

GENERAL NOTES
1. PROPERTY DATA
LEGAL REFERENCE: LOT I, BLOCK D - REGENCY ESTATES - PLAT #8405
LOT AREA: 13,483 Sq. Ft. OR 0.310 ACRES (RECORD)
TAX MAP GRID GQ 12 - TAX ACCT: 04-00104621
ZONING: R-90
WATERSHED: CABIN JOHN CREEK
WSSC 200 SHEET: 215NW08
EX. WATER AND SEWER CATEGORIES: PUBLIC WATER (W-I) & SEWER (S-I)
ADC MAP PAGE 57 GRID E8 (2012 EDITION)

2. EXISTING SITE DATA
PROPERTY LINES SHOWN HEREON ARE SHOWN FOR INFORMATION ONLY AND ARE APPROXIMATE. O'C&L HAS NOT PERFORMED A BOUNDARY SURVEY ON THIS PROPERTY.
THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. EXISTING FEATURES SHOWN HEREON PER FIELD SURVEY COMPLETED BY O'CONNELL & LAWRENCE, INC. IN SEPTEMBER 2022 AND SUPPLEMENTED IN DECEMBER 2022 AND BY PROVIDED INFORMATION.
THE SITE IS FOUND TO BE IN A FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) OF THE NATIONAL FLOOD INSURANCE PROGRAM, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #24031C0180D WITH EFFECTIVE DATE 9-29-2006.
EXISTING SITE USE: RESIDENTIAL
EXISTING SITE COVERAGE: RESIDENTIAL STRUCTURES, CONCRETE DRIVE/WALL, RIP-RAP PARKING AREAS & ADDITIONAL RESIDENTIAL SITE FEATURES

3. UTILITIES DATA
UTILITIES LOCATIONS SHOWN HEREON ARE AVAILABLE PLANS AND FIELD OBSERVATIONS WHERE SURFACE INDICATIONS EXIST. DIGGING OF TEST PITS AT ALL FUTURE UTILITY CROSSINGS IS RECOMMENDED. CONTACT "MISS UTILITY" AT 1-800-257-7777, 4-8 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

4. SOILS DATA
DATA SHOWN HEREON WAS OBTAINED FROM THE NRCS WEB SOIL SURVEY AND INCLUDES:
TYPE: 2B (GLENELG SILT LOAM, 3-8% SLOPES - SOIL TYPE "B")
TYPE: ZUB (GLENELG-URBAN LAND COMPLEX, 0-8% SLOPES - SOIL TYPE "B/D")

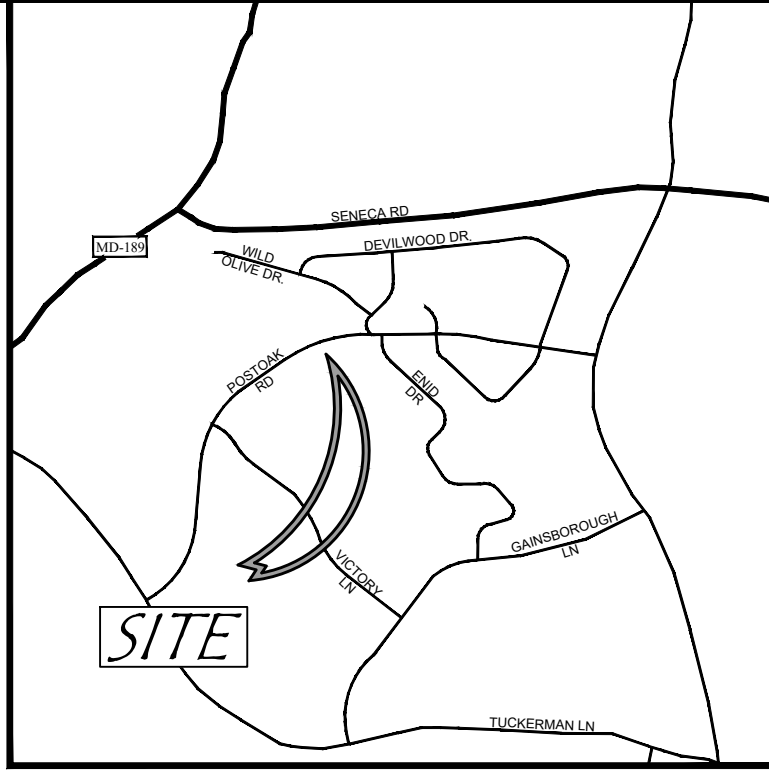
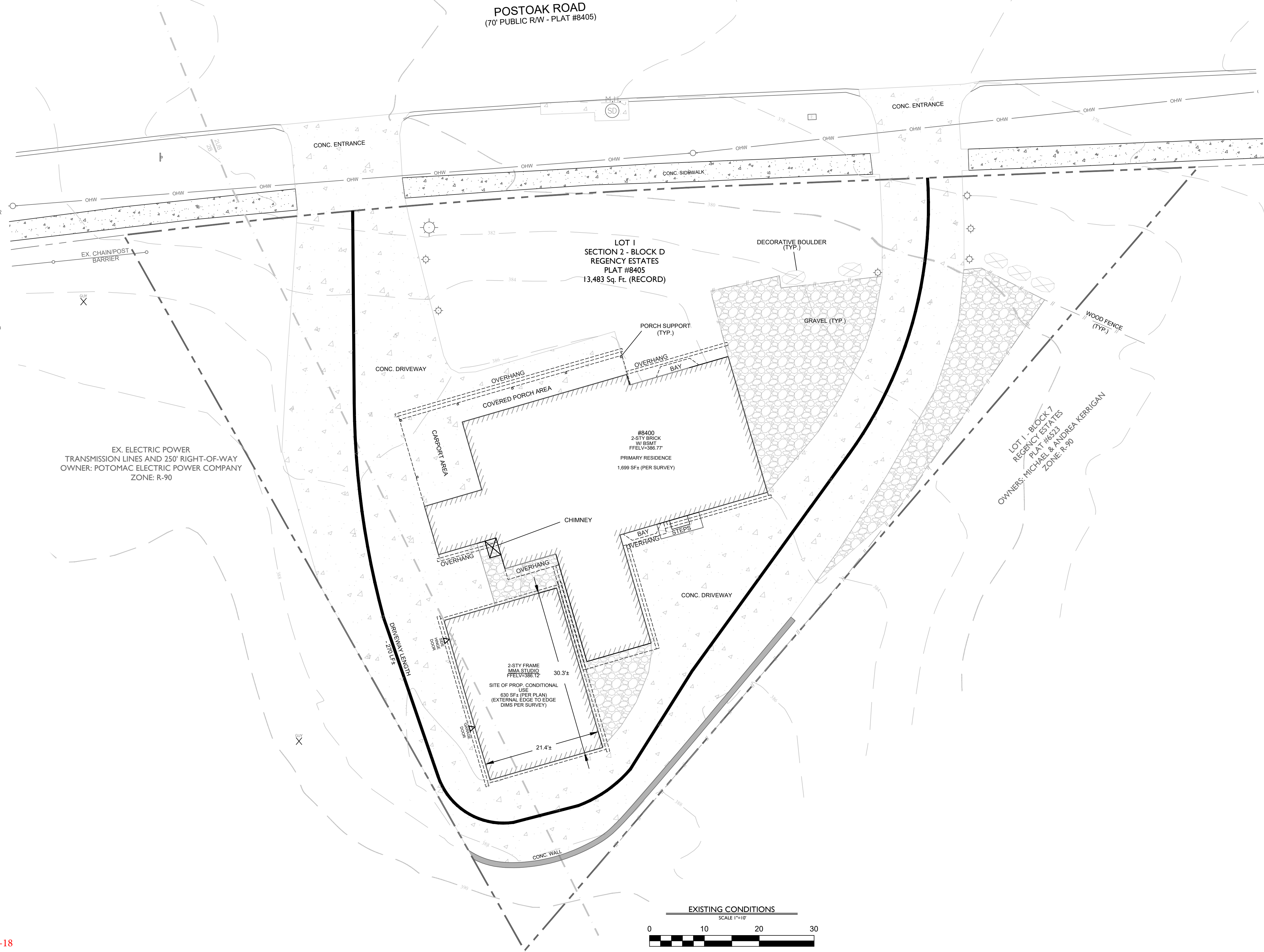
5. PROPOSED SITE DATA
THIS PLAN SHALL BE USED TO SUPPORT AN APPLICATION FOR A CONDITIONAL USE FOR A HOME OCCUPATION WITH A MAJOR IMPACT FOR THE POTOMAC MMA STUDIO. IT SHALL NOT BE USED FOR ANY OTHER PURPOSES.

6. SEE THE SUBMITTED VERSION OF THE FOLLOWING ADDITIONAL SUPPORT DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING THE SUBJECT CONDITIONAL USE APPLICATION:
-- STATEMENT OF JUSTIFICATION PREPARED BY THE LAW OFFICE OF MICHELE ROSENFELD, LLC.
-- STATEMENT OF OPERATIONS PREPARED BY THE LAW OFFICE OF MICHELE ROSENFELD, LLC.
-- TRAFFIC STATEMENT, PREPARED BY GALLOWAY.
-- ZONING EVALUATION & EXPERT REPORT, PREPARED BY O'C&L.

7. SEE THE PROPOSED CONDITIONAL USE SITE PLAN FOR A PROPOSED PARKING LAYOUT, ADA PARKING INFORMATION, MINOR DRIVEWAY EXPANSION (FOR FIRE ACCESS) AND PROPOSED UNDERSTORY THREE PLANTING LOCATIONS. MINOR ADA, DRIVEWAY AND PLANTING IMPROVEMENTS ARE PROPOSED IN ACCORDANCE WITH APPLICABLE ENGINEERING STANDARDS, SPECIFICATIONS, AND CODES; HOWEVER, THIS PLAN IS ISSUED FOR PLANNING PURPOSES ONLY AND IS NOT FOR CONSTRUCTION.

EX. ELECTRIC POWER
TRANSMISSION LINES AND 250' RIGHT-OF-WAY
OWNER: POTOMAC ELECTRIC POWER COMPANY
ZONE: R-90

Attachment A



VICINITY MAP
SCALE: 1"=2000'

OWNERS:
MR. TODD MARGOLIS AND MS. SOCORRO REYES
8400 POSTOAK ROAD
POTOMAC, MD 20854
CONTACT: TODD MARGOLIS
PHONE: (301) 367-8500

APPLICANT:
POTOMAC MMA
8400 POSTOAK ROAD
POTOMAC, MD 20854
CONTACT: TODD MARGOLIS
PHONE: (301) 367-8500

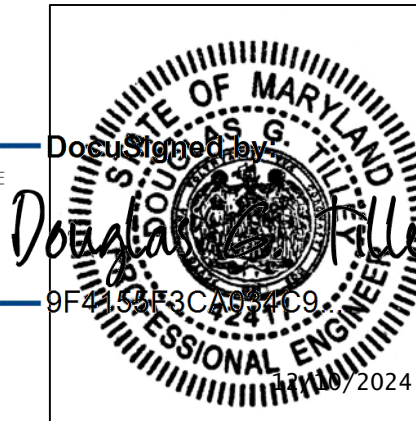
ENGINEER/SURVEYOR:
O'CONNELL & LAWRENCE, INC.
17904 GEORGIA AVENUE, SUITE 302
OLNEY, MARYLAND 20832
CONTACT: DOUG TILLEY, P.E., R.P.L.S.
PHONE: (301) 924-4570

ATTORNEY:
THE LAW OFFICE OF MICHELE ROSENFELD, LLC
RESEARCH COURT, SUITE 450
ROCKVILLE, MD 20850
CONTACT: MICHELE ROSENFELD, ESQ.
PHONE: (301) 204-0913

Exhibit 38(a)
OZAH Case No: CU 24-18

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #004493, EXPIRATION DATE: JUNE 6, 2026.

