

Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

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Singles Coming At Maple Lawn

The building program at Maple Lawn Farm is about to take a hairpin turn, from overwhelmingly attached to detached units. Singles are on their way.

Developer Greenebaum & Rose Inc. has signed three builders to a section of 'Midtown West' on which it will break ground in January. It includes 81 lots that run the gamut of single-family product, from 40-foot wide cottage lots to 120-foot wide estate lots. Manor and villa homes are also part of the deal. To build on those lots, G&R has signed up a trio of builders, including established Maple Lawn builders Mitchell & Best and NVHomes, and newcomer Michael Harris Homes. They'll split 81 lots, and can expect to deliver models next spring.

Meanwhile, back in the 'Hillside' section of town, Maple Lawn veteran Miller and Smith is about to start work on 51 cottage lots. It could have a model ready in early January, which will make it the first of the four builders to put out the 'For Sale' sign. As its product will be on the smaller side, it will also likely have the lowest price.

Miller and Smith built a cottage product two years ago, but has designed a new line for the next 51 lots.

11th Hour Negotiations *School Site Is Key to Freeing ElkrIDGE Properties*

The approval of a new School Chart in Howard County that would open ElkrIDGE to development remained unresolved at midweek, hung up over a 10-acre purchase for an elementary school.

Hanging in the balance are a number of development projects in ElkrIDGE that have been stuck in a long-running school capacity moratorium. But uncertainty remained over whether the Board of Education could purchase the Duckett's Ridge property, one of two that it hoped to buy in order to alleviate the moratorium. The other property would play host to a middle school. With the land for both schools acquired, the Board of Ed – and the County Council - could consider schools in ElkrIDGE 'Open.'

But the Board's effort to buy the 10-acre 'Duckett's Ridge,' located along Duckett's Lane off Route 1, is complicated by the fact that an investor recently acquired the note on the property. The Board has offered the LLC \$2.64 million to acquire the land. But according to Duckett's Ridge LLC member John Liparini, the resolution of the Board's purchase contract hinges on negotiations with the noteholder. By our presstime, those negotiations hadn't yielded fruit, though Liparini suggested the parties were 'making progress.'

The Chart is slated to come to the County Council on Monday night, where it could conceivably be tabled for a short time, but not much longer. The Board of Education is working on a tight schedule, for it must close on the land, develop it and build the school in time for a 2013 opening. Otherwise, it can't advance the new School Chart, and instead would continue to rely on the existing one that shows ElkrIDGE largely closed. Ironically, that would continue to create problems for the county, which is steering growth toward the Route 1 corridor, only to see applications pile up awaiting allocations.

RBC Will Consolidate Two Offices in Parole

There's a trend that's too obvious to miss at 1906 Towne Centre Boulevard, and it involves high finance. Like the two previous companies that signed at the Annapolis Towne Centre building, the newest works the money angle. RBC Wealth Management signed a lease for just over 12,000 square feet at 1906, joining recent arrivals Wells Fargo Bank and investment banker Hannon Armstrong. Coupled with a letter of intent now outstanding, the newly-written lease pushes the 47,000 square foot building near the 90 percent occupied mark. Landlord Greenberg Gibbons has done both lease and sale deals at the building.

RBC will consolidate from offices on Bestgate Road and West Street. MacKenzie Real Estate Services represented Greenberg Gibbons, while CBRE brought the tenant.

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Two-Year-Hold Works for JBG

The JBG Companies parted with the Village at Waugh Chapel after a short, but profitable tenure.

The Chevy Chase developer sold the Crofton shopping center for \$98.9 million to a partnership headed by Principal Real Estate Investors, a price considerably higher than it had paid two years ago. JBG had bought the 390,000 square foot center at the end of 2009 for \$72 million.

JBG made few changes to the 60-tenant center, located on the west side of Route 3 at Waugh Chapel Road, during its ownership, though it did renew a number of leases that were maturing over the last two years.

Mostly though, JBG benefited from the dramatic increase in institutions looking to place money in core retail assets like the Village. JBG had bought the project in an entirely different climate, when loans for all but the best projects were hard to come by. At the time, JBG officials said upon buying the center that the 70 percent loan to value ratio on its \$50 million acquisition loan with Northwestern Mutual was evidence of a coming thaw in the then-frozen credit markets. The credit thaw has given way to core-hungry buyers.

But the Village also benefited from Village South's emergence next door. When JBG bought Waugh Chapel, the Village was still coalescing, for developers Greenberg Gibbons and Reliable Contracting had signed Wegmans and Target. But it was yet a paper tiger. Now construction is underway for a full slate of retailers, and Bozzuto Group has taken down a pad for nearly 300 residential units.

