

December 9, 2025

Easton Staff Development Review
Planning and Zoning
14 S Harrison Street
Easton, MD 21601

To Whom It May Concern,

I, John Delaplaine, Owner, of 56 Canvasback, LLC located at 29512 Canvasback Drive, Easton, MD 21601, hereby authorize, Jonathan Cook, Tenant, to proceed with his application to open and operate an auto repair shop out of the property mentioned above, specifically Bay 2.

If you have any questions or concerns, please feel free to contact me at my office, [REDACTED]

Sincerely,



John Delaplaine,
Owner
56 Canvasback, LLC

March 03, 2026

Town of Easton
ESDR Committee
14 S. Harrison St.
Easton, Maryland 21601

RE: Revised Submission to ESDR Committee

To the ESDR Committee:

Please find enclosed revised drawings submitted in response to comments raised at the ESDR Committee Meeting held on February 25, 2026. The following changes have been made to the drawing set:

1. New Sheet G102 – Code Review, ADA Toilet Diagrams & Key Plan

Sheet G102 has been added to the drawing set and includes a code review, ADA toilet diagrams, and a key plan showing all units with their respective occupancy designations.

2. Floor Plan (A102) – Fire Separation, Mechanical Venting & UL Design V449

Sheet A102 has been updated to reflect existing and proposed fire separation as well as mechanical venting. A cut sheet for UL Design V449 has been added to the drawing set. Additionally, the opening between Unit 2 Front and Unit 2 Rear is now shown as closed off.

3. Site Plan (A101) – Vehicle Storage Calculations & Parking Requirements

Sheet A101 has been updated to include exterior vehicle storage calculations as well as parking minimums and maximums per the Easton Supplemental Zoning Regulations. Please note that the House of Worship parking minimums and maximums were based on the number of parishioners established by the Emmanuel Deliverance Center Tenant Improvements Plan dated September 7, 2012. Units 1, 3, and 4 were assumed to have 80 occupants each, as they are full-depth units. Unit 6 was assumed to have 40 occupants, as it is a half-depth unit.

MS4 Compliance Statement & Stormwater Pond

Please be advised that a Statement of Intended MS4 Compliance was not provided by the Owner at this time. Included with this submission are photographs of the current condition of the on-site stormwater pond, taken on March 1, 2026. The photographs document that a grate has been installed on the outfall structure and that the side slopes have been significantly cleared.



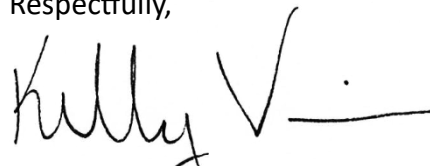
KELLY VALIN
ARCHITECT

PO Box 1436
Easton, Maryland 21601



Please do not hesitate to contact our office should you have any questions or require additional information.

Respectfully,



Kelly Valin, AIA



KELLY VALIN
ARCHITECT

PO Box 1436
Easton, Maryland 21601

March 03, 2026

Town of Easton
Board of Zoning Appeals
14 S. Harrison St.
Easton, Maryland 21601

RE: Statement of Intent - Request for Special Exception to the Zoning Ordinance for 29512
Canvasback Dr.

The applicant, Jonathan Cook, respectfully requests approval of a Special Exception to permit the operation of a single-bay automobile repair shop within an existing commercial building located on Canvasback Drive in Easton.

The proposed use is modest in scale and designed to be fully compatible with the surrounding commercial tenants and neighborhood. The operation will consist of one service bay and will not include any bulk storage of hazardous liquids or materials on site. All automotive fluids will be handled in accordance with applicable safety and environmental regulations, minimizing any potential impact to adjacent properties.

Parking demand has been carefully evaluated. The unit is allotted five parking spaces under their lease, which will accommodate day-to-day operational needs. Any vehicle storage associated with the business will be limited to the rear of the building and two of the five dedicated spaces. If parking demand temporarily exceeds on-site capacity, the property owner, John Delaplaine, has secured an agreement with a neighboring organization to utilize their parking lot as overflow parking.

The existing building houses a mix of commercial and community-oriented uses, including an automobile window tint and repair shop, a barber shop/small house of worship, and two other houses of worship, and a massage therapy suite. The churches primarily meet outside of normal business operating hours, resulting in minimal daytime parking demand and further reducing the likelihood of parking conflicts.

The proposed auto repair use is consistent with the character of the surrounding commercial area, complements existing automotive-related services on the site, and makes productive use of an existing commercial structure without requiring exterior expansion or significant modification. Approval of this Special Exception will allow for a low-impact business that



KELLY VALIN
ARCHITECT

PO Box 1436
Easton, Maryland 21601

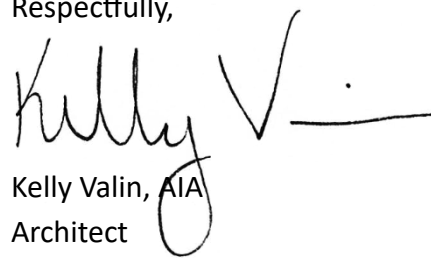
supports local commerce while maintaining compatibility with neighboring tenants and surrounding properties.

For these reasons, the applicant respectfully submits that the requested Special Exception meets the intent of the zoning ordinance and should be approved.

Enclosed Documents:

1. Letter of Authorization from Property Owner
2. Board of Zoning Appeals Application
3. Special Exemptions Finding of Facts
4. Operational Narrative
5. Site Survey
6. Architectural Drawings Dated 03/03/2026
7. Recorded Parking Agreement
8. Property Deed

Respectfully,

A handwritten signature in black ink, appearing to read "Kelly Valin", with a horizontal line extending to the right from the end of the signature.

Kelly Valin, AIA
Architect



KELLY VALIN
ARCHITECT

PO Box 1436
Easton, Maryland 21601



TOWN OF EASTON
 PLANNING AND ZONING
 14 SOUTH HARRISON STREET, EASTON, MD 21601

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

VARIANCE APPEAL SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	29512 Canvasback Rd. Easton, Maryland 21601						
TAX MAP	109	GRID	00	PARCEL	4582	LOT	56
DEED REFERENCE	LIBER	01759	FOLIO	0277			
PLAT REFERENCE	LIBER	1	FOLIO	18A			
EXISTING USE	CG						
ZONING DISTRICT	CG						

HISTORIC DISTRICT Y N Planned Redevelopment District Y N

OWNER

NAME	56 Canvasback LLC		
MAILING ADDRESS	244 W. Patrick St Frederick MD 21701		
TELEPHONE NO.		EMAIL	

APPLICANT OR AGENT

NAME	Jonathan Cook DBA Elevate Performance		
MAILING ADDRESS	29512 Canvasback Rd., Easton, MD 21601		
TELEPHONE NO.		EMAIL	

Surveyor / Engineer

NAME			
License Number and Expiration			
MAILING ADDRESS			
TELEPHONE NO.		EMAIL	

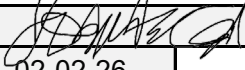
REQUEST DETAILS

SUBJECT TO PREVIOUS BOZA APPLICATION Y N

ZONING ORDINANCE SECTION

INCLUDE ALL REQUIRED ITEMS FROM THE APPLICABLE CHECKLIST

A NY MODIFICATIONS DURING REVIEW SHALL WARRANT AN UPDATED APPLICATION.
I DO HEREBY SOLEMNLY DECLARE AND AFFIRM THAT THE INFORMATION PROVIDED BY THIS APPLICATION AND THE DOCUMENTS ATTACHED HERETO ACCURATELY REPRESENT THE CONDITIONS OF THE REQUEST AND THAT SUBMISSION OF AN INCOMPLETE APPLICATION WILL BE RETURNED FOR CORRECTION PRIOR TO PROCESSING .

SIGNATURE OF APPLICANT OR AGENT		
Date	02-02-26	
PRINTED NAME OF APPLICANT OR AGENT	Jonathan Cook	

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Project Number	SE 26 - 03	Fee Received	
Application Number	SE - 1648	Application Notification	
Filing Date	03/04/2026	Property Posting Date	
BOZA Hearing Date	TBD	Notice(s) Published	
If ESDR, Date	03/25/2026		

Revised 11-2023



Board of Zoning Appeals Checklist Special Exception Application

Application review shall not commence unless a complete application is submitted. A complete application includes all **minimum** submission materials and documents on this Checklist of Minimum Submission Requirements.

	Provided	N/A
Required fee payment as determined by the fee schedule adopted by the Town Council		
Completed application along with a written, detailed explanation for the purpose of the request	✓	
Site plan drawn to scale to include at a minimum the items listed below.	✓	
<ul style="list-style-type: none"> • Property boundaries and dimensions 	✓	
<ul style="list-style-type: none"> • Locations and dimensions of all existing and proposed structures and their locations measured from the nearest property lines 	✓	
<ul style="list-style-type: none"> • Setbacks from property lines 	✓	
<ul style="list-style-type: none"> • Adjoining roads 	✓	
<ul style="list-style-type: none"> • Established easements 		✓
<ul style="list-style-type: none"> • Perennial and intermittent streams 		✓
<ul style="list-style-type: none"> • Tidal and non-tidal wetlands 		✓
Architectural drawings, photographs, elevations, specifications, or other detailed information depicting the exterior appearance of existing and proposed construction, including parking, access, exterior lighting, and signs	✓	
A statement explaining in detail how the use is to be operated, including hours of operation, number of anticipated employees, occupants and clientele, traffic impact, and any special equipment, conditions, or limitations that the applicant proposes	✓	

If the applicant is not the owner of the subject property, documentation of legal interest in the property or authorization to file application from or on behalf of the owner	✓	
A copy of the deed conveying present ownership of the property	✓	
A copy of any covenants or restrictions on the property recorded among the Land Records of Talbot County		✓
Additional documents, records, and exhibits that the applicant intends to introduce or rely upon at the public hearing	✓	
Written responses to all the Board's required consideration of the principles relevant to the request (see attached)		

Special Exception Findings of Fact

- a. the proposed use conforms in all aspects to minimum requirements of the district in which it is located;
- b. the proposed use is not adversely affecting the health, safety, and general welfare of residents of the area;
- c. the proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exceptions;
- d. the proposed use will not create congestion in the streets or undue traffic hazards, and that adequate egress and ingress are provided;
- e. the proposed use will not adversely affect the area and surrounding property due to adverse environmental characteristics including undue smoke, odor, noise, improper drainage, or inadequate access;
- f. the proposed use will not adversely affect the established character of the area.
- g. the proposed use shall be in conformity with the provisions of the Easton Comprehensive Plan including those provisions of the Comprehensive Plan relating to design and performance standards for the development or redevelopment of land. In addition to the criteria set forth elsewhere herein when considering an application for additional principal uses upon an approved lot, the proposed additional uses shall be compatible and complimentary and uses customarily found near or in conjunction with one another. This provision may not be used to permit shopping centers which are governed by other provisions of this Ordinance



Board of Zoning Appeals Checklist Variance Application

Application review shall not commence unless a complete application is submitted. A complete application includes all **minimum** submission materials and documents on this Checklist of Minimum Submission Requirements.

	Provided	N/A
Required fee payment as determined by the fee schedule adopted by the Town Council		
Completed application along with a written, detailed explanation for the purpose of the request		
Survey plat, site plan, or other accurate drawings, drawn to scale, to include at a minimum the items listed below.		
<ul style="list-style-type: none"> • Property boundaries and dimensions 		
<ul style="list-style-type: none"> • Locations and dimensions of all existing and proposed structures and their locations measured from the nearest property lines 		
<ul style="list-style-type: none"> • Setbacks from property lines 		
<ul style="list-style-type: none"> • Adjoining roads 		
<ul style="list-style-type: none"> • Accurate illustration of the requested variance 		
<ul style="list-style-type: none"> • Scale Bar 		
<ul style="list-style-type: none"> • Established easements 		
<ul style="list-style-type: none"> • Perennial and intermittent streams 		
<ul style="list-style-type: none"> • Tidal and non-tidal wetlands 		
<ul style="list-style-type: none"> • Critical Area and 100-foot shoreline buffer boundary 		
Architectural drawings, photographs, elevations, specifications, or other detailed information depicting the exterior appearance of existing and proposed construction, including parking, access, exterior lighting, and signs		

If the applicant is not the owner of the subject property, documentation of legal interest in the property or authorization to file application from or on behalf of the owner		
A copy of the deed conveying present ownership of the property		
A copy of any covenants or restrictions on the property recorded among the Land Records of Talbot County		
Additional documents, records, and exhibits that the applicant intends to introduce or rely upon at the public hearing		
Written responses to all the Board's required consideration of the principles relevant to the request (see attached)		

Variance Findings of Fact

1. Would the granting of the Variance you have requested impede or in any way be detrimental to satisfying any of the following objectives of the Zoning Ordinance:
 - help accomplish the coordinated, adjusted, and harmonious development of the Town and its environs in accordance with present and future needs;
 - promote health, safety, morals, order, convenience, prosperity, and general welfare; including among other things, adequate provisions for traffic, the promotion of public safety, adequate provision for light and air, conservation of natural resources, the prevention of environmental pollution, and the promotion of the healthful and convenient distribution of population;
 - encourage and, where necessary, require land use development and uses which exemplify good civic design and arrangement and the stewardship of the Chesapeake Bay and the land as a universal ethic;
 - encourage the conservation of resources, including a reduction in resource consumption;
 - locate development in locations suitable for it given existing and reasonably foreseeable development; and
 - encourage appropriate and sustainable economic growth.
2. Describe how the proposed variance will be in harmony with the Town's Zoning Ordinance, Comprehensive Plan, and any applicable small area plans.

