



CAMBRIDGE WATERFRONT
DEVELOPMENT, INC.

**Minutes of the Regular Meeting of Board of Directors
Thursday, November 3, 2022
Dorchester Chamber of Commerce**

A regular meeting of the Board of Directors (the "Board") of Cambridge Waterfront Development, Inc., a Maryland non-stock corporation (the "CWDI or Corporation"), was held on November 3, 2022, at the Dorchester Chamber of Commerce. The meeting was called to order at 12:04PM.

In attendance at the meeting were Dion Banks, Mike Frenz (via Zoom), Frank Narr, Jr., Jeff Powell, and Shay Lewis-Sisco (via Zoom), appointees to the Board as specified in the Articles of Incorporation of the Corporation. Also in attendance were Matt Leonard, CWDI Executive Director, and Gwen Fike, Administrative Support. Richard Zeidman was absent. Guests included Lenny Pfeiffer, Dorchester County Councilman and Tom Carroll, Cambridge City Manager (virtually joined meeting at 12:40pm).

Roll Call and Confirmation of Quorum

Mr. Leonard took the roll call and confirmed a quorum was present.

Approval of the Agenda

Mr. Leonard requested a motion to approve the meeting agenda. A motion, seconded and duly carried to approve the agenda – Powell/Narr (5/0).

Approval of Minutes:

Mr. Leonard asked for any comments to the minutes submitted for the September 29, 2022 Board meeting. There were no comments. Mr. Leonard asked for a motion to approve the minutes. A motion, seconded and duly carried to approve the minutes – Powell/Banks (5/0).

Consent Agenda

Mr. Leonard requested a motion to approve items A through V as a group. Approval was requested for payments made or in process since Sept. 29, as follows:

Simmons Center Market: For Meeting Lunches.....	\$285.35
BCT Design Group: Website & Merchandise Design.....	\$14,883.25
Creekside Agency: For Services Rendered.....	\$1,183.58
Ginger Jenkins: For Services Rendered.....	\$659.75
Kirk Avenue, LLC: For Services Rendered.....	\$7,613.49
MacLeod Law Group: For Services Rendered.....	\$2,679.80
LP Maintenance Pros: Wharf Trash Removal.....	\$280.00
Royal Lawns: Gateway Maintenance.....	\$330.00
Telegent Engineering:.....	\$807.50
NRP: Development Consulting.....	\$30,000.00
Lewis Security.....	\$9,695.00
Davis Construction: For Demolition.....	\$242,113.10
Independent News Service: Print Ad.....	\$1,495.00
IHRI: Photography.....	\$175.00

MOO: Business Cards.....	\$918.35
CustomInk: Merchandise.....	\$2,750.88
Delmarva Power: Wharf.....	\$351.51
UHY: Audit.....	\$3,600.00
Google: Email & Doc Server.....	\$121.69
Chamber of Commerce: Appreciation / Scholarship Fund.....	\$250.00
MUC: Wharf.....	\$1,127.41
MuniCap, Inc.....	\$4,812.50

A motion, seconded and duly carried to approve Items A through V on the Consent Agenda – Narr/ Powell (5/0).

Committee Reports

Planning Committee

The last meeting was held on October 11th. Secretary Ken Holt, Deputy Secretary Owen McEvoy, and several DHCD staff were in attendance, and discussions occurred concerning the overall project.

Demolition – Mr. Powell reported that demolition is almost complete on the hospital. Demolition is ahead of schedule and below budget currently. Soil testing is in progress. The pad is being removed from Governor’s Hall. Approximately 75-80 trees on the site will be cut down soon. Approximately three times this number of trees will be planted to replace those removed.

REOI – Mr. Leonard reported the deadline for submission of the REOI is November 15th. To date, eight responses have been received, and he expects to receive about 20 responses.

Master Plan Schematic Development – The Master Plan was discussed. Positive feedback from the community has been received thus far. Budget projections for the promenade are in process. Mr. Leonard is working through the required EDA process associated with the promenade funding. The timeline to break ground on the promenade is expected for mid-2023.

Finance Committee

Financials - Mr. Narr reviewed the financial statements with the group that were distributed in the Board packet. He indicated that demolition is the largest current expense. He answered brief questions, and the group further discussed potential grants, operating fund, and property maintenance costs. A motion was made, seconded, and duly carried to accept the financial reports as presented – Banks/Lewis-Sisco (5/0).

Tax Exemption - Mr. Leonard provided a status update on the effort being made on the tax exemption for the properties. Property taxes have not been paid; however, a letter has been sent to the City and County explaining CWDI’s efforts to have make the properties tax exempt until ownership is transferred to for-profit entities as part of the development process.

