



PLANNING AND CODES

TOWN OF DENTON

Board of Zoning Appeals Application

For Official Use Only

FEE DUE

Number: B01A-25-002
Date Filed: 1/31/2025
Hearing Date: 3/10/2025
Applicants Notified:
Property Posted: 2/18/2025
Notice Posted: 2/19 - 2/26
Decision of Board:
Applicant Notified of Decision:

Application Fee & \$10 sign fee

PLUS cost of public hearing advertisement, due before first meeting

Variance Applications & Appeals Applications require complete application and 8 copies of all attachments. Special Exception Applications require complete application and 16 copies of all attachments.

A. Applicant Information

Wend Baltimore North, LLC / Lisa Perman

APPLICANT NAME - PLEASE PRINT CLEARLY

6200 Oak Tree Blvd., Suite 250 Independence OH 44131
ADDRESS CITY STATE ZIP CODE

216-213-9527

lperman@flynn.com

PHONE NUMBER

CELL PHONE

E-MAIL ADDRESS

Lisa Perman

Jan 29, 2025

Lisa Perman (Jan 29, 2025 13:06 EST)

APPLICANT SIGNATURE - by signing this document applicant agrees to be responsible for all fees and advertising expenses incurred by this application.

B. Property Owner Information

Strato Holdings LLC / Nick Nistazos

PROPERTY OWNER NAME - PLEASE PRINT CLEARLY

9919 Golf Course Road Ocean City MD 21842
ADDRESS CITY STATE ZIP CODE

410-520-0447

nnistazos@aol.com

PHONE NUMBER

CELL PHONE

E-MAIL ADDRESS

Nick Nistazos
PROPERTY OWNER SIGNATURE

C. Property Information

601 Legion Road, Denton MD 21629

PROPERTY ADDRESS

0105 2477 RHC N/A
MAP PARCEL PRESENT ZONING OF PROPERTY CRITICAL AREA DESIGNATION

4 N. Second Street, Denton, MD 21629

410-479-3625

410-479-3534 (fax)

D. Request

Request is hereby made for: (check one)

- (x) Variance from strict application of said ordinance; section of Ordinance from which relief is sought:
- ☐ Yard, area or bulk requirements.
 - ☐ Bulk, area or height of structures. Requesting one additional pylon sign within the proposed
 - (x) Height or size of signs. lease area, and requesting more than the one (1) allotted
 - ☐ Placement of earth satellite antennae. wall sign. See signage package for reference.

(If applying for variance please see page 4 of the application and include responses for each)

☐ Appeal from:

- ☐ Director of Planning and Codes, or other administrative officer in the enforcement of this Chapter 128, Zoning
- ☐ Planning Commission Decision
- ☐ Building Code Official Decision

☐ Special Exception - § 128-163 J

E. Sketch

Please attach 6 copies of sketch drawn to scale with all dimensions of lot and building thereon, distances between building and property lines, bounding street or road names, North point and scale.

F. Purpose

- If a Special Exception is being requested please attach a description of the kind of exception desired and the reasons therefore. (see page 7)
- If applying for a Variance please see page 4 (see page 5 for Critical Area).
- If appealing a decision please attach an explanation of appeal.

G. History

Has property ever been subject of previous application? Yes

☒ No

In the event that this property has been the subject of a previous application, please provide the following information (Note: this information is on file in the Town Office):

PREVIOUS APPLICATION NUMBER

PREVIOUS APPLICATION DATE

PREVIOUS APPLICANT NAME

ACTION TAKEN ON PREVIOUS APPLICATION

VIA: FedEx

LETTER OF TRANSMITTAL

TO: Town of Denton
Planning & Codes Dept.
4 N. Second Street
Denton, MD 21629

RE: Wendy's Denton
Map: 0105 Grid: 0011 Parcel: 2477
601 Legion Road
Denton, MD 21629

ATTN: Donna Todd

DATE: February 11, 2025
JOB NO: DEA230061.00

WE ARE SENDING YOU		<input type="checkbox"/> Shop drawings	<input type="checkbox"/> Copy of letter	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Prints	<input type="checkbox"/> Change order	<u>DESCRIPTION</u>
<u>COPIES</u>	<u>JOB#</u>	<u>DATE</u>	<u>REVISION</u>	<u>REVISION DATE</u>	<u>SHEET NO.</u>		
8					1-10 of 10		Board of Zoning Appeals Application
8							Variance Justifications
8		9/7/22			1-21 of 21		Recorded Deed
8		10/1/24			1 of 1		Owner Authorization Letter

These Are Transmitted:

- | | | |
|---|--|--|
| <input type="checkbox"/> For approval | <input type="checkbox"/> For your use | <input type="checkbox"/> As requested |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Approved as noted |
| <input type="checkbox"/> Returned for corrections | | |

REMARKS:

The following variances are requested within the application:

1. A VARIANCE FROM PART II, CHAPTER 128-127, TABLE 3: REGIONAL HIGHWAY COMMERCIAL (RHC) ZONING DISTRICT OF THE TOWN OF DENTON CODE OF ORDINANCES TO PERMIT 6 FLAT SIGNS PER BUILDING (1 PERMITTED).
2. A VARIANCE FROM PART II, CHAPTER 128-127, TABLE 3: REGIONAL HIGHWAY COMMERCIAL (RHC) ZONING DISTRICT OF THE TOWN OF DENTON CODE OF ORDINANCES TO PERMIT 2 FREESTANDING SIGNS PER LOT WITH FRONT YARD (1 PERMITTED).

Enclosed please find the above-mentioned items for your review and use in scheduling the upcoming BZA Hearing Agenda. **Note, a Land Use Attorney is not being retained; Bohler will be presenting the application on the client's behalf.** If you have any questions or require additional information, please do not hesitate to contact this office at (302) 644-1155. Thank you.

COPY TO:

SIGNED:



David M. Kuklish, P.E., Bohler (w/ Enc.)
Jamie Andruzzi, E.I.T., Bohler (w/ Enc.)
File

Jena Cooper
Senior Project Coordinator

H. Authority

- a. In the event that the Applicant is a person other than the Owner of the subject property, give an explanation of the Applicant's interest in said property and attach hereto a statement by the Owner stating whether or not said Owner supports this application.
- b. List the name, address and telephone number of any agent or attorney who will be representing the Applicant. If the Applicant is represented by an agent attach documentary evidence that the Applicant is so represented.
- c. Attach hereto six copies of the recorded Deed conveying present ownership of the property which has been duly recorded among the Land Records of Caroline County, Maryland (a copy may be obtained from the office of the Clerk of Court if not otherwise available). If there are any restrictions attached to the deed of the property subject to this application, please advise the Board.
- d. **I do hereby solemnly declare and affirm under the penalties of perjury that the information provided and the sketch shown in this application, as well as the documents attached to this application, are true, correct and genuine to the best of my knowledge, information and belief.**

Lisa Perman

Jan 29, 2025

SIGNATURE OF APPLICANT(S)

DATE

SIGNATURE OF APPLICANT(S)

DATE

SIGNATURE OF ATTORNEY / LEGAL REPRESENTATIVE

DATE

Request for Variance

(Please provide an explanation of each variance requested)

§ 128-163 K.

(2) Standards for granting a variance.

- (a) Strict enforcement of this Chapter 128, Zoning would produce unnecessary and undue hardship as distinguished from variations sought by applicants for purposes or reasons of convenience, profit or caprice.
- (b) Such hardship is the result of special conditions and/or circumstances not generally shared by other properties in the same zoning district or vicinity, and which are peculiar to the land, structure or building involved. Such conditions and/or circumstances may include but are not limited to the following: exceptional narrowness or shallowness or both, or irregular shape or topography of the property; unusual and limiting features of the building; or the effective frustration or prevention of reception of satellite programming due to the presence of a physical object or objects which obscure the "line of sight" when such object or objects cannot be easily removed.
- (c) Such special conditions or circumstances must not be the result of any action or actions of the applicant.
- (d) Granting of the variance must be in harmony with the general purpose and intent of this Chapter 128, Zoning and must not be injurious to adjacent property, the character of the neighborhood or the public welfare.
- (e) Granting the variance shall not allow a use expressly or by implication prohibited in the zoning district involved.
- (f) The condition, situation or intended use of the property concerned is not of so general or recurring a nature as to make practicable a general amendment to the ordinance.
- (g) The variance granted must be the minimum necessary to afford relief.
- (h) In granting a variance, the Board of Appeals may prescribe appropriate conditions in conformity with this Ordinance. Violation of such conditions, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance.
- (i) The applicant for a variance shall have the burden of proof on all points material to the application which shall include the burden of presenting credible evidence as to each material issue and the burden of persuasion on each material issue. The Board of Appeals may disregard evidence, even if uncontroverted by an opposing party, if the Board finds such evidence not to be credible.

Request for Variance

§ 128-163 K.

(2) Standards for granting a variance.

- (a) Strict enforcement of this Chapter 128, Zoning would produce unnecessary and undue hardship as distinguished from variations sought by applicants for purposes or reasons of convenience, profit or caprice.

Response Specific to Variance Request #1 (Wall Signs): The subject property has two other fast-food restaurant uses in the vicinity (the existing Dunkin Donuts and the existing Taco Bell). Both existing fast-food restaurants have been permitted to install more than one wall sign on their buildings, to properly signify their restaurant and attract potential customers from multiple directions, not just from one direction. Strict enforcement of this Chapter would cause undue hardship for the Wendy's development as being allotted one wall sign would only allow for attracting potential customers from one direction, not multiple. Viability of this use requires visibility from more than one direction. The surrounding fast-food restaurants would not share in this same hardship, as relief has been previously granted to those development projects targeted towards allowing for adequate visibility.

Response Specific to Variance Request #2 (2nd pylon ID sign): The subject property does not have direct access from MD Rt. 404, which would be the main travelled highway where most potential customers are traveling from. Rather, access to the site is via a future access road that connects to an existing local road (Legion Rd.), that connects to MD Rt. 404. Because there is no direct access to MD Rt. 404, visibility will be vital for the success of the fast-food restaurant use on this parcel, which is permitted by right. A second pylon sign on site fronting the future access road would be a necessary accommodation to make for the success of the fast-food restaurant use at this location.

- (b) Such hardship is the result of special conditions and/or circumstances not generally shared by other properties in the same zoning district or vicinity, and which are peculiar to the land, structure or building involved. Such conditions and/or circumstances may include but are not limited to the following: exceptional narrowness or shallowness or both, or irregular shape or topography of the property; unusual and limiting features of the building; or the effective frustration or prevention of reception of satellite programming due to the presence of a physical object or objects which obscure the "line of sight" when such object or objects cannot be easily removed.

The property is unique as it does not have direct access to the main highway (MD Rt. 404). Visibility along the main highway is paramount to the viability of the fast-food restaurant use. Multiple wall signs on the building as well as a second pylon

ID sign will help provide the necessary visibility and allow for a viable project on a unique property.

(c) Such special conditions or circumstances must not be the result of any action or actions of the applicant.

The applicant did not create the lack of access to MD Rt. 404 nor the need for attracting customers from multiple directions to have a viable fast-food restaurant. The applicant did not decide which uses would be permitted by right on this property.

(d) Granting of the variance must be in harmony with the general purpose and intent of this Chapter 128, Zoning and must not be injurious to adjacent property, the character of the neighborhood or the public welfare.

The fast-food restaurant use is permitted by right on the subject property, per Chapter 128. However, the fast-food restaurant use is not viable without adequate visibility and signage, which is not achieved under the current zoning code. Granting these variances would allow the applicant to achieve the necessary visibility to their restaurant, making this project viable, and therefore acting in harmony with Chapter 128 which dictate this use to be permitted by right on this property.

Granting of these variances to allow for adequate visibility and attraction to the restaurant would not be injurious to the general character of the neighborhood as the surrounding fast-food restaurants have been granted similar relief targeted towards proper visibility and signage.

(e) Granting the variance shall not allow a use expressly or by implication prohibited in the zoning district involved.

N/A. Fast-food restaurant use is permitted by right in this zone.

(f) The condition, situation or intended use of the property concerned is not of so general or recurring a nature as to make practicable a general amendment to the ordinance.

Variances being requested are driven by visibility needs specific to this property location.

(g) The variance granted must be the minimum necessary to afford relief.

Neither one of the applicant's variance requests are intended to be excessive or in excesses of the minimum relief needed. The wall signs proposed are still within the allotted budget for square footage, and only 1 additional pylon ID sign

is being requested since the property does not have access to the main traffic generator (MD Rt. 404).

(h) In granting a variance, the Board of Appeals may prescribe appropriate conditions in conformity with this Ordinance. Violation of such conditions, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance.

Acknowledged.

(i) The applicant for a variance shall have the burden of proof on all points material to the application which shall include the burden of presenting credible evidence as to each material issue and the burden of persuasion on each material issue. The Board of Appeals may disregard evidence, even if uncontroverted by an opposing party, if the Board finds such evidence not to be credible.

Acknowledged.

Critical Area Variance N/A

§ 128-163 K.

(3) Standards for granting a variance within the Critical Area District.

(a) In addition to the findings in Subsection K(2) above, a variance may be granted by the Board in the Critical Area District, provided that:

- [1] Special conditions or circumstances exist that are peculiar to the land or structure within the Denton's Critical Area Program, which would result in an unwarranted hardship. For purposes of this section, "unwarranted hardship" means that without a variance, the applicant will be denied reasonable and significant use of the entire parcel or lot for which the variance is requested;
- [2] A literal interpretation of this subtitle (to Article 66B of the Annotated Code of Maryland or the Denton Critical Area Program and this Chapter, 128, Zoning) will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area;
- [3] The granting of a variance will not confer upon an applicant any special privilege that would be denied by this subtitle or the Denton Critical Area Program to other lands or structures within the Critical Area;
- [4] The variance request is not based upon conditions or circumstances which are the result of actions by the applicant, including the commencement of development activity before an application for a variance has been filed, nor does the request arise from any condition conforming, on any neighboring property;
- [5] The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Critical Area, and that the granting of the variance will be in harmony with the general spirit and intent of the Critical Area Law, and the Denton Critical Area Program;
- [6] The application for variance has been provided to the Critical Area Commission at least two weeks prior to the variance hearing.
- [7] Decision has been provided to the Critical Area Commission in writing immediately after the variance approval or denial.

(b) In considering an application for a variance, the Town shall presume that the specific development activity in the Critical Area that is subject to the application and for which a variance is required does not conform with the general purpose and intent of Natural Resources Article, Title 8, Subtitle 18, COMAR Title 27, and the requirements of the Town's Critical Area Program. The applicant has the burden of proof and the burden of persuasion to overcome the presumption of nonconformance set forth herein.

- (c) The Board shall make written findings reflecting analysis of each standard, including whether the applicant has overcome the presumption set forth in Subsection K(3)(b). The Board's decision and written findings may be based upon any competent evidence or testimony introduced or presented by the applicant, the Town or other governmental agency, or other person or entity as deemed appropriate by the Board.
- (d) No permit may be issued for the activity that was the subject of the variance within the Critical Area District until the applicable thirty-day appeal period has elapsed.

Request for Special Exception N/A
(Please provide an explanation of each special exception requested)

§ 128-163 J.

- (2) In granting a special exception, the Board shall make findings of fact consistent with the provisions of this Chapter 128, Zoning. The Board shall grant a special exception only if it finds adequate evidence that any proposed use submitted for a special exception will meet all of the standards listed for the proposed uses. The Board shall, among other things, require that any proposed use and location be:
- (a) In accord with the Town's Comprehensive Plan and consistent with the spirit, purposes, and intent of this Chapter 128, Zoning.
 - (b) Suitable for the property in question and designed to be in harmony with and appropriate in appearance with the existing or intended character of the general vicinity.
 - (c) Suitable in terms of effects on street traffic and safety with adequate access arrangements to protect streets from undue congestion and hazard.
 - (d) Not detrimental to the property values of adjacent development, does not adversely affect the health, safety, and general welfare of residents of the area, and will not adversely affect the area and surrounding property with adverse environmental effects such as undue smoke, odor, noise, improper drainage, or inadequate access.
- (3) The Board may impose whatever conditions regarding layout, circulation, and performance it deems necessary to insure that any proposed development will secure substantially the objectives of this Chapter 128, Zoning. Violation of such conditions and safeguards when made a part of the terms under which the special exception is granted, shall be deemed a violation of this Ordinance. The Board shall consider recommendations of the Planning Commission prior to rendering a decision. The Planning Commission shall review and comment on all applications for special exceptions prior to review and decision by the Board. The applicant for a special exception shall have the burden of proof on all points material to the application which shall include the burden of presenting credible evidence as to each material issue and the burden of persuasion on each material issue. The Board of Appeals may disregard evidence, even if uncontroverted by an opposing party, if the Board finds such evidence not to be credible.

Property Notification Requirements

Per § 128-179. "Public notice", of the Town Code, whenever the application of Chapter 128, Zoning requires the holding of a public hearing, the petitioner requesting the public hearing shall give at least 14 days notice of the time and place of such hearing by certified U.S. mail, first class postage prepaid by petitioner, to the owners of property within 200 feet of the property with which the hearing is concerned. Proof of certified mailing shall be submitted to the Department of Planning prior to the date on which the proceeding is scheduled. Failure to provide proof of certified mailing to all property owners within 200 feet of the property on which the proceeding is scheduled shall delay the proceeding. Said mailed notice shall be directed to the address to which the real estate tax bill on the property is sent.

The Department of Planning shall provide a complete, accurate and up-to-date list of all such property owners that require notice. Failure of a person to receive the notice or accept service prescribed in this section shall not impair the validity of the hearing. For any Planning Commission or Board of Appeals review that requires notification to contiguous property owners, the petitioner shall also post the subject property at least 14 days prior to the meeting.

Said notice shall contain the same information as the published notice required by § 128-178 of the Town Code;

- A. The date, time and place of such hearing.
- B. A summary of the purpose of the proceeding in sufficient detail to inform the public of the nature of the proceeding and the relief sought by the initiator of the proceeding.
- C. The location of the property involved, its area, name of owner, and file or case number of the proceeding, and the name of the governmental body before which such proceeding is to be conducted.
- D. Any other information deemed necessary by the Director of Planning to adequately inform the public of the proceeding.

ACCT ID	911 ADDRESS	OWNER MAILING ADDRESS				OWNER STATE	OWNER ZIP	LOT	MAP	PARCEL
0603009939	610 LEGION ROAD	WALMART REAL ESTATE BUSINESS TRUST	ATTN PROPER TAX DEPT PO BOX 8050 MS 0555	BENTONVILLE	AR	72716			0105	2365
0603010325	625 LEGION ROAD	DHRUVIL LLC	PO BOX 1130	SEAFORD	DE	19973			0105	2476
0603002365	51 DENTON PLAZA	MID-ATLANTIC REAL ESTATE INVESTMENTS INC	9161 LIBERIA AVE STE 201	MANASSAS	VA	20110			0105	2364
0603015122	LEGION RD	DENTON SITE SW LLC	36932 SILICATO DR STE 10	MILLSBORO	DE	19966			0105	2479
0603032027	5 DENTON PLZ	BROWN, HELEN MAE & SON INC	C/O CHERYL STALLINGS PO BOX 2198 DEPT 8088	MEMPHIS	TN	38101	1		0105	2364
0603037533	615 LEGION RD	LEGION 404 LLC	PO BOX 992	CONSHOHACKEN	PA	19428			0105	2479
	RT 404/SHORE HIGHWAY	STATE HIGHWAY ADMINISTRATION	615 MORGNEC RD	CHESTERTOWN	MD	21620				

**Town of Denton
Sign Maintenance Agreement**

I/we Lisa Perman (Flynn) as petitioner(s) to the Board of Appeals do hereby agree to maintain this sign which I/we agree to have posted on the property for the purposed of Public Notice relating to appeal # BOA-25-002.

If for some reason the sign fails to remain posted for the necessary 14 days prior to the appeal hearing date, I/we shall notify the Director of Planning & Codes.

<u>Lisa Perman</u>	<u>Jan 29, 2025</u>
APPLICANT'S SIGNATURE	DATE
<u></u>	<u></u>
FILING DATE	REQUIRED DATE
<u></u>	<u></u>
POSTING FEE	DATE POSTED

Strato Holdings LLC
9919 Golf Course Road
Ocean City, MD 21842

October 1, 2024

Town of Denton
Planning & Codes
4 N. Second Street
Denton, MD 21629

RE: Wendy's Fast Food Restaurant
Shore Hwy (Rt. 404) near
Legion Road
Map 105, Grid 11, Parcel 2477
Town of Denton
Caroline County, MD
BEVA # DEA230061.00

To whom it may concern,

I, Nick Nistazos, do hereby certify that I am the owner of STRATO HOLDINGS, LLC.

STRATO HOLDINGS, LLC owns the 6.15± acre property located along Shore Highway (Rt. 404) near Legion Road, Denton, MD, also known as Map 105, Grid 11, Parcel 2477.

I do hereby grant permission to Flynn Group, Wendy's, and/or their engineer, Bohler Engineering VA, LLC, to submit for approval of any/all zoning applications to any/all governmental entities necessary to develop and construct a new Wendy's fast food restaurant.

Sincerely,



Nick Nistazos

Caroline County Commissioners
 Recordation Tax: \$0.00
 Prop ID: 03 - 015114
 bsn 09/22/2022

I hereby certify that all public taxes,
 assessment's and charges due on this
 property transferred by this deed have
 been paid. Caroline County Tax Office
 09/22/2022 bsn

Caroline County Circuit Court
 IMP FD SURE \$40.00
 RECORDING FEE \$75.00

TOTAL \$115.00
 TBL TH
 Sep 22, 2022 02:22 pm

NOTICE TO CLERK'S OFFICE: This Trustee's Deed is made pursuant to a confirmed Chapter 11 Bankruptcy Plan and is exempt from all State and Local Transfer and Recordation Taxes pursuant to the United State Code (11 U.S.C. Section 1146 (a)).

601 Legion Road
 Denton, Maryland
 Parcel ID# 03-015114

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, made this **7th** day of September, 2022, by and between **ZVI GUTTMAN** ("Grantor"), solely in his capacity as Chapter 11 Trustee for the Estate of **Brodie Holdings, LLC** ("Debtor"), and **STRATO HOLDINGS, LLC**, a Maryland limited liability company ("Grantee").

WITNESSETH:

WHEREAS, the said Debtor filed a Voluntary Petition under Chapter 11 of the Bankruptcy Code on October 5, 2021 in Bankruptcy Case No. 21-16309-TJC (the "Case") in the United States Bankruptcy Court for the District of Maryland (Baltimore Division) (the "Court"); and

WHEREAS, upon the commencement of the Case, an estate (the "Estate") was created therein pursuant to 11 U.S.C. §541(a) with said Estate comprised of substantially all legal and equitable interests of the Debtor including the Property hereinafter defined; and

WHEREAS, Grantor was appointed Trustee by *Order Approving Appointment of Zvi Guttman as Chapter 11 Trustee* entered on February 24, 2022 by the Court in Case Nos. 21-16309, 21-16310, 21-17145 and 21-17146-TJC (Chapter 11), as jointly administered under Case No. 21-16309; and

WHEREAS, included among the assets of the Estate is all of the interest of Debtor in certain real property described on Exhibit A and known as 601 Legion Road, Denton, Maryland (the "Property"); and

WHEREAS, pursuant to the provisions of 11 U.S.C. §323(a), Grantor is the sole representative of the Estate and any authority to transfer the Property is now vested in the Grantor; and

WHEREAS, by a *Notice of Sale of Real Properties, Omnibus Sale Hearing, and Related Deadlines* filed in the Case at Dkt. No. 214-2 dated July 18, 2022 (the "Notice"), the Grantor notified all parties in interest in the Case of his intention to sell the Property upon the terms and conditions therein set forth, subject to timely objections by any parties in interest and disposition thereof by the Court; and

WHEREAS, by its *Order Authorizing the Sale of Certain Real Properties Free and Clear of Liens, Claims, Encumbrances, and Interests* entered on August 18, 2022 (a copy of which is attached hereto as **Exhibit B**), the Court disposed of all objections interposed to the proposed sales described in the Notice and Grantor was authorized to grant and convey all of the right, title, and interest of Zvi Guttman, Trustee, the Estate, and the Debtor, in and to the Property, subject to all easements, covenants, restrictions, or other declarations or agreements of record, or which may be observed by an inspection of the Property, free and clear of any mortgages, claims, deeds of trust, tax liens, judgments, mechanic's liens or other monetary encumbrances of record against the Property or other interests pursuant to §363(f) of the Bankruptcy Code.

NOW, THEREFORE, IN CONSIDERATION of the sum of Three Million Sixty Thousand Dollars (\$3,060,000), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant and convey all of the right, title, and interest of said Zvi Guttman, Trustee, the Estate, and the Debtor "as is" and without representation and warranty whatsoever, expressed or implied, unto Grantee, its successors and assigns, in the Property situate in the County of Caroline, State of Maryland, commonly known as 601 Legion Road, Denton, Maryland, and more particularly described on **Exhibit A** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto unto the use, benefit and behalf of Grantee, its successors and assigns, subject to all easements, conditions, liens, restrictions, rights or redemption, tenancies, covenants, encumbrances, such state of facts that an accurate survey or physical inspection of the Property might disclose, and any and all other agreements of record affecting the Property, if any.

THIS CONVEYANCE is exempt from tax withholding under Section 10-912(d)(1)(i) of the Tax General Article of the Annotated Code of Maryland on the grounds that the transferor is a resident of the State of Maryland.

AND by the execution of this Trustee's Deed, the Grantor certifies under the penalties of perjury that he is a resident of the State of Maryland.

[Remainder of page left blank - signatures begin on next page]

IN WITNESS WHEREOF, Zvi Guttman, not individually, but solely in his capacity as Chapter 11 Trustee of the Estate of Brodie Holdings, LLC, Debtor, executed this Trustee's Deed as of the date first above written in his capacity as aforesaid.

WITNESS:

Amy J. Sikeena

Zvi Guttman (SEAL)
Zvi Guttman, solely in his capacity as Chapter 11
Trustee of the Estate of Brodie Holdings, LLC, Debtor

STATE OF MARYLAND, CITY/COUNTY OF Baltimore, to wit:

On this 1st day of September, 2022, before me, the undersigned officer, personally appeared Zvi Guttman, who acknowledged himself to be the Court-appointed Chapter 11 Trustee of the Estate of Brodie Holdings, LLC, Grantor, and acknowledged that he, in such capacity and duly authorized by the Court, freely executed the foregoing instrument as the act and deed of the Grantor for the purposes therein contained.

My commission Expires: 5/6/2026

Amy J. Sikeena
Notary Public
AMY J. SIKENA
NOTARY PUBLIC
BALTIMORE COUNTY, MARYLAND

Amy J. Sikeena
Notary Printed Name

AFTER RECORDING, PLEASE RETURN TO:

Vylla Title, LLC
1187 Thorn Run Rd. Ext., Suite 320
Coraopolis, PA 15108

THIS IS TO CERTIFY that this instrument has been prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of the State of Maryland.



William E. Carlson, Esquire

EXHIBIT A
PROPERTY DESCRIPTION

The Land referred to herein below is situated in the County of Caroline, State of Maryland, and is described as follows:

PARCEL 1; Tract 1

ALL that piece or parcel of land and improvements situate, lying and being in the Third Election District of Caroline County, State of Maryland, on the north side of Legion Road, and the southeasterly side of the Denton By-Pass, and more particularly described as follows:

BEGINNING for the same at a point on the north line of Legion Road, which said point is also a corner for the lands of Richard Van Schaik and C.P. Merrick; and running thence by 1955 courses North 14 degrees East 599.2 feet; thence North 1 1/2 degrees East to the southeast line of the said Denton By-Pass; thence following the said line of the By-Pass and the curve thereof in a southwesterly direction, and then in a southeasterly direction with Richard Van Schaik's line to the north line of Legion Road, all as shown on State Roads Commission Plat No. 37954 SRC, Plat Book DRH No. 3, Office of the Clerk of the Circuit Court for Caroline County; thence South 77 degrees 24 minutes 45.5 seconds East with the north line of said Legion Road to the place of beginning.

SAVE AND EXCEPT THEREFROM 0.112 acres of land, more or less, heretofore conveyed by McConnell's Fun Food, Inc. to the State of Maryland, for the use of the State Highway Administration of the Department of Transportation dated November 19, 1982 and recorded among the Land Records of Caroline County, Maryland at Liber F.D.M. No. 216, folio 363, and as more fully shown on State Highway Administration Plats Nos. 47504 and 47505 (both revised 4/30/82).

The aforesaid piece or parcel of land is also described thusly:

ALL that piece or parcel of land and improvements situate, lying and being in the Third Election District of Caroline County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a point on the northerly side of Legion Road; said beginning point being further located at the southeasterly corner of the herein described lands and the southwesterly corner of the lands of James R. McConnell and Dorothy V. McConnell (see 22/239) as shown on a plat entitled "SURVEY OF THE LANDS OF THANKSGIVEN UNLIMITED, INC.", by McCrone, Inc. dated July, 1996, and recorded among the Plat Records of Caroline County in File Box No. 19, folio 1224.

THENCE leaving said beginning point so fixed and binding on the northerly side of said Legion Road, the following two (2) courses and distances;

THENCE with the arc of a curve to the left a distance of 146.81 feet, said curve having a radius of 1,140.00 feet and scribed by a chord of;

- 1) South 81 degrees 08 minutes 10 seconds West 146.71 feet to a point of tangency and;
- 2) South 78 degrees 07 minutes 42 seconds West 362.65 feet to a railroad spike found and the easterly side of Maryland Route 404 as shown on S.H.A. Plat No. 47505;

THENCE binding on the easterly side of said Maryland Route 404, the following four (4) courses and distances;

3) North 24 degrees 39 minutes 00 seconds West 90.97 feet to an iron rod found; THENCE with the arc of a curve to the right a distance of 282.13 feet, said curve having a radius of 2,191.83 feet and scribed by a chord of;

4) North 35 degrees 21 minutes 48 seconds East 281.93 feet to an iron rod set;

5) North 45 degrees 10 minutes 15 seconds East 52.78 feet to an iron rod found; THENCE with the arc of a curve to the right a distance of 520.62 feet, said curve having a radius of 2,186.83 feet and scribed by a chord of;

6) North 47 degrees 14 minutes 46 seconds East 519.39 feet to an iron rod found and the aforementioned McConnell lands;

THENCE leaving said Maryland Route 404 and binding on the division line between the herein described lands and the aforementioned McConnell lands, the following two (2) courses and distances;

7) South 04 degrees 10 minutes 34 seconds West 595.89 feet to an iron pipe found; THENCE continuing;

8) South 04 degrees 10 minutes 34 seconds West 10.90 feet to the place of beginning.

THE resulting parcel hereby conveyed containing 4.737 acres of land, more or less, as surveyed by Mccrone, Inc., Registered Professional Engineers and Land Surveyors in July, 1996 as shown on a plat recorded among the Land Records of Caroline County in Liber F.D.M. No. 19, folio 1224.

PARCEL 2; Tract 2

ALL that tract or parcel of land situate, lying and being in the Third Election District of Caroline County, State of Maryland, being more particularly described by metes and bounds, courses and distances, as follows, to wit:

BEGINNING for the same at a point on the northerly side of Legion Road, at the intersection of the division line between the herein-described lands of James R. McConnell, et ux (see 228/239, Parcel No. 2) and the lands now or formerly of Brodie Family, LLP (see 340/499); as shown on a plat entitled, "BOUNDARY SURVEY OF THE LANDS OF JAMES R. MCCONNELL, ET UX, prepared by McCrone, Inc. in October 2000; THENCE leaving said beginning point so fixed and binding on the aforesaid division line; 1) North 04 degrees 10' 34" East 606.79 feet to an iron rod found along the southernmost right-of-way line of Maryland Route 404, passing in transit an iron pipe found 10.90 feet from the beginning thereof; THENCE binding on the aforesaid right-of-way line of Maryland Route 404, by and with the arc of a curve to the right, a distance of 172.54 feet to an iron rod set at the northwesterly corner of other lands of James R. McConnell, et ux, (see 228/239, Parcel No. 1), said curve having a radius of 2,186.83 feet, and scribed by a chord of; 2) North 56 degrees 24' 31" East 172.50 feet; THENCE leaving the aforementioned Maryland Route 404 and binding on the westernmost outlines of the aforesaid McConnell, et ux lands, the following four (4) courses and distances: 3) South 38 degrees 22' 30" East 43.08 feet to an iron rod set; 4) South 82 degrees 49' 19" East 25.99 feet to an iron rod set; 5) South 42 degrees 07' 23" East 17.58 feet to a twelve inch gum tree; 6) South 20 degrees 00' 18" West 79.91 feet to a stone found at the northwesternmost corner of the lands now or formerly of Archie H. Horner (see 107/434); THENCE leaving the aforementioned McConnell, et ux lands, and binding on the division line between the herein-described lands and the aforesaid Horner lands; 7) South 06 degrees 40' 48" West 577.06 feet to an iron pipe found on the northwesternmost side of the aforementioned Legion Road; THENCE leaving the aforementioned Horner lands, and binding on the aforesaid roadside; 8) South 89 degrees 09' 19" West 157.76 feet to the place of beginning. Containing in all 2.623 acres of land, more or less.

SAVE AND EXCEPT from PARCEL 1, Tracts 1 and 2, all that lot or parcel of land, containing 1.210 acres, conveyed by Z and B Brodie Family Limited Partnership to Provident State Bank, Inc., by deed dated February 17, 2004, and recorded among the Land Records for Caroline County at Liber FDM No. 527, folio 883.

Being the same property granted and conveyed unto the Debtor herein by Confirmatory Deed from Z and B Brodie Family Limited Partnership, dated November 9, 2009 and recorded among the Land Records of Caroline County, Maryland in Liber 888, Folio 331.