3. Describe how the proposed variance will not be harmful to the neighborhood or endanger public safety, health, or welfare.
4. What conditions are peculiar to the property? (ie, an unusual or extraordinary circumstance regarding your property that warrants a variance being granted.)
5. Did you (the applicant) take any action that resulted in the need for a variance to be granted?
6. Please describe how a literal enforcement of the Ordinance you are requesting a variance from as written would place a practical hardship or difficulty upon you.



Town of Easton
 Planning and Zoning
 14 South Harrison Street, Easton, MD 21601

Easton Staff Development Review

Property Information

Address	29512 Canvasback Rd. Easton, Maryland 21601						
Tax Map	109	Grid	00	Parcel	4582	Lot	56
Deed Reference:	Liber	01759	Folio	0277			
Plat Reference:	Liber	1	Folio	18A			
Base Zoning District	CG		Historic District	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>		Planning Redevelopment	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>

Purpose of Application / Description of Work:

Second submittal of ESDR documentation for a proposed auto repair shop located in CG Zone. The single bay Auto Repair Shop is located in a multi-tenant building and is intended to be a small scalle facility with the primary focus of regular maintaince and repairs. Scope of work will include ensuring 2 hour fire separation compliance and the addition of an ADA toilet room.

Owner

Name	56 Canvasback LLC	
Mailing Address	244 W. Patrick St Frederick MD 21701	
Telephone No.		Email

Applicant / Agent

Name	Jonathan Cook DBA Elevate Performance	
Mailing Address	29512 Canvasback Rd., Easton, MD 21601	
Telephone No.		Email

Surveyor / Engineer

Name		License No.		Expiration Date	
Mailing Address					
Telephone No.		Email			

Any modifications during review shall warrant an updated application.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent	
Date	03-03-26
Printed Name of Applicant or Agent	Jonathan Cook

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Easton Staff Development Review Meeting Required Y N

Easton Staff Development Review Meeting Date

Completeness Check Date

Revisions/Resubmissions Required Y N TBD

Resubmission Date Documents Received Y N

Staff Determination

February 25, 2026 ESDR Determination: Resubmission required

Planning Commission Required Y N TBD

BOZA Required Y N

Historic District Commission Required Y N

Resubmission for ESDR Required Y N TBD

Staff Signature Date

Revised 02-2019

Special Exception Findings of Fact

a. the proposed use conforms in all aspects to minimum requirements of the district in which it is located;

The proposed automotive repair shop is a listed Special Exception use in the Commercial General (CG) zoning district under Table 2.1.B of the Town of Easton Zoning Code

The project will conform to all applicable district requirements, including minimum lot size, setbacks, parking, access, and other development standards under Section 28-306 of the Zoning Code.

The use will be established within an existing commercial building on a legally established lot, and no variances from the underlying district standards are requested as part of this application.

b. the proposed use is not adversely affecting the health, safety, and general welfare of residents of the area;

- Operations will take place primarily indoors and within current building space, minimizing exposure to potential nuisances.
- The scale of business is modest, with minimal overnight vehicle storage and a focus on routine maintenance and repairs.
- Applicable health, fire, and safety standards will be fully met, consistent with code requirements and standard industry practice.

This aligns with general expectations for ongoing commercial and service activities in the CG district. Similar automotive and mechanical service uses currently operate in the surrounding area, including within the same building, without documented adverse impacts.

c. the proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exceptions;

- The property is already served by existing public utilities, road frontage, and emergency response infrastructure appropriate for commercial use.
- No new public infrastructure expansion is required for the operation of this business.



Public roadways and utilities are capable of supporting the level of activity anticipated for this small-scale service use without incrementally burdening municipal resources.

d. the proposed use will not create congestion in the streets or undue traffic hazards, and that adequate egress and ingress are provided;

- The site offers adequate ingress and egress from the existing access points, designed to separate customer/customer vehicle entry from through traffic.
- Customer and employee parking will comply with Zoning Code parking requirements – 4 spots in the front of the building are reserved specifically for tenant and space will be made available in the rear of the building for vehicle storage as needed.
- Owner has recorded agreement with neighboring business to utilize their parking when parking needs exceed capabilities of available parking.

There is no record of traffic hazards at the current location surrounding similar existing uses.

e. the proposed use will not adversely affect the area and surrounding property due to adverse environmental characteristics including undue smoke, odor, noise, improper drainage, or inadequate access;

- All mechanical work is performed indoors with appropriate ventilation controls as required by building and fire codes.
- Noise and odor are comparable to and consistent with other automotive service uses already located on the site
- Drainage patterns will remain unchanged, and site access is adequate for typical service-related vehicle movements.

The scale and confinement of operations minimize the risk of exterior nuisance impacts.

f. the proposed use will not adversely affect the established character of the area.

The area is characterized by commercial and service uses, including multiple existing mechanic and automotive service shops. The introduction of another small-scale, veteran-operated service business advances the commercial character without disrupting established land use patterns.

The use is consistent with the zoning intent of the CG district, which accommodates a broad range of intensive commercial activities appropriate for this location.



g. the proposed use shall be in conformity with the provisions of the Easton Comprehensive Plan including those provisions of the Comprehensive Plan relating to design and performance standards for the development or redevelopment of land. In addition to the criteria set forth elsewhere herein when considering an application for additional principal uses upon an approved lot, the proposed additional uses shall be compatible and complimentary and uses customarily found near or in conjunction with one another. This provision may not be used to permit shopping centers which are governed by other provisions of this Ordinance

The proposed use is in conformity with the Town of Easton Comprehensive Plan goals related to:

- Supporting continued commercial investment along established commercial corridors;
- Encouraging reuse and revitalization of existing buildings;
- Promoting local business ownership, including veteran-owned enterprises; and
- Facilitating compatible uses clustered to enhance economic activity.

Since “Automotive Repair Garage” is an approved Special Exception use in the CG zone, the mechanic shop is compatible with adjacent commercial and service establishments customarily found in proximity to one another.



Operational Narrative & Plan of Use

Elevate Performance LLC – Town of Easton Permit Submission

1. Business Description & Purpose

Elevate Performance LLC is a veteran-owned automotive maintenance and mechanical repair business operating within the Town of Easton. The business provides low-volume, appointment-based automotive services focused on safety, reliability, and professional workmanship.

The business is operated by a 100% service-connected disabled veteran with PTSD. Participation in structured automotive work is therapeutic and stabilizing, supporting mental health, sobriety, and daily functioning. The operation is intentionally structured as low-impact and community-oriented rather than high-volume or profit-driven.

2. Scope of Services

- Oil changes and routine fluid services
- Engine replacements and engine swaps
- Transmission replacements and transmission swaps
- Suspension, steering, and braking system repairs
- Mechanical diagnostics related to the above services

All work is performed indoors and by appointment only. No bodywork, painting, fabrication, dismantling for salvage, towing, or vehicle sales are performed.

3. Primary Customer Base

- Military-owned and veteran-operated vehicles
- Fire and EMS vehicles
- State highway and transportation vehicles
- Authorized federal government vehicles
- High-end and specialty customer vehicles

4. Hours of Operation & Scheduling

Monday–Friday: 9:00 AM – 5:00 PM

Saturday: By appointment only

Sunday: Closed

Work schedules are coordinated with neighboring churches. Operations occur when churches are not holding services or events to minimize traffic, parking, and noise impacts.

5. Traffic, Parking & Noise Control

- Limited number of vehicles on-site at any time
- Customer drop-off and pick-up scheduled to prevent congestion
- No blocking of neighboring access points or parking areas

Noise is limited to standard automotive tools and diagnostic equipment. No industrial machinery or excessive engine revving occurs.

5A. Tools & Equipment

All tools used are battery-powered. No pneumatic air compressors or permanently mounted industrial equipment are used. Battery tools reduce noise, electrical demand, and environmental impact.

6. Environmental & Waste Management

Used motor oil is collected in sealed containers and transported by the operator to Advance Auto Parts for approved recycling. No dumping or on-site disposal occurs. All waste is handled responsibly.

7. Professional Experience & Certifications

The operator previously held ASE certification, which expired in March. The business does not represent itself as currently ASE-certified. All work follows manufacturer procedures and accepted automotive repair standards.

8. Training, Oversight & Business Management

The operator participates in the VA Veteran Readiness & Employment (VR&E;) Program under Chapter 31. The operator's spouse is enrolled in VR&E; Chapter 31 Business Management training, providing administrative oversight and compliance support.

9. Service Animal Accommodation

The operator utilizes a trained service animal, Remi, as part of disability accommodation. The service animal is controlled, well-behaved, and does not interfere with operations.

10. Veteran & Community Commitment

Veteran discounts on parts are passed directly to customers. The business prioritizes fairness, transparency, and community service over profit.

11. Compliance & Statement of Intent

Elevate Performance LLC complies with all Town of Easton, State of Maryland, safety, and environmental regulations. The intent is to provide low-impact automotive services compatible with surrounding community uses.

Certification

I certify that the above information is true and accurate and that Elevate Performance LLC will operate in compliance with all applicable regulations.

Operator Signature: _____

Date: _____

ELEVATE PERFORMANCE

29512 Canvasback Dr. Unit 2

Easton, Maryland 21601



KELLY VALIN
ARCHITECT
kelly@kv-architect.com | 224-629-1872
PO Box 1436
Easton, Maryland 21601

1	12-29-25	KV
2	02-24-26	KV
3	03-03-26	KV
no.	date	by

BUILDING NOTES

GENERAL CONTRACTOR SHALL:

- SEE GENERAL NOTES FOR MORE DETAILED INFORMATION.
- IN PREPARING EXISTING SURFACES FOR NEW PAINT, REPAIR ALL SURFACE IRREGULARITIES. ALL PROTRUSIONS ARE TO BE REMOVED AND ALL PITS, DENTS AND SCRATCHES ARE TO BE FILLED AND SANDED SMOOTH PRIOR TO PRIMING AND PAINTING. SAND ALL SEALED SURFACES TO REMOVE TOP COAT PRIOR TO PRIMING.
- ALL FIXTURES, LIGHTING AND FINISH MATERIALS SHALL BE SELECTED BY THE OWNER AND SUPPLIED / INSTALLED BY THE CONTRACTOR.
- NEATLY STORE ALL USABLE SURPLUS OF PROJECT SPECIFIC FINISH MATERIALS IN AN AREA DESIGNATED BY THE OWNER.
- ENSURE THAT IN ACCORDANCE WITH IBC 2021, SECTION 806, ALL INTERIOR TRIM, INCLUDING WOOD TRIM AND EXPOSED PLYWOOD SURFACES, SHALL HAVE A MINIMUM CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723. WHERE NECESSARY, CONTRACTOR SHALL TREAT, PRE-FINISH AND/OR PAINT WOOD SURFACES TO MEET A CLASS C RATING.
- ALL CONTRACTORS WORKING ON THE JOB ARE TO BE LICENSED AND INSURED.
- ALL NEW PARTITION WALLS AND ATTIC/ROOF INDICATED SHALL RECEIVE INSULATION AS FOLLOWS:
BETWEEN USE SPACES - SOUND INSULATION
- ALL NEW INTERIOR WALLS SHALL BE 1/2" THICK GMB UNLESS NOTED OTHERWISE. FIRE RATED ASSEMBLIES SHALL BE TYPE "X" GMB U.N.O.
- ALL INTERIOR WALLS AT DAMP LOCATIONS SHALL RECEIVE 5/8" CEMENTITIOUS BACKER BOARD PRIOR TO TILE INSTALLATION. ALL OTHER SURFACES SHALL RECEIVE 5/8" MOISTURE RESISTANT WALL BOARD ON WALLS AND CEILINGS.
- ALL INTERIOR GMB SURFACES TO RECEIVE AT LEAST ONE COAT OF LATEX PRIMER AND TWO COATS OF LATEX PAINT, U.N.O. ASSUME INTERIOR WALL, CEILING AND TRIM MATERIALS MAY BE DIFFERENT COLORS IN EACH ROOM. PROVIDE PAINT SAMPLES TO OWNER BEFORE PURCHASE. THE SURFACE OF EACH MATERIAL TO RECEIVE PAINT SHALL BE PREPARED AS INDICATED BY THE MANUFACTURER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS, JOB SITE SAFETY, AND SAFEGUARDING THE CONSTRUCTION SITE AND ITS MATERIALS.
- THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING FOR ALL WALL MOUNTED ACCESSORIES. THE CONTRACTOR SHALL PROVIDE ALL ADA REQUIRED HARDWARE, SIGNAGE, AND ACCESSORIES. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED FIRE EXTINGUISHERS PER NFPA 10, LATEST EDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROVIDING AND INSTALLING ALL REQUIRED PANIC HARDWARE, WHETHER INDICATED ON DRAWINGS OR NOT.
- THE CONTRACTOR SHALL PROVIDE SOUND INSULATION AT ALL TOILET ROOMS, MECHANICAL ROOMS, PLUMBING WALLS, ETC. AS REQUIRED BY CODE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL FOUNDATION, FRAMING, MECHANICAL, ELECTRICAL, HVAC, FIRE SPRINKLER, LIGHTING, AND PLUMBING DRAWINGS, CALCULATIONS AND SPECIFICATIONS SHOWING THE PROPOSED WORK AS REQUIRED BY THE BUILDING DEPARTMENT. NO WORK SHALL BE PERFORMED UNTIL WRITTEN APPROVAL HAS BEEN GIVEN BY THE BUILDING DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION, DEPTH, SIZE, AND MATERIALS OF ALL CONSTRUCTION SITE UTILITIES WELL IN ADVANCE OF CONSTRUCTION. CONTRACTOR TO PROTECT EXISTING UTILITIES THROUGHOUT THE PROJECT DURATION. THE CONTRACTOR SHALL COORDINATE ALL UTILITIES ON SITE WITH THE APPROPRIATE PROVIDER.
- THE GENERAL CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, REGULATIONS, AND ORDINANCES. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, OR CONDITIONS REQUIRING CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED WORK.

