residuary Trust under the
Last Will and Testament of Naomi M. Hofmann

Deborah L. Pace
Witness

Deborah L. Pace
Witness

Gilbert Lee Hofmann (SEAL)
GILBERT LEE HOFMANN

Grantees

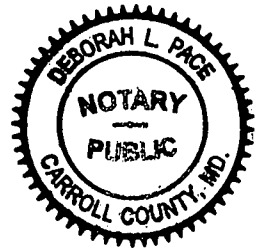
No Title Examination

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY, that on this 14th day of June, 2016, 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.

Deborah L. Pace
Notary Public

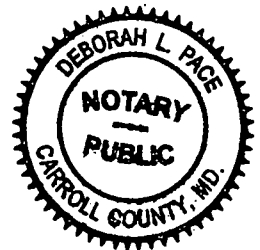
My Commission Expires: 4/20/18

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY, that on this 14th day of June, 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.

Deborah L. Pace
Notary Public

My Commission Expires: 4/20/18

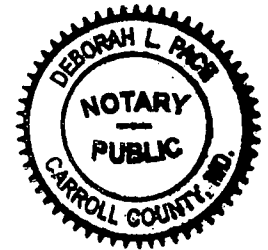
STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY, that on this 14th day of June, 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.

Deborah L. Pace

Notary Public



My Commission Expires: 4/20/18

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

R. Neal Hoffman
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
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 (10TH) 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 (2nd) or North 17 degrees 20 minutes 25 seconds West, 403.41 foot line of said second (2nd) mentioned conveyance to Gilbert Lee Hofmann and also to intersect the first (1st) 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 (1st) 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

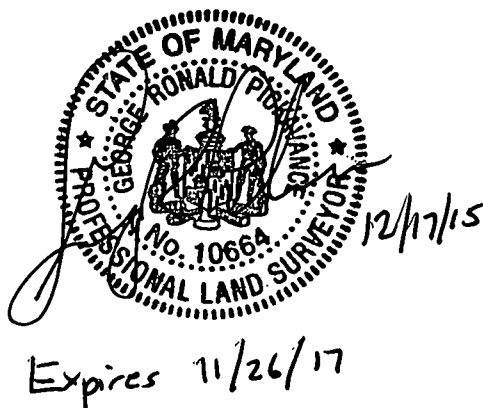
courses, the first (1st) of which is also running and binding on a part of the said first (1st) line of the third (3rd) mentioned conveyance to Gilbert Lee Hofmann,

2. North 17 degrees 20 minutes 25 seconds West, 203.54 feet; thence leaving the outline of the said third (3rd) mentioned conveyance to Gilbert Lee Hofmann and continuing on the outline of said second (2nd) 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. Transferor Information	
Name of Transferor Gilbert Lee Hofmann, Personal Representative of the Estate of Naomi M. Hofmann	
2. Reasons for Exemption	
Resident Status	☐ I, Transferor, am a resident of the State of Maryland. ☒ Transferor is a resident under § 10-101(k)(1)(ii) of the Tax-General Article of the Annotated Code of Maryland.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121.

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 Transferors	
Witness	Name Signature
3b. Entity	
<i>Deborah L. Pace</i> Witness/Attest	Estate of Naomi M. Hofmann Name of Entity By <i>Gilbert Lee Hofmann</i> Gilbert Lee Hofmann, Personal Representative Name Title

LR - Deed (No-Taxes)
 Recording Fee 20.00
 Name: hoffmann
 Ref:
 LR - Deed (No-Taxes)
 Surcharge 40.00
 =====
 SubTotal: 60.00
 =====
 Total: 120.00
 11/15/2016 03:07
 CC16-CL
 #7297422 CC0703 -
 Prince George's
 County/CC07.03.04 -
 Register 04

Sydney J. Harrison - Clerk
 Prince George's County Circuit Court
 14735 Main Street
 Upper Marlboro, MD 20772

PRINCE GEORGE'S COUNTY, MD

APPROVED BY

#03

Parcel 16

NOV 11 2016

\$ N/A RECORDATION TAX PAID
\$ N/A TRANSFER TAX PAID

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 006&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 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 mentioned Deed dated September 26, 2011, and recorded as aforesaid.

Deed (No-Taxes)
Recording Fee 20.00
Name: hoffman
Deed (No-Taxes)
Charge 40.00
Total: 60.00
11/15/2016 03:07
#2297422 CC0703 -
Prince George's
County/CC07.03.04 -
Register 04
C018-CL

No Title Examination

HOFFMAN, COMFORT, OFFUTT, SCOTT & HALSTAD, LLP

24 North Court Street

Westminster, MD 21157

Telephones: (410) 848-4444 - 876-2266 - Fax 876-9263

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 ($\frac{1}{2}$) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, the remaining undivided one-half ($\frac{1}{2}$) 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.

No Title Examination

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 (1/2) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, as to the remaining undivided one-half (1/2) 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.

Deborah L. Pace
Witness

Gilbert Lee Hofmann (SEAL)
GILBERT LEE HOFMANN,
Personal Representative of the Estate of
Naomi M. Hofmann

Grantor

Deborah L. Pace
Witness

Damian L. Halstad (SEAL)
DAMIAN L. HALSTAD,
Trustee of the Residuary Trust under the
Last Will and Testament of Naomi M. Hofmann

Deborah L. Pace
Witness

Gilbert Lee Hofmann (SEAL)
GILBERT LEE HOFMANN

Grantees

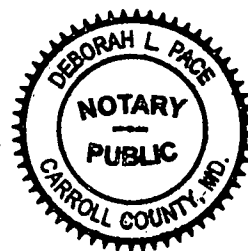
No Title Examination

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY, that on this 14th day of June, 2016, 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.

Deborah L. Pace
Notary Public

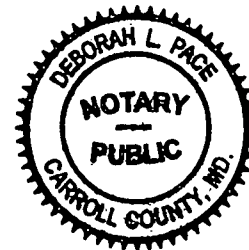
My Commission Expires: 4/28/16

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY, that on this 14th day of June, 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.

Deborah L. Pace
Notary Public

My Commission Expires: 4/28/16

No Title Examination

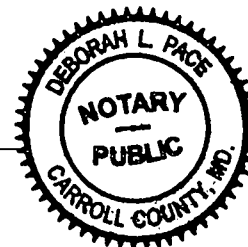
STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY, that on this 14th day of June, 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.

Deborah 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
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 PARCEL 16 ON PRINCE GEORGE'S COUNTY TAX MAP # 6 LYING ON THE NORTH SIDE OF SANDY SPRING ROAD IN THE TENTH (10TH) 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 (3rd) 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 (5th) 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 (1st) 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 (2nd) mentioned conveyance to Gilbert Lee Hofmann; thence leaving the outline of the first (1st) mentioned conveyance to Gilbert Lee Hofmann and running and binding on the outline of the said second (2nd) mentioned conveyance to Gilbert Lee Hofmann,
3. North 17 degrees 20 minutes 25 seconds West, 203.54 feet; thence,
4. South 81 degrees 45 minutes 11 seconds West, 135.59 feet; thence
5. South 17 degrees 20 minutes 25 seconds East, 416.05 feet, passing 2.48 feet westerly of

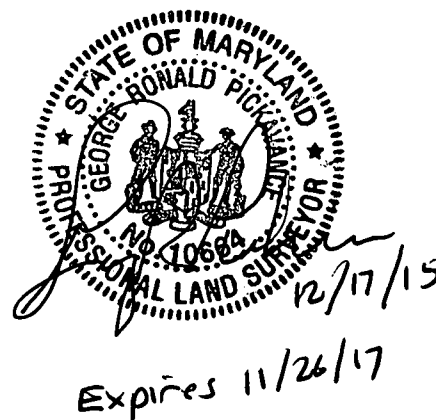
the southwest corner of a cinder block building so as to include the same within the bounds hereof, to the aforesaid north Right-of-Way line of Sandy Spring Road; thence running along the said north Right-of-Way line of Sandy Spring Road, the two (2) following course,

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 Information	
Name of Transferor Gilbert Lee Hofmann, Personal Representative of the Estate of Naomi M. Hofmann	

2. Reasons for Exemption	
Resident Status	☐ I, Transferor, am a resident of the State of Maryland. ☒ Transferor is a resident under § 10-101(k)(1)(ii) of the Tax-General Article of the Annotated Code of Maryland .
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is m principal residence as defined in IRC §121.

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 Transferors	
Witness	Name _____ Signature _____

3b. Entity Transferors	
Witness/Attest <u>Deborah L. Pace</u>	Estate of Naomi M. Hofmann Name of Entity _____ By <u>Gilbert Lee Hofmann</u> Gilbert Lee Hofmann, Personal Representative Name _____ Title _____

33134 011

PRINCE GEORGE'S COUNTY MD
APPROVED BY [Signature]
#04R

Parcel 76

NOV 09 2011

RNH/dlp/09-14-2011

\$ 74 RECORDATION TAX PAID
\$ TRANSFER TAX PAID

PR GEO CO RD #70

NOV 09 12:10:52

Clerk of the
Circuit Court

No Title Examination

THIS DEED, made this 26th day of September, 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 (1/2) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, the remaining undivided one-half (1/2) 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 2nd 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.

TWP TO SURE \$ 40.00
RECORDING FEE 20.00
TOTAL 60.00
NEW YORK
NOV 09 2011
RNB JLF RLB # 5931
NOV 09 2011

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

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 (1/2) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, as to the remaining undivided one-half (1/2) 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
Witness

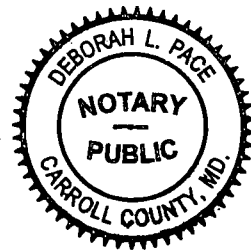
Gilbert Lee Hofmann (SEAL)
GILBERT LEE HOFMANN,
Personal Representative of the Estate of
Naomi M. Hofmann

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY, that on this 26th day of September, 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.

Deborah 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
R. Neal Hoffman, Attorney

Exhibit A

BEGINNING for the same at an iron axle set at the beginning of the 2nd 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:

No Title Examination

1. North 17°56'10" West 387.12 ft. with the 2nd 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 2nd 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 1st 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
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 Information	
Name of Transferor	Gilbert Lee Hofmann, Personal Representative of the Estate of Naomi M. Hofmann

2. Reasons for Exemption	
Resident Status	☐ I, Transferor, am a resident of the State of Maryland. ☒ Transferor is a resident under 10-101(k)(1)(ii) of the Tax-General Article of the Annotated Code of Maryland.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121.

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 Transferors	
<u>Deborah L. Pace</u> Witness	Gilbert Lee Hofmann, Personal Representative of the Estate of <u>Naomi M. Hofmann</u> Name <u>[Signature]</u> Signature
Witness	Name Signature
3b. Entity Transferors	
Witness/Attest	Name of Entity By Name Title

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Prince George's
Information provided is for the use of the Clerk's Office, State Department of
Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	(☐ Check Box if addendum Intake Form is Attached.)			
		☒ Deed Deed of Trust	☐ Mortgage Lease	☐ Other _____	☐ Other _____
2	Conveyance Type Check Box	☐ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☒ Not an Arms- Length Sale [9]
3	Tax Exemptions (If applicable) Cite or Explain Authority	Recordation	Estate distribution		
		State Transfer	Estate distribution		
		County Transfer	Estate distribution		

Space Reserved for Circuit Court Clerk Recording Validation

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
		Purchase Price/Consideration	\$ 0.00	Transfer Tax Consideration	\$
		Any New Mortgage	\$ -	X () % =	\$
		Balance of Existing Mortgage	\$ -	Less Exemption Amount	\$
		Other:	\$ -	Total Transfer Tax	\$
		Other:	\$ -	Recordation Tax Consideration	\$
		Full Cash Value:	\$ -	X () per \$500 =	\$
		TOTAL DUE		\$	

5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:
		Recording Charge	\$ 20.00	\$		
		Surcharge	\$ 40.00	\$		
		State Recordation Tax	\$ -	\$		
		State Transfer Tax	\$ -	\$		
		County Transfer Tax	\$ -	\$		
		Other	\$ -	\$		
		Other	\$ -	\$		

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		10	1051812	2332/15	6	76	☐ (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
								24,394 SF
		Location/Address of Property Being Conveyed (2)						
		Sandy Spring Road, Laurel, MD 20707						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential ☐ or Non-Residential ☒		Fee Simple ☒ or Ground Rent ☐		Amount:		
		Partial Conveyance? ☐ Yes ☒ No		Description/Amt. of SqFt/Acreage Transferred: 24,394 SF				

7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		Gilbert Lee Hofmann, Personal Representa- tive of the Estate of Naomi M. Hofmann			
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	

8	Transferred To	Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)	
		Gilbert Lee Hofmann			
		Damian L. Halstad, Trustee			
New Owner's (Grantee) Mailing Address					
145 Ridgewood Drive, Hanover, PA 17331-8490					

9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)	

10	Contact/Mail Information	Instrument Submitted By or Contact Person			☒ Return to Contact Person
		Name: Damian L. Halstad, Esq.			☐ Hold for Pickup
		Firm Hoffman, Comfort, Offutt & Scott, LLP			☐ Return Address Provided
		Address: 24 North Court Street Westminster, MD 21157 Phone: (410) 848-4444			

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	
		Yes ☒ No ☒	Will the property being conveyed be the grantee's principal residence?
		Yes ☒ No ☒	Does transfer include personal property? If yes, identify:
		Yes ☒ No ☒	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line							
Terminal Verification		Agricultural Verification		Whole		Part	
Transfer Number		Date Received:		Deed Reference:		Tran. Process Verification	
Year	20	20		Geo.	Map	Sub	Block
Land				Zoning	Grid	Plat	Lot
Buildings				Use	Parcel	Section	Occ. Cd.
Total				Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Clerk of the
Circuit Court

2011 NOV 09 10:52

PR 050 CO MD #70

33134

PRINCE GEORGE'S COUNTY MD
APPROVED BY dlp
#04R

Parcel 78

NOV 09 2011

\$ NA RECORDATION TAX PAID
\$ NA TRANSFER TAX PAID

RNH/dlp/09-14-2011

No Title Examination

THIS DEED, made this 26th day of September, 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 (1/2) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, the remaining undivided one-half (1/2) 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 part hereof.

