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Initial
DTMM

**ASSIGNMENT
PRIVATE UTILITY WATER AND SEWER FACILITIES CHARGES**

This Assignment made this 1st day of February, 2007 by and between **GOODIER BUILDERS AT THE CLOISTERS, LLC**, a Maryland limited liability company ("Assignor") and **CLOISTERS UTILITIES, LLC**, a Maryland limited liability company ("Assignee").

IMP FD SURE \$ 20.00
RECORDING FEE 20.00
TOTAL 40.00
Res# 0006 Rcpt # 24377

RECITALS

Assignor has certain rights which it acquired in connection with the development of a residential Condominium Regime in Baltimore County, Maryland known as The Cloisters At Charles III, a Condominium, as shown on the Plats entitled "Condominium Plats, The Cloisters At Charles III, a Condominium", which plats were recorded or are to be recorded among the Land Records of Baltimore County (the "Development").

SM BC Blk # 1024

In connection with its work on the Development, Assignor has caused with or through the efforts of the Assignee the construction of certain water and sewer pipes in the streets of the Development and connections from said water and sewer pipes in the streets to the proximity of residential structures in order to provide public water and sanitary sewer service to the Condominium Units constructed within the Development and, pursuant to that certain Cloisters At Charles III, A Condominium Declaration Establishing Water and Sewer Facilities Charges dated February 1, 2007 and recorded among the Land Records of Baltimore County, Maryland in advance of this Assignment (the "Declaration"), has subjected the Condominium Units (the "Units") located within the Development to the imposition of an annual assessment or charge to repay the cost of construction and/or installation of the water and sewer pipes, connections, and other public water and sanitary sewer facilities provided to the Development (the "Facility Assessments").

Feb 07, 2007 09:46 am

Assignor is the Developer under the Declaration and the Developer of the Condominium Subdivision and, as such, has the right to assess and receive payment of the Facility Assessments and certain other fees, costs and expenses provided for within the Declaration from the property owners in the Development pursuant to the Declaration.

In accordance with the terms of the Declaration, the Declaration is deemed to run with and bind the land and inures to the benefit of, and is enforceable by Assignor and its successors and assigns.

Assignor by and through this Assignment desires to assign to Assignee all of its right and interest in and to the Facility Assessments and the other fees, costs and expenses contemplated in the Declaration as to the Units and Property described within the Declaration, and all of its rights to enforce the provisions of the Declaration with respect to the Units and property comprising the Development.

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NOW, THEREFORE, pursuant to this Assignment between Assignor and Assignee, Assignor hereby assigns to Assignee all of its right, title and interest in and to the Declaration as the Developer to assess and collect all Facility Assessments and all other fees, costs or charges due under the Declaration, as to the Units and Property described within the Declaration and the right to enforce the provisions of the Declaration respecting the assessment and collection of all such Facility Assessments, fees, costs or charges.

IN WITNESS WHEREOF, Assignor and Assignee have caused these presents to be executed and delivered.

WITNESS:

Deborah L. Callahan

ASSIGNOR:

GOODIER BUILDERS AT THE CLOISTERS, LLC, a Maryland limited liability company

By: [Signature] (SEAL)
Robert C. Goodier, Jr.,
Managing Member

WITNESS:

Deborah L. Callahan

ASSIGNEE:

CLOISTERS UTILITIES, LLC, a Maryland limited liability company

By: [Signature] (SEAL)
Robert C. Goodier, Jr.,
Manager/Member

ACKNOWLEDGMENTS

STATE OF MARYLAND, CITY/COUNTY OF Howard, TO WIT:

I HEREBY CERTIFY that on this 1st day of Feb, 2007, before me, a Notary Public for the jurisdiction aforesaid, personally appeared **Robert C. Goodier, Jr.**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the Managing Member of Goodier Builders At The Cloisters, LLC, a Maryland limited liability company (the "Company"), and that he has been duly authorized to execute, and has executed, the instrument on behalf of the Company for the purposes therein contained.

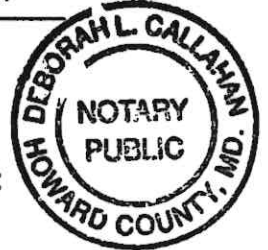
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AS WITNESS my hand and Notarial Seal the day and year first above written.

Deborah L. Callahan
Notary Public

My Commission Expires: 2/1/08



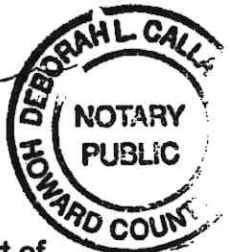
STATE OF MARYLAND, CITY/COUNTY OF Howard, TO WIT:

I HEREBY CERTIFY that on this 1st day of Feb, 2007, before me, a Notary Public for the jurisdiction aforesaid, personally appeared **Robert C. Goodier, Jr.**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the Manager/Member of Cloisters Utilities, LLC, a Maryland limited liability company and that he has been duly authorized to execute, and has executed, the instrument on behalf of the limited liability company for the purposes therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

Deborah L. Callahan
Notary Public

My Commission Expires: 2/1/08



This is to certify that the undersigned is a member in good standing of the Bar Court of Appeals of Maryland and that this instrument was prepared by him/her or under his/her supervision.

[Signature]
Daniel W. Quasney, Esquire

AFTER RECORDING, RETURN TO:
Daniel W. Quasney, Esquire
Sagal, Cassin, Filbert & Quasney, Esquire
600 Washington Avenue, Suite 300
Towson, Maryland 21204

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