ZONING INFORMATION

ZONE:	MAP:	GRID:	PARCEL:	LOT:	BUILDING USE GROUP:	CONSTR. TYPE:
CG	0056	0109	0043	01	B, 5-1	III-B
		REQUIRED	EXISTING	PROPOSED		
LOT WIDTH (FEET)		60'	+/-264'	No Change		
FRONT SETBACK (FEET)		25'	+/-39'	No Change		
REAR SETBACK (FEET)		15'	+/-77'	No Change		
SIDE SETBACK (FEET)		10'	+/-56' & +/-17'	No Change		
BUILDING COVERAGE		50% Max.	+/-22%	No Change		
SQUARE FOOTAGE		N/A	N/A	No Change		
BUILDING HEIGHT (FEET)		50'	+/-30'	No Change		
# OF STORIES		N/A	2	No Change		
LOT AREA		20,000 SF	+/-1.0 AC	No Change		

DRAWING LIST

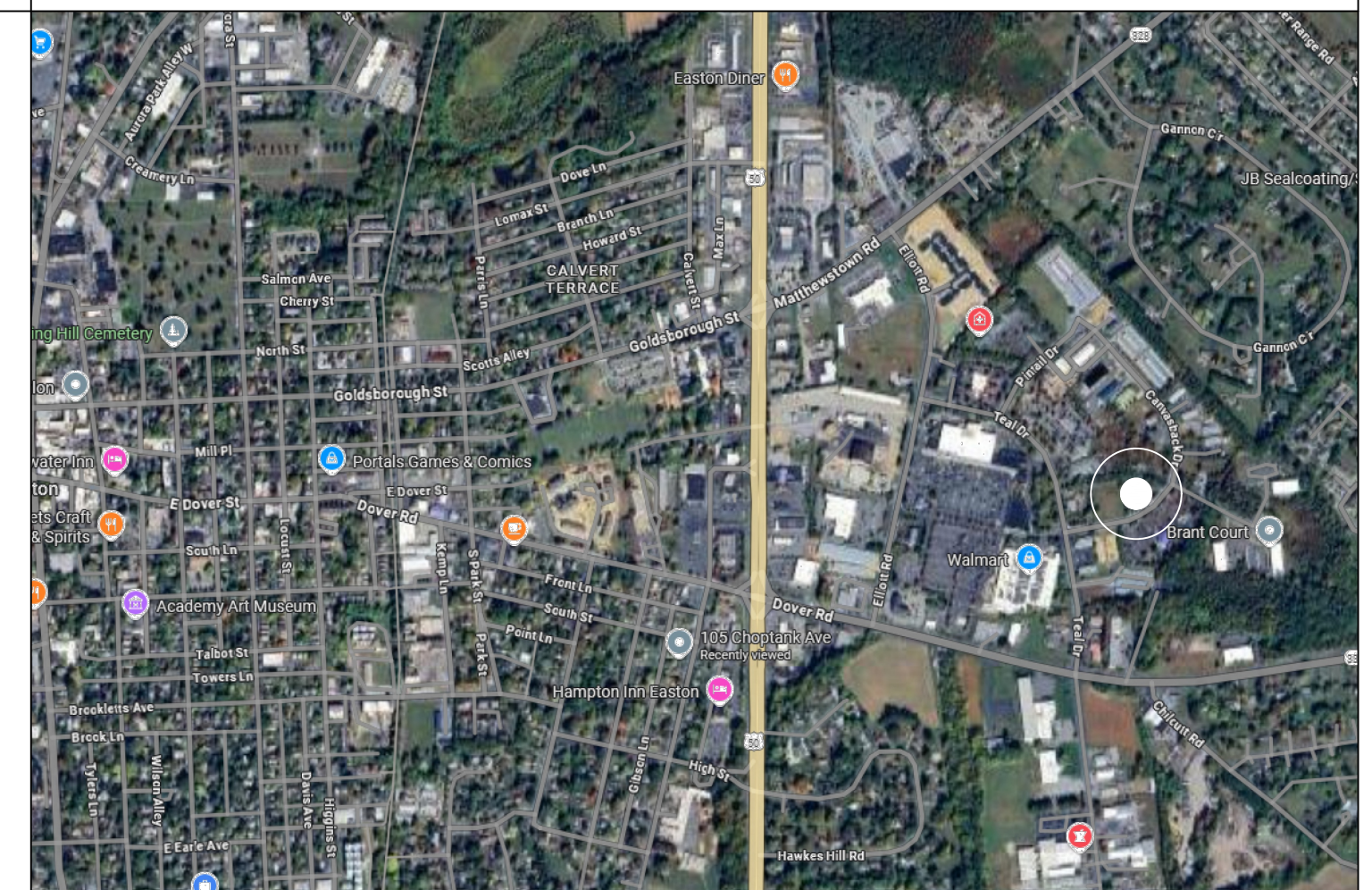
SHEET	DESCRIPTION	LATEST DATE
G101	COVER/GENERAL NOTES	03/03/2026
G102	CODE REVIEW; KEY PLANS; ADA DETAILS	03/03/2026
A101	SITE PLAN; SITE PHOTOS; PARKING ANALYSIS	03/03/2026
A102	PLAN - EXISTING/DEMOLITION; PLAN - PROPOSED;	03/03/2026

DIMENSION NOTES

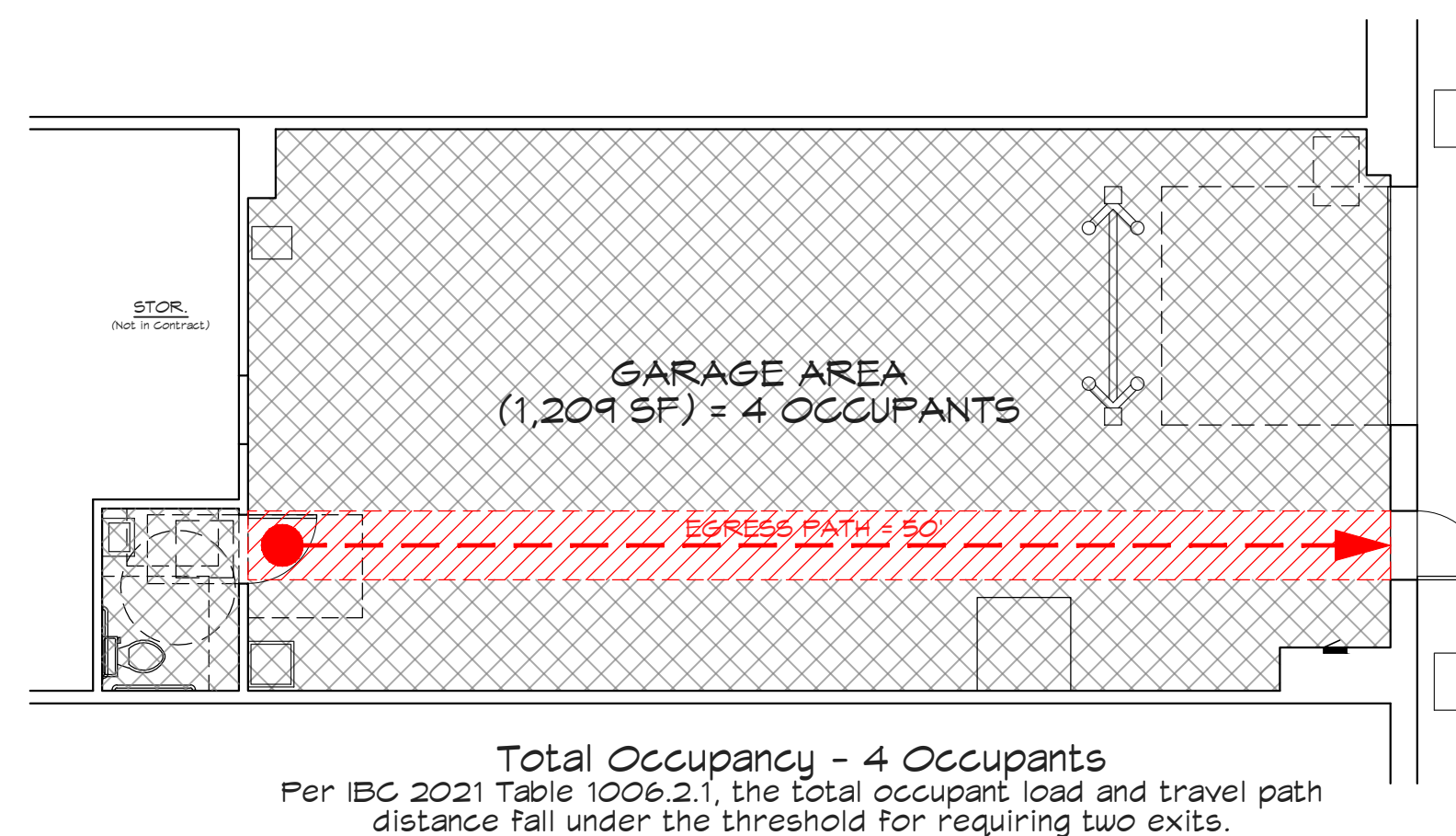
GENERAL CONTRACTOR SHALL:

- TAKE ALL EXTERIOR DIMENSION STRINGS FROM ONE OR MORE OF THE FOLLOWING:
A) EXTERIOR FACE OF FOUNDATION WALL.
B) EXTERIOR FACE OF SHEATHING ON EXTERIOR WALL.
C) CENTERLINE OF NOTED BUILDING ELEMENTS (TRIMMED OPENINGS, ROOF RIDGES, ETC.).
- TAKE ALL INTERIOR DIMENSIONS STRINGS (INTERIOR PARTITIONS AND DOORS) FROM ONE OR MORE OF THE FOLLOWING:
A) FINISH FACE OF GMB.
B) CENTERLINE OF NOTED BUILDING ELEMENTS (CORRIDOR, CEILING RIDGE, DOOR OPENINGS, WALLS, ETC.).
- ALL DIMENSIONS AND CONDITIONS SHOWN AND ASSUMED ON THESE DOCUMENTS MUST BE VERIFIED AT THE SITE BY THE GENERAL CONTRACTOR AND/OR VENDORS PRIOR TO ORDERING ANY MATERIAL OR DOING ANY WORK. ANY DISCREPANCIES OR ERRORS IN THE DOCUMENTS MUST BE REPORTED TO THE ARCHITECT AT ONCE. NO CHANGE IN PLANS, DETAILS OR DIMENSIONS IS ALLOWABLE WITHOUT THE CONSENT OF THE ARCHITECT.
- DO NOT SCALE DRAWINGS, U.N.O.

VICINITY MAP



EGRESS/OCCUPANCY DIAGRAM



EGRESS PLAN
SCALE: NTS

- KEY**
- GARAGE AREAS - 300SF/OCCUPANT
 - EGRESS PATH

APPLICABLE CODES

- 2021 INTERN'L BUILDING CODE (IBC)
- 2021 INTERN'L RESIDENTIAL CODE (IRC)
- 2021 INTERN'L ENERGY CONSERVATION CODE (IECC)
- 2021 INTERN'L MECHANICAL CODE (IMC)
- 2021 INTERN'L PLUMBING CODE (IPC)
- 2018 INTERN'L FUEL GAS CODE (IFGC)
- 2021 INTERN'L EXISTING BUILDING CODE (IEBC)
- 2017 NFPA 58 - LIQUID PETROLEUM GAS
- 2017 NATIONAL ELECTRICAL CODE (NEC)
- 2012 INTERN'L PROPERTY MAINTENANCE CODE (IPMC)
- 2015 INTERN'L SWIMMING POOL AND SPA CODE (ISPSA)

NOTE: CONTRACTOR TO VERIFY ALL MEASUREMENTS IN THE FIELD PRIOR TO PLANNING OR STARTING ANY WORK, TYP.