RECORDING FEE 20.00
TOTAL 40.00
Rec'd PGCC Rpt # 39404
MAY 11 4 5032
NOV 09 2011

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.

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 (1/2) interest, and unto GILBERT LEE HOFMANN, his personal representatives and assigns, as to the remaining undivided one-half (1/2) 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
Witness

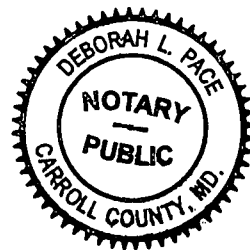
GILBERT LEE HOFMANN (SEAL)
Personal Representative of the Estate of
Naomi M. Hofmann

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY, that on this 26th day of September, 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.

Deborah L. Pace
Notary Public



My Commission Expires: 4/20/14

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

R. Neal Hoffman
R. Neal Hoffman, Attorney

Exhibit A*No Title Examination*

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

33134 019

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 Information

Name of Transferor

Gilbert Lee Hofmann, Personal Representative of the Estate of Naomi M. Hofmann

2. Reasons for Exemption

Resident
Status

- ☐ I, Transferor, am a resident of the State of Maryland.
☒ Transferor is a resident under 10-101(k)(1)(ii) of the Tax-General Article of the Annotated Code of Maryland.

Principal
Residence

- ☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121.

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 Transferors

Deborah L. Pace
Witness

Gilbert Lee Hofmann, Personal
Representative of the Estate of
Name Naomi M. Hofmann

Signature

Witness

Name

Signature

**3b. Entity
Transferors**

Witness/Attest

Name of Entity

By

Name

Title

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Prince George's
Information provided is for the use of the Clerk's Office, State Department of
Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.)			
		☒ Deed Deed of Trust	☐ Mortgage Lease	☐ Other _____	☐ Other _____
2	Conveyance Type Check Box	☐ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☒ Not an Arms- Length Sale [9]
3	Tax Exemptions (If applicable) Cite or Explain Authority	Recordation	Estate distribution		
		State Transfer	Estate distribution		
		County Transfer	Estate distribution		

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
		Purchase Price/Consideration	\$ 0.00	Transfer Tax Consideration	\$
		Any New Mortgage	\$ -	X () % =	\$
		Balance of Existing Mortgage	\$ -	Less Exemption Amount	\$
		Other:	\$ -	Total Transfer Tax	\$
		Other:	\$ -	Recordation Tax Consideration	\$
		Full Cash Value:	\$ -	X () per \$500 =	\$
		TOTAL DUE		\$	

5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:
		Recording Charge	\$ 20.00	\$		
		Surcharge	\$ 40.00	\$		
		State Recordation Tax	\$ -	\$		
		State Transfer Tax	\$ -	\$		
		County Transfer Tax	\$ -	\$		
		Other	\$ -	\$		
		Other	\$ -	\$		

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		10	1051820	3265/537	6	78	☐ (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
								13,964 SF
		Location/Address of Property Being Conveyed (2)						
		Sandy Spring Road, Laurel, MD 20707						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential ☒ or Non-Residential ☐		Fee Simple ☒ or Ground Rent ☐		Amount:		
		Partial Conveyance? ☐ Yes ☒ No		Description/Amt. of SqFt/Acreage Transferred: 13,964 SF				

7	Transferred From	Doc. 1 – Grantor(s) Name(s)		Doc. 2 – Grantor(s) Name(s)	
		Gilbert Lee Hofmann, Personal Representa- tive of the Estate of Naomi M. Hofmann			
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)		Doc. 2 – Owner(s) of Record, if Different from Grantor(s)	

8	Transferred To	Doc. 1 – Grantee(s) Name(s)		Doc. 2 – Grantee(s) Name(s)	
		Gilbert Lee Hofmann			
		Damian L. Halstad, Trustee			
New Owner's (Grantee) Mailing Address					
145 Ridgewood Drive, Hanover, PA 17331-8490					

9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)		Doc. 2 – Additional Names to be Indexed (Optional)	

10	Contact/Mail Information	Instrument Submitted By or Contact Person			☒ Return to Contact Person
		Name: Damian L. Halstad, Esq.			☐ Hold for Pickup ☐ Return Address Provided
		Firm Hoffman, Comfort, Offutt & Scott, LLP			
		Address: 24 North Court Street Westminster, MD 21157 Phone: (410) 848-4444			

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTCOPY MUST ACCOMPANY EACH TRANSFER	
		Yes ☒ No ☐ Will the property being conveyed be the grantee's principal residence?	Does transfer include personal property? If yes, identify: _____
		Yes ☒ No ☐ Does transfer include personal property? If yes, identify: _____	
		Yes ☒ No ☐ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).	

Assessment Use Only – Do Not Write Below This Line							
Terminal Verification		Agricultural Verification		Whole		Part	
Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:	
Year	20	20		Geo.	Map	Sub	Block
Land				Zoning	Grid	Plat	Lot
Buildings				Use	Parcel	Section	Occ. Cd.
Total				Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:							

Space Reserved for County Validation

INSPECTION RECORD
COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY

DEPARTMENT OF INSPECTIONS AND PERMITS
DIVISION OF BUILDING INSPECTION

Now 7800 Sandy Spring

PERMIT NUMBER
U14196
DATE ISSUED
<i>12/18/67</i>

BUILDING ADDRESS (HOUSE NO., STREET, TOWN OR AREA)

**41421 Sandy Spring Rd.
Laurel**

LOT NO.

2.6 acres

BLOCK NO.

LIBER

FOLIO
157

ELECTION DISTRICT

SUB DIVISION

OWNER'S NAME AND ADDRESS

PHONE NO.

Gilbert & Naomi Hoffman 725-0207

OCCUPANT'S NAME AND ADDRESS

PHONE NO.

owner

ARCHITECT OR ENGINEER'S NAME AND ADDRESS

PHONE NO.

CONTRACTOR'S NAME AND ADDRESS

PHONE NO.

Application is hereby made for a permit to
(INDICATE ONE) ERECT USE ALTER EXTEND
MOVE the (INDICATE ONE) PERMANENT
TEMPORARY structure described.

DESCRIPTION OF WORK

**to operate towing wrecked vehicle
and sales of used cars**

TO BE ACCOMPLISHED BY:

BUILDING INCLUDING GARAGE

WIDTH	DEPTH	HEIGHT	STORIES
-------	-------	--------	---------

FOUNDATION WALLS

TYPE OF MATERIAL

8"

12"

MAIN STRUCTURE

TYPE OF MATERIAL

SIZE

FOOTINGS

NUMBER OF ROOMS/UNITS - PARKING

BASEMENT

YES ☐

NO ☐

WATER/WELL

SEWER/SEPTIC

GAS

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,

permission is hereby granted to Gilbert & Naomi Hoffman

Name

Address

City, Town, State

to use and occupy the land and/or buildings described and located as follows:

1421 Sandy spring Rd.Laurel

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)

Date December 18, 1967

**COUNTY COMMISSIONERS for
Prince George's County Office
Division of Building Inspection**

Fee Paid \$10.00

By

Joseph E. Bartel

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.

HOFMANN BROS. TOWING INC.

24 Hr. Road & Crane Service

(301) 725-0207 • (301) 725-0753

Fax: (301) 604-0681

MAIN OFFICE

7808 Sandy Spring Rd., Laurel, Maryland 20707

Date	10-19-20
Tag #	76084CT
Exp.	9-21
COMMENTS:	
9134 Cherry Lane	
#20101900001039	
Ft End	
Damage	
w/airhitch	
Broke	
L/Ft Control Arm	
DRIVER:	GARNER (AN)
TOW AGENT: <u>ROCK JAGS</u>	
P/U DATE:	

Name			
Address			
City/State	Phone #		
Year	2003	Make	Honda Model CRV
Body	4 Door	Color	DK Blue Miles
Vin #	SM3RD788134114568		
		AMOUNT:	
		2150	
P. G. COUNTY		RELEASE NEEDED	
ADMIN		Storage	
DATE:		815000 per DAY	
AUTHORIZED BY:			
X			
X (1)			
TOTAL		\$ 2150	
365 10/22			

24 Hr. Road & Crane Service

(301) 725-0207 • (301) 725-0753
604-0681

Fax: (301) 604-0681

MAIN OFFICE 9:28 Pm
Landover, Maryland 20707

MAIN OFFICE
7808 Sandy Spring Rd., Laurel, Maryland 20707

Name		113	
Address		Phone #	
City/State	Make	Model	
Year	Color	Miles	
Body			
Vin #			
			AMOUNT:
Flatbed Vehicle to lot from			2/5
Accident Powdermill Rd & Beltsville Dr Accident Seen			
P. G. COUNTY RELEASE NEEDED			
ADMIN			
STURGE			
DATE:	\$500 PER DAY		
AUTHORIZED BY:			
X			
X			
TOTAL			\$ 215

24 Hr. Road & Crane Service

Fax: (301) 604-0681

MAIN OFFICE

7808 Sandy Spring Rd., Laurel, Maryland 20707

Date	8-9-21		
Tag #	3C22557	Exp.	8-23
MK			
COMMENTS:			
307		Cherry Hill & Sellman	
2168490401242		P. G. COUNTY RELEASE NEEDED	
		ADMIN	
DRIVER: Tim R. (ET)		\$50.00 PER DAY	
DATE:		DATE:	
AUTHORIZED BY:		AUTHORIZED BY:	
X		X	
X		X	
TOW AGENT:		TOTAL \$	
P/U DATE:			

HOFMANN BROS. TOWING INC.

24 Hr. Road & Crane Service

(301) 725-0207 • (301) 725-0753

Fax: (301) 604-0681

MAIN OFFICE

6:58am

7808 Sandy Spring Rd., Laurel, Maryland 20707

Name

Address

City/State

Phone #

Year

2020

Make

Nissan

Model

Sentra

Body

4dr

Color

Blue

Miles

Vin #

3N1AB8CV04Y238304

AMOUNT:

Date

7-31-2021

Tag #

T0080340 Exp. 10-23-20

MDTEMP

COMMENTS:

14610 OLD Gun Powder RD

215.00

21 0033871

P. G. COUNTY
RELEASE NEEDED

ADMIN

100

DRIVER:

Josur

7/31 Removed

REQ-

DATE:

AUTHORIZED BY:

X

X

TOW AGENT:

86

P/U DATE:

TOTAL

\$

315.00

CASH

215.00

8-2

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

Name		Address	
City/State		Phone #	
Year	Make	Model	
Body	Color	Miles	
Vin #			
2G N FLGE 30 F 6149349		AMOUNT:	
Date			
Tag #		Exp.	
5DD559M0			
COMMENTS:			
Kortuara pa I 95			
P. G. COUNTY			
RELEASE NEEDED			
ADMIN			
DRIVER:		DATE:	
AUTHORIZED BY:			
X			
X			
TOW AGENT:		TOTAL \$	
P/U DATE:		5-5-22	

4-25-22

Tag # 5DD559M0 Exp.

5DD559M0

COMMENTS:

#22-0020483

Front Damage Air
Bags

DRIVER:

DATE:

AUTHORIZED BY:

X

X

TOW AGENT:

P/U DATE:

TOTAL \$

5150

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

Name

Address

City/State

Phone #

Year

Make

Model

Body

Color

Miles

Vin #

SNPEB4AC7DH769460

AMOUNT:

Date

Tag #

Exp.

