



Inclusions/Exclusions Disclosure and Addendum (Required for use with GCAAR Sales Contract)

Property Address: 4704 Langdrum Ln, Chevy Chase, MD 20815-5415

PART I. INCLUSIONS/EXCLUSIONS DISCLOSURE

Personal Property and Fixtures: The Property includes the following personal property and fixtures, if existing: built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, window treatment hardware, mounting brackets for electronics components, smoke and heat detectors, TV antennas, exterior trees and shrubs. If more than one of an item conveys, the number of items is noted. Unless otherwise agreed to herein, all surface or wall mounted electronic components/devices **DO NOT** convey. **The items marked YES below convey.**

Yes	No	#	Items	Yes	No	#	Items	Yes	No	#	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Freezer (separate)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Satellite Dish
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Built-in Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Storage Shed
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Garage Opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>		w/ remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Trash Compactor
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Clothes Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Gas Log	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Wall Oven
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Clothes Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Hot Tub, Equip, & Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Water Treatment System
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Cooktop	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window A/C Unit
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Playground Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window Fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Disposer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Pool, Equip, & Cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Window Treatments <i>blinds</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Electronic Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wood Stove
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Fireplace Screen/Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>		w/ ice maker				

OTHER

LEASED ITEMS

Any leased items, systems or service contracts (including but not limited to, fuel tanks, water treatment systems, lawn contracts, security system monitoring, and satellite contracts) **DO NOT CONVEY** absent an express written agreement by Buyer and Seller. The following is a list of the leased items within the Property:

Seller certifies that Seller has completed this checklist disclosing what conveys with the Property and gives permission to make this information available to prospective buyers.

Katherine A Fallow 5/8/16 Date
 Seller **Katherine A Fallow**

Bruce I Gottlieb 5/7/16 Date
 Seller **Bruce I Gottlieb**

PART II. INCLUSIONS/EXCLUSIONS ADDENDUM

The Contract of Sale dated _____ between Seller **Katherine A Fallow, Bruce I Gottlieb** and Buyer _____ is hereby amended by the incorporation of Parts I and II herein.

Seller _____ Date _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

©2015, The Greater Capital Area Association of REALTORS®, Inc.

This Recommended Form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by REALTOR® members only. Previous editions of this form should be destroyed.



Lead Paint - Federal Disclosure of Lead-Based Paint and Lead-Based Paint Hazards for SALES

(Required for the SALE of all properties in the U.S. with any existing part built prior to 1978)

PROPERTY ADDRESS: 4704 Langdrum Ln, Chevy Chase, MD 20815-5415

There are parts of the property that still exist that were built prior to 1978 OR No parts of the property were built prior to 1978 OR Construction dates are unknown. If any part of the property was constructed prior to 1978 or if construction dates are unknown, this disclosure is required. If the entire property was built in 1978 or later, this disclosure is not required.

LEAD WARNING STATEMENT FOR BUYERS: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE:

(A) Presence of lead-based paint and/or lead-based paint hazards

- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____ OR
- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(B) Records and reports available to the Seller:

- Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below): _____ OR
- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT:

(Buyer to initial all lines as appropriate)

- (C) _____ / _____ Buyer has read the Lead Warning Statement above.
- (D) _____ / _____ Buyer has read Paragraph B and acknowledges receipt of copies of any information listed therein, if any.
- (E) _____ / _____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home (required).
- (F) _____ / _____ Buyer has (check one below):
 - Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT: (Agent to initial)

(G) [Signature] Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

[Signature] Seller Date 5/8/16

Katherine A Fallow

[Signature] Seller Date 5/9/16

Bruce L Gottlieb

[Signature] Agent for Seller, if any Date 5/10/16

Ellen Sandler/Susan Berger

Buyer Date

Buyer Date

Agent for Buyer, if any Date

Ellen Sandler/Susan Berger



Regulations, Easements and Assessments (REA) Disclosure and Addendum
(Required for all Listing Agreements and Sales Contracts in Montgomery County)

The Contract of Sale dated _____, Address 4704 Langdrum Ln,
 City Chevy Chase, State MD Zip 20815-5415 between
 Seller Katherine A Fallow, Bruce L Gottlieb and
 Buyer _____ is hereby
 amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

Notice to Seller and Buyer: This Disclosure/Addendum to be completed by the Seller shall be available to prospective buyers prior to making a purchase offer and will become a part of the sales contract for the sale of the Property. The information contained herein is the representation of the Seller. The content in this form is not all-inclusive, and the Paragraph headings of this Agreement are for convenience and reference only, and in no way define or limit the intent, rights or obligations of the parties. Please be advised that web site addresses, personnel and telephone numbers do change and GCAAR cannot confirm the accuracy of the information contained in this form. When in doubt regarding the provisions or applicability of a regulation, easement or assessment, information should be verified with the appropriate government agency. Further information may be obtained by contacting staff and web sites of appropriate authorities:

- **Montgomery County Government**, 101 Monroe Street, Rockville, MD, 20850. Main Telephone Number: 311 or 240-777-0311 (TTY 240-251-4850). Web site: www.MC311.com
- **Maryland-National Capital Area Park and Planning Commission (M-NCPPC)**, 8787 Georgia Avenue, Silver Spring, MD, 20910. Main number: 301-495-4600. Web site: www.mc-mncppc.org
- **City of Rockville**, City Hall, 111 Maryland Ave, Rockville, MD 20850. Main telephone number: 240-314-5000. Web site: www.rockvillemd.gov

1. **DISCLOSURE/DISCLAIMER STATEMENT:** A property owner may be exempt from Maryland Residential Property Disclosure Act as defined in the Maryland Residential Property Disclosure and Disclaimer Statement. Is Seller exempt from the Maryland Residential Property Disclosure Act? Yes No . If no, see attached Maryland Residential Disclosure and Disclaimer Statement. If yes, reason for exemption: _____ .
2. **SMOKE DETECTORS:** Pursuant to Montgomery County Code, the Seller is required to have working smoke alarms. Requirements for the location of the alarms vary according to the year the Property was constructed. For a matrix of the requirements see: www.montgomerycountymd.gov/mcfrs-info/resources/files/laws/smokealarmmatrix_2013.pdf . In addition, Maryland law requires the following disclosure: This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will NOT provide an alarm. Therefore, the Buyer should obtain a dual-powered smoke detector or a battery-powered smoke detector. **Maryland law requires by 2018 the replacement of all BATTERY-ONLY operated smoke alarms with tamper resistant units incorporating a silence/hush button and long-life batteries.**
3. **MODERATELY-PRICED DWELLING UNIT:** Is the Property part of the Moderately-Priced Dwelling Unit Program in Montgomery County or the City of Rockville? Yes No. If yes, Seller shall indicate month and year of initial offering: _____ . If initial offering is after March 20, 1989, the prospective Buyer and Seller should contact the appropriate jurisdictional agency to ascertain the legal buying and selling restrictions on the Property.

©2015, The Greater Capital Area Association of REALTORS®, Inc.
 This recommended form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only.
 Previous editions of this form should be destroyed.

4. **AVAILABILITY OF WATER AND SEWER SERVICE:**

- **Existing Water and Sewer Service:** Refer to the Seller's Water Bills or contact WSSC at 301-206-4001 or City of Rockville at 240-314-8420.
- **Well and Septic Locations:** Contact the Department of Permitting Services "DPS", Well and Septic, or visit <http://permittingervices.montgomerycountymd.gov/DPS/general/Home.aspx>. For well and/or septic field locations, visit <http://permittingervices.montgomerycountymd.gov/DPS/online/eInformationRequest.aspx>, or for homes built before 1978, request an "as built" drawing in person using DPS's "Septic System Location Application" form. Homes built prior to 1960 may be filed on microfiche, and, if outside a subdivision, the name of the original owner may be required. An original owner's name can be found among the Land Records at the County Courthouse. Allow two weeks for the "as built" drawing.
- **Categories:** To confirm service area category, contact the Montgomery County Department of Environmental Protection ("DEP") Watershed Management Division or visit waterworks@montgomerycountymd.gov.

A. **Water:** Is the Property connected to public water? Yes No
If no, has it been approved for connection to public water? Yes No Do not know
If not connected, the source of potable water, if any, for the Property is: _____

B. **Sewer:** Is the Property connected to public sewer system? Yes No
If no, answer the following questions:
1. Has it been approved for connection to public sewer? Yes No Do not know
2. Has an individual sewage disposal system been constructed on Property? Yes No
Has one been approved for construction? Yes No
Has one been disapproved for construction? Yes No Do not know
If no, explain: _____

C. **Categories:** The water and sewer service area category or categories that currently apply to the Property is/are (if known) _____. This category affects the availability of water and sewer service as follows (if known) _____.