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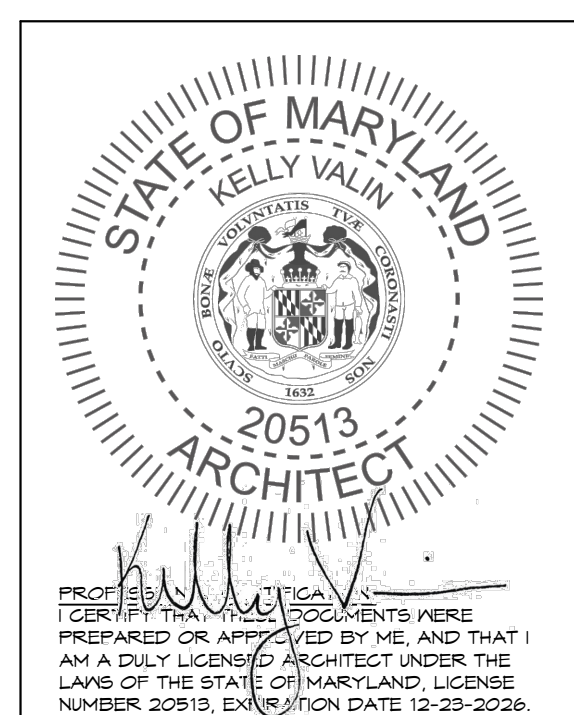
ELEVATE PERFORMANCE
29512 Canvasback Dr. Unit 2
Easton, Maryland 21601

ISSUED FOR BOZA REVIEW
NOT FOR CONSTRUCTION

DATE: 03-03-26
PROJECT NO.: 25-105
SCALE: N/A
DWG. BY: KV
CHK BY: KV

G101

01 OF 04



CODE REVIEW (2021 IBC):

Building Construction Type: Type III-B

Occupancy: Group S-1, Moderate-Hazard

Storage, Repair Garage. No Fuel dispensing or storage of bulk storage of flammable liquids planned within proposed garage.

Adjacent Occupancies:

- Unit 2 (Front Occupant): Hair Salon - B
- Unit 1 Occupant: Church - A-3
- Unit 3 Occupant: Church - A-3
- Unit 6 (Mezz): Barbershop/Church - A-3

Fire Separation: Per IBC Table 508.4 no fire separation is required between occupancy types B and S-1. 2 Hour separation is required between types A-3 & S-1.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)¹

OCCUPANCY	A, E		I-1 ^a , I-3, I-4		I-2		R ^a		F-2, S-2 ^b , U		B ^c , F-1, M, S-1		H-1		H-2		H-3, H-4		H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A, E	N	N	1	2	2	NP	1	2	N	1	1	2	NP	NP	3	4	2	3	2	NP
I-1 ^a , I-3, I-4	1	2	N	N	2	NP	1	NP	1	2	1	2	NP	NP	3	NP	2	NP	2	NP
I-2	2	NP	2	NP	N	N	2	NP	2	NP	2	NP	NP	NP	3	NP	2	NP	2	NP
R ^a	1	2	1	NP	2	NP	N	N	1 ^c	2 ^c	1	2	NP	NP	3	NP	2	NP	2	NP
F-2, S-2 ^b , U	N	1	1	2	2	NP	1 ^c	2 ^c	N	N	1	2	NP	NP	3	4	2	3	2	NP
B ^c , F-1, M, S-1	1	2	1	2	2	NP	1	2	1	2	N	NP	NP	2	3	1	2	1	NP	
H-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	N	NP	NP	NP	NP	NP	NP	NP	NP
H-2	3	4	3	NP	3	NP	3	NP	3	4	2	3	NP	NP	N	NP	1	NP	1	NP
H-3, H-4	2	3	2	NP	2	NP	2	NP	2	3	1	2	NP	NP	1	NP	1 ^d	NP	1	NP
H-5	2	NP	2	NP	2	NP	2	NP	2	NP	1	NP	NP	NP	1	NP	1	NP	N	NP

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
 NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
 N = No separation requirement.
 NP = Not Permitted.
 a. See Section 420.
 b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but not to less than 1 hour.
 c. See Sections 406.3.2 and 406.6.4.
 d. Separation is not required between occupancies of the same classification.
 e. See Section 422.2 for ambulatory care facilities.
 f. Occupancy separations that serve to define fire area limits established in Chapter 9 for requiring fire protection systems shall also comply with Section 707.3.10 and Table 707.3.10 in accordance with Section 901.7.

Fire Protection: Based on the scope of work and operations, the project does not meet the threshold conditions outlined in IBC Section 903.2.9.1 for mandatory automatic sprinkler systems. Therefore, an automatic sprinkler system is not required.

Occupant Load: Per IBC Table 1004.5, the occupant load is 4 persons.

Exits: Per IBC 2021 Table 1006.2.1, the total occupant load and travel path distance fall under the threshold for requiring two exits. Therefore a single exit is permissible. Main door must meet panic hardware requirements if occupant load is greater than 49

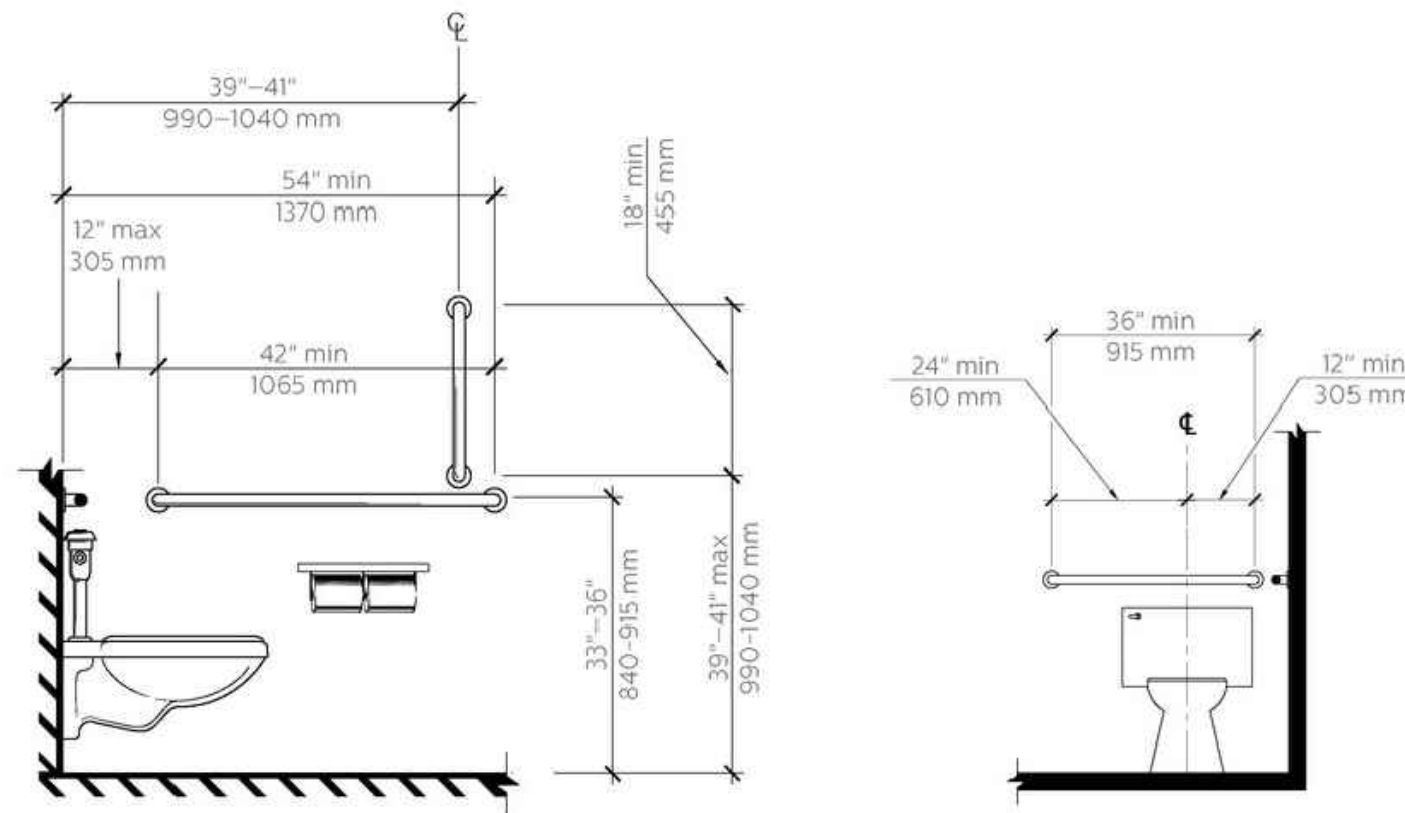
Accessibility: Toilet Room, Entrance, and customer areas to be accessible per 2021 IBC Chapter 11.

Ventilation: Per 2021 IBC 406.8, the unit will be equipped with a vehicle exhaust extraction & removal System that connects directly to vehicle tailpipes and mechanically exhausts fumes to the exterior. Exhaust systems shall comply with the applicable provisions of the International Mechanical Code.

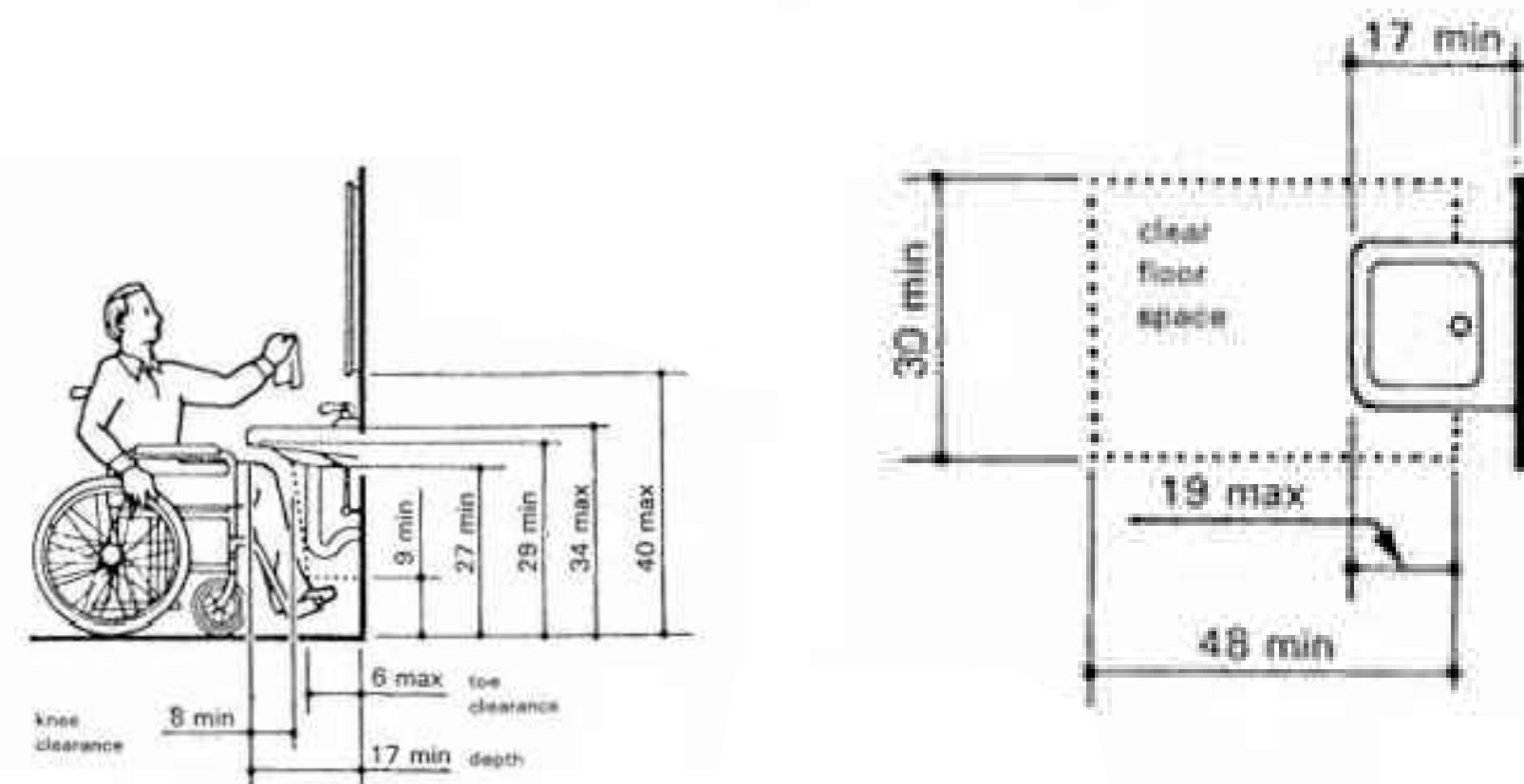
Gas Detection: Vehicles fueled by non-odorized gases will not be serviced at this facility; therefore, a gas detection system as required by IBC 406.8.2 is not required.