COMMENTS:

P. G. COUNTY

RELEASE NEEDED

ADMIN

DRIVER:

DATE:

AUTHORIZED BY:

X

X

TOW AGENT:

TOTAL \$

P/U DATE:

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

Name			
Address			
City/State		Phone #	
Year	2016	Make	BMW
Model	M3	Color	WHITE
Body	4 DOOR	Miles	
Vin #	WBSS8M9C59G5E68501		
Date		9-9-23	
Tag #	079429	Exp.	
COMMENTS:		4417 Briggs CHAWLEY RD	
P. G. COUNTY		RELEASE NEEDED	
STORAGE		ADMIN	
DRIVER:		JASON	
DATE:		①	
AUTHORIZED BY:			
TOW AGENT:			
TOTAL		\$	

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

Name	
Address	
City/State	Phone #
Year 2009	Make Nissan Model 350Z
Body 2dr	Color Silver Miles
Vin #	
JN1AZ44EG9M404677	
AMOUNT:	
Flatbed Vehicle to lot from	
High Point High School	
P. G. COUNTY RELEASE NEEDED	
ADMIN STORAGE	
DRIVER: Jen	DATE:
	AUTHORIZED BY:
	X
	X
TOW AGENT: 76	TOTAL \$ 5/25
P/U DATE:	

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

Name

Address

City/State

Phone #

Year

Make

Model

Body

Color

Miles

Vin #

AMOUNT:

Date

Tag #

Exp.

COMMENTS:

P. G. COUNTY

RELEASE NEEDED

Flatbed Vehicle
to lot from

STORAGE
ADMIN

DRIVER:

DATE:

AUTHORIZED BY:

X

X

TOW AGENT:

TOTAL

\$

P/U DATE:

4/21

HOFMANN BROS. TOWING INC.

Flatbed & Crane Service

(301) 725-0207 • (301) 725-0753

Fax: (301) 604-0681

MAIN OFFICE

2008 Sandy Spring Rd., Laurel, Maryland 20707

Name		301 395 1576	
Address		✓	
City/State		UT 75° Phone # Motorcycle	
Year	1995	Make	Honda
Body	M/C	Color	Yellow
Vin #	JH2RC43055M101992		
		AMOUNT:	
		215	
Flatbed Vehicle			
to lot from			
Sweetzer rd / Sweetzer LN			
ADMINISTRATIVE FEES			
No key			
STORAGE			
50.00			
DRIVER	⓪	DATE:	
0-call 10/4	no key	AUTHORIZED BY:	
		X	
		X	
TOW AGENT:	66704	TOTAL	\$
P/U DATE:			

**RELEASE
NEEDED**

**P. G. COUNTY
RELEASE NEEDED**

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

Name <u>217 788 9480</u>	
Address	
City/State	Phone #
Year <u>2003</u>	Make <u>INFINITI</u> Model <u>Q45</u>
Body <u>4dr</u>	Color <u>Silver</u> Miles
Vin # <u>5NKBFA01A63M101764</u>	
	AMOUNT:
	<u>215-</u>
Flatbed Vehicle	
to lot from	
<u>Powder Mill & Ammerlate Rd</u>	
ADMINISTRATIVE FEES	
P. G. COUNTY	
RELEASE NEEDED	
STORAGE	
<u>50-y</u>	
DRIVER: <u>Sprate</u>	DATE:
<u>O-Call 5-19</u>	AUTHORIZED BY:
	X
	X
TOW AGENT: <u>[Signature]</u>	TOTAL \$
P/U DATE:	

COMMENTS:

**RELEASE
NEEDED**X 25-0026348no key

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

Name

Address

City/State

Phone #

Year

1997

Make

Honda

Model

Civic

Body

2dr HB

Color

Black

Miles

Vin #

2HGETJ6441VH120042

AMOUNT:

Date

1-10-25

Tag #

EFC172

Exp.

MD

COMMENTS:

PM

25-1825

RELEASE

NEEDED

Stolen Recovery

Front Right Damage

Broken Ignition

DRIVER: Jody

ET

DATE:

AUTHORIZED BY:

X

X

TOW AGENT:

TOTAL \$

P/U DATE:

Flatbed Vehicle
to lot from215⁰⁰ACCIDENT
ADMINISTRATIVE FEES

No Key

LKO

STORAGE
ADMIN

40-50 per

Certificate of Authority

To dispose of an abandoned motor vehicle to an Automotive Dismantler and Recycler or Scrap Processor

Certificate No.

20-0024706

Name of person granted authority **HOFMANN BROS. TOWING, INC.**

7808 Sandy Spring Road

Street Address **Laurel, Maryland 20707**

City or Town

County

State

Zip Code

Vehicle Description

2020

Yung

Scooter

year

make

model

body style

2L0TCKPM9KY460504

Vehicle Identification Number

Maryland Title no.

Pursuant to the provisions of Section 25-209 of the Transportation Article, of the Maryland Vehicle Law, I, the undersigned authorized representative of the issuing authority named herein, do hereby certify that the applicant set forth above has made application for authority to dispose of the abandoned motor vehicle so described and that the registered owner(s) and/or lienholder(s), shown in the records of the Motor Vehicle Administration, have been notified and have failed to reclaim the vehicle within the period of time specified by law.

Therefore, Authority to Dispose of the described Abandoned Motor Vehicle to an Automotive Dismantler and Recycler or Scrap Processor is hereby granted to the applicants named herein.

**Prince George's County Police
Tow Coordination Unit**

Name of Agency issuing authority

4920 Ritchie Marlboro Rd.

Street Address

Upper Marlboro, MD 20772

City or Town

County

State

Zip Code

Authorized signature

Mike C. Demps

7/29/2020

Date

Instructions to the person granted authority

As the person in possession of the vehicle named on the face of this form, you are required by law to assign the below section to an Automotive Dismantler and Recycler or Scrap Processor upon transfer of the vehicle.

Assignment to an Automotive Dismantler and Recycler or Scrap Processor

Name of Automotive Dismantler and Recycler or Scrap Processor

Automotive Dismantler and Recycler or Scrap Processor License Number

**Commerce Avenue Garage
348 S. Commerce Avenue
Front Royal, VA 22603**

Street Address

City or Town

County

**Commerce Avenue Garage
348 S. Commerce Avenue
Front Royal, VA 22603**

Zip Code

Being granted authority, as evidenced by the execution of the face of this certificate by the authorized agency so stated, to dispose of the vehicle described herein. I do hereby transfer all rights and title of the said vehicle to the Automotive Dismantler and Recycler or Scrap Processor stated above.

(Notary not required)

Witness my/our Hand(s) and Seal(s)

This 5 day of Aug 2020

Signature of person granted authority

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 garage-
looking 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



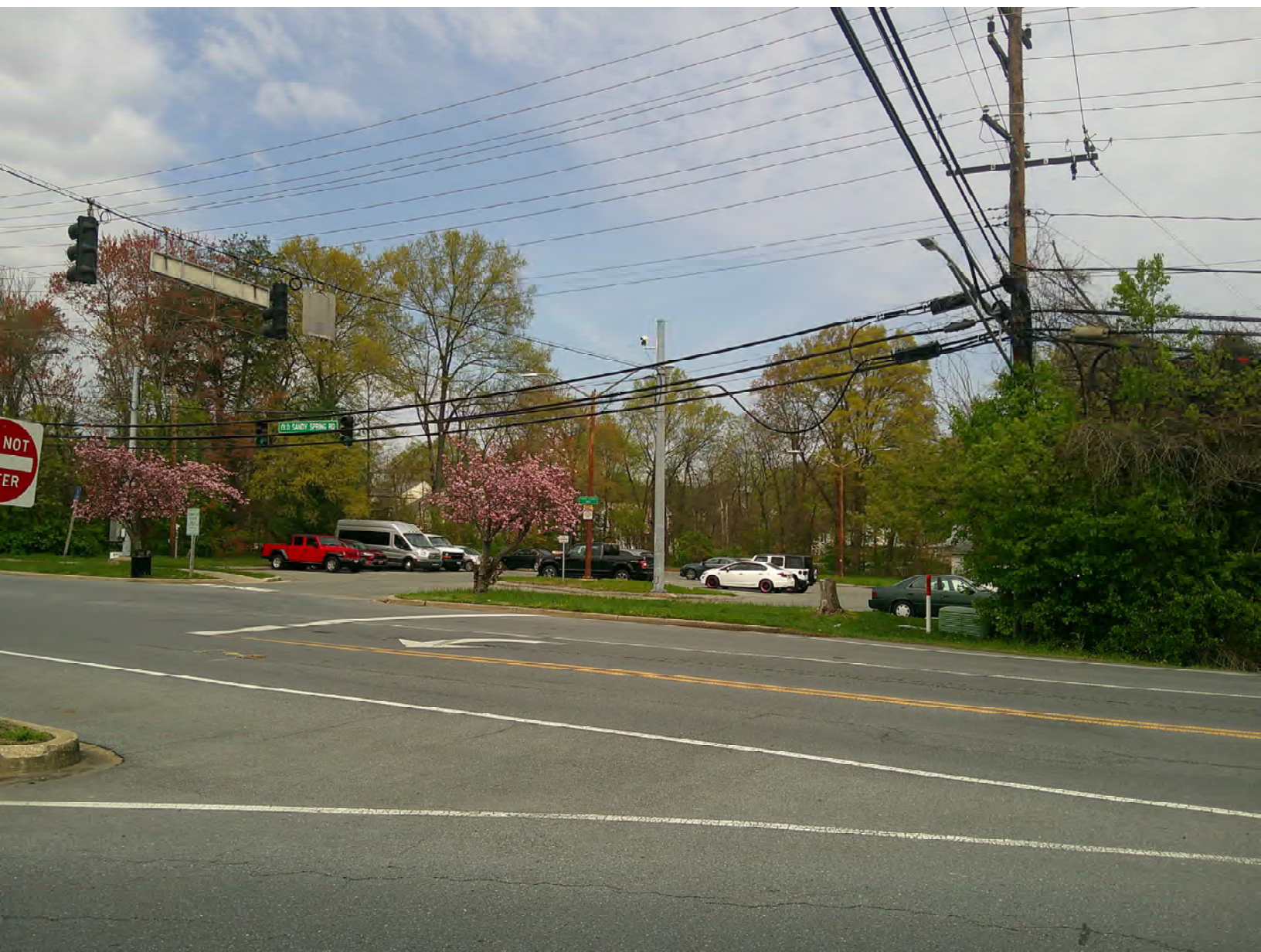
East of main building- looking south towards site entrance



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>



AN EXELON COMPANY

CONTACT US

Customer Service:

BGE.COM

800.685.0123

800.735.2258 (TTY-TTD)

Correspondence:

P.O. Box 1475 Baltimore, MD 21203

Page 1 of 2

OTHER
CHARGES
AND
CREDITS



OTHER
\$6,027.44

See details on page 2

Bill Summary

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.

0126423-0060980-0000001 of 0000002-C01-m1-2011-26449



AN EXELON COMPANY

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-P26449-11



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



Account # 3963726069

Total amount due by Feb 10, 2025 \$6,027.44

Payment Amount \$

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

21396372606930006027441041300060274400

Other charges and credits

DAMAGE CHARGES

\$6,027.44

Start Date: May 28, 2024
End Date: June 19, 2024
Location: 11991 Scaggsville Rd (RTE 216) Pindell School Rd

Labor: 40hrs	4,064.90
Vehicles and Equipment:	193.38
Contractor: Traffic Control	1,188.41
Pole: 40ft	556.75
Miscellaneous Material: other	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

Other ways
to pay

 **BGE app**
Available for
download at the
App Store and
Google Play

 **Online**
BGE.COM



 **In-person**

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.



0126423-0060980-00000002 of 0000003-C01-m1-2011-26449



*PAID
C/S-
5/28.2018*

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

Account Number: 821 3121 900648 8

Total Minimum Payment Due	Payment Due Date	New Balance
\$25.00	05/28/2018	\$144.21

Payment Enclosed:
Please use blue or black ink.

\$



New address or email? Print changes on back.

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

98036
N105



Make Payment to: LOWES BUSINESS ACCT/SYNCR
P.O. BOX 530970
ATLANTA, GA 30353-0970



00025000080038 000250000014421 000798213 1219006 48822



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Brooklyn NY 11232-2608
800-758-3835
www.petrocommercial.com

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

TRANSACTION DETAILS

DATE	INV #	DESCRIPTION	CHARGES	CREDITS	BALANCE
Previous Balance:					\$1,178.08
01/25/2021	172343	CLEAR ULSD 468.6 GALLONS @ \$2.1695	\$1,016.63		
01/25/2021	172343	SET	\$173.62		
01/25/2021	172343	FET	\$114.34		
	172343	Sub-Total:	\$1,304.59		
		Invoice Total:			\$1,304.59
		Ending Balance:			\$2,482.67

OPEN ITEM SUMMARY

TOTAL INVOICE	INVOICE #	DUE DATE
\$1,304.59	172343	Upon Receipt

**PLEASE
PAY
THIS
AMOUNT**

\$2,482.67

Please detach and return this stub with your payment.

For Post Office Return Mail Only:

PO Box 10899
Portland, ME 04104



**COMMERCIAL
SERVICES**

Please call us to change your billing or service address.