D. **Recommendations and Pending Amendments** (if known):
1. The applicable master plan contains the following recommendations regarding water and sewer service to the Property: _____
2. The status of any pending water and sewer comprehensive plan amendments or service area category changes that would apply to the Property: _____

E. **Well and Individual Sewage System:** When a Buyer of real property that is located in a subdivision on which an individual sewage disposal system has been or will be installed receives the copy of the recorded subdivision plat, the Buyer must confirm in writing by signing said Plat that the Buyer has received and reviewed the Plat, including any restrictions on the location of initial and reserve wells, individual sewage disposal systems, and the buildings to be served by any individual sewage disposal system.

By signing below, the Buyer acknowledges that, prior to signing the Contract, the Seller has provided the information referenced above, or has informed the Buyer that the Seller does not know the information referenced above; the Buyer further understands that, to stay informed of future changes in County and municipal water and sewer plans, the Buyer should consult the County Planning Board or any appropriate municipal planning or water and sewer agency.

Buyer Date Buyer Date

5. **CITY OF TAKOMA PARK:**

If this property is located in Takoma Park, the Takoma Park Sales Disclosure must be attached. See **GCAAR Takoma Park Sales Disclosure - Notice of Tree Preservation Requirements and Rental Housing Laws.**

©2015, The Greater Capital Area Association of REALTORS®, Inc.
This recommended form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only.
Previous editions of this form should be destroyed.

6. **HOMEOWNER'S, CONDOMINIUM OR COOPERATIVE ASSOCIATION ASSESSMENTS:** The Property is located in a Homeowners Association with mandatory fees (HOA) (refer to GCAAR HOA Seller Disclosure / Resale Addendum for MD, attached), and/or Condominium Association (refer to GCAAR Condominium Seller Disclosure / Resale Addendum for MD, attached) and/or Cooperative (refer to GCAAR Co-operative Seller Disclosure / Resale Addendum for MD & DC, attached) and/or Other (ie: Homeowners Association/ Civic Association WITHOUT dues):

7. **UNDERGROUND STORAGE TANK:** For information regarding Underground Storage Tanks and the procedures for their removal or abandonment, contact the Maryland Department of the Environment or visit www.mde.state.md.us Does the Property contain an UNUSED underground storage tank? Yes No Unknown. If yes, explain when, where and how it was abandoned: _____

8. **DEFERRED WATER AND SEWER ASSESSMENT:**
A. **Private Utility Company:** Are there any annual or semi-annual assessments paid to private companies that provided or financed utility installation? Yes No. If yes, the Buyer agrees to assume the future obligations and pay future annual assessments in the amount of \$ _____ for remaining years to _____ (name of company).

B. **Washington Suburban Sanitary Commission (WSSC) or Local Jurisdiction:**
Are there any deferred water and sewer charges for which the Buyer may become liable which do not appear on the attached property tax bill? Yes No. If yes, EITHER the Buyer agrees to assume the future obligations and pay future annual assessments in the amount of \$ _____, OR Buyer is hereby advised that a schedule of charges has not yet been established by the water and sewer authority, OR a local jurisdiction has adopted a plan to benefit the property in the future.

_____/_____
Buyers' Initials Buyer acknowledges that there may be annual water and sewer charges which are not recorded in the land records and which may not be discovered by a diligent title search. Buyer's acknowledgement is not a waiver of the Seller's obligation to accurately disclose the existence of an assessment as set forth herein.

9. **SPECIAL PROTECTION AREAS (SPA):**
Refer to <http://www.montgomeryplanning.org/environment/spa/faq.shtm> for an explanation of the "SPA" legislation and a map detailing protected areas. To determine if a particular property (which is located close to protected areas as designated on this map) is located within the boundaries of a "SPA," contact: spa@mncppc-mc.org, or call 301-495-4540.

Is this Property located in an area designated as a Special Protection Area? Yes No. If yes, special water quality measures and certain restrictions on land uses and impervious surfaces may apply. Under Montgomery County law, Special Protection Area (SPA) means a geographic area where:
A. Existing water resources, or other environmental features directly relating to those water resources, are of high quality or are unusually sensitive;
B. Proposed land uses would threaten the quality or preservation of those resources or features in the absence of special water quality protection measures which are closely coordinated with appropriate land use controls. An SPA may be designated in:
(1) a land use plan;
(2) the Comprehensive Water Supply and Sewer System Plan;
(3) a watershed plan; or
(4) a resolution adopted after at least fifteen (15) days' notice and a public hearing.
The Buyer acknowledges by signing this disclosure that the Seller has disclosed to the Buyer the information contained in Sections A and B before Buyer executed a contract for the above-referenced Property. Further information is available from the staff and website of Maryland-National Capital Area Park and Planning Commission (M-NCPPC).

Buyer

Buyer

10. PROPERTY TAXES:

Each property in Montgomery County, MD is assessed for annual real property taxes based on several different components. A copy of the tax bill will reflect which categories and components are applicable to this Property, including, whether the Property is located in a municipality, a special taxing district, a development district, a proposed development district, and/or whether this Property is subject to a special area tax or any WSSC front foot benefit charges. Definitions and explanations of each of these categories can be obtained at the Montgomery County Department of Finance website in the "**Frequently Asked Questions**" section located at www.montgomerycountymd.gov/apps/tax and select "FAQ". Additional information relating to taxes and the assessment and appeal process can be located at www.dat.state.md.us/sdatweb/taxassess.html - this provides tax information from the State of Maryland.

A. Current Tax Bill: IN ACCORDANCE WITH MONTGOMERY COUNTY CODE SECTION 40-12C, THE SELLER(S) MUST ATTACH HERETO A COPY OF THE CURRENT REAL PROPERTY TAX BILL FOR THIS PROPERTY. A copy of the tax bill for this Property can be obtained at www.montgomerycountymd.gov/apps/tax.

B. Estimated Property Tax & Non-Tax Charges: IN ADDITION, SELLER(S) ARE REQUIRED TO PROVIDE POTENTIAL BUYERS WITH THE ESTIMATED PROPERTY TAX AND NON-TAX CHARGES FOR THE FIRST FULL FISCAL YEAR OF OWNERSHIP. Information relative to this estimate, including how it was calculated and its significance to Buyers can be obtained at www.montgomerycountymd.gov/estimatedtax.

_____/_____
Buyers' Initials **Buyer acknowledges receipt of both tax disclosures.**

11. DEVELOPMENT DISTRICT DISCLOSURE - NOTICE OF SPECIAL TAX OR ASSESSMENT:

A Development District is a special taxing district in which owners of properties pay an additional tax or assessment in order to pay for public improvements within the District. Typically, the Development District Special Tax will increase approximately 2% each July 1. For more information, please contact the Montgomery County Department of Finance. FAQ's regarding Development Districts can be viewed at www.montgomerycountymd.gov/apps/OCP/Tax/FAQ.asp. Seller shall choose one of the following:

The Property is located in an EXISTING Development District: Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. As of the date of execution of this disclosure, the special assessment or special tax on this Property is \$ _____ each year. A map reflecting Existing Development Districts can be obtained at www.montgomerycountymd.gov/apps/OCP/Tax/map/Existing_DevDistricts.pdf.

OR

The Property is located in a PROPOSED Development District: Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. The estimated maximum special assessment or special tax is \$ _____ each year. A map reflecting Existing Development Districts can be obtained at www.montgomerycountymd.gov/apps/ocp/tax/map/dev_districts.pdf.

OR

The Property is not located in an existing or proposed Development District.

©2015, The Greater Capital Area Association of REALTORS®, Inc.

This recommended form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only.

Previous editions of this form should be destroyed.

12. TAX BENEFIT PROGRAMS:

The Property may currently be under a tax benefit program that has deferred taxes due on transfer or may require a legally binding commitment from Buyer to remain in the program, such as, but not limited to:

A. Forest Conservation and Management Program (FC&MP): Buyer is hereby notified that a property under a Maryland Forest Conservation Management Agreement (FCMA) could be subject to recapture/deferred taxes upon transfer. Is the Property under FCMA? Yes No. If yes, taxes assessed shall be paid by the Buyer OR the Seller.

B. Agricultural Program: Is the Property subject to agricultural transfer taxes? Yes No. If yes, taxes assessed as a result of the transfer shall be paid by the Buyer OR the Seller. Confirm if applicable to this Property at www.dat.state.md.us/sdatweb/agtransf.html.