Used Automotive Fluids: Used automotive fluids generated on site (including, but not limited to, motor oil, transmission fluid, brake fluid, coolant/antifreeze, and similar regulated fluids) shall be stored in approved, clearly labeled, closed containers within the S-1 use area and shall be removed and disposed of in accordance with the 2021 IBC and all applicable federal, State of Maryland, and local regulations.

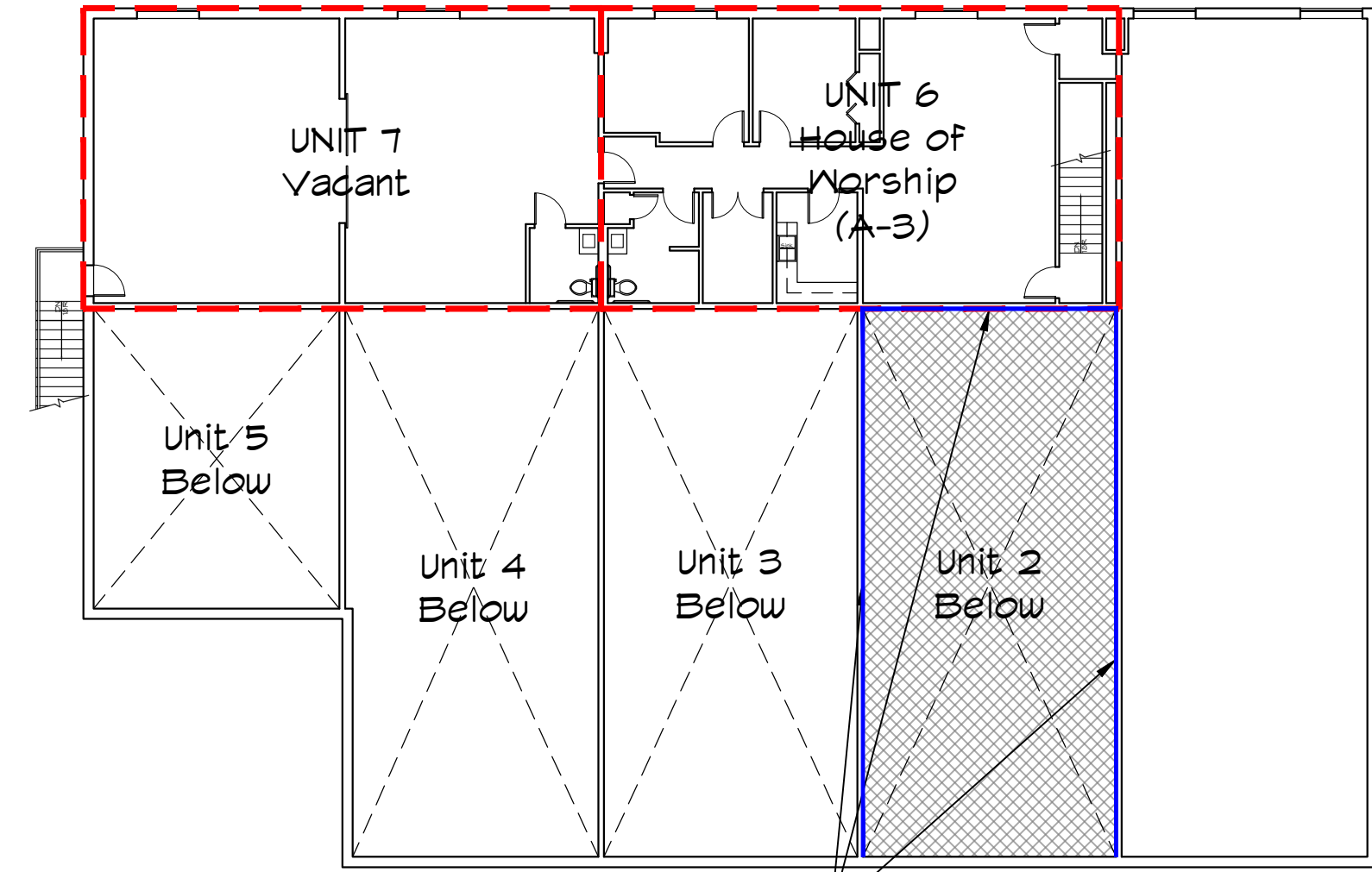
Tire Storage: Tire storage shall be limited to a minimal quantity necessary for day-to-day operations only. No long-term or bulk tire storage is proposed within the S-1 use area.



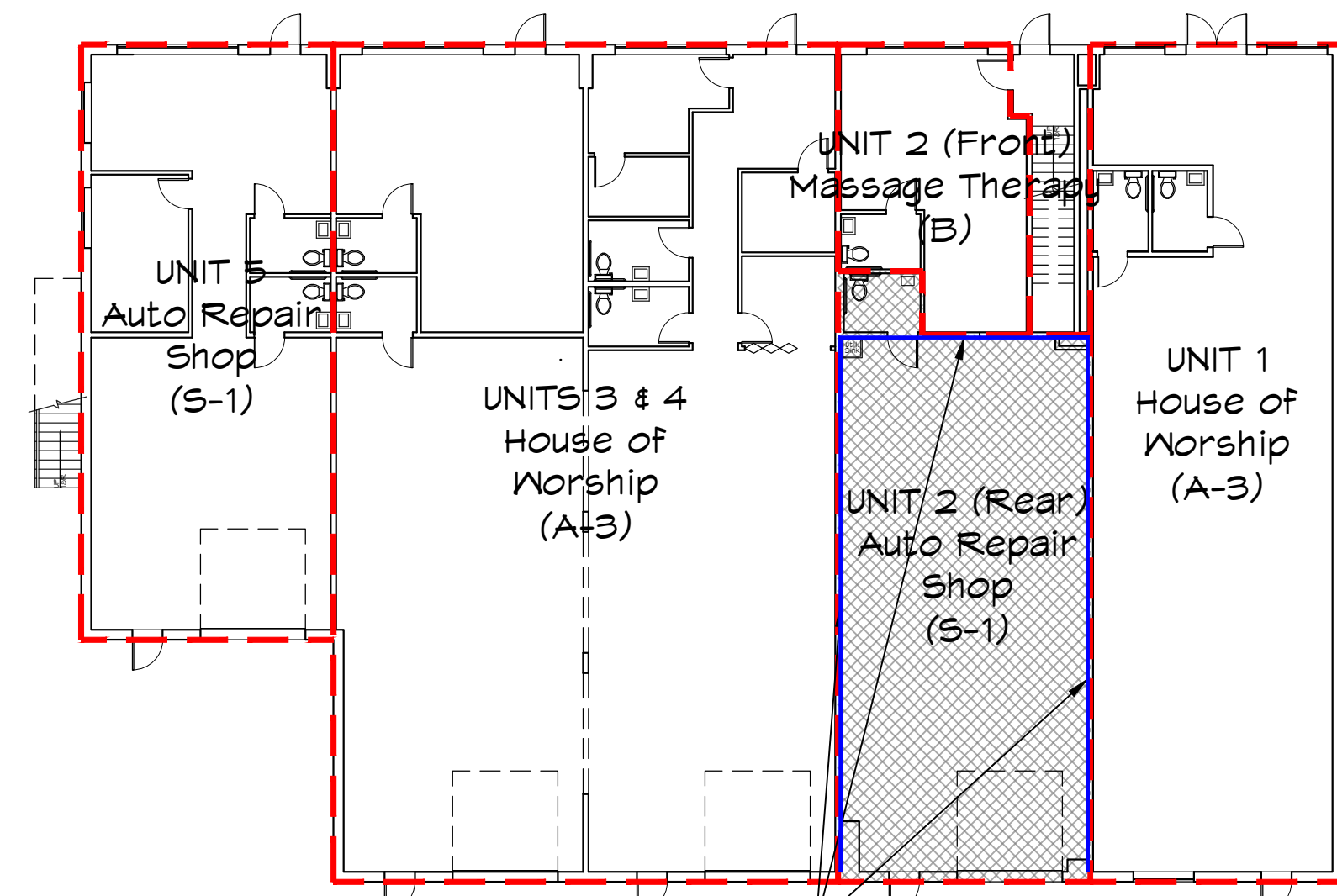
WATER CLOSET GRAB BARS
SCALE: NTS



LAVATORY CLEARANCES AND CLEAR FLOOR SPACE
SCALE: NTS



2 Hour Separation Req'd
SECOND FLOOR KEY PLAN
SCALE: 1/16" = 1'-0"



2 Hour Separation Req'd
FIRST FLOOR KEY PLAN
SCALE: 1/16" = 1'-0"



KELLY VALIN ARCHITECT
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PO Box 1436
Easton, Maryland 21601

1	12-29-25	KV
2	02-24-26	KV
3	03-03-26	KV
no.	date	by

Drawing Title:

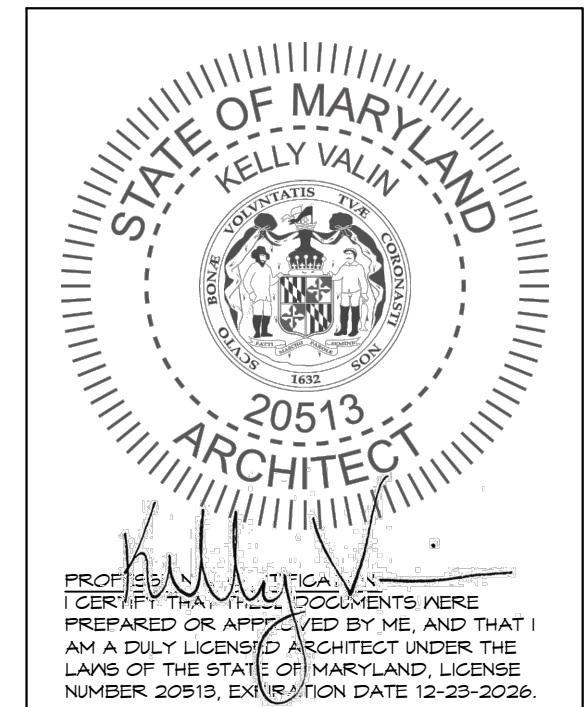
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CHK BY: KV

G102

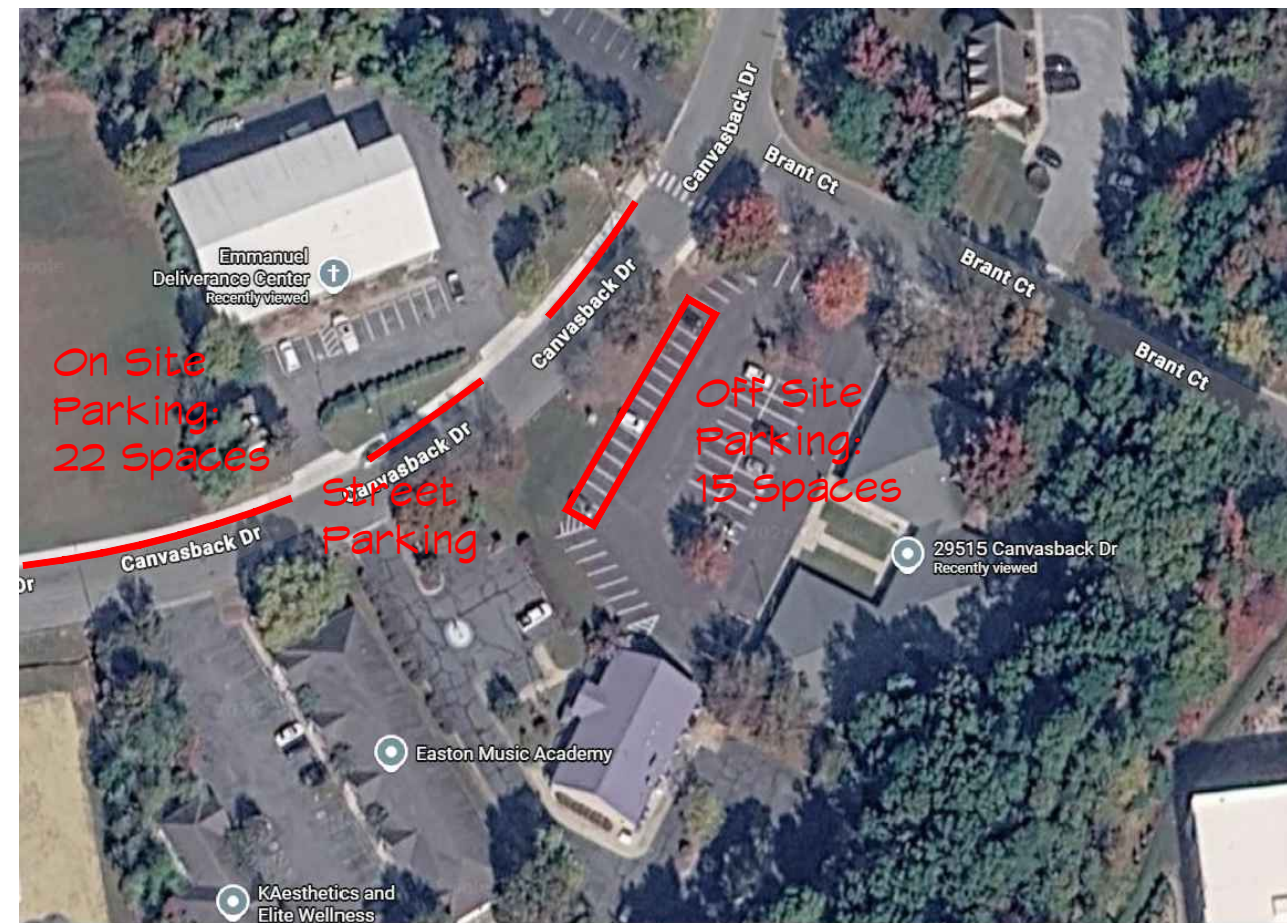
02 OF 04



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PROFESSIONAL SEAL AND SIGNATURE OF KELLY VALIN, ARCHITECT.