717725 536 01 000059 02 NNNNNY
HOFFMAN BROTHERS TOWING INC
7808 SANDY SPRING 20707
LAUREL, MD 20707

OPEN ITEM INVOICE #172343

ACCOUNT NO.	DUE DATE	INVOICE TOTAL	BALANCE	AMOUNT PAID
10-5725904	Upon Receipt	\$1,304.59	\$2,482.67	

Pay online at
www.paymyenergyaccount.com/petrocommercial

PLEASE SEND PAYMENT TO:


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



00100572590400000000001304590000000000001304591



An Exelon Company

CONTACT US

Customer Service:

Correspondence:

BGE.COM

800.685.0123

800.735.2258 (TTY-TTD)

P.O. Box 1475 Baltimore, MD 21203

BGE
ELECTRIC
DELIVERY



TAXES & FEES

ELECTRIC SUPPLY
BGE

Electric Choice ID: 3511316389

OTHER
CHARGES
AND
CREDITS



See details on page 2

Bill Summary

Page 1 of 2

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

TICK 760
3/26 1,000



An Exelon Company

CONTACT US

Customer Service:

Correspondence:

BGE.COM

800.685.0123

800.735.2258 (TTY-TTD)

P.O. Box 1475 Baltimore, MD 21203

BGE
ELECTRIC
DELIVERY



TAXES & FEES

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.

2/26/19 156.30
2 RECD
CLR 7862

010857-3-000097-43-00000001-01-00000004-00-01-01-2019-04-03



An Exelon Company

CONTACT US
Customer Service:

BGE.COM
800.685.0123
800.735.2258 (TTY-TTD)
P.O. Box 1475 Baltimore, MD 21203

Correspondence:

Bill Summary

Page 1 of 2

Hofmann Bros Towing Inc
7808 Sandy-Spring Rd
Laurel, MD 20707
Account # 3511351000
Issued Date: December 19, 2018

BGE
ELECTRIC
DELIVERY



TAXES & FEES

ELECTRIC SUPPLY

BGE

Electric Choice ID: 3511316389

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	\$686.64

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.

2701
12-24-
OK 7811
686.64



An Exelon Company

CONTACT US

Customer Service:

Correspondence:

BGE.COM

800.685.0123

800.735.2258 (TTY-TTD)

P.O. Box 1475 Baltimore, MD 21203

BGE
ELECTRIC
DELIVERY



TAXES & FEES

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: 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.

H2,000⁰⁰
C/C 7836
1-28-19

2 of 8

AOL Mail - Message View

Page 1 of 1

FW: Hofmann Bros. Towing GPM0006689 Renewal Revised

From: Lori <lori@floydways.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

Lori 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@floydways.com

li.fo@floydwaysinsurance.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

DATE	INVOICE	AMOUNT
8-23-80	521144131	

65-109/550
 7980

CHECK
 AMOUNT

PAY	TO THE ORDER OF	DESCRIPTION	DOLLARS	CHECK NO.	\$
8-14-80	PRINCE GEORGE, MARY MD		7980		2,355.60

A-N 1051812
 A-N 1057820

SANDY SPRING BANK
 OLNEY, MARYLAND 20832

VOID IF NOT CASHED IN 90 DAYS



⑈007980⑈ ⑈055001096⑈ ⑈507222602⑈



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

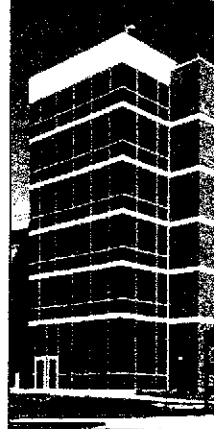
OPEN ITEM INVOICE SUMMARY

Invoice Date	08/09/2024	Account Number	10-5725904
Payment Due Date	09/08/2024	Amount Due	\$921.51



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- ✓ 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
		Previous 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

TOTAL INVOICE	INVOICE #	DUE DATE
\$921.51	463995	09/08/2024

PLEASE
PAY
THIS
AMOUNT

\$921.51

Please detach and return this stub with your payment

For Post Office Return Mail Only:



COMMERCIAL
SERVICES

PO Box 10899
Portland, ME 04104

Please call us to change your billing or service address.

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

OPEN 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:


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



0010057259040000000000092151000000000000921519

H.J. POIST

— GAS COMPANY —
EST. 1937

H.J. Poist Gas

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

Statement

Account	Amount
70125	\$0.00

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
Laurel, 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)

Date	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

X

Blue 7.4 Page 1

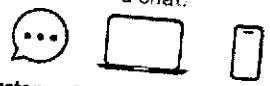
Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

22-87019-030
HOFMANN BROTHERS TOW
04/01/25-04/30
03/25/26
3184145-0271

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

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
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IMPORTANT MESSAGES

***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.

364.04

282 17

+
down

Please note:
customers: automatic payments are drafted 20 days prior to the invoice due date with payment.
Customers: automatic payments are drafted 20 days prior to the invoice due date with payment.
The total invoice amount due will be charged to your selected payment method. The total amount of your invoice due each month is subject to change without notice. Some accounts are ineligible for automatic payments.

Electric details

ANNUAL ELECTRIC USAGE

2024

2025

7491

6415

4038

3639

2208

2329

3022

2718

2303

2111

2778

5491

7953

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN

avg temp 39°

avg temp 31° J

General Service - Schedule G

Billing Period: Dec 20, 2024 - Jan 23, 2025

Next Scheduled Reading: February 20, 2025

Meter #D118488329 Read on Jan 23

POLR Type II

Days Billed: 34

Current
Reading
24560Previous
Reading
166077953
kWh usedELECTRIC SUPPLY
BGE

7953 kWh x

.11072

\$880.56

880.56

BGE ELECTRIC DELIVERY
Customer Charge

0.35 mos x

14.55

\$595.45

5.09

27351351000900002255221041400002586000

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

Payment Amount \$

\$255.22

Total amount due by Feb 10, 2025

Account # 3511351000

See reverse side for more info ▶

Pay your bill online, by phone or by mail.

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

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.



0103312 01 AV 0.545 **AUTO T2 0 2021 20207-3548 -C01-P03315-11

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

AN EXCEL COMPANY

bge

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

GREENBELT, MARYLAND 20770

BRUCE L. MARCUS
ROBERT C. BONSI
TARA A. HARRISON
JOSEPH A. COMPOFELICE, JR.
KRISTY L. ZADORA

301-441-3000
FACSIMILE 301-441-3003

August 28, 2007

Ms. Naomi Hoffmann
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/dnr

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 5th 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 15th 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 1st, 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 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:

1. 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 15th, 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 by Lessee in advance in monthly installments as follows:

1st through 4th annual rental \$32,400, monthly rental \$2700.00

5th 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

LEASE AGREEMENT

THIS LEASE, made this 15 day of March, 1979, by and between NAOMI HOFMANN (hereinafter referred to as "Lessor") and HOFMANN BROTHERS TOWING, INC., a Maryland Corporation, (hereinafter referred to as "Lessee").

W I T N E S S E T 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 March, 1979 and terminating on Feb 28, 1984, at midnight.

3. The total rental due Lessor by Lessee under this lease is ONE HUNDRED SEVENTEEN THOUSAND SEVEN HUNDRED FIFTY and 00/100 DOLLARS (\$17,750.00) 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 ONE 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,

WITNESSES: JAMES H. KOVACH, PRESIDENT, HOFMANN BROTHERS TOWING, INC.

WITNESSES: JAMES H. KOVACH, PRESIDENT, HOFMANN BROTHERS TOWING, INC.

LAUREL, MARYLAND 20710

LAUREL, MARYLAND 20710

DATE: MARCH 15, 1979

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 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, or, at the option of the Lessee, Lessor is not obligated to repair within the 60 days after any partial destruction, but the premises shall be repaired within a reasonable time and the repair operations shall be with due diligence and the premises by the Lessee.

10(b). If the premises cannot be repaired within a reasonable time, Lessor shall have the option of either refunding to Lessee the unexpired portion of the term to which the lease applies, or, at the option of Lessee, the term of the lease shall be extended for a period of time equal to the time required for the repair of the premises, but in no event shall the term of the lease be extended for more than 180 days, or, at the option of Lessee, the term of the lease shall be extended for a period of time equal to the time required for the repair of the premises, but in no event shall the term of the lease be extended for more than 180 days.

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.

12. Lessor shall not 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. Notwithstanding, provided for herein shall require the Lessor to pay for physical damage to any property owned by the Lessor or any third party as a result of water damage caused by any leak 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 claims, damages or charges as resulting from any accident or injury to persons or property.

13. Lessee shall procure and maintain in force at all times during the term of this lease and any extension thereof a commercial general liability policy covering all the operations of Lessee at the premises, including damage claims through other persons or entities, and shall maintain the policy in full force and effect for the term of the lease and for FIVE HUNDRED THIRTY DAYS after the termination of the lease. The policy shall be issued by a company licensed to do business in the State of California.

14. Lessee shall maintain the premises in good condition and shall be responsible for the cost of any repairs or improvements to the premises.

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 Lessor and its assigns.

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

And the Lessee expressly covenants and agrees to pay the rent as aforesaid and also to keep and perform each and every of the covenants, conditions and agreements herein contained.

The Lessee agrees not to convey or to permit to be conveyed a leasehold estate in or to the leased premises without the written consent of Lessor. And the Lessee agrees not to use the premises for any purpose other than that for which they are leased.

IN WITNESS WHEREOF, the Lessor has hereunto set his hand and seal of office, and the Lessee has hereunto set his hand and seal of office, this _____ day of _____, 19____.

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.

Naomi Hoffman
7640 Pinery Court
Laurel, MD 20710

It is covenanted by Lessee that Lessor shall not be liable for damage or injury occasioned by failure to keep the leased tract or any roads and chattels stored thereon, in repair, or for damage done by or occasioned by or from parking, or depositing, or other paper, or scrap paper, or the turning, or dumping, or other undesirable material thereon, in or about the premises, or the ditch, a covered walkway, street or road, or for damage done or occasioned through fire, storm, war, riot, strike, flood or otherwise, as a condition of said proceeds, or any part thereof or interest therein.

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 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 all, 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 remedy herein contained.

25. It is mutually agreed that this lease shall bind the executor, administrators, successors and assigns of the parties hereto.

26. The terms of the Lessor to Lessee to are at all times and in all instances, upon a strict reference to any or all covenants of this lease, or to exercise any other remedy or remedies herein contained as a waiver or a release of the Lessor from any covenant or option, and the same shall be the full and complete force and effect of the same by the Lessor and Lessee, and no other remedy or remedy shall be available to the Lessor or Lessee in any event.

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 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. 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 1979, 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 1979. 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

GOLDMAN, NICHOLS, KOVELANT, PEDERSEN & HURTT

ATTORNEYS AND COUNSELLORS AT LAW

P. O. BOX X

LAUREL, MARYLAND 20610

LAUREL (301) 407-1000

BALTIMORE (410) 752-7440

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

James C. Praley
Witness

Naomi Hofmann

LESSEE:

HOFMANN BROTHERS TOWING, INC.

James C. Praley

By James B. Praley (Pres.)

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 FEB 1979.

James P. Prober
Witness

GARNER R. GOURLEY (SEAL)
GARNER R. GOURLEY

STATE OF MARYLAND :
COUNTY OF PRINCE GEORGE'S : SS:

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 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

NOTARY PUBLIC
STATE OF MARYLAND
COMMISSION EXPIRES 7/1/82
GARNER R. GOURLEY
1100 W. 10th St.
Arlington, VA 22204
202-638-1111

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

Date 11/28/96

Case No. (CCN) 96-333-040
Linked Case No. (CCN) _____

TO Hoffman Bros. ADDRESS 7808 Sandy Spring Rd.
(Garage) Laurel, Md.

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 4dr TAG Cmx282

STATE MD SERIAL # 1N4PB21S8HC851130

OWNER Roluck A. Mbu-ashy ADDRESS 4520 Kinmount Rd.
Laurel, Md. 20706

CHECK ONE: ☐ Abandoned ☒ Accident ☐ Recovered ☐ Violation ☐ Other

My signature will certify that the above vehicle has been released to me.

[Signature]
Signature

11/28/96
Date

SHOW CAUSE HEARING
NOTIFICATION ONLY: ☐

Henderson (C589)
Officer/Employee

11/28/96
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]
Signature

11/28/96
Date

(If claimant refuses to sign, enter name and address on this line.)

Distribution: White - Records Section - File
Pink - Vehicle Owner

Canary - Vehicle Audit Unit

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 Hoffman Brothers Towing ADDRESS 7808 Sandy Spring rd Laurel Md
(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 Silver BODY SW TAG DVG835
STATE Md SERIAL # 1G1AW35X0EG122777
OWNER Dante G. Kipi-Renison ADDRESS 11326 Evans Trail #101
Bethesda Md 20705

CHECK ONE: ___/Abandoned X/Accident ___/Recovered ___/Violation ___/Other

My signature will certify that the above vehicle has been released to me.

[Signature]
Signature

11/22/96
Date

SHOW CAUSE HEARING
NOTIFICATION ONLY: ☐

Sgt. K. [Signature] (Tombura) 1628
Officer/Employee

11/22/96
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).

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I have read the aforementioned regarding a Show Cause Hearing.

[Signature]
Signature

11/22/96
Date

(If claimant refuses to sign, enter name and address on this line.)