C. Other Tax Benefit Programs: Does the Seller have reduced property taxes from any government program? Yes No. If yes, explain: _____

13. RECORDED SUBDIVISION PLAT:

Plats are available at the [MNCPPC](http://www.mncppc.org) or at the Judicial Center, Room 218, 50 Maryland Avenue, Rockville, MD or at 240-777-9477. In order to obtain a plat you will be required to supply the Lot, Block, Section and Subdivision, as applicable, for the property. Plats are also available online at http://www.montgomeryplanning.org/info/plat_maps.shtm or at www.plats.net . Buyers shall check ONE of the following:

_____/_____
Buyers' Initials

<input type="checkbox"/> A. Unimproved Lot and New Construction: If the Property is an unimproved lot or a newly constructed house being sold for the first time, the Buyer shall be provided a copy of the recorded subdivision plat prior to entering into a contract. Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat. OR <input type="checkbox"/> B. Resale/Acknowledged Receipt: If the Property is not an unimproved lot or a newly constructed house (i.e. resale), the Buyer may, in writing, waive receipt of a copy of such plat at the time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided with a copy of the subdivision plat. The subdivision plat is not intended as a substitute for examination of title and does not show every restriction and easement. Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat. OR <input type="checkbox"/> C. Resale/Waived Receipt: For Resale properties only, Buyer hereby waives receipt of a copy of such plat at time of execution of contract, but shall, prior to or at the time of Settlement, be provided a copy of the subdivision plat.

14. AGRICULTURAL RESERVE DISCLOSURE NOTICE:

This Property is is not subject to the Agricultural RESERVE Disclosure Notice requirements. These disclosures are contained in **GCAAR Agricultural Zone Disclosure Notice**, which must be provided to potential buyers prior to entering into a contract for the purchase and sale of a property that is subject to this Agricultural Reserve Disclosure requirement. Additional information can be obtained at http://www.mcmmaps.org/notification/agricultural_lands.aspx .

15. **NOTICE CONCERNING CONSERVATION EASEMENTS:** This property is is not subject to a Conservation Easement. See **GCAAR Conservation Easements Addendum**. See www.montgomeryplanning.org/environment/forest/easements/easement_tool.shtm for easement locator map.

16. **GROUND RENT:**
This property is is not subject to Ground Rent. See **Property Subject to Ground Rent Addendum**.

17. **HISTORIC PRESERVATION:**

Check questionable properties' status with the **Montgomery County Historic Preservation Commission** (301-563-3400) or go to <http://www.montgomeryplanning.org/historic/index.shtm>, to check applicability. Potential buyers of property located in the City of Rockville should be advised that structures that are 50 years old or older, or which may be otherwise significant according to criteria established by the Rockville Historic District Commission, should be notified prior to purchase that demolition and building permit applications for substantial alteration will trigger an evaluation and approval process. This process may result in the property being designated a historic site, and if so, any exterior alterations must be reviewed and approved.

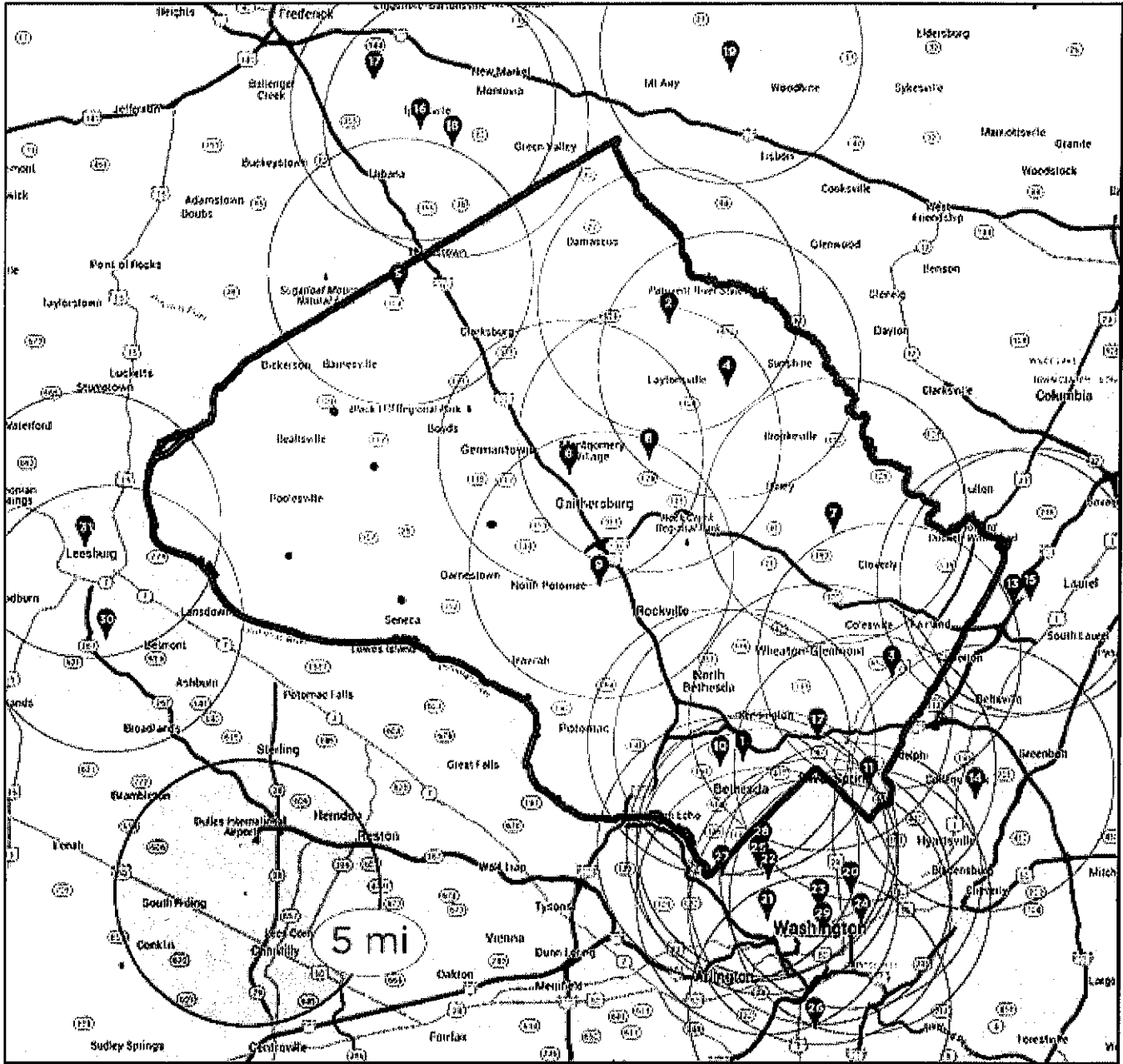
Has the Property been designated as an historic site in the master plan for historic preservation? <input type="checkbox"/> Yes <input type="checkbox"/> No.	
Is the Property located in an area designated as an historic district in that plan? <input type="checkbox"/> Yes <input type="checkbox"/> No.	
Is the Property listed as an historic resource on the County location atlas of historic sites? <input type="checkbox"/> Yes <input type="checkbox"/> No.	
Seller has provided the information required of Sec 40-12A as stated above, and the Buyer understands that special restrictions on land uses and physical changes may apply to this Property. To confirm the applicability of this County Code (Sec 40-12A) and the restrictions on land uses and physical changes that may apply, contact the staff of the County Historic Preservation Commission, 301-563-3400. <u>If the Property is located within a local municipality, contact the local government to verify whether the Property is subject to any additional local ordinances.</u>	
_____ Buyer	_____ Buyer

18. **MARYLAND FOREST CONSERVATION LAWS:**

A. Forest Conservation Law: The Buyer is notified that the cutting, clearing, and grading of more than 5,000 square feet of forest or any champion tree on the Property is subject to the requirements of the **Forest Conservation Law**. The Buyer is required to comply with the Forest Conservation Law, Chapter 22A of the Montgomery County Code. In order to assure compliance with the law, the Buyer is notified of the need to contact the **Countywide Environmental Planning Division** of the Maryland-National Capital Park and Planning Commission (**M-NCPPC**), whether it means obtaining a written exemption from the Forest Conservation Laws from **M-NCPPC** or obtaining approval of a Natural Resource Inventory/Forest Stand Delineation Plan, Forest Conservation Plan, or Tree Save Plan prior to cutting, clearing, and grading of more than 5,000 square feet of forest, obtaining a grading or sediment control permit, or developing the Property. Further, Seller represents and warrants that no activities have been undertaken on the Property in violation of the Forest Conservation Law and that if such activities have occurred in violation of the applicable law, that Seller has paid all of the penalties imposed and taken all of the corrective measures requested by **M-NCPPC**.

B. Forest Conservation Easements: Seller represents and warrants that the Property is is not currently subject to a recorded Category I or Category II Forest Conservation Easement, Management Agreement or an approved Forest Conservation Plan, Tree Save Plan, or any other plan requiring the protection of natural areas, or any other pending obligation binding the owner of the Property under Forest Conservation Law requirements. If the Property is encumbered by any such easement or plan, attach a copy of the plat or recorded document (if available).

