



MEMORANDUM OF SETTLEMENT

Lakeside Title Company
9515 Deereco Road
Suite 408
Timonium, Maryland 21093
410-992-1070

BY:	QUINN	FILE NO.:	MD90891-COM	DATE:	4/17/2026
SALE BY:	CROWSON PROPERTY HOLDING LLC, a Maryland limited liability company				
TO:	1741 PARK AVE LLC, a Maryland limited liability company				
PROPERTY ADDRESS:	1741 PARK AVE., BALTIMORE, MD		EST SETT DATE: 4/10/26		
CREDIT TO SELLER			PURCHASE PRICE	\$	353,000.00
TOTAL CREDITS TO SELLER				\$	353,000.00
CREDIT TO BUYER					
DEPOSIT - held by LTC			\$	5,000.00	
WATER BILL	3/28/26 - 4/17/26		\$	167.79	
TOTAL CREDITS TO BUYER				\$	5,167.79
NET AMOUNT DUE SELLER BY BUYER				\$	347,832.21
COST OF TRANSFER PAID TO LAKESIDE TITLE COMPANY					
FEE FOR TITLE SERVICES			\$	1,500.00	
TITLE INS. PREMIUM: OWNER'S: \$ 353,000.00 LENDERS: \$ 400,000.00			\$	2,309.00	
ABSTRACT - FIRST AMERICAN TITLE INSURANCE COMPANY			\$	750.00	
LIEN CERTIFICATE			\$	165.00	
TOTAL TO LAKESIDE TITLE COMPANY				\$	4,724.00
PAID TO GOVERNMENT AGENCIES					
RECORDATION TAX - DEED OF TRUST			\$	470.00	
ONE HALF RECORDATION TAX			\$	1,765.00	
ONE HALF STATE TRANSFER TAX			\$	882.50	
ONE HALF LOCAL TRANSFER TAX			\$	2,647.50	
RECORDING			\$	295.00	
RECORDING COURIER			\$	75.00	
TOTAL TO GOVERNMENT AGENCIES				\$	6,135.00
PAID TO OR REQUIRED BY MORTGAGEE					
DEPOSIT -			\$	(595.00)	
CONSTRUCTION RESERVE - \$95,000.00 held back loan proceeds					
FIRST MONTH INTEREST			\$	1,534.25	
ORIGINATION FEE			\$	8,000.00	
LEGAL FEE			\$	895.00	
WIRE FEE			\$	30.00	
JUDGEMENT SEARCHES - HYLAND SEARCH COMPANY			\$	70.00	
MONUMENT SOTHEBY'S			\$	595.00	
WATER BILL ESCROW (4/28 READING)			\$	300.00	
TOTAL PAID TO OR REQUIRED BY MORTGAGEE				\$	10,829.25
GROSS AMOUNT DUE BY BUYER/BORROWER				\$	369,520.46
PIMLICO CAPITAL - LOAN \$400,000.00 LESS \$95,000.00 CONSTRUCTION RESERVE				\$	305,000.00
NET AMOUNT DUE BY BUYER/BORROWER				\$	64,520.46
DISBURSEMENTS FOR SELLER				\$	347,832.21
2025/2026 PROPERTY TAXES - EXEMPT					
ONE HALF RECORDATION TAX			\$	1,765.00	
ONE HALF STATE TRANSFER TAX			\$	882.50	
ONE HALF LOCAL TRANSFER TAX			\$	2,647.50	
WATER BILL - Reading date 3/28/26 \$264.94 Paid					
UNIONPLUS REALTY			\$	395.00	
BROKER'S COMMISSION - UNIONPLUS REALTY			\$	5,295.00	
BROKER'S COMMISSION - MONUMENT SOTHEBY'S			\$	7,060.00	
GROUND RENT REDEMPTION			\$	3,970.00	
TOTAL DISBURSEMENTS FOR SELLER				\$	22,015.00
BALANCE DUE SELLER:	DEPOSIT: \$ \$ 5,000.00	INTEREST:		\$	330,817.21

Each Party hereto acknowledges and agrees that in the event of any errors and omissions to make necessary adjustments; disbursements shown above are approved and authorized; interest, if any, on funds or deposits with First American Title Insurance Company shall be the property of FATC and FATC assumes no responsibility for the accuracy of information supplied to it by others.

CROWSON PROPERTY HOLDING LLC	1741 PARK AVE LLC
see signature page attached hereto	see signature page attached hereto

Settlement Statement Addendum (Closing Statement)

Settlement Date: **April 17, 2026**

Seller: **Crowson Property Holding LLC, a Maryland limited liability company**

Buyer: **1741 Park Ave LLC, a Maryland limited liability company**

Property: **1741 Park Avenue, Baltimore, MD 21217**

Lakeside Title Company File No. MD90891-COM

The undersigned have carefully reviewed the Settlement Statement and to the best of their knowledge and belief it is a true and accurate statement of all receipts and disbursements made on its behalf or by any party to this transaction. The undersigned certify that all persons signing for it are 18 years of age and have received a copy of the Settlement Statement. The undersigned further agree that any errors, omissions or mistakes made on its behalf in such Settlement Statement shall be corrected and adjusted by the Lakeside Title Company, acting as an agent for First American Title Insurance Company.

IN WITNESS WHEREOF, the undersigned parties have signed and sealed these presents and have caused the same to be executed by their respective and duly authorized officers and their respective seals to be affixed, the day and year above written.

Signature Page to Follow.

SELLER:

**Crowson Property Holding LLC, a Maryland
limited liability company**

By: Ming Qing Zheng
Name: Ming Qing Zheng
Title: Authorized Member

BUYER:

**1741 Park Ave LLC, a Maryland limited
liability company**

**By: Blank Slate Holdings, LLC, its Sole
Member**

By: 
Name: Alexander Aaron
Title: Sole Member