Distribution: White - Records Section - File
Pink - Vehicle Owner

Canary - Vehicle Audit Unit

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



Date 2/26/97

Case No. (CCN) 96-305-099
Linked Case No. (CCN) _____

TO Huffman Brothers ADDRESS 7608 Sandy Spring Rd Laurel
(Garage)

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 blue BODY T/K TAG N/A

STATE _____ SERIAL # 452CM58V174306897

OWNER American Service Center ADDRESS 624 North Blake Rd

Arlington

CHECK ONE: ☐ Abandoned ☐ Accident ☒ Recovered ☐ Violation ☐ Other

My signature will certify that the above vehicle has been released to me.

James R. Sonner 2/26/97
Signature Date

SHOW CAUSE HEARING
NOTIFICATION ONLY: ☐

Officer/Employee (W. H. Davis) #911 2/26/97
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.

James R. Sonner 2/26/97
Signature Date

(If claimant refuses to sign, enter name and address on this line.)

Distribution: White - Records Section - File
Pink - Vehicle Owner

Canary - Vehicle Audit Unit

7808 Sandy Spring Rd., Laurel, Maryland 20707
9371 Davis Ave., Laurel, Maryland 20723

[illegible]

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 lien 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
AMOUNT**



9371 Davis Ave., Laurel, Maryland 20723

**PAY THIS
AMOUNT**



(301) 725-0207 • (301) 725-0751

NAME _____

ADDRESS

CITY

DATE _____

CUST. ORDER NO

WHEN PROMISED

PHONE

YEAR AND MAKE OF CAR - TYPE OR MODEL

SERIAL NO

MOTOR NO.

LICENSE NO

MILEAGE

WRITTEN BY

DESCRIPTION OF WORK

AMOUNT

[illegible]

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 lien 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
AMOUNT**



M 'y Vehicle Report

PGPD Impounds

7808 SANDY SPRING RD
LAUREL MD 20707

TOW
COMPANY, CODE: 0320 HOFMANN BRO TOWING INC.

Month, Year: NOVEMBER 96

Day	Time	CCN	YR., MAKE, MDL., DOORS, VIN#	TAG #, STATE	IMPOUND LOCATION	RELEASE DATE
11/1/96	5:30 PM	96 306 929	85 Honda (Maroon) 1HGA07437FA002255	NONE	11- BIK Clermont Hill RI	C578
11/4/96	3:00 PM	96 304 469	94 SUZUKI SIDEKICK (BLUE) 2S3TC01C8RW402240	OSD 773 MD	MURKIPERS E OLM MURKIPERS RD	11/13/96
11/7/96	6:AM	96 312 043	85 Dodge Plu Gold JB7F44E7FP426738	65C 094 MD	INDUSRIAL DR BELTSVILLE	11/7/96
11/8/96	3:AM	96 313 020	94 Ford van 1FTEF1H45RHA02476	26B 162 MD	SWETZER 14700 Line BIK	11/24/96
11/8/96	10AM	96 313 099	1996 Suzuki Rodeo 4S2CM5PV1T4301897	NONE	6709 AMMUNITION 217th St	12/26/97
11/8/96	4:00 PM	96 313 853	90 HONDA ACCORD (RED) 1HGCF7140LA008519	CVN 012 MD	13024 BELLEVUE ST BELTSVILLE	11/13/96
11/10/96	8:25 AM	96 315 472	88 ACURA LEGEND (WHITE) JH4KA3169K000069	BNV 249 MD	11904 BELTSVILLE DR	11/19/96
11/13/96	9:00 PM	96 318 1117	92 NISSAN MAXIMA Gold JNEJ01F0NT108245	GB2 520 MD	4600 USAG ST BELTSVILLE	11/14/96
11/15/96	7:00 AM	96 320 186	91 Infiniti Q45 JNK NG 01C6MM102443	H52LC FLA	CASTLELIGHT Ingleside	11/19/96
11/17/96	5:20 AM	96 322 220	89 OLDS CUTLASS (BLUE) 1G3AMS1W2K6339068	DNH 472 MD	BROCK BRIDGE RD AT AA COUNTYLINE	11/18/96
11/18/96	2:PM	96 323 600	93 Ford Escort - FW 1FAPP15AHPW250517	062 767 MD	RT 212 Cherry Hill Rd	11/19/96
11/20	7:PM	96 325 937	85 Chevy Celebrity S/W 4/door 1G1AW35X0E6122772	D4G-835 MD	RT 212 (a) Beltsville Dr	12/10/96
11/20	7:PM	96 325 937	90 CHEVY CORSICA WHITE 1G1LD5544TY246123	ZKC 4789 VA	RT 212 BELTSVILLE DR	11/23/96
11/24	3:00 AM	96 329 184	83 TOYOTA TERCEL (BLUE) JT2AL3162D0116193	ZAL 036 MD	BRIGGS CHANEY GREEN MOUNT	11/24/96
11/25	5:00 PM	96 330 784	JT8J847E8R064337 91 LEXUS GS 800 (BLACK)	OOS A22 MD	3911 BELTSVILLE DR	11/29/96
11/26	6:10 PM	96 331 1051	94 CHEVY CAVALIER (BLUE) 1G1TC84T4R7343051	BTJ 994 MD	EDMONSTON + GUNPOWDER	12/2/96
11/28	1:45 AM	96 333 040	87 NISSAN Sentra (Red) 1N4PB2158HC851130	CMX-282	RT 212 @ Cherry Hill Rd	12/4/96
11/28	3:30 AM	96 333 418	88 TOYOTA Plu ATURL2A2A0035V52	NONE	5330 BREWER RD BELTSVILLE	12/5/96

HOFMANN BROS. TOWING INC.

24 Hr. Road & Crane Service

(301) 725-0207 • (301) 725-0753

7808 Sandy Spring Rd., Laurel, Maryland 20707

MAIN OFFICE

Name

Address

City

DATE

CUST. ORDER NO.

WHEN PROMISED

PHONE

LICENSE NO.

YEAR AND MAKE OF CAR - TYPE OR MODEL

SERIAL NO.

MOTOR NO.

MILEAGE

WRITTEN BY

2-09

DESCRIPTION OF WORK

AMOUNT

AMT. PART No. NAME OF PART SALE AMT.

P.G. COUNTY
RELEASE NEEDED

Flat Bed From Power Mill
+ arrival to lot (C)

ADMINISTRATIVE FEES

1300
300
1300

07-107-1162

4/18 OK to go -

Rockdale Towing -

4/18 RAUER'S -
LOOKED AT -

\$35.00 PER DAY

\$AJWA01A96FN59388

TOTAL PARTS →

ACCESSORIES - TIRES AND TUBES

NO KEYS

4/30
PM

TOTAL ACCESSORIES →

AUTHORIZED BY

LABOR ONLY

PARTS

ACCESSORIES

GAS, OIL
AND GREASE

MISC.
MERCHANDISE

SUBLET
REPAIRS

TAX

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 testing, inspection or delivery at my risk. An expressed mechanic's lien 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
AMOUNT



HOFMANN BROS. TOWING INC.

24 Hr. Road & Crane Service

(301) 725-0207 • (301) 725-0753

7808 Sandy Spring Rd., Laurel, Maryland 20707

MAIN OFFICE

Name

Address

City

DATE 11-17-09

QUOT. ORDER NO. Black

WHEN PROMISED

PHONE

02 Honda Accord

LICENSE NO. No Ne

MILEAGE

SERIAL NO.
MOTOR NO.

WRITTEN BY
G. V. N. C.

DESCRIPTION OF WORK

AMOUNT

AMT.	PART No.	NAME OF PART	SALE AMT.	
		PG county		Flatbed TO Lot From
		Release Needed		Rhode Island / Sunnyside
		1HGCG16532A020694		
		Case #		Per day Storage
		09-321-1433		
		TOTAL PARTS →		LABOR ONLY
		ACCESSORIES - TIRES AND TUBES		PARTS
				ACCESSORIES
				GAS, OIL AND GREASE
				MISC. MERCHANDISE
				SUBLET REPAIRS
				TAX
		TOTAL ACCESSORIES →		TOTAL
				AUTHORIZED BY

ESTIMATES ARE FOR LABOR ONLY, MATERIAL ADDITIONAL

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PAY THIS AMOUNT ↑

24 Hr. Road & Crane Service

7808 Sandy Spring Rd., Laurel, Maryland 20707

Name _____

Address

City

DATE _____

CLIST ORDER NO.

WHEN PROMISED

PHONE _____

7 YEAR AND MAKE OF CARD- TYPE OR MODEL

SERIAL NO.

MOTOR NO.

LICENSE NO.

MILEAGE

WRITTEN BY

DESCRIPTION OF WORK

AMOUNT[illegible]

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 mechanic's lien 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
AMOUNT**



24 Hr. Road & Crane Service

(301) 725-0207 • (301) 725-0753

7808 Sandy Spring Rd., Laurel, Maryland 20707

MAIN OFFICE

Name			
Address			
City			
DATE 1/03/10	CUST. ORDER NO.	WHEN PROMISED	PHONE
YEAR AND MAKE OF VEHICLE TYPE OR MODEL Ford TAURUS (Green)		SERIAL NO.	
LICENSE NO. NONE		MOTOR NO.	
		WRITTEN BY	

MAIN OFFICE				DESCRIPTION OF WORK		AMOUNT
AMT.	PART No.	NAME OF PART	SALE AMT.			
		PG County Release Needed		Flatbed Vehicle To Lot From Powder mill / Cherry Mill		10
		IFALP52U7VA183510				
		CASE# 10-003-0685		Per day Storage		
					LABOR ONLY	
					PARTS	
					ACCESSORIES	
					GAS, OIL AND GREASE	
					MISC. MERCHANDISE	
					SUBLET REPAIRS	10
					TAX	
TOTAL PARTS →						
ACCESSORIES - TIRES AND TUBES						
TOTAL ACCESSORIES →						
AUTHORIZED BY						
					TOTAL →	

ESTIMATES ARE FOR LABOR ONLY, MATERIAL ADDITIONAL

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**PAY THIS
AMOUNT**

24 Hr. Road & Crane Service

7808 Sandy Spring Rd., Laurel, Maryland 20707

MAIN OFFICE

Name			
Address			
City			
DATE	CUST. ORDER NO.	WHEN PROMISED	PHONE
12-14-09		Maroon	
YEAR AND MAKE OF VEHICLE TYPE OR MODEL		SERIAL NO.	
PP Dodge Ram Van		MOTOR NO.	
LICENSE NO.		MILEAGE	WRITTEN BY
58V394	MS		

MAIN OFFICE				DESCRIPTION OF WORK		AMOUNT
AMT.	PART No.	NAME OF PART	SALE AMT.			
	PG County	McLeese Needed		Flatbed vehicle to Lot		17
				from 10417 Balt. Ave.		
	Case #			Winch vehicle off curb		
	09-348-0451					
	2B6HB11Y3XK5678K0					
				Per day storage		
					LABOR ONLY	
					PARTS	
					ACCESSORIES	
					GAS, OIL AND GREASE	
					MISC. MERCHANDISE	
					SUBLET REPAIRS	
					TAX	
					TOTAL →	
TOTAL PARTS →						
ACCESSORIES - TIRES AND TUBES						
		OK TO GO				
TOTAL ACCESSORIES →				AUTHORIZED BY		

ESTIMATES ARE FOR LABOR ONLY, MATERIAL ADDITIONAL

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**PAY THIS
AMOUNT**

Flatbed & Crane Service

Fax: (301) 604-0681

7808 Sandy Spring Rd., Laurel, Maryland 20707

[illegible]

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

Name			
Address			
City/State		Phone #	
Year	1997	Make	Saturn
Model	SL-1		
Body	4dr	Color	Red
Miles			
Vin #		1G8ZF1289V2135862	
Date		1-17-2011	
Tag #	None	Exp.	
COMMENTS:		Flatbed to lot from Powder Mill & 95 south	
Case #		11-017-0834	
ADMIN		me	
DRIVER:	6	DATE:	CS 18 4/11/11
AUTHORIZED BY:			
X			
X			
TOW AGENT:		TOTAL	\$
P/U DATE:			

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

Name			
Address			
City/State		Phone #	
Year	1998	Make	Honda
Model	Civic	Body	4dr
Color	Blue	Miles	
Vin #		2HGED66741N4607672	
		AMOUNT :	
Date	1-10-12		
Tag #	4AM 4182	Exp.	
Md			
COMMENTS:			
CASE # 12-010-0262			
B.C. COUNTY			
RELEASE NEEDED			
		ADMIN	
DRIVER:		DATE:	
AUTHORIZED BY:			
X			
X			
TOW AGENT:		TOTAL	
P/U DATE:			

Flatbed & Crane Service

Fax: (301) 604-0681

7808 Sandy Spring Rd., Laurel, Maryland 20707

Date	8-21-2012	AMOUNT:
Tag #	4AP0288 Exp.	
MD		
COMMENTS:		
Case # 12-234-2842	14022 Briarwood dr.	
Front end damages		
	ADMIN	
DRIVER: G	DATE:	
	AUTHORIZED BY:	
	X	
	X	
TOW AGENT:		TOTAL \$
P/U DATE:		

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

Name

Address

City/State

Phone #

Year

2009

Make

Pontiac

Model

G-8

Body

4-dr

Color

Black

Miles

Vin #

6G2EC57Y694181632

AMOUNT :

Date

11-1-13

Tag #

NONE

Exp.