With Hillside Purchase

FPRT Sharpens Columbia Edge

The acquisition of Hillside Center I & II in Columbia gives First Potomac Realty Trust a critical mass in the Corridor.

The Bethesda-based REIT paid \$16.15 million for 6310 and 6315 Hillside Court, a pair of buildings that total 86,189 square feet. They bring FPRT's holdings in the Corridor to over a million feet, and its Columbia properties in particular to over 700,000 square feet.

Of a recent spate of sales, Hillside has drawn a price on the higher side, at over \$187 per square foot. Recent Columbia office sales of the same caliber building have moved in the \$160 - \$170 per foot range. But the two Hillside buildings traded fully-leased, with a major tenant in government contractor BAE Systems.

First Potomac now controls a pair of newly-acquired Columbia buildings, as it had bought the former Merrill Lynch building earlier this year and is now working to lease the available space there. But it also has carried Snowden Business Park and Rumsey Road holdings in its portfolio for over 10 years. A short trip down Memory Lane reveals these First Potomac acquisitions going back to 2008:

- Rivers Park I & II. First Potomac paid \$42.3 million for the six fully leased flex buildings on Guilford Road in Columbia. Bought from General Growth Properties, the buildings total 306,656 square feet.
- 7458 Candlewood Road. First Potomac bought this Hanover warehouse building in early 2011, for \$22.6 million. Lead tenant Frank Parsons declared bankruptcy shortly afterwards.
- 6960 Aviation Boulevard, Glen Burnie. Developed by a Trammell Crow partnership, the building was largely empty in 2011 when First Potomac bought the note at a discount.
- 10320 Little Patuxent Parkway. First Potomac paid BIT Investment \$11 million for the 137,643 square foot building. The REIT planned to put up to \$3 million in improvements into the building.

Jonathan Carpenter and Jay Wellschlager of Cassidy Turley's Capital Markets Group represented Hillside seller, Corinthian Realty Partners.

Route 40 Rezoning for B-1 Has Backing

Three and a half acres of land along Route 40 ought to be rezoned for retail, says Howard County planning staff.

As this newsletter went to press, staff was prepared to make its case to the Planning Board that the efforts of David S. Brown Enterprises to win B-1 zoning for 3.56 acres on Route 40 just west of Chatham Road makes sense. Owings Mills-based Brown wants to build up to 7,000 square feet of restaurant and retail space, and possibly a 4,500 square foot medical building.

In the 3.5 acres, Brown has found a piece of land that juts into a residential area along Route 40, a situation that would usually make a commercial rezoning difficult. But the tract accesses Route 40, not neighborhood streets like the adjacent, residential properties, making it a more plausible commercial piece.

Seniors Outlined For Waskey Tract

Elm Street Development wants to resuscitate Active Adult housing on Gorman Road, but at a lower density than a previous plan.

The McLean, Va.-based developer has put the Waskey property under contract, with the intent of developing it with a mix of villas and small singles. It had previously been under contract to a partnership headed by Dale Thompson Builders, which suggested condos and significantly more density. Elm Street's plan is for 98 units on the 18.4 acre tract.

One of the Waskey property's claims to fame is that it adjoins the well-known Wincopia property, where the ownership plans 220 units across 120 acres.

But Elm Street is betting that demand for age-restricted housing has been rekindled a bit. The previous contract purchasers of Waskey had rezoned the tract to PSC, or Planned Senior Community, to meet what they saw as rising demand, then tried unsuccessfully to rezone back to townhouses when the market changed.

But the last four years have seen the inevitable weeding out or completion of age-restricted jobs. NVR did start work at a big one - Waverly Woods - off Marriottsville Road, and is now selling both NV and Ryan product.

Elm Street is negotiating with builders to buy lots at Waskey but is not ready to divulge names.

At Shipley's

Koch Has Both Sides of the Street

Koch Associates has gone across Brightview Road into the North side of Shipley's Crossing.

The Annapolis builder bought the remaining 51 attached units in the senior community from Grayson Homes for an undisclosed price, and started sales a week ago.

Koch has been building all along in Shipley's Crossing South, where it has had single-family villa homes for seniors. By acquiring Grayson's lots, it protects its original position and allows it to control the entire community. Koch opened the first phase of townhouses in the low \$300's, for the one-story units. Its prices go to nearly \$400,000 for the two-story model.