For Informational Purposes Only:

Property Address: 601 Legion Road,
Denton, MD 21629 Parcel ID: 03-015114

EXHIBIT B

ORDER AUTHORIZING SALE

Entered: August 18th, 2022
Signed: August 18th, 2022
SO ORDERED

Case 21-16309 Doc 253 Filed 08/18/22 Page 1 of 13



IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND
(Baltimore Division)

In re:	*	
BRODIE HOLDINGS, LLC,	*	Case No. 21-16309-TJC
Debtor,	*	Chapter 11 (Jointly administered)
* * * * *	*	* * * * *
In re:	*	
ZNB, L.L.P.,	*	Case No. 21-16310-TJC
Debtor,	*	Chapter 11 (Jointly administered)
* * * * *	*	* * * * *
In re:	*	
SECOND, LLC,	*	Case No. 21-17145-TJC
Debtor,	*	Chapter 11 (Jointly administered)
* * * * *	*	* * * * *
In re:	*	
GRANDMA BEA, LLC,	*	Case No. 21-17146-TJC
Debtor,	*	Chapter 11 (Jointly administered)
* * * * *	*	Jointly Administered Under
	*	Case No.: 21-16309-TJC
* * * * *	*	* * * * *

**ORDER AUTHORIZING THE SALE OF CERTAIN PROPERTIES FREE
AND CLEAR OF LIENS, CLAIMS, ENCUMBRANCES, AND INTERESTS**

CAROLINE COUNTY CIRCUIT COURT (Land Records) TBL 1597, p. 0110, MSA_CE95_1574, Date available 09/30/2022, Printed 05/30/2024.

Upon consideration of the Omnibus Motion (the "Omnibus Sale Motion") filed by the Trustee for entry of an order authorizing the sale of certain Properties,¹ free and clear of all liens, claims, encumbrances, and interests pursuant to the Purchase Agreements, including authorizing the Trustee to take any action necessary to effectuate a sale of the Properties and granting related relief, the Court having conducted a hearing on the relief requested in the Omnibus Sale Motion on August 18, 2022, at which the Trustee presented testimonial and documentary evidence and argument supporting the relief requested in the Omnibus Sale Motion and all interested parties having had the opportunity to be heard with respect to the relief granted in this Omnibus Sale Order, after due deliberation and good and sufficient cause appearing therefor,

IT IS HEREBY FOUND AND DETERMINED THAT:

A. This Court has jurisdiction over the Omnibus Sale Motion, the transactions contemplated by the Purchase Agreements, and any ancillary documents and agreements related thereto, pursuant to 28 U.S.C. §§ 157(b)(1) and 1334(a). This matter is a core proceeding pursuant to 28 U.S.C. § 157(b)(2). Venue for the above-captioned bankruptcy case and the Omnibus Sale Motion is proper in this district under 28 U.S.C. §§ 1408 and 1409.

B. The statutory predicates for the relief sought in the Omnibus Sale Motion are §§ 105(a) and 363 of the Bankruptcy Code and Fed. R. Bankr. P. 2002, 6004, and 9014 and Md. L.B.R. 2002-1 and 6004-1.

¹ To the extent this Order uses capitalized terms not defined herein, those terms shall have the meanings ascribed in the Omnibus Sale Motion, the Motion of Chapter 11 Trustee for Orders (I) Approving Bidding Procedures For The Sale Of Properties, (II) Approving Form Of Purchase Agreements, (III) Scheduling Hearing To Consider Approval Of Sale Of The Properties, (IV) Approving Form And Manner Of Notice Of Sale, And (V) Granting Related Relief (the "Bidding Procedures Motion"), or the Order (I) Approving Bidding Procedures For The Sale Of Properties, (II) Approving Form Of Purchase Agreements, (III) Scheduling Hearing To Consider Approval Of Sale Of The Properties, (IV) Approving Form And Manner Of Notice Of Sale, And (V) Granting Related Relief (the "Bidding Procedures Order") [ECF No. 188].

C. The Omnibus Sale Motion seeks approval of the proposed sale (the "Sale") of certain parcels of real property ("Property" or "Properties") to the Prevailing Bidder(s) or Backup Bidder(s) selected by the Trustee pursuant to certain procedures (the "Bidding Procedures") previously approved by the Court in the Bidding Procedures Order. A chart outlining the Prevailing Bidder and Backup Bidder for each of the Properties subject to this Order and information related thereto is attached hereto as Appendix A to the Omnibus Sale Order.

D. The Trustee has: (i) properly and appropriately exercised his sound business judgment in determining that the Sale of the Properties to the Prevailing Bidder(s) and Backup Bidder(s), under the terms of the Purchase Agreements, the form of which was previously approved by the Court in the Bidding Procedures Order, is in the best interest of the Debtors' estates, creditors, and other parties in interest; and (ii) demonstrated good and sufficient business justification for the Sale of the Properties under §§ 363(b), (f), (h), and (m) of the Bankruptcy Code, free and clear of all Interests (as hereinafter defined).

E. The Sale of the Properties to the Prevailing Bidder(s) or Backup Bidder(s), pursuant to the Purchase Agreements, will provide the highest and otherwise best value for the respective Property, and is in the best interests of the Debtors' estates, creditors, and other parties in interest in that: (i) the respective Purchase Agreements were proposed and entered into without collusion, in good faith, and from arm's length bargaining positions by and between the Trustee (either directly or, through a limited liability company or other entity in which a Property may be titled, indirectly) and the Prevailing Bidder(s) and Backup Bidder(s) and (ii) the Prevailing Bidder(s) and/or Backup Bidder(s) is a third party unrelated to the Debtors and persons unconnected to the Debtors or Trustee.

F. As evidenced by the certificates of service previously filed with this Court: (i) proper, timely, adequate, and sufficient notice of the Omnibus Sale Motion and the Omnibus Sale Hearing was given in accordance with §§ 102(1) and 363 of the Bankruptcy Code, and Bankruptcy Rules 2002, 6004, 6006, and 9014; (ii) such notice constitutes good and sufficient notice of the Omnibus Sale Motion and the Omnibus Sale Hearing to all parties in interest, and was good, sufficient, and appropriate notice under the circumstances; (iii) no other or further notice of the Omnibus Sale Motion or the Omnibus Sale Hearing is or shall be required; and (iv) all persons served with such notice as evidenced by the certificates of service previously filed with the Court but who did not affirmatively respond shall be deemed to have had notice of the Omnibus Sale Motion and the Omnibus Sale Hearing and an opportunity to object.

G. A reasonable opportunity to object or be heard regarding the Omnibus Sale Motion, the Bidding Procedures, the Omnibus Sale Hearing, and the Sale of the Properties has been afforded to all interested parties in accordance §§ 102(1) and 363 of the Bankruptcy Code and with Bankruptcy Rules 2002, 6004, 6006, and 9014.

H. As set forth in that certain Order of the Circuit Court of the Eleventh Judicial Court for Miami-Dade County, Florida, in a case styled In re: Brodie, Zebulon J., decedent, entered on August 9, 2022, Paul M. Cowan, was appointed as the Ad Litem of the Estate of Zebulon J. Brodie (the "Ad Litem") and given specific authority to sell 300 Bulle Rock Farm Ln., Centreville, MD 21617 ("Bulle Rock") at the Chapter 11 bankruptcy auction. Pursuant to that appointment and Order, the Ad Litem consents to and will join with the Trustee in executing a Deed to effect a sale of all, right, title and interest of the said probate estate in and to Bulle Rock to the Prevailing Bidder and/or Backup Bidder.

I. The Trustee (either directly or, through a limited liability company or other entity in which a Property may be titled, indirectly) may sell, subject to Paragraph 14, the Properties identified in Appendix A to this Omnibus Sale Order held, directly or indirectly, by the Trustee and the Debtors' bankruptcy estates to the applicable Prevailing Bidder(s) and/or Backup Bidder(s) free and clear of all liens, claims, encumbrances, or other interests (the "Interests") because one or more of the standards set forth in § 363(f)(1)-(5) of the Bankruptcy Code has been satisfied.

J. Upon consummation of the Sale at Closing pursuant to the terms of the Purchase Agreements, the transfer of the Properties shall constitute a legal, valid, and effective transfer to the Prevailing Bidder(s) (or any Backup Bidder(s)), and shall vest in the Prevailing Bidder(s) (or any Backup Bidder(s)) all the right, title, and interest of the Debtors and the bankruptcy estates in and to the Properties.

K. The Prevailing Bidder(s) and/or any Backup Bidder(s) has not engaged in any conduct that could prevent the application of § 363(m) of the Bankruptcy Code to the Sale or Purchase Agreement, or cause or permit the Sale to be avoided under § 363(n) of the Bankruptcy Code. Consequently, the Prevailing Bidder(s) and/or Backup Bidder(s) is a good faith purchaser under § 363(m) of the Bankruptcy Code, and is entitled to the protections afforded thereby.

The findings and conclusions set forth herein constitute the Court's findings of fact and conclusions of law pursuant to Bankruptcy Rule 7052 as made applicable to this contested matter pursuant to Bankruptcy Rule 9014. To the extent any of the foregoing findings of fact constitute conclusions of law, they are adopted as such. To the extent any of the foregoing conclusions of law constitute findings of fact, they are adopted as such. NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:

1. The Omnibus Sale Motion is hereby granted in all respects pursuant to the terms of this Omnibus Sale Order and all objections, if any, to the Omnibus Sale Motion or the relief requested therein that have not been withdrawn, waived, settled, or resolved, and all reservations of rights included therein, are hereby overruled and denied on the merits with prejudice.

2. The existence and validity of the McCormell Lien (as identified and discussed in the Omnibus Sale Motion) is in *bona fide* dispute within the meaning of 11 U.S.C. § 363(f)(4). Any Interest arising from the McCormell Lien shall attach to the net proceeds of the applicable Sales, after payment of any prior valid third-party liens and taxes, subject to further order of the Court and the Trustee shall hold such net proceeds in escrow pending the Court's order.

3. The Sale of the Properties to the respective Prevailing Bidder(s) and/or Backup Bidder(s) as set forth on Appendix A hereto, upon Closing in accordance with the Purchase Agreements, is hereby approved pursuant to §§ 105 and 363 of the Bankruptcy Code. The Trustee (either directly or, through a limited liability company or other entity in which a Property may be titled, indirectly) is hereby authorized to sell the Properties to the respective Prevailing Bidder(s) and/or Backup Bidder(s) on the terms and subject to the conditions set forth in the Purchase Agreements, which are hereby approved. The Trustee (directly or as manager or sole member of any limited liability company) is hereby authorized to take all actions, and execute and deliver all documents and instruments that may be reasonably necessary or appropriate to implement and effectuate the transactions contemplated by the Purchase Agreements and this Omnibus Sale Order.

4. This Omnibus Sale Order and the Purchase Agreements shall be binding in all respects upon the Prevailing Bidder(s) and/or Backup Bidder(s), the Trustee, all creditors of the Debtors' bankruptcy estates (known or unknown), and all interested parties, including, but not

limited to, members and partners of any of the Debtors and any party asserting Interests, and upon the successors and assigns of any of the foregoing.

5. To the extent that any provision of this Omnibus Sale Order is inconsistent with the terms of the Purchase Agreements, the terms of this Omnibus Sale Order shall control. The failure to specifically include or refer to any particular provision of the Purchase Agreements in this Omnibus Sale Order shall not diminish or impair the effectiveness of such provision, it being the intent of the Court that the Purchase Agreements be approved in their entirety.

6. The Purchase Agreements and any related agreement, document or other instrument may be modified, amended, or supplemented by the parties thereto in accordance with the terms thereof, without further order of this Court; provided that any such modification, amendment, or supplement is not material and has the approval of the parties to the Sale. The Trustee shall hold the net proceeds of the Sales, after payment of any prior valid third party liens and taxes and other similar charges as more specifically set forth herein, including any previously submitted Deposits that are netted against the purchase prices, in one or more segregated non-interest bearing account (the "Proceeds") subject to the terms of any Plan confirmed in this case, this Omnibus Sale Order and further order of the Court.

7. Except as expressly provided in the Purchase Agreements, the Properties shall be transferred to the respective Prevailing Bidder(s) and/or Backup Bidder(s) upon Closing free and clear of all Interests pursuant to § 363(f) of the Bankruptcy Code, with all such Interests to attach to the Proceeds with the same validity, priority, extent, and effect that such Interests had immediately prior to closing, subject to all rights, claims, defenses, and objections of the Trustee and creditors of the Debtors' bankruptcy estates and all interested parties with respect to such Interests.

8. Except as expressly provided in the Purchase Agreements, (i) the Prevailing Bidder(s) and/or Backup Bidder(s) shall not be liable for any Interests against the Properties and/or the Debtors' bankruptcy estates, and (ii) the transfer of the Properties by the Trustee and/or the Debtors' bankruptcy estates does not and shall not subject the Prevailing Bidder(s) and/or Backup Bidder(s) to any liability as successors to the Debtors' bankruptcy estates.

9. For the express benefit of the Prevailing Bidder(s) and/or Backup Bidder(s), the sole and exclusive remedy available to any person or entity asserting Interests against the Properties (other than as expressly set forth in the Purchase Agreements) shall be a right to assert in this Court any Interests against the Proceeds of the Properties, and the holders of any such Interests are hereby barred from asserting such Interests against the Prevailing Bidder(s) and/or Backup Bidder(s), their successors and assigns, or the Properties.

10. The Prevailing Bidder(s) and/or Backup Bidder(s) entered into the Purchase Agreements without collusion and in good faith as that term is used in § 363(m) of the Bankruptcy Code. The purchase prices provided for under the Purchase Agreements are fair and reasonable. Accordingly, the reversal or modification on appeal of the authorization provided herein to consummate the Sale of the Properties shall not affect the validity of such Sale to the Prevailing Bidder(s) and/or Backup Bidder(s), unless such authorization is duly stayed prior to Closing pending such appeal. The Prevailing Bidders and/or Backup Bidders are purchasers in good faith entitled to all of the protections afforded by § 363(m) of the Bankruptcy Code and the Sales may not be avoided under § 363(n) of the Bankruptcy Code.

11. In accordance with this Omnibus Sale Order and pursuant to the Purchase Agreements, the Trustee may consummate the Sale of the Properties to the Prevailing Bidders and/or Backup Bidders through execution of an appropriate deed at Closing and such deed along

with this Omnibus Sale Order shall be sufficient evidence of the transfer of title to the respective Prevailing Bidder and/or Backup Bidder free and clear of all interests pursuant to § 363(f) of the Bankruptcy Code. The Sales consummated by the Trustee pursuant to this Omnibus Sale Order shall be binding upon and govern the acts of all persons and entities, including, without limitation, all filing agents, filing officers, title agents, title companies, recorders of mortgages, recorders of deeds, registrars of deeds, administrative agencies, governmental departments, secretaries of state, federal and local officials, and all other persons and entities who may be required by operation of law, or duties of office or contract to accept, file, register or otherwise record or release any documents or instruments or who may be required to report or insure any title or state of title in or to any of the property sold pursuant to this Omnibus Sale Order; and each of the foregoing persons and entities is hereby directed to accept for filing any and all of the documents and instruments necessary and appropriate to consummate the transactions contemplated by the Purchase Agreements.

12. The Trustee is authorized to pay from the proceeds of the Sales: (i) the commission and reimbursement of expenses payable to the Trustee's Court-approved real estate consultants for the Sale of the Properties in accordance with the Order Granting Chapter 11 Trustee's Application to Employ A&G Realty Partners [ECF No. 153]; (ii) any current or past due real estate or other taxes and/or related charges to the appropriate state or governing authority as required by applicable non-bankruptcy law and not contrary to the Purchase Agreements; (iii) the prorated costs and expenses allocated to the Trustee under the Purchase Agreements (iv) the "true-up" payments amongst the captioned Debtors authorized by prior Orders of the Court, and (v) valid and outstanding third party liens against the Properties. Remaining proceeds shall be held by the Trustee subject to further order of the Court.

13. This Court shall retain exclusive jurisdiction to interpret and enforce the provisions of the Purchase Agreements and this Omnibus Sale Order in all respects and to hear and determine any and all related disputes; provided, however, that in the event the Court abstains from exercising or declines to exercise such jurisdiction, or is without jurisdiction with respect to either the Properties or this Omnibus Sale Order, such abstention, refusal, or lack of jurisdiction shall have no effect upon, and shall not control, prohibit, or limit the exercise of jurisdiction of any other court having competent jurisdiction with respect to any such matter.

14. The Sale of Bulle Rock to the Prevailing Bidder and/or Backup Bidder thereof is hereby approved pursuant to §§ 105 and 363(f) and (h) of the Bankruptcy Code. The probate estate of Zebulon Brodie through the Ad Litem shall join with the Trustee in executing a Deed to the Prevailing Bidder and/or Backup Bidder by which each shall transfer 100% of their respective interests in Bulle Rock; provided, however that the closing statement for the sale of Bulle Rock shall be delivered to the Ad Litem and his counsel prior to the closing, and 50% of the net proceeds from the sale of Bulle Rock allocable to Estate of Zebulon Brodie shall be wired to the Estate's Restricted Depository at the time of transfer of the deed at the closing. The Sale of Bulle Rock to the Prevailing Bidder and/or Backup Bidder shall be free and clear of all Interests and any co-tenancy.

15. Pursuant to the confirmed Plan of Reorganization: (a) the Sales herein approved are a transfer under a plan confirmed under 11 U.S.C. § 1129, and pursuant to § 1146(a) of the Bankruptcy Code the issuance, transfer, or exchange of a security, or the making or delivery of an instrument of transfer in connection with the Sales may not be taxed under any law imposing a stamp tax or similar tax, and (b) the Sales may be consummated by the Trustee, a Plan Administrator or other representative of the estate § 1123(b)(3)(B) of the Bankruptcy Code.

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16. The closing of the Bulle Rock Sale and proceeds to be deposited in the Estate's Restricted Depository for the Estate of Zebulon J. Brodie by the Ad Litem are without prejudice to the rights, claims and interests of any interested party under the Florida Probate Code with respect to the Estate of Zebulon Brodie, all of which rights, claims, and interests are preserved.

17. The stay provided for in Bankruptcy Rule 6004(h) is hereby waived and this Omnibus Sale Order shall be effective immediately upon its entry.

cc: All Counsel of Record
All Interested Parties

END OF ORDER

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APPENDIX A

CAROLINE COUNTY CIRCUIT COURT (Land Records) TBL 1597, p. 0121, MSA_CE95_1574. Date available 09/30/2022. Printed 05/30/2024.

019190-49953.001.02

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Property Number	Property Address	Prevailing Bidder	Prevailing Bid	Backup Bidder	Backup Bid
1	800 Bufile Rock Farm Road, Centerville, Maryland	Basi Brothers, LLC	\$2,210,000.00	Christine Pagliai	\$2,200,000.00
2	500 & 506 Church Hill Road, Centerville, Maryland	ASO Properties LLC	\$ 576,000.00	Sajjan K. Shrestha Kalyan K. Shrestha	\$ 575,000.00
3	519 Dulin Clark Road, Centerville, Maryland	Lillard Land Holdings	\$ 264,000.00	Jeff Clark Stables LLC	\$ 263,000.00
4	315 High Street, Chestertown, Maryland	Basi Brothers, LLC	\$2,050,000.00	RAA Holding	\$2,000,000.00
5	830 High Street, Chestertown, Maryland	Basi Brothers, LLC	\$ 220,000.00	Schmidt & Kanto, LLC	\$ 219,500.00
6	834 High Street, Chestertown, Maryland	ASO Properties LLC	\$ 515,000.00	Mahmood Balg Mirza	\$ 514,000.00
7	1104 Price Station Road, Church Hill, Maryland	ECH Land, LLC	\$ 506,000.00	Basi Brothers, LLC	\$ 505,000.00
8	508 Market Street, Denton, Maryland	RAA Holding	\$1,500,000.00	ASO Properties LLC	\$1,475,000.00
9	317 Carter Avenue, Denton, Maryland	Phil-Co., Inc.	\$ 250,000.00	Four-Ten Holdings Corporation	\$ 245,000.00
10	323 Carter Avenue, Denton, Maryland	Phil-Co., Inc.	\$ 152,000.00	Sajjan K. Shrestha Kalyan K. Shrestha	\$ 151,000.00
11	601 Legion Road, Denton, Maryland	Streto Holdings LLC	\$3,060,000.00	Dhruv LLC/Patel	\$3,051,000.00
12	623 Legion Road, Denton, Maryland	Dhruv LLC/Patel	\$1,400,000.00	JY Rach	\$ 250,000.00
13	Legion Road, Denton, Maryland (3.36 acres)	Silicate Development, Inc.	\$1,375,000.00	Dhruv Patel	\$1,350,000.00
14	Legion Road, Denton, Maryland (4.57 acres)	Dhruv Patel	\$ 825,000.00	Silicate Development, Inc.	\$ 800,000.00
15	9719 Ocean Gateway, Easton, Maryland	Basi Brothers, LLC	\$ 465,000.00	Rajkumar Thangavelu	\$ 460,000.00
16	2 N. Maple Avenue, Ridgely, Maryland (1.85 acres)	Joseph E. Anderson, II	\$ 400,000.00	Jay Lechlitter	\$ 385,000.00
17	2 N. Maple Avenue, Ridgely, Maryland (1.73 acres)	ASO Properties LLC	\$ 576,000.00	RAA Holding	\$ 575,000.00
18	204 Sixth Street, Ridgely, Maryland	ASO Properties LLC	\$ 671,000.00	Basi Brothers, LLC	\$ 670,000.00
19	3 Central Avenue, Ridgely, Maryland	ASO Properties LLC	\$ 42,750.00	Lillard Land Holdings	\$ 42,500.00
20	Twin Willows Road, Smyrna, Delaware (Dupont Street)	Benson Harper	\$ 575,000.00	Sameh Tawfik	\$ 574,000.00
21	833 N.E. 79th Street, Miami, Florida	Eugene Herrick	\$ 785,000.00	Bridgell Group Construction, LLC	\$ 775,000.00

CAROLINE COUNTY CIRCUIT COURT (Land Records) TBL 1597, p. 0123, MSA, CE95_1574, Date available 09/30/2022, Printed 05/30/2024.

State of Maryland Land Instrument Intake Sheet																																																																			
<input type="checkbox"/> Baltimore City <input checked="" type="checkbox"/> County: <u>Caroline</u>																																																																			
<i>Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.</i> (Type or Print in Black Ink Only—All Copies Must Be Legible)																																																																			
1 Type(s) of Instruments		<input type="checkbox"/> Check Box if addendum Intake Form is Attached.																																																																	
		<input type="checkbox"/> Deed <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Mortgage Lease <input checked="" type="checkbox"/> Trustee's Deed <input type="checkbox"/> Other _____																																																																	
2 Conveyance Type Check Box		<input type="checkbox"/> Improved Sale Arms-Length [1] <input type="checkbox"/> Unimproved Sale Arms-Length [2] <input type="checkbox"/> Multiple Accounts Arms-Length [3] <input type="checkbox"/> Not an Arms-Length Sale [9]																																																																	
3 Tax Exemptions (if applicable) Cite or Explain Authority		Recordation United States Code 11 U.S.C. 1146 (a) State Transfer United States Code 11 U.S.C. 1146 (a) County Transfer United States Code 11 U.S.C. 1146 (a)																																																																	
4 Consideration and Tax Calculations		Consideration Amount Purchase Price/Consideration \$ 0.00 Any New Mortgage \$ 0.00 Balance of Existing Mortgage \$ 0.00 Other: \$ 0.00 Other: \$ 0.00 Full Cash Value: \$ 0.00				Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount - \$ Total Transfer Tax = \$ Recordation Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$																																																													
5 Fees		Amount of Fees Doc. 1 Doc. 2 Recording Charge \$ 75.00 \$ Surcharge \$ 40.00 \$ State Recordation Tax \$ \$ State Transfer Tax \$ \$ County Transfer Tax \$ \$ Other \$ \$ Other \$ \$		Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:																																																															
6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>District</th> <th>Property Tax ID No. (1)</th> <th>Grantor Liber/Folio</th> <th>Map</th> <th>Parcel No.</th> <th>Var. LOG</th> </tr> <tr> <td>03</td> <td>015114</td> <td>BK case 21-16309</td> <td>0105</td> <td>2477</td> <td><input type="checkbox"/> (5)</td> </tr> <tr> <th colspan="2">Subdivision Name</th> <th>Lot (3a)</th> <th>Block (3b)</th> <th>Sec/AR (3c)</th> <th>Plat Ref.</th> </tr> <tr> <td colspan="2">survey of lands of Thanksgiving Unlimited, Inc.</td> <td></td> <td></td> <td></td> <td>37954</td> </tr> <tr> <th colspan="6">SqFt/Acreage (4)</th> </tr> <tr> <td colspan="6">6.1500AC</td> </tr> </table> Location/Address of Property Being Conveyed (2) 601 Legion Road, Denton Road, MD 21629 Other Property Identifiers (if applicable) Water Meter Account No.						District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	03	015114	BK case 21-16309	0105	2477	<input type="checkbox"/> (5)	Subdivision Name		Lot (3a)	Block (3b)	Sec/AR (3c)	Plat Ref.	survey of lands of Thanksgiving Unlimited, Inc.					37954	SqFt/Acreage (4)						6.1500AC																													
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03	015114	BK case 21-16309	0105	2477	<input type="checkbox"/> (5)																																																														
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SqFt/Acreage (4)																																																																			
6.1500AC																																																																			
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: \$ Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: 6.1500 AC																																																																	
		If Partial Conveyance, List Improvements Conveyed:																																																																	
7 Transferred From		Doc. 1 – Grantor(s) Name(s) Zvi Guttman, Chapter 11 Trustee			Doc. 2 – Grantor(s) Name(s)																																																														
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s) Brodie Holdings, LLC			Doc. 2 – Owner(s) of Record, if Different from Grantor(s)																																																														
8 Transferred To		Doc. 1 – Grantee(s) Name(s) Strato Holdings, LLC			Doc. 2 – Grantee(s) Name(s)																																																														
		New Owner's (Grantee) Mailing Address 9919 Golf Course Road, Ocean City, MD 21842																																																																	
9 Other Names to Be Indexed		Doc. 1 – Additional Names to be Indexed (Optional) Brodie Holdings, LLC as debtor			Doc. 2 – Additional Names to be Indexed (Optional)																																																														
10 Contact/Mail Information		Instrument Submitted By or Contact Person Name: Cara Taucher Firm: Vyla Tide, LLC Address: 1187 Thorn run Rd ext, Suite 320, Coraopolis, PA 15108 Phone: (412) 631-7223				<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided																																																													
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER																																																																			
Assessment Information		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td> <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes </td> <td> <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No </td> <td colspan="4"> Will the property being conveyed be the grantee's principal residence? Does transfer include personal property? If yes, identify: </td> </tr> <tr> <td colspan="2"></td> <td colspan="4"> Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). </td> </tr> </table>						<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence? Does transfer include personal property? If yes, identify:						Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).																																																			
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		Assessment Use Only – Do Not Write Below This Line <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Terminal Verification</th> <th colspan="2">Agricultural Verification</th> <th colspan="2">Whole</th> <th colspan="2">Part</th> <th colspan="2">Tran. Process Verification</th> </tr> <tr> <th>Transfer Number</th> <th>Date Received:</th> <th colspan="2">Deed Reference:</th> <th colspan="2">Assigned Property No.:</th> <th colspan="4"></th> </tr> <tr> <td>Year</td> <td>20</td> <td>20</td> <td>Geo.</td> <td>Map</td> <td>Sub</td> <td>Block</td> <td colspan="3"></td> </tr> <tr> <td>Land</td> <td></td> <td></td> <td>Zoning</td> <td>Grid</td> <td>Plat</td> <td>Lot</td> <td colspan="3"></td> </tr> <tr> <td>Buildings</td> <td></td> <td></td> <td>Use</td> <td>Parcel</td> <td>Section</td> <td>Occ. Cd.</td> <td colspan="3"></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>Town Cd.</td> <td>Ex. St.</td> <td>Ex. Cd.</td> <td></td> <td colspan="3"></td> </tr> </table>						Terminal Verification		Agricultural Verification		Whole		Part		Tran. Process Verification		Transfer Number	Date Received:	Deed Reference:		Assigned Property No.:						Year	20	20	Geo.	Map	Sub	Block				Land			Zoning	Grid	Plat	Lot				Buildings			Use	Parcel	Section	Occ. Cd.				Total			Town Cd.	Ex. St.	Ex. Cd.				
Terminal Verification		Agricultural Verification		Whole		Part		Tran. Process Verification																																																											
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Total			Town Cd.	Ex. St.	Ex. Cd.																																																														
REMARKS:																																																																			

Space Reserved for County Validation

 Distribution: White – Clerk's Office
 Pink – Office of Finance

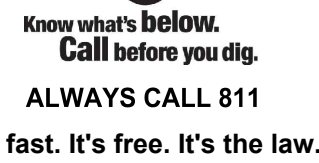
 Canary – SDAT
 Goldend – Proseur

AOC-CC-300 (5/2007)



THE FOLLOWING VARIANCES ARE REQUESTED WITHIN THE APPLICATION

1. A VARIANCE FROM PART II, CHAPTER 128-127, TABLE 3: REGIONAL HIGHWAY COMMERCIAL (RHC) ZONING DISTRICT OF THE TOWN OF DENTON CODE OF ORDINANCES TO PERMIT 6 FLAT SIGNS PER BUILDING (1 PERMITTED).
2. A VARIANCE FROM PART II, CHAPTER 128-127, TABLE 3: REGIONAL HIGHWAY COMMERCIAL (RHC) ZONING DISTRICT OF THE TOWN OF DENTON CODE OF ORDINANCES TO PERMIT 2 FREESTANDING SIGNS PER LOT WITH FRONT YARD (1 PERMITTED).