DOUGLAS G. TILLEY
SIGNATURE
DATE
DOUGLAS G. TILLEY
PRINTED NAME
42417
REGISTRATION NUMBER



DRAWN BY: DGT
CHECKED BY: DGT
DATE: 1/18/24
SCALE: 1" = 10'
PROJECT/FILE NO.: 022-033
SHEET NO.: 1 of 1

EXHIBIT 8A EXISTING CONDITIONS PLAN

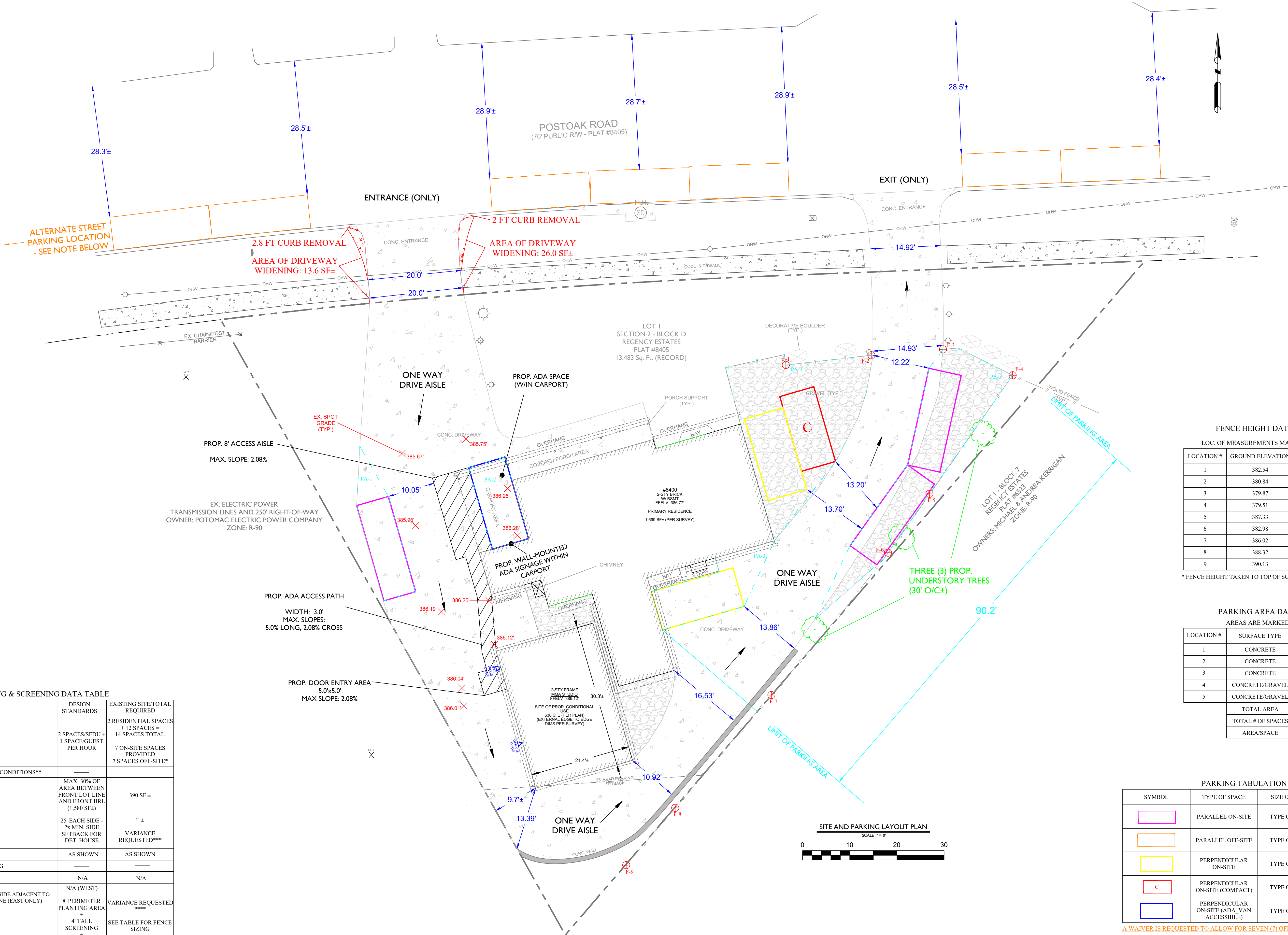
LOT I - BLOCK D - SECTION 2
REGENCY ESTATES
PLAT #8405
POTOMAC - GQ12
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Construction Consultants,
Engineers, Surveyors
17904 Georgia Avenue, Suite 302
Olney, Maryland 20832
Tel: (301) 924-4570
Fax: (301) 924-5872

O'C&L
O'CONNELL & LAWRENCE, INC.

PARKING & SCREENING DATA TABLE		
REQUIRED PARKING SPACES	DESIGN STANDARDS	EXISTING SITE/TOTAL REQUIRED
	2 SPACES/SF DU + 1 SPACE/GUEST PER HOUR	2 RESIDENTIAL SPACES + 12 SPACES = 14 SPACES TOTAL 7 ON-SITE SPACES PROVIDED 7 SPACES OFF-SITE*
REQUIRED PARKING SETBACKS/CONDITIONS**		
FRONT SETBACK	MAX. 30% OF AREA BETWEEN FRONT LOT LINE AND FRONT BRL (1,580 SF±)	390 SF ±
SIDE SETBACK	25' EACH SIDE - 2x MIN. SIDE SETBACK FOR DET. HOUSE	1' ± VARIANCE REQUESTED***
REAR SETBACK	AS SHOWN	AS SHOWN
REQUIRED PARKING SCREENING		
FRONT	N/A	N/A
SIDE REQUIRED FOR PORTION OF SIDE ADJACENT TO DETACHED RESIDENTIAL ZONE (EAST ONLY)	N/A (WEST) 8' PERIMETER PLANTING AREA 4' TALL SCREENING 1 TREE EVERY 30' O.C. (EAST)	VARIANCE REQUESTED**** SEE TABLE FOR FENCE SIZING 3 TREES PROPOSED ALONG EAST P/L
REAR	N/A	N/A
REQUIRED PARKING AREA	160 SF/VEH * 7 VEH = 1,120 SF (MIN.)	1,836.5 SF

NOTES
* WAIVER FROM SECTIONS 59.6.2.2 & 59.6.2.4.B OF ZONING ORDINANCE REQUESTED
** BASED ON APPROXIMATE PROPERTY LINE LOCATION AS SHOWN HEREON
*** WAIVER FROM SECTION 59.6.2.5.K.2.b OF THE ZONING ORDINANCE REQUESTED
**** WAIVER FROM SECTION 59.6.2.9.b.1 OF THE ZONING ORDINANCE REQUESTED



FENCE HEIGHT DATA TABLE		
LOC. OF MEASUREMENTS MARKED THUSLY: F-1		
LOCATION #	GROUND ELEVATION	FENCE HEIGHT (FROM FINISH GRADE)*
1	382.54	388.47
2	380.84	387.58
3	379.87	386.73
4	379.51	386.27/385.73
5	387.33	381.33
6	382.98	388.50
7	386.02	392.17
8	388.32	394.60
9	390.13	395.84

* FENCE HEIGHT TAKEN TO TOP OF SCREENING PANELS

PARKING AREA DATA TABLE		
AREAS ARE MARKED THUSLY: PA-1		
LOCATION #	SURFACE TYPE	OVERALL PARKING AREA
1	CONCRETE	189.7 SF
2	CONCRETE	144.0 SF
3	CONCRETE	220.2 SF
4	CONCRETE/GRAVEL	702 SF
5	CONCRETE/GRAVEL	552.3 SF
TOTAL AREA		1,836.5 SF
TOTAL # OF SPACES		7
AREA/SPACE		262.3 SF

PARKING TABULATION TABLE			
SYMBOL	TYPE OF SPACE	SIZE OF SPACE	NUMBER PROPOSED
	PARALLEL ON-SITE	TYPE OF SPACE	3
	PARALLEL OFF-SITE	TYPE OF SPACE	7
	PERPENDICULAR ON-SITE	TYPE OF SPACE	2
	PERPENDICULAR ON-SITE (COMPACT)	TYPE OF SPACE	1
	PERPENDICULAR ON-SITE (ADA, VAN ACCESSIBLE)	TYPE OF SPACE	1

A WAIVER IS REQUESTED TO ALLOW FOR SEVEN (7) OFF-SITE PARKING SPACES

ADDITIONAL LOCATION FOR OFF-SITE SPACES TO THE WEST OF THE PROPERTY, ALONG POSTOAK ROAD ADJACENT TO THE PEPCO RIGHT-OF-WAY.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 22417-CG.

Signature: Douglas G. Tilley
Date: 12/10/2024
Printed Name: DOUGLAS G. TILLEY
Registration Number: 42417

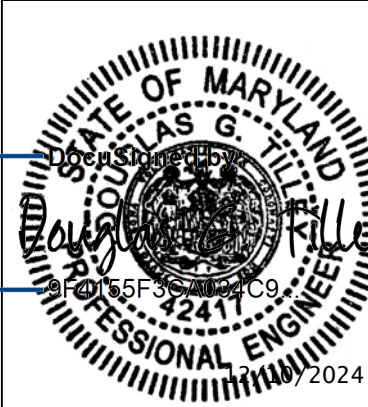


EXHIBIT 11A
CONDITIONAL USE ZONING
SITE PLAN AND PARKING
LAYOUT PLAN

LOT 1 - BLOCK D - SECTION 2
REGENCY ESTATES
PLAT #8405
POTOMAC - GQ12
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Construction Consultants,
Engineers, Surveyors
17904 Georgia Avenue, Suite 302
Oney, Maryland 20832
Tel: (301) 924-4570
Fax: (301) 924-5872

O'C&L
O'CONNELL & LAWRENCE, INC.

ITEM	REVISION	DATE	BY
1	PER REVISION FIELD CONDITIONS	12/10/24	DGT
2	PER COMPLETENESS CHECK	12/20/24	DGT
DESIGN BY: DGT			
DRAWN BY: DGT			
CHECKED BY: DGT			
DATE: 1/23/24			
SCALE: 1" = 10'			
PROJECT/FILE NO.: 022-033			
SHEET NO.: 1 of 1			

PROPERTY LINES SHOWN HEREON ARE SHOWN FOR INFORMATION ONLY AND ARE APPROXIMATE. NO CSL HAS NOT PERFORMED A BOUNDARY SURVEY ON THIS PROPERTY.

THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION, EXISTING FEATURES SHOWN HEREON PER FIELD SURVEY COMPLETED BY O'CONNELL & LAWRENCE, INC. IN SEPTEMBER 2022 AND SUPPLEMENTED IN DECEMBER 2022. THE PLAN IS BEING SUBMITTED TO THE 2022-2023 FLOOD ZONE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #2403C10800 WITH EFFECTIVE DATE 9-29-2006.

EXISTING SITE USE: RESIDENTIAL

EXISTING SITE COVERAGE: RESIDENTIAL STRUCTURES, CONCRETE DRIVE/WALK, RIP-RAP PARKING AREAS & ADJ'L RESIDENTIAL SITE FEATURES

UTILITIES LOCATIONS SHOWN HEREON ARE AVAILABLE PLANS AND FIELD OBSERVATIONS WHERE SURFACE INDICATIONS EXIST. DIGGING OF TEST PITS AT ALL FUTURE UTILITY CROSSINGS IS RECOMMENDED. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

4. THIS PLAN IS TO SHOW PROPOSED FIRE ACCESS TO AN EXISTING 633 SQUARE FOOT DETACHED TWO STORY FRAME ACCESSORY STRUCTURE TO BE USED AS AN MMA STUDIO. THIS PLAN IS FILED IN CONJUNCTION WITH A CONDITIONAL USE APPLICATION FOR A HOME OCCUPATION WITH A MAJOR IMPACT. THE STUDIO IS NOT SPRINKLED. ON-STREET AND OFF STREET PARKING PROPOSED AS PART OF THIS CONDITIONAL USE APPLICATION THAT IS ANTICIPATED TO IMPACT EMERGENCY SERVICES SERVICES APPARATUS MOTIONS IS SHOWN HERON.