Koch has a total of 34 settlements across its six communities this year, according to sales manager Rich Pezzullo. Pezzullo believes that while traffic has been relatively stable, buyers have been more decisive in the last month than in the previous few months. "For some reason, people we've been working with have decided to buy," he said. "We've seen it across the board."

Townhouses, Full On. Elsewhere in Anne Arundel, the battle is now fully joined for the townhouse buyer in Hanover, as K. Hovnanian has opened its townhouses at 'The Pointe at Arundel Preserve.'

Khov joins community mate M/I Homes at 'The Pointe,' just off Milestone Parkway south of Arundel Mills Mall. The pair together bought 110 units from Elm Street Development earlier this year, and have now staked out their territory: KHov is the more affordable of the two, opening at \$347,990 for the nearly 1900 square foot, 20-foot wide Pierce model. M/I 's opening offering, clocking in at 22-feet wide and over 2100 square feet, costs about \$40,000 more. It starts at \$384,990.

Toll Brothers is just down the road, well established at The Enclave at Arundel Preserve, and now opening at \$399,995. Nearby, Ryan is selling at Dorchester Woods, where the garage units start in the \$310's. And one exit to the east along Route 100, Richmond American is selling in Buckingham. Its 'Kimberly' model, at \$344,000, is the closest in size and price to the new KHov offering at The Pointe.

A Broader Market. In other Anne Arundel senior activity, a group of Broadneck area homeowners can now sell their homes to people of any age.

The homeowners in the phase of St. Margaret's Landing that went Active Adult have collectively banded together and had the restriction to only sell to buyers at least 55 years old removed. It takes 100 percent of the owners within a community to agree. Not only that, but the owners must also agree to pay the school Impact Fees that were bypassed when the houses were originally built for seniors. But the upside will almost certainly be higher home sales prices. Besides the fact that the pool of buyers will now be larger, St. Margaret's is located in the desirable Broadneck school district.

The St. Margaret's case is interesting because many communities in Anne Arundel 'went senior' during wide-ranging school capacity moratoriums, and now may want out. There could be more to come.

New Home Sales**Three Quarters in Anne Arundel**

We spill so much ink chronicling the sales of the national builders, that this time we're going to spill some on the smaller builders. Here goes.

Outlined below are how some of the builders in Anne Arundel are faring over the first Three Quarters of the Year, from January through September. We are dealing here with actual settlements, not contracted sales.

Ameri-Star Homes went to the settlement table 19 times over the first nine months of the year. Its most active set of closings were on its Washington Avenue project in Baltimore;

Baldwin Homes closed five homes across the first three quarters, getting \$489,997 on average;

Fieldstone, on Whiskey Bottom Road, accounted for nine of **Bay Country Land's** 17 settlements so far. The builder averaged \$329,489 in the Laurel townhouse project;

C.L. Payne and Associates sold nine houses across Anne Arundel so far, getting \$330,208 on average;

Baxter's Enclave, in Severna Park, accounted for four of **Converse Builders'** five settlements. Those four sales all fell in the \$494,000 range;

At **Koch Homes**, the folks who write the settlements have closed 34 units this year, across half a dozen subdivisions.

KVN Construction has five settlements so far this year, including four in 'Sabrina Park.' Its work there has netted it \$480,753 on average.

Two of **Mandrin Homes'** four closings this year were written in 'North Shore,' in Pasadena. It added two more in Severna Park;

Utz Construction settled seven homes over the first nine months of the year, getting \$347,567 on average;

William Douglas Homes, according to the Land Records, has closed four homes in 2011, averaging \$413,805;

McCray Meadows in Marley Neck accounts for three of **Weston Builders & Developers'** five settlements, but the other two were also in nearby Pasadena. Weston has averaged \$343,000 each time it went to closing;

Wagner Homes' six sales clocked in at \$596,838 on average.

**Anne Arundel
Building Permits Issued**

Pasadena

David L. Clickner, to build a \$375,000 unit at 1114 Jeronco Way;
Longhill Properties LLC, to build a \$178,851 unit at 208 Long Hill Court;

Severn

Ameri-Star Homes, 7411 Ritchie Highway, Glen Burnie, MD 21061 (410) 590-1000, to build 2 units avg. \$220,000 on Williams Walk Way;

Ameri-Star Homes, to build a \$149,524 unit at 1409 Maryland Ave.;
NVR Inc., to build a \$245,000 unit at 65 Richard Ave.;

Koch Homes, 2661 Riva Road, #220, Annapolis, MD 21401 (410) 573-5720, to build a \$250,000 unit at 7707 Harrods Court;