Unit	Parking Minimum	Parking Maximum
1: House of Worship	10*	40*
2F: Massage Therapy	1	1
2R: Auto Repair Shop	3	4
3/4: House of Worship	20*	80*
5: Auto Repair Shop	3	4
6: House of Worship	5*	20*
7: Vacant	0	0
Total Req'd Parking	42	149

On Site Parking Available: 22 Spaces*
 Off Site Parking Available: 15 Spaces**
 On Street Parking Available: 22 Spaces (Minimum)

*24 total on site parking spaces. Two spaces are reserved for Unit 2 Vehicle Storage. 3 Additional spaces are reserved for Unit 2 per their lease.

**15 Offsite parking spaces are available per agreement between Shore Health System (29515 Canvasback Dr) and John Delaplaine (Owner, 29512 Canvasback Dr.). Agreement dated 3/27/2008 Liber 1614, Folio 376

†House of Worship Parking Minimums and Maximums based on number of parishioners established by Emmanuel Deliverance Center Tenant Improvements Plan Dated 09/07/2012. Units 1, 3 & 4 assumed to have 80 occupants each and Unit 6 assumed to have 40 occupants.

CODE REVIEW (ZONING CODE OF THE TOWN OF EASTON):
 Zoning: Commercial General - Auto Repair Garage allowed by Special Exemption

Parking: Per 28-1001.3, a minimum of 1 parking space is required per 500 SF of GFA and there is a maximum of 1 space per 375 GFA. The proposed garage has a GFA of 1,205 SF therefore 3 spaces will be required.

Vehicle Storage: Per 28-1007.2.4, a minimum of 800 SF of long term vehicle storage is required per service bay.



PARKING LOCATIONS
 SCALE: NTS



Image 1.1



Image 1.2



Image 1.3



Image 1.4



Image 1.5

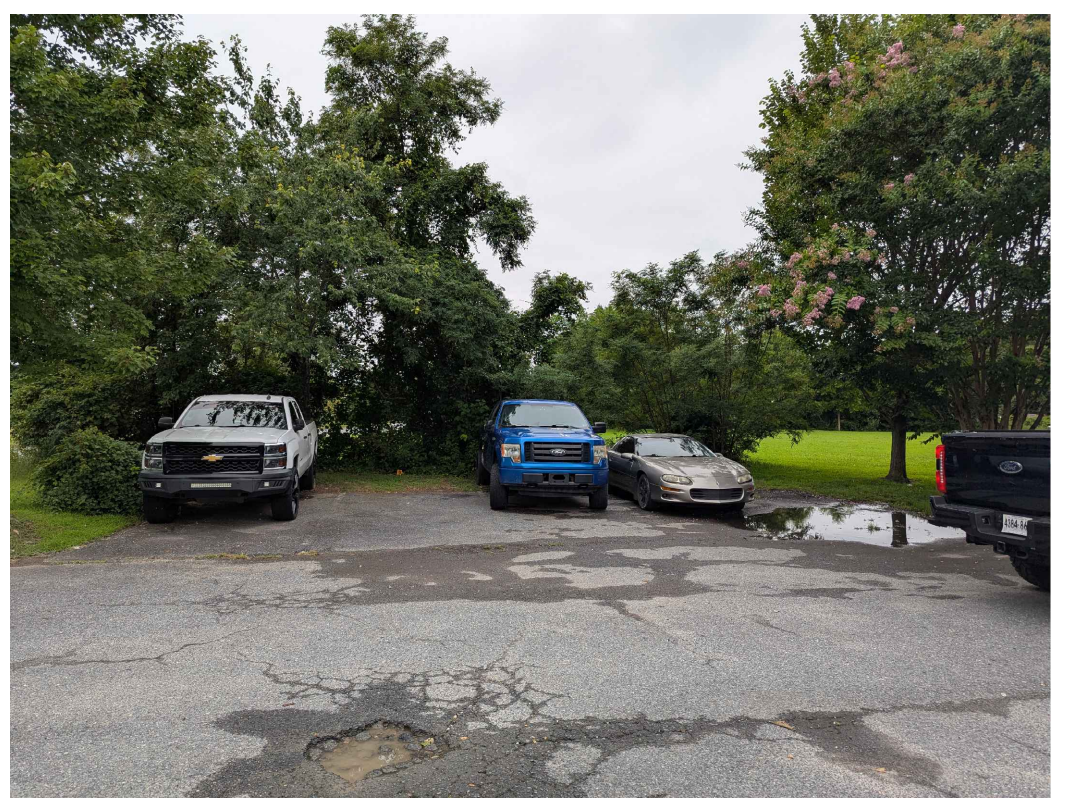
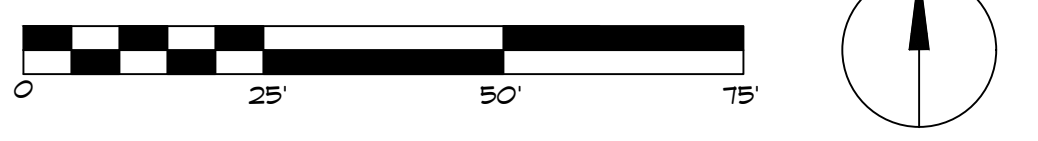


Image 1.6

SITE PHOTOS
 SCALE: N/A

SITE PLAN
 SCALE: 1" = 20'-0"



Source: Final of Carlton Business Park, A Subdivision, In The Town of Easton, Talbot County, Maryland; McCrone Engineering; May 1988

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 PO Box 1436
 Easton, Maryland 21601

no.	date	by
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2	02-24-26	KV
3	03-03-26	KV

Drawing Title:

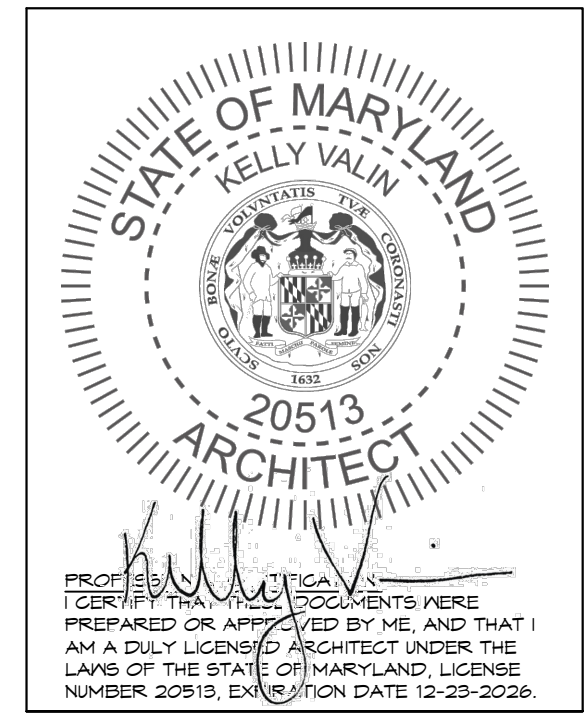
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A101

03 OF 04





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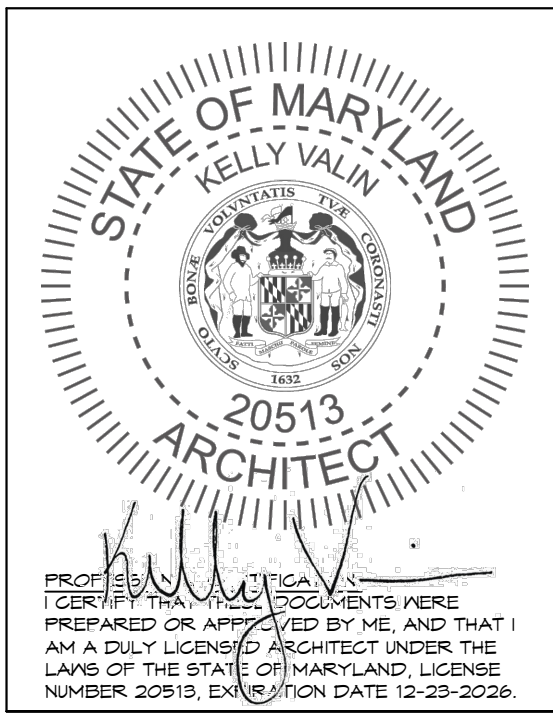
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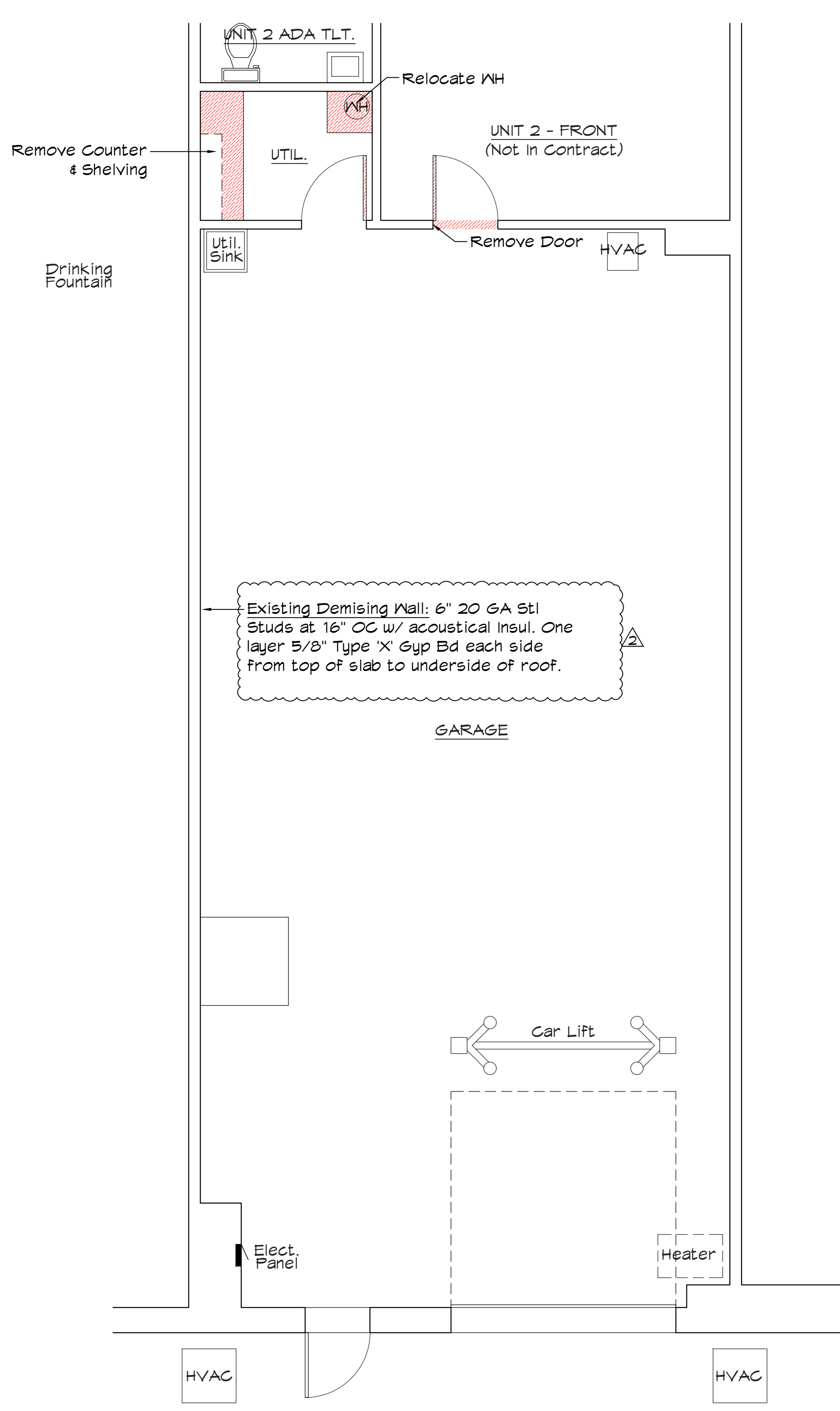
A102