5. POSTOAK ROAD IS A 2 LANE ROAD DIVIDED WITH DOUBLE YELLOW LINES AND SIGNED AS 25 MPH.

6. THE LOCATION OF THE NEAREST EX. FIRE HYDRANT IS SHOWN HEREON.

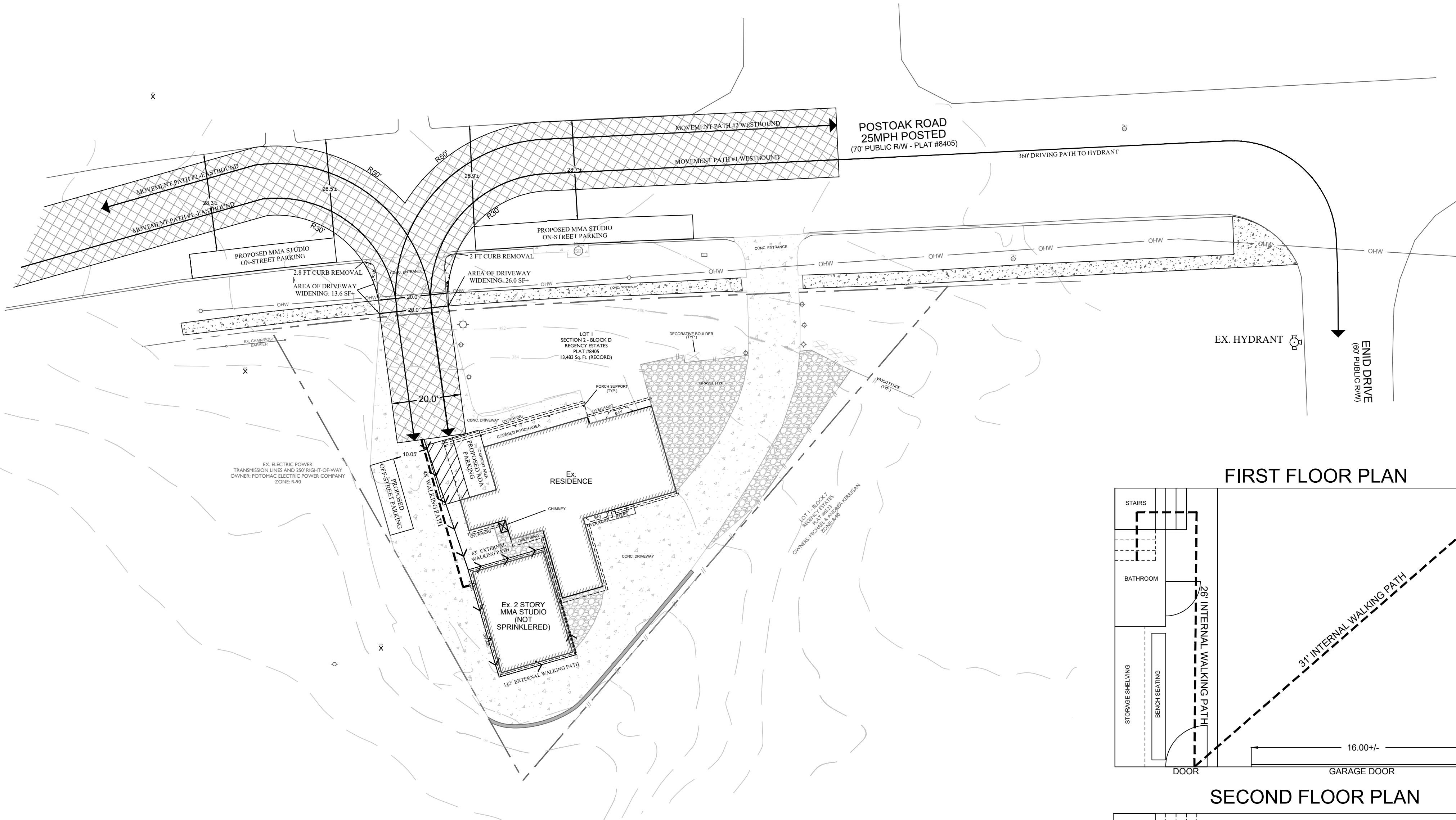
7. THERE ARE NO LOCKED GATES OR FENCES THAT PROHIBIT EMERGENCY SERVICE PERSONNEL ACCESS TO THE MAIN SIDE HINGE DOOR FOR THE STUDIO. SEE EXTERNAL AND INTERNAL WALKING PATH FOR COMPLETE LENGTH OF TRAVEL FROM ACCESS ROUTE TO THE STUDIO.

8. THE CLOSEST FIRE STATION TO THE SITE IS ROCKVILLE FIRE STATION 33, LOCATED AT 114.30 FALLS ROAD, POTOMAC, MD 20854. EMERGENCY SERVICE VEHICLES ARE EXPECTED TO REACH THE SITE TRAVELING EAST ON POSTOAK ROAD. EMERGENCY SERVICE VEHICLES SHALL ENTER THE SITE ALONG MOVEMENT PATH #1 EASTBOUND ENTRY, AS SHOWN HEREIN. VEHICLES ARE EXPECTED TO BACK OUT OF THE SITE ALONG MOVEMENT PATH #2 EASTBOUND ENTRY, AS SHOWN HEREIN, AND LEAVE THE SITE ON POSTOAK ROAD. EMERGENCY SERVICE VEHICLES SHALL ENTER THE SITE ALONG MOVEMENT PATH #1 WESTBOUND ENTRY, AS SHOWN HEREIN. EMERGENCY SERVICE VEHICLES CAN ALSO ENTER THE SITE TRAVELING WESTBOUND ALONG POSTOAK ROAD VIA MOVEMENT PATH #1 WESTBOUND ENTRY AND WILL BACK OUT OF THE SITE VIA MOVEMENT PATH #2 WESTBOUND ENTRY. SEE ASSOCIATED MOVEMENT PATHS, WITH ACCESS PATH SHOWN THUSLY:

9. THE EXISTING SITE ENTRANCE AS SHOWN HEREON IS LESS THAN 20' IN WIDTH. THE EXISTING ENTRANCE SHALL BE WIDENED IN THE LOCATION SHOWN HEREON TO ALLOW FOR SUITABLE FIRE ACCESS.

10. THE MAXIMUM WALKING PATH FROM THE FIRE ACCESS PATH TO THE FURTHEST REACH WITHIN THE MMA STUDIO IS:
79' FIRST FLOOR
106' SECOND FLOOR

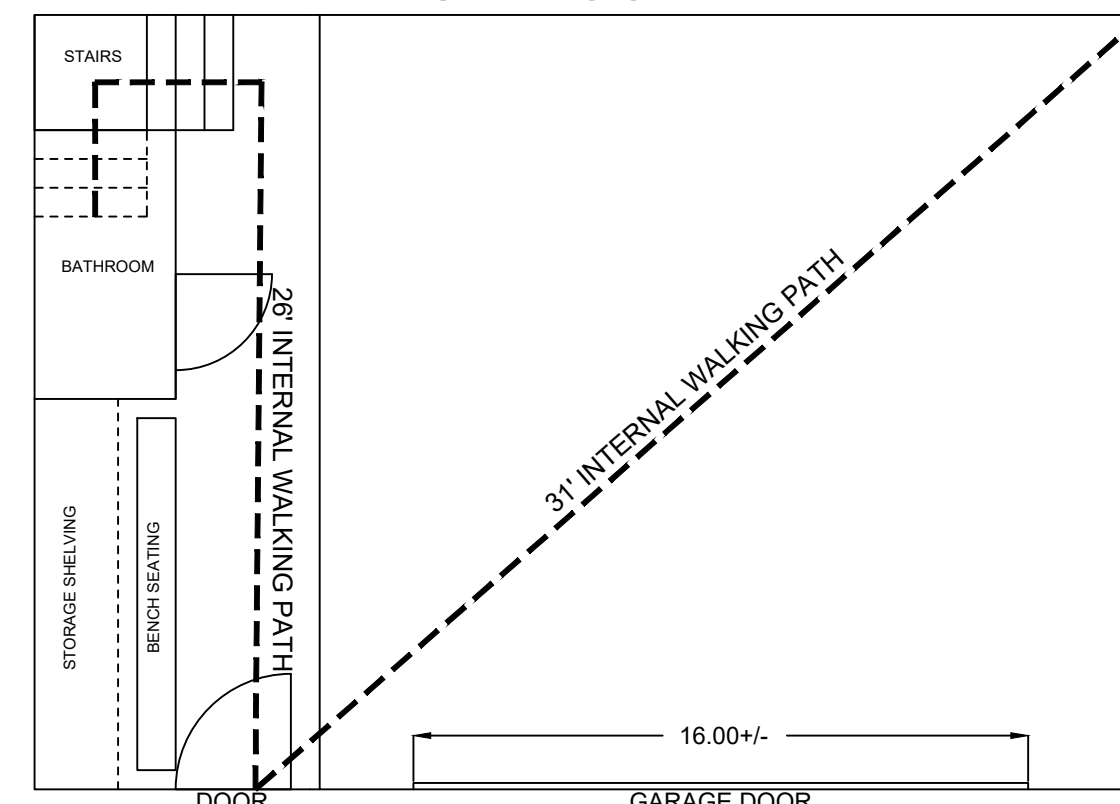
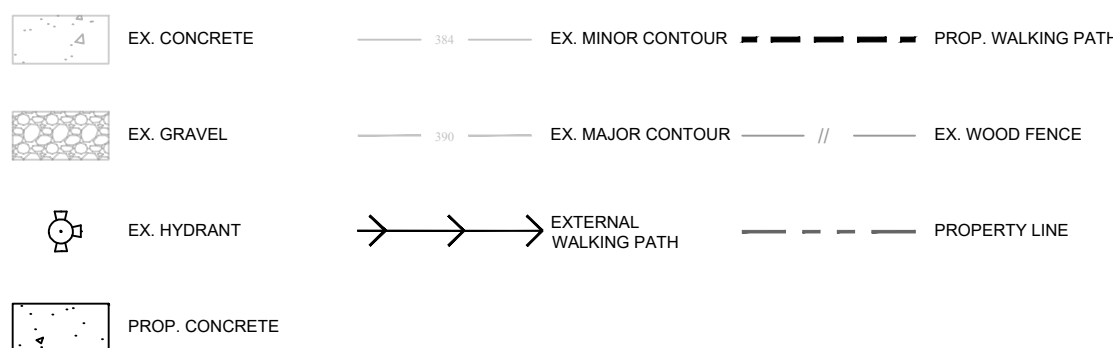
II. THE EXISTING DETACHED RESIDENCE IS NOT A PART OF THIS ACCESS PLAN AND IS NOT A PART OF THE CONDITIONAL USE APPLICATION.



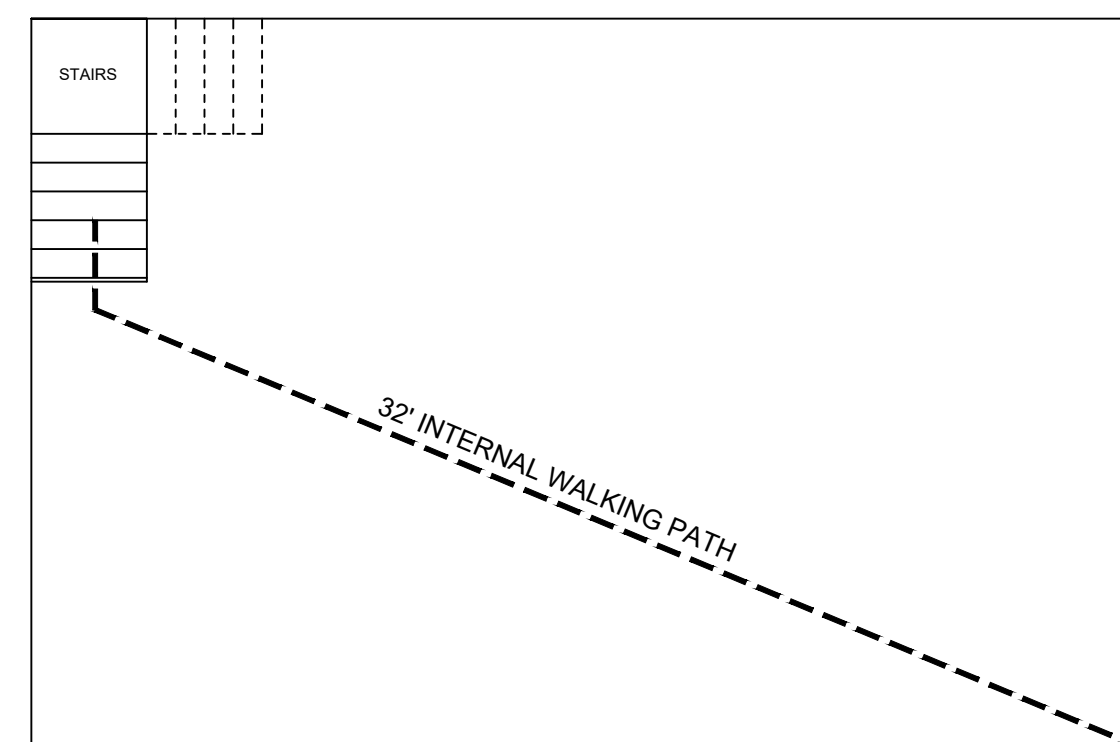
SCALE 1"=20'



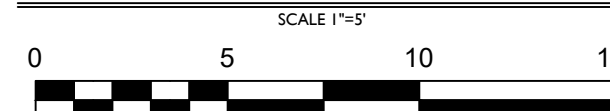
THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING



SECOND FLOOR PLAN



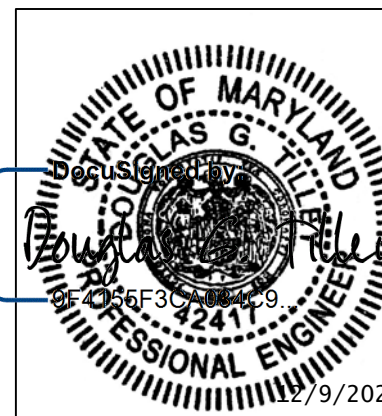
INTERNAL FLOOR PLAN



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
No. 42417, EXPIRATION DATE: JUNE 6, 2026.