COMMENTS:

13-305-2873

Flatbed Vehicle
to lot from

Sellman Rd / Brandon Ln.

P. G. COUNTY

RELEASE NEEDED

STORAGE
ADMIN

DRIVER:

⑤

DATE:

AUTHORIZED BY:

X

X

OK TO GO

QAR 12-2-13

BePO

TOW AGENT:

TOTAL

\$

P/U DATE:

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

Name		
Address		
City/State	Phone #	
Year 2011	Make Chevy	Model Tahoe
Body SUV	Color Blue	Miles
Vin # 1GNEK13RYVJ347761		
Flatbed Vehicle		AMOUNT :
Flat to lot from		
to 12:00 am		
7300 VANCLUSEN RD		
COMMENTS: P. G. COUNTY		
RELEASE NEEDED		
CASE # 13-001-1077 AM		
HOFMANN		
ADMIN		
DRIVER: [Signature]	DATE:	
	AUTHORIZED BY:	
	X	
	X	
TOW AGENT:	TOTAL	
P/U DATE:		

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

Name		
Address		
City/State	Phone #	
Year 2008	Make MAZDA Model 6	
Body	Color SILVER Miles	
Vin # 1YVHP80C485M47513		
Date 1-8-14	Flatbed Vehicle to 1st from	AMOUNT :
Tag # 1A81853 Exp. Md		
COMMENTS:	1974 Mur-Kirk Rd	
CASE # 14-008-1575		
P. G. COUNTY		
RELEASE NEEDED		
ADMIN		
DRIVER: Jim	DATE:	
	AUTHORIZED BY: 007	
	X	
	X	
TOW AGENT:	4/14/2014	TOTAL \$
P/U DATE:		

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

Name			
Address			
City/State		Phone # <i>706-111-1111</i>	
Year <i>1996</i>	Make <i>Ford</i>	Model <i>Ranger</i>	
Body <i>Van</i>	Color <i>Blue</i>	Miles	
Vin # <i>1FTRK14U0TTA25859</i>			
		AMOUNT:	
Date <i>9-12-2014</i>			
Tag # <i>NONE</i> Exp.			
COMMENTS:			
<i>Case # 14-255-3027</i>		<i>197 E Coltee Rd 125-</i>	
<i>Front end damages</i>			
<i>LOGS</i>			
<i>ADMIN</i>			
DRIVER: <i>G</i>		DATE:	
<i>O-Call 9-14</i>		AUTHORIZED BY:	
		<i>X</i>	
		<i>X</i>	
TOW AGENT:		<i>CS-78</i>	
		<i>11-2-14</i>	
P/U DATE:		TOTAL \$	

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

Name			
Address			
City/State		Phone #	
Year	2014	Make	Jeep
Model	Patriot	Color	Silver
Body	SW	Miles	
Vin #		1C4NJRBB4ED510759	
Date		1-12-15	
Tag #	NO 7/3	Exp.	
COMMENTS:		Flatbed Vehicle	
		to lot from	
		9830 Mallard drive	
		\$	
		F	
CASE # 15-012-1975			
P. G. COUNTY			
RELEASE NEEDED			
		ADMIN	
DRIVER:		DATE:	
AUTHORIZED BY:		Chapman	
X			
X		Final Notice Rep 1-28-15	
TOW AGENT:		TOTAL \$	
P/U DATE:			

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

Name			
Address			
City/State		Phone #	
Year	2000	Make	Chevy
Model	Blazer	Color	Pewter
Body		Miles	
Vin #	1GNDT13W0Y2362108		
Date		8-7-2015	
Tag #		NONE	
Exp.			
COMMENTS:			
PG Case # 15-219-1809			
P. G. COUNTY		P. G. COUNTY	
RELEASE NEEDED		RELEASE NEEDED	
Rear end damages			
		ADMIN	
DRIVER: (S)		DATE:	
OWNER Call 8-7-15		AUTHORIZED BY:	
Geico ins		X	
TOW AGENT:		X	
		TOTAL \$	
P/U DATE:			

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

Name			
Address			
City/State		Phone #	
Year	2003	Make	CHEVY
Model	TANOE		
Body	8'x12'	Color	GREEN
Miles			
Vin #	16 X EK 132132165153		
			AMOUNT :
Date	1-16-2016		
Tag #	1AN9314	Exp.	MD
COMMENTS:		FLAT BED TOWED	
		P.S. 7/1/2011	
C. 14 16 016 2032			
P. G. COUNTY			
RELEASE NEEDED			
P. G. COUNTY			
RELEASE NEEDED			
		ADMIN	
DRIVER:		DATE:	
		AUTHORIZED BY:	
		X	
		X	
TOW AGENT:		TOTAL	
P/U DATE:			

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

Name	
Address	
City/State	Phone #
Year 2005	Make Lexus Model GS 300
Body 4L	Color Green Miles
Vin # JT8UJ47EG50094989	
AMOUNT:	
Date 8-2-2016	
Tag # A027554 Exp.	
MD COMMENTS:	Flatbed Vehicle to lot from
EX-16.0-11-11	7300 Vandusey Rd
P. G. COUNTY	EXTRA MAN
RELEASE NEEDED	
PCSS Front Dummies	
	ADMIN
DRIVER: GARNER	DATE:
	AUTHORIZED BY:
	X
	X
TOW AGENT:	TOTAL \$
P/U DATE:	

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

Name			
Address			
City/State		Phone #	
Year	2005	Make	Ford
Model	F-350	Body	Color
Miles		Vin #	1FDWE35L55HA46878
Date		5-30-17	
Tag #	DCCCW	Exp.	MD
COMMENTS:			
CASE # 1705301042			
P. G. COUNTY			
RELEASE NEEDED			
DRIVER:		DATE:	
		AUTHORIZED BY:	
		X	
		X	
TOW AGENT:		TOTAL \$	
P/U DATE:			

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

Name	
Address	
City/State	Phone #
Year 2008	Make Honda Model Accord
Body	Color Gray Miles
Vin # 1HGCP25788A076275	
AMOUNT :	
Date 11-7-2017	
Tag # NONE Exp.	Flatbed Vehicle
	to lot from
COMMENTS: P.G. COUNTY	
RELEASE NEEDED	Old Balt. Pike / distribution
PG Case # 1711071155	RELEASE NEEDED
Heavy Front	
P. G. COUNTY	STORAGE
RELEASE NEEDED	ADMIN
DRIVER: GORIN	DATE:
	AUTHORIZED BY:
OWNER call 11-8	X
	X
TOW AGENT: State Farm 11-8	TOTAL \$
P/U DATE:	

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

Name			
Address			
City/State		Phone #	
Year	2006	Make	Nissan
Model	Altima	Color	White
Body		Miles	
Vin #		1N4AL11D1GN317302	
Date		1-30-18	
Tag #	No Tag	Exp.	
COMMENTS:		Flatbed Vehicle	
		to lot from	
		Mark Kirk Rd & Tuscany Lane	
Case # 1801302357			
P. G. COUNTY			
RELEASE NEEDED			
		STORAGE	
		ADMIN	
DRIVER:		DATE:	
		AUTHORIZED BY:	
		X	
		X	
TOW AGENT:		TOTAL \$	
P/U DATE:			

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

Name			
Address			
City/State		Phone #	
Year	2003	Make	Hyundai
Model	Santa Fe	Color	Blue
Body	SUV	Miles	
Vin #		KM8FC132630471700	
10:15 AM		AMOUNT:	
Date	9-14-18		
Tag #	None	Exp.	
COMMENTS:		Flatbed Vehicle to lot from	
PG Case # 1809141456		Powder mill / All view	
P. G. COUNTY RELEASE NEEDED			
Front end damages			
		ADMIN	
DRIVER:	Bob	DATE:	
Progressive	9-15	AUTHORIZED BY:	
U-Call	9-15	X	
TOW AGENT:		X	
P/U DATE:		TOTAL	\$

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

Name	
Address	
City/State	Phone #
Year 2008	Make Mazda Model 3
Body	Color Red Miles
Vin # JM1BK32F081162710	
AMOUNT:	
Date 2-17-19	
Tag # NO TAGS Exp.	
COMMENTS:	
P. G. COUNTY RELEASE NEEDED	
CASE # 19051110322	
P. G. COUNTY RELEASE NEEDED	
ADMIN	
DRIVER: Jim	
DATE:	
AUTHORIZED BY:	
X OWNER JAMES WITH	
X TITLE 2-18-19	
TOW AGENT:	
TOTAL \$	
P/U DATE:	

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

Name			
Address			
City/State		Phone #	
Year	2015	Make	Mercedes
Model	CLA 250		
Body	4 dr	Color	Black
Miles			
Vin #			
		AMOUNT:	
Date		10-14-19	
Tag #		40835CG Exp.	
COMMENTS:		Flatbed Vehicle to lot from	
		MURKIN & Longwood	
PG County case #			
1910141281		P. G. COUNTY	
		RELEASE NEEDED	
Front end damage			
		ADMIN	
DRIVER: Gurner		DATE:	
Geico Ins.		AUTHORIZED BY:	
		X	
		X	
TOW AGENT:		TOTAL \$	
P/U DATE:			

HOFMANN BROS. TOWING INC.

24 Hr. Road & Crane Service

(301) 725-0207 • (301) 725-0753

Fax: (301) 604-0681

MAIN OFFICE 9:28 PM

7808 Sandy Spring Rd., Laurel, Maryland 20707

Name

Address

Phone #

City/State

Year

Make

Model

Color

Miles

Body

Vin #

AMOUNT:

Date

Tag #

Exp.

COMMENTS:

RECEIVED
P. G. COUNTY

Flatbed Vehicle
to lot from

Accident
Powdermill Rd &
Beltsville Dr
Accident Scene

P. G. COUNTY
RELEASE NEEDED

ADMIN

STORAGE

\$500 PER DAY

DRIVER:

DATE:

AUTHORIZED BY:

X

X

TOTAL \$

TOW AGENT:

P/U DATE:

HOFMANN BROS. TOWING INC.

24 Hr. Road & Crane Service

(301) 725-0207 • (301) 725-0753**Fax: (301) 604-0681****MAIN OFFICE**

7808 Sandy Spring Rd., Laurel, Maryland 20707

Name Key		Address In car	
City/State		Phone #	
Year 2020	Make Toyota	Model Camry	
Body 4 door	Color GRAY	Miles	
Vin # 4T1G11AK3LU936754			
		AMOUNT:	
Date 8-9-21			
Tag # 3C22557 Exp. 8-23			
COMMENTS: (mk) 307 Cherry Hill & Sellman		2.15	
2168090001242			
P. G. COUNTY RELEASE NEEDED			
		ADMIN	
		\$50.00 per DAY / 60	
DRIVER: Tim K. (ET) ✓		DATE:	
		AUTHORIZED BY: [Signature]	
		X	
		X	
TOW AGENT: 0/111 2-12		TOTAL \$ 3.15	
P/U DATE:			

HOFMANN BROS. TOWING INC.

24 Hr. Road & Crane Service

(301) 725-0207 • (301) 725-0753**Fax: (301) 604-0681****MAIN OFFICE**

6:58am

7808 Sandy Spring Rd., Laurel, Maryland 20707

Name		CASH	
Address			
City/State		Phone #	
Year	2020	Make	Nissan
Model	Sentra	Color	Blue
Body	4dr	Miles	
Vin #	3N1AB8CV04Y238304		
			AMOUNT:
Date	7-31-2021		
Tag #	T008034	Exp.	10-23-20
MDTCMP		215	
COMMENTS:		14610 Old Gun Powder Rd	
21 0033871			
P. G. COUNTY			
RELEASE NEEDED			
		ADMIN	
DRIVER: J. Sur		DATE:	
7/31 Removed		AUTHORIZED BY:	
REQ-		X	
		X	
TOW AGENT: J. Sur		TOTAL \$ 315	
P/U DATE:			

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

Name	[Handwritten: 1.5]		
Address			
City/State			Phone #
Year	2015	Make	Chevy
Model	Fg4109x		
Body	SUV	Color	Brown
Miles			
Vin #	2G N FLGE 30 F 6 14 9 3 4 9		
2G N FLGE 30 F 6 14 9 3 4 9			AMOUNT:
Date	4.25.22		
Tag #	[Handwritten: 5DD559M0] Exp.		
COMMENTS:			
[Handwritten: 5DD559M0]			
[Handwritten: 9AW]			
[Handwritten: KORTLANDER ISS			
[Handwritten: 50]			
[Handwritten: 50]			
[Handwritten: 315]			
#22-0020483			
P. G. COUNTY			
RELEASE NEEDED			
[Handwritten: Front Damage Air Bags]			
[Handwritten: ADMIN]			
[Handwritten: 300]			
DRIVER:	[Handwritten: 101-2]		
DATE:	[Handwritten: TAGS 10/1/22]		
AUTHORIZED BY:	[Handwritten: 10/1/22]		
X	[Handwritten: 10/1/22]		
X	[Handwritten: 10/1/22]		
TOW AGENT:	[Handwritten: 10/1/22]		
P/U DATE:	[Handwritten: 10/1/22]		
TOTAL			\$ 51.50

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

Name

Address

City/State

Phone #

Year

Make

Model

Body

Color

Miles

Vin #

AMOUNT:

Date

Tag #

Exp.