**NOT APPROVED FOR
CONSTRUCTION**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	DEA230061.00
DRAWN BY:	MED
CHECKED BY:	JRA
DATE:	01/22/2025
CAD I.D.:	P-CIVL-BOA-

PROJECT: **PLAN TO
ACCOMPANY BOARD
OF ZONING APPEALS
APPLICATION**
_____ FOR _____



PROPOSED DEVELOPMENT:

601 LEGION ROAD
DENTON, MD 21629
CAROLINE COUNTY
TM # 03-015114
MAP: 0105, GRID 0011, PARCEL 2477

BOHLER //

18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971

Phone: (302) 644-1155
Fax: (302) 703-3173

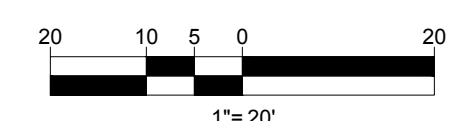
BohlerEngineering.com

**PLAN TO
ACCOMPANY BOARD
OF ZONING APPEALS
APPLICATION**

SHEET NUMBER: _____

1

ORG. DATE - 01/22/2025





FLYNN
RESTAURANT GROUP

Wendy's - Flynn
E19342
Denton, MD
January 22, 2025



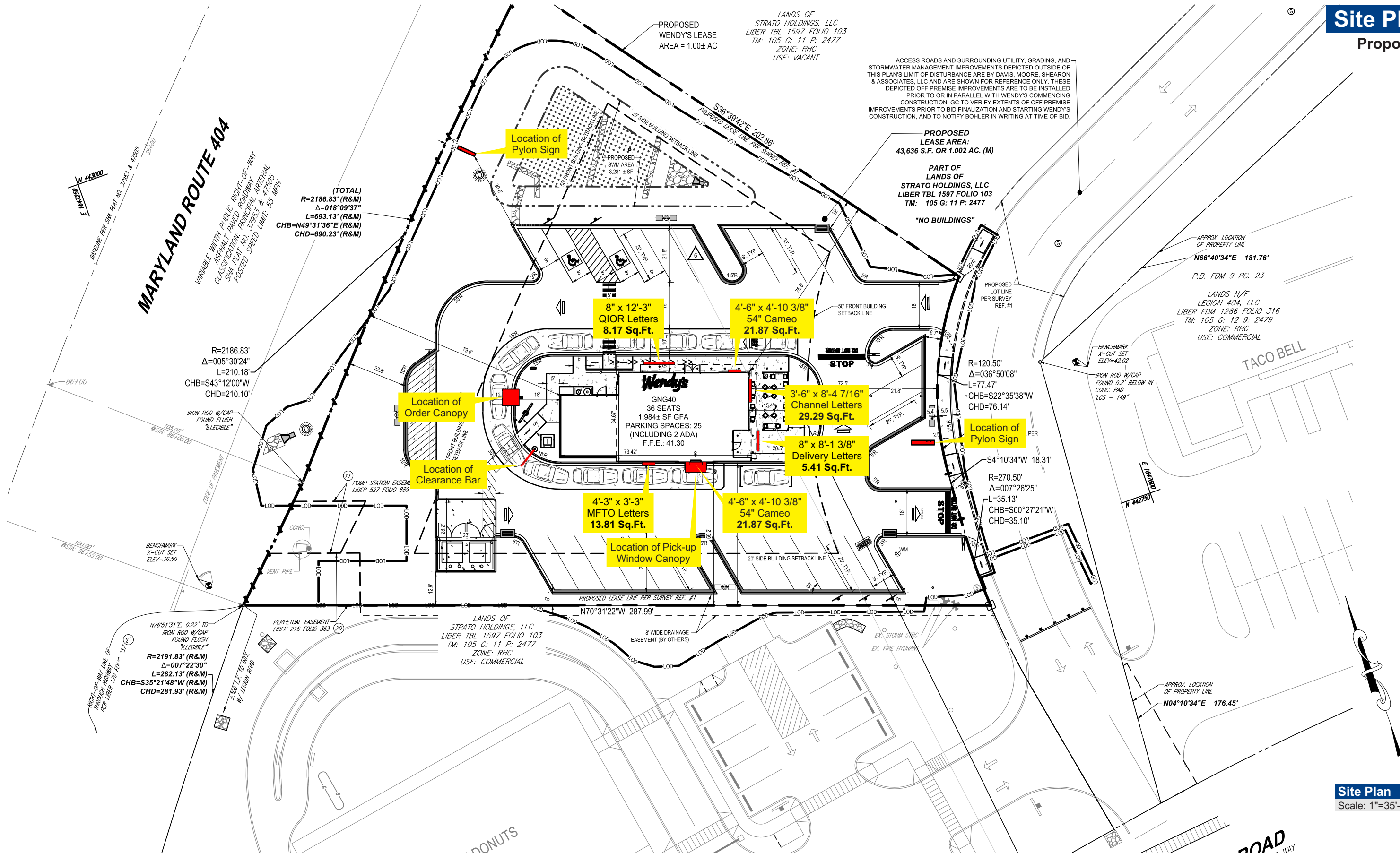
YOUR BRAND AT ITS BEST™

1-800-967-2553
www.allenindustries.com

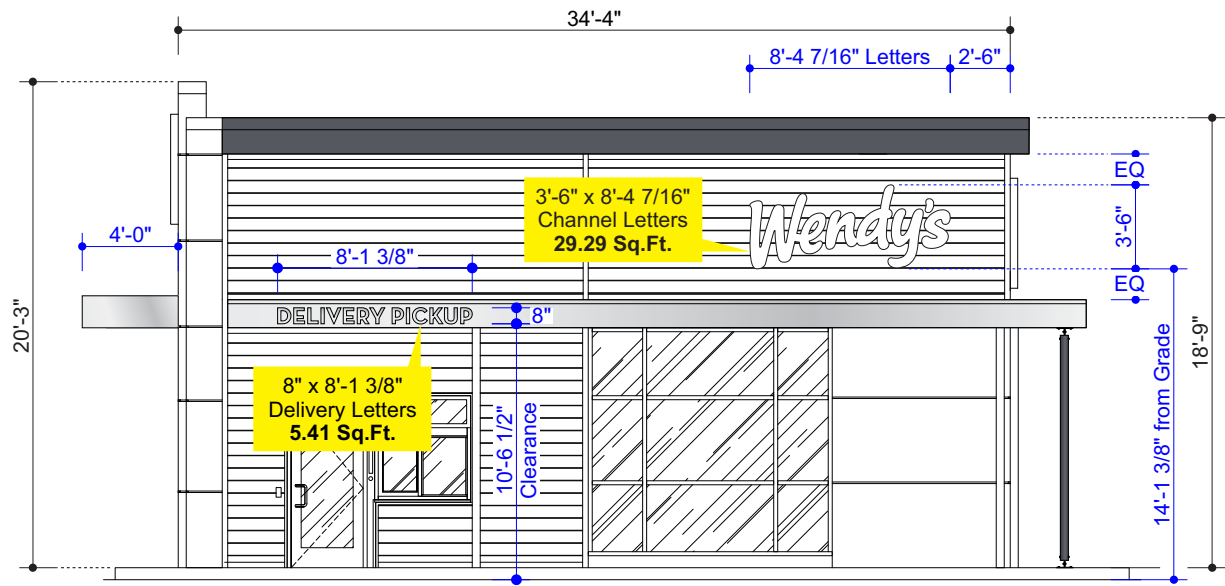
Customer Approval / Signature	
Signature: _____	Date: _____

Smart 2.0	
ACM and Color:	N/A
Soffit / Parapet:	Mfg & Install Custom Parapet
Corrugation & Trim:	N/A
Lighting:	LED Modules
QIOR:	D-PU - FCO Letters On Custom Canopy
Drive Thru and Building Elements:	"W" Entry Feature Canopy - SMART Silver 96" Custom Canopy Order Station Canopy - New Clearance Bar - New
Exterior Signage:	D-PU - FCO Letters On Custom Canopy (1) 42" Flush Mount White - Channel Letters 42NC (1) 54" Cameo (2) Made Fresh To Order Pylon - New





Site Plan
Proposed

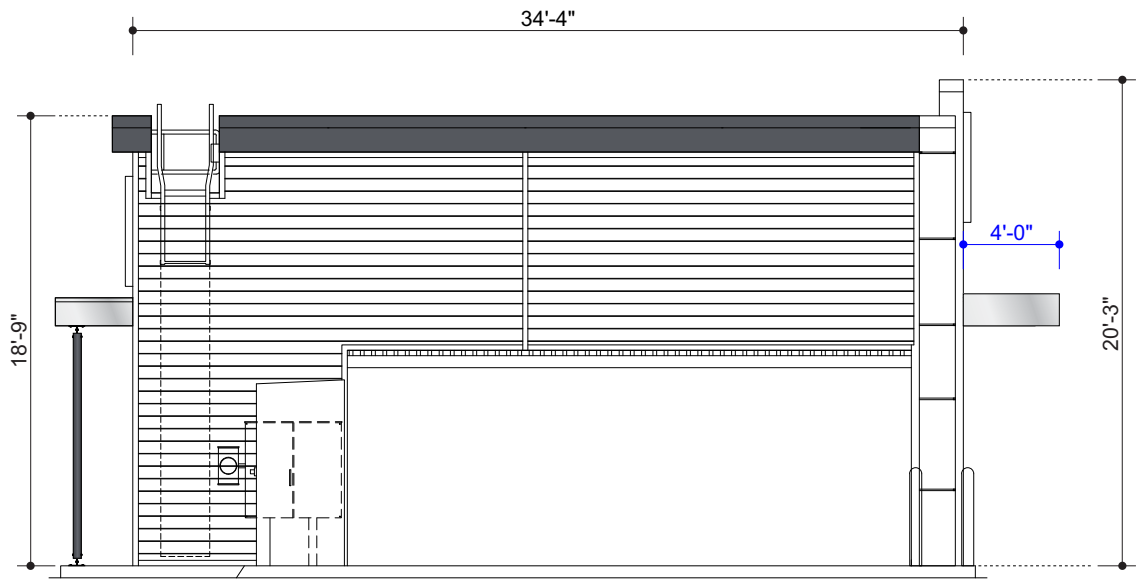


Site Plan
Scale: 1"=35'-0"



Front Elevation
Scale: 1/8"=1'-0"

Color Specifications	
	Azko Nobel "Brushed Silver"
	Silver MICA MNC 4mm CLR
	Reynobond Stormy Gray
	62" x 196" 4mm FR



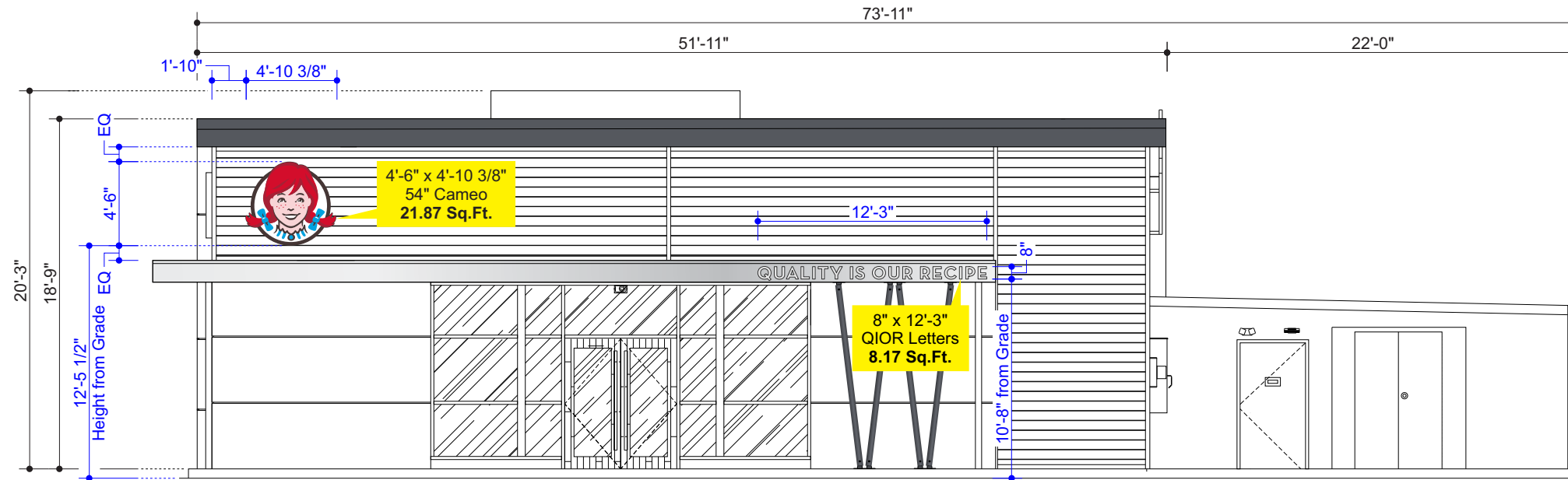
Rear Elevation
Scale: 1/8"=1'-0"



Electric Sign
Complies with
UL48

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



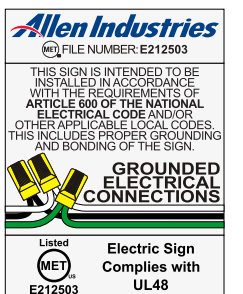
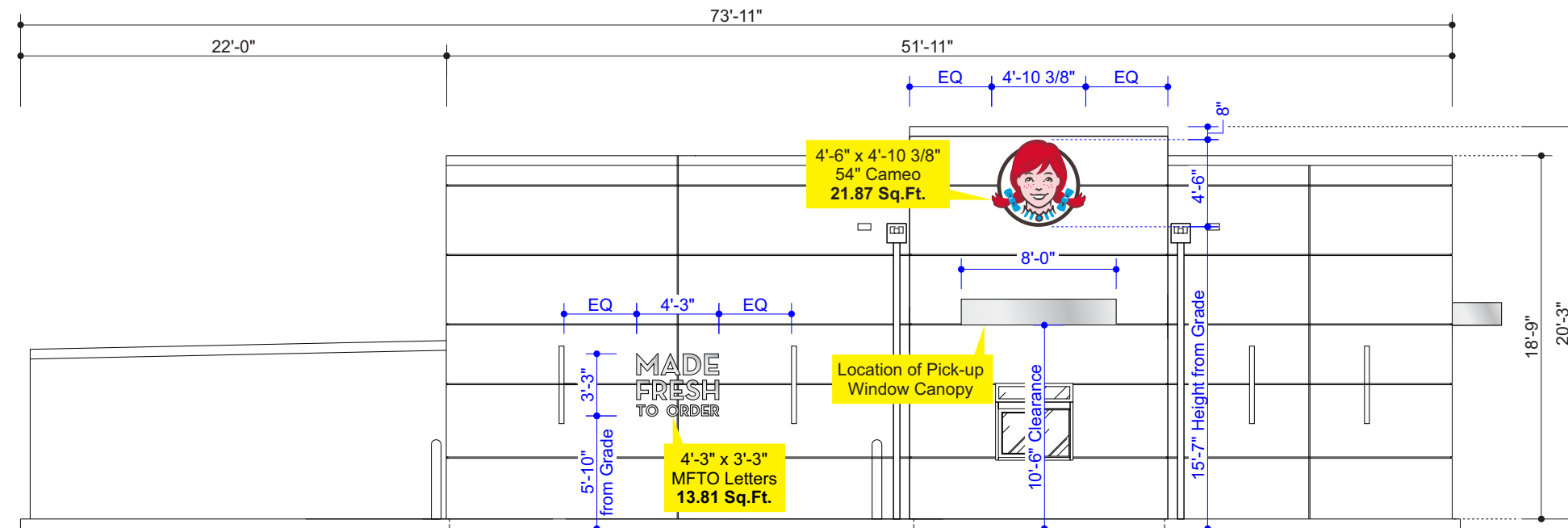


Color Specifications

- Azko Nobel "Brushed Silver"
- Silver MICA MNC 4mm CLR
- Reynobond Stormy Gray
- 62" x 196" 4mm FR

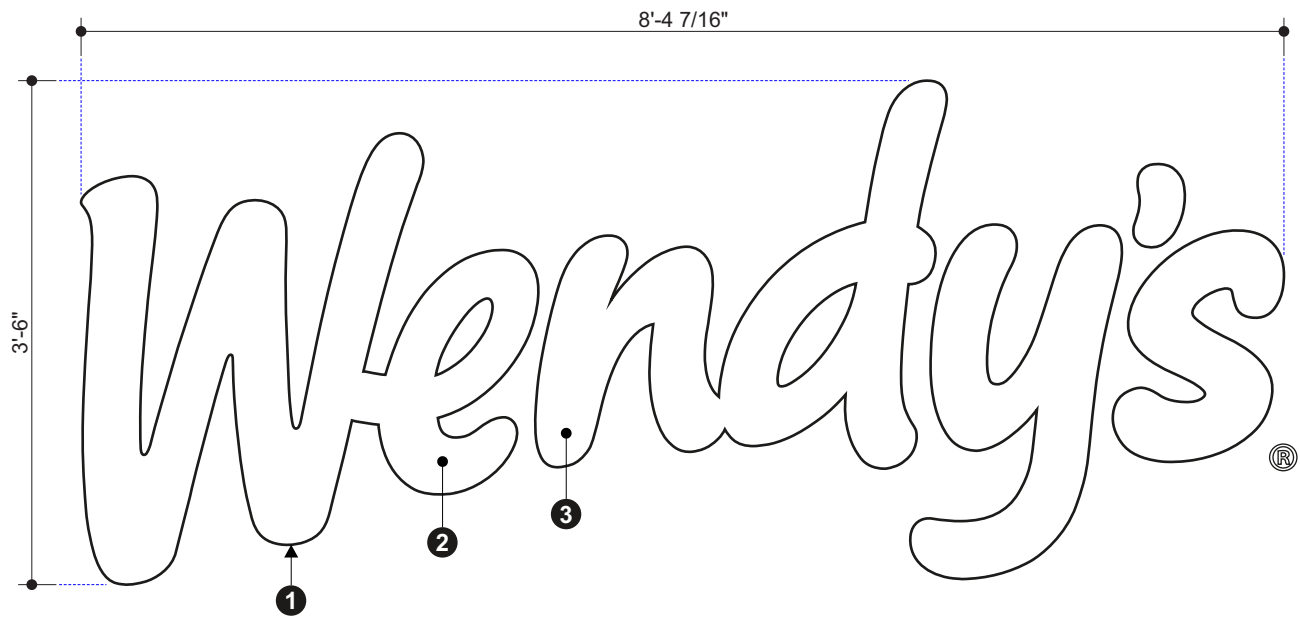
Right Elevation

Scale: 1/8"=1'-0"



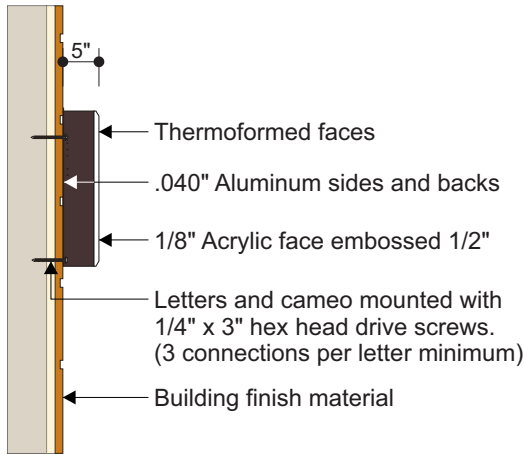
Left Elevation

Scale: 1/8"=1'-0"



Front View
Scale: 3/4"=1'-0"

29.29 sq. ft. nearest rectangle.



MATERIALS

- 1 Letters returns - 4-3/4" deep .040" aluminum.
- 2 Letters faces - thermoformed white acrylic.
- 3 Non-Illuminated

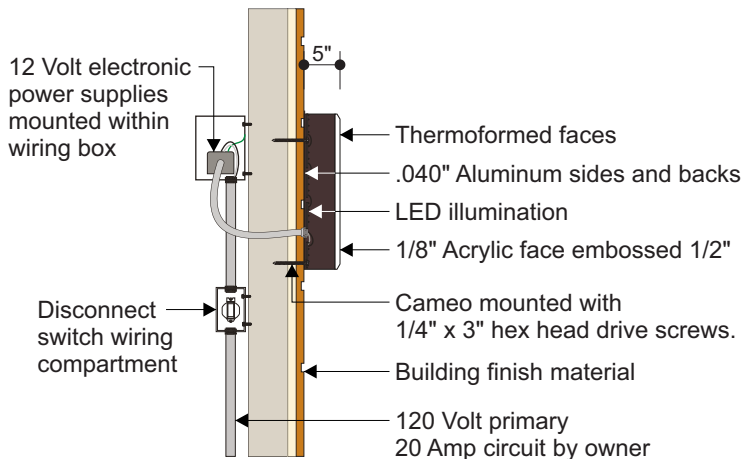
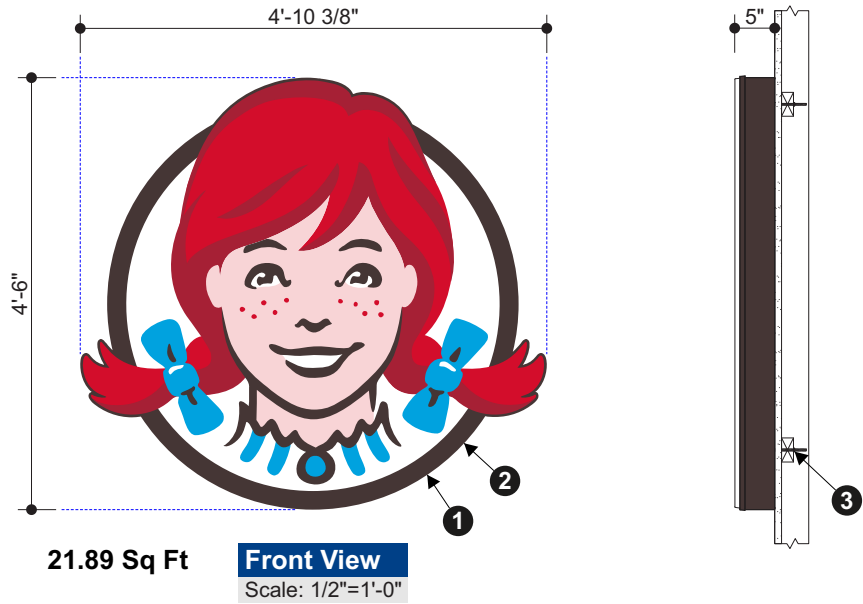
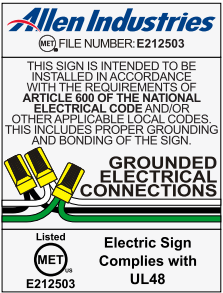
COLORS & FINISHES

- Brown (PMS 439C - outline)
- Blue (PMS 299C - bow, shirt, brooch)
- Flesh (PMS 698C - face, neck)
- Red (PMS 186C - hair, freckles)
- Dark Red (PMS 201C - hair outline)
- White (cameo face, letters)

MOUNTING HARDWARE CHART

	Masonry	Wood	Metal
3/8" Lags with Shields Threaded Rod Thru Wall	●	●	●
3/8" Lags with Shields	●		
3/8" Lag Bolts		●	
3/8" Toggle Bolts			●

Note:
1.) Threaded rod will be provided standard.
All other hardware is to be provided by
the installer as required.



MATERIALS

- 1 1/8" Acrylic face with 1/2" embossment.
- 2 Illumination - white LEDs.*
- 3 Appropriate fasteners for wall material (Shown Thru Bolted)

*Total electrical load = 1.2 amps. Requires 1-20 amp circuit @ 120v/60Hz.

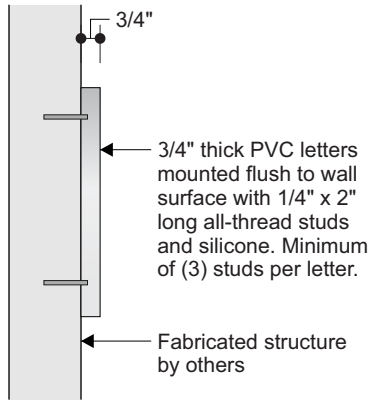
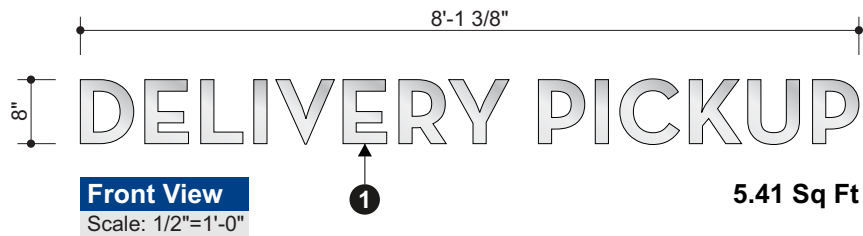
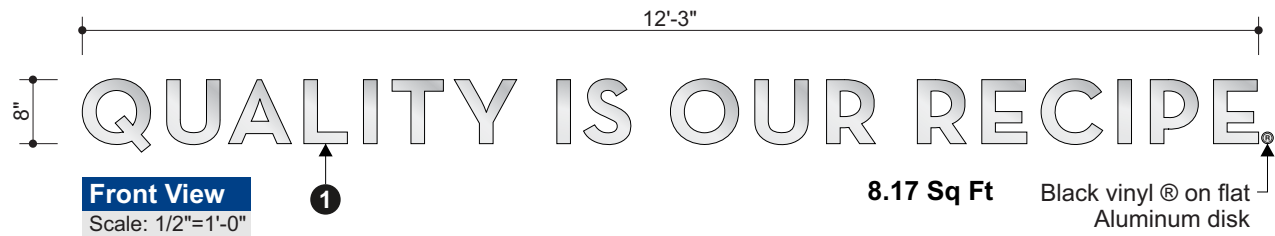
MOUNTING HARDWARE CHART

	Masonry	Wood	Metal
3/8" Lags with Shields Threaded Rod Thru Wall	●	●	●
3/8" Lags with Shields	●		
3/8" Lag Bolts		●	
3/8" Toggle Bolts			●

Note:
1.) Threaded rod will be provided standard.
All other hardware is to be provided by the installer as required.

COLORS & FINISHES

- Brown (PMS 439C - outline)
- Blue (PMS 299C - bow, shirt, brooch)
- Flesh (PMS 698C - face, neck)
- Red (PMS 186C - hair, freckles)
- Dark Red (PMS 201C - hair outline)
- White (cameo face)



- MATERIALS**
- 1 3/4" Thick PVC letters
- COLORS & FINISHES**
- SW-7067 Cityscape
 - RAL9006 Silver



WP 25 Pylon Sign

Proposed
Quantity: 2

MATERIALS & SPECS

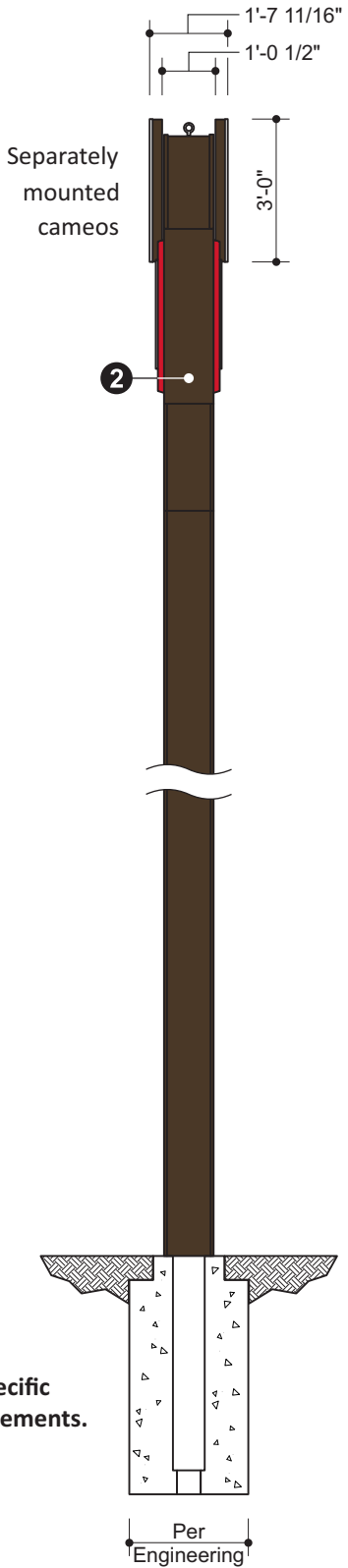
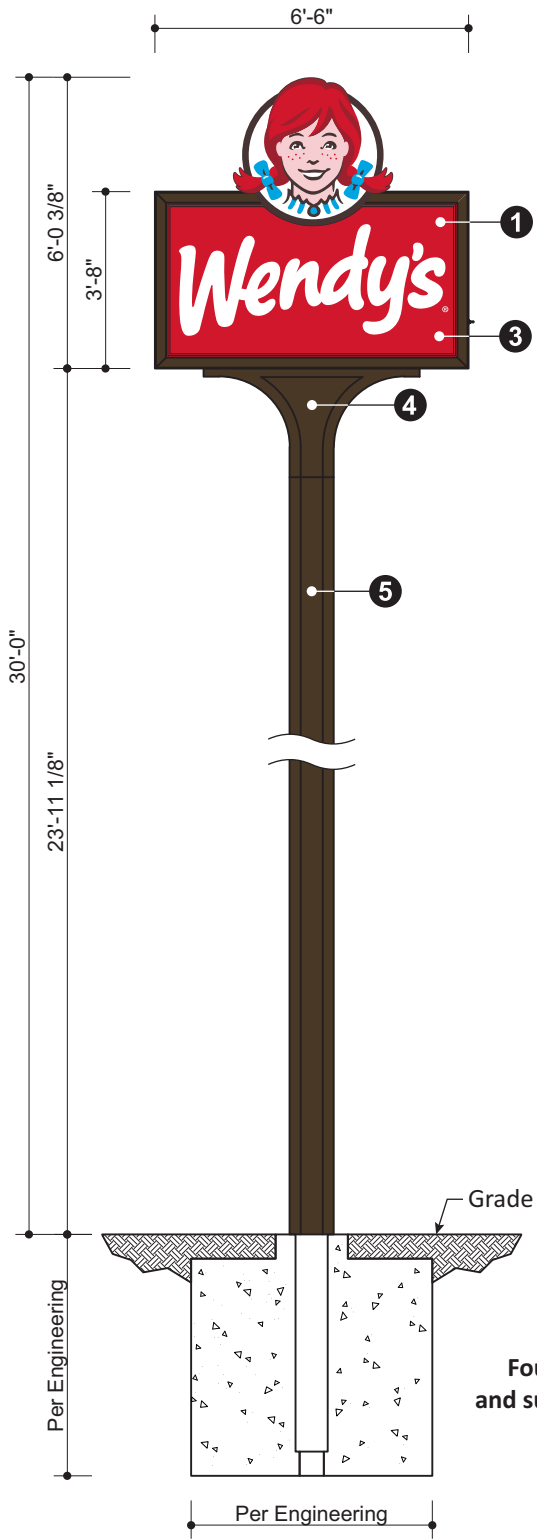
- 1 Illumination - White LEDs
- 2 Cabinet - 12-1/2" deep extruded Aluminum with 2-1/2" Aluminum retainers
- 3 Face - (2) 1-3/4" deep thermoformed .177" Acrylic with 1/2" deep copy
- 4 Thermoformed 1/8" thick ABS plastic decorative pole cover
- 5 3-1/2" Schedule 40 sign pole stubbed out of sign 18" and shimmed to fit ground pole at 12'-6" long

Requires (1) 20 amp circuit @ 120V/60Hz (all components UL listed)

Actual: 29.56 ft2 | Nearest Rectangle: 39.2 ft2

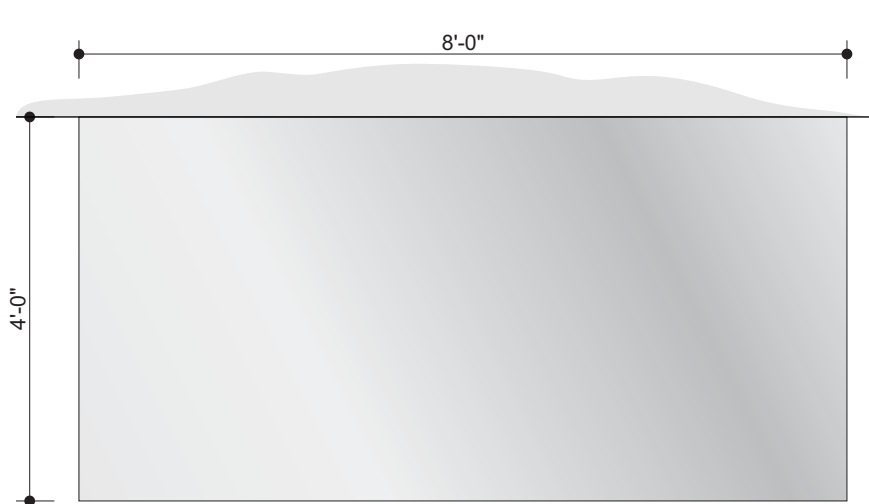
COLORS & FINISHES

- Red (PMS 186C - hair, freckles)
- Dark Red (PMS 201C - hair outline)
- Flesh (PMS 698C - face, neck)
- Blue (PMS 299C - bow, shirt, brooch)
- Brown (PMS 439C - outline)
- Dark Bronze ALC #313 - pole, pole cover
- White (cameo face, letters)



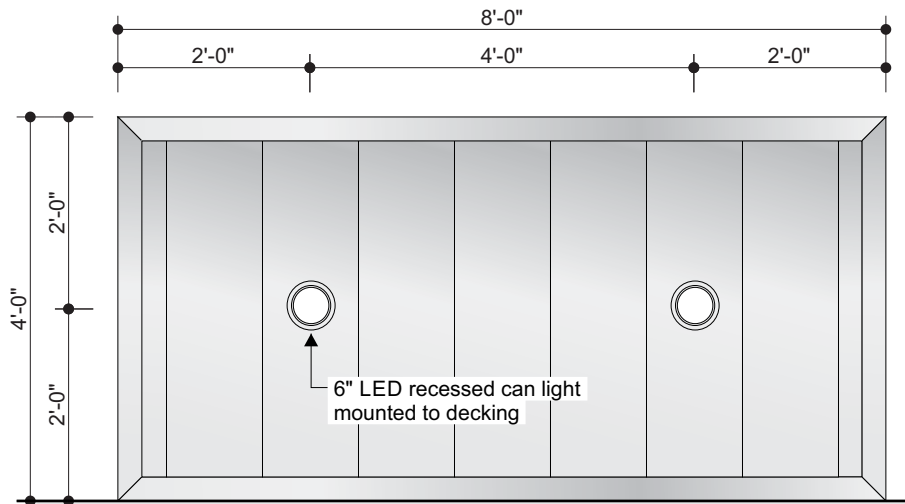
Wendy's 8'-0" Silver Wall Canopy

Production Details



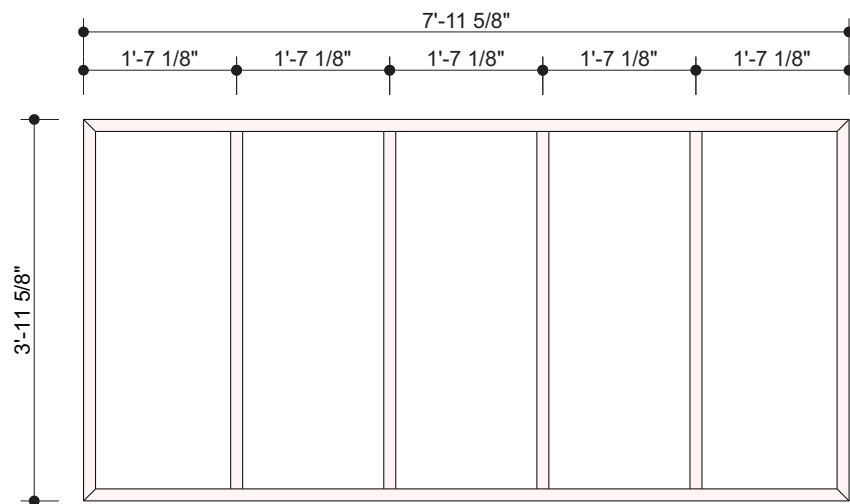
Top View

Scale: 1/2"=1'-0"



Bottom View

Scale: 1/2"=1'-0"

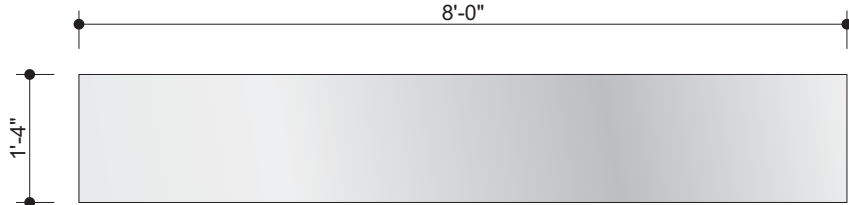


Frame Top View

Scale: 1/2"=1'-0"

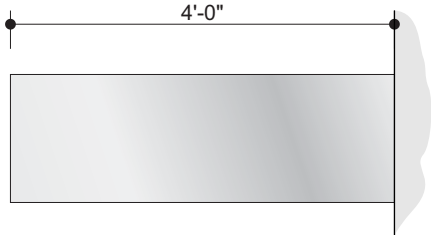
Color Specifications

Azko Nobel "Brushed Silver"
Silver MICA MNC 4mm CLR



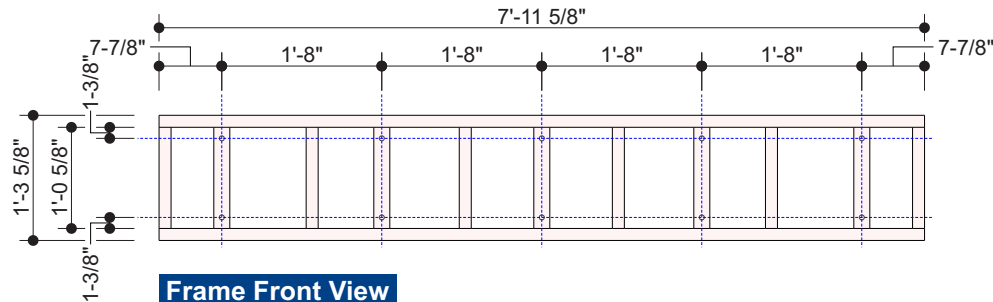
Front View

Scale: 1/2"=1'-0"