Vendemia & Decesaris Builders Inc., 16000 Trade Zone Ave., Suite A, Upper Marlboro, MD 20774, (301) 218-7440, to build a \$180,000 unit at 7735 Twin Oak Road;

Severna Park

Arundel Improvements, 8338 Veterans Highway, Suite 205A, Millersville, MD 21108, (410) 729-0800, to build a \$196,142 unit at 521 St. Martins Lane;

NVR Inc., to build a \$416,466 unit on Scherer Lane;

Gardiner Homes LLC, 341 Dogwood Road, Millersville, MD 21108, (410) 647-2858, to build a \$259,635 unit at 516 Lakeland Road;

NVR Inc., to build 3 units avg. \$300,000 on Sheppard Road;

Other AA Locations

K. Hovanian Homes, 1802 Brightseat Road, 5th Floor, Landover, MD 20785, (301) 772-8900, to build 11 attached units avg. \$125,000 on Crystal Brook Way, Hanover;

NVR Inc., to build 8 attached units on Cherry Bark Lane, Baltimore;

Beville W. Gross, to build a \$275,000 unit at 4800 Avery Road, Shady Side;

(Continued on Page 5)

Building Permits Issued (from p. 4)

Utz Enterprises, to build 2 units avg. \$115,000 on Bunch Ave., Glen Burnie;

Ashburn/Bridgewater Development, 2661 Riva Road, #220, Annapolis, MD 21401, (410) 573-5720, to build a \$150,841 unit at 202 Matfield Court, Carvel Beach;

Vintage Homes LLC, 2737 Hambleton Road, Riva, MD 21140, (410) 320-4712 to build a \$269,182 unit at 1812 Chaney's Grant Court, Crofton;

Calvert & Lee LLC, 1936 Baltimore/Annapolis Blvd., Annapolis, MD 21409, (410) 980-7597, to build a \$416,272 unit at 19 Homeport Drive, Edgewater;

Centex Homes, 10600 Arrowhead Drive #225, Fairfax, Va 22030, (703) 934-9300, to build a \$2,194,000 condo at Wigeon Way, Gambrills;

Arundel Preserve #10 LLC, 7146 Columbia Gateway Drive, #230, Columbia, MD 21046, (410) 872-9105, to build 6 attached units avg. \$163,271 on Elmcrest Road, Hanover;

The North Star Companies LLC, to build a \$453,321 unit at 134 Jewell Road, Dunkirk;

AA Building Permits Issued

Wal-Mart Real Estate Business, to build a \$125,000 restaurant alteration at 6721 Chesapeake Center Drive, Glen Burnie;

Whiting Turner, to build a \$180,000 office alteration at 2001 Medical Parkway, Annapolis;

Whiting Turner, to build a \$549,000 office alteration for Anne Arundel Ent at 600 Ridgely Ave., Annapolis;

Hanna Building Systems, to build a \$125,000 storage/warehouse addition for Sheehy Investments Three LC at 7232 Ritchie Highway, Glen Burnie;

NBP 430 LLC, to build a \$100,000 office alteration on Brock Bridge Road, Jessup;

Conlyn Holdings Inc., to build a \$85,000 office shell on Bestgate Road, Annapolis;

North Beach Park Citizens Association, to build a \$300,000 bulkhead addition at 919 Walnut Ave., North Beach;

Ponch Power, to build a \$140,000 solar unit addition at 2023 Renard Court, Annapolis;

2900 Loch Raven LLC, to build a \$65,000 storage/warehouse alteration at 776 MD Rt. 3 North Lane, Gambrills;

Dorsey Ridge Associates LLC, to build a \$270,000 commercial retaining wall on Dorsey Road, Hanover;

US Home Corporation, to build a \$162,066 amusement and recreation building, Laurel;

AA Subdivisions Submitted

Through November 29, 2011

Final Plans Submitted

S-2010-069 - The Reserve at Stoney Creek Proj. #2010-162. Zoned R-15 & C-4. 13.6 acres. *3 lots for next phase of apartments.* Property located south side of Mountain Road, Pasadena. Tax map 16, block 16, parcel 224 & 219. Appl: Mountain Road Partners, LLC c/o David Berrien (410) 990-0803.

S-2010-073 - Oakview Village. Proj. #2010-171. Zoned R-5 & R-15. 10.6 acres. 8 existing lots. *116 townhouse lots proposed.* Property located w of Oakwood Road n of Funke Road near Rt. 100, Glen Burnie. Tax map 15 & 16, block 12 & 7, parcel 914-917,199,909,391 & 845. Appl: Oakwood Road L.P., c/o Elm Street Development, (410) 266-9700.