04 OF 04

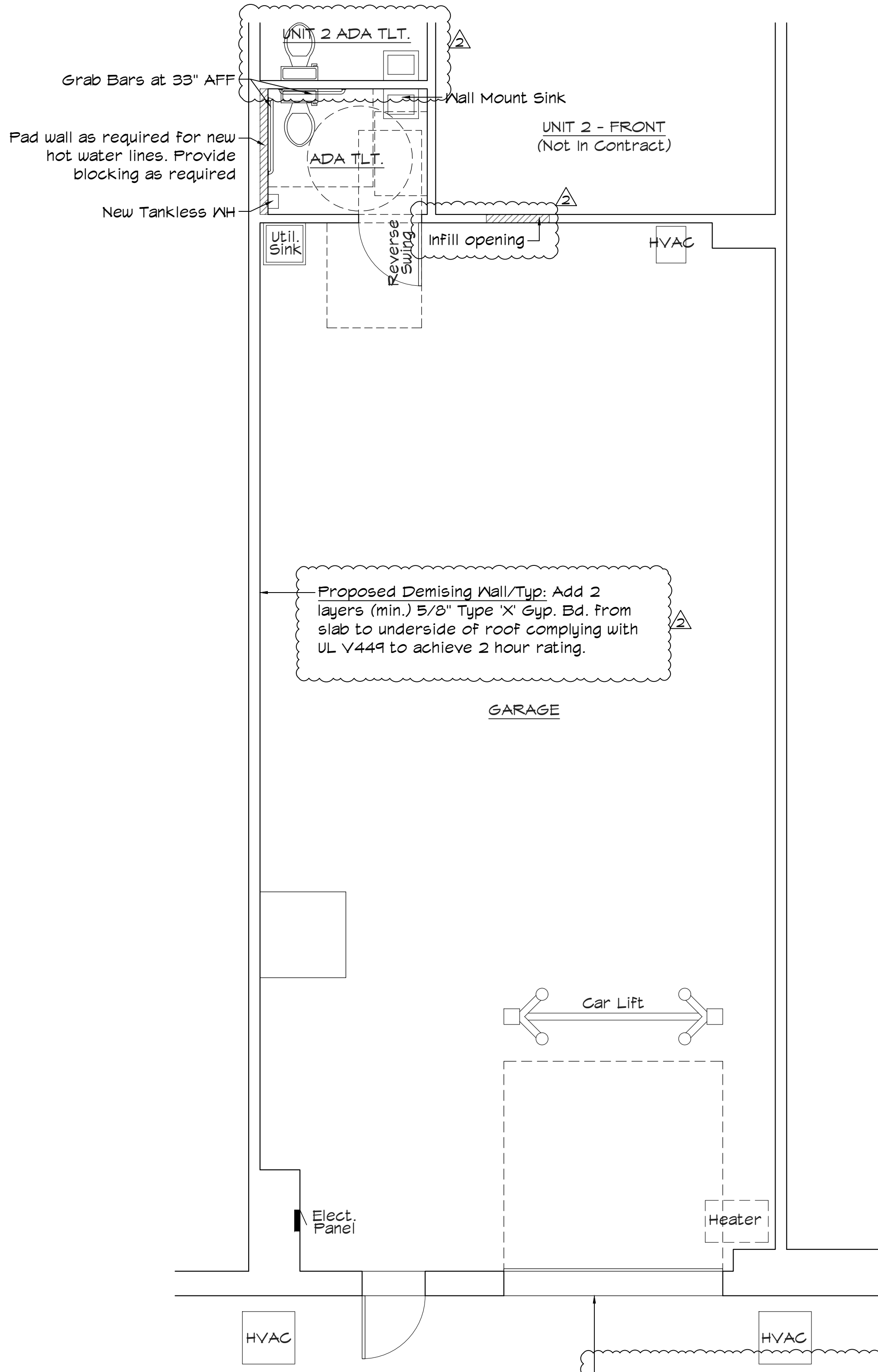


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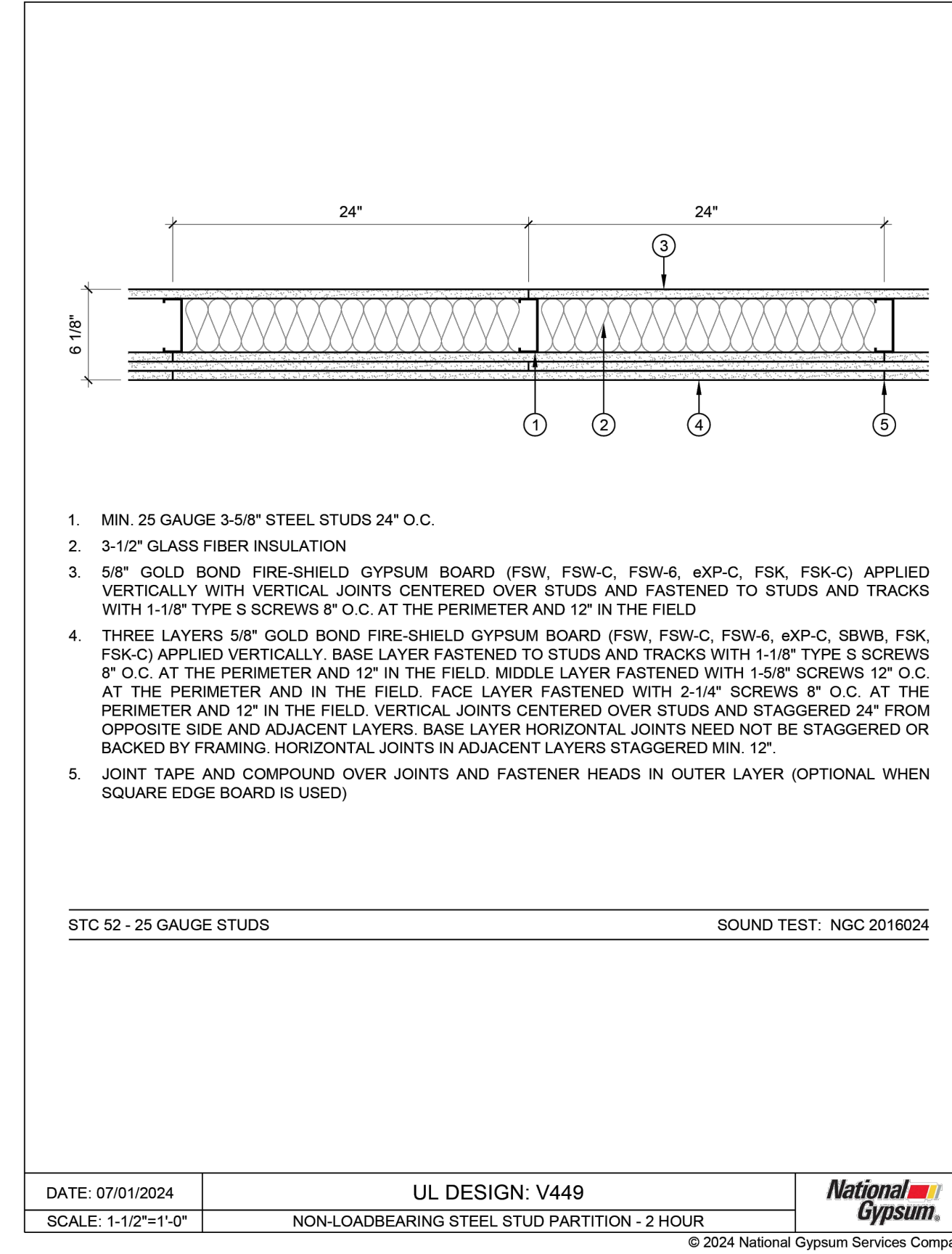
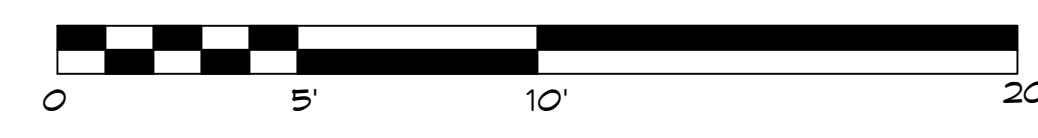
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FLOOR PLAN (EXISTING/DEMOLITION)
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"



TAX ID #01-072536

THIS DEED
IMP TO GIVE \$
RECORD FEE -
TOTAL \$2230
REAR 1403
HAS 3851
Dec 21 2009
20.00
20.00
40.00
PCT \$ 491
Bk \$ 491
01:56 PM

EASTERN SHORE TITLE COMPANY
P.O. BOX 857
EASTON, MD 21601

Made this 18th day of December in the year two thousand nine, by and between **Michael Edward Boosalis and Caroline Boosalis, his wife and John Delaplaine**, Grantors and parties of the first part, and **56 Canvasback, LLC**, Grantee(s) and party(ies) of the second part.

That for and in consideration of the sum of **ZERO (\$0.00) DOLLARS AND NO/100**, the actual consideration paid or to be paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party(ies) of the second part, its successors and or assigns, in fee simple, all that piece or parcel of ground together with improvements thereon, situate, lying and being in Talbot County, in the State of Maryland, and more particularly described as follows, that is to say:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING PART OF the same property by which Deed dated September 30, 2002 and recorded among the Land Records of Talbot County, Maryland in Liber 1098, folio 466, which was granted and conveyed between James Gieske unto Michael Boosalis and Chris Peter Boosalis; **ALSO BEING A PART** of the same property by which Deed dated June 28, 2007 and recorded among the Land Records of Talbot County, Maryland in Liber 1571, folio 576, which transferred Chris Peter Boosalis' (50% Interest) to John Delaplaine. **ALSO** being a part of the same property which by Deed dated December 29, 2008 and recorded among the Land Records of Talbot County, Maryland in Liber 1684, folio 345 wherein Michael Boosalis added his wife, Caroline Boosalis as to his 50% interest in said property.

SUBJECT to covenants, easements and restrictions of record.

TOGETHER with the building thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described piece or parcel or ground and premises to the said parties of the second part, its successors and or assigns, in fee simple.

CERTIFICATION IS MADE THAT ALL TAXES DUE ON THE PROPERTY INDICATED IN THIS DEED HAVE BEEN PAID.
FINANCE OFFICER OF TALBOT COUNTY
R. ANDREW HOLLIS, FIN. OFFICER

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT RECORDS OF TALBOT COUNTY.

DAVID H. EWING
SUPERVISOR OF ASSESSMENT

R. ANDREW HOLLIS, FIN. OFFICER

DATE 12/21/09

LIBER 1759 FOLIO 277

12/21/09

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1759 p.0277 MSA_ce_91_1696. Date available 12/28/2009. Printed 3/6/2026.

THIS REVOCABLE PARKING LICENSE AGREEMENT, made this 27th day of March, 2008, by and between SHORE HEALTH SYSTEM, INC., a corporation of the State of Maryland, ("Grantor") and MICHAEL BOOSALIS and JOHN DELAPLAINE ("Grantees").

WHEREAS, the Grantees own a parcel of land located at 29512 Canvasback Drive (Lot 56, Carlton Business Park) in the Town of Easton ("Grantees' Parcel"), which property is described by deeds recorded among the Land Records of Talbot County, Maryland at Liber 1098, folio 466 and Liber 1571, folio 576;

WHEREAS, the Grantor owns a parcel of land located at 29515 Canvasback Drive (Lot 19, Carlton Business Park) in the Town of Easton ("Grantor's Parcel"), which property is described by a deed recorded among the Land Records of Talbot County, Maryland at Liber 852, folio 137;

WHEREAS, the Grantees are constructing a building on the Grantees' Parcel and desire to lease a portion of said building to the Mid-Shore Community Church ("Mid-Shore");

WHEREAS, Mid-Shore obtained a special exception from the Town of Easton, No. SE-709 ("Special Exception"), authorizing use of a portion of the Grantees' Parcel as a church, contingent upon Mid-Shore and Grantees securing the use of 15 off-site parking spaces on Sunday mornings between 9:00 am and 1:00 pm;

WHEREAS, Grantor is willing to allow Mid-Shore to use 15 parking spaces located on the Grantor's Parcel, subject to the terms hereof.