Declassified by:	
Douglas G. Tilley	12/9/2024
9E4152F3CA034C9...	
SIGNATURE	DATE
DOUGLAS G. TILLEY	42417
PRINTED NAME	REGISTRATION NUMBER



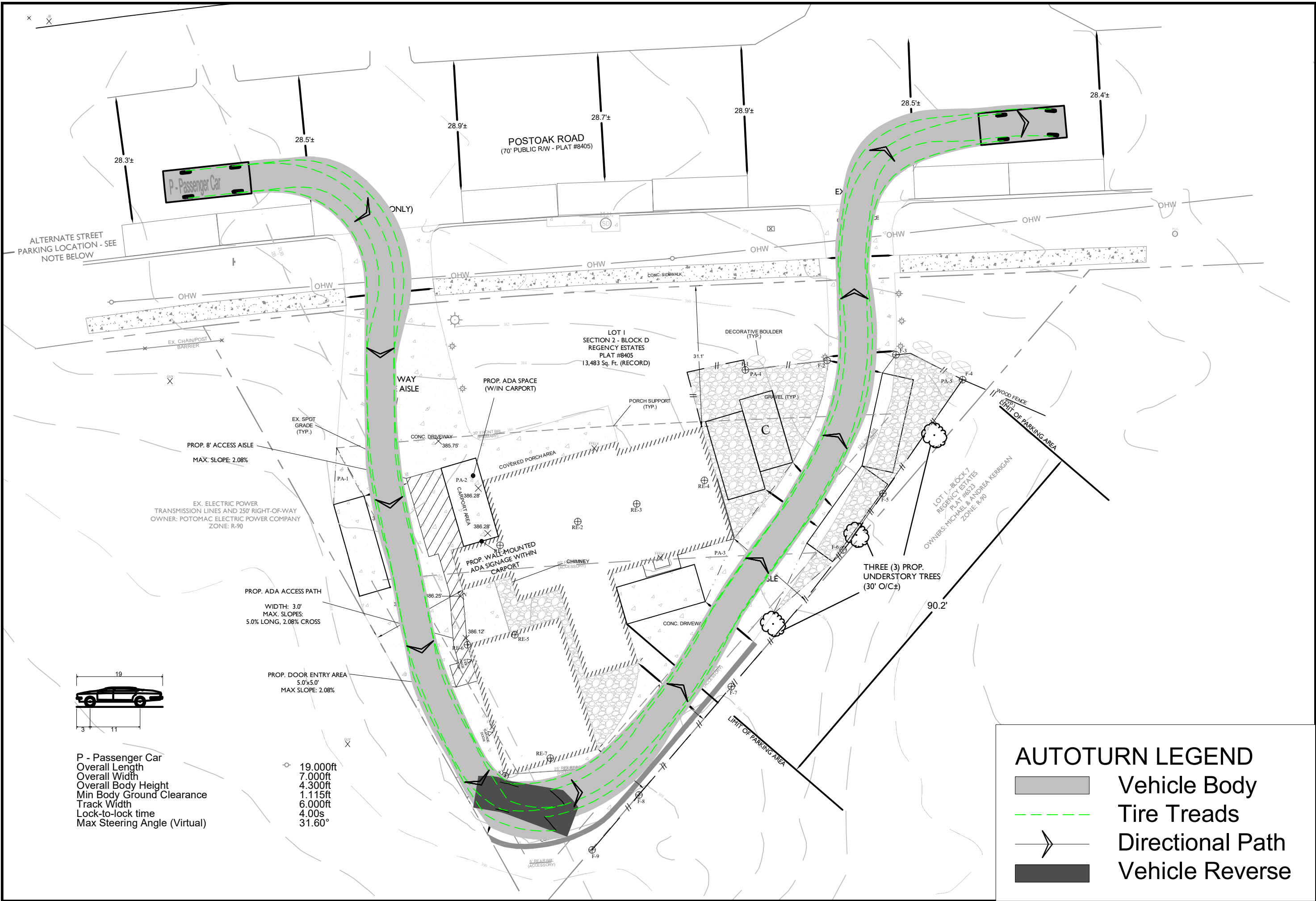
**Construction Consultants,
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Tel: (301) 924-4570
Fax: (301) 924-5872

O'Connell & Lawrence, Inc.

LOT 1 - BLOCK D - SECTION 2
REGENCY ESTATES
PLAT #8405
POTOMAC - GQ12
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

FIRE DEPARTMENT APPARATUS ACCESS PLAN

[illegible]





Attachment B

Abdel Hafid Gharsa
8401 Postoak Rd
Potomac, MD 20854
June 7, 2022

To whom it may concern,

I have been living across the street from Potomac MMA and the Margolis family for over 3 years. Todd has been a wonderful neighbor and my two boys have been training with him for almost the whole time we have lived here. He is a wonderful teacher and we are very grateful that our boys can walk across the street and train at such a high level place. It's really an amazing opportunity for our community.

My oldest son started in Todd's kid's program and has progressed into the adult program. When covid hit, there wasn't much for anyone to do. We were so grateful when Todd was able to open back up and get our boys back to training. They have also made a lot of friends at the academy. We hope that he will be able to continue to grow and give back to the community as he has been doing.

Todd has always tried to meet the needs of his students and neighbors by constructing off street parking and we never have problems with people parking in front of our home, even though we are directly across the street. We live on a main road and the cars he has are never a problem for us.

Please contact me with any questions.

Regards,

Abdel Hafid Gharsa
571-342-1583 Cell



Abdullah Gharsa

6/6/22

8401 PostOak Rd.

Todd is an important part of this community. He has helped kids gain confidence in their skills as wrestlers and Jiu Jitsu practitioners. He also donates to our community regularly. He is an overall positive to our community.

I joined his MMA gym when I was 13. My time training at Potomac MMA has made me tougher mentally, as well as helped me build discipline. It has also allowed me to stay fit throughout my teenage years.

The closure of this gym will cut opportunities for kids and adults alike, in terms of bettering themselves, so I ask that the impact Potomac MMA has on the community be heavily considered.

good neighbor

Mitra Firouz <mitrak2000@gmail.com>

Tue 6/7/2022 2:23 PM

To: Todd Margolis <todd@toddmargolis.com>

To whom it may concern:

I am Todd Margolis next door neighbor , I have known him since he moved into this area. He's been a positive and productive businessman for our community. I have the pleasure of seeing happy kids going to his business.

The Margolis family are a treasure to have in our community and a joy to have them as neighbors.

You are more than welcome to contact me if you have any questions.

Mitra Firouz

A handwritten signature in blue ink, appearing to be 'MF', followed by the date '2/23/24' written in a cursive style.

8408 Postoak Rd.

Potomac , Md. 20854

301-980-6915

Ofelia Suarez

8403 Postoak Road
Potomac, MD 20854

21st May, 2022

To whom it may concern,

This letter is to assert that Todd Margolis is a good neighbor who is always willing to help, and that his Martial Arts School does not affect or interfere with my lifestyle.

Since Todd Margolis moved across the street from me, he and his family have been very helpful and friendly. I have seen his family and business grow and have no objection to his business.

Thank you for your consideration to this letter,

Sincerely,



Ofelia Suarez

Potomac 11/26/2022

SUPPORTING LETTER

To Whom it may concern,

This letter is in support of Mr. Todd Margolis and his POTOMAC MMA, Martial Art school, located at 8400 Postoak Rd Potomac, Maryland 20854.

I was so disappointed to hear that Mr. Margolis was given such a hard time by some neighbors complaining about the fact that too many cars of his students were parked on Postoak Rd.

I firmly believe that these claims were unfair since Mr. Margolis should instead receive credit for his social work and commitment. The martial art school is a great opportunity for our neighborhood to develop as a better and truly diverse community. This school offers classes to kids and adults, to learn self-discipline, compassion, and self-defense.

Among other things, school and street bullying is such a serious and very common problem for kids. It's important for them to learn how to be prepared to show and teach civic behavior. In addition, it's very important for everyone to learn self-defense both as men as well as women, who are often victims of abuse.

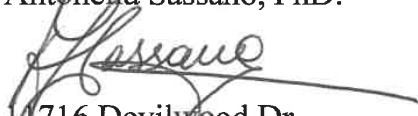
I have a hard time believing that people around me are so inconsiderate or rather jealous of successful business.

Please consider my statement shared by many other good citizens in our community.

If I can be of any further help, please do not hesitate to contact me.

Sincerely,

Antonella Sassano, PhD.



10716 Devilwood Dr

Potomac, MD 20854

312 217 7140

antosassano@gmail.com

Thank You

Kevin Jones <kjones@saes.org>

Mon 10/3/2022 9:08 AM

To: Todd Margolis <todd@toddmargolis.com>

Todd,

Good morning. I hope all is well. Thank you for stepping in last season to serve as our interim wrestling coach. It really meant a lot to our community for you stepping in so quickly on such short notice.

Having your facility so close to our school certainly had a positive impact on our community.

Please let me know if there is anything I can do to help in the future.

Best,

Kevin

--

Kevin Jones

Director of Athletics

Head Varsity Boys Basketball Coach

Assistant Golf Coach



St. Andrew's Episcopal School

8804 Postoak Road, Potomac, MD 20854

Phone 240-477-1681

[website](#) | [facebook](#) | [twitter](#) | [instagram](#)

The mission of St. Andrew's Episcopal School is to know and inspire each child in an inclusive community dedicated to exceptional teaching, learning, and service.

Winston Churchill High School
11300 Gainsborough Road
Potomac, MD 20854



Mr. Timothy Lowe
Head Wrestling Coach
Timothy_C_Lowe@mcpsmd.org
240-793-2212

June 10, 2022

To whom it may concern,

My name is Timothy Lowe , and I'm the head wrestling coach at Winston Churchill High School. The purpose of this letter is to inform you of what a great asset Todd Margolis and Potomac MMA are to students at Churchill and the neighboring communities. I have worked as both a teacher and head wrestling coach at Churchill for eleven years and have collaborated with Todd for five of them. Since 2017, Churchill wrestlers have trained off-season with Todd at Potomac MMA, where they have strengthened their skills and become more valuable members of our team in subsequent seasons.

Todd has hosted summer camps that Churchill wrestlers have attended and has let us use his property for barbeques and team dinners. Because of its proximity to Churchill, wrestlers are able to walk to Potomac MMA for off-season practices, only relying on their parents for pick-up. Todd has also hosted practice for wrestlers from Churchill and other community schools on days when there is no school during the season. Parents and coaches appreciate his dedication to the sport and to the teenagers he works with.

When winter sports were cancelled during the 2020-2021 school year, Todd kept Potomac MMA open so that wrestlers could practice in masks and stay in shape. These kids, who had spent almost a year stuck in their houses without much social interaction, were happy to be on the mat but thrilled to be around their peers, reconnect, and have that sense of team camaraderie again. What should have been a difficult season for us in 2021-2022 turned out to be the best season in all of Churchill's wrestling history, and I credit Todd for keeping wrestlers interested, motivated, in shape, and determined to succeed. We completed the first undefeated season in Churchill wrestling history, were division champs, placed second at Counties, won first at Regions, were 4A State Finalists, and had two individual state champions.

Churchill wrestlers benefited from Todd's hands-on and detail-oriented coaching style. He pushes wrestlers to learn and keep learning when they make mistakes. I'm looking forward to a very long relationship between the Churchill wrestling program and Potomac MMA. Please let me know if you would like to discuss further.

Sincerely,
Coach Timothy Lowe

Oyvind and Chun Dahle
8511 Victory Ln
Potomac, MD 20854
dahlec@gmail.com


11th July, 2022

To whom it may concern,

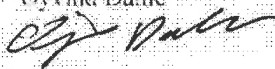
We strongly support the expansion of Potomac MMA in our neighborhood. We meet Mr. Todd Margolis and his family frequently when we walk our dog. They are very friendly and fun to talk to. Potomac MMA allows easy access to kids and adults in the community to learn martial arts for fitness and self-defense. We believe Potomac MMA provides valuable benefits to our community. Therefore we support Potomac MMA.