S-2008-075 - Cool Spring Ridge. Proj. #2008-177. Zoned R-1. 4.8 acres. 5 lots. Property located near Grandview Court, and Winchester Road, off Route 2, Arnold. Tax map 45, block 6, parcel 3. Appl: Paul L. Sautter c/o Ronald W. Johnson Associates, Inc., (410) 841-5221.

Site Development Plans Submitted

C-2010-097 - McDonalds Restaurant, Zoned C-4. 1.3 acres. 2 existing lots. 1 proposed lot. Property located at 6902 & 6906 Ritchie Highway, Glen Burnie. Tax map 5, block 19, parcel 120 & 209. Appl: McDonald's USA, LLC, (240) 497-3708.

C-2011-065 - South River Colony, The Golf Club at South River. Zoned C. 6 acres. 1 proposed lot. *Proposed modification to golf course clubhouse.* Located on S. River Clubhouse Road, off Route 2, Edgewater. Tax map 59, block 5, parcel 289. Appl: The Brick Companies c/o Arthur Birney, Jr. (443) 951-2000.

Preliminary Plans Submitted

C-2011-066 - Curtis Commerce Center, Zoned C-4. 3.4 acres. 10 lots, 1 parcel 148,975 sf. *Proposed existing stone storage yard remain and be utilized as contractors equipment storage yard.* Located on Blade Avenue, off Ordnance Road,. Tax map 5, block 9, parcel 286. Appl: Merritt-095 LLC, (410) 298-2600.

S-2011-029 - Burwood Gardens Phase 1, Proj. #2011-104. Zoned R-22. 7.56 acres. 1 lot. Property located west side of Shelly Road near Harris Heights Ave., Glen Burnie. Tax map 5, block 13, parcel 358. Appl: Burwood Gardens Senior, LLC, c/o Pennrose Properties, LLC c/o Nichole Battle, (443) 423-1496.

(Continued on Page 6)

AA Subdivisions Submitted (from p. 5)

S-2000-025 - Bishara Cox & Mill Creek. Proj. #2011-097. Zoned R-2. 2.4 acres. 1 bulk parcel. 4 proposed lots. 104,990. Property located at 705 Mill Creek Road, Arnold. Tax map 32, block 11, parcel 587. Appl: Terrain Inc. c/o Roy Little, (410) 266-1160.

AA Subdivisions Approved**Sketch Plans Approved**

S-2007-028 - Stonehouse Run Proj. #2007-081. Zoned R-5. 15 acres. 65 lots. Located on the east side of Marley Neck Blvd. north of Howard Road, Glen Burnie. Tax map 10, block 22, parcel 100. Appl: Marley Neck Parcel 100, LLC, c/o Whitehall Development, (410) 268-8888.

S-11-017 – Loving Estates. (Proj. 11-0062). Zoned R-5. 4.04 acres. 17 lots. Located on the northwest side of Reece Road (Route 174) west of Loving Road, Severn. Appl: Southern Land, 1258 Henry Street, Baltimore, Md. 21230. (410) 347-4800, or Development Facilitators, (443) 308-2100.

Final Plans Approved

S-2007-030 - Griffith Landing (Formerly Sawmill Crossing. (Amended Plat) .Proj. #2008-083. Zoned R-1. 21.1 acres . 15 lots. Located north side of Donaldson Ave. west of WB&A Road, Severn. Tax map 15, block 7, parcel 48. Appl: G.W. Koch Associates, Inc., (410) 573-5720.

AA Real Estate Transactions

Car MI Assets LLC c/o David S. Kay, Chief Financial Officer to **Auto Properties HGMB, LLC**, 23 Walker Ave., Baltimore, MD 21208. Lot A & B in 'Holsum Way.' Located at 12 Holsum Way, Glen Burnie. Two acres. Improved with building 24,907 sf building. Zoned Commercial. Tax ID: 05-000-9002-9237/9235 Liber 23950, page 353. Deed date: October 31, 2011. **Price: \$2,000,000.**

Robert A. Ballinger to **AB & GH LLC** c/o Control Roofing & Sheet Metal Corporation, 50 Ritchie Road, Capitol Heights, MD 20743. Property located at 5200 Raynor Ave. Linthicum. 1.3 acres. Improved with 6,506 sf building. Zoned Commercial. Tax ID: 05-000-0008-2650. Liber 23952, page 482. Deed date: October 28, 2011. **Purchase price: \$1,040,000.**

Kenneth F. Morrell to **KCC Southwind LLC**, 28 River Drive, Annapolis, MD 21403. Unit 300 in "Admiral Corporate Centre Condo." Located at 130 Admiral Cochrane Drive, Annapolis. Zoned Commercial. Tax ID: 02-000-9005-2172. Liber 23958, page 259. Deed date: October

3, 2011. **Purchase price: \$2,709,000.** Deed of Trust: \$2,848,500, First Citizens Bank and Trust.