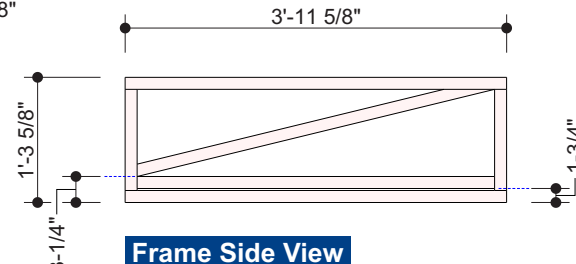
Side View

Scale: 1/2"=1'-0"



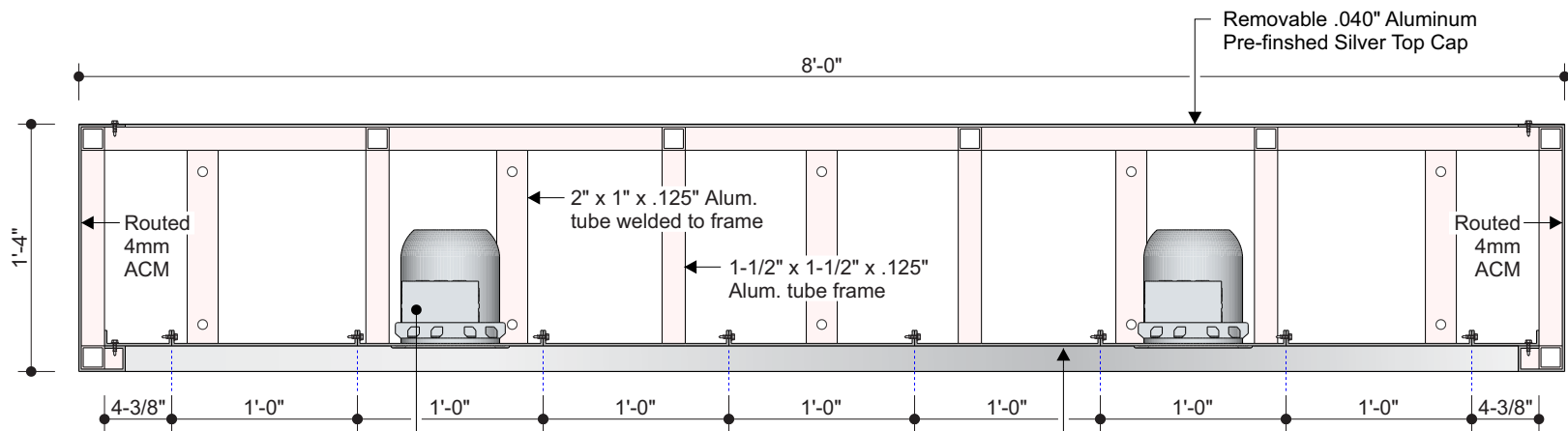
Frame Front View

Scale: 1/2"=1'-0"



Frame Side View

Scale: 1/2"=1'-0"

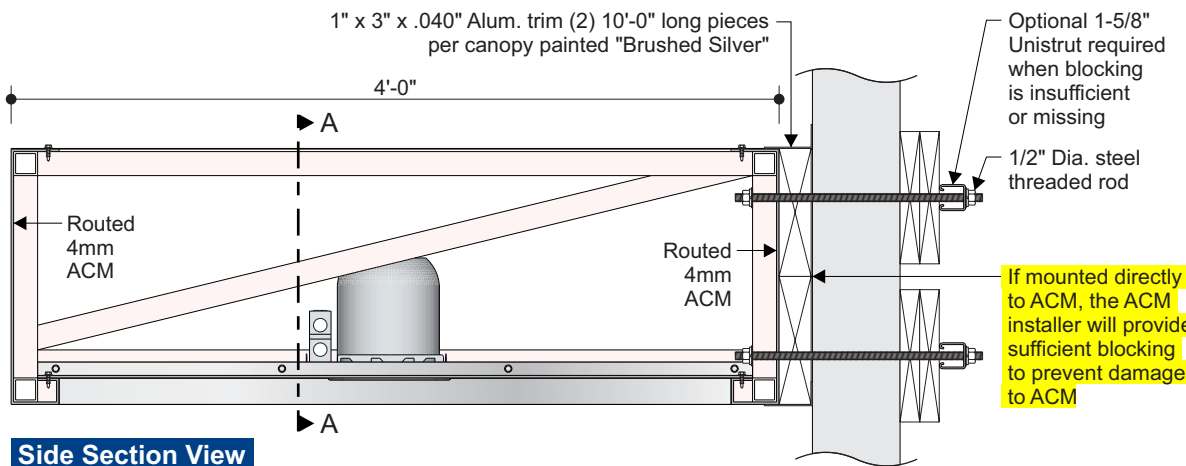


Section View A-A

Scale: 1"=1'-0"

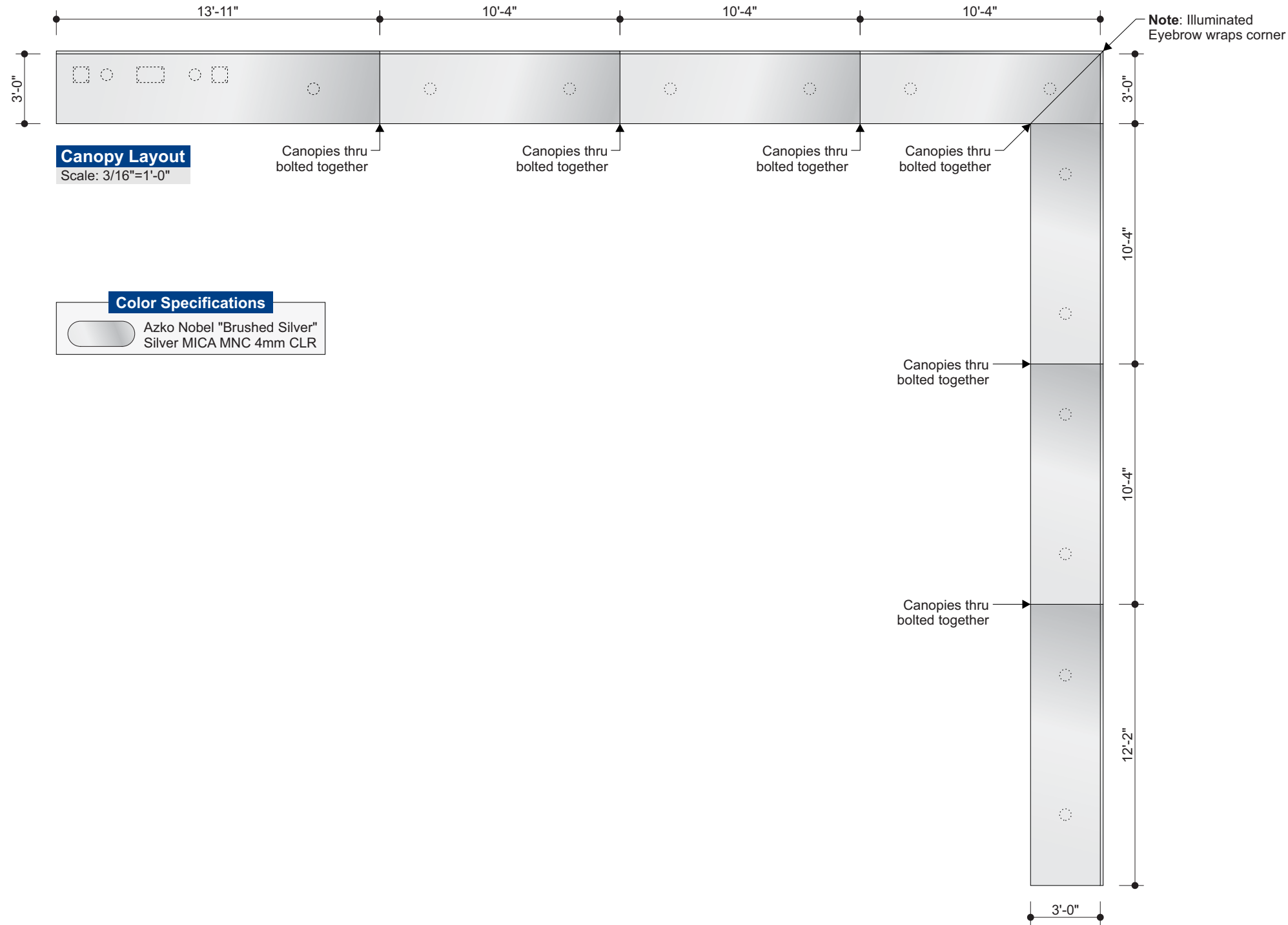
Front, Side & Rear ACM

Scale: 1"=1'-0"



Side Section View

Scale: 1"=1'-0"





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Listed
MET
E212503

Electric Sign
Complies with
UL48

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



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Client:
Wendy's

Address:
**610 Legion Rd.
Denton, MD 21629**

Date: 10/14/24	Estimate #: E19342	Job #: -	Page #: 10 of 16
File Name: WEN-E19342_Denton, MD_202			
Sales: House	Design: PN	PM: NS	

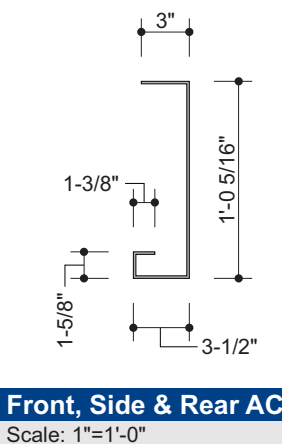
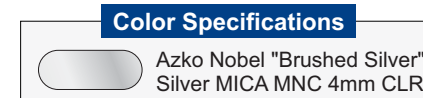
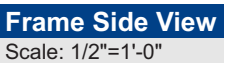
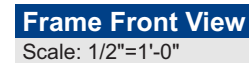
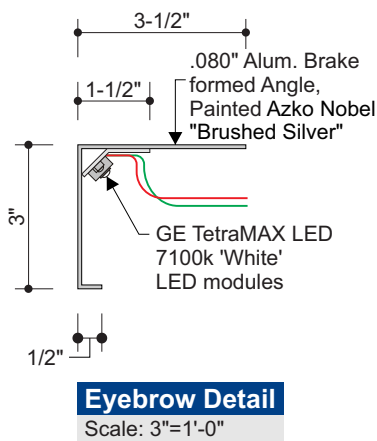
#	Date	Description	Initial
1	10/29/24	Revised signage	PN
2	01/22/25	Added signage	PN
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client Review Status

Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature:	Approval Date:
-------------------	----------------

Production Details
Quantity: 1



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Client:
Wendy's

Address:
**610 Legion Rd.
Denton, MD 21629**

Date:	Estimate #:	Job #:	Page #:
10/14/24	E19342	-	11 of 16
File Name:			
WEN-E19342_Denton, MD_202			
Sales:	Design:	PM:	
House	PN	NS	

#	Date	Description
<u>1</u>	10/29/24	Revised signage
<u>2</u>	01/22/25	Added signage
<u>3</u>	-	-
<u>4</u>	-	-
<u>5</u>	-	-
<u>6</u>	-	-

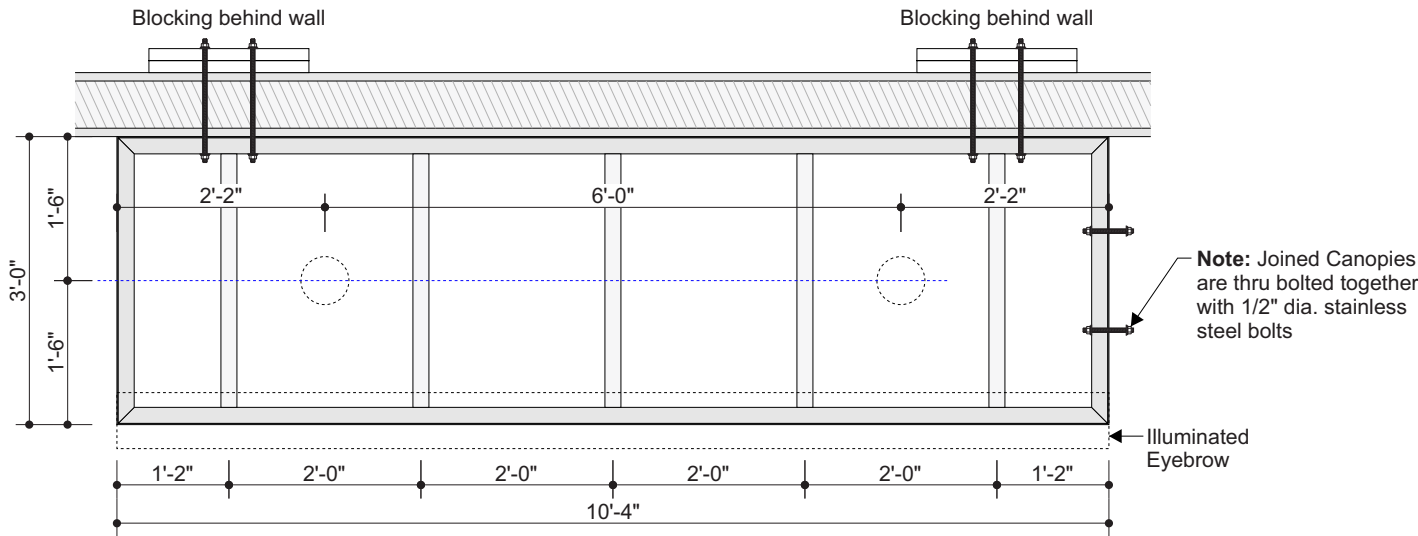
Initial
PN
PN
-
-
-
-

Client Review Status Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.	
<u>Client Signature:</u>	<u>Approval Date:</u>

Custom Entrance Canopy

Production Details

Quantity: 5



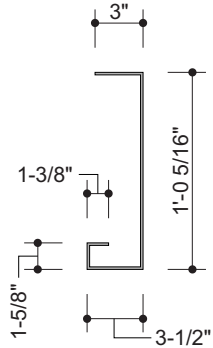
Top View Detail - Typical

Scale: 1/2"=1'-0"

Color Specifications

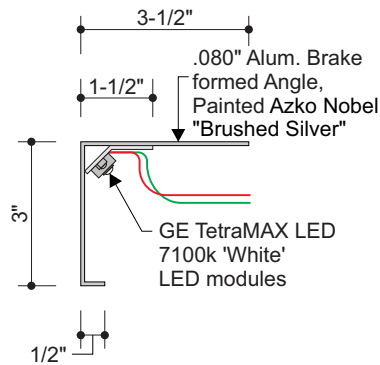
Azko Nobel "Brushed Silver"

Silver MICA MNC 4mm CLR



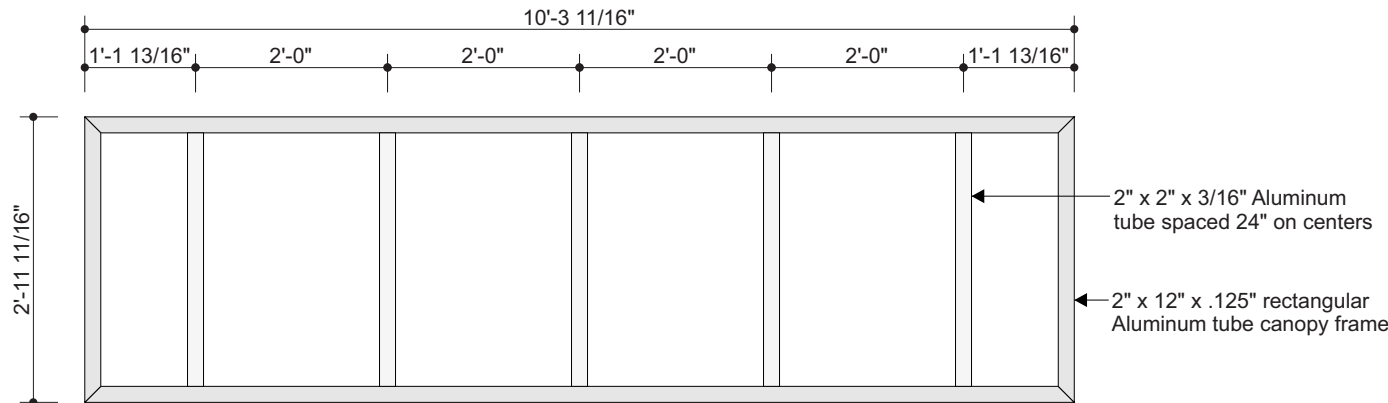
Front, Side & Rear ACM

Scale: 1"=1'-0"



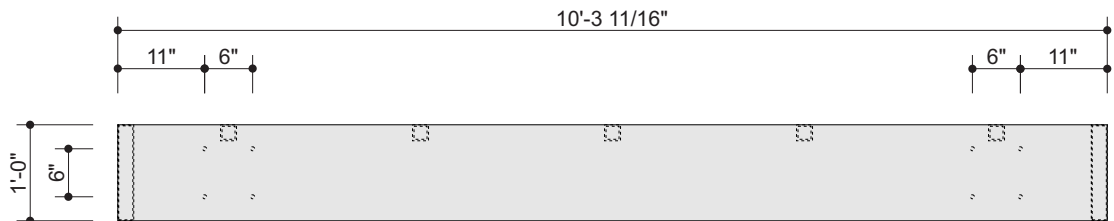
Eyebrow Detail

Scale: 3"=1'-0"



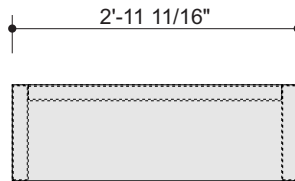
Frame Top View

Scale: 1/2"=1'-0"



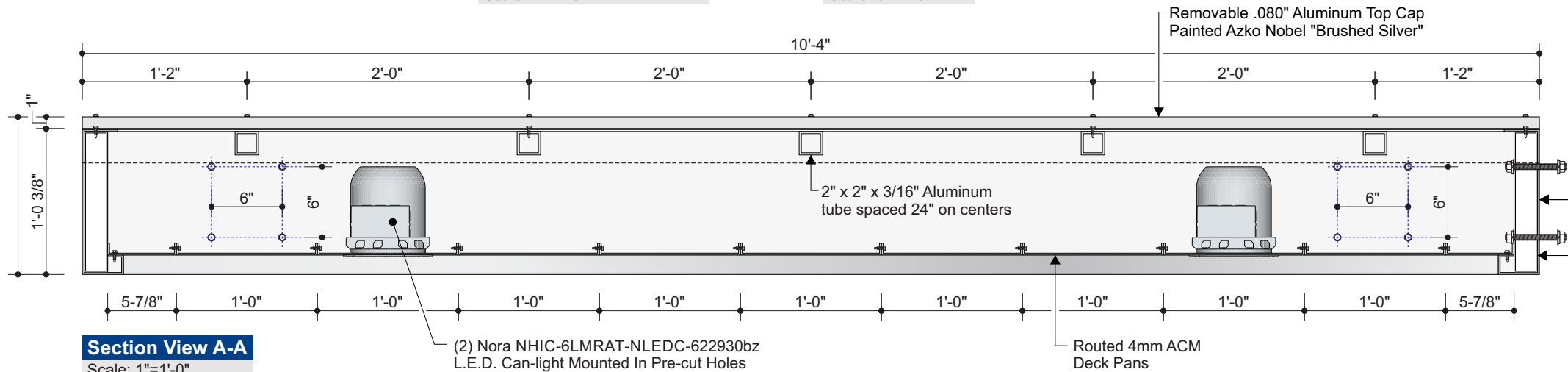
Frame Front View

Scale: 1/2"=1'-0"



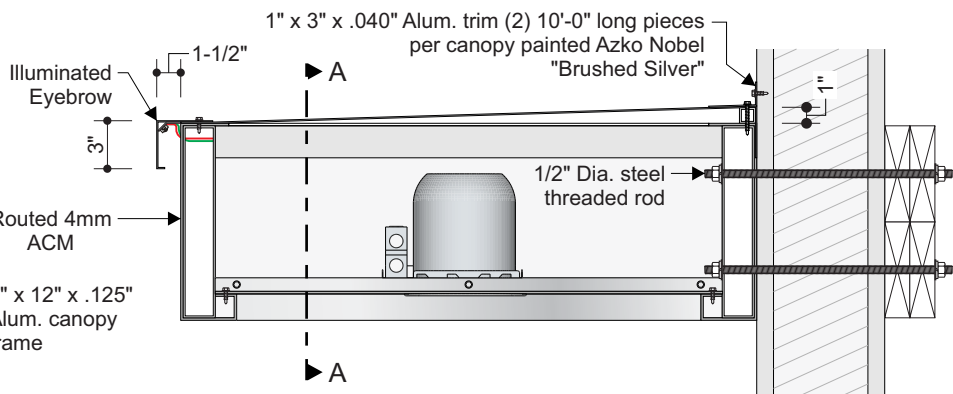
Frame Side View

Scale: 1/2"=1'-0"



Section View A-A

Scale: 1"=1'-0"



Side Section View

Scale: 1"=1'-0"

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Listed MET E212503

Electric Sign Complies with UL48

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GROUNDING ELECTRICAL CONNECTIONS

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Client: Wendy's

Address: 610 Legion Rd. Denton, MD 21629

Date: 10/14/24

Estimate #: E19342

Job #: -

Page #: 12 of 16

File Name: WEN-E19342_Denton, MD_202

Sales: House

Design: PN

PM: NS

#	Date	Description
1	10/29/24	Revised signage
2	01/22/25	Added signage
3	-	-
4	-	-
5	-	-
6	-	-

Initial

PN

PN

-

-

-

-

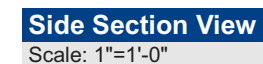
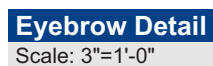
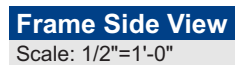
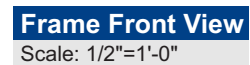
Client Review Status

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Client Signature: _____

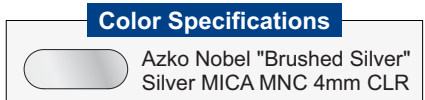
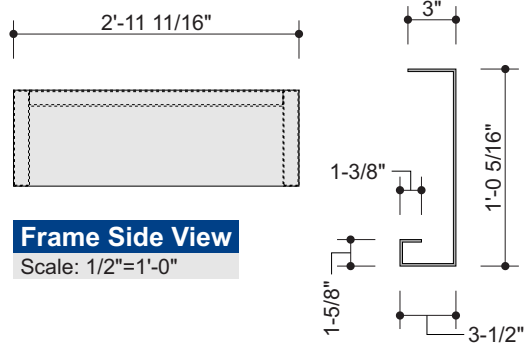
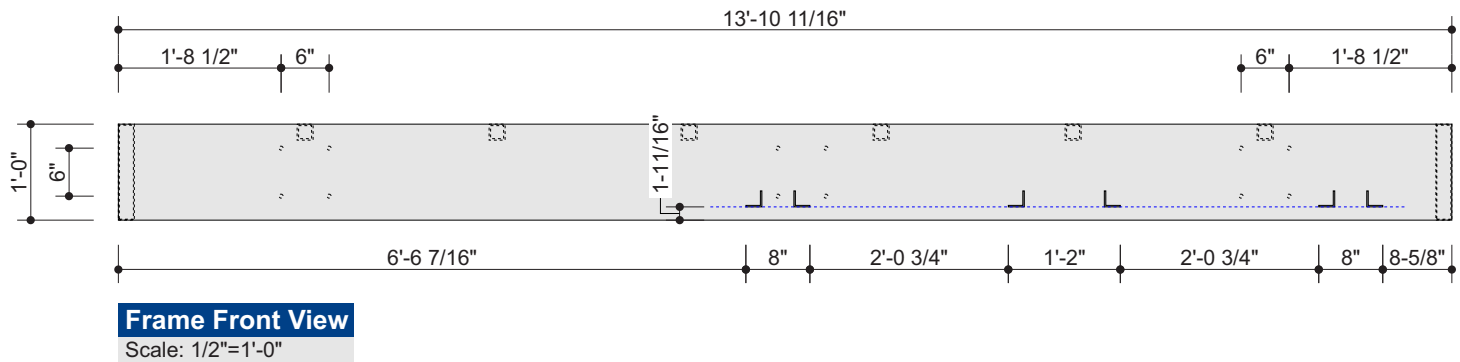
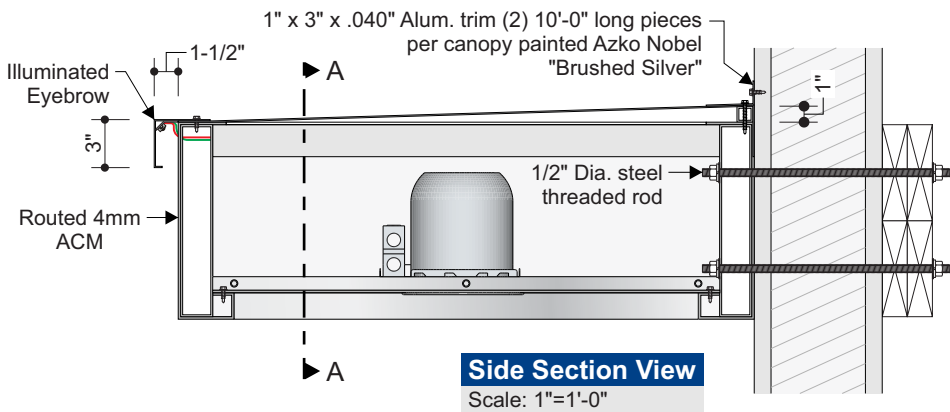
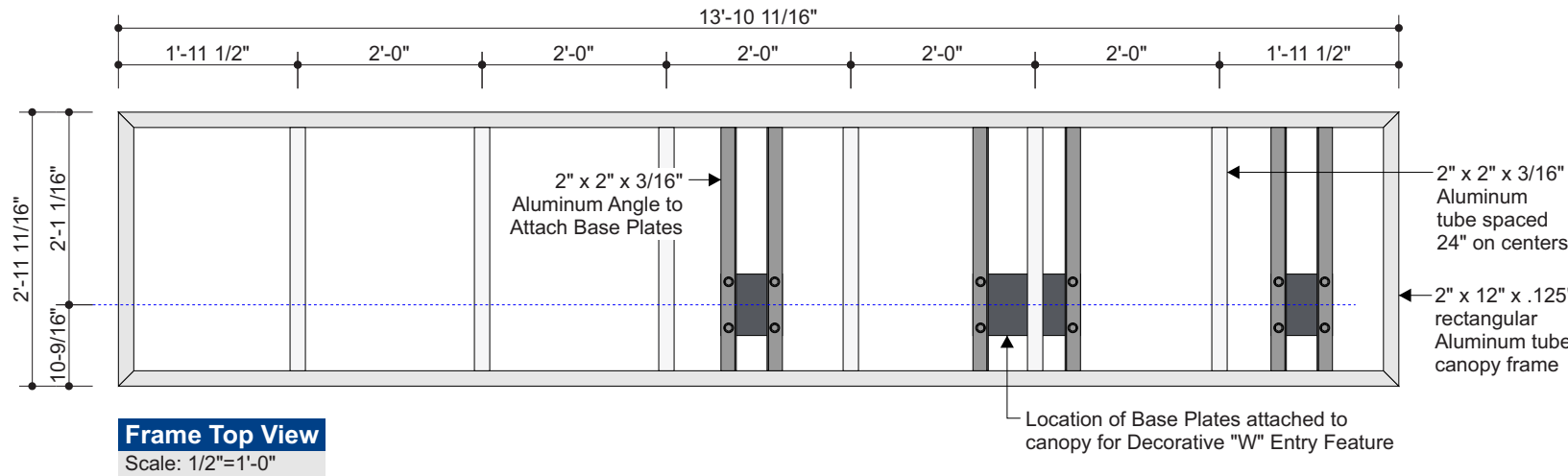
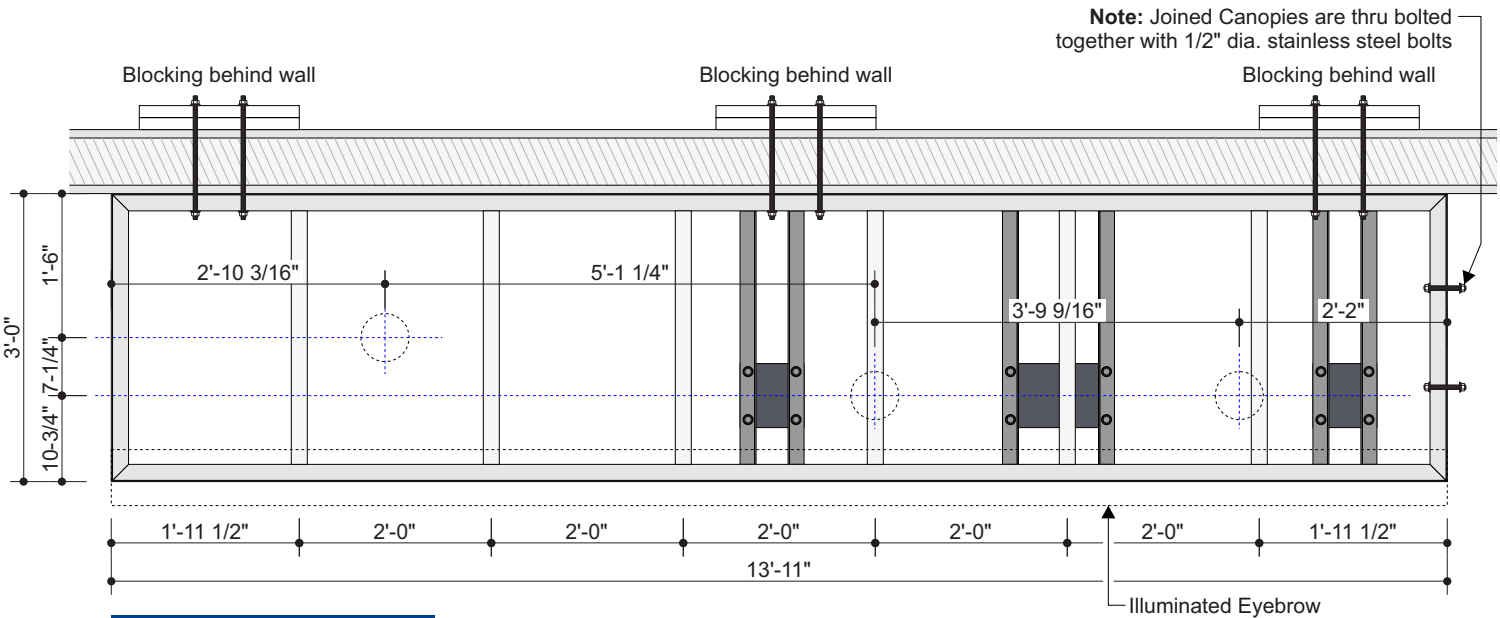
Approval Date: _____

Production Details
Quantity: 1

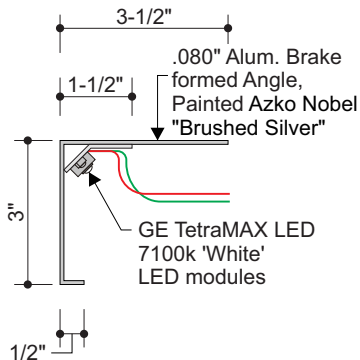
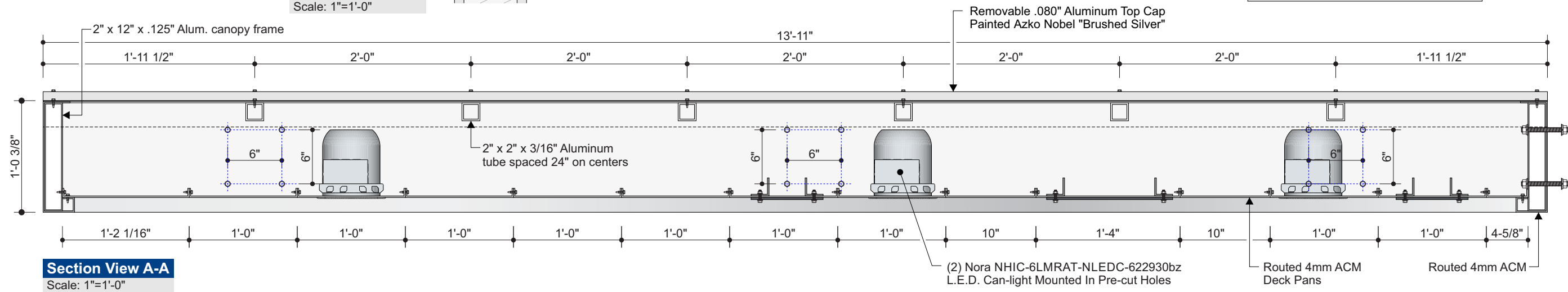


Custom Right End Canopy

Production Details
Quantity: 1



Front, Side & Rear ACM
Scale: 1"=1'-0"



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Client:
Wendy's
Address:
**610 Legion Rd.
Denton, MD 21629**

Date: **10/14/24** Estimate #: **E19342** Job #: **-** Page #: **14 of 16**
File Name:
WEN-E19342_Denton, MD_202
Sales: **House** Design: **PN** PM: **NS**