19. AIRPORTS AND HELIPORTS: The following list of airports and heliports includes those in Montgomery County and the surrounding area that may be within a five-mile radius of the Property. This list was compiled from data provided by the Washington Airports District Office of the Federal Aviation Administration and was current as of 6/1/2015. Buyer should be aware of the fact that most properties in Montgomery County are within five (5) miles of an airport or heliport installation. Refer to the FAA website for a current list: http://www.faa.gov/airports/airport_safety/airportdata_5010 .



MONTGOMERY COUNTY

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Walter Reed National Medical Center Heliport, 8901 Rockville Pike, Bethesda, MD 20889 2. Davis Airport, 7200 Hawkins Creamery Road, Laytonsville, MD 20879 3. Dow Jones & Company, Inc., 11501 Columbia Pike, Silver Spring, MD 20904 | <ol style="list-style-type: none"> 4. Federal Support Center Heliport, 5321 Riggs Road, Gaithersburg, MD 20882 5. Flying M Farms, 24701 Old Hundred Road, Comus, MD 20842 6. IBM Corporation Heliport, 18100 Frederick Avenue, Gaithersburg, MD 20879 7. Maryland State Police Heliport, 16501 Norwood Road, Sandy Spring, MD 20860 |
|---|---|

©2015, The Greater Capital Area Association of REALTORS®, Inc.

This recommended form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only.

Previous editions of this form should be destroyed.

- 8. **Montgomery County Airpark**, 7940 Airpark Road, Gaithersburg, MD 20879
- 9. **Shady Grove Adventist Hospital**, 9901 Medical Center Drive, Rockville, MD 20850
- 10. **Suburban Hospital**, 8600 Old Georgetown Road, Bethesda, MD 20814
- 11. **Washington Adventist Hospital**, 7600 Carroll Avenue, Takoma Park, MD 20912
- 12. **Holy Cross Hospital**, 1500 Forest Glen Road, Silver Spring, MD, 20910

PRINCE GEORGE'S COUNTY

- 13. **Citizens Bank Helipad**, 14401 Sweitzer Lane, Laurel, MD 20707
- 14. **College Park**, 1909 Cpl Frank Scott Drive, College Park, MD 20740
- 15. **The Greater Laurel Beltsville Hospital**, 7100 Contee Road, Laurel, MD 20707

FREDERICK COUNTY

- 16. **Faux-Burhams Airport**, 9401 Ball Road, Ijamsville, MD 21754
- 17. **Ijamsville Airport**, 9701 C. Reichs Ford Road, Ijamsville, MD 21754
- 18. **Stol-Crest Airfield**, 3851 Price's Distillery Road, Urbana, MD 21754

CARROLL COUNTY

- 19. **Walters Airport**, 7017 Watersville Road, Mt. Airy, MD 21771

DISTRICT OF COLUMBIA

- 20. **Children's National Medical Center**, 111 Michigan Avenue, NW, 20010
Washington Hospital Center, 110 Irving Street, NW, 20010
- 21. **Georgetown University Hospital**, 3800 Reservoir Road, NW, 20007
- 22. **Metropolitan Police**, Dist. 2, 3320 Idaho Avenue, NW, 20007
- 23. **Metropolitan Police**, Dist. 3, 1620 V Street, NW, 20007
- 24. **Michael R. Nash**, 50 Florida Avenue, NE 20002
- 25. **National Presbyterian Church**, 4101 Nebraska Avenue, NW, 20016
- 26. **Sibley Memorial Hospital**, 5255 Loughboro Road, NW, 20016
- 27. **Steuart Office Pad**, Steuart Petroleum Co., 4640 40th Street, NW, 20016
- 28. **Washington Post**, 1150 15th Street, NW, 20017

VIRGINIA

- 29. **Ronald Reagan Washington National Airport**, Arlington County 20001
- 30. **Leesburg Executive**, 1001 Sycolin Road, Leesburg, 22075
- 31. **Loudoun Hospital Center**, 224 Cornwall, NW, Leesburg, 22075


20. ENERGY EFFICIENCY DISCLOSURE NOTICE: Before signing a contract for the sale of a single-family home (single-family attached, including condominiums or detached residential building), Sellers of Montgomery County properties must provide Buyers with the following:

A. Information Disclosure: Information about home energy efficiency improvements, including the benefit of conducting a home energy audit. Buyers should visit the following websites for this information:

- http://gcaar.com/news_ektid5454.aspx
- www.Lighterfootstep.com
- www.Energystar.gov/homeperformance
- www.Goinggreenathome.org

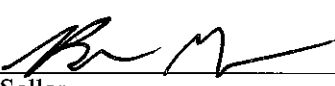
B. Usage History: Has the home been owner-occupied for the immediate prior 12 months? Yes No
If property has been owner-occupied for any part of the past 12 months, Seller must provide copies of electric, gas and home heating oil bills **OR** cost and usage history for the single-family home for that time. **Sellers may use GCAAR Utility Cost and Usage History Form** to disclose the utility costs and usage history.

By signing below, Seller acknowledges he has carefully examined this form, and that the information is complete, accurate, and current to the best of his knowledge at the time of entering into a contract. Buyer agrees he has read this Addendum carefully and understands the information that has been disclosed.



 Seller Date 5/8/16
Katherine A Follow

 Buyer Date



 Seller Date 5/2/16
Bruce L Gottlieb

 Buyer Date



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 4704 Langdrum Ln, Chevy Chase, MD 20815-5415

Legal Description: P25

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, Annotated Code of Maryland, requires the owner of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the owner. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702:

- 1. The initial sale of single family residential real property:
A. that has never been occupied; or
B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a) (11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

Section 10-702 also requires the owner to disclose information about latent defects in the property that the owner has actual knowledge of. The owner must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
(2) Would pose a direct threat to the health or safety of:
(i) the purchaser; or
(ii) an occupant of the real property, including a tenant or invitee of the purchaser.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO OWNERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Owners and is based upon the actual knowledge of Owners as of the date noted. Disclosure by the Owners is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Owners as to the condition of the property of which the Owners have no knowledge or other conditions of which the Owners have no actual knowledge.

©2013 The Greater Capital Area Association of REALTORS®, Inc. Previous editions of this Form should be destroyed.

How long have you owned the property? 5 years

Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply Public Well Other _____
Sewage Disposal Public Septic System approved for _____ (# bedrooms) Other Type _____
Garbage Disposal Yes No
Dishwasher Yes No
Heating Oil Natural Gas Electric Heat Pump Age _____ Other _____
Air Conditioning Oil Natural Gas Electric Heat Pump Age _____ Other _____
Hot Water Oil Natural Gas Electric Capacity _____ Age < 1 year Other _____

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems? Yes No Unknown
Comments: _____

2. Basement: Any leaks or evidence of moisture? Yes No Unknown Does Not Apply
Comments: _____

3. Roof: Any leaks or evidence of moisture? Yes No Unknown
Type of Roof: _____ Age _____
Comments: _____
Is there any existing fire retardant treated plywood? Yes No Unknown
Comments: _____

4. Other Structural Systems, including exterior walls and floors:
Comments: _____
Any defects (structural or otherwise)? Yes No Unknown
Comments: _____

5. Plumbing System: Is the system in operating condition? Yes No Unknown
Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms? Yes No Unknown
Comments: _____
Is the system in operating condition? Yes No Unknown
Comments: _____

7. Air Conditioning System: Is cooling supplied to all finished rooms? Yes No Unknown Does Not Apply
Comments: _____
Is the system in operating condition? Yes No Unknown Does Not Apply
Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?
 Yes No Unknown
Comments: _____

8A. Will the smoke alarms provide an alarm in the event of a power outage? Yes No
Are the smoke alarms over 10 years old? Yes No
If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018? Yes No
Comments: _____

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown Does Not Apply
When was the system last pumped? Date _____ Unknown
Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown
 Comments: _____
 Home water treatment system: Yes No Unknown
 Comments: _____
 Fire sprinkler system: Yes No Unknown Does Not Apply
 Comments: _____
 Are the systems in operating condition? Yes No Unknown
 Comments: _____

11. Insulation:
 In exterior walls? Yes No Unknown
 In ceiling/attic? Yes No Unknown
 In any other areas? Yes No Where? _____
 Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?
 Yes No Unknown
 Comments: _____
 Are gutters and downspouts in good repair? Yes No Unknown
 Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage? Yes No Unknown
 Comments: _____
 Any treatments or repairs? Yes No Unknown
 Any warranties? Yes No Unknown
 Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property? Yes No Unknown
 If yes, specify below
 Comments: _____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?
 Yes No Unknown
 Comments: _____

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? Yes No Unknown
 If yes, specify below
 Comments: _____