St. Johns College c/o Bronte D. Jones, Treasurer to **211 Prince George Street LLC**, 90 Cathedral Street, Annapolis, MD 21401. Property located at 211 Prince Georges Street, Annapolis. Lot is 21,547 sf. Improved with building of 5,460 sf. Zoned Commercial. Tax ID: 06-000-0699-7253. Liber 23981, page 95. Deed date: October 20, 2011. **Purchase price: \$950,000.**

RESIDENTIAL

Severn Run LLC c/o Polm Companies, to **NVR, Inc.**, Lot 13 in "Woodberry." Located at 62 Richard Avenue, Severn, Md. 21144. Tax ID: 04-954-9022-7140. Liber 23893, page 184. Deed date: October 3, 2011. **Purchase price: \$219,000.**

Merritt Management Residual LLC c/o Robb L. Merritt, President to **Richmond American Homes of Maryland Inc.**, 6200 Old Dobbin Road, Columbia, MD 21046. Lots 29 thru 39 in "Buckingham." Townhouse lots. Located on Telegraph Road just north of Route 100, Odenton. Unimproved. Tax ID: 04-133-9023-0426 et al. Liber 23959, page 80. Deed date: October 5, 2011. **Purchase price: \$1,320,000.**

US Home Corporation c/o Stephen A. Ness, V.P. to **NVR, Inc.**, 6031 University Blvd., Ellicott City, MD 21043. Lots 202 thru 208 in "Tanyard Springs," Located on Coulbourn Corner, Glen Burnie. Townhouse lots. Unimproved. Tax ID: 03-797-9023-0953. Liber 23959, page 51. Deed date: October 10, 2011. **Purchase price: \$801,360.**

Jeanne M. Gobel to **WF Utz Construction** 515 Benfield Road #203, Severna Park, MD 212146. Lots 13 thru 18 in "Chelsea Beach." Property located on 10th Street, Pasadena. Unimproved. Lots total 20,261 square feet. Zoned Residential. Tax ID: 03-185-0228-2825. Liber 23978, page 1. Deed date: October 26, 2011. **Purchase price: \$56,250.**

Pine Ridge LLC c/o Richard May, Managing Member to **NVR Inc.**, 6031 University Blvd., Ellicott City, MD 21043. Lots 21 thru 27 in "Hickory Ridge." Property located on Wisdom Court. Townhouse lots. Tax ID: 04-568-9023-2765. Liber 23982, page 491. Deed date: October 19, 2011. **Purchase price: \$637,000.**

Odenton Investments LLC c/o Steven D. Rosen, Manager to **NVR, Inc.**, 6031 University Blvd., Ellicott City, MD 21043. Land Unit 1 in "Town Center Commons." Located on Lokus Road, Odenton. .32 acre. Unimproved. Tax ID: 04-815-9023-3403. Liber 23982, page 487. Deed date: October 13, 2011. **Purchase price: \$1,277,067.**

Sharon Cager Best to **Ameri-Star Homes, Inc.**, Lots 4 & 5 in "Sabrina Park." Property located on Pineview Ave., Severna Park. 5,000 sf. Unimproved. Tax ID: 03-746-9023-2960. Liber 23985, page 85. Deed date: November 3, 2011. **Purchase price: \$60,000.** Amend note w/Susquehanna Bank.

Howard Building Permits Issued

Ellicott City

Bozzuto Homes Inc., (301) 220-0100, to build 18 townhouse units avg. \$220,000 on Logans Way in "Shipleys Grant,"

Trinity Quality Homes Inc., (410) 480-0023, to build 2 units avg. \$230,000 on Tiber Falls Drive in "The Woods of Tiber Branch II,"

Glenelg

NV Homes, (703) 956-4000, to build a \$250,000 unit at 11109 Gentle Rolling Drive in "GTW's Waverly Woods,"

Toll Brothers, (410) 872-9105, to build 3 units avg. \$400,000 on Patterson Farm Court and Ryon Drive in "Hopkins Choice,"

Laurel

Williamsburg Group, LLC, (410) 997-8800, to build 15 townhouse units avg. \$150,000 on Shaded Day, Solar Course and Soothing Shade in "Emerson,"