Sincerely,

Chun Dahle



Oyvind Dahle



On Jun 14, 2022, at 7:02 AM, Gagliardi, Adam
<Adam.Gagliardi@montgomerycountymd.gov> wrote:

To whom it may concern:

Potomac MMA (Todd Margolis) has become an important establishment in the community. Todd donates his time to the Churchill HS Wrestling team helping to produce state champions.

Todd has created a local fitness and self defense center that has become known for attention to detail and small class size. The kids class has been important to both of my daughters, enhancing their confidence and developing their athletic ability in ways that other sports can not. The adult class is small and enjoyable and brings our neighbors together in a common interest of learning new skills and enhancing fitness levels. Todd has built a sense of community, support, right here in our neighborhood.

Thank you.

Adam Gagliardi III
ECC A MFp
MCFR Swift Water Rescue Team:SWBO
MCFR Technical Rescue Team
FEMA MD TF-1-Rescue
C-856-981-8218



For more helpful Cybersecurity Resources, visit: <https://www.cisa.gov/be-cyber-smart>

Potomac MMA

Mikhail Campbell <mikhailcampbell1996@gmail.com>

Tue 6/14/2022 9:07 AM

To: Todd Margolis <todd@toddmargolis.com>

26yr, male , military, police officer

Potomac mma is a positive addition to the area I helps many with things such as anxiety, and depression,shyness,meeting the personal goal set forth by themselves having a place to train in the area has helped me greatly and many others as well

Potomac MMA is more than just a gym it's a community outreach that makes you feel like a part of a family

3503 Shepherd Street
Chevy Chase, MD 20815

June 7, 2022

To Whom It May Concern:

Re: Todd Margolis / Potomac MMA Expansion

I am writing to strongly support the modest proposed expansion of Potomac MMA, a business owned and operated by Todd Margolis from his home at 8400 Postoak Road in Potomac.

By way of background, I am an attorney and resident of Montgomery County. I train Brazilian jiu-jitsu with Todd at Potomac MMA, as does my son who does private instructional sessions with Todd twice a week. Todd is an inspirational figure and incredibly talented coach. My son is not naturally athletic and has struggled in the past with sports. Todd's coaching has dramatically improved his athleticism. More than that, it has improved his confidence. He cannot wait each week to "go to Todd's" for his training sessions. He knows that Todd cares about him, and the impact on his life of training at Potomac MMA is incalculable.

Montgomery County is, in my view, very fortunate to be home to Todd, his business, and his family. We need more people like him and more businesses like his in our county. For those who do not know him, Todd is a state champion wrestler and legendary Brazilian jiu-jitsu competitor. Having someone as talented and accomplished as him to coach in our community is invaluable. More importantly, Todd is a fantastic human being and pillar of the community. He is the father of six children — ranging in age from under one to sixteen — is actively involved with his church, regularly hosts fundraisers and contributes to local charities, and is a role model for kids and adults in the community.

I know how much Todd's neighbors value having him and his business in the community. One of the boys with whom my son sometimes trains — one of his "partners" for private sessions — lives across the street from Todd on Postoak Road. Both he and his brother train at Potomac MMA. I have spoken with their father and know how grateful his parents are for the presence of Todd and his business so near to them. I am also similarly grateful that I and my son can train at Potomac MMA.

I understand that Todd wants to modestly expand Potomac MMA, so that more students can train there at the same time. I also know that Todd is extremely conscientious about the impact of his business on his community. Indeed, I have personally seen him spend considerable time and money to ensure that his students need not park on the public road in front of his house and that his business has no negative — but only a positive — impact on his community.

I strongly hope that Todd's desire to modestly expand Potomac MMA is granted, as this would be a welcome and positive development for the county and its residents.

Yours sincerely,

Kenneth D. Beale

June 16, 2022

To whom it may concern;

I am writing to express my strong support for the Potomac MMA Academy. We are longtime residents of Regency Estates, my wife's family bought the house we live in, 5 Tifton Court, in 1970, and over the years we have seen lots of change, issues and challenges in the neighborhood. The Potomac MMA Academy is an outstanding addition to the neighborhood and we were therefore surprised and disappointed to hear of neighbors complaining about Todd Margolis's operation.

My wife and I are retired and we are out and about a lot. We often drive past the academy multiple times a day and we have NEVER seen as issue with parking or traffic related to the academy. My wife and I also walk past the academy regularly and we have seen the great efforts and expense Todd has taken to mitigate any issues related to his business. Now that Todd has extended his driveway to circle his home and gym, I see his clients utilizing this parking space to avoid parking on the street. There are lots of streets in Regency Estates where too many of cars create tight streets and turns but Postoak is not one of them.

It is upsetting to see someone hassled when he is trying to run his business, support his family, and teach healthy activities to kids and adults. In a day and age where people are tied to their electronic devices, I urge you to come by the Potomac MMA Academy and see the way kids run our of their parents car to get in the gym and train with Todd. It is beyond me how could anyone see this as a nuisance in our community!

Based upon everything we have seen, Todd Margolis and the Potomac MMA Academy are doing everything in their power to be as asset to the community and after years of observing his operation, I see no problem or concern that should upset anyone.

Glen Tait, PhD

Jeanette Tait (Churchill class of 1983)

East Silver Spring Elementary School

631 Silver Spring Avenue, Silver Spring, MD 20910 240-740-0620 Fax: 301-650-6424



June 8, 2022

To Whom it May Concern,

I am writing to speak on behalf of Todd Margolis and his family. I have lived in the same neighborhood as Todd for four years. During those four years, I have become great friends with Todd and his family.

My daughter has become friends with Todd's daughter and they have had many play dates throughout the years we lived in the same neighborhood. In addition, my daughter has taken part in some of the classes offered at Potomac MMA. She very much enjoyed the classes and being able to attend them so close to our home. Furthermore, I have attended circuit training classes at Potomac MMA. I also very much appreciate the proximity in which I was able to attend a class in order to exercise and remain in good health. I was even able to walk.

Todd is a great neighbor and always there when you need him. He always attends the neighborhood block party and will assist with any needs. I can remember needing assistance to lift and move a heavy item in our home and he helped without hesitation.

I feel blessed to know Todd and his family and to have them as a part of my life

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Burd", is written above the printed name.

Michael Burd

Principal

East Silver Spring Elementary School

Elizabeth Rodgers

World Languages & ESOL Department Chair
Winston Churchill High School
301-518-6757
Elizabeth_E_Rodgers@mcpsmd.org

10 June 2022

To whom it may concern:

I write this letter to provide you with a character reference for Mr. Todd Margolis, CEO and Coach at Potomac Mixed Martial Arts (Potomac MMA). I have known Todd since November of 2020, since my then five year old son Matias started practicing jiu jitsu at his gym in Potomac, Maryland.

I work at Winston Churchill High School and was looking for an outlet where Matias could exert his pent-up energy. Matias is a student at Bells Mill Elementary, so I was looking for an activity where he could spend time with other kids in the area that would also be convenient for me to drop him off at after work. I heard about Potomac MMA through some Churchill coaches and athletes and decided to give it a try. I started taking Matias there twice per week.

A year and a half later, I am so grateful for everything Todd has taught my son and so glad I made the decision to have him practice at Potomac MMA. First, taking Matias to an indoor athletic practice in the neighborhood where we work and study is incredibly convenient. It's easy to park for drop-off and pick-up, which makes it easy for me to run back to work or go for a walk while he's practicing. Second, Matias has gained self-confidence and learned to be disciplined during the time he's been practicing jiu jitsu. His kindergarten teacher last year noticed an improvement in his ability to stay focused and listen a few months after we joined Potomac MMA. She also noticed he was more sure of himself when tackling his schoolwork and making new friends on the playground. Lastly, and most importantly, Matias has discovered something that he loves to do and a community that welcomes, encourages, and pushes him.

I am looking forward to many more years that Matias will be able to practice jiu jitsu at Potomac MMA. I know that he will be able to grow not just as an athlete but as a friend, student, and son. I would be happy to speak more about the benefits children (and adults!) in the neighborhood gain as members of Potomac MMA and working with Todd.

Sincerely,



Elizabeth Rodgers

Support for Potomac MMA

Lindsey Prescher <Imprescher@gmail.com>

Mon 6/13/2022 9:27 PM

To: Todd Margolis <todd@toddmargolis.com>

Dear Sir/Ma'am,

I am writing to you on behalf of Todd Margolis, owner of Potomac MMA and neighbor. I have lived in the neighborhood with Todd and his family for almost 4 years. My children (ages 5, 7, and 9) started training at Potomac MMA almost immediately. He was thoughtful, caring, compassionate, and an excellent teacher for them. He was an integral part of feeling a sense of belonging and welcoming to the neighborhood. As a Commander in the US NAVY, my kids have moved more than a few times. I can honestly say that this is the first time we have all felt "at home." Potomac is our home because of people like Mr. Margolis and his family. He gives it all back to the community. He found a way to train with small groups and outside during COVID, a time when my children were shut out of schools and locked up at home. He took them in and kept them active and positive. He has been there for so many of his neighbors and students it is impossible to recount all of his good deeds. I only wish that there were more people like him in this world.

My family and I are truly blessed to have him as a neighbor, a teacher, and a friend.

Please allow Mr Margolis the opportunity to continue to help so many, please keep Potomac MMA open. The gym does not create noise, congestion, distractions, or unnecessary light. His school is a beacon of safety and kindness. Please do not let the complaints of one hurt the entire neighborhood that stands beside him and benefits from his charity.

Respectfully,

CDR Lindsey Prescher MC USN

Chief, Cardiothoracic Surgery Walter Reed National Military Medical Center

Assistant Professor of Surgery; Uniformed Services University for Health Sciences

Potomac MMA

sean murphy <seanthomasmurphy@yahoo.com>

Mon 6/13/2022 9:58 PM

To: Todd Margolis <todd@toddmargolis.com>

To all concerned,

Todd Margolis and Potomac MMA are making a positive impact on our community. As a firefighter for Montgomery County and also the Maryland Air National Guard, the training has definitely enhanced my performance on not only the fire ground, but also in safely restraining unruly patients. This allows the patient to be medicated so they are no longer a threat to themselves, and it keeps medical professionals safe.

I see a wide range of students walk through the doors of Potomac MMA. From elementary school aged through middle aged. One thing that they all have in common is improved fitness, improved confidence and a sense of comradery.

The Margolis's also recently hosted a charity event at their home/gym for their Church's youth group. This is just another example of the positive influence Potomac MMA has on our community. Please feel free to reach out with any questions. Thank you for your time.

Sean Murphy
Lieutenant, MCFRS
Senior Master Sergeant, USAF/MDANG
443 618 6033

Sent from Yahoo Mail for iPhone

walkerdemp@gmail.com

Walker Dempsey

8509 White Post Court

Potomac, MD 20854

To whom it may concern,

My name is Walker Dempsey, I was Todd Margolis's first student when the school opened up in 2018. Over time the school has become more like a second home to me. I have truly felt accepted and valued by both Todd personally has a friend and as a student. Growing up in Potomac is not always the easiest from a social standpoint; making friends is not something that I have ever been good at. But for the first time in the last couple of years I've finally found a welcoming environment where I can learn to better myself and get in better shape.

In addition to making the studio a welcoming and safe environment to train in. I am also very impressed with the child's class that Mr. Margolis provides for his neighborhood and the community in general. Also, I would be foolish to not mention that Mr. Margolis regularly trains members of the Churchill High School wrestling team. As a result, they tend to win more of their matches due to his superior coaching. I also recall that he was helping a few of these students get wrestling scholarships for the colleges they want to attend. There are very few martial arts studios that can maintain the amount of clientele that he has and still have his students makes progress and develop into mature, respectable young adults. I truly believe that his school is fantastic for people of all ages and truly makes all of us into better people.

Please reach out to me if you need me answer anymore of your questions.

Sincerely,



Walker Dempsey

202-880-4190

Supporting letter for MMA

Bella Deng <belladeng1993@gmail.com>

Thu 6/16/2022 10:20 AM

To: Todd Margolis <todd@toddmargolis.com>

To whom it may concern,

My name is Simon Chan. My family have been living in this community for a long time.

I am writing this letter to express support for Todd Marcolis having his wonderful program for our kids in this community.

The reason we joined Mr. Todd's MMA program is that my little boy was suffering from his daycare school bullying for a long time. The Jiu Jitsu class that my son enrolled in MMA is the best solution we have ever made for this issue. The Mr.Todd program helps him become stronger not only physically but also personality. We need this program to help our kids build up their confidence and know better how to protect themselves away from school bullying in future.

We really appreciate Mr.Todd's coaching and I will refer my family and friends to join his class without hesitation.

Best

Bella Deng and Simon Chan

Mr. David Kogok

19021 Perrone Dr

Germantown, MD 20874

July 7, 2022

To whom it may concern.