COMMENTS:

P. G. COUNTY

RELEASE NEEDED

ADMIN

DRIVER:

DATE:

AUTHORIZED BY:

X

X

TOW AGENT:

TOTAL \$

P/U DATE:

5.4

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

Name			
Address			
City/State		Phone #	
Year	2016	Make	BMW
Model	M3	Color	WHITE
Body	4 DOOR	Miles	
Vin #	WBSS8M9C59G5E68501		
Date		9-9-23	
Tag #	079429	Exp.	
COMMENTS:		4417 Briggs CHAWLEY RD	
P. G. COUNTY		RELEASE NEEDED	
MISC DENTS & SCRATCHES		STORAGE ADMIN	
DRIVER: JASON		DATE: ①	
TOW AGENT:		AUTHORIZED BY:	
P/U		TOTAL \$	

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

Name

Address

City/State

Phone #

Year 2009

Make Nissan

Model 350Z

Body 2dr

Color Silver

Miles

Vin #

JN1AZ44E69M404677

AMOUNT:

Date 5/29/23

Tag # 5FG1985 Exp. 7-25

MD

COMMENTS:

23-1058

Flatbed Vehicle
to let from

High Point High School

P. G. COUNTY
RELEASE NEEDED

ADMIN
STORAGE

DRIVER:

DATE:

AUTHORIZED BY:

X

X

TOW AGENT:

TOTAL \$

P/U DATE:

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

Name

Address

City/State

Phone #

Year

Make

Model

Body

Color

Miles

Vin #

AMOUNT:

Date

Tag #

Exp.

COMMENTS:

P. G. COUNTY

RELEASE NEEDED

Flatbed Vehicle
to lot from

STORAGE
ADMIN

DRIVER:

DATE:

AUTHORIZED BY:

X

X

TOW AGENT:

P/U DATE:

TOTAL

\$

HOFMANN BROS. TOWING INC.

Flatbed & Crane Service

(301) 725-0207 • (301) 725-0753

Fax: (301) 604-0681

MAIN OFFICE

2008 Sandy Spring Rd., Laurel, Maryland 20707

Name

Address

City/State

Year

Body

Vin #

Make

Color

Phone #

Model

Miles

AMOUNT:

Date

Tag #

Exp.

COMMENTS:

Flatbed Vehicle
to lot from

ADMINISTRATIVE FEES

**RELEASE
NEEDED**

**P. G. COUNTY
RELEASE NEEDED**

STORAGE

DRIVER

DATE:

AUTHORIZED BY:

X

X

TOW AGENT:

TOTAL \$

P/U DATE:

24-56992

301 395 1576

UP 75°

Motorcycle

1995

Honda

Model Magna

M/C

Yellow

JH2RC43055M101992

Magna

215

Switzer rd / Switzer LN

No key

50.00

No key

667.4

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

Name <u>217 788 9480</u>	
Address	
City/State	Phone #
Year <u>2003</u>	Make <u>INFINITI</u> Model <u>Q45</u>
Body <u>4dr</u>	Color <u>Silver</u> Miles
Vin # <u>5NKBFA01A63M101764</u>	
AMOUNT:	
Date <u>5/17/25</u>	
Tag # <u>NO TAGS</u> Exp.	
Flatbed Vehicle	
to lot from	
<u>Powder Mill & Ammerlate Rd</u>	
ADMINISTRATIVE FEES	
P. G. COUNTY	
RELEASE NEEDED	
STORAGE	
ADMIN	
DRIVER: <u>[Signature]</u> <u>NO KEY</u>	
DATE:	
AUTHORIZED BY:	
X	
X	
TOW AGENT: <u>[Signature]</u>	
TOTAL \$	
P/U DATE:	

COMMENTS:

**RELEASE
NEEDED**X 25-0026348

DRIVER:

DATE:

AUTHORIZED BY:

TOW AGENT:

TOTAL \$

P/U DATE:

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

Name

Address

City/State

Phone #

Year

1997

Make

Honda

Model

Civic

Body

2dr HB

Color

Black

Miles

Vin #

2HGETJ6441VH120042

AMOUNT:

Date

1-10-25

Tag #

EFC172

Exp.

MD

COMMENTS:

PM

25-1825

RELEASE

NEEDED

Stolen Recovery

Front Right Damage

Broken Ignition

DRIVER: Jody

ET

DATE:

AUTHORIZED BY:

X

X

TOW AGENT:

TOTAL \$

P/U DATE:

Flatbed Vehicle
to lot fromACCIDENT
ADMINISTRATIVE FEES

No Key

LKO

STORAGE
ADMIN

40-50 per

215.00

CERTIFICATE OF TITLE TO A MOTOR VEHICLE

TITLE NUMBER

K 542123

SERIES K

APR -8 1963

CASHIER

CH. WT. OR FEE

DATE

MAKE BODY

SERIAL No.

PLYMOUTH F.SED. 1949 15340715 \$15.

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

T K-542123

STATE OF MARYLAND



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.

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 above-described motor vehicle or is otherwise entitled to have the same registered in his name.

Wherefore, 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 foregoing certificate.

John B. Farrell

COMMISSIONER OF MOTOR VEHICLES

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 \$ _____

I/We hereby sell, assign or transfer to _____

(Name of Purchaser)

Address _____ (Street and Number) _____ (Post Office) _____ Zone No. _____ (County) _____ (State)

the motor vehicle described on the other side of this certificate of Title and hereby warrant the Title to said motor vehicle and state that at the time of delivery the same is subject to the following liens or encumbrances and none other:

Amount of Lien _____ Kind of Lien _____ Favor of _____

IF NO LIEN USE WORD "NONE"

Date of Lien _____ Address of Lienor _____

Subscribed and sworn to before me this _____

day of _____ 19____

(Signature in Ink of Person Administering Oath)

(Address in Ink of Person Administering Oath)

My Commission expires _____ 19____

(Street and Number) _____ (City) _____ Zone No. _____ (State)

(Signature of Seller)

If joint ownership all required to sign. If a Firm or Corporation by one of its legal officers.

WARNING—This application must not be signed unless name and address of Purchaser appears above.

In consideration of the sum of \$ _____

I/We hereby sell, assign or transfer to _____

(Name of Purchaser)

Address _____ (Street and Number) _____ (Post Office) _____ Zone No. _____ (County) _____ (State)

the motor vehicle described on the other side of this certificate of Title and hereby warrant the Title to said motor vehicle and state that at the time of delivery the same is subject to the following liens or encumbrances and none other:

Amount of Lien _____ Kind of Lien _____ Favor of _____

IF NO LIEN USE WORD "NONE"

Date of Lien _____ Address of Lienor _____

Subscribed and sworn to before me this _____

day of _____ 19____

(Signature in Ink of Person Administering Oath)

(Address in Ink of Person Administering Oath)

My Commission expires _____ 19____

(Street and Number) _____ (City) _____ Zone No. _____ (State)

(Signature of Seller)

By _____ (Sign here as Pres., V. Pres., Treasurer or authorized agent)

WARNING—This application must not be signed unless name and address of Purchaser appears above.

In consideration of the sum of \$ _____

I/We hereby sell, assign or transfer to _____

(Name of Purchaser)

Address _____ (Street and Number) _____ (Post Office) _____ Zone No. _____ (County) _____ (State)

the motor vehicle described on the other side of this certificate of Title and hereby warrant the Title to said motor vehicle and state that at the time of delivery the same is subject to the following liens or encumbrances and none other:

Amount of Lien _____ Kind of Lien _____ Favor of _____

IF NO LIEN USE WORD "NONE"

Date of Lien _____ Address of Lienor _____

Subscribed and sworn to before me this _____

day of _____ 19____

(Signature in Ink of Person Administering Oath)

(Address in Ink of Person Administering Oath)

My Commission expires _____ 19____

(Street and Number) _____ (City) _____ Zone No. _____ (State)

(Dealer's Name)

By _____ (Sign here as Pres., V. Pres., Treasurer or authorized agent)

WARNING—This application must not be signed unless name and address of Purchaser appears above.

(PRINT FULL NAME IN CAPITALS)
(Do Not Use Initials)

Print First Name in Full

Print Middle Name in Full

Print Last Name

the purchaser of the motor vehicle described on the face of this certificate, hereby make application for a new Certificate of Title, and for that purpose state under oath that I have compared the manufacturers number or serial number on the face of this certificate with the manufacturers number or serial number of the motor vehicle purchased and found that they agree in every particular.

I further state under oath that this motor vehicle is subject to the following liens and none other:

Amount of Lien _____ Kind of Lien _____ Favor of _____

IF NO LIEN USE WORD "NONE"

Date of Lien _____ Address of Lienor _____

(Street and Number) _____ (City) _____ Zone No. _____ (State)

Signature of purchaser

(Must be signed personally by the Applicant: if Firm or Corporation, by one of its legal officers; 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)

Subscribed and sworn to before me this _____

day of _____ 19____

(Signature in Ink of Person Administering Oath)

(Address in Ink of Person Administering Oath)

My Commission expires _____ 19____

NOTE: THIS SPACE MUST BE FILLED IN

I/We certify that the full purchase price of the vehicle described on the face of this title is \$ _____

Title Number

To be Assigned by Department of Motor Vehicles

ASSIGNMENT OF

CERTIFICATE OF TITLE

1ST RE-ASSIGNMENT

TO BE USED BY

REGISTERED DEALERS ONLY

2ND RE-ASSIGNMENT

TO BE USED BY

REGISTERED DEALERS ONLY

PURCHASER'S APPLICATION

FOR NEW CERTIFICATE OF TITLE

CERTIFICATE OF TITLE TO A MOTOR VEHICLE

TITLE NUMBER

G 899145

SERIES G

MAKE

BODY

SERIAL
No.

CH. WT. OR
FEE

DATE

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

THOMAS PATRICK MURPHY

3824 BLADENSBURG RD.

BRENTWOOD P.G.CO.MD. T G-899145

SEPT. 17TH.
-1957

LIEN SATISFIED 14 March 1959

STATE OF MARYLAND



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 9-5-57 CRAIBORNE R. SMITH

AMOUNT

KIND

DATE

FAVOR OF

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 above described motor vehicle or is otherwise entitled to have the same registered in his name.

Wherefore, 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 foregoing certificate.

COMMISSIONER OF MOTOR VEHICLES

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 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 CERTIFICATE OF TITLE

In consideration of the sum of \$ 12

I/We hereby sell, assign or transfer to

(Name of Purchaser)

Address

(Street and Number)

(Post Office)

Zone No.

(County)

(State)

the motor vehicle described on the other side of this certificate of Title and hereby warrant the Title to said motor vehicle and state that at the time of delivery the same is subject to the following liens or encumbrances and none other:

Amount of Lien

Kind of Lien

Favor of

IF NO LIEN USE WORD "NONE"

Date of Lien

Address of Lienor

Subscribed and sworn to before me this

day of

19

(Street and Number)

(City)

Zone No.

(State)

Thomas Patrick Murphy
(Signature of Seller)

(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 expires

19

RE-ASSIGNMENT TO BE USED BY REGISTERED DEALERS ONLY

In consideration of the sum of \$

I/We hereby sell, assign or transfer to

(Name of Purchaser)

Address

(Street and Number)

(Post Office)

Zone No.

(County)

(State)

the motor vehicle described on the other side of this certificate of Title and hereby warrant the Title to said motor vehicle and state that at the time of delivery the same is subject to the following liens or encumbrances and none other:

Amount of Lien

Kind of Lien

Favor of

IF NO LIEN USE WORD "NONE"

Date of Lien

Address of Lienor

Subscribed and sworn to before me this

day of

19

(Street and Number)

(City)

Zone No.

(State)

(Dealer's Name)

(Signature in Ink of Person Administering Oath)

By (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 Purchaser appears above.

My Commission expires

19

PURCHASER'S APPLICATION FOR NEW CERTIFICATE OF TITLE

PRINT FULL NAME IN CAPITALS (Do Not Use Initials)

Print First Name in Full

Print Middle Name in Full

Print Last Name

the purchaser of the motor vehicle described on the face of this certificate, hereby make application for a new Certificate of Title, and for that purpose state under oath that I have compared the manufacturers number or serial number on the face of this certificate with the manufacturers number or serial number of the motor vehicle purchased and found that they agree in every particular.

I further state that the motor vehicle is subject to the following liens and none other:

Amount of Lien

Kind of Lien

Favor of

IF NO LIEN USE WORD "NONE"

Date of Lien

Address of Lienor

(Street and Number)

Zone No.

(City)

(State)

Signature of purchaser

(Must be signed personally by the Applicant: if Firm or Corporation, by one of its Legal Officers; 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)

Subscribed and sworn to before me this

day of

19

NOTE: THIS SPACE MUST BE FILLED IN

(Signature in Ink of Person Administering Oath)

(Address in Ink of Person Administering Oath)

My Commission expires

19

I/We certify that the full purchase price of the vehicle described on the face of this title is \$

Title Number

To be assigned by Department of Motor Vehicles

CERTIFICATE OF TITLE TO A MOTOR VEHICLE

TITLE NUMBER

K 438071

SERIES K

FEB -7 1963

DATE

DATE ISSUED
D.M.V.