#	Date	Description
1	10/29/24	Revised signage
2	01/22/25	Added signage
3	-	-
4	-	-
5	-	-
6	-	-

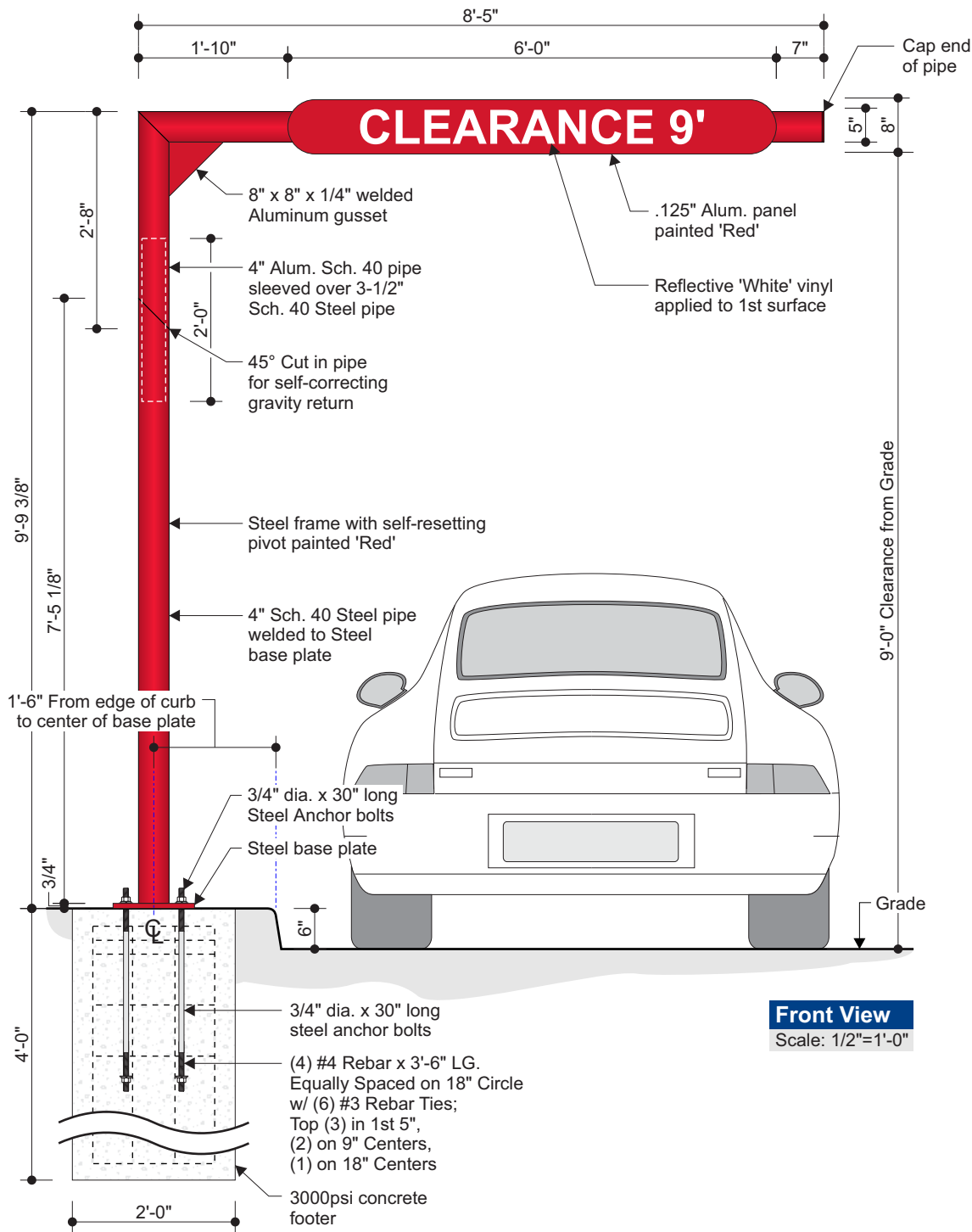
Initial
PN
PN
-
-
-
-

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
Client Signature: _____ Approval Date: _____

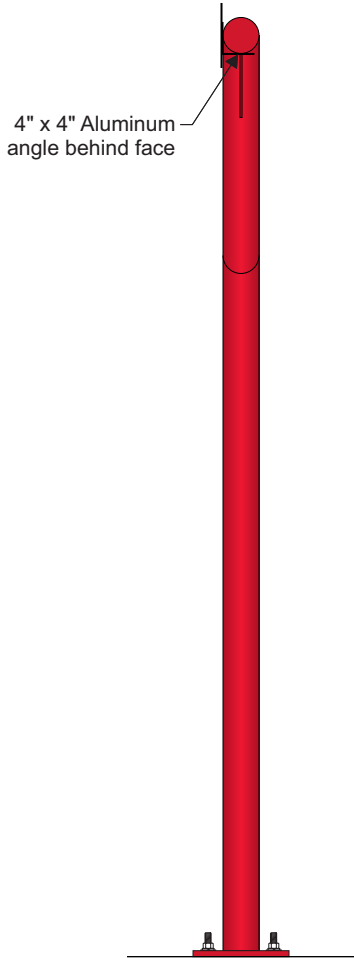
Clearance Bar
Production Details



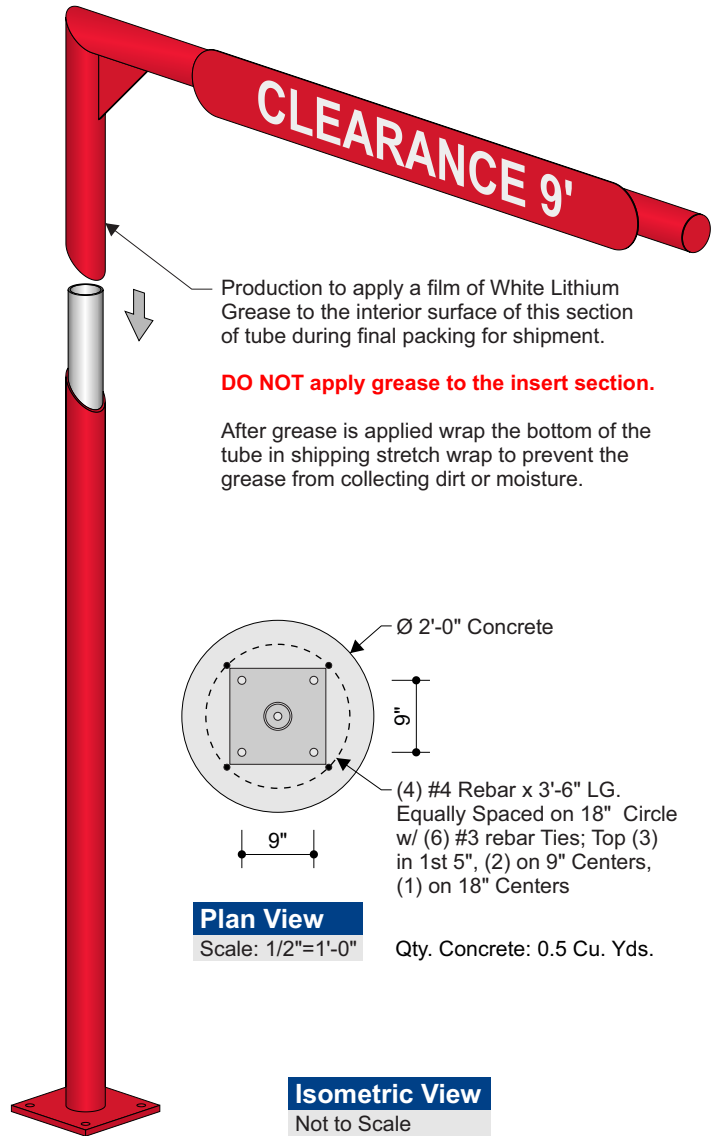
Plan View
Scale: 1/2"=1'-0"



Front View
Scale: 1/2"=1'-0"



Side View
Scale: 1/2"=1'-0"



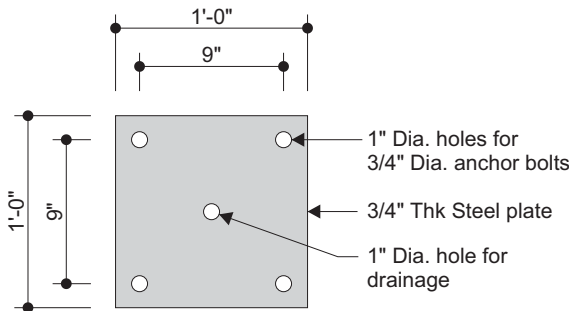
Plan View
Scale: 1/2"=1'-0"

Isometric View
Not to Scale

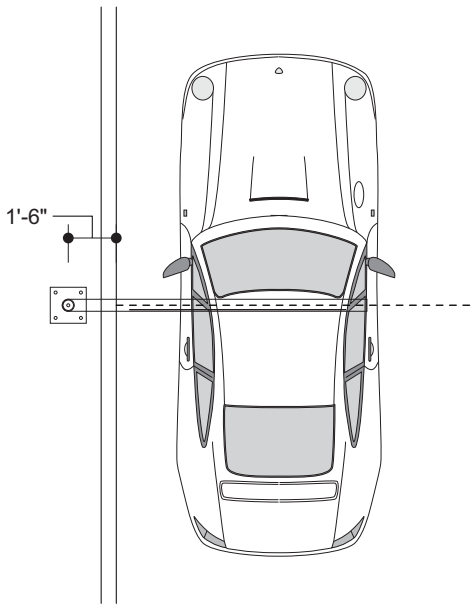
Color Specifications

Paint Akzo Nobel to match PMS 186C 'Red'

Vinyl 3M 5100-10 'White' Reflective

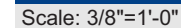
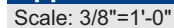
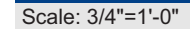
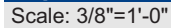


Base Plate Detail
Scale: 1"=1'-0"



Installation Location
Scale: 3/16"=1'-0"

Proposed





FLYNN
RESTAURANT GROUP

Wendy's - Flynn
E19342
Denton, MD
January 22, 2025

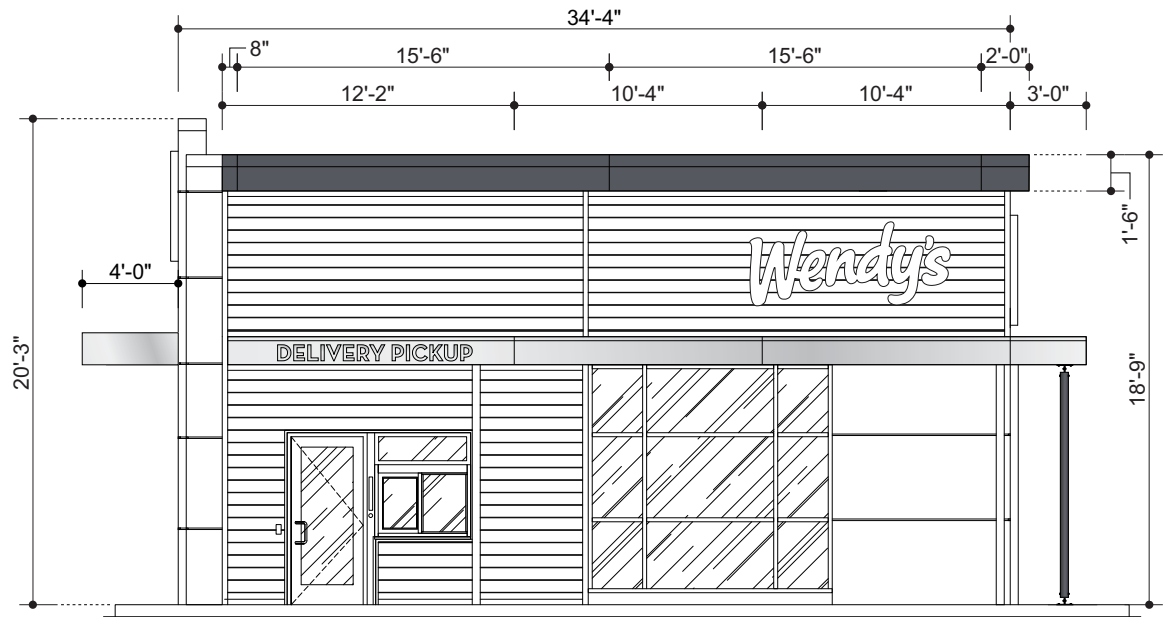


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Customer Approval / Signature	
Signature: _____	Date: _____

Smart 2.0	
ACM and Color:	N/A
Soffit / Parapet:	Mfg & Install Custom Parapet
Corrugation & Trim:	N/A
Lighting:	LED Modules
QIOR:	D-PU - FCO Letters On Custom Canopy
Drive Thru and Building Elements:	"W" Entry Feature Canopy - SMART Silver 96" Custom Canopy Order Station Canopy - New Clearance Bar - New
Exterior Signage:	D-PU - FCO Letters On Custom Canopy (1) 42" Flush Mount White - Channel Letters 42NC (1) 54" Cameo (2) Made Fresh To Order Pylon - New

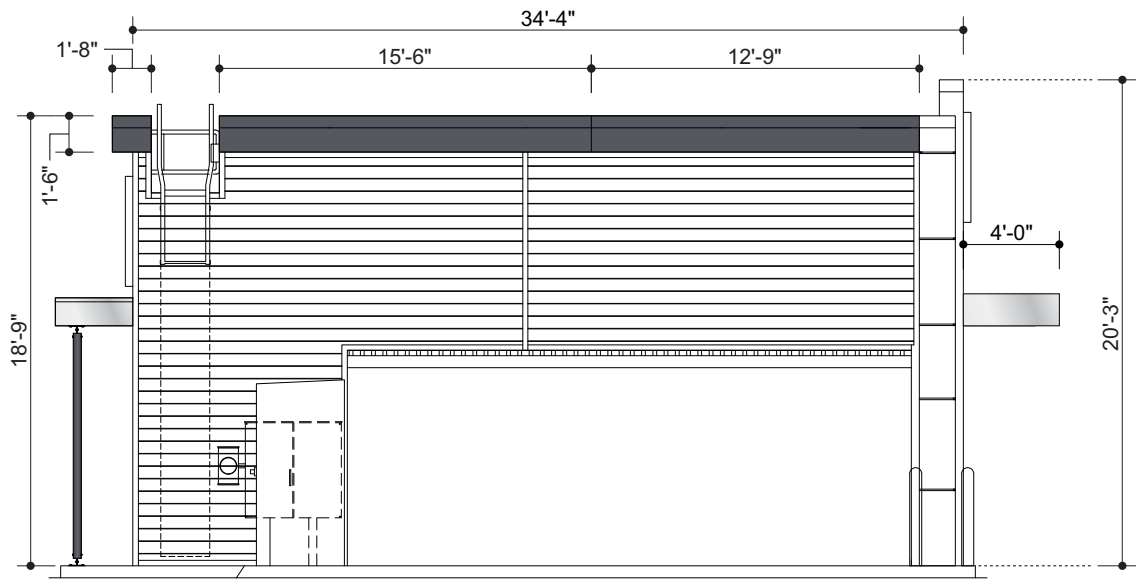


Front Elevation

Scale: 1/8"=1'-0"

Color Specifications

- Azko Nobel "Brushed Silver"
- Silver MICA MNC 4mm CLR
- Reynobond Stormy Gray
- 62" x 196" 4mm FR



Rear Elevation

Scale: 1/8"=1'-0"



Electric Sign
Complies with
UL48

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Client:
Wendy's

Address:
**610 Legion Rd.
Denton, MD 21629**

Date: **10/14/24** Estimate #: **E19342** Job #: **-** Page #: **2 of 18**

File Name:
WEN-E19342_Denton, MD_301

Sales: **House** Design: **PN** PM: **NS**

#	Date	Description
1	01/22/25	Added signage
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

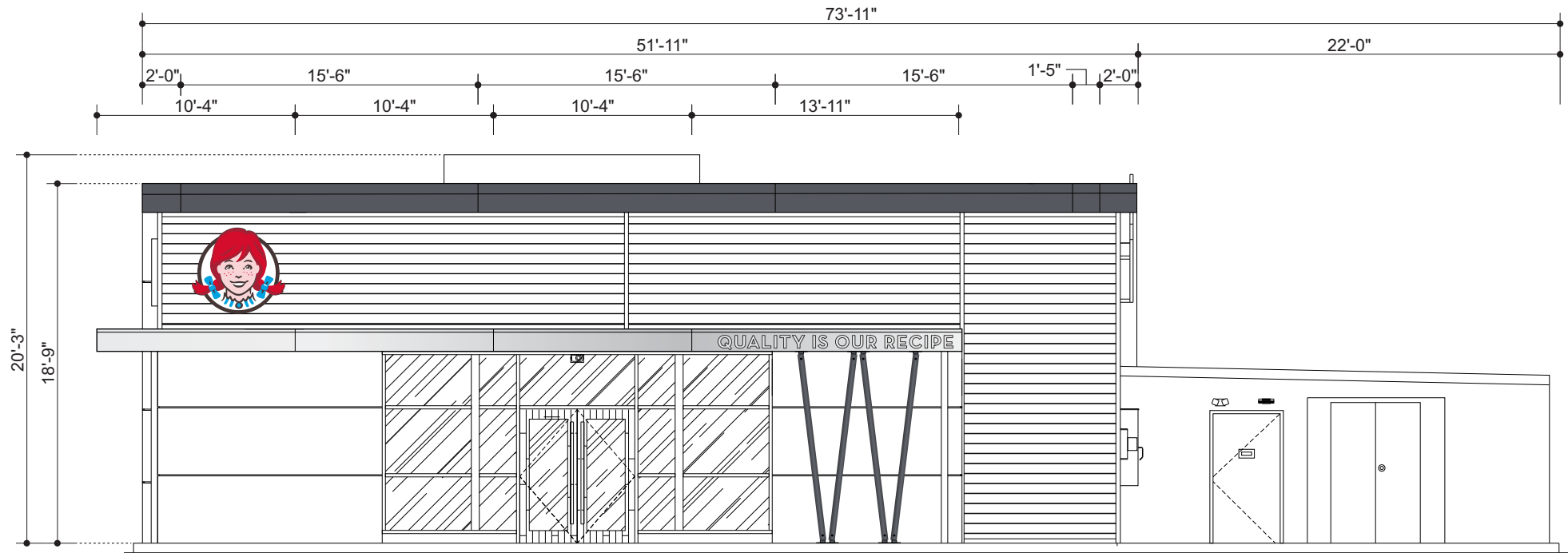
Initial
PN

Client Review Status

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Client Signature:

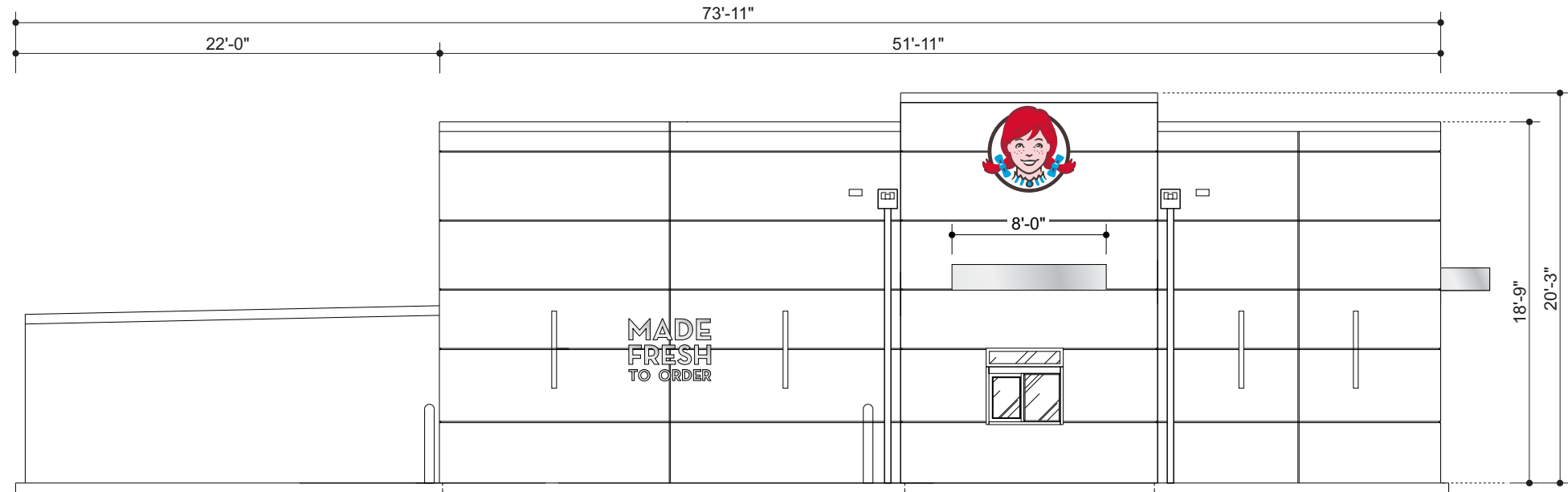
Approval Date:



Right Elevation
Scale: 1/8"=1'-0"

Color Specifications

- Azko Nobel "Brushed Silver"
- Silver MICA MNC 4mm CLR
- Reynobond Stormy Gray
- 62" x 196" 4mm FR



Left Elevation
Scale: 1/8"=1'-0"

Allen Industries
FILE NUMBER: E212503

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GROUNDING ELECTRICAL CONNECTIONS

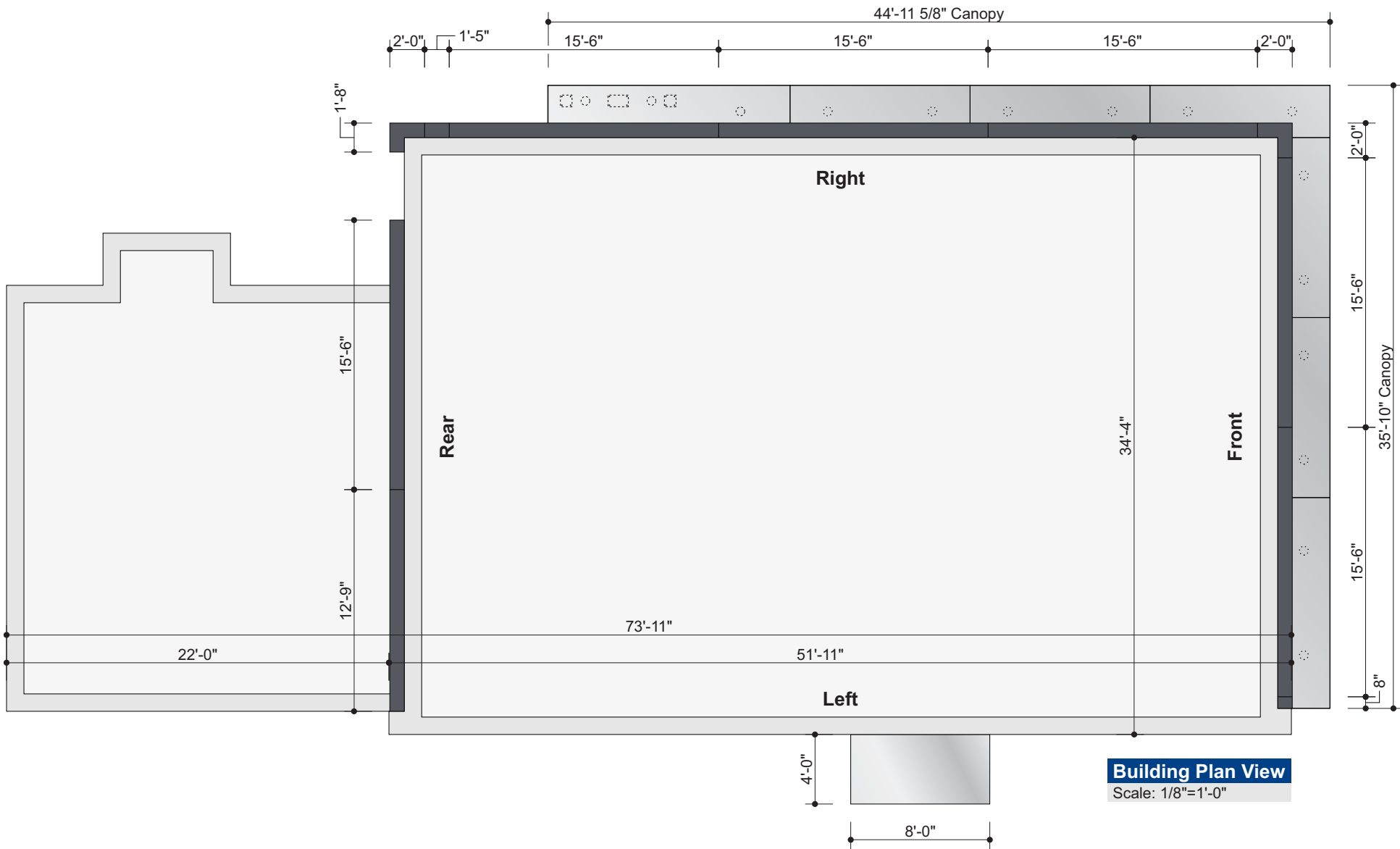
Listed
MET
E212503

Electric Sign
Complies with
UL48

Product Count		
#	Description	Qty
1	Parapet Base - 15.5ft	9
2	Parapet Face Cap - 15.5ft	9
3	Parapet Corner Face Cap - 2ft	2
4	Parapet - Left / Right Endcap	4
5	Wendy's 8'-0" Silver Wall Canopy	1
6	Custom 3'-0" Entrance Canopy	7

Color Specifications

- Azko Nobel "Brushed Silver"
Silver MICA MNC 4mm CLR
- Reynobond Stormy Gray
62" x 196" 4mm FR



Building Plan View

Scale: 1/8"=1'-0"



FILE NUMBER: E212503



Complies with UL48

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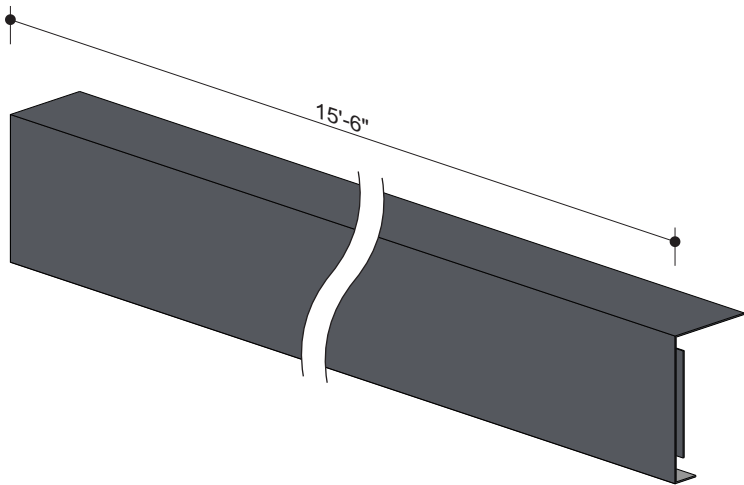
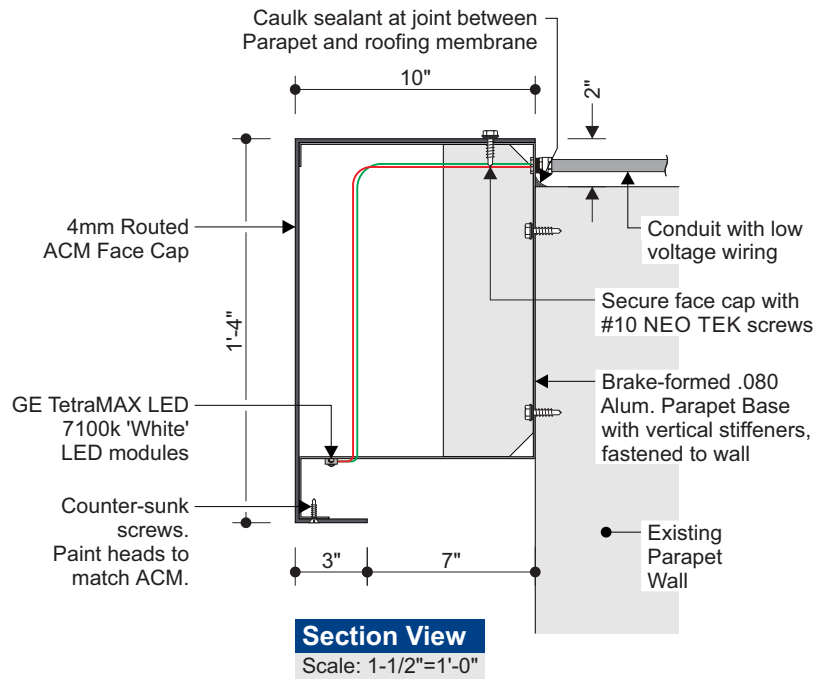


GROUNDING ELECTRICAL CONNECTIONS

#	Date	Description	Initial
1	01/22/25	Added signage	PN
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

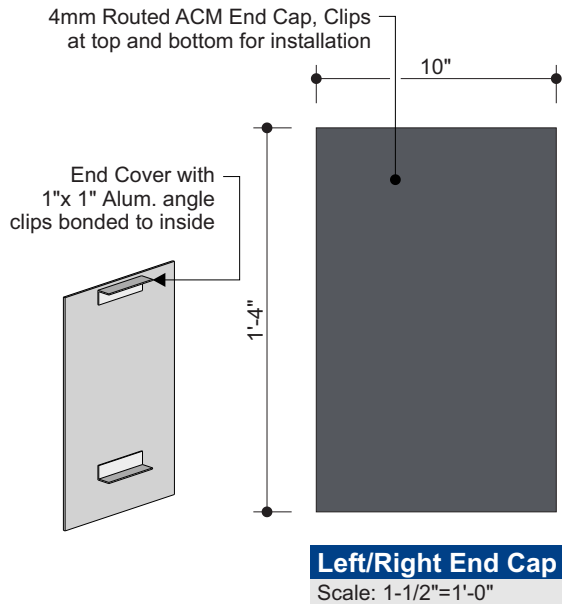
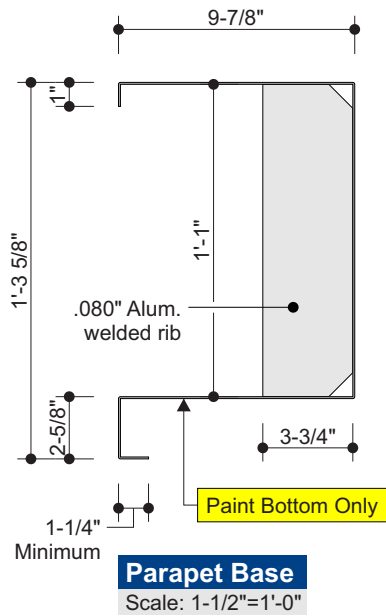
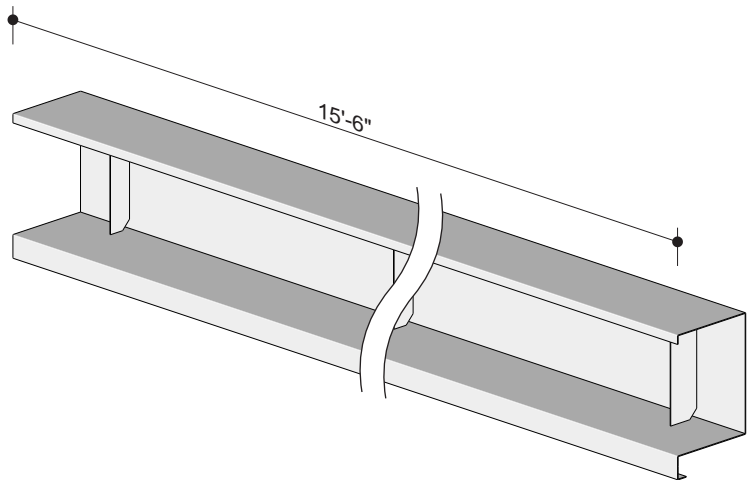
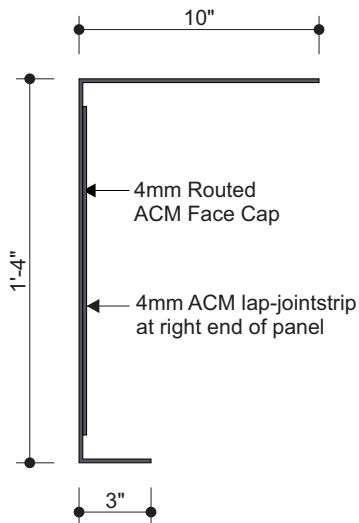
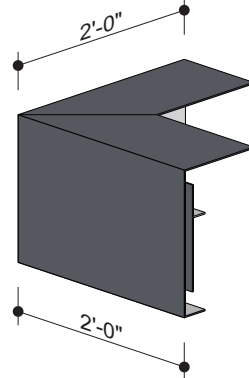
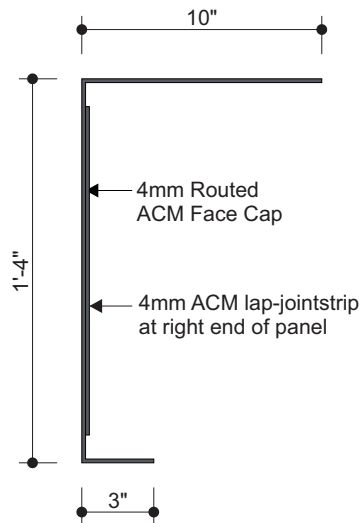
Client Review Status	
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Client Signature:	Approval Date:

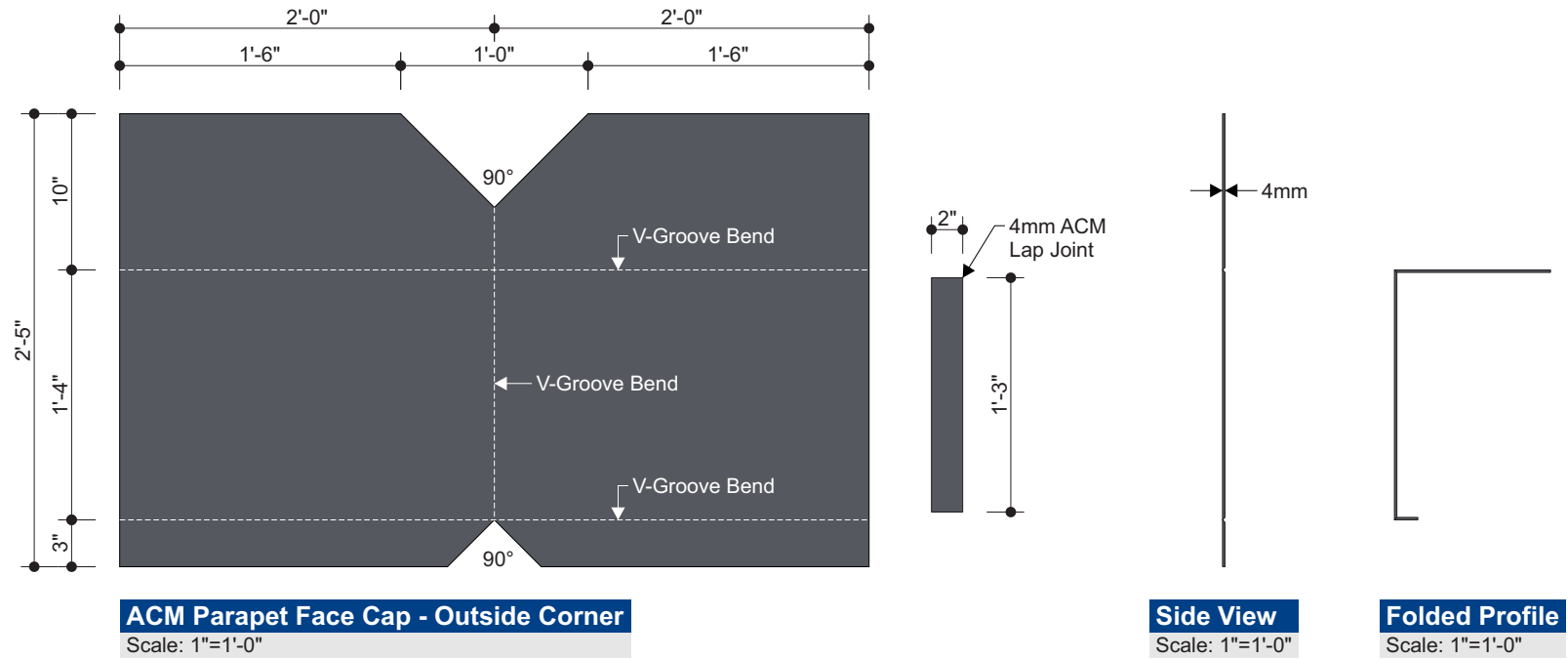
ACM Parapet
Production Details



Color Specifications

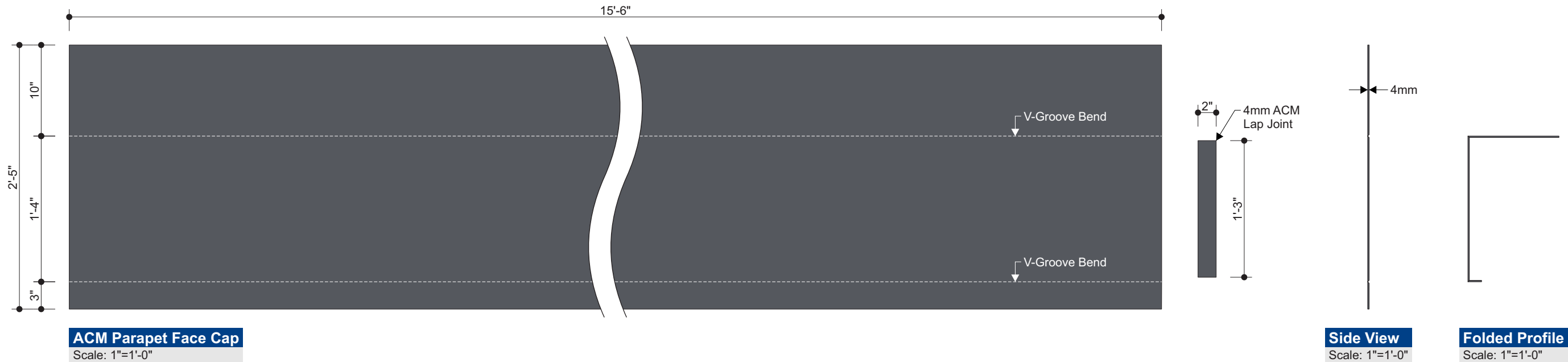
ACM	Reynobond Stormy Gray 62" x 196" 4mm FR
Paint	Dark Gray Paint SW7674 "Peppercorn"





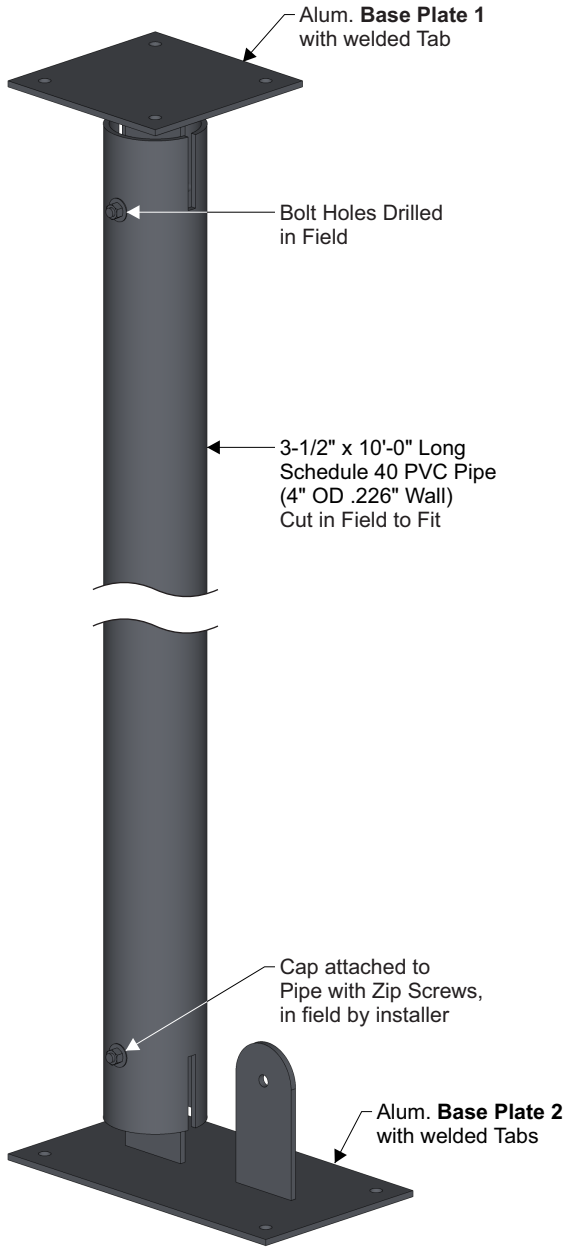
Color Specifications

Reynobond Stormy Gray
62" x 196" 4mm FR

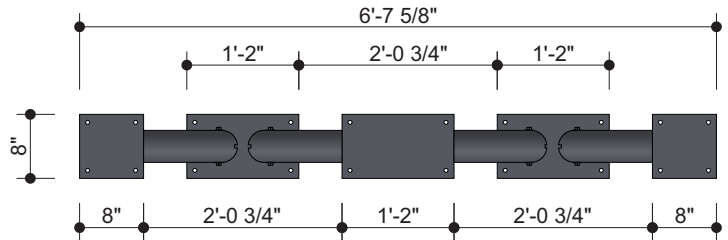
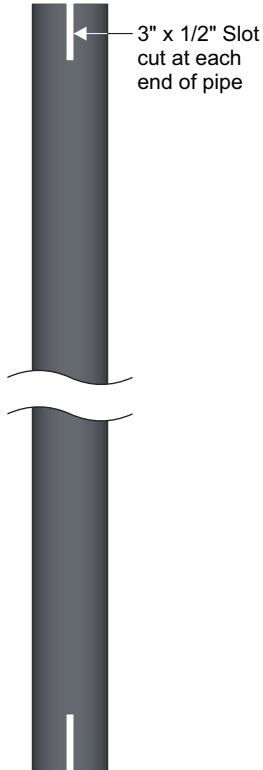
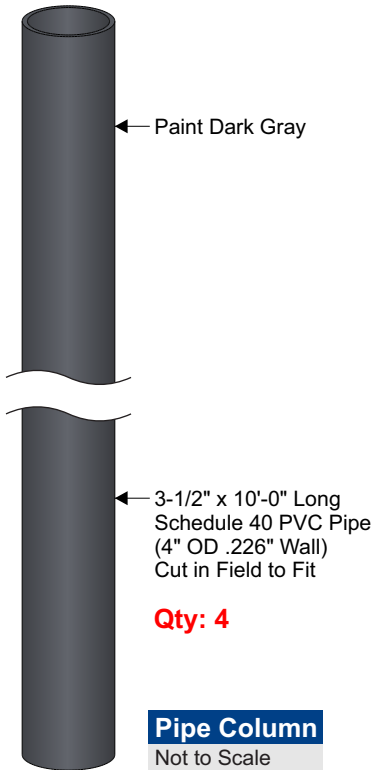


"W" Entry Feature - VE

Non-Structural, Decorative

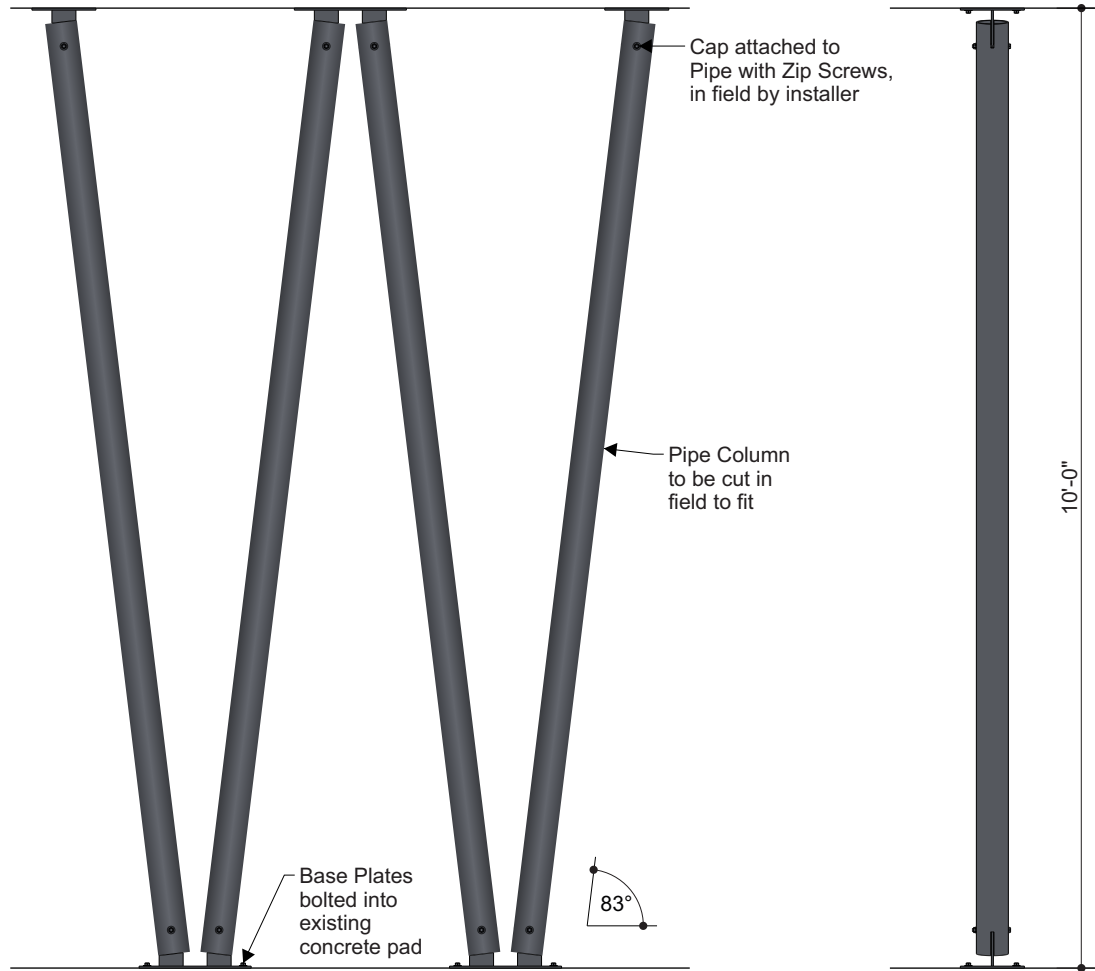


Pipe Column Detail
Not to Scale



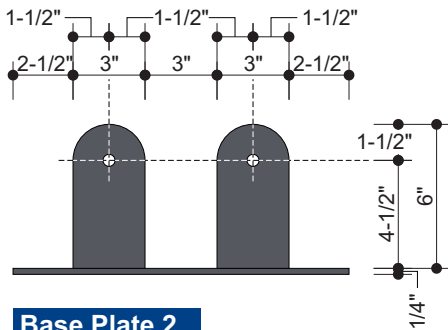
Top Elevation
Scale: 1/2"=1'-0"

Color Specifications	
	Dark Gray Paint SW7674 "Peppercorn"

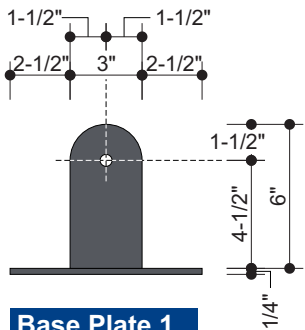


Front Elevation
Scale: 1/2"=1'-0"

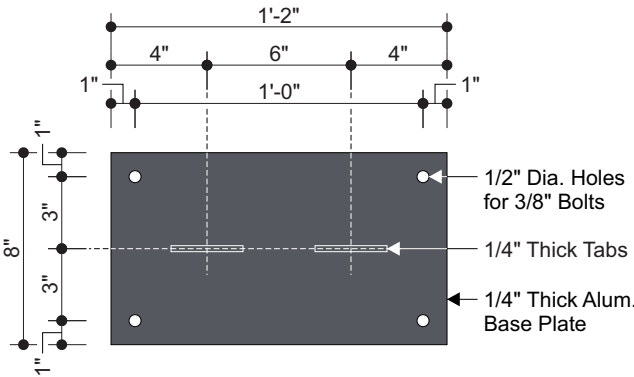
Side Elevation
Scale: 1/2"=1'-0"



Base Plate 2
Scale: 1-1/2"=1'-0"

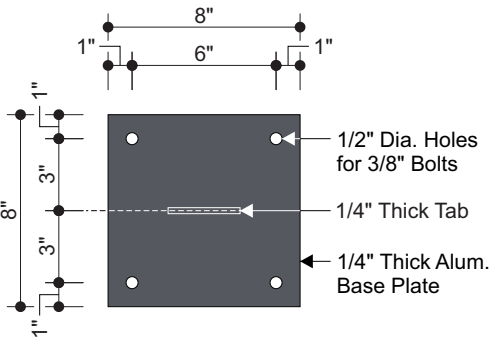


Base Plate 1
Scale: 1-1/2"=1'-0"



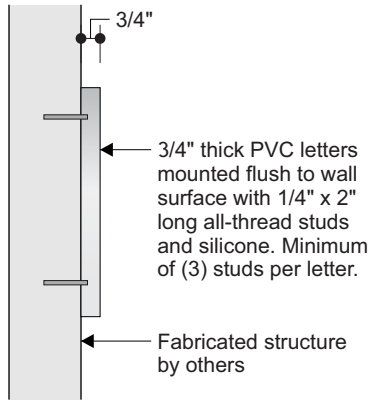
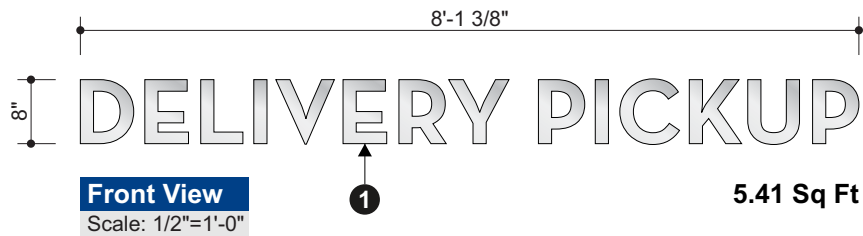
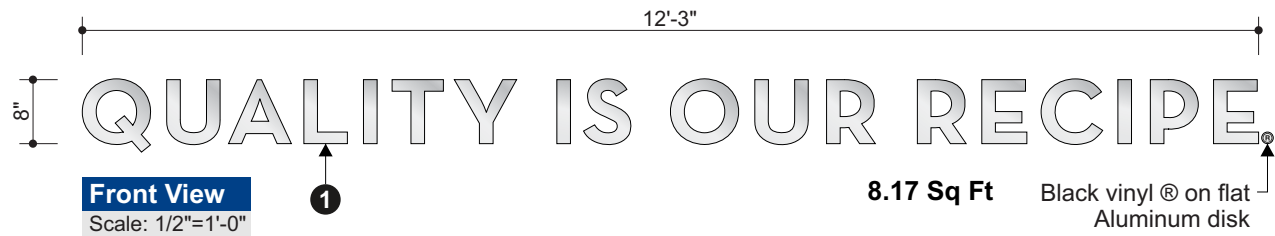
Base Plate 2
Scale: 1-1/2"=1'-0"

Qty: 3



Base Plate 1
Scale: 1-1/2"=1'-0"

Qty: 2



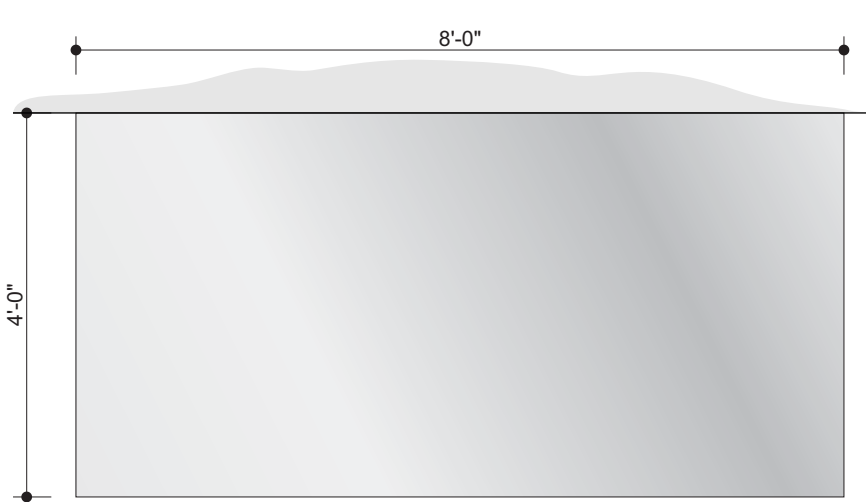
- MATERIALS**
- 1 3/4" Thick PVC letters
- COLORS & FINISHES**
- SW-7067 Cityscape
 - RAL9006 Silver



#	Date	Description	Initial
1	01/22/25	Added signage	PN
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

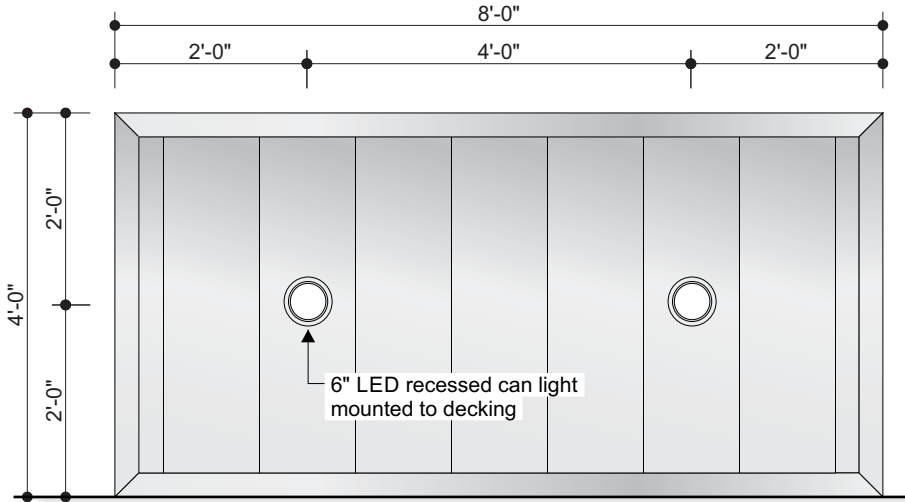
Wendy's 8'-0" Silver Wall Canopy

Production Details



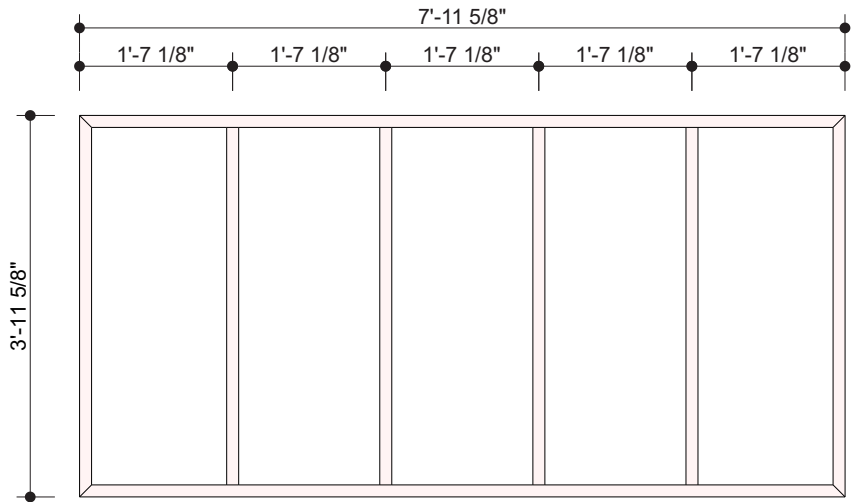
Top View

Scale: 1/2"=1'-0"



Bottom View

Scale: 1/2"=1'-0"

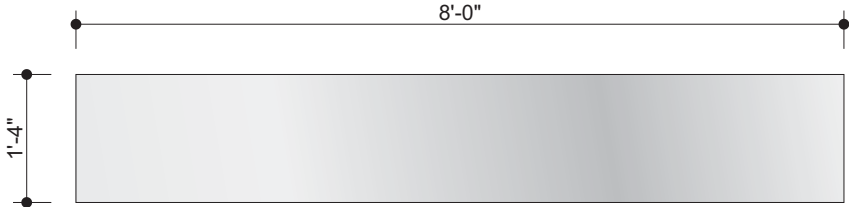


Frame Top View

Scale: 1/2"=1'-0"

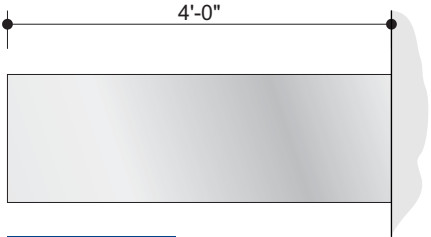
Color Specifications

Azko Nobel "Brushed Silver"
Silver MICA MNC 4mm CLR



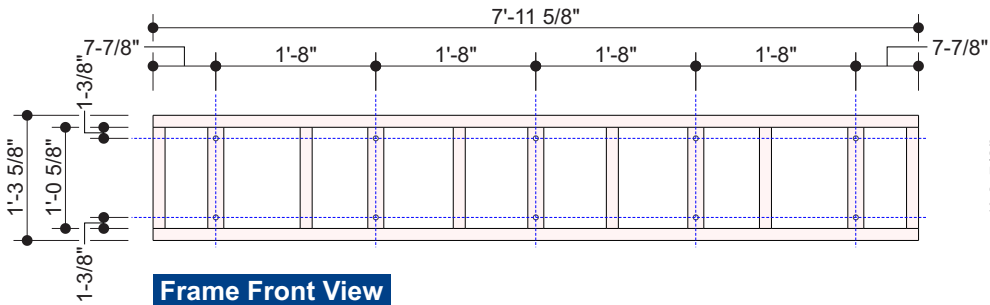
Front View

Scale: 1/2"=1'-0"



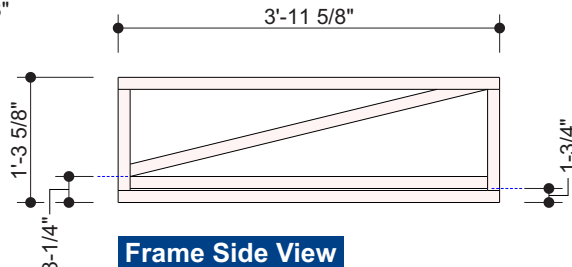
Side View

Scale: 1/2"=1'-0"



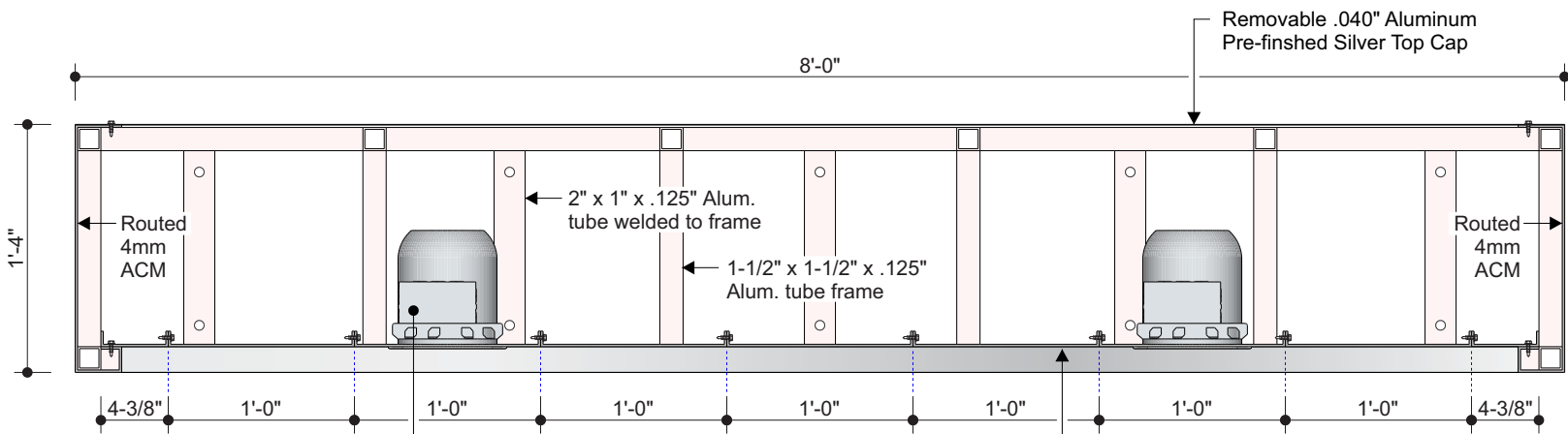
Frame Front View

Scale: 1/2"=1'-0"



Frame Side View

Scale: 1/2"=1'-0"

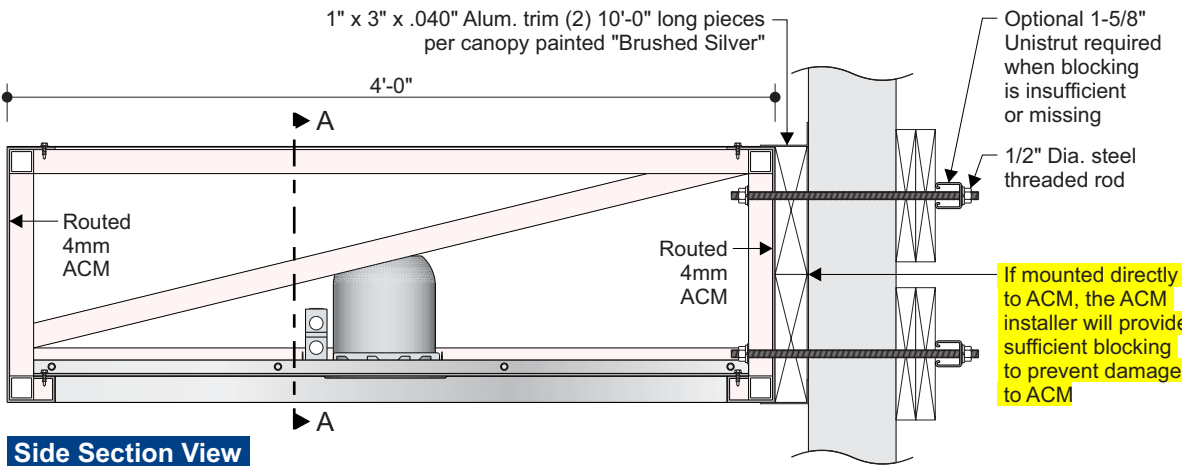


Section View A-A

Scale: 1"=1'-0"

Front, Side & Rear ACM

Scale: 1"=1'-0"

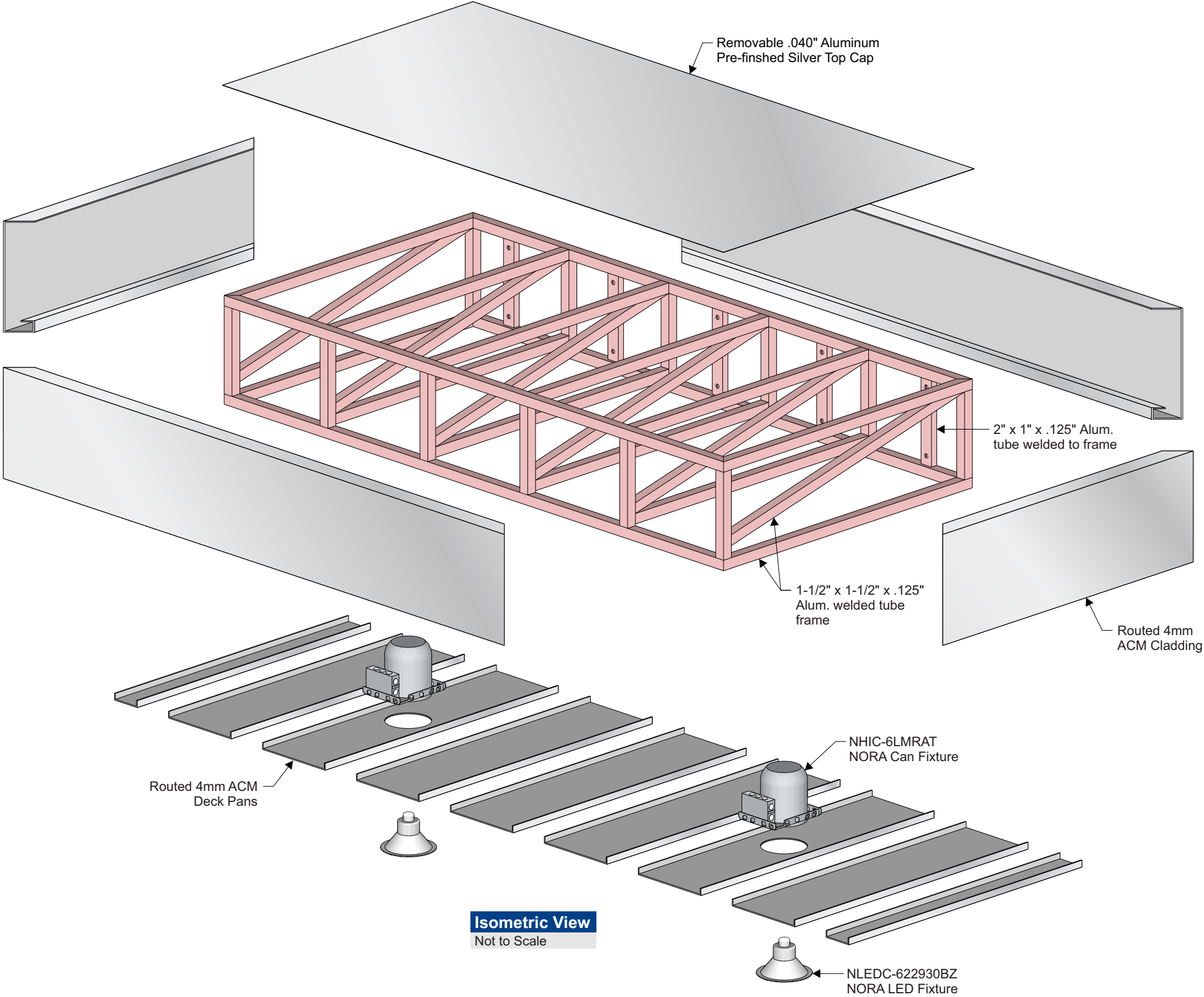


Side Section View

Scale: 1"=1'-0"

Wendy's 8'-0" Silver Wall Canopy

Exploded View





FILE NUMBER: E212503



Listed
E212503

Electric Sign
Complies with
UL48



GROUNDING
ELECTRICAL
CONNECTIONS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



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Client:
Wendy's

Address:
610 Legion Rd.
Denton, MD 21629

Date: 10/14/24	Estimate #: E19342	Job #: -	Page #: 10 of 18
File Name: WEN-E19342_Denton, MD_301			
Sales: House	Design: PN	PM: NS	

#	Date	Description	Initial
1	01/22/25	Added signage	PN
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client Review Status