16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office? Yes No Does Not Apply Unknown
 Comments: _____

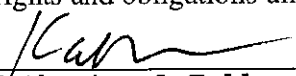
17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District? Yes No Unknown If yes, specify below
 Comments: _____

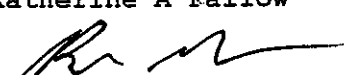
18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?
 Yes No Unknown If yes, specify below
 Comments: _____

19. Are there any other material defects, including latent defects, affecting the physical condition of the property?
 Yes No Unknown
 Comments: _____

NOTE: Owner(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The owner(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The owner(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Owner  Date 5/8/16
Katherine A Fallow

Owner  Date 5/9/16
Bruce L Gottlieb

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

The owner(s) has actual knowledge of the following latent defects: _____

Owner _____ Date _____

Owner _____ Date _____

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____



Montgomery County Jurisdictional Addendum to GCAAR Sales Contract
(Required for Use with GCAAR Sales Contract)

The Contract of Sale dated _____ between _____
 _____ (Buyer) and **Katherine A Fallow, Bruce L Gottlieb**
 _____ (Seller) for the purchase of the real property located at
 Address _____ **4704 Langdrum Ln** _____ Unit # _____
 City **Chevy Chase** State **MD** Zip Code **20815-5415** , Parking Space(s) # _____
 Storage Unit # _____ with the legal description of Lot **P25** Block/Square _____
 Section _____ Subdivision/Project Name **Chevy Chase Gardens**
 Tax Account # **160700473052** is hereby amended by the incorporation of this Addendum, which shall supersede
 any provisions to the contrary in this Contract.

1. MASTER PLAN DISCLOSURES: A or B required; use A unless Property is in the City of Rockville corporate limits.
A. Montgomery County

Buyer has the right to examine, prior to signing this Contract, the applicable County Master Plan and any municipal land use plan for the area in which the Property is located and any adopted amendment to either plan, and approved official maps showing planned land uses, roads and highways, parks and other public facilities affecting the Property contained in the plan. By signing this Addendum, Buyer acknowledges the following:

- 1) Seller has offered Buyer the opportunity to review the applicable Master Plan and municipal land use plan and any adopted amendment;
- 2) Seller has informed Buyer that amendments affecting the plan may be pending before the Planning Board or the County Council or a municipal planning body;
- 3) Buyer has reviewed each plan and adopted amendment or does hereby waive the right to review each plan and adopted amendment; and
- 4) Buyer understands that to stay informed of future changes in County and municipal land use plans, Buyer should consult the Planning Board and the appropriate municipal planning body.

 Buyer

 Buyer

-OR-

B. City Of Rockville

Buyer acknowledges that Buyer has been afforded the opportunity to examine the Approved and Adopted Land Use Plan Map portion of the plan for the City of Rockville and all amendments to said Map (hereinafter referred to as the "Plan"). Buyer further acknowledges that Seller's real estate agent has provided said opportunity to examine the Plan by either producing and making available for examination a copy of the Plan or escorting Buyer to a place where the Plan is available for examination by Buyer. Buyer acknowledges that at no time did the agent explain to Buyer the intent or meaning of such Plan nor did Buyer rely on any representation made by the agent(s) pertaining to the applicable Plan. By signing below, Buyer acknowledges that he has been afforded an opportunity to review the Plan.

 Buyer

 Buyer

2. PRIVATE WELL AND/OR SEPTIC: The Property is on private well and/or septic. YES NO (If yes, GCAAR Addendum of Clauses-A must be attached and the private well and/or septic testing paragraph must be included.)

©2015 The Greater Capital Area Association of REALTORS®, Inc.

This recommended form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only.
 Previous editions of this form should be destroyed.

3. TRANSFER AND RECORDATION TAXES: (Select either A or B):

- A. Buyer is NOT a First-Time Maryland Homebuyer.** Section 14-104(b) of the Real Property Article of the Annotated Code of Maryland provides that, unless otherwise negotiated in the Contract or provided by state or local law, the cost of any recordation tax or any state or local transfer tax shall be shared equally between Buyer and Seller. **BUYER AND SELLER EXPRESSLY AGREE THAT THE COST OF STATE RECORDATION TAX, STATE TRANSFER TAX AND LOCAL (COUNTY) TRANSFER TAX SHALL BE PAID AS FOLLOWS:**

- B. Buyer is a First-Time Maryland Homebuyer.**

- 1) To qualify as a First-Time Maryland Homebuyer, each Buyer must sign a statement under oath stating that:
- (a) Buyer has never owned residential real property in Maryland that has been the individual's principal residence; AND
 - (b) The Property will be occupied as a principal residence; **OR**
 - (a) The Buyer is a Co-Maker or Guarantor of a mortgage or Deed of Trust to be secured by the Property AND the Co-Maker or Guarantor will NOT occupy the Property as a principal residence.
- 2) If Buyer is a First-Time Maryland Homebuyer, then:
- (a) Under Section 13-203(b) of the Tax Property Article Annotated Code of Maryland, the amount of State Transfer Tax due on the sale of the Property is reduced from .50% to .25% and shall be paid by the Seller; AND
 - (b) Under Section 14-104(c) of the Real Property Article, the entire amount of the recordation tax and the local (county) transfer tax shall be paid by Seller unless there is an express written agreement stating otherwise. **BUYER AND SELLER EXPRESSLY AGREE THAT THE COST OF STATE RECORDATION TAX AND LOCAL (COUNTY) TRANSFER TAX SHALL BE PAID AS FOLLOWS:**
- Buyer and Seller hereby **expressly agree** that payment of the recordation and local (county) transfer tax shall be shared equally between Buyer and Seller unless the space provided above in this subparagraph is completed specifying a different **express agreement**. (Note: In the event Buyer elects to pay all of state recordation tax and local county transfer tax, Seller must still pay the non-waived portion of the state transfer tax.)

4. MARYLAND LEAD POISONING PREVENTION PROGRAM: Under the Maryland Lead Poisoning Prevention Program, any residential dwelling constructed prior to 1978 that is leased for residential purposes is required to be registered with the Maryland Department of the Environment (MDE). Detailed information regarding compliance requirements may be obtained at <http://www.mde.state.md.us/Lead>. If the Property was built prior to 1978 and is now or has been a rental property or may become a rental property in the future, a separate Maryland Lead-Based Paint Disclosure form should be completed.

5. MARYLAND NON-RESIDENT SELLER: Except as otherwise provided by Maryland law, if the Property is not the Seller's principal residence, and the Seller is a nonresident individual of the State of Maryland or is a non-resident entity which is not formed under the laws of the State of Maryland or qualified to do business in the State of Maryland, a portion of Seller's proceeds may be withheld at Settlement and paid to the State of Maryland towards a potential capital gains tax liability. For more information see www.marylandtaxes.com.

6. PROTECTION OF HOMEOWNERS IN FORECLOSURE ACT NOTICE: Buyer and Seller acknowledge that, under Section 7-310 and 7-313 of the Real Property Article of the Annotated Code of Maryland, if the Property is occupied by Seller (or Seller's spouse under a use and possession order) and any mortgage on the property is 60 days or more in default when this Contract is executed, Seller has the right to rescind this Contract within 5 days of the latter of (a) Contract execution; or (b) the date all parties sign GCAAR Form "Statement About Tenancy" if the Contract includes a provision allowing Seller to occupy the Property after Settlement. Any provision in this Contract or other agreement that attempts or purports to waive any of Seller's rights under Section 7-310 is void. **Seller hereby warrants that as of the Date of Ratification no mortgage on the Property is 60 days or more in default. Seller shall immediately give Buyer Notice if such a default occurs.**

7. PROPERTY TAX NOTICE 60 DAY APPEAL: If any real property is transferred to a new owner after January 1 and before the beginning of the next taxable year, the new owner may submit a written appeal as to a value or classification on or before 60 days after the date of the transfer (Settlement Date).

©2015 The Greater Capital Area Association of REALTORS®, Inc.

This recommended form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only. Previous editions of this form should be destroyed.

8. NOTICES TO BUYER:

A. Buyer has the right to select Buyer's own title insurance company, title lawyer, settlement company, escrow company, mortgage lender or financial institution as defined in Section 17-607 Business Occupations and Professions Article, Annotated Code of Maryland. Buyer acknowledges that Seller may not be prohibited from offering owner financing as a condition of settlement.

B. Buyer has the right to receive a Disclosure and Disclaimer Statement from Seller unless Seller is exempt (Section 10-702 Real Property Article, Annotated Code of Maryland).

