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Lakeside Title Company
2024 West Street, Suite 102
Annapolis, MD 21401

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MB

Initial
RBMMBNL

MD66018-SI

NOTICE TO TITLE EXAMINERS: THIS DECLARATION OF RESTRICTIONS CONTAINS RESTRICTIONS ON THE SUBDIVISION AND IMPROVEMENT OF LAND.

File #: 03-21-12

THIS DECLARATION OF RESTRICTIONS is made this 26th day of May, 2022, by Millstone Farm, LLC and Longnecker Farm, LLC (hereinafter "Declarants") in favor of the Maryland Agricultural Land Preservation Foundation (hereinafter "the Foundation").

RECITALS

A. Declarants own a 10.018-acre tract of land, more or less, located in Baltimore County, Maryland by virtue of the Deed dated August 31, 2020 and recorded among the Land Records of Baltimore County in Liber 43599, folio 325 and is more particularly described on "Exhibit A" attached hereto and made a part hereof ("13535 Longnecker Road Parcel").

Gracefields, LLC and Westwell, LLC own a 117.181 tract of land, more or less, located in Baltimore County Maryland by virtue of a Deed dated January 1, 2022 and recorded among the Land Records of Baltimore County in Liber 46645, folio 189 and is more particularly described on "Exhibit B" attached hereto and made a part hereof ("Farm Parcel");

B. Simultaneously herewith, Gracefields, LLC and Westwell, LLC have subjected the Farm Parcel to an Agricultural Land Preservation Easement (hereinafter "The Easement") in favor of the Foundation, in consideration of eight hundred and twelve thousand two hundred and forty-five dollars and no cents (\$812,245.00), with the understanding that the 13535 Longnecker Road Parcel would not be subject to the Easement, provided that Declarants

LR -
Declaration/Covenant
Recording Fee 75.00
Declarant Name:
GRACEFIELDS
LLC/WESTWELL LLC
Ref:
LR - Surcharge 40.00
SubTotal: 115.00
Total: 115.00
06/27/2022 10:19
#16357547 CC03-LL
Baltimore
County/CC03-01-06 -
Register 06

- 1 -

Agricultural Transfer Tax
Not Applicable

Signature AC D. Rye Date 6/7/2022

agreed to restrict the 13535 Longnecker Road Parcel from being developed into no more than one (1) lot, with no more than one (1) house on the lot; and

C. Declarants hereby declare that 13535 Longnecker Road Parcel shall be held, sold, devised, liened, and/or conveyed, subject to the Restrictions set forth below.

RESTRICTIONS

1. The 13535 Longnecker Road Parcel described on Exhibit A shall not be subdivided into more than one (1) residential building lot, and shall not contain more than one (1) residential dwelling per lot.
2. Any lots developed or dwellings built, must comply with all Baltimore County zoning laws and building codes.
3. Declarants, their successors and assigns, shall have no recourse against the owners of the Farm Parcel, or any part of that parcel, as a result of the effects of any normal agricultural operation (which effects may include, but are not limited to, noise, odor, vibration, fumes, dust or glare) conducted in accord with good husbandry practices on the Farm Parcel, even though the effects may limit the use and enjoyment of the 13535 Longnecker Road Parcel.
4. These restrictions shall be in perpetuity and shall run with and bind the 13535 Longnecker Road Parcel and shall be enforceable by Declarants, by subsequent owners of all or any portions of the Farm Parcel, or by the Foundation, its successor and/or assigns. Each conveyance of the entire 13535 Longnecker Road Parcel, or

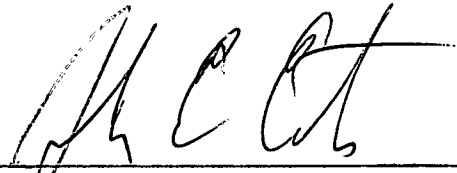
any portion thereof, shall be deemed to be subject to this Declaration whether or not the deed of conveyance shall so state.

5. If any restriction herein contained is violated or breached, enforcement may be instituted by proceedings at equity to enjoin, by ex parte temporary or permanent injunction, such violation or breach; to require the restoration of the above described land to its condition prior to such violation or breach, and to recover costs of bringing the proceedings, including reasonable attorneys' fees.
6. Amendments to this Declaration of Restrictions shall only be permitted with the approval of the Foundation and the owners of 100% of the fee simple interests in the 13535 Longnecker Road Parcel and the Farm Parcel. Any approved amendment shall be in writing and recorded among the Land Records of Baltimore County.