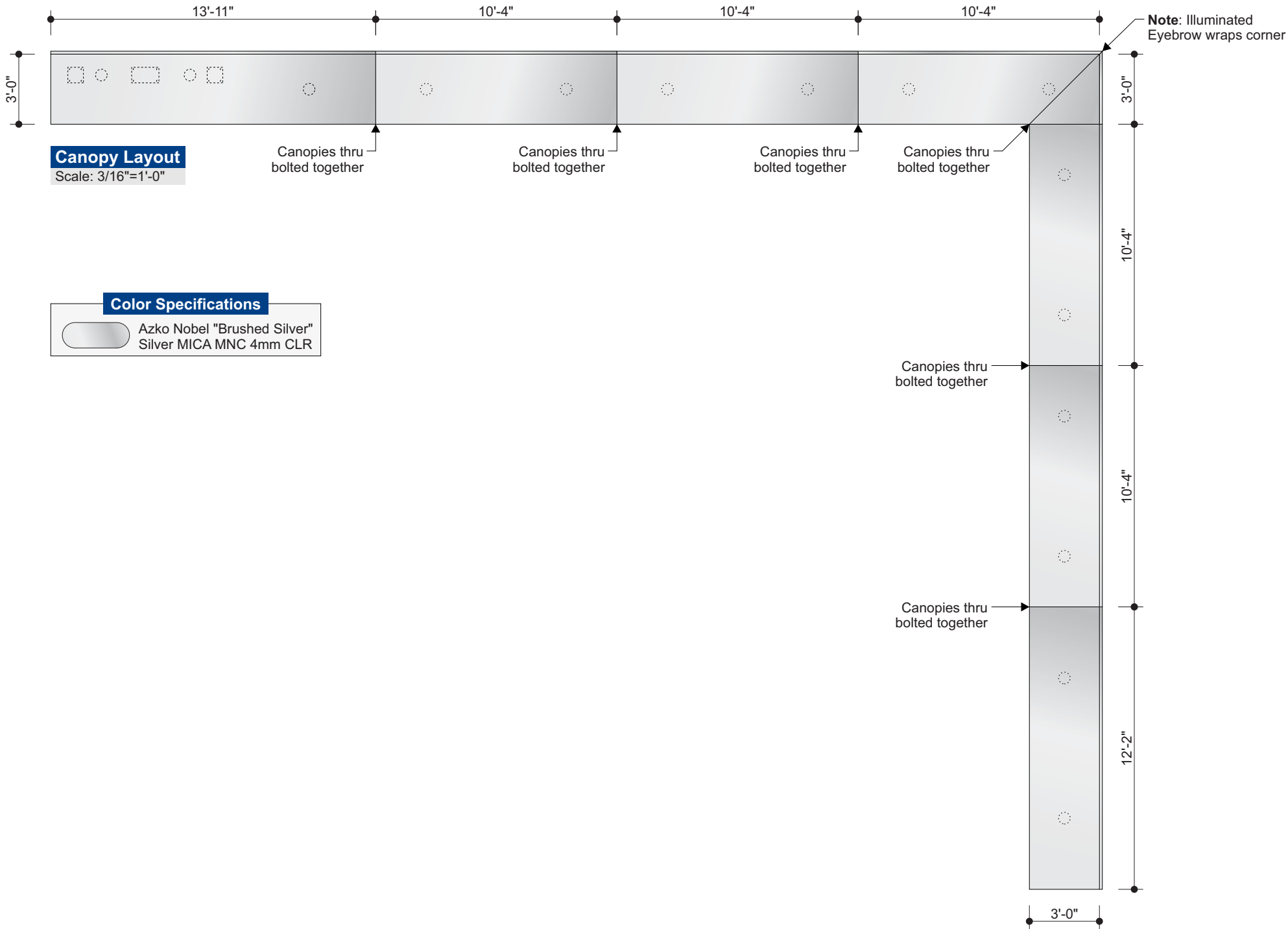
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature:

Approval Date:

Custom Entrance Canopy

Layout





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Listed
MET
E212503

Electric Sign
Complies with
UL48

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GROUNDING
ELECTRICAL
CONNECTIONS

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Client:
Wendy's

Address:
610 Legion Rd.
Denton, MD 21629

Date:
10/14/24

Estimate #:
E19342

Job #:
-

Page #:
11 of 18

File Name:
WEN-E19342_Denton, MD_301

Sales:
House

Design:
PN

PM:
NS

#	Date	Description	Initial
1	01/22/25	Added signage	PN
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

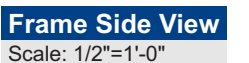
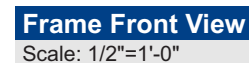
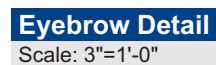
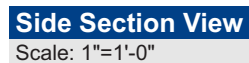
Client Review Status

Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

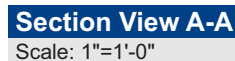
Client Signature:

Approval Date:

Production Details
Quantity: 1



 Azko Nobel "Brushed Silver"
Silver MICA MNC 4mm CLR



Client:
Wendy's

Address:
610 Legion Rd.
Denton, MD 21629

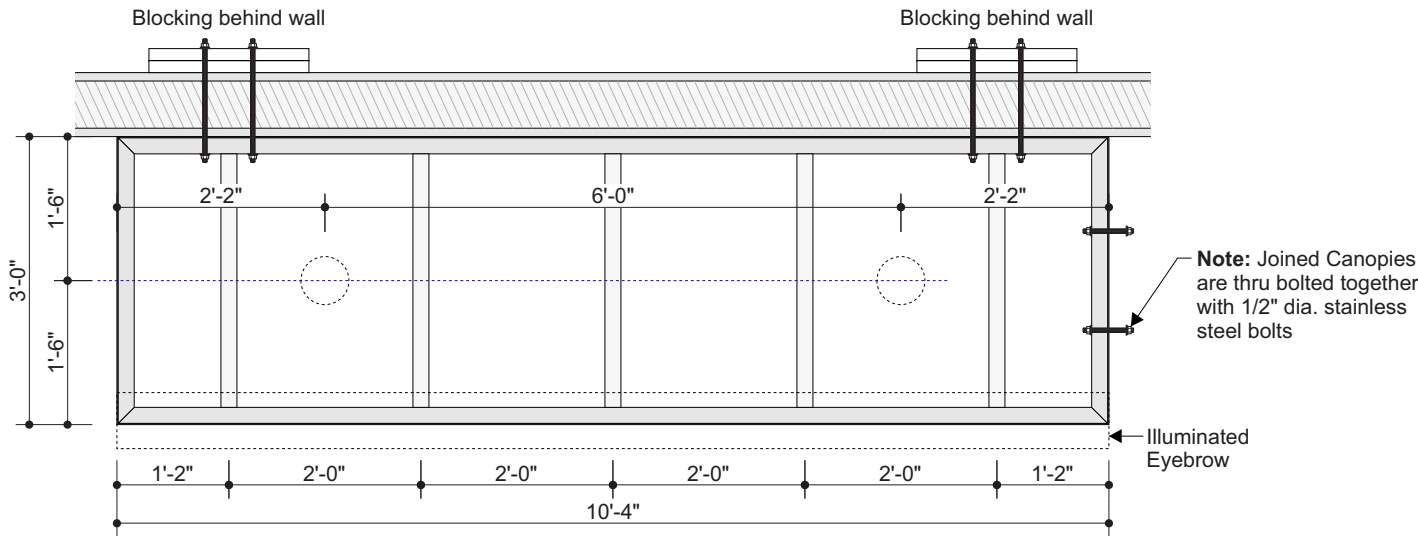
#	Date	Description
1	01/22/25	Added signage
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

Initial	Client Review Status	
PN	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.	
-		
-	<u>Client Signature:</u>	<u>Approval Date:</u>
-		

Custom Entrance Canopy

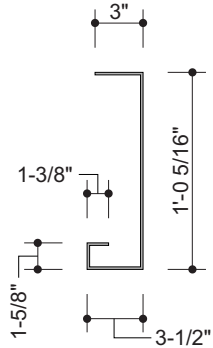
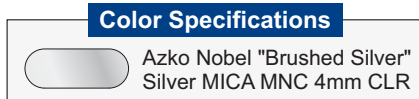
Production Details

Quantity: 4



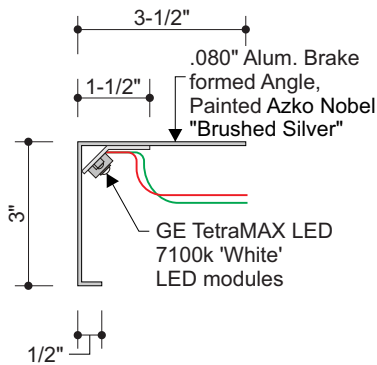
Top View Detail - Typical

Scale: 1/2"=1'-0"



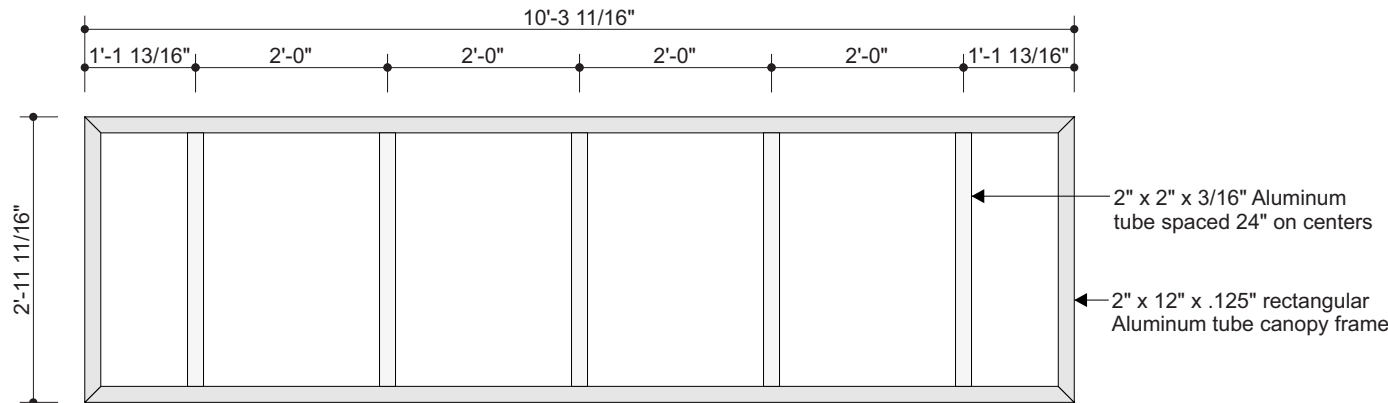
Front, Side & Rear ACM

Scale: 1"=1'-0"



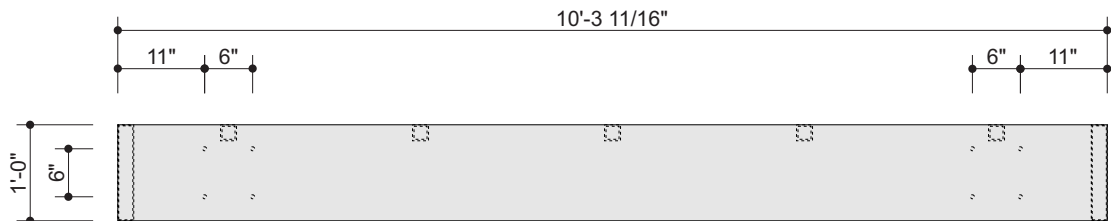
Eyebrow Detail

Scale: 3"=1'-0"



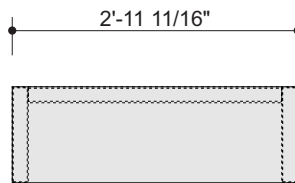
Frame Top View

Scale: 1/2"=1'-0"



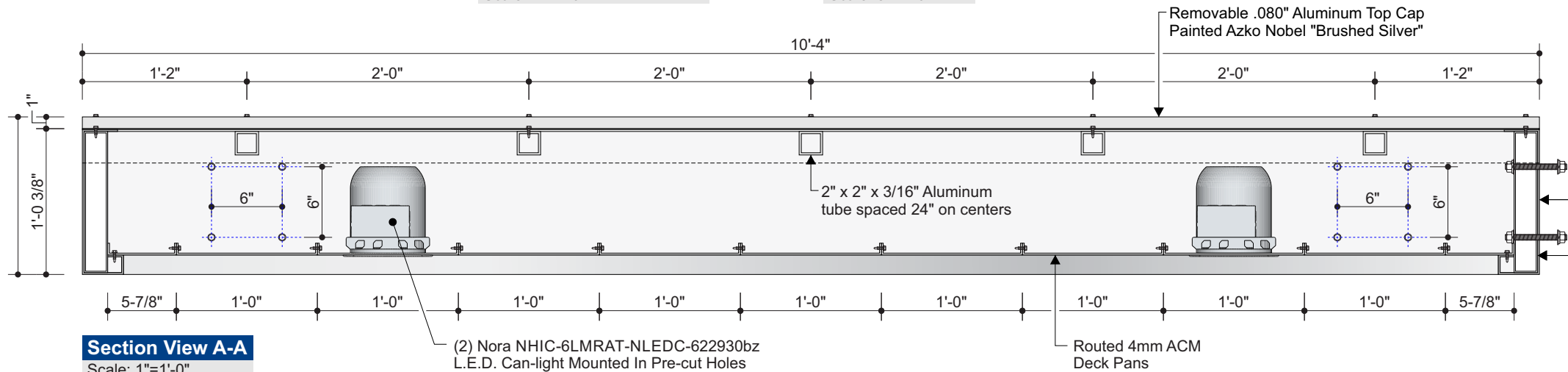
Frame Front View

Scale: 1/2"=1'-0"



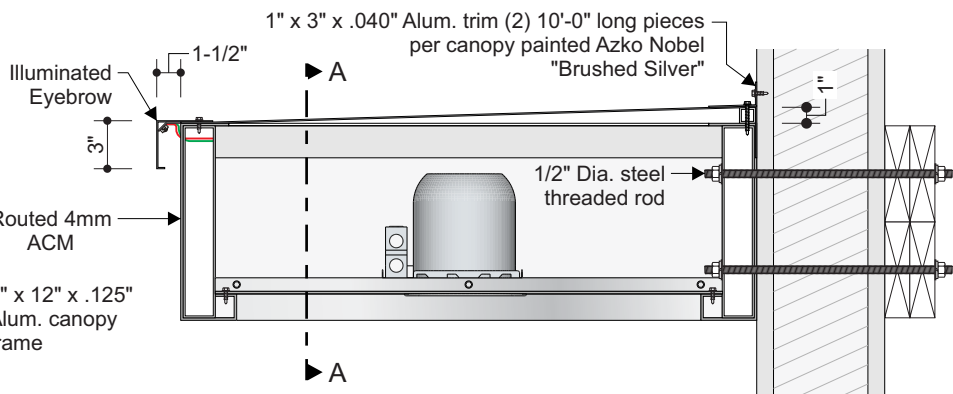
Frame Side View

Scale: 1/2"=1'-0"



Section View A-A

Scale: 1"=1'-0"



Side Section View

Scale: 1"=1'-0"



Electric Sign
Complies with
UL48

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Client:
Wendy's
Address:
**610 Legion Rd.
Denton, MD 21629**

Date:
10/14/24
Estimate #:
E19342
Job #:
-
Page #:
13 of 18
File Name:
WEN-E19342_Denton, MD_301
Sales:
House
Design:
PN
PM:
NS

#	Date	Description
1	01/22/25	Added signage
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

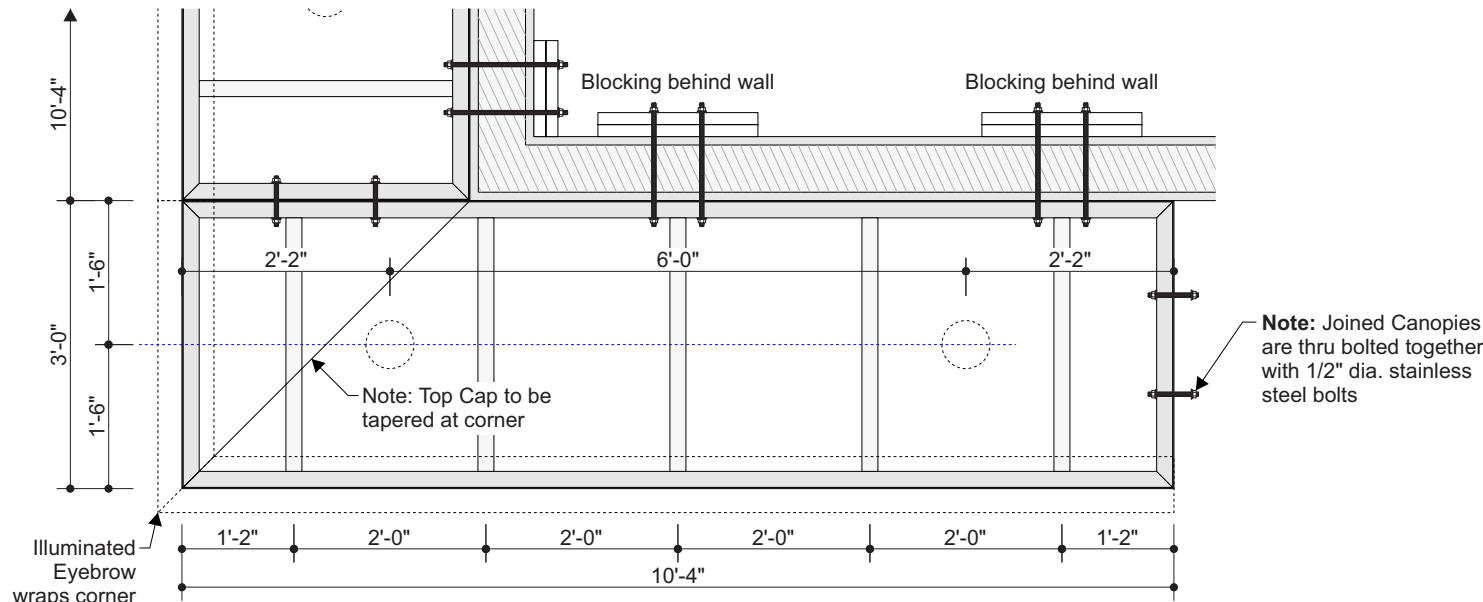
Initial
PN
-
-
-
-
-

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
Client Signature: _____ Approval Date: _____

Custom Corner Canopy

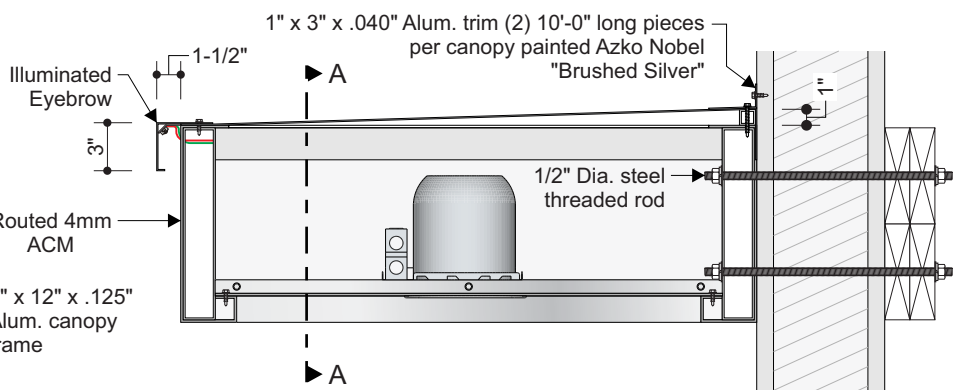
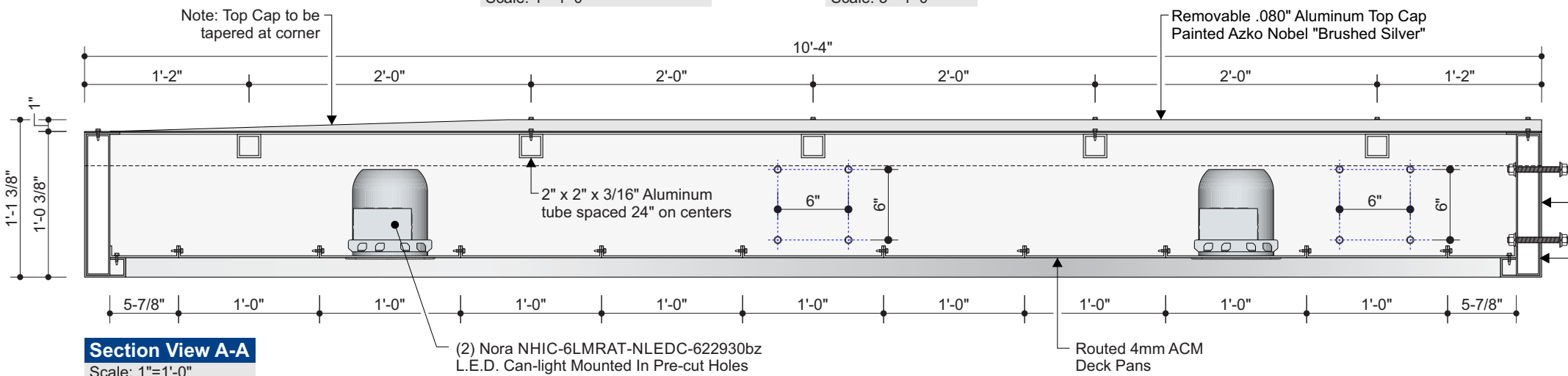
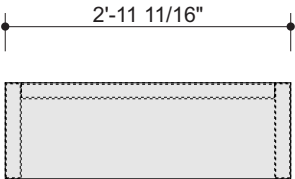
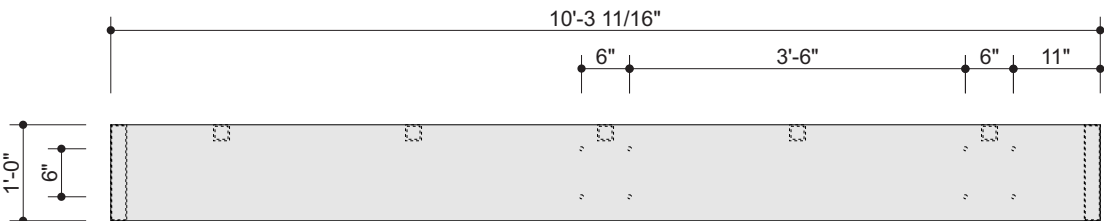
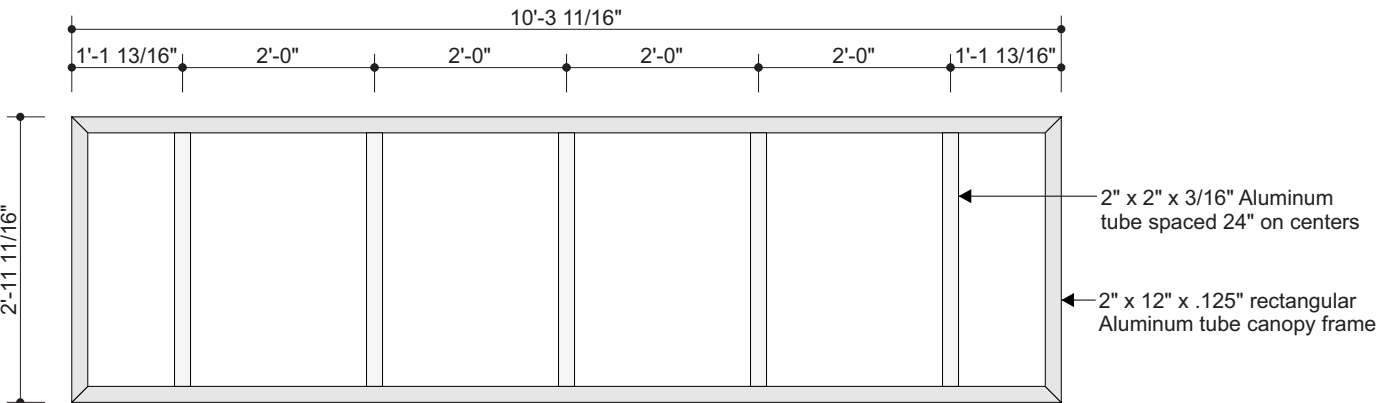
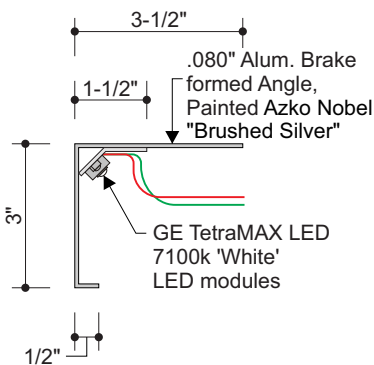
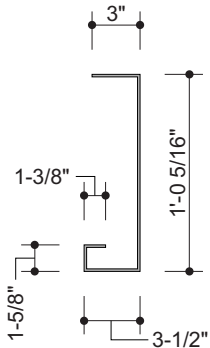
Production Details

Quantity: 1



Color Specifications

Azko Nobel "Brushed Silver"
Silver MICA MNC 4mm CLR



Allen Industries
E212503

Electric Sign
Complies with
UL48

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GROUNDING ELECTRICAL CONNECTIONS

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Client:
Wendy's

Address:
610 Legion Rd.
Denton, MD 21629

Date: 10/14/24
Estimate #: E19342
Job #: -
Page #: 14 of 18

File Name:
WEN-E19342_Denton, MD_301

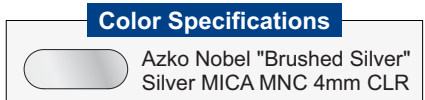
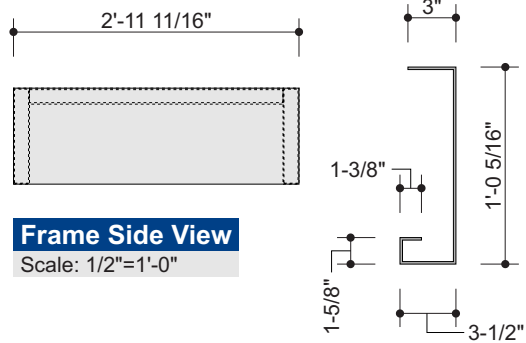
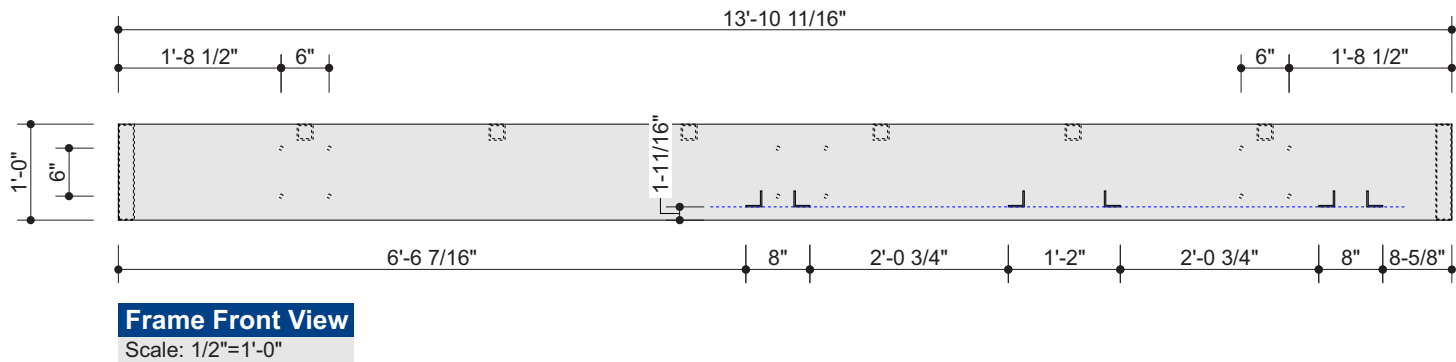
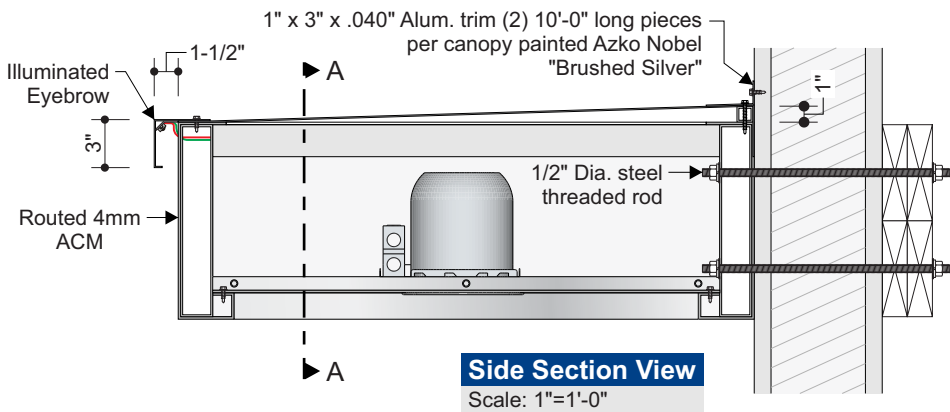
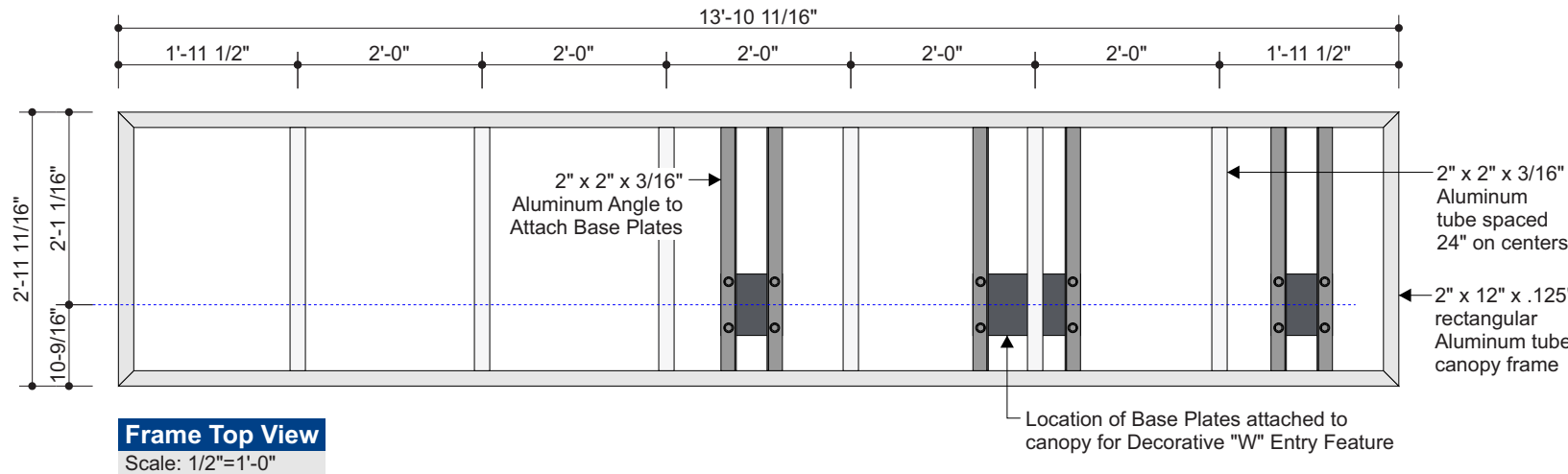
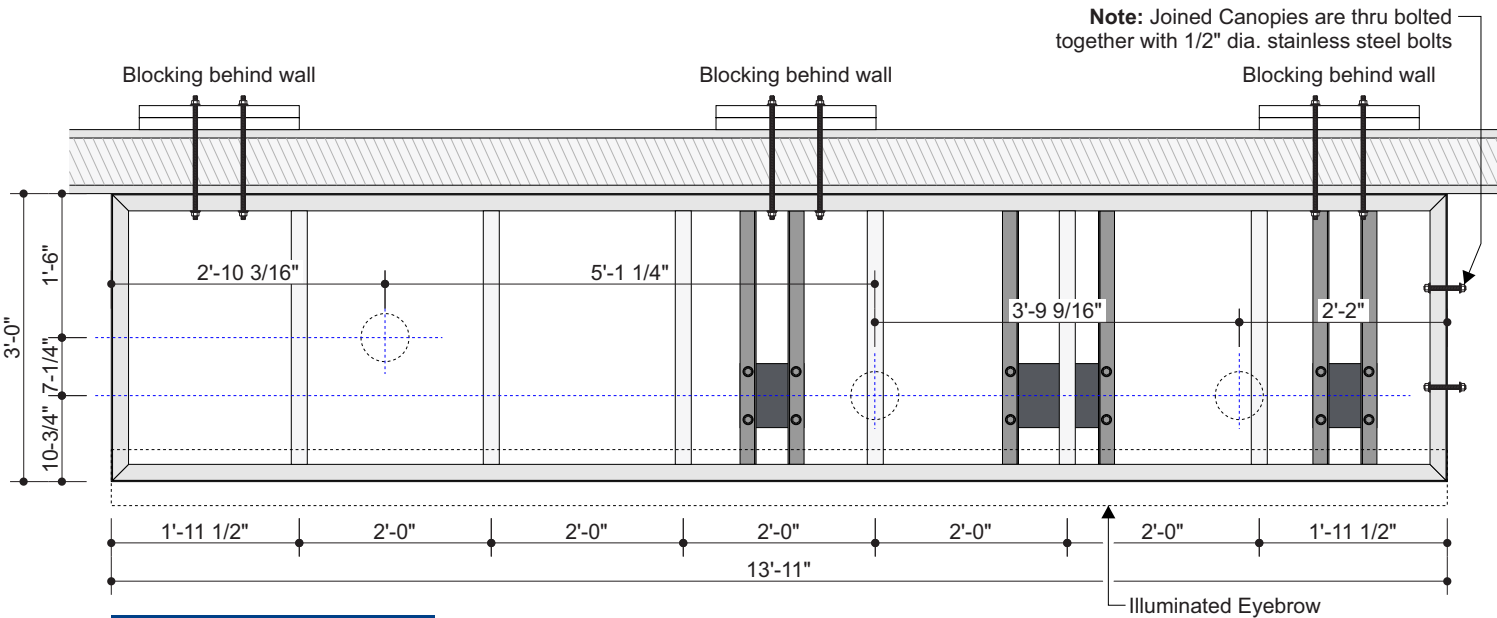
Sales: House
Design: PN
PM: NS