WITNESSETH, that for no monetary consideration, the parties covenant as follows:

1. Grant of License. The said Grantor does hereby grant and convey unto the Grantees and their successors, for the benefit of only Grantees' tenant, Mid-Shore, and Mid-Shore's members, guests, employees, or agents, (collectively the "Benefited Parties"), a revocable license for the use of fifteen (15) parking spaces located on the Grantor's Parcel on Sundays between 9:00 am and 1:00 pm. (the "Use Period"). Such use is limited to typical passenger or consumer vehicles, and excludes, without limitation, buses, trucks over 3/4 ton, trailers and other commercial vehicles. The parking spaces and access drives subject to this license agreement are referred to hereinafter as the "Parking Area". The Benefited Parties shall not park or leave vehicles within the Parking Area overnight or at any time other than the Use Period. Such license includes, for the use and benefit of the Benefited Parties, a revocable license for pedestrian and vehicular ingress and egress in, over and across the Grantor's Parcel, limited to the extent reasonably necessary to afford access to and from the Parking Area during the Use Period.

2. Repair and Maintenance. This Agreement shall not impose any obligations for repair or maintenance of the Parking Area upon the Grantor. The Grantees acknowledge and agree that Grantor may maintain the Parking Area in any condition that Grantor deems acceptable. Grantor shall have no responsibility to remedy or remove snow, ice, standing water or other conditions or hazards from the Parking Area. It shall be the responsibility of the Grantees, at their sole cost and expense, to repair any damage to the Parking Area that is caused by or results from use thereof pursuant to this Agreement. The Grantees' obligation to maintain the license area shall remain in effect as long as this license agreement is in effect and shall continue upon its revocation or lapse until satisfied.

IMP. D. SURE 20.00
RECORD FEE 20.00
TOTAL 40.00
Real TAGS Rcpt # 868
MAS 3851 Bk # 296
Apr 07, 2008 03:49 PM

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1614 p.0375 MSA_CE_91_1551. Date available 5/19/2008. Printed 12/4/2025.
Please return to: Ryan D. Showalter
Miles & Stockbridge, P.C.
101 Bay Street
Easton, MD 21601

3. Expansion. No expansion of the Parking Area or use thereof shall be permitted without the written consent of the Grantor.

4. Revocability. This license agreement shall be revocable by the Grantor at any time and for any reason, however, the Grantor shall provide the 120 days advance written notice of such revocation to Grantees and to the Town of Easton, Office of Planning and Zoning, P.O. Box 520, Easton, Maryland 21601. Notification of Mid-Shore shall be the responsibility of the Grantees and Grantees' failure to provide notice to Mid-Shore shall not affect the validity or timing of Grantor's revocation.

5. Lapse. Upon the occurrence of any one or more of the following events, this license agreement shall immediately lapse and have no further effect:

A. Destruction (intentional or accidental) of the building constructed on the Grantees' Parcel;

B. Expiration, lapse, revocation, termination or invalidation of the Special Exception;

C. Expiration or termination of the lease agreement between Grantees' and Mid-Shore Community Church; or

D. Any subletting, transfer or assignment of the use of Grantees' Parcel, the Special Exception or the license rights established hereunder.

6. Indemnification. The Grantees shall indemnify and hold the Grantor harmless with respect to any claims, liabilities, loss, damage or expenses incurred by the Grantor as a result of it granting the license pursuant to this Agreement. Grantees will add Grantor as an additional insured to a liability insurance policy that sufficiently covers potential losses that Grantor is herein indemnified against and provide a certificate of insurance to the Grantor within the first forty-five (45) days of the term of this Agreement.

7. Fees. Grantees agree to pay all fees and expenses, including attorney's fees, incurred in preparing this Agreement and maintaining the encroachment.

8. Attorneys Fees Upon Breach. If the Grantees or the Benefited Parties breach any part of this Agreement, Grantees shall pay the reasonable attorney's fees, court costs, cost of suit, and expenses incurred by the Grantor in enforcing the provisions of this Agreement with respect to said breach and in obtaining damages therefore.

9. Recitals. The provisions stated and contained in the recitals above are intended to be a material part of this agreement and are not merely prefatory in nature.

10. Binding Effect. This Agreement shall be binding and shall inure to the benefit of the parties hereto, their successors, and assigns, except that this license may be used only by the Benefited Parties and may not be assigned by Grantees to or used by any other individual or entity.

11. Duplicates. This Agreement may be executed in multiple counterparts, each of which will be considered an original.

12. No Changes. This Agreement shall not be changed, modified, amended, terminated or discharged except pursuant to a written agreement signed by the parties hereto. No waiver of any provision of this Agreement shall be effective unless set forth in a written agreement signed by the party against whom such waiver is to be enforced.

13. Maryland Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Maryland.

14. Counterparts. This Agreement may be executed in any number of counterparts and, when so executed, all such counterparts shall constitute a single instrument binding upon all Parties notwithstanding the fact that all Parties are not signatory to the original or to the same counterpart.

ATTEST:

SHORE HEALTH SYSTEM, INC.

Gray Poole

By: Gerard M. Walsh
Gerard M. Walsh, Senior Vice President

WITNESS:

Michael Boosalis

John Deplaine

STATE OF MARYLAND, COUNTY OF TALBOT, TO WIT:

I HEREBY CERTIFY, that on this 27th day of March, 2008, before me, a Notary Public of the aforesaid State, personally appeared Gerard M. Walsh, who acknowledged himself to be the Senior Vice President of Shore Health System, Inc., and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Shore Health System, Inc. by himself as Senior Vice President.

IN WITNESS WHEREOF my hand and Notarial Seal.

Phyllis K Tallman
Notary Public



11. Duplicates. This Agreement may be executed in multiple counterparts, each of which will be considered an original.

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13. Maryland Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Maryland.


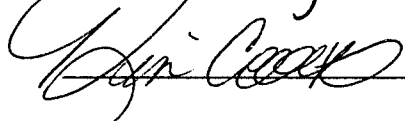
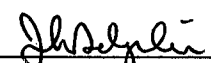
14. Counterparts. This Agreement may be executed in any number of counterparts and, when so executed, all such counterparts shall constitute a single instrument binding upon all Parties notwithstanding the fact that all Parties are not signatory to the original or to the same counterpart.

ATTEST:

SHORE HEALTH SYSTEM, INC.

By: _____
Gerard M. Walsh, Senior Vice President

WITNESS:

	_____	Michael Boosalis
	_____	 John Deplaine

STATE OF MARYLAND, COUNTY OF _____, TO WIT:

I HEREBY CERTIFY, that on this _____ day of March, 2008, before me, a Notary Public of the aforesaid State, personally appeared Gerard M. Walsh, who acknowledged himself to be the Senior Vice President of Shore Health System, Inc., and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Shore Health System, Inc. by himself as Senior Vice President.

IN WITNESS WHEREOF my hand and Notarial Seal.

Notary Public

My Commission Expires:

STATE OF MARYLAND, COUNTY OF Prince George's WIT:

I HEREBY CERTIFY, that on this 16 day of March, 2008, before me, the subscriber, a Notary Public of the aforesaid State, personally appeared Michael Boosalis, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and that he executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission expires:

July 1, 2010

[Signature]
Notary Public

STATE OF MARYLAND, COUNTY OF Frederick, TO WIT:

I HEREBY CERTIFY, that on this 13th day of March, 2008, before me, the subscriber, a Notary Public of the aforesaid State, personally appeared John Deplaine, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and that he executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission expires: 8/1/10

[Signature]
Notary Public



CERTIFICATION

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
Ryan D. Showalter, Attorney at Law

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1614 p.0379 MSA_CE_91_1551. Date available 5/19/2008. Printed 12/4/2025.

State of Maryland Land Instrument Intake Sheet

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

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	(Check Box if addendum Intake Form is Attached.)							
		Deed of Trust	Mortgage Lease	<input checked="" type="checkbox"/> Other Agreement	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							
		State Transfer							
		County Transfer							
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only					
				Transfer and Recordation Tax Consideration					
		Purchase Price/Consideration	\$ 0.00	Transfer Tax Consideration	\$				
		Any New Mortgage	\$ 0.00	X () % =	\$				
		Balance of Existing Mortgage	\$	Less Exemption Amount	-	\$			
		Other:	\$	Total Transfer Tax	=	\$			
		Other:	\$	Recordation Tax Consideration	\$				
Full Cash Value:	\$	X () per \$500 =	\$						
		TOTAL DUE	\$						
5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:				
		Recording Charge	\$ 20.00	\$					
		Surcharge	\$ 20.00	\$					
		State Recordation Tax	\$	\$					
		State Transfer Tax	\$	\$					
		County Transfer Tax	\$	\$					
		Other	\$	\$					
		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).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		
		01	072102 and 072536	852/137 and 1571/576	109	4582	(5)		
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
				19 and 56				1.46AC/1.00AC	
		Location/Address of Property Being Conveyed (2)							
		29515 Canvasback Drive, Easton, MD 21601 and 29512 Canvasback Drive, Easton, MD 21601							
		Other Property Identifiers (if applicable)					Water Meter Account No.		
		Residential or Non-Residential <input checked="" type="checkbox"/>		Fee Simple or Ground Rent		Amount:			
		Partial Conveyance? Yes No		Description/Amt. of SqFt/Acreage Transferred: Revocable Parking License Agreement					
If Partial Conveyance, List Improvements Conveyed:									
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)				
		Shore Health System, Inc.							
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)			Doc. 2 – Owner(s) of Record, if Different from Grantor(s)				
8	Transferred To	Doc. 1 – Grantee(s) Name(s)			Doc. 2 – Grantee(s) Name(s)				
		Michael Boosalis and John DeLaplaine							
		New Owner's (Grantee) Mailing Address							
N/A - Revocable Parking License Agreement									
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)			Doc. 2 – Additional Names to be Indexed (Optional)				
10	Contact/Mail Information	Instrument Submitted By or Contact Person					<input checked="" type="checkbox"/> Return to Contact Person		
		Name: Ryan D. Showalter					<input type="checkbox"/> Hold for Pickup		
		Firm Miles & Stockbridge, P.C.					<input type="checkbox"/> Return Address Provided		
		Address: 101 Bay Street Easton, MD 21601 Phone: (410) 822-5280							
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTCOPY MUST ACCOMPANY EACH TRANSFER							
		Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?						
		Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____						
		Yes <input checked="" type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
		Assessment Use Only – Do Not Write Below This Line							
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.				
REMARKS:									

Space Reserved for County Validation

Distribution: White – Clerk's Office Canary – SDAT
 Pink – Office of Finance Goldenrod – Preparer
 AOC-CC 300 (4/05)

LIBER 1614 FOLIO 380

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1614 p.0380 MSA_CE_91_1551. Date available 5/19/2008. Printed 12/4/2025.

TAX ID #01-072536

THIS DEED
IMP TO GIVE \$ 20.00
RECORD FEE - 20.00
TOTAL 40.00
DEPT 1403
MAY 3051
DEC 21 2009
PER 4 491
BLK 491
0156 PM

EASTERN SHORE TITLE COMPANY
P.O. BOX 857
EASTON, MD 21601

Made this 18th day of December, in the year two thousand nine, by and between **Michael Edward Boosalis and Caroline Boosalis, his wife and John Delaplaine**, Grantors and parties of the first part, and **56 Canvasback, LLC**, Grantee(s) and party(ies) of the second part.

That for and in consideration of the sum of **ZERO (\$0.00) DOLLARS AND NO/100**, the actual consideration paid or to be paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party(ies) of the second part, its successors and or assigns, in fee simple, all that piece or parcel of ground together with improvements thereon, situate, lying and being in Talbot County, in the State of Maryland, and more particularly described as follows, that is to say:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING PART OF the same property by which Deed dated September 30, 2002 and recorded among the Land Records of Talbot County, Maryland in Liber 1098, folio 466, which was granted and conveyed between James Gieske unto Michael Boosalis and Chris Peter Boosalis; **ALSO BEING A PART** of the same property by which Deed dated June 28, 2007 and recorded among the Land Records of Talbot County, Maryland in Liber 1571, folio 576, which transferred Chris Peter Boosalis' (50% Interest) to John Delaplaine. **ALSO** being a part of the same property which by Deed dated December 29, 2008 and recorded among the Land Records of Talbot County, Maryland in Liber 1684, folio 345 wherein Michael Boosalis added his wife, Caroline Boosalis as to his 50% interest in said property.

SUBJECT to covenants, easements and restrictions of record.

TOGETHER with the building thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described piece or parcel or ground and premises to the said parties of the second part, its successors and or assigns, in fee simple.

CERTIFICATION IS MADE THAT ALL TAXES DUE ON THE PROPERTY INDICATED IN THIS DEED HAVE BEEN PAID.
FINANCE OFFICER OF TALBOT COUNTY
R. ANDREW HOLLIS, FIN. OFFICER

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT RECORDS OF TALBOT COUNTY.

DAVID H. EWING
SUPERVISOR OF ASSESSMENT

R. ANDREW HOLLIS, FIN. OFFICER

DATE 12/21/09

LIBER 1759 FOLIO 277

12/21/09

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1759 p.0277 MSA_ce_91_1696. Date available 12/28/2009. Printed 1/2/2026.