[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

AS WITNESS the hand and seal of Declarants.

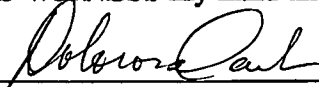
WITNESS/ATTEST:


 (SEAL)
 John E. Colston, Sole Member of Millstone Farm, LLC
 and Longnecker Farm, LLC

STATE OF MARYLAND, COUNTY OF Baltimore City, To Wit:

I HEREBY CERTIFY that, on this 26th day of MAY, 2022, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared John E. Colston, who acknowledged himself to be the Sole Member of Millstone Farm, LLC and Longnecker Farm, LLC, and as such being authorized so to execute the foregoing Declaration of Restrictions for the purposes therein contained by signing the name of the companies by himself, as Sole Member.

AS WITNESS my hand and Notarial Seal.



 Notary Public
 My Commission Expires: 03/23/2026

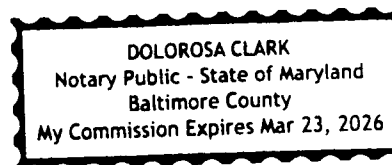


EXHIBIT A



57 WEST TIMONIUM ROAD
SUITE 210
TIMONIUM, MD 21093
PHONE: (410) 252-4444
WWW.POLARISLC.COM

June 15, 2020

DESCRIPTION OF

#13535 LONGNECKER ROAD

LOT 1

PROPERTY OF MILLSTONE FARM LLC

AND LONGNECKER FARM LLC

AGRICULTURAL EXEMPTION

FOURTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at point marked by an iron pipe found on the east side of the pavement of Longnecker Road at a bend in said road and at the beginning of that parcel of land which by deed dated October 13, 2000 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 14761, folio 104, was granted and conveyed by Walter W. Brewster, Trustee of the Walter W. Brewster Qualified Personal Residence Trust u/a dtd 12/6/99 and Margaret P. Brewster, Trustee of the Margaret P. Brewster Qualified Personal Residence Trust u/a dtd 12/6/99, unto Millstone Farm LLC and Longnecker Farm LLC, thence running and binding on part of the first line of said parcel in Liber S.M. 14761, folio 104, as now surveyed by Polaris Land Consultants, LLC, with bearings referred to the Maryland State Plane Coordinate System NAD 83(2011),

- 1) South 62 degrees 16 minutes 37 seconds East, passing over a rebar and cap set at a distance of 10.00 feet, and passing over an iron pipe found at a distance of 800.55 feet, for a total distance of 1150.00 feet, to a point marked by a rebar and cap set, said point being located North 62 degrees 16 minutes 37 seconds West, 450.92 feet from a stone found at the end of the aforesaid first line of the parcel in Liber S.M. 14761, folio 104, thence running for lines of division the following two (2) courses,
- 2) South 61 degrees 20 minutes 38 seconds West, 354.16 feet, to a point marked by a rebar and cap set, and
- 3) North 84 degrees 36 minutes 40 seconds West, passing over rebar and caps set at distances of 410.00 feet and 820.00 feet, for a total distance of 840.00 feet, to a point marked by a "mag" nail set in the pavement of Longnecker Road on the eleventh or last line of the aforesaid parcel in Liber S.M. 14761, folio 104, said point being located North 11 degrees 39 minutes 09 seconds East, 882.16 feet from a railroad spike found in the pavement of Longnecker Road at the beginning of said eleventh or last line of the parcel in Liber S.M. 14761, folio 104, thence running and

binding on part of said eleventh or last line of the parcel in Liber S.M.
14761, folio 104, and running in part in the pavement of Longnecker
Road,

- 4) North 11 degrees 39 minutes 09 seconds East, 639.10 feet, to the point of
beginning.

CONTAINING 436,397 square feet or 10.018 acres of land, more or less.

Property Tax ID No. 04-2500016887

EXHIBIT B



57 WEST TIMONIUM ROAD
SUITE 210
TIMONIUM, MD 21093
PHONE: (410) 252-4444
WWW.POLARISLC.COM

November 19, 2021

**DESCRIPTION OF
#13401 LONGNECKER ROAD
LAND OF GRACEFIELDS, LLC
AND WESTWELL, LLC
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING for the same at point marked by a stone found at the beginning of the first line of that parcel of land which by deed dated October 1, 2020 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. 43599, folio 337, was granted and conveyed by Longnecker Farm LLC and Millstone Farm LLC, unto Gracefields, LLC and Westwell, LLC, thence running and binding on the first and second lines of said parcel in Liber J.L.E. 43599, folio 337, as now surveyed by Polaris Land Consultants, LLC, with bearings referred to the Maryland State Plane Coordinate System NAD 83(2011) the following two (2) courses,