#	Date	Description
1	01/22/25	Added signage
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

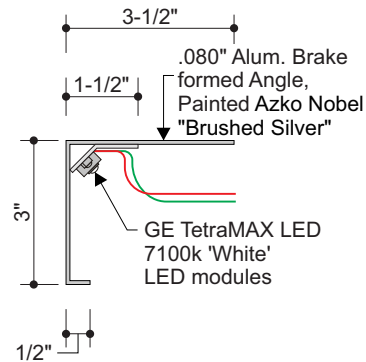
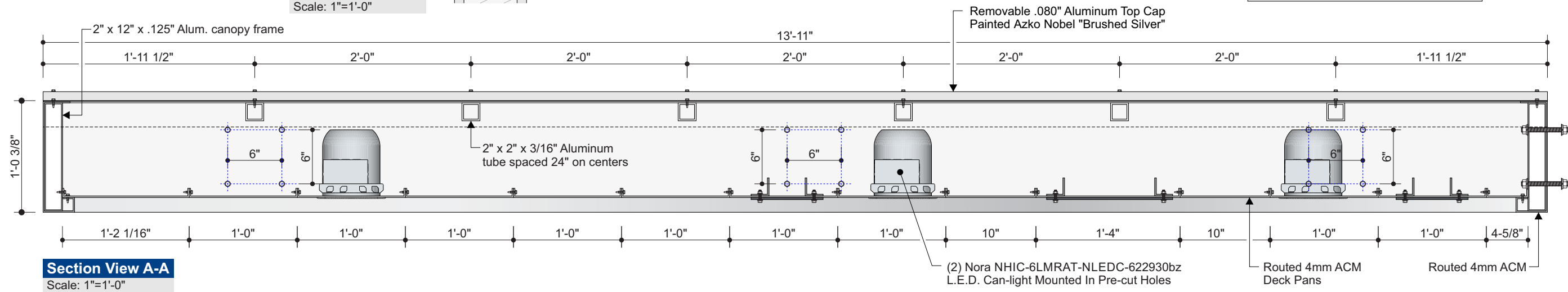
Initial	Client Review Status
PN	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
-	Client Signature:
-	Approval Date:

Custom Right End Canopy

Production Details
Quantity: 1



Front, Side & Rear ACM
Scale: 1"=1'-0"



Allen Industries
Listed MET E212503
Electric Sign Complies with UL48
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GROUNDED ELECTRICAL CONNECTIONS

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Client:
Wendy's
Address:
610 Legion Rd.
Denton, MD 21629

Date: 10/14/24
Estimate #: E19342
Job #: -
Page #: 15 of 18
File Name: WEN-E19342_Denton, MD_301
Sales: House
Design: PN
PM: NS

#	Date	Description
1	01/22/25	Added signage
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

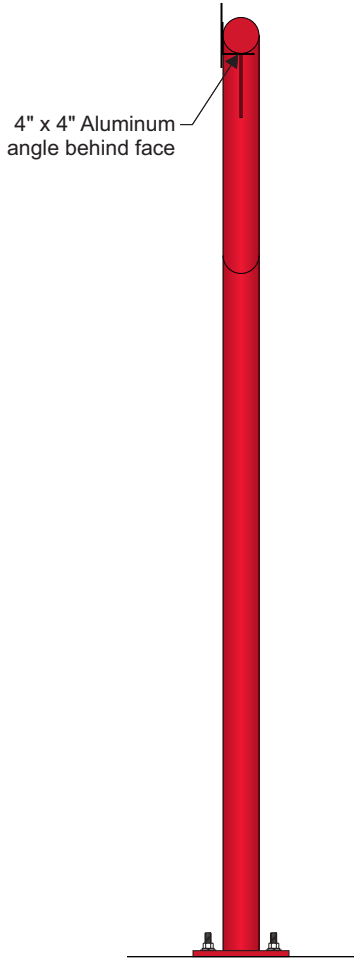
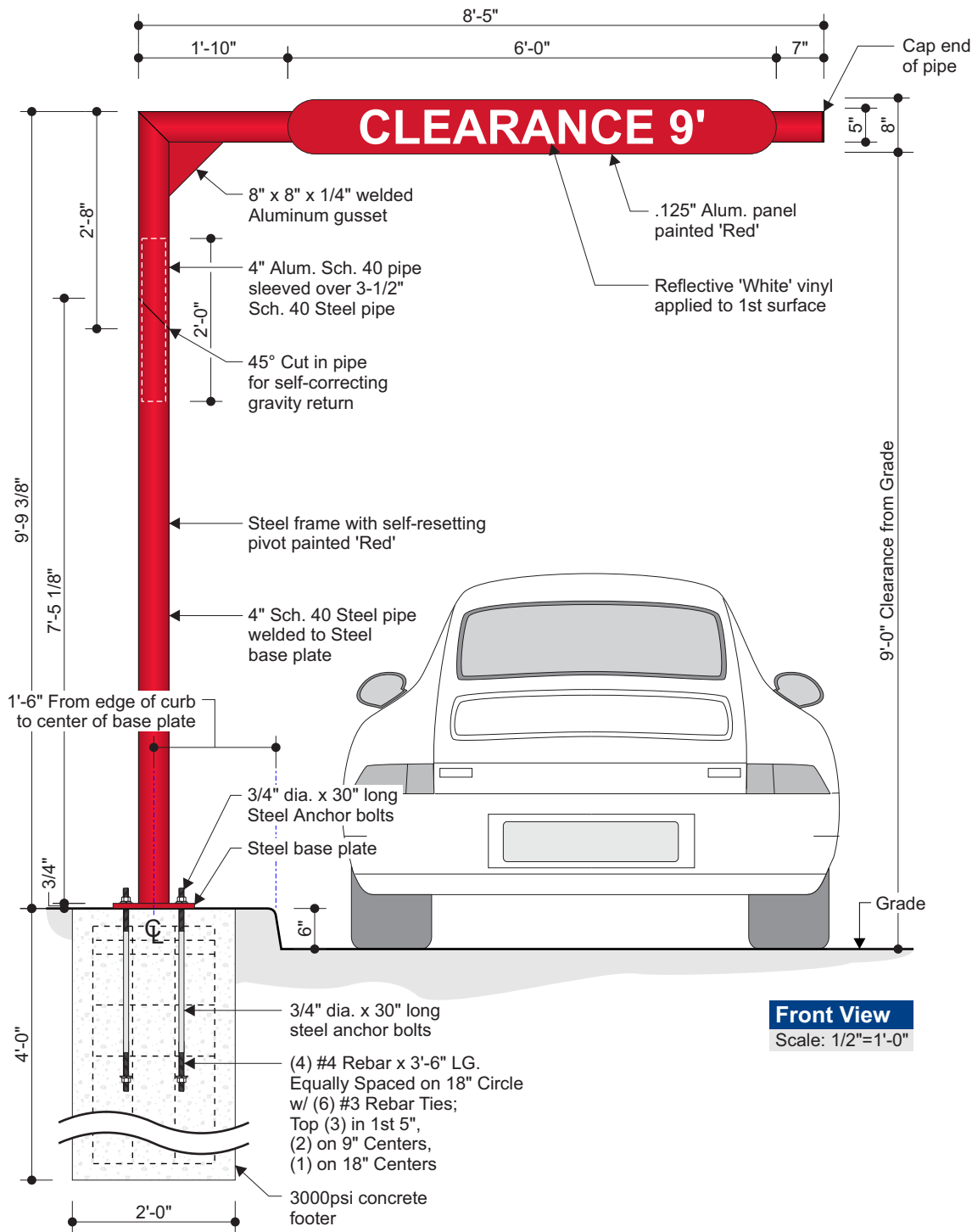
Initial
PN
-
-
-
-
-

Client Review Status
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Client Signature: Approval Date:

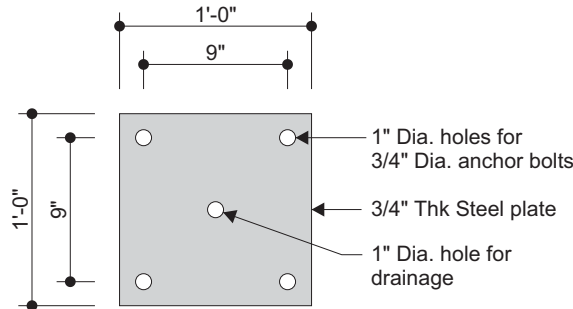
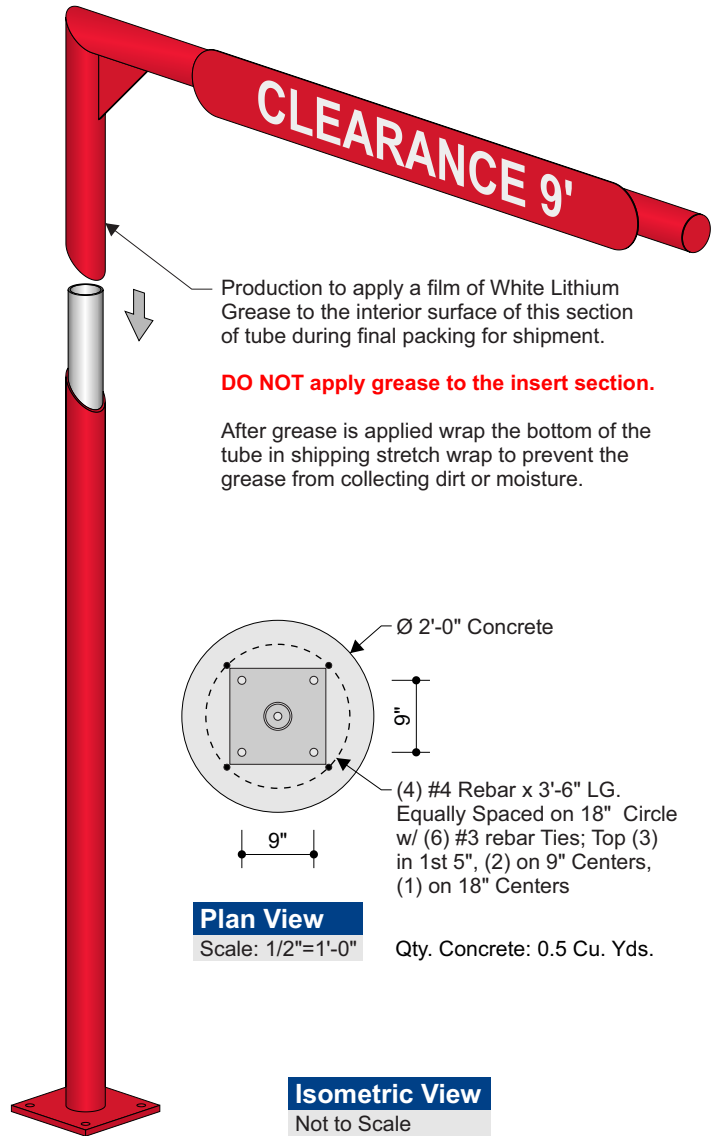
Clearance Bar
Production Details



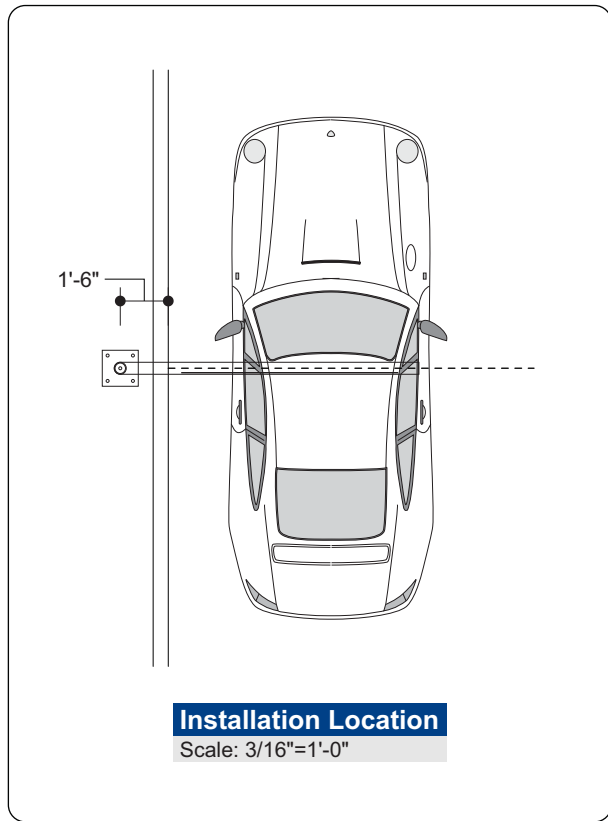
Plan View
Scale: 1/2"=1'-0"

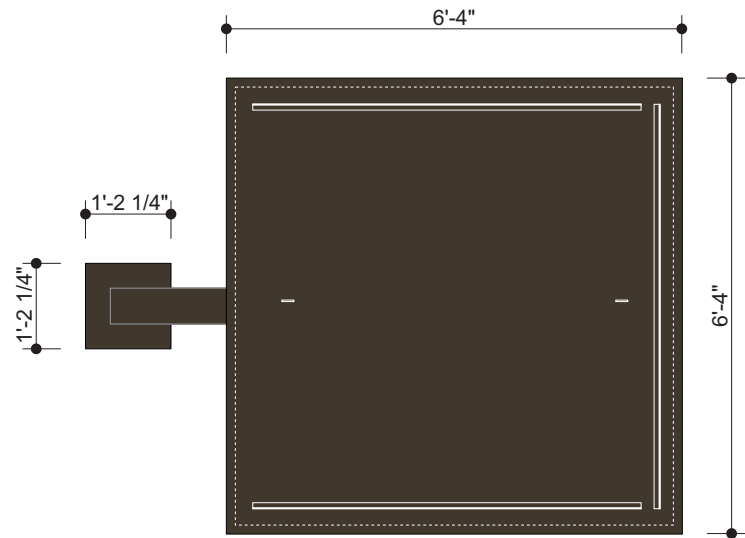


Side View
Scale: 1/2"=1'-0"



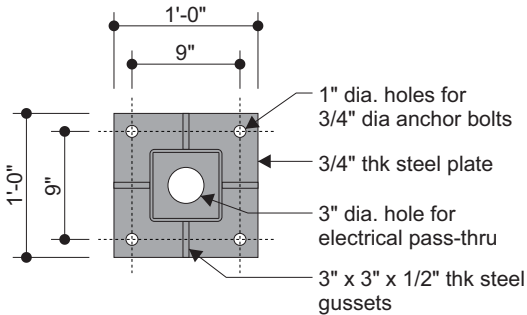
Base Plate Detail
Scale: 1"=1'-0"



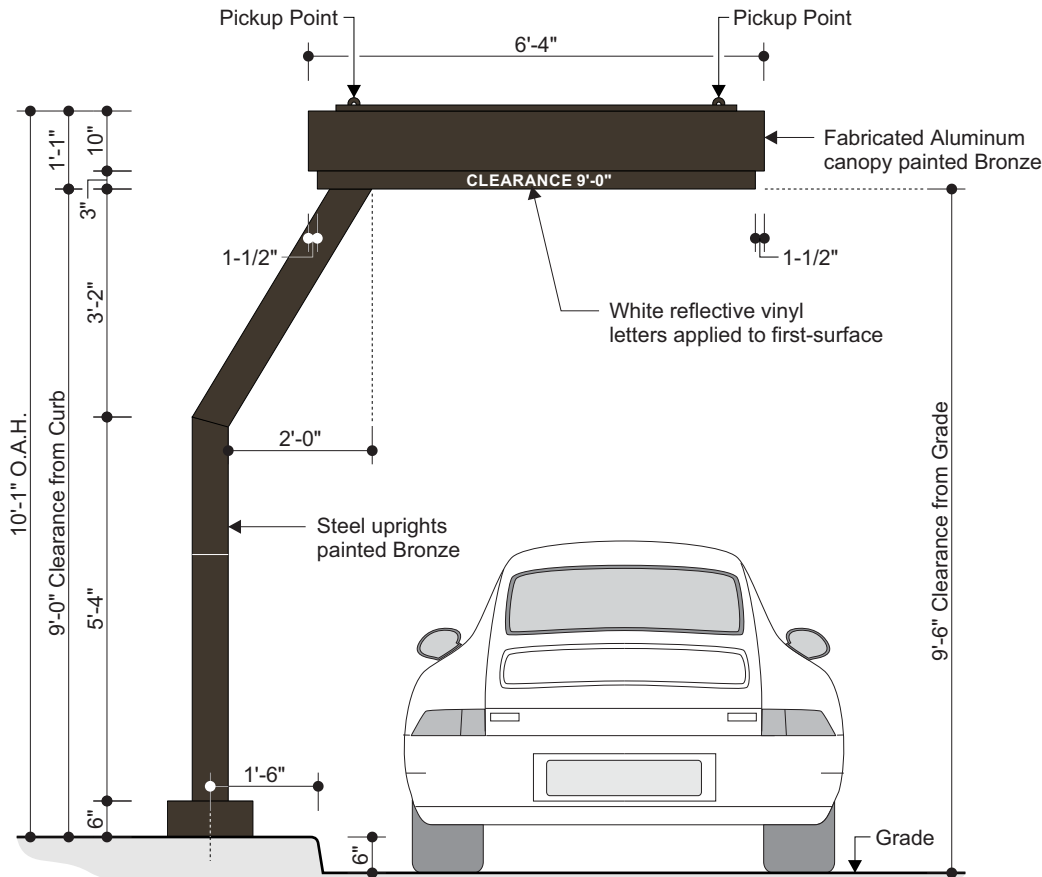


Top View
Scale: 3/8"=1'-0"

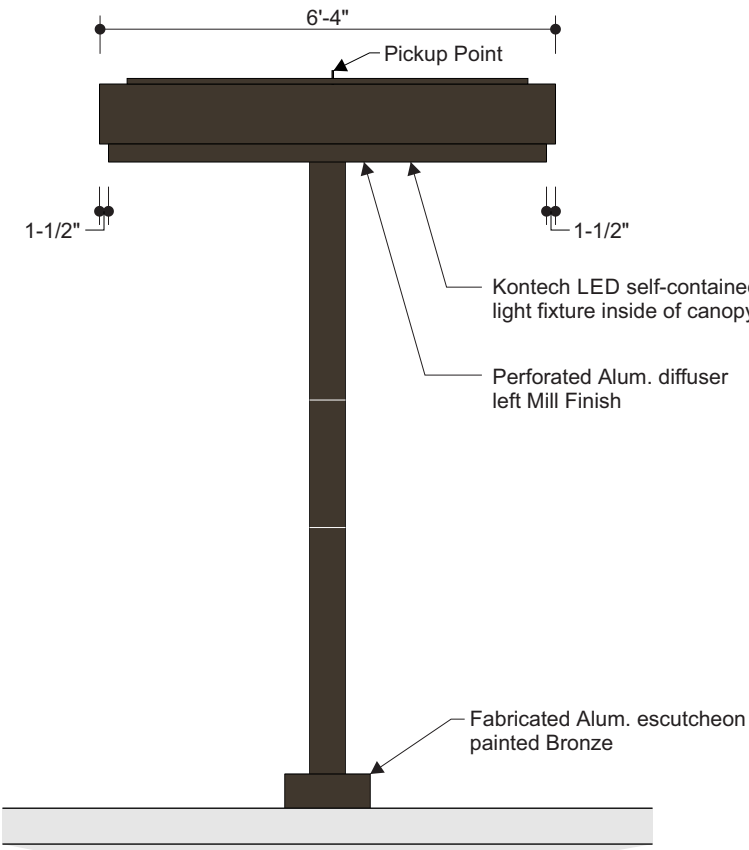
Color Specifications	
Paint	Akzo Nobel to match Alcoa Reynolux "Classic Bronze"
Vinyl	3M 5100-10 'White' Reflective



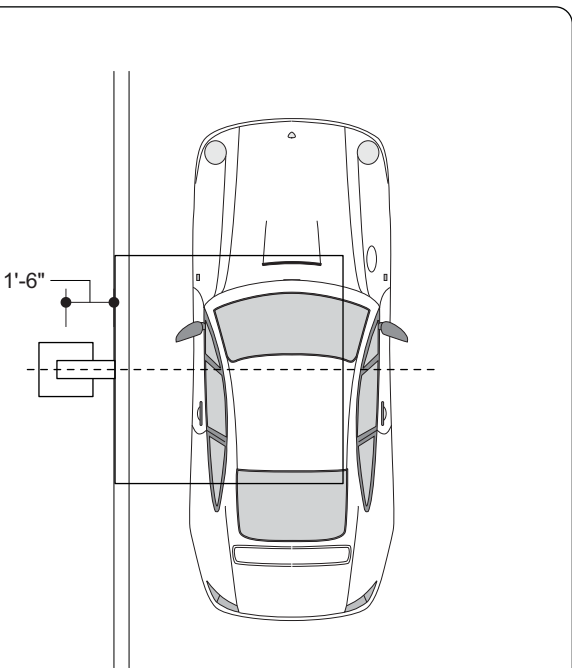
Base Plate Detail
Scale: 3/4"=1'-0"




Approach View
Scale: 3/8"=1'-0"



End View
Scale: 3/8"=1'-0"




Installation Location
Scale: 3/16"=1'-0"



FILE NUMBER: E212503

Listed
MET
E212503

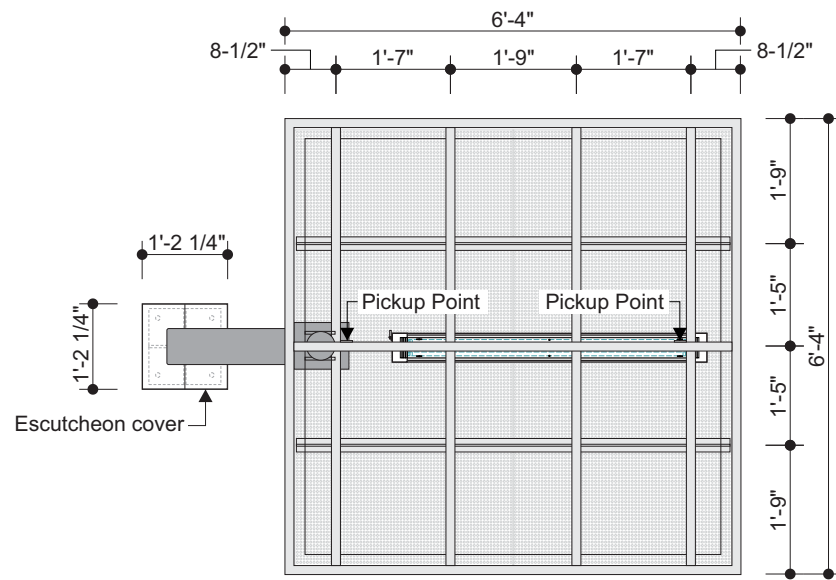
Electric Sign
Complies with
UL48



GROUNDING
ELECTRICAL
CONNECTIONS

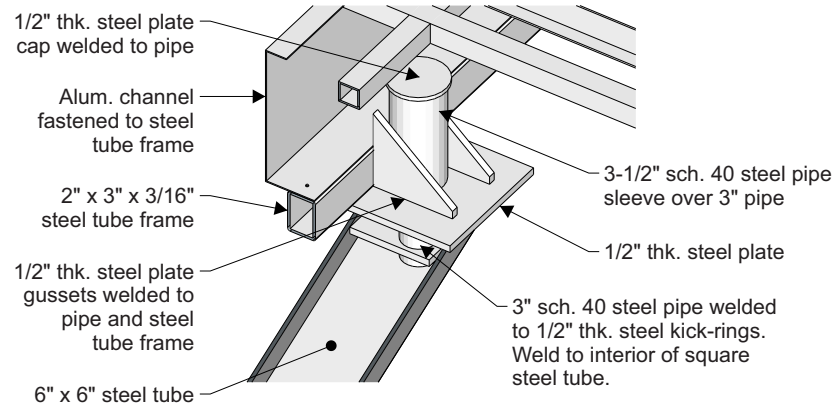
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Order Canopy
Production Details



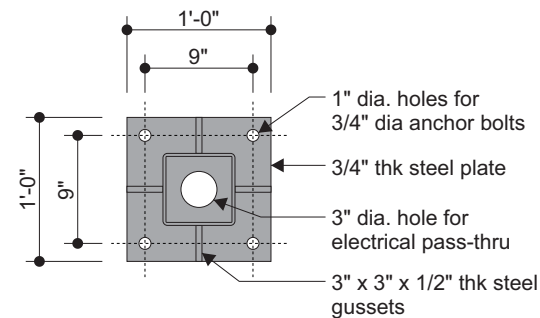
Canopy Plan View

Scale: 3/8"=1'-0"



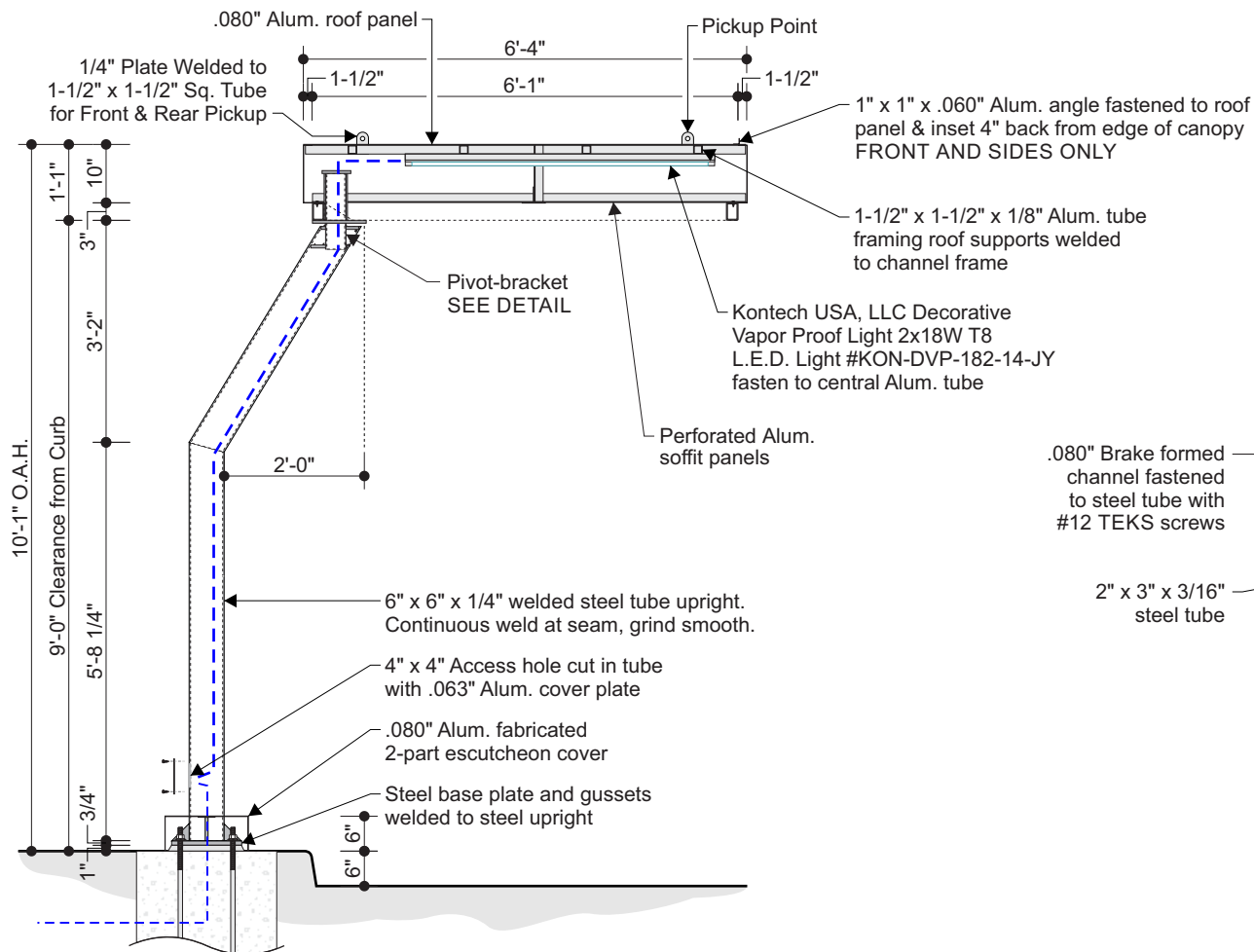
Pivot Bracket Cutaway

Not to Scale



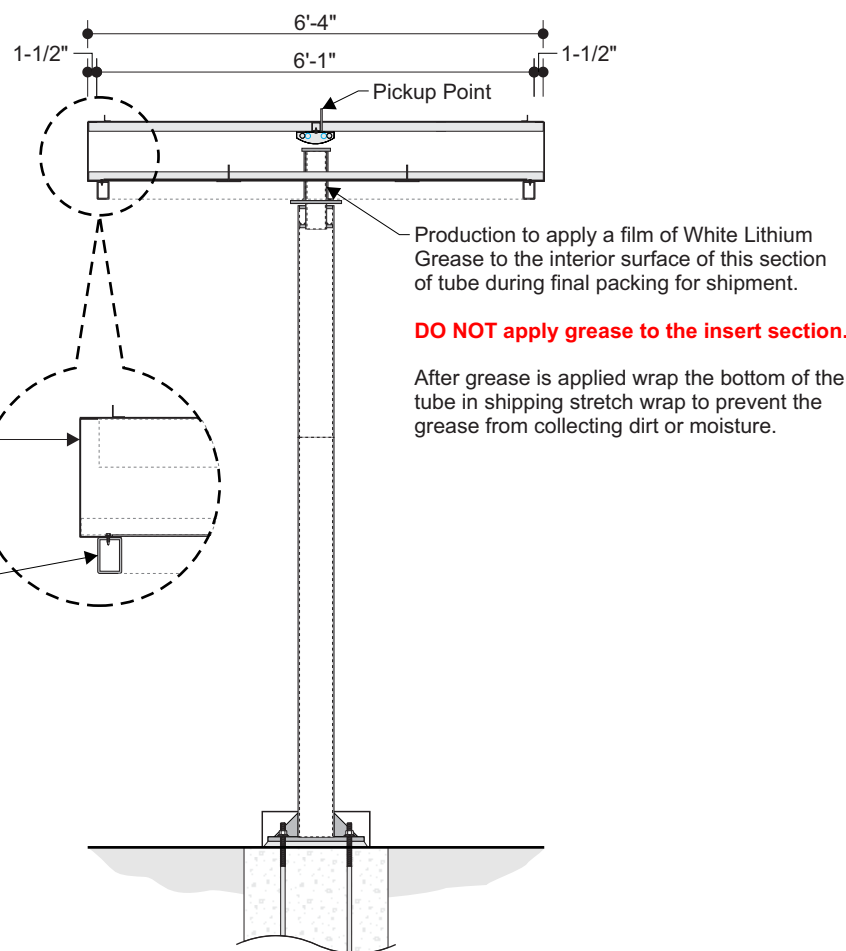
Base Plate Detail

Scale: 3/4"=1'-0"



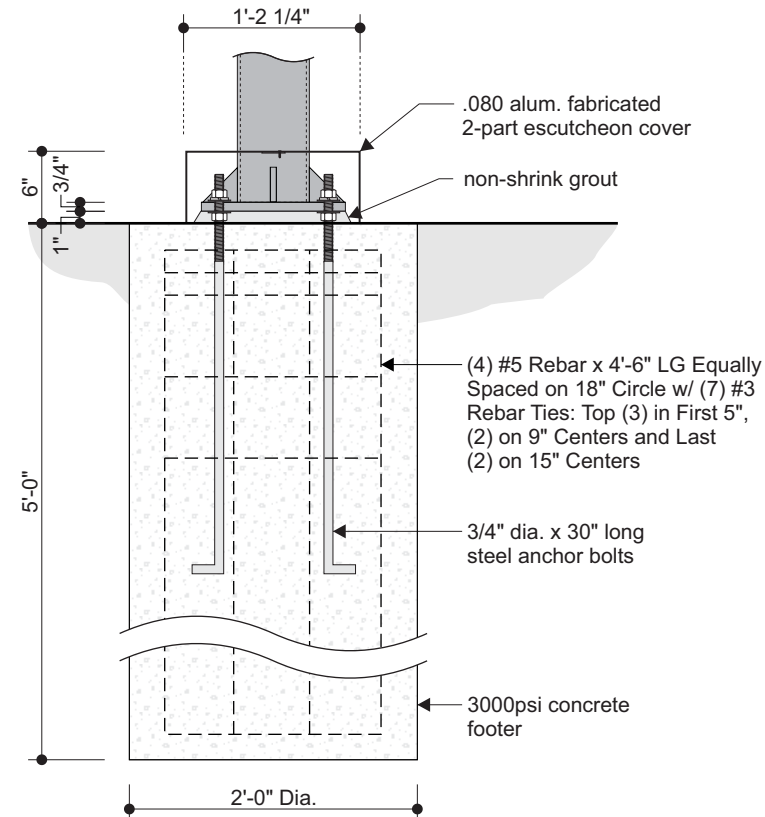
Approach View

Scale: 3/8"=1'-0"



End View

Scale: 3/8"=1'-0"



Footer Detail

Scale: 3/8"=1'-0"

DO NOT apply grease to the insert section.

After grease is applied wrap the bottom of the tube in shipping stretch wrap to prevent the grease from collecting dirt or moisture.