Outreach & Communications Committee

Website Development – Mr. Banks reported that the committee met with Mr. Murray and his team from BCT to review the development of the Cambridge Harbor website. It is expected that the website will be ready for Board approval at the December meeting, and the launch is expected in the first quarter of 2023. Social media (i.e., Instagram, Facebook,

LinkedIn) will also be launched at that time for Cambridge Harbor. The BCT group will manage the website and social media platforms until the services can be brought in-house.

Merchandise – A limited release of ¼ zip shirts have been ordered and received. These will be used as giveaways to stakeholders and partners to promote the Cambridge Harbor brand and development.

Business Collaterals – Cambridge Harbor and CWDI business cards have been distributed to Board members.

Presentations – Mr. Banks and Mr. Leonard made a presentation about CWDI and Cambridge harbor to a Leadership Maryland event. It was well received. Mr. Leonard has a basic PowerPoint presentation that can be customized for various audiences. Presentations are currently scheduled to be given to the City Planning Commission and the Lions Club. CWDI will request making a presentation to the County Council during one of the Council's meetings in January 2023.

Ms. Lewis-Sisco inquired as to how the community can provide input to the group. Mr. Leonard indicated that he envisions the website as a source for community input and providing feedback from presentations being made throughout the community. Until then, Mr. Leonard's contact information is provided on every press release.

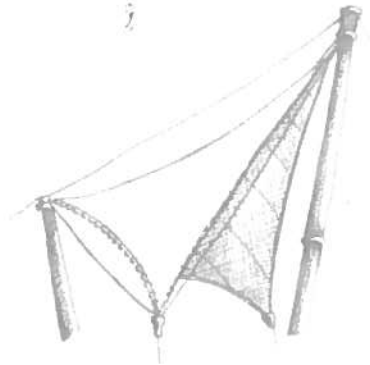
Executive Committee

Freeman Stage Visit – Mr. Leonard summarized the Planning Committee's visit to Freeman Stage. It is an outdoor arts venue which hosts national acts. The visit was very informative. Freeman Stage leadership provided an overview on how they were formed and provided insight on infrastructure, programming, operations, and maintenance needed for an outdoor venue.

Five-Year Strategic Plan – Mr. Leonard reported that a first draft of the strategic plan was provided to the Executive Committee for review. The full Board will receive the next version for review. It is anticipated that the plan will launch at the beginning of 2023.

Operations 2023 – Mr. Leonard reported that he is drafting a new operational plan in part based on discussions at the September 29th Strategic Planning Session. He will forward it through the Executive Committee to the full Board for action in December.

There being no additional information to be discussed, a motion, seconded and duly carried to adjourn the meeting at 1:27pm – Powell/Narr (5/0).



Cambridge Waterfront Development, Inc.

Balance Sheet

As of November 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10000 BayVanguard Operating	64,392.85
10010 BayVanguard Grants	3,033,391.44
Total Bank Accounts	\$3,097,784.29
Accounts Receivable	
11000 Grants Receivable	50,000.00
Total Accounts Receivable	\$50,000.00
Other Current Assets	
12075 Prepaid Insurance	18,250.19
Total Other Current Assets	\$18,250.19
Total Current Assets	\$3,166,034.48
TOTAL ASSETS	\$3,166,034.48
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable - Operations	16,048.18
Total Accounts Payable	\$16,048.18
Other Current Liabilities	
20200 Deferred Grants	2,616,325.88
20500 Due to CWDI Holdings	420,499.30
Total Other Current Liabilities	\$3,036,825.18
Total Current Liabilities	\$3,052,873.36
Total Liabilities	\$3,052,873.36
Equity	
32000 Retained Earnings	129,459.69
Net Income	-16,298.57
Total Equity	\$113,161.12
TOTAL LIABILITIES AND EQUITY	\$3,166,034.48

Cambridge Waterfront Development, Inc.

Profit and Loss

November 2022

	TOTAL
Income	
Total Income	
TOTAL INCOME	\$0.00
Expenses	
62100 Contract Services	
62110 Legal Services	2,032.00
62120 Accounting Services	523.25
62130 Administrative Services	202.50
62160 Executive Director Services	7,500.00
Total 62100 Contract Services	10,257.75
62200 Insurance	2,524.16
62300 Administrative Expenses	
62400 Office Supplies	55.75
62410 IT	154.19
62420 Meeting Costs	372.94
62750 Public Relations & Marketing	900.00
Total 62300 Administrative Expenses	1,482.88
Total Expenses	\$14,264.79
NET OPERATING INCOME	\$ -14,264.79
Other Income	
49000 Interest Income	148.29
Total Other Income	\$148.29
NET OTHER INCOME	\$148.29
NET INCOME	\$ -14,116.50

Cambridge Waterfront Development, Inc.