- 1) South 14 degrees 18 minutes 52 seconds West, 1326.84 feet, to a point marked by an iron pipe found, and
- 2) South 78 degrees 55 minutes 43 seconds East, passing over a rebar and cap found at a distance of 1039.53 feet, for a total distance of 1074.53 feet, to a point marked by a "mag" nail set in the pavement of Butler Road, thence running and binding on the third line of the aforesaid parcel in Liber J.L.E. 43599, folio 337 and running in the pavement of Butler Road,
- 3) South 20 degrees 26 minutes 05 seconds West, 878.22 feet, to a point marked by a "mag" nail set in the pavement of Butler Road at the beginning of the first line of that parcel of land which by deed dated December 15, 2020 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. 44109, folio 371, was granted and conveyed by Longnecker Farm LLC and Millstone Farm LLC, unto Gracefields, LLC and Westwell, LLC, thence running and binding on said first line of the parcel in Liber J.L.E. 44109, folio 371 and running in the pavement of Butler Road,
- 4) South 20 degrees 26 minutes 05 seconds West, 662.35 feet, to a point marked by a "mag" nail found in the pavement of Butler Road at the beginning of the third line of that second parcel of land which by deed dated December 7, 1906 and recorded among the Land Records of Baltimore County, Maryland in Liber W.P.C 374, folio 459, was granted

and conveyed by Jacob D. Geist and Susanna D. Geist, unto Newton J. Geist, thence running and binding on part of said third line of the second parcel in Liber W.P.C 374, folio 459,

- 5) North 82 degrees 23 minutes 05 seconds West, passing over a "mag" nail found in the pavement of Butler Road at a distance of 11.48 feet, for a total distance of 29.18 feet, to a stone found with a concrete monument cast on top of it, thence running and binding on part of the second line of the aforesaid parcel in Liber J.L.E. 44109, folio 371,
- 6) North 81 degrees 44 minutes 16 seconds West, passing over an iron pipe found at a distance of 209.07 feet, and passing over a concrete monument found at a distance of 1510.66 feet, for a total distance of 1523.71 feet, to a point marked by a railroad spike found in the pavement of Longnecker Road, thence running and binding on the third line of the aforesaid parcel in Liber J.L.E. 44109, folio 371 and running in the pavement of Longnecker Road,
- 7) North 13 degrees 37 minutes 37 seconds West, 727.30 feet, to a point marked by a "mag" nail set in the pavement of Longnecker Road, thence running and binding on the fifth through tenth lines of the aforesaid parcel in Liber J.L.E. 43599, folio 337 and running in the pavement of Longnecker Road the following six (6) courses,
- 8) North 13 degrees 19 minutes 32 seconds West, 683.60 feet, to a point marked by a "mag" nail set in the pavement of Longnecker Road,
- 9) North 13 degrees 52 minutes 12 seconds West, 315.00 feet, to a point marked by a "mag" nail set in the pavement of Longnecker Road,
- 10) North 07 degrees 57 minutes 32 seconds West, 75.00 feet, to a point marked by a "mag" nail set in the pavement of Longnecker Road,
- 11) North 06 degrees 26 minutes 48 seconds East, 75.00 feet, to a point marked by a "mag" nail set in the pavement of Longnecker Road,
- 12) North 12 degrees 05 minutes 07 seconds East, 144.17 feet, to a point marked by a railroad spike found in the pavement of Longnecker Road, and
- 13) North 11 degrees 39 minutes 09 seconds East, 882.16 feet, to a point marked by a "mag" nail found in the pavement of Longnecker Road, thence running and binding on the eleventh and twelfth lines of the aforesaid parcel in Liber J.L.E. 43599, folio 337 the following two (2) courses,
- 14) South 84 degrees 36 minutes 40 seconds East, passing over rebar and caps found at distances of 20.00 feet and 430.00 feet, for a total distance of 840.00 feet, to a point marked by a rebar and cap found, and
- 15) North 61 degrees 20 minutes 38 seconds East, 354.16 feet, to a point marked by a rebar and cap found, said point being located South 62 degrees 16 minutes 37 seconds East, 1150.00 feet from an iron pipe found

at the beginning of the first line of that parcel designated as Lot 1 which by deed dated August 31, 2020 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. 43599, folio 325, was granted and conveyed by Millstone Farm LLC and Longnecker Farm LLC, unto Millstone Farm LLC and Longnecker Farm LLC, thence running and binding on the thirteenth line of the aforesaid parcel in Liber J.L.E. 43599, folio 337,

- 16) South 62 degrees 16 minutes 37 seconds East, 450.92 feet, to the point of beginning.