Classic Home of Maryland, (301) 256-4110, to build a \$305,000 unit for Bruce W. Sailer at 10837 Scaggsville Road

KB Homes MD, (703) 682-7668, to build 2 townhouse units avg. \$125,000 on Summer Waves Way in "Emerson,"

Miller and Smith at Maple Lawn LLC, (703) 821-2500, to build 6 townhouse units on Garden Ranges in "Emerson,"

Marriottsville

Trinity Quality Homes Inc., to build a \$211,986 unit at 6080 Old Washington Road in "South Point,"

Trinity Quality Homes Inc., to build a \$264,000 unit at 11310 Judah Way in "Brantwood Overlook,"

NVR Inc., (703) 956-4000, to build 8 townhouse units avg. \$250,000 on Gentle Rolling Drive in "GTW's Waverly Woods,"

Other Howard Locations

NVR Inc., (703) 956-4000, to build 2 units avg. \$250,000 on Cedar Oaks Lane in "Cedar Grove," Columbia;

Craftmark Homes Inc., (703) 872-0267, to build a \$250,000 unit on Lime Kiln Road in "Lime Kiln Valley," Highland;

Douglas Homes Inc., (410) 750-0522, to build a \$300,000 unit at 14318 Roxbury Meadow Drive in "Clarks Meadow," Glenwood;

Howard Commercial Permits Issued

The Walsch Company LLC of Virginia, (703) 378-1740, to build a \$106,000 interior alteration for Normandy Twin Knolls LLC at 5457 Twin Knolls Road, Columbia;

Johns Hopkins University Applied Physics Lab, (443) 778-5118, to build a \$324,000 renewal of existing electrical breaker and distribution panel at 111000 Johns Hopkins Road, Laurel;

Commercial Interior Construction, (410) 977-7622, to build a \$90,000 interior alteration for Preston Court Associates LLC at 8266 Preston Court in "Baltimore Washington Industrial Park Sec II," Jessup;

Constantine Commercial Contractors, (410) 453-0150, to build a \$65,000 interior alteration for Maple Lawn Office I LLC at 8191 Maple Lawn Blvd., Fulton;

Commercial Interior Construction Inc., (410) 593-9801, to build a \$150,000 interior alteration for Eastgate LLC at 7351 Assateague Drive in "Maryland Wholesale Food Center," Jessup;

Mace Enterprises LLC, (410) 379-6248, to build a \$100,000 interior alteration for Long Gate LLC at 8325 Patuxent Range Road in "Baltimore Washington Industrial Park," Jessup;

Mackenzie Contracting, (410) 296-8081, to build a \$75,000 interior alteration for Howard County Office Building Part at 11085 Little Patuxent Parkway, Columbia;

Howard County Bureau of Utilities, (401) 313-4900, to build a \$290,000 HVAC renovation for Howard County Department of Public Works at 8250 Old Montgomery Road, Columbia;

Structure Tone, (703) 526-1240, to build a \$150,000 interior alteration for FP Rivers Park II LLC at 9100 Guilford Road, Columbia;

Independent Construction, (757) 478-4320, to build a \$126,000 interior completion for Starbucks and Howard Redevelopment LLC at 6365 Dobbin Road, Columbia;

Beim Company Inc., to build a \$50,000 alteration to existing work area for Pace Worldwide at 6605 Selnick Drive in "Rt. 100 Business Park," Elkridge;

Whiting Turner Contracting, (443) 677-0032, to build a \$850,000 fence, vehicle control and canopy for Emerson Development III LLC at 9161 Sterling Drive, Laurel

Wickersham Construction & Engineering Inc., (717) 397-8282, to build a \$3,000,000 water treatment facility for Board of Education of Howard County at 13450 Triadelphia Road, Ellicott City;

Progressive Contracting Company, (410) 356-9096, to build a \$362,488 restaurant shell building for Howard Redevelopment LLC at 6365 Dobbin Road, Columbia;

Lee Foundation Company Inc., (410) 682-5335, to build a \$750,000 wastewater pumping station for Autumn Development Corporation at 4119 College Ave., Ellicott City;

Howard Subdivisions Submitted

Final Plans Submitted

F-12-042 – 2nd Addition, Holiday Hills. Zoned R-20. 1.0 acre. 1 single-family lot. Located on Vista Road, approx. 1,000 feet east of Newberry Drive. Appl: Estate of Joseph Owcarz, PO Box 369, Columbia, Md. 21045, c/o LDE Inc. (410) 715-1070.