C. Buyer is advised that if all or a portion of the Property being purchased is wetlands, the approval of the U.S. Army Corps of Engineers will be necessary before a building permit can be issued for the Property. Additionally, the future use of existing dwellings may be restricted due to wetlands. The Corps has adopted a broad definition of wetlands, which encompasses a large portion of the Chesapeake Bay Region. Other portions of the State may also be considered wetlands. For information as to whether the Property includes wetlands, Buyer may contact the Baltimore District of the U.S. Army Corps of Engineers. Buyer may also elect, at Buyer's expense, to engage the services of a qualified specialist to inspect the Property for the presence of wetlands prior to submitting a written offer to purchase the Property, or Buyer may include in Buyer's written offer, subject to Seller's acceptance, a clause making Buyer's purchase of the Property contingent upon a satisfactory wetlands inspection.

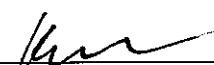

D. Buyer is protected by the real estate Guaranty Fund of the Maryland Real Estate Commission for losses covered by Section 17-404 of the Business Occupations and Professions Article of the Annotated Code of Maryland in an amount not exceeding \$50,000 for any claim.

E. Notice to Buyer concerning the Chesapeake and Atlantic Coastal Bays Critical Area: Buyer is advised that all or a portion of the property may be located in the "critical area" of the Chesapeake and Atlantic Coastal Bays, and that additional zoning, land use, and resource protection regulations apply in this area. The "critical area" generally consists of all land and water areas within 1,000 feet beyond the landward boundaries of State or private wetlands, the Chesapeake Bay, the Atlantic Coastal Bays, and all of their tidal tributaries. The "critical area" also includes the waters of and lands under the Chesapeake Bay, the Atlantic Coastal Bays, and all of their tidal tributaries to the head of tide. For information as to whether the Property is located within the critical area, Buyer may contact the local department of planning and zoning, which maintains maps showing the extent of the critical area in the jurisdiction. Allegany, Carroll, Frederick, Garrett, Howard, Montgomery, and Washington counties do not include land located in the critical area.

9. RELEASE OF DEPOSIT: In accordance with the Deposit paragraph of this Contract, the Deposit and accrued interest, if any, shall be given or returned by Escrow Agent to Buyer, Seller and/or Broker only when a "Release of Deposit Agreement" ("Release") has been ratified by Buyer and Seller; as directed by a court order; or pursuant to Section 17-505(b), Business Occupations and Professions Article, Annotated Code of Maryland. If either Buyer or Seller refuses to execute a Release when requested to do so in writing and a court finds that that party should have executed same, that party shall be required to pay, in addition to any damages, all expenses, including reasonable Legal Expenses, incurred by the adverse party in the litigation.

10. DEPOSIT: Buyer hereby authorizes and directs Escrow Agent as specified in this Contract to hold the Deposit until the parties have executed and accepted this Contract. Upon acceptance, the initial deposit and additional deposit, if any, shall be placed in escrow as provided below and in accordance with the requirements of Section 17-502(b)(1), Business Occupations and Professions Article, Annotated Code of Maryland. If Seller does not execute and accept this Contract, the initial deposit instrument shall be promptly returned to Buyer. Escrow Agent may charge a fee for establishing an interest-bearing account. Buyer and Seller instruct Escrow Agent to place all deposit monies in: **(Check One)**

a non interest-bearing account OR an interest-bearing account, the interest on which, in absence of Default by Buyer, shall accrue to the benefit of Buyer.

	5/8/16		
Seller Katherine A Fallow	Date	Buyer	Date
	5/8/16		
Seller Bruce L Gottlieb	Date	Buyer	Date

Real Property Data Search (w1)

Guide to searching the database

Search Result for MONTGOMERY COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Account Identifier:		District - 07 Account Number - 00473052	
Owner Information			
Owner Name:	GOTTLIEB BRUCE LIANG FALLOW KATHERINE AMY	Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:	4704 LANGDRUM LN CHEVY CHASE MD 20815- 5415	Deed Reference:	/41490/ 00274
Location & Structure Information			
Premises Address:		Legal Description:	SEC 2 CHEVY CHASE GA RDENS
Map:	Grid:	Parcel:	Sub District:
HN31	0000	0000	
			Subdivision:
			0017
			Section:
			Block:
			Lot:
			P25
			Assessment Year:
			2016
			Plat No:
			Plat Ref:
			375
Special Tax Areas:		Town:	NONE
		Ad Valorem:	
		Tax Class:	38
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area
1931	3,330 SF	1000 SF	5,000 SF
			County Use
			111
Stories	Basement	Type	Exterior
2 1/2	YES	STANDARD UNIT	BRICK
			Full/Half Bath
			4 full/ 1 half
			Garage
			Last Major Renovation
Value Information			
	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015
Land:	670,600	771,200	As of 07/01/2016
Improvements	656,600	643,200	
Total:	1,327,200	1,414,400	1,327,200
Preferential Land:	0		1,356,267
			0
Transfer Information			
Seller:	JOBST KAZMER & MARYROSE	Date:	04/21/2011
Type:	ARMS LENGTH IMPROVED	Deed1:	/41490/ 00274
		Price:	\$1,410,000
		Deed2:	
Seller:	HOWARD, JAMES L & A M	Date:	12/05/2007
Type:	ARMS LENGTH IMPROVED	Deed1:	/35121/ 00239
		Price:	\$850,000
		Deed2:	
Seller:		Date:	
Type:		Deed1:	
		Price:	
		Deed2:	
Exemption Information			
Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	
Homestead Application Information			
Homestead Application Status: Approved 08/02/2011			

MAY 10, 1928.

WASHINGTON SUBURBAN SANITARY COMMISSION

Robert Bellone
CHIEF ENGINEER

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMM.

APPROVED: MAY 10, 1928
Henry C. Ross CHIEF ENGINEER
Wm. H. H. H. H. SECRETARY
M.N.C.P.P.C. RECORD FILE No 196

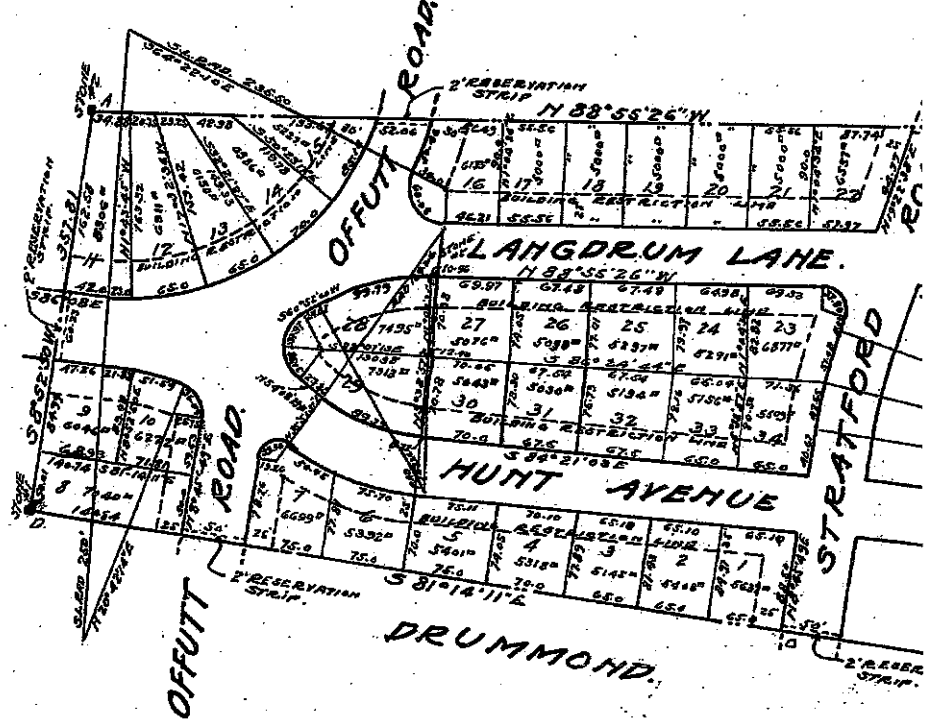
PLAT OF SECTION TWO

CHEVY CHASE GARDENS

MONTGOMERY COUNTY, MARYLAND.

APRIL 1928.
SCALE 1"=100'

JOSEPH N. STARKEY,
SURVEYOR FOR MONTGOMERY CO.,
MARYLAND.



OFFICE OF THE
SURVEYOR FOR MONTGOMERY COUNTY
JOSEPH N. STARKEY, JR., ENGINEER
ROCKVILLE, MARYLAND

ENGINEER'S CERTIFICATION

I, Joseph N. Starkey the undersigned hereby certify to the following.