CONTAINING 5,104,418 square feet or 117.181 acres of land, more or less.

BEING that parcel of land which by deed dated October 1, 2020 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. 43599, folio 337, was granted and conveyed by Longnecker Farm LLC and Millstone Farm LLC, unto Gracefields, LLC and Westwell, LLC, and also that parcel of land which by deed dated December 15, 2020 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. 44109, folio 371, was granted and conveyed by Longnecker Farm LLC and Millstone Farm LLC, unto Gracefields, LLC and Westwell, LLC.

This description was prepared to combine the parcel of land which by deed dated October 1, 2020 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. 43599, folio 337, was granted and conveyed by Longnecker Farm LLC and Millstone Farm LLC, unto Gracefields, LLC and Westwell, LLC, and the parcel of land which by deed dated December 15, 2020 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. 44109, folio 371, was granted and conveyed by Longnecker Farm LLC and Millstone Farm LLC, unto Gracefields, LLC and Westwell, LLC into a single tract of land.

Joseph M. Burdyck, Jr., Professional Land Surveyor No. 21430 of the State of Maryland, either personally prepared this metes and bounds description or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with the requirements set forth in Regulation 09.13.06.12 of the Code of Maryland Regulations. License expiration/renewal date: January 21, 2023.



2

State of Maryland Land Instrument Intake Sheet

[] Baltimore City [X] County: Baltimore

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.
(Type or Print in Black Ink Only All Copies Must Be Legible)