I am writing this letter to voice my support for Todd Margolis and the team at Potomac MMA. My son has been attending the kids jiu-jitsu class for nearly a year and a half. Prior to my son joining this class we were still in the middle of the pandemic with all area schools closed, which meant little to no fitness activities for the kids. My son joining this class has been very beneficial in a variety of ways. Now my son gets plenty of exercise, instead of spending all of his time on video games, has developed more self confidence, and has met a new group of close friends to play basketball with.

We support any and all means that will allow Coach Todd and Potomac MMA to expand. They are always on top of any and all modifications, going above and beyond to make sure everything is compliant, and above all else prioritizing a safe clean fun environment for the kids.

In closing, Potomac MMA is an asset to the community and they make every effort to make everyone feel welcomed. The kids absolutely love going to this class and Coach Todd knows how to lead and develop leaders.

Respectfully,

David Kogok

From: sobrien437@aol.com
To: sobrien437@aol.com
Sent: Sun, Jun 19, 2022 6:31 pm
Subject: Todd Margolis recommendation

To whom it may concern,

I am writing this letter to recommend to you Todd Margolis and his family. I have lived about a tenth of a mile away from the Margolis', since 2013, at 11839 Enid Dr. In that time, I have gotten to know Todd and his wife and children, and they are lovely people. As a dog owner, I first met Todd when I was out walking my dog. Ever since then, I have found Todd to be friendly, and welcoming and funny. I have even met other neighbors because I happened to be talking to Todd at the time. I can always count on Todd to wave and say hello, and his children, if they are outside playing, usually say hello and are friendly and polite. I truly consider this family to be an asset to our neighborhood. Todd's business has never been a problem for me — quite the contrary, he has invited me to his company BBQs. If my daughter had the time, I would think it an asset to the community that she could take great lessons within walking distance from our house. I have no objection to his plans to grow the business. Please let me know if you have any further questions. — at the contact information below — as I am confident I can recommend Todd and the Margolis family to you without any reservation.

Sincerely,

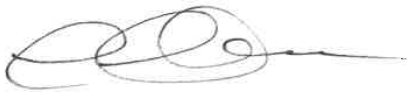


Sheila OBrien
11839 Enid Dr
Potomac, MD. 20854
(240) 762-0110

To whom it may concern:

I am writing this letter in support of Todd Margolis and Potomac MMA located at 8400 Postoak Road Potomac, MD 20854. My 14 year old son Everett recently became a student of Mr. Margolis and already I can see the positive impact that he has made in my son's life. On top of his infectious positive attitude he instills and sense of discipline and attention to detail that I believe will be a huge benefit to my son now and in the future. Based on my conversations with other students I have encountered at Mr. Margolis' school he has made a similarly positive impact in their lives as well. I believe Potomac MMA would be an asset to any neighborhood and provides a critical service to the youth in the area by providing a high quality martial arts education that stresses tenacity, grit, discipline, and respect. It has been my pleasure sending my son to Potomac MMA. Thank you.

Sincerely

A handwritten signature in black ink, appearing to read 'Dave Chun', with a stylized, flowing script.

Dave Chun

Support Letter

Conner Mahan <connerbrianmahan@gmail.com>

Tue 6/14/2022 12:09 AM

To: Todd Margolis <todd@toddmargolis.com>

Dear Coach Margolis,

My experiences at Potomac MMA exceeded expectations. I came to Potomac MMA to get training for wrestling and I expected to come out physically fit, but the school also made me mentally tough and a more versatile wrestler. The unique teaching style that you and your instructors utilize, ranging from transition handfighting to body awareness and head position, is second to none. Applying lessons is intuitive and anyone willing to put in the work will see results. Instruction quality aside, the atmosphere of Potomac MMA is focused and driven, with everyone striving to become the best and help others to do the same. This school definitely has the potential for greatness and will exceed the expectations of whoever joins the team! Thank you for all you have done for me.

Best,

Conner Mahan

Harvy R Valencia
19725 Drop Forge Ln
Gaithersburg MD 20879
valenciaharvy@gmail.com
06/10/2022

RE: Letter of support for Todd Margolis and Potomac MMA

To whom it might concern:

I have known Professor Todd Margolis since 2019. I've been training at his academy Potomac MMA for almost three years, and the positive impact on my life has been tremendous. I've trained in other gyms in Montgomery County, and I can assert that Potomac MMA is one of the best facilities in the County. The gym is always in pristine condition, parking is spacious and well-lit, and the classes are kept small.

During the time I have known Professor Margolis, he has been honest, trustworthy, knowledgeable, and respectful of his students.

Professor Margolis has made a substantial positive impact on my life through his teachings and mentoring. As one of his oldest students in the academy, I can attest that he has helped improve many other students' lives.

If any additional information concerning Professor Margolis or Potomac MMA, please feel free to contact me. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Harvy R Valencia', with a horizontal line underneath.

Harvy R Valencia

I met Todd Margolis in August 2021 when I was looking for a new Jiu-Jitsu place to train at. Upon entering, I was instantly attracted to the gym and appreciated the humble atmosphere that I had seen. After talking to Todd, I knew that I needed to be a part of his gym due to his humility and willingness to work with everyone he interacts with. When I started my first class later that evening, I saw how everyone had enjoyed not only training jiu-jitsu but the family friendly atmosphere in the class. As a police officer, the training that Todd provides is critical to my survival and provides another tool that promotes de-escalation. Todd's gym and his training style promotes an environment where anyone can train safely and learn about how they can improve themselves physically and mentally no matter what one's age or profession is.

-Gerald Koval

1
Roger and Yen Lin
9404 Sunnyfield Court
Potomac, Maryland 20854

June 30, 2022

To whom it may concern:

We would like to provide this letter of support for Todd Margolis and Potomac MMA. Our son is in his youth jujitsu class and he really enjoys being there. While class has tough him to be tough, he has learned so much more. He has more confidence and new friends that he often plays with after class. All of the students are great.

We particularly support measures that would expand the Potomac MMA school. Recently, Todd has installed a wraparound driveway to expedite pickup and drop-off of students. This is increases safety for kids, who don't have to cross the street, and parents, who don't have to back out of the driveway.

Todd provides a great service for our community through his mixed martial arts school. We need small businesses, such as his, to thrive and encourage having an environment that accommodates businesses like his.

Sincerely,



Roger Lin and Yen Lin



Bill Landau

Your Personal Computer Guru

8716 Liberty Lane

Potomac, Maryland 20854-3625

(301) 806-4878

bill@landau.guru

<https://yourpersonalcomputerguru.com>

June 30, 2022

To whom it may concern

I am a 35-year resident of the Highland Stone neighborhood of Potomac, which abuts the Regency Estates neighborhood where Potomac MMA is located. I drive past Potomac MMA almost every day.

I have been aware of Potomac MMA since they built the building for the studio. I have seen no signs that it causes a disturbance to the community nor any disruption of traffic.

In my opinion, programs like Potomac MMA are very valuable for the development of the children in our community; its continued growth is a positive for the area.

In addition, I have found Todd Margolis to be very concerned about his neighborhood and community, and an enthusiastic small business owner.

In sum, I support the continued growth of Potomac MMA.

A handwritten signature in black ink, appearing to read "Bill Landau".

Bill Landau

Potomac MMA
Michael Lobel <m.g.lobel@gmail.com>
Tue 6/28/2022 4:23 PM
To:

- Todd Margolis <todd@toddmargolis.com>

To Whom It May Concern,

I've recently started training at Potomac MMA and just wanted to say how much I appreciate this business and service being available in the area. Having a place to train martial arts so close is a truly great opportunity. It's an awesome community of people who support each other with some excellent martial arts training.

The space is very well maintained and a wonderful opportunity for anyone living in the area. Todd has truly built something unique for the community. I hope to be able to continue training and visiting this space for a long time. Please help support him in any way possible!

Sincerely,
Michael Lobel
9216 Bentrige Ave
Potomac, MD 20854

To Whom It May Concern:

This is a letter to show that the Moreau Family strongly supports Potomac MMA. Being active (wife, 16+ years United States Army) and prior military (husband 5 years United States Navy), we have traveled to some of the scariest parts of the world. To have our daughters to be able to protect themselves and have confidence is a breath of fresh air. This is a bond that our family shares and is of the upmost importance.

Our two daughters have been a part of the Potomac MMA community for 3 and a half years. We have been with the class when you could barely count the number of members on both hands. Coach Todd, a tall man of 6'4", blond hair, blue eyes from the rural part of Maryland, who speaks English, Spanish, and Portuguese fluent from what I have seen. Is a very humble man with a great vision.

Unbeknown to us, he was still competing nationally in the top 3 of the Pan Championships, while teaching classes. He is also of the Gracie lineage and has trained with many popular and well renown warriors who may stop by for a visit every now and then. This humble gentleman did not tell us any of this after being around him for years. He is also a father of a beautiful family, which includes children from adoption, which is one of the most admirable acts that one can imagine. His wife is also a first-generation U.S. citizen from Central America, which we are honored to celebrate because there is not much more American than this.

We are blessed to have Potomac MMA in our neighborhood, there is so much value to provide in this training to our community. We have also attended many fundraising events, including karaoke that Coach Todd has provided for local charities. On occasion when picking up my children he will be preparing to teach high school wrestlers, which is a great way to instill value into young men scattered throughout our community as well.

MMA is the art where a small man (usually the chess player high school types who are very video game oriented) or small woman can control a much larger opponent. It is not rare to see a big burly man get humbled by someone who is well versed in this art. To have people live throughout our community who knows how to protect themselves is one of the most basic best values one could add to a civilized area. I could write for hours and hours with how much respect I have for Coach Todd and Potomac MMA. Thank you for your time in reading this.

Sincerely,

Dr. Aubrey J. Moreau, Pharm.D., CNC and Dr. Alicia M. Moreau, DVM, DACVP, MAJ, VC

David Berman M.D.
June 7, 2022
Board Certified Plastic Surgeon

www.bermancosmeticsurgery.com

To Whom this may concern,

I live on Enid Dr, in Potomac Maryland and I am just down the street from the Potomac MMA club. I think this club is an excellent asset to the community. Having a local martial arts studio, is a great option to keep the youth busy after school doing something productive, rather than hanging out at shopping malls or getting into trouble or just sitting at home, playing video games. As a plastic surgeon, in private practice in Northern Virginia, I am concerned about the very dangerous rise in obesity in our youth. I have known the owner, and instructor, Todd Margolis at Potomac MMA for over 22 years. I actually studied martial arts with him many years ago. He is a very accomplished martial artist and is committed to instilling a high moral compass in his students. In addition, he has 6 of his own children.

Todd lives in the community and is committed to respecting the neighborhood and his neighbors. My wife and I frequently walk our dogs past his studio in the evening while he is running his classes. It is very quiet and the few number of parked cars, do not infringe on anyone.

We should be doing everything we can to support and encourage Todd, as his school is a great asset to the community.

If you have any questions, please reach out to me by email or phone.

Sincerely,



David Berman MD, FRCSC
11842 Enid Dr.

Potomac, MD 20854

Cell - 703-406-5668
BERMAN COSMETIC SURGERY AND SKIN CARE CENTER
14 Pidgeon Hill Dr., Suite 340 • Sterling, VA 20165 • Phone: 703.406.2444 • Fax: 703.406.2496
deberman08@gmail.com

A. A. Izaak Bozof

12119 Little Creek Drive
Potomac, MD 20854

► **To Whom it Concerns:**

RE: Todd Margolis and Potomac MMA

I have lived in the Regency Estates neighborhood with my family since 2016, and I have known Mr. Margolis for about five years.

In that time, I have come to know Mr. Margolis and have found him to be one of the friendliest and most responsible people I have met since relocating to Maryland. Apart from having a career in real estate closings and insurance, he has a passion for training people in martial arts.

My son has taken classes at Mr. Margolis' Potomac MMA academy, and it was a wonderful experience for him. Mr. Margolis is an excellent teacher and role model.

Having Mr. Margolis and Potomac MMA in the neighborhood is a huge benefit for adults and kids who want a place to train and exercise that is close to home.

Mr. Margolis and Potomac MMA are an asset to the community and neighborhood. Please extend him every courtesy.

Cordially,


A. Izaak Bozof

06/03/2022

potomac MMA

To Whom it may concern

This letter aims to highlight the tremendous work that Todd Margolis and his dojo "Potomac MMA" have had on the community. Todd has always been a strict but fair teacher and his lessons have given a great sense of community, exercises, and most of all self esteem. I wasted a lot of my life on videogames and drinking but Todd helped me discover my strengths and tempered them. I would be a much weaker man emotionally and physically were it not for his tutelage and I know many of my peers feel the same. He is a loving father and generously donates to the local churches and schools. It would be a great disservice to the community and our neighborhood if he can't teach and grow his school. I have grown up right down the street and the neighborhood has become a better place since he moved in and began teaching his talents. It feels baffling to be in walking distance of such a wise, disciplined, and accomplished man.