(1) THAT the parcel of land, lots and blocks indicated on this plat have been carefully and accurately surveyed and platted at the request of Richard C. Drum Hunt and Henry J. Hunt 3rd, the owners and makers of this plat and that they are a subdivision of the land conveyed and recorded among Montgomery County Land Records as hereinafter noted;

(1-a) THAT the parcel included within the letters A, B, C, D, and A is a part of that parcel of land conveyed by National Savings & Trust Company to Richard C. Drum Hunt and Henry J. Hunt 3rd. in a deed dated September 12, 1927 recorded December 30, 1927 in liber 448 folio 211 etc, and

(2) THAT the outlines of this subdivision do not conflict with any other subdivision heretofore made and recorded among the Montgomery County Land Records; and

(3) THAT monument stones designated as stones 1, 2, 3, 4, and 5 are accurately set so as to appear on the surface and extend at least three feet into the ground below the surface and that the said stones are not less than six inches in minimum dimensions on top; and

(4) THAT the bearings other than the deed reference bearings are referred to the true meridian of the Washington Suburban Sanitary Commission as established therefore by the U.S.C. and G. Survey.

FILED
MAY 15 1928

THIS DECLARATION
1928

WITNESSETH
3rd. of Montgomery Co surveyed and platted, set forth in the Engineer's Certificate and the land into lots as CHEVY CHASE GARDENS,

And do fu the building restrict which the erection of of a permanent nature

And do fu as a covenant running shown and defined her

And do fu for Montgomery County approval in due form Commission.

And do fu hereon as " Two Foot in this dedication bu dedicated in the adja reservations strips s the public highways.

IN WITNES and Henry J. Hunt 3rd day first above writt

F. C. Starkey
Witness

J. Williams
Witness

Joseph N. Starkey
JOSEPH N. STARKEY

MAY 10, 1928.

PLAT OF SECTION TWO

CHEVY CHASE GARDENS

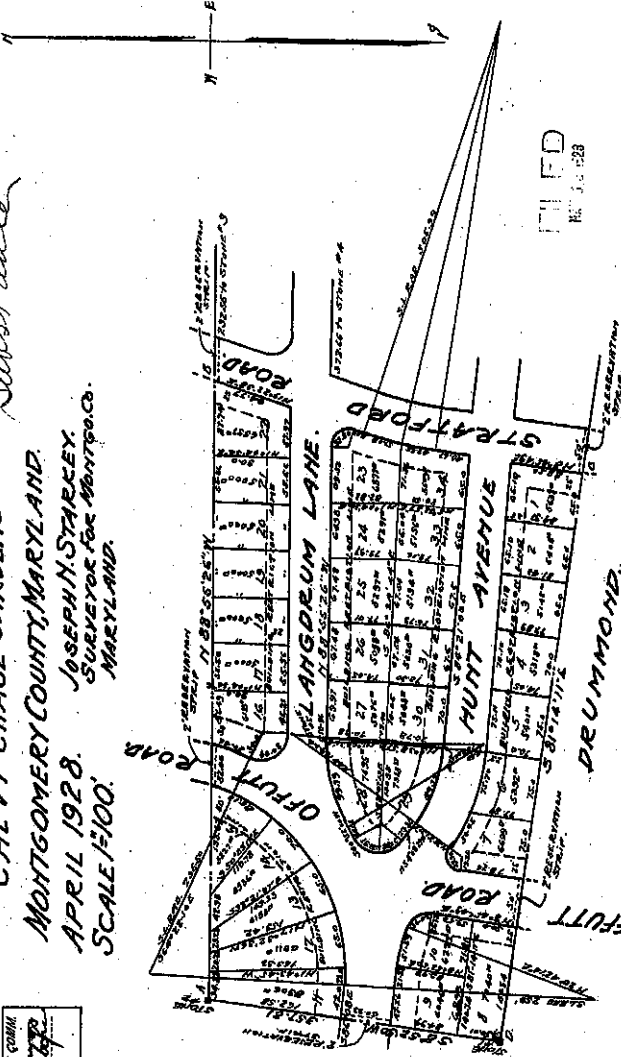
MONTGOMERY COUNTY, MARYLAND.

APRIL 1928.

SCALE: 1/100.

Substance

JOSEPH H. STARKEY,
SURVEYOR FOR MONTGOMERY COUNTY,
MARYLAND.



FILED
MAY 13 1928

FILED
MAY 13 1928

FILED
MAY 13 1928

OFFICE OF THE
SURVEYOR FOR MONTGOMERY COUNTY
JOSEPH H. STARKEY, JR., ENGINEER
ROCKVILLE, MARYLAND

ENGINEER'S CERTIFICATION

I, Joseph H. Starkey, the undersigned hereby certify to the following:

(1) THAT the parcel of land, lots and blocks indicated on this plat have been carefully and accurately surveyed and platted at the request of Richard C. Drum Hunt and Henry J. Hunt Sr., the owners and makers of this plat and that they are a subdivision of the land conveyed and recorded among Montgomery County, Land Records as hereinafter noted:

(1-a) THAT the parcel included within the letters A, B, C, D, and A is a part of that parcel of land conveyed by National Savings & Trust Company to Richard C. Drum Hunt and Henry J. Hunt Sr., in a deed dated September 12, 1927 recorded December 30, 1927 in Liber 449 folio 211 etc, and

(2) THAT the outlines of this subdivision do not conflict with any other subdivision heretofore made and recorded among the Montgomery County Land Records; and

(3) THAT monument stones designated as stones 1, 2, 3, 4, and 5 are accurately set so as to appear on the surface and extend at least three feet into the ground below the surface and that the said stones are not less than six inches in minimum dimensions on top; and

(4) THAT the bearings other than the dead reference bearings are referred to the true meridian of the Washington, Standard Meridian as established therefore by the U.S.G. and G. Survey.

Joseph H. Starkey, Jr.
JOSEPH H. STARKEY, JR.

1928
THIS DECLARATION OF DEDICATION made this 24th day of May
1928

KNOW ALL MEN BY THESE PRESENTS, That we, Richard C. Drum Hunt and Henry J. Hunt Sr., of Montgomery County, Maryland, being the owners, have caused to be surveyed and platted, the streets and lots as shown upon this plat as set forth in the foregoing Certification hereon and by the execution of these presents and the filing and recording of this plat do subdivide and dedicate the lots as shown hereon to be known as "SECTION TWO CHEVY CHASE GARDENS".

And do further hereby declare and establish perpetually, the building restriction lines as hereon indicated as the lines beyond which the erection of any building, porch, thereof, or any structure of a permanent nature, exceeding four (4) feet vertically is restricted; And do further hereby agree to set forth in all conveyances as a covenant running with the land, the building restriction lines as shown and defined hereon;

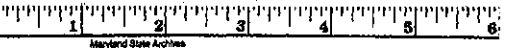
And do further hereby direct the Clerk of the Circuit Court for Montgomery County, Maryland, to file and record this plat after its approval in due form by the Maryland National Capitol Park and Planning Commission.

And do further hereby declare the strips of land designated hereon as "Two Foot Reservation Strips" as reservations and not included in this dedication but to be reserved until such time as streets are dedicated in the adjacent properties upon this acreage two foot reservation strips shall become similarly dedicated for incorporation in the public highways.

IN WITNESS WHEREOF, We the undersigned Richard C. Drum Hunt and Henry J. Hunt Sr. have caused these presents to be signed on the day first above written.

Richard C. Drum Hunt
Richard C. Drum Hunt
Henry J. Hunt Sr.
Henry J. Hunt Sr.

F. C. d. t. c.
Witness
William C. ...
Witness



Tax ID: 160700473052
County: MONTGOMERY

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Page 1 of 1
09-May-2016
9:41 am

Property Address: 4704 LANGDRUM LN, CHEVY CHASE MD 20815 5415

Legal Subdiv/Neighborhood: CHEVY CHASE GARDENS Condo/Coop Project:
Incorporated City: Absent Owner: No
Owner Name: BRUCE LIANG GOTTLIEB Company Owner:
Addtl: AMY, FALLOW KATHERINE Care of Name:

MAILING ADDRESS: 4704 LANGDRUM LN, CHEVY CHASE, MD 20815 5415

LEGAL DESCRIPTION: SEC 2 CHEVY CHASE GARDENS

Mag/Dist #: 7 Lot: P25 Block/Square: Tax Map:
Election District: 7 Legal Unit #: Grid: Map: HN31
Section: Subdiv Ph: Addl Parcel Flag/#: Sub-Parcel:
Map Suffix: Suffix: Parcel: Plat Folio:
Historic ID: Agri Dist: Plat Liber:

Tax Fiscal Year 2016 Estimated property tax and non-tax charges in first full fiscal year of ownership.