F-12-043 – Abbeyfield Estates. Zoned R-20. 2.01 acres. 4 single-family lots. Located north side Kerger Road, opposite James Avenue, Ellicott City. Appl: Cara Morris et al, 5420 Radel Court, Ellicott City, Md. 21043. (410) 461-6771.

F-12-044 – Lime Kiln Valley. Zoned RR-DEO. 3.13 acres. 1 single-family lot. Located at the end of Lime Kiln Road, Highland. Appl: Craftmark Homes, 6820 Elm Street, #102, McLean, Va. 22101. (703) 734-9855.

F-12-045 – Meadowridge Business Center. Zoned M-1. 143.8 acres. 2 commercial parcels. Located on the west side of Route 1 at Route 103, Elkridge. Appl: Sheppard Pratt Hospital, Baltimore, Md., c/o George W. Stephens Jr. & Associates, Hunt Valley, Md. (410) 297-2340.

F-12-046 – Harbin Acres. Zoned RC-DEO. 12.3 acres. 3 single-family lots. Located on the south side of Old Frederick Road, east of Roundgate Court. Appl: George Harbin, c/o LDE Inc., (410) 715-1070.

Howard Subdivisions Approved

Thru Nov. 23, 2011

Final Plans Approved

F-08-199 – Meriwether Farm. Zoned RC-DEO. 177.78 acres. 11 lots. Located on the east side of Roxbury Road, south of Dorsey Mill Road. Appl: Toll Brothers, 7164 Columbia Gateway Drive, #230, Columbia, Md. 21046. (410) 872-9105.

Sketch Plans Approved

S-11-004 – Turf Valley. Zoned PGCC-2. 24.09 acres. 31 single-family detached and 43 attached units. Located north of Route 40 and east of Turf Valley Road, Marriottsville. Appl: Mangione Enterprises of Turf Valley, 1205 York Road, Lutherville, Md. 21093. (410) 825-8400.

Site Development Plans Approved

SDP-11-035 – Harwood Park. Zoned R-12. .14 acre. 2 single-family lots. Located on Hawthorne Road, north of Athol Avenue, Elkridge. Appl: 6422 Hawthorne LLC, 7310 Esquire Court, #14, Elkridge, Md. 21075. (410) 379-8681.

SDP-12-004 – Maple Lawn Farms. Zoned RR-MXD-3. 2.6 acres. 27 lots. Located on Morris Street and Gunston Street, Fulton. Appl: Miller and Smith at Maple Lawn LLC, 8401 Greensboro Drive, #450, McLean, Va. (703) 821-2500.

Howard Transactions of Note

BACM 2006-4 Forest Road LLC, c/o LNR Partners, to **New Boston Columbia Green Limited Partnership,** 671 North Glebe Road, Arlington, Va. 22203. Parcel A-1 in 'Columbia, Village of Owen Brown.' Located at 6350 Stevens Forest Road, Columbia, Md. 21046. Improved with office building of 84,300 sf. 4.6 acres. Tax ID: 16-144533. Liber 13574, page 321. Deed date: November 8, 2011. *Purchase price: \$13,600,000.*

The Howard County-Iron Bridge Hounds Inc. to Vixen Valley LLC, 5300 Dorsey Hall Drive, #102, Ellicott City, Md. 21042. Preservation Parcel A in 'Jeff Harrison Property.' Located at 18321 Penn Shop Road, Mt. Airy, Md. 21771. 51.9 acres. Improved with 2,190 sf building. Tax ID: 04-312082. Liber 13574, page 58. Deed date: July 12, 2011. *Purchase price: \$560,000.*

Bonnie Branch Woods Development, c/o John D. Cashmere, 672 E. Old Mill Road, Millersville, Md. 21108, to **NVR Inc.** Lot 7 in 'Bonnie Branch Woods.' Located at 5137 Good Memory Lane, Ellicott City, Md. 21043. Lot is 12,072 sf. Unimproved. Zoned Residential. Tax ID: 02-436507. Liber 13580, page 95. Deed date: October 26, 2011. *Purchase price: \$294,570.*

Walnut Grove Holding II LLC, c/o Robert Van Dyke, 10705 Charter Drive, #350, Columbia, Md. 21044, to **NVR Inc.** Lot 52 in 'Walnut Grove.' Located at 12340 Preakness Circle, Clarksville, Md. Lot is 36,026 sf. Unimproved. RC-DEO. Tax ID: 05-449154. Liber 13580, page 99. Deed date: October 26, 2011. *Purchase price: \$364,883.*