-Christopher Koehler
240-506-2630 12 Enid Court 20854

To whom it may concern,

I would like to write to you about my positive experience at Potomac MMA under the instruction of Todd Margolis.

Safety. His location provides a safe and well-maintained facility for youth to train. Further, as an instructor he observes the utmost respect for training discipline in combative sports. He supplements all element needs with climate-controlled rooms and keeps people feeling welcomed with a well-lit environment.

Convenience. Todd's facility offers plenty of parking and ease of dropping off and picking up any age. The location fosters a neighborhood feel, with any young child feeling that they are left in the safe hands of his institution. He ensures ample movement and zero congestion with an efficient traffic flow. Further, he maintains close eye on all youth to ensure their safety before, during, and after class.

Community. The strongest sense of community comes from Todd and his facility. I see neighbors' wave as they walk past, and others nearby send their kids to his training sessions. It's this foundation of communal location combined with his instruction that grow the youth of the community. He represents a positive landmark to the area as everyone has positive stories about his institution.

I submit this letter with confidence that anyone attending his courses will feel great sense of empowerment and pride in the Potomac area. I can be reached at 504.957.2993 or eric.gerstner09@gmail.com.

Sincerely,

A handwritten signature in cursive script that reads "Eric Gerstner".

Eric Gerstner

8 Fallswood Ct

Potomac, MD 20854

Fwd: reference letter for (Todd Margolis Potomac MMA)

Madalina <madalina.ciulu@gmail.com>

Sun 6/12/2022 8:31 PM

To: Todd Margolis <todd@toddmargolis.com>

To Whom It May Concern

My name is Maddy Ciulu and I live at 9414 Lost Trail Way, Potomac. I am writing in reference to Todd Margolis. We have been friends for over 5 years and neighbors for a couple of years when I used to live just across the road from him, just before he set up his successful business: Potomac MMA.

Even around that time, Todd was a real pillar in the community with a strong vision for improving the communication and friendship among his neighbors and even further than that, in the adjacent neighborhoods.

He set up the Potomac MMA business dedicating his entire time to his students, family and the sport. That brought together lots of kids from the community and from the schools (and the pool) in the neighborhood, including my son. In the past 3 years Todd managed to inspire and motivate tens of children and adults to follow the MMA sport toward achieving that inner discipline and personal growth that only a dedicated coach can instill in his students.

Moreover, my son and other kids developed great friendships among themselves even with kids living a few miles away.

Todd's business place shows his commitment to the sport and the business, to the safety and well being of his students. Everybody enjoys going to Potomac MMA and working with Todd as a student, friend, parent of a student or simply a neighbor. Potomac MMA is really a center point and trusted place in the community. Todd is a reliable and trusted neighbor and friend, always happy to participate in cementing the community's cohesion, making this neighborhood a great place to live.

Please let me know if you have any questions about Todd Margolis and I would be glad to provide any more details. I can be reached at madalina.ciulu@gmail.com or 347 325 2303.

Thank you.

Maddy Ciulu

Letter of Full Support for Potomac MMA

Jonathan Helfgott <JonathanHelfgott@hicalalysts.com>

Sun 6/12/2022 8:16 PM

To: Todd Margolis <todd@toddmargolis.com>

To Whom It May Concern,

As a permanent resident of Potomac who lives on the street (11815 Smoketree Rd) right adjacent to Postoak Rd, this letter serves as my full support for the expansion of Potomac MMA.

My son, Eli Helfgott, has been seeing coach Todd for years and has been able to grow tremendously under his tutelage. The convenience of having the location of Potomac MMA in the neighborhood has been so convenient and tremendous for our family. Todd is a model citizen and true leader; Potomac MMA serves as a meeting place where these kids come to be inspired and leave as better people each lesson. How fortunate we are to have Todd Margolis and Potomac MMA as pillars of our community!

Kindly let me know if you have any questions or need additional information regarding this matter, and feel free to contact me anytime.

Thanks,

Jonathan Helfgott - President

Healthcare Innovation Catalysts, Inc.

www.HICatalysts.com

m: [732.754.2073](tel:732.754.2073)

e: JonathanHelfgott@HICatalysts.com

Letter of support

Ahmad Salem <ahmadjsalem@gmail.com>

Mon 6/6/2022 5:17 PM

To:

- Todd Margolis <todd@toddmargolis.com>

Hi, my name is Ahmad Salem and I live in the Potomac area, and attend Todd Margolis's MMA school which is near my house. Todd is a great teacher and cares about his students. He is a positive force in the community and the location of his school is critical to the convenience and part of why I attend. It is a very quiet school and doesn't seem to be a nuisance to the local community. He has been a great role model and coach to me and my younger brother and I hope to continue learning from him.

Thank you

Ahmad

--

- Ahmad Salem

Jeffrey Wu
7005 Old Stage Road
Rockville, MD 20852
Jeffrey.wu@stanfordalumni.org

May 31, 2022

To Whom It May Concern:

I am a 15-year resident of Rockville and North Bethesda, and am writing to express my support for the Potomac MMA jiu jitsu club.

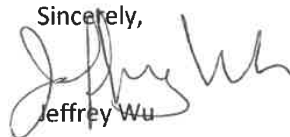
I have been training at Potomac MMA for a year with my children, aged 14 and 16, and can attest that Todd Margolis runs a family-friendly training center at which children, teenagers, and adults can learn high-level martial arts, self-discipline, fitness, confidence, and leadership, and make lasting friendships with Montgomery County residents of all ages and ranks in an environment of support and safety.

At a time when the necessary restrictions of Covid have reduced our opportunities to stay fit and meet and socialize with our neighbors, Potomac MMA has offered a welcome environment for doing just that. The club provides a valuable community resource and supports the local schools by allowing teenagers from the neighborhood to train and socialize there after school and in the early evenings.

In all the times I have trained at Potomac MMA, I have always seen the club run with respect for the community. The club makes sure that the relatively small number of members does not create congestion or reduce the availability of parking. The club does not generate noise, light, or other distractions or nuisances for the club's immediate neighbors.

I hope that local government authorities can find a way for this valuable community resource to continue operating.

Please feel free to contact me if I can provide more detail.

Sincerely,

Jeffrey Wu

Zeshawn Manzoor - Student at Potomac MMA

Zeshawn Manzoor <zeshawnmanzoor@yahoo.com>

Mon 6/13/2022 10:54 PM

To: Todd Margolis <todd@toddmargolis.com>

I have been a resident of Potomac for 24 years, all my life, as well as a member of Potomac MMA for about 6 months. I found the gym to be very well organized thanks to the leadership of Coach Todd. He is respectful towards his neighbors and is always willing to accommodate their concerns. There is plenty of space in his drive through for all the students to park their car on a regular day of class. Inside the facility, he makes sure to keep the mats clean. This was especially important for me when selecting a gym, because I am cautious of protecting myself and my family from COVID-19. Coach Todd does an excellent job keeping Potomac MMA a safe, organized and clean gym suitable for all ages.

-Zeshawn Manzoor
9728 Clagett Farm Drive, Potomac MD
Phone: (301) 633-9967

To whom it may concern:

We are writing to you in support of Todd Margolis' business Potomac MMA, located on Postoak Road in Potomac. Our son has been attending classes with Mr. Margolis for approximately one year.

We believe Potomac MMA is a valuable asset to the community. The classes that Mr. Margolis teaches valuable life skills to children, such self-defense and perseverance. It also provides an opportunity for healthy peer interactions and regular exercise.

As local residents, we believe Potomac MMA's operation is consistent with the quiet community surrounding it, which includes schools and places of worship. Beverly Farms Elementary School is across Postoak, churches and synagogues are on Seven Locks Rd, and "A to Z Funcare" is on Victory Lane.

Sincerely,

Mr. Peter Zielinski and Dr. Wendy Reed

8625 Wild Olive Drive

To whom it may concern.

I'm a 20 year old college student and former Churchill wrestler who's lived in the area since the 5th grade. Without Potomac MMA I doubt I would've been able to make it to the Wrestling State Championships.

Since my junior year, Potomac MMA has made it abundantly easy to get all the off-season practice I wanted, putting me head and shoulders above the competition in 4 short years. Competing at States was one of the coolest experiences of my life, and the confidence and fun that comes from learning and competing year-round is unparalleled. Coach Todd is exceedingly knowledgeable, loves the sport, and loves to help. It comes as no surprise that Churchill had two State Champions in the past season.

Even though we roll hard, there's really no noise unless you're already inside the building. That same hard rolling has been a social lubricant for me at college, striking up friendships with enthusiasts like myself. Additionally, there's plenty of parking with no need to pull over on the street. All in all, Potomac MMA feels like a second home to me, and is probably the best, coolest, and most convenient way to stay fit year-round and make friends in our neighborhood.

Feel free to contact me with any questions,

Thank you
Vincent Barnaba
240-444-5633

support for the school

Ben Gao <bengao2010@gmail.com>

Mon 6/13/2022 10:02 PM

To: Todd Margolis <todd@toddmargolis.com>

Hi Todd,

Here is a short email in support of the school. Good luck tomorrow. Hope the school stays strong.

To whom it may concern:

I am a resident of Potomac, MD and my son has been attending Potomac MMA school for the past eight months. The school has been a tremendous positive influence on him. My son was eight when he started at the school and not particularly athletic. Coach Todd provided a positive and fun environment with high expectations for him to exercise and train. My son loves the school and has gained tons of confidence in himself through his Jiu Jitsu class, and at the same time, he has become healthier and more fit.

When I first searched for a Jiu Jitsu class for my son, there was a dearth of Jiu Jitsu classes in Potomac / Seven Locks Rd area. There was another school much further away to the north in Rockville. As a busy parent, I simply do not have time to drive to Rockville twice a week in rush hour traffic. It was great to finally find Potomac MMA. Compared with the much larger school in Rockville, Potomac MMA was much more intimate. Importantly, because the school is small, Potomac MMA allows students to work directly with Todd, a highly accomplished MMA and Jiu Jitsu practitioner and coach. This has made a huge difference in my son's training.

It is truly amazing and wonderful that we have Todd and his school in our community. I am grateful to have such a school to give my son, and other kids like him, the opportunity to train close to our homes and with a great coach. I know that Todd has invested a ton in making his school a positive environment for his students. And more recently, he also invested in making the school fit in with the community it is in. I hope the school will continue to grow stronger as it is a wonderful asset for kids in our community.

Thanks,

Ben Gao

To Whom it May Concern,

My name is Armando De la Flor, I am a student in Potomac MMA and have been for about one (1) year. I am writing this letter to show my support for Potomac MMA and Todd Margolis as a positive influence in the Montgomery County community.

I moved from Westchester, NY to Montgomery County about a year ago with my wife who is a military physician in Walter Reed Army Medical Center. Potomac MMA has provided me with a sense of community, empowering me to feel comfortable in a new location by allowing me to develop positive relationships with both Todd and my fellow students. My wife and I recently bought a home in Montgomery County and being close to Potomac MMA was an important factor in the home buying process as finding an MMA gym with great students and a world class coach is not common. Potomac MMA provides a safe environment to learn martial arts, with a well built training facility, all the necessary safety gear, a well lit and updated parking lot, and constant monitoring and teaching from Todd to make sure all students are safe and learning. Outside of myself and the training facility, Potomac MMA also supports the community, providing high school students with wrestling classes which not only teach wrestling but focus on respect, and character development, critical learning pieces for someone in high school.

I would like to close off this letter by stressing the importance of Potomac MMA to both myself and the community of Montgomery County.

If you have any questions, please feel free to reach me via phone at 1 - (914) 439 5116 or via email at delafior628@gmail.com.

Thank you,
Armando

To Whom it may concern,

My name is Yaid Puente Jimenez, originally from Nebraska but I came to the area of Bethesda MD in pursuit of a medical degree at the Uniformed Services University. During my time here, I came to discover a wonderful community at Potomac MMA where I found a place to train and be around genuinely good people. I have greatly appreciated all of my visits to the gym and have found the area to be accessible, calm, quiet, and a wonderful place to learn the craft of martial arts from a phenomenal teacher. I continue to look forward to the time I have left to be in the area and learn from Coach Todd as he has pushed me to grow both on the mat and also in life.

All the best,

A handwritten signature in black ink that reads "Yaid Puente Jimenez". The script is fluid and cursive, with the first letters of each name being capitalized and prominent.