MAKE

BODY

SERIAL
No.

CH. WT. OR
FEE

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

STATE OF MARYLAND



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.

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 above-described motor vehicle or is otherwise entitled to have the same registered in his name.

Wherefore, 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 foregoing certificate.

John D. Janell

COMMISSIONER OF MOTOR VEHICLES

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 \$

35.00

I/We hereby sell, assign or transfer to

LAUREL FIRESTONE SAFETY CENTER

Address

U.S. #1

LAUREL

(Post Office)

P.G.

(County)

MD.

(State)

the motor vehicle described on the other side of this certificate of Title and hereby warrant the Title to said motor vehicle and state that at the time of delivery the same is subject to the following liens or encumbrances and none other:

Amount of Lien

NONE

Kind of Lien

Favor of

Date of Lien

IF NO LIEN USE WORD "NONE"

Address of Lienor

(Street and Number)

(City)

Zone No.

(State)

Subscribed and sworn to before me this

20 day of

JUNE

1963

(Signature in Ink of Person Administering Oath)

(Address in Ink of Person Administering Oath)

My Commission expires

May 3

1965

(Street and Number) (City) Zone No. (State)

Frank Edwin Tomese (Signature of Seller)

If joint ownership all required to sign. If a Firm or Corporation by one of its legal officers.

WARNING—This application must not be signed unless name and address of Purchaser appears above.

In consideration of the sum of \$

I/We hereby sell, assign or transfer to

(Name of Purchaser)

Address

(Street and Number)

(Post Office)

Zone No.

(County)

(State)

the motor vehicle described on the other side of this certificate of Title and hereby warrant the Title to said motor vehicle and state that at the time of delivery the same is subject to the following liens or encumbrances and none other:

Amount of Lien

Kind of Lien

Favor of

Date of Lien

IF NO LIEN USE WORD "NONE"

Address of Lienor

(Street and Number)

(City)

Zone No.

(State)

Subscribed and sworn to before me this

day of

19

(Dealer's Name)

(Signature in Ink of Person Administering Oath)

(Address in Ink of Person Administering Oath)

My Commission expires

19

By (Sign here as Pres., V. Pres., Treasurer or authorized agent)

WARNING—This application must not be signed unless name and address of Purchaser appears above.

In consideration of the sum of \$

I/We hereby sell, assign or transfer to

(Name of Purchaser)

Address

(Street and Number)

(Post Office)

Zone No.

(County)

(State)

the motor vehicle described on the other side of this certificate of Title and hereby warrant the Title to said motor vehicle and state that at the time of delivery the same is subject to the following liens or encumbrances and none other:

Amount of Lien

Kind of Lien

Favor of

Date of Lien

IF NO LIEN USE WORD "NONE"

Address of Lienor

(Street and Number)

(City)

Zone No.

(State)

Subscribed and sworn to before me this

day of

19

(Dealer's Name)

(Signature in Ink of Person Administering Oath)

(Address in Ink of Person Administering Oath)

My Commission expires

19

By (Sign here as Pres., V. Pres., Treasurer or authorized agent)

WARNING—This application must not be signed unless name and address of Purchaser appears above.

PRINT FULL NAME IN CAPITALS (Do Not Use Initials)

Print First Name in Full

Print Middle Name in Full

Print Last Name

the purchaser of the motor vehicle described on the face of this certificate, hereby make application for a new Certificate of Title, and for that purpose state under oath that I have compared the manufacturers number or serial number on the face of this certificate with the manufacturers number or serial number of the motor vehicle purchased and found that they agree in every particular.

I further state under oath that this motor vehicle is subject to the following liens and none other:

Amount of Lien

Kind of Lien

Favor of

Date of Lien

IF NO LIEN USE WORD "NONE"

Address of Lienor

(Street and Number)

Zone No.

(City)

(State)

Signature of purchaser

(Must be signed personally by the Applicant; if Firm or Corporation, by one of its Legal Officers; 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)

Subscribed and sworn to before me this

day of

19

(Signature in Ink of Person Administering Oath)

(Address in Ink of Person Administering Oath)

My Commission expires

19

I/We certify that the full purchase price of the vehicle described on the face of this title is \$

NOTE: THIS SPACE MUST BE FILLED IN

TITLE NUMBER

To be Assigned by Department of Motor Vehicles

ASSIGNMENT OF

CERTIFICATE OF TITLE

1ST RE-ASSIGNMENT

TO BE USED BY

REGISTERED DEALERS ONLY

2ND RE-ASSIGNMENT

TO BE USED BY

REGISTERED DEALERS ONLY

PURCHASER'S APPLICATION

FOR NEW CERTIFICATE OF TITLE

CERTIFICATE OF TITLE TO A MOTOR VEHICLE

TITLE NUMBER

J 413743

SERIES J

MAKE

BODY

SERIAL
No.

CH. WT. OR
FEE

DATE

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

FEB. 10TH.
1961-

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

STATE OF MARYLAND



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:

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 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.

Wherefore, 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 foregoing certificate.

John O. Gannell

COMMISSIONER OF MOTOR VEHICLES

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 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 CERTIFICATE OF TITLE

In consideration of the sum of \$

I/We hereby sell, assign or transfer to

(Name of Purchaser)

Address

(Street and Number)

(Post Office)

Zone No.

(County)

(State)

the motor vehicle described on the other side of this certificate of Title and hereby warrant the Title to said motor vehicle and state that at the time of delivery the same is subject to the following liens or encumbrances and none other:

Amount of Lien

Kind of Lien

Favor of

IF NO LIEN USE WORD "NONE"

Date of Lien

Address of Lienor

Subscribed and sworn to before me this

day of

19

(Street and Number)

(City)

Zone No.

(State)

(Signature of Seller)

SEAL

(Signature in Ink of Person Administering Oath)

(Address in Ink of Person Administering Oath)

My Commission expires

19

If joint ownership all required to sign. If a Firm or Corporation by one of its legal officers.

WARNING—This application must not be signed unless name and address of Purchaser appears above.

RE-ASSIGNMENT TO BE USED BY REGISTERED DEALERS ONLY

In consideration of the sum of \$

I/We hereby sell, assign or transfer to

(Name of Purchaser)

Address

(Street and Number)

(Post Office)

Zone No.

(County)

(State)

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Amount of Lien

Kind of Lien

Favor of

IF NO LIEN USE WORD "NONE"

Date of Lien

Address of Lienor

Subscribed and sworn to before me this

day of

19

(Street and Number)

(City)

Zone No.

(State)

(Dealer's Name)

SEAL

(Signature in Ink of Person Administering Oath)

(Address in Ink of Person Administering Oath)

My Commission expires

19

By (Sign here as Pres., V. Pres., Treasurer or authorized agent)

WARNING—This application must not be signed unless name and address of Purchaser appears above.

PURCHASER'S APPLICATION FOR NEW CERTIFICATE OF TITLE

PRINT FULL NAME IN CAPITALS (Do Not Use Initials)

Print First Name in Full

Print Middle Name in Full

Print Last Name

the purchaser of the motor vehicle described on the face of this certificate, hereby make application for a new Certificate of Title, and for that purpose state under oath that I have compared the manufacturers number or serial number on the face of this certificate with the manufacturers number or serial number of the motor vehicle purchased and found that they agree in every particular.

I further state under oath that this motor vehicle is subject to the following liens and none other:

Amount of Lien

Kind of Lien

Favor of

IF NO LIEN USE WORD "NONE"

Date of Lien

Address of Lienor

(Street and Number)

Zone No.

(City)

(State)

Signature of purchaser

(Must be signed personally by the Applicant: if Firm or Corporation, by one of its Legal Officers; 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)

Subscribed and sworn to before me this

day of

19

NOTE: THIS SPACE MUST BE FILLED IN

SEAL

(Signature in Ink of Person Administering Oath)

(Address in Ink of Person Administering Oath)

My Commission expires

19

I/We certify that the full purchase price of the vehicle described on the face of this title is \$

Title Number

To be Assigned by Department of Motor Vehicles

MARCUSBONSIB, LLC

ATTORNEYS AT LAW

CAPITAL OFFICE PARK

6411 IVY LANE

SUITE 116

GREENBELT, MARYLAND 20770

BRUCE L. MARCUS
ROBERT C. BONSB
TARA A. HARRISON
JOSEPH A. COMPOFELICE, JR.
KRISTY L. ZADORA

August 28, 2007

301-441-3000
FACSIMILE 301-441-3003

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

Re: Hoffmann Brothers Towing, Inc.

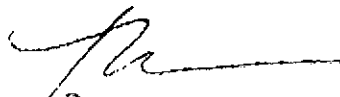
Dear Ms. Hoffmann:

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/dmr

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 5th 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 15th 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 1st, 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.



PLEASE
STAMP & RETURN
THANK YOU

LEASE AGREEMENT

THIS LEASE, made this 15th 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:

1. 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 15th, 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 by Lessee in advance in monthly installments as follows:

1st through 4th annual rental \$32,400, monthly rental \$2700.00
5th 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.

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 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 terminate 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 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, 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 its 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 thereof, 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 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.
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 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.
23. 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 purpose of its business, will not terminate this lease unless Lessee, at its option, terminates 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 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 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 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:

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

7th year - year 6 base rental and CPI increase to maximum of 3% or \$86.00 per month.

8th year - year 7 base rental and CPI increase to maximum of 3% or \$89.00 per month.

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

10th year - year 9 base rental and CPI increase to maximum of 3% or \$94.00 per month.

11th year - year 10 base rental and CPI increase to maximum of 3% or \$97.00 per month.

12th 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.

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

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

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

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

19th 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:

Kenneth P. Allen

Naomi Hoffman
Naomi Hoffman Hoffman

WITNESS:

LESSEE:

HOFFMANN BROTHERS TOWING, INC.

By: [Signature]

Sworn and subscribed to before me this 15th date of Sept, 2003.

(Notary Seal)

[Signature]
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").

W I T N E S S E T 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 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.

(b) If the repairs cannot be made within sixty (60) days, 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 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.

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, 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 00/100 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 on any claims or 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.

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 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.

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, 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.

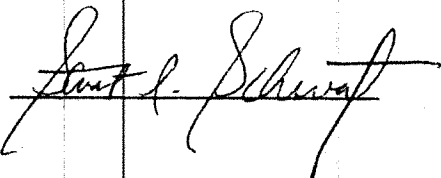
30(a). So long as Lessee is not in default under any of the terms and conditions of this Lease Agreement, Lessee shall have a right of first refusal during the terms of this Lease for any renewal term to meet the terms and conditions of any bona fide offer received by the Lessor to purchase said real property. Lessor shall 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.

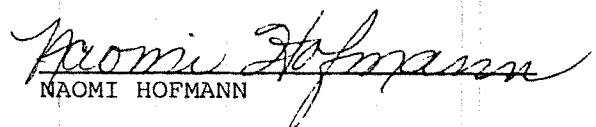
Lessee shall, within 30 days after the expiration of the ten (10) day period mentioned above, inform Lessor of his election of either (1) or (2). In the event that option (1) is elected, said sum shall be paid to Lessee by Lessor within ten (10) days after settlement date with purchaser.

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

WITNESS:

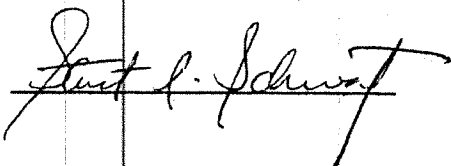


LESSOR:


NAOMI HOFMANN

LESSEE:

HOFMANN BROTHERS TOWING, INC.



By:  (per)

LEASE AGREEMENT

THIS LEASE, made this 15 day of March, 1979, by and between NAOMI HOFMANN (hereinafter referred to as "Lessor") and HOFMANN BROTHERS TOWING, INC., a Maryland Corporation, (hereinafter referred to as "Lessee").

W I T N E S S E T 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 March, 1979 and terminating on Feb 23, 1984, at midnight.
3. 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.

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 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.

12. Lessor shall not 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. 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.

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 00/100 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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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.

14. Lessee shall not assign or sublease the premises, or 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.

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 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.

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18. 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
7640 ARBOREY COURT
LAUREL, MD. 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 due. All personal property of Lessee on the leased premises shall be liable to distress and may be

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distraigned 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 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 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. 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 1979, 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 1979. 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

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 term 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

James C. Praley
Witness

Naomi Hofmann

LESSEE:

HOFMANN BROTHERS TOWING, INC.

James C. Praley

By *John B. Praley*

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

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attorneys and developers at law
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LAKESIDE, MINNESOTA 55016
LAKESIDE 1761-4871-8800
LAKESIDE 1761-4871-8800

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

WITNESS my hand and seal this 26 day of Feb, 1979.

James P. Prober
Witness

GARNER R. GOURLEY (SEAL)

STATE OF MARYLAND :
COUNTY OF PRINCE GEORGE'S : SS:

I HEREBY CERTIFY that on this 26th day of February, 1979, before me, 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

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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. Use of the Current Zoning Ordinance:

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/

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