1	Type(s) of Instruments	<input type="checkbox"/> Check Box <input type="checkbox"/> Declaration of Restrictions <input type="checkbox"/> Other																																																															
2	Conveyance Type	<input type="checkbox"/> Deed <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Mortgage <input type="checkbox"/> Lease <input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input checked="" type="checkbox"/> Declaration of Restrictions <input type="checkbox"/> Multiple Accounts Arms Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [4]																																																												
3	Tax Exemptions (If Applicable)	Cite or Explain Authority																																																															
4	Consideration and Tax Calculations	<table><tr><td>Consideration</td><td>Amount</td><td>Finance Office Fee Only</td></tr><tr><td>Purchase Price/Consideration</td><td>\$0.00</td><td>Transfer and Recordation Tax Consideration</td></tr><tr><td>Any New Mortgage</td><td></td><td>Transfer Tax Consideration</td></tr><tr><td>Balance of Existing Mortgage</td><td></td><td>First/Complete Amount</td></tr><tr><td>Other:</td><td></td><td>Total Transfer Tax</td></tr><tr><td>Other:</td><td></td><td>Recordation Tax Consideration</td></tr><tr><td>Full Cash Value</td><td></td><td>per \$500</td></tr></table>				Consideration	Amount	Finance Office Fee Only	Purchase Price/Consideration	\$0.00	Transfer and Recordation Tax Consideration	Any New Mortgage		Transfer Tax Consideration	Balance of Existing Mortgage		First/Complete Amount	Other:		Total Transfer Tax	Other:		Recordation Tax Consideration	Full Cash Value		per \$500																																							
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5	Fees	<table><tr><td>Amount of Fee</td><td>Doc 1</td><td>Doc 2</td><td>Agent</td></tr><tr><td>Recording Charge</td><td>\$75.00</td><td>\$</td><td>Tax Bill</td></tr><tr><td>Surcharge</td><td>\$40.00</td><td>\$</td><td>C.B. Credit</td></tr><tr><td>State Recordation Tax</td><td>\$0.00</td><td>\$</td><td>Att. Pay/Other</td></tr><tr><td>State Transfer Tax</td><td>\$0.00</td><td>\$</td><td></td></tr><tr><td>County Transfer Tax</td><td>\$0.00</td><td>\$</td><td></td></tr><tr><td>Other</td><td></td><td>\$</td><td></td></tr><tr><td>Other</td><td></td><td>\$</td><td></td></tr></table>				Amount of Fee	Doc 1	Doc 2	Agent	Recording Charge	\$75.00	\$	Tax Bill	Surcharge	\$40.00	\$	C.B. Credit	State Recordation Tax	\$0.00	\$	Att. Pay/Other	State Transfer Tax	\$0.00	\$		County Transfer Tax	\$0.00	\$		Other		\$		Other		\$																													
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6	Description of Property	<p>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).</p> <table><tr><td>Tract(s)</td><td>Property Tax ID No.(s)</td><td>Grantor Lot or Block</td><td>Map</td><td>Parcel</td><td>Area (Ac.)</td></tr><tr><td>04</td><td>2500016887</td><td>43599/325</td><td>M9b</td><td>0040</td><td>0188</td></tr><tr><td>Subdivision Name</td><td></td><td>Lot (Aa)</td><td>Block (bb)</td><td>Sect. AR (Cc)</td><td>Plat Ref.</td></tr><tr><td colspan="6">Location/Address of Property Being Conveyed (2)</td></tr><tr><td colspan="6">13535 Longnecker Road, Reisterstown, MD 21071</td></tr><tr><td colspan="6">Other Property Identifiers (if applicable)</td></tr><tr><td colspan="6">Water Meter Account No.</td></tr><tr><td>Residential (For Non-Residential)</td><td>Yes (Simple) / No (Complex)</td><td colspan="2">Description/Amt. of SqFt/Acreage Transferred:</td><td colspan="2">Amount: \$N/A</td></tr><tr><td>Partial Conveyance</td><td>Yes (Simple) / No (Complex)</td><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="6">If Partial Conveyance, List Improvements Conveyed: N/A</td></tr></table>				Tract(s)	Property Tax ID No.(s)	Grantor Lot or Block	Map	Parcel	Area (Ac.)	04	2500016887	43599/325	M9b	0040	0188	Subdivision Name		Lot (Aa)	Block (bb)	Sect. AR (Cc)	Plat Ref.	Location/Address of Property Being Conveyed (2)						13535 Longnecker Road, Reisterstown, MD 21071						Other Property Identifiers (if applicable)						Water Meter Account No.						Residential (For Non-Residential)	Yes (Simple) / No (Complex)	Description/Amt. of SqFt/Acreage Transferred:		Amount: \$N/A		Partial Conveyance	Yes (Simple) / No (Complex)					If Partial Conveyance, List Improvements Conveyed: N/A					
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7	Transferred From	<table><tr><td>Doc 1 - Grantor(s) Name(s)</td><td>Doc 2 - Grantor(s) Name(s)</td></tr><tr><td>Millstone Farm, LLC</td><td></td></tr><tr><td>Longnecker Farm, LLC</td><td></td></tr><tr><td>Doc 1 - Owner(s) of Record (If Different from Grantor(s))</td><td>Doc 2 - Owner(s) of Record (If Different from Grantor(s))</td></tr></table>				Doc 1 - Grantor(s) Name(s)	Doc 2 - Grantor(s) Name(s)	Millstone Farm, LLC		Longnecker Farm, LLC		Doc 1 - Owner(s) of Record (If Different from Grantor(s))	Doc 2 - Owner(s) of Record (If Different from Grantor(s))																																																				
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9	Other Names to Be Indexed																																																																
10	Contact/Mail Information	<table><tr><td>Instrument Submitted By or Contact Person</td><td><input checked="" type="checkbox"/> Return to Contact</td></tr><tr><td>Firm: PDIT Abstracts, Inc. - fax</td><td><input type="checkbox"/> Hold for Pickup</td></tr><tr><td>Address: 45 Willington Ct. Owings Mills, MD 21117</td><td><input type="checkbox"/> Return Address</td></tr><tr><td>Phone: 410-812-9078</td><td></td></tr></table>				Instrument Submitted By or Contact Person	<input checked="" type="checkbox"/> Return to Contact	Firm: PDIT Abstracts, Inc. - fax	<input type="checkbox"/> Hold for Pickup	Address: 45 Willington Ct. Owings Mills, MD 21117	<input type="checkbox"/> Return Address	Phone: 410-812-9078																																																					
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11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTO COPY MUST ACCOMPANY EACH TRANSFER																																																																	
Assessment Information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?																																																															
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify:																																																															
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy)																																																															
Assessment Use Only - Do Not Write Below This Line																																																																	
Transfer Number	Date Received	Deed Reference	Assigned Property No.																																																														
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Buildings	Use	Zoning	Grid	Block																																																													
Remarks	Town Cdr.	BALTIMORE COUNTY, MARYLAND																																																															

MD66018-SI
RECORDATION TAX
Per [Signature]
Date 06/24/22
T.P. ART 12-108

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 47089, p. 0343, MSA_CE62_46946. Date available 03/05/2024. Printed 01/31/2025.