Profit and Loss
January - November, 2022

	TOTAL
Income	
40100 State Government Grants	
40110 DHCD TAG - Operations	50,000.00
40112 DHCD SDF - Soft Costs	158,070.70
40120 DHCD SDF - Acquisition	1,831,493.19
40125 State of Maryland Appropriation	50,000.00
Total 40100 State Government Grants	2,089,563.89
40200 Local Government	
40220 Dorchester County	50,000.00
Total 40200 Local Government	50,000.00
Total Income	\$2,139,563.89
TOTAL INCOME	\$2,139,563.89
Expenses	
62100 Contract Services	
62110 Legal Services	28,936.54
62120 Accounting Services	8,008.00
62130 Administrative Services	5,838.75
62140 Audit/Tax Services	6,350.00
62160 Executive Director Services	82,500.00
Total 62100 Contract Services	131,633.29
62200 Insurance	11,403.72
62300 Administrative Expenses	
62400 Office Supplies	2,676.87
62410 IT	8,109.66
62420 Meeting Costs	3,126.13
62500 Memberships	775.00
62750 Public Relations & Marketing	9,234.23
62800 Bank Fees	100.00
Total 62300 Administrative Expenses	24,021.89
70000 Predevelopment Expenses	
70030 Project Soft Costs	108,070.70
70032 Other Contract Services	50,000.00
Total 70000 Predevelopment Expenses	158,070.70
Total Expenses	\$325,129.60
NET OPERATING INCOME	\$1,814,434.29
Other Income	
49000 Interest Income	760.33
Total Other Income	\$760.33

Cambridge Waterfront Development, Inc.

Profit and Loss

January - November, 2022

	TOTAL
Other Expenses	
70200 Transfer to CWDI Holdings	1,831,493.19
Total Other Expenses	\$1,831,493.19
NET OTHER INCOME	\$ -1,830,732.86
NET INCOME	\$ -16,298.57

CWDI Holding LLC

Balance Sheet

As of November 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10000 BayVanguard Operating	16,303.37
10010 BayVanguard Designated	250,010.27
Total Bank Accounts	\$266,313.64
Other Current Assets	
12050 Due from CWDI	420,499.30
12075 Prepaid Insurance	59,663.72
12080 Deposits	2,986.00
Total Other Current Assets	\$483,149.02
Total Current Assets	\$749,462.66
Fixed Assets	
15005 Gateway Property (Route 50)	
15010 Gateway Property (Route 50) - Original Cost	3,118.00
Total 15005 Gateway Property (Route 50)	3,118.00
15015 Hospital Property	
15020 Hospital Property - Original Cost	2,062,115.88
Total 15015 Hospital Property	2,062,115.88
15025 Port Property	
15030 Port Property - Original Cost	16,259.31
Total 15025 Port Property	16,259.31
Total Fixed Assets	\$2,081,493.19
TOTAL ASSETS	\$2,830,955.85
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20010 Accounts Payable - Projects	416,934.30
Total Accounts Payable	\$416,934.30
Other Current Liabilities	
20200 Deferred Grants	309,663.72
20600 Due to UMD SRH	250,000.00
Total Other Current Liabilities	\$559,663.72
Total Current Liabilities	\$976,598.02
Total Liabilities	\$976,598.02
Equity	
32000 Unrestricted Net Assets	
Net Income	1,854,357.83
Total Equity	\$1,854,357.83
TOTAL LIABILITIES AND EQUITY	\$2,830,955.85

CWDI Holding LLC

Profit and Loss

November 2022

	TOTAL
Income	
40100 State Government Grants	
40125 State of Maryland Appropriation	424,963.35
Total 40100 State Government Grants	424,963.35
40200 Lease Income	10,065.00
46400 Other Income	
49000 Interest	2.09
Total 46400 Other Income	2.09
Total Income	\$435,030.44
GROSS PROFIT	\$435,030.44
Expenses	
64000 Property Expenses	
64070 Utilities	81.59
Total 64000 Property Expenses	81.59
70000 Predevelopment Expenses	
70030 Project Soft Costs	30,771.55
70032 Other Contract Services	40,285.00
70040 Project Hard Costs	353,906.80
Total 70000 Predevelopment Expenses	424,963.35
Total Expenses	\$425,044.94
NET OPERATING INCOME	\$9,985.50
NET INCOME	\$9,985.50

CWDI Holding LLC

Profit and Loss

January - November, 2022

	TOTAL
Income	
40100 State Government Grants	
40125 State of Maryland Appropriation	2,492,517.21
Total 40100 State Government Grants	2,492,517.21
40200 Lease Income	34,390.00
40300 Transfer from CWDI	1,831,493.19
46400 Other Income	
49000 Interest	16.32
Total 46400 Other Income	16.32
Total Income	\$4,358,416.72
GROSS PROFIT	\$4,358,416.72
Expenses	
64000 Property Expenses	
64030 Property Maintenance	44,662.34
64050 Risk Management & Insurance	742.50
64070 Utilities	16,136.84
Total 64000 Property Expenses	61,541.68
70000 Predevelopment Expenses	
70030 Project Soft Costs	238,817.18
70032 Other Contract Services	315,067.41
70040 Project Hard Costs	1,888,632.62
Total 70000 Predevelopment Expenses	2,442,517.21
Total Expenses	\$2,504,058.89
NET OPERATING INCOME	\$1,854,357.83
NET INCOME	\$1,854,357.83