TOTAL EST. CHARGES: \$15,160 City Tax: Tax Year: 2016
State/County Tax: \$14,748 Refuse: \$368 Base Tax Rate: 1.11
Spec Tax Assmt: \$44 Exempt Class: Homestd/Exempt Status:
Front Foot Fee: Tax Class: 38 Mult. Class:

ASSESSMENT

Year Assessed	Phase-in Value	Land	Improvement	Land Use
2016	\$1,356,267	\$771,200	\$643,200	
2015	\$1,327,200	\$670,600	\$656,600	
2014	\$1,327,200	\$670,600	\$656,600	

DEED Deed Liber: 41490 Deed Folio: 274

Transfer Date	Price	Grantor	Grantee
21-Apr-2011	\$1,410,000	KAZMER, JOBST & MARYROSE	LIANG, GOTTLIEB BRUCE & AMY,
05-Dec-2007	\$850,000	HOWARD, JAMES L & A M	JOBST, KAZMER & MARYROSE
20-Jan-1971	\$0		JAMES L & A M HOWARD

PROPERTY DESCRIPTION

Year Built: 1931 Zoning Code: R60 Census Trct/Blck: /
Irregular Lot: Square Feet: 5,000 Acreage: 0.12
Land Use Code: Residential Plat Liber/Folio: / Property Card:
Property Class: R Quality Grade: GOOD Road Description:
Zoning Desc: RESIDENTIAL, ONE-FAMILY Xfer Devel.Right: Road Frontage:
Prop Use: RESIDENTIAL Site Influence: Topography:
Building Use: 2.5 STORY WITH BASEMENT Sidewalk:
Lot Description: Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:		1	2.5B	1	
Description:					
Dimensions:					
Area:	240	240	3,320	10	
Foundation:		Roofing: Tile		# of Dormers: 4	
Ext Wall: Other		Style: Standard Unit		Year Remodeled:	
Stories: 2.5		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 3,330	Base Sq Ft:	
Patio/Deck Type: DECK	Sq Ft: 240		Porch Type: Open	Sq Ft: 240	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type: STN		Fireplaces: 1	
Bedrooms:		Bsmt Type: Fully Finished		Garage Type:	
Full Baths: 4		Bsmt Tot Sq Ft: 1,328		Garage Const.:	
Half Baths: 1		Bsmt Fin Sq Ft: 1,000		Garage Sq Ft:	
Baths: 4.50		Bsmt Unfin Sq Ft: 328		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities: LAVATORY			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Hot Water		Sewer: Public	Fuel:	
Electric:	Water:		Underground:	Walls:	

Tax Record Updated: 26-Feb-2016

Courtesy of: Susan Berger

Home: (202) 363-7108 Office: (202) 364-1700
Cell: (202) 255-5006 Email: susanhberger@gmail.com
Company: Evers & Company Real Estate, Inc.
Office: (202) 364-1700 Fax: (202) 537-0160

Copyright (c) 2016 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.





Utility Cost and Usage History Form
For use in Montgomery County, Maryland

Address 4704 Langdrum Ln, Chevy Chase, MD 20815-5415

Month	Year		Electric	Gas	Heating Oil
April	2016	Total Cost:	\$ 163.45	\$73.61	
		Total Usage:	1,119	51 TH	
March	2016	Total Cost:	\$ 166.91	\$62.73	
		Total Usage:	1,134	71.9 TH	
February	2016	Total Cost:	\$ 188.78	\$158.70	
		Total Usage:	1,293	175	
January	2016	Total Cost:	\$ 175.29	\$ 168.50	
		Total Usage:	1,199	193	
December	2015	Total Cost:	\$ 202.64	\$ 107.49	
		Total Usage:	1,436	81	
November	2015	Total Cost:	\$ 182.21	\$ 36.10	
		Total Usage:	1,275	45	
October	2015	Total Cost:	\$ 197.38	\$ 56.29	
		Total Usage:	1,416	56 27	
September	2015	Total Cost:	\$ 298.88	\$ 55.41	
		Total Usage:	1,942	20	
August	2015	Total Cost:	\$ 338.33	\$ 25.97	
		Total Usage:	2,168	20	
July	2015	Total Cost:	\$ 374.76	\$ 30.07	
		Total Usage:	2,500	20	
June	2015	Total Cost:	\$ 304.73	\$ 33.73	
		Total Usage:	2,065	20	
May	2015	Total Cost:	\$ 269.30	\$ 39.32	
		Total Usage:	1,761	21	
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			

Katherine A Fallow
Seller/Owner (Indicate if sole owner) **Katherine A Fallow**

5/9/16
Date

Seller/Owner (Indicate if sole owner) **Bruce L Gottlieb**

Date

©2011, The Greater Capital Area Association of REALTORS®, Inc.

This recommended form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only. Previous editions of this form should be destroyed.

Metropolitan Regional Information Systems, Inc.

Tax ID #: 160700473052

MONTGOMERY - Select this listing

4704 LANGDRUM LN, CHEVY CHASE, MD 20815-5415

Public Record

Legal Subdivision: Chevy Chase Gardens
Incorporated City:
Owner Name: Bruce Liang Gottlieb
Additional: Amy, Fallow Katherine

Condo/Coop Name:

Company:

Absentee: No

Media Center
[Photos](#)
[Tax Neighbor Photos](#)
[Virtual Earth Maps](#)

Mailing Address: 4704 LANGDRUM LN, CHEVY CHASE, MD, 20815-5415

Resource Center
[Property History](#)
[Community Information](#)
[Montgomery County GIS Assessor Maps](#)
[Montgomery Tax Website](#)

Care of Name:
Legal Description: Sec 2 Chevy Chase Ga Rdens
Mag/Dist #: 7 Lot: P25
Election District: 7 Legal Unit #:
Section: Subdiv Ph:
Map Suffix: Suffix:
Historic ID: Agri Dist:

Block/Square:/
Grid:
Addl Parcel Flag/#:
Parcel:
Plat Folio:

Tax Map:
Map:HN31
Sub Parcel:
Plat Liber:

Tax Fiscal Year 2016 Estimated property tax and non-tax charges in first full fiscal year of ownership.

TOTAL EST. CHARGES: \$15,160

State/County Tax: \$14,748
Special Tax: \$44
Front Foot Fee:

Homestead/Exempt Status:
Tax Class: 38

City Tax:
Refuse: 368.11

Tax Year: 2016
Base Tax Rate: 1.11
Exempt Class:
Mult Class:

ASSESSMENT

Year Assessed	Phase-in Value	Land	Improvement	Land Use
2016	\$1,356,267	\$771,200	\$643,200	
2015	\$1,327,200	\$670,600	\$656,600	
2014	\$1,327,200	\$670,600	\$656,600	

DEED

Deed Liber:41490

Deed Folio: 274

Transfer Date	Price	Grantor	Grantee
21-Apr-2011	\$1,410,000	Kazmer, Jobst & Maryrose	Liang, Gottlieb Bruce & Amy,
05-Dec-2007	\$850,000	Howard, James L & A M	Jobst, Kazmer & Maryrose
20-Jan-1971	\$		James L & A M Howard

PROPERTY DESCRIPTION

Year Built: 1931 Zoning Code: R60 Census Tract/Block: /
Irregular Lot: Square Feet: 5000 Acreage: .115 Property Card #:
Land Use: Residential
Property Class: R Plat Liber/Folio: /

Zoning Desc: Residential, One-Family Quality Grade: Good
Prop Use: RESIDENTIAL
Building Use: 2.5 STORY WITH BASEMENT Xfer Devel. Right:
Lot Description: Site Influence:
Sidewalk: Road Desc:
Pavement: Road Frontage:
Topography:

STRUCTURE DESCRIPTION	Section 1	Section 2	Section 3	Section 4	Section 5
	Construction				
Story Type:		1	2.5B	1	
Description					
Dimensions:					
Area	240	240	3320	10	

Foundation:
Ext Wall: Other
Stories:2.5 Units: 1
Style: Standard Unit
Total Building Area: Roofing: Tile
Year Remodeled: # of Domers: 4
Model/Unit Type: Standard Unit
Living Area: 3330 Base Sq Ft:

Patio or Deck Type/Sqft: DECK /240
Balcony Type/Sqft: /
Attic Type/Sqft: /
Porch Type/Sqft: Open /240
Pool Type/Area: /
Roof Type:

Rooms:
Bedrooms: Fireplace Type: STN Fireplaces: 1
Full Baths: 4 Bsmt Type: Fully Finished Garage Type:
Half Baths: 1 Bsmt Tot Sq Ft: 1328 Garage Constr:
Baths: 4.5 Bsmt Fin Sq Ft: 1000 Garage Sq Ft:
Bsmt Unfin Sq Ft: 328 Garage Spaces:

Other Rooms: Air Cond:
Other Amenities: LAVATORY Interior Floor:
Appliances: Outbuildings:
Gas: Heat: Hot Water Sewer: Public Fuel:
Electric: Water: Underground: Walls:

Last Updated: 26-Feb-2016

Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.