Potomac MMA

Henry Strauch <hstrauch30@gmail.com>

Mon 6/13/2022 8:43 PM

To: Todd Margolis <todd@toddmargolis.com>

To Whom it May Concern:

My youngest son trains with Potomac MMA. He greatly enjoys the classes and Todd is a great teacher/mentor. My son came home the other day and said "He's the best martial arts teacher I've had". For reference, my son got a black belt when he was 8. Todd is very experienced and passes on his extensive knowledge to his students. It is also very comforting and fun to have someone teaching martial arts who is also so nice and friendly. No Cobra Kai here. Potomac MMA is a great addition to the community and Todd has gone to extra lengths to make Potomac MMA more compatible with the community. He even extended his driveway to keep students' cars off the street and is constantly saying hi to people passing by. I also know he is good for the community since I live just around the corner to Potomac MMA and we walk there for every class.

Henry Strauch
240-793-1660



Virus-free. www.avg.com

Letter

cfreeman <cfreeman818@protonmail.com>

Mon 6/13/2022 8:31 PM

To: Todd Margolis <todd@toddmargolis.com>

Mr. Margolis:

I am writing this letter as a proud resident of Regency Estates for more than 10 years. This is a peaceful community of families, many with diverse backgrounds, ethnicities, and vocations, where everyone shares feelings of respect, safety, and consideration for their neighbors. One only needs to walk the streets in the early morning or late afternoon to witness the multitudes of children, from pre-school age to high school teens, that attend our schools and live in our community.

It is primarily for the benefit of our community's children, and the fostering of our aforementioned community values that I am in full support of Potomac MMA. I have come to know you personally and understand the deep conviction with which you teach your students the values of self respect, discipline, control, achievement, and honor; all qualities that have no doubt been missing in the lives of so many of our precious kids over the last 2-3 years. The principles learned by the students inside of Potomac MMA align with the characteristics of citizens that we want to have as neighbors here in Regency Estates. Your school is a welcome addition to our community that only helps to improve the types of children we are raising, as well as providing a healthy outlet for adults.

Thank you for being a dependable (and very friendly) citizen of Regency Estates and for improving our community in so many positive ways through Potomac MMA.


With Health, Liberty, & Freedom
Chad Freeman

Sent with Proton Mail secure email.

6/1/2022

Dear Sir or Madam,

My son, Simon, has been matriculating Todd Margolis' Brazilian Jiu-Jitsu academy (Potomac MMA) for several months now. Coach Margolis has been a blessing because Simon has become more confident, and less anxious. He has even lost weight while attending Coach Margolis' class. When Coach Margolis explained to me some of the trials he has been enduring regarding his small business, I was sickened. Before I remarried last year, I was a single father of two boys with full custody for 5 years, so I understand how difficult it is to maintain a household with one income. Coach Margolis has six wonderful children, so I can only begin to imagine the amount of pressure Coach is under now. I find these attacks especially egregious because of the current economic hardship many are facing in this country at this very time. Our country depends on the success of small businesses, and no one benefits from the failing of a small business. From my understanding, the American Dream is one of finding success in doing something one loves. Coach loves teaching, and he loves Brazilian Jiu-Jitsu. His passion for these is evident when he teaches his class. His gym is safe and clean, and he has recently spent an exorbitant amount of money creating a driveway that seems to satisfy the county code and creates safe pick-up and drop off for the children. Keep in mind, contractors are price gauging for labor and materials currently, as well. Coach isn't hurting anyone; on the contrary he is teaching our next generation confidence and how to protect themselves in a time when bullying and child abduction/trafficking is running ramped. Please, for the sake of my child and others, turn your sights from Coach Margolis. Target the real criminals and stop taxing the working middle class citizen.


Christian Seymour

To Whom it may concern,

My name is Don McClure and have been a resident in the Montgomery Square Neighborhood since 1972. I've attended Beverly Farms, Herbert Hoover, and Winston Churchill.

It is my experience that many opportunities exist for developing social skills through sports locally. Our community is somewhat isolated and depend on community members to provide music lessons, tutoring, and developmental activities such as Potomac MMA.

Community members such as Todd Margolis are essential to supporting county led activities in our neighborhood. Both myself and my two boys have participated in martial arts.

Practicing martial arts at Potomac MMA provides community members with an activity that promotes greater emotional stability, self-esteem, assertiveness, self-confidence, and controlled feelings of anger amongst kids.

I've personally experienced these attributes and see the joy on the kids' faces through their accomplishments under Todd's guidance. His teaching style exemplifies fun, respect and comradery.

Lastly, our school programs are enhanced with the support of Potomac MMA. We see that our athletes having matriculated thru Potomac MMA have demonstrated improved county and state competition success while enhancing their skillset, providing another avenue to postsecondary education and scholarship opportunities.

I would like to extend my gratitude to Potomac MMA and more specifically Todd Margolis for providing a very beneficial, competitive yet harmless activity for members of the community in support of body, mind, and soul for our children.


Best Regards,



Don McClure

8100 Whites Ford Way, Potomac, Md 20854

ENGINEER'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the land conveyed by Cabin John Limited Partnership to Bernmil Corporation by deed dated August 12, 1966 and recorded in Liber 3540 at Folio 378 and being also all of the land conveyed by Potomac Electric Power Company to Bernmil Corporation by deed dated July 29, 1966 and recorded in Liber 3541 at Folio 622, all among the Land Records of Montgomery County, Maryland; that iron pipes shown thus  are in place as indicated and that the total area dedicated to public use in this plan of subdivision is 266,272 square feet.

August 26, 1966

FLAT No 8405

A. JAMES O'MARA
Registered Engineer & Land
Surveyor Md. No. 2066

CURVE DATA							
BLK	Nº	RADIUS	Δ	ARC	TAN	CHORD	BEARING
D	1	1415.00	04°23'57"	108.64	54.35	108.62	N.85°22'22"E
A	1	1485.00	05°27'30"	141.46	70.79	141.41	S.84°47'22"E
	2	210.00	28°04'23"	102.89	52.50	101.87	S.11°36'32"W
	3	270.00	26°24'58"	124.48	63.37	123.38	S.62°31'36"E
B	1	370.00	46°59'33"	303.46	160.85	295.03	S.17°11'07"W
	2	30.00	48°11'20"	25.23	13.42	24.49	N.64°46'33"E
	3	60.00	27°22'40"	889.42	—	80.00	N.49°19'07"W
	4	30.00	48°11'20"	25.23	13.42	24.49	S.16°35'13"W
	5	330.00	26°24'58"	152.15	77.45	150.80	N.62°31'36"W
	6	159.12	73°05'50"	203.01	117.95	189.51	N.50°48'50"E
	7	3060.00	03°40'25"	196.20	98.12	196.15	N.85°31'32"E
C	1	430.00	46°59'33"	352.67	186.93	342.87	N.17°11'07"E
	2	150.00	23°06'33"	112.86	59.25	110.22	N.19°07'37"E
E	1a	11609.16	03°34'48"	725.32	362.77	725.18	N.85°26'54"E
	2	3000.00	03°40'25"	192.35	96.20	192.30	S.85°31'32"W
	3	219.12	73°05'50"	279.55	162.43	260.97	S.50°48'50"W
	A	1485.00	15°40'13"	406.15	204.35	404.88	N.74°13'26"E
	B	1415.00	16°44'03"	413.28	208.12	411.81	S.74°48'22"W

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS

APPROVED: Oct. 4, 1966

BY: *Richard J. Lynch*
DEP. DIR. PUBLIC WORKS

WILD OLIVE

OWNERS' DEDICATION

We, Bernmil Corporation, a Maryland corporation, by William Kaplan, President and David L. Stearman, Secretary, owners of the property described in the Engineer's Certificate, hereby adopt this plan of subdivision, establish the minimum building restriction lines, dedicate the streets to public use, establish the easements as shown for the construction, reconstruction, maintenance and operation of storm and sanitary sewers and establish grading easements 15 feet wide along the streets as required by Montgomery County Ordinance No. 4-115. Grading Easements granted hereon shall be terminated after all required public improvements abutting said easements have been lawfully completed and have been accepted for maintenance by Montgomery County.

There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision, except a certain deed of trust and the parties in interest thereto have below indicated their assent.

August 26, 1966

BERNMIL CORPORATION

William Kaplan
Witness

William Kaplan
WILLIAM KAPLAN, President

David L. Stearman
Witness

David L. Stearman
DAVID L. STEARMAN, Secretary

We hereby assent to this plan of subdivision.

Ellis M. Jones
Witness

Ellis M. Jones
ELLIS M. JONES, Trustee

David P. O'Brien
Witness

David P. O'Brien
DAVID P. O'BRIEN, Trustee

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: August 30, 1966

James F. Sullivan
CHAIRMAN

James F. Sullivan
SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO. 19.7-71

RECORDED:

PLAT BOOK:

PLAT NO.:

SECTION TWO

REGENCY ESTATES

POTOMAC (No. 4) DISTRICT

MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=100'

OCT 17 1966

GREENHORNE & O'MARA
ENGINEERS & SURVEYORS
6715 KENILWORTH AVE.
RIVERDALE, MD.

NOTE: R-90 Density Control
Development Resubdivision
Strictly Controlled.

833-M

197-71

2-66691

Attachment D

First Title & Escrow, Inc.
File No. T-169843-18
Tax ID # 04-00104621 ✓

This Deed, made this 25th day of July, 2018, by and between **Todd M. Margolis** and **Socorro Reyes**, GRANTOR, and **Todd M. Margolis** and **Socorro Reyes**, GRANTEES.

Witnesseth —

That in consideration of the sum of No and 00/100 Dollars (\$.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Montgomery, State of Maryland and described as follows, that is to say:

LOT NUMBERED ONE (1) IN BLOCK LETTERED "D" IN THE SUBDIVISION KNOWN AS "SECTION TWO, REGENCY ESTATES" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 82 AT PLAT 8405 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

MORE COMMONLY KNOWN AS: 8400 POSTOAK ROAD, POTOMAC, MD 20854

BEING THE SAME PROPERTY, WHICH BY DEED DATED MARCH 2, 2016, AND RECORDED AMONG THE AFORESAID LAND RECORDS ON MARCH 24, 2016, IN BOOK 51816, PAGE 152, WAS GRANTED AND CONVEYED BY VLADYA M. LEVINE, AS SURVIVING TENANT BY THE ENTIRETY OF SEYMOUR LEVINE, UNTO TODD M. MARGOLIS AND SOCORRO REYES.

This Deed is being executed for the sole purpose of correcting the tenancy of the parties and is therefore exempt from transfer and recordation taxes

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Todd M. Margolis and Socorro Reyes, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant Specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

MONTGOMERY COUNTY, MD

APPROVED BY MP

AUG 01 2018 ✓

~~\$Exempt~~ RECORDATION TAX PAID
~~\$Exempt~~ TRANSFER TAX PAID

20
to
Kew

~~Socorro Reyes~~

 $\}$ SS

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



My Commission Expires: 7/3/21

Attorney

AFTER RECORDING, PLEASE RETURN TO:
First Title & Escrow, Inc.
15 W. Gude Drive
Suite 400
Rockville, MD 20850

LEGAL DESCRIPTION

ALL THAT PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN MONTGOMERY COUNTY, STATE OF MARYLAND, DESCRIBED AS FOLLOWS TO WIT:

LOT NUMBERED ONE (1) IN BLOCK LETTERED "D" IN THE SUBDIVISION KNOWN AS "SECTION TWO, REGENCY ESTATES" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 82 AT PLAT 8405 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

PARCEL ID: 04-00104621

Being the same property as transferred by Warranty Deed on 03/02/2016 and recorded 03/24/2016 from VLADYA M. LEVINE, AS SURVIVING TENANT BY THE ENTIRETY OF SEYMOUR LEVINE to TODD M. MARGOLIS and SOCORRO REYES, None Stated, recorded in Book 51816 and Page 152

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BHM 56397, p. 0065, MSA_CE63_56354. Date available 08/06/2018. Printed 01/17/2024.

LR - Deed (No-Taxes)
Recording Fee 20.00
Name: MARGOLIS
Ref:
LR - Deed (No-Taxes)
Surcharge 40.00
=====

SubTotal:	60.00
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Total:	180.00
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08/01/2018 12:48
CC15-KM
#10760623 CC0602 -
Montgomery
County/CC06.02.06 -
Register 06



DOCUMENT VALIDATION PAGE
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BARBARA H. MEIKLEJOHN
Clerk of the Circuit Court for Montgomery County
50 Maryland Avenue
Rockville, Maryland 20850
Recording and Licensing
(240) 777-9470