**Expenses Paid
Transaction Report
December 2, 2022 - January 18, 2023**

Holdings	Date	Name
	Beginning Balance	
	12/05/2022	muc
	12/05/2022	muc
	12/05/2022	muc
	12/09/2022	richardson property
	12/16/2022	Network Realty Partners
	12/16/2022	BCT
	12/16/2022	GTA
	12/16/2022	Lewis Security Services
	12/28/2022	dpl delmarva wharf
	12/29/2022	LP Maintenance
	12/29/2022	Bartlett Tree Service
	12/29/2022	Lewis Security Services
	12/29/2022	Morris & Ritchie
	12/29/2022	James G Davis Construction Corporation
	01/05/2023	Municipal Utilities Commission
	01/09/2023	muc
	01/09/2023	Lewis Security Services
	01/09/2023	REVPAR
	01/09/2023	Royal Lawns
	01/09/2023	Network Realty Partners
CWDI	12/08/2022	Kirk Avenue Consulting, LLC
	12/12/2022	md dept assessment and tax
	12/16/2022	Creekside Agency
	12/16/2022	Ginger Jenkins
	12/16/2022	MacLeod Law Group
	12/16/2022	Dorchester Chamber of Commerce
	12/28/2022	meda conference
	12/29/2022	Kirk Avenue Consulting, LLC
	12/29/2022	custom ink
	12/31/2022	google dec
	01/03/2023	january chamber
	01/04/2023	paid refund to chubb
	01/04/2023	usps- po rent
	01/09/2023	MacLeod Law Group
	01/09/2023	Ginger Jenkins
	01/09/2023	Creekside Agency



MUNICIPAL UTILITIES COMMISSION
410 ACADEMY STREET • P.O. BOX 214
CAMBRIDGE, MD 21613

SERVICE FROM: 10/25/22 TO: 11/23/22

CODE	PREVIOUS	PRESENT	USAGE	AMOUNT
W	517	517	0	8.69
S	517	517	0	25.20

SERVICE ADDRESS		PREVIOUS BALANCE
101 HAYWARD ST (NEW) 702		0.00

ACCOUNT NO.	DUE DATE	TOTAL AMOUNT DUE
8436-0	12/09/22	33.89

RETURN SERVICE
REQUESTED

PRESORTED FIRST CLASS MAIL
U.S. POSTAGE PAID
CAMBRIDGE, MD 21613
PERMIT # 114

ACCOUNT NO.	
8436-0	

SERVICE ADDRESS	
101 HAYWARD ST (NEW) 7025	

MESSAGE AREA	
NEW DISPOSAL RATE 1/1/23	

DUE DATE	TOTAL AMOUNT DUE
12/09/22	33.89

RETURN THIS STUB WITH PAYMENT	AFTER DUE DATE
	38.80

MAIL TO:

CWDI
P O BOX 1144
CAMBRIDGE MD 21613



MUNICIPAL UTILITIES COMMISSION
410 ACADEMY STREET • P.O. BOX 214
CAMBRIDGE, MD 21613

SERVICE FROM: 10/25/22 TO: 11/28/22

CODE	PREVIOUS	PRESENT	USAGE	AMOUNT
W	5153	5180	27	55.30
S	5153	5180	27	27.65

SERVICE ADDRESS		PREVIOUS BALANCE
101 HAYWARD ST 2685		5.00-

ACCOUNT NO.	DUE DATE	TOTAL AMOUNT DUE
662-0	12/09/22	77.95

RETURN SERVICE
REQUESTED

PRESORTED FIRST CLASS MAIL
U.S. POSTAGE PAID
CAMBRIDGE, MD 21613
PERMIT # 114

ACCOUNT NO.	
662-0	

SERVICE ADDRESS	
101 HAYWARD ST 2685	

MESSAGE AREA	
NEW DISPOSAL RATE 1/1/23	

DUE DATE	TOTAL AMOUNT DUE
12/09/22	77.95

RETURN THIS STUB WITH PAYMENT	AFTER DUE DATE
	82.95

MAIL TO:

CWDI
P O BOX 1144
CAMBRIDGE MD 21613



MUNICIPAL UTILITIES COMMISSION
410 ACADEMY STREET • P.O. BOX 214
CAMBRIDGE, MD 21613

SERVICE FROM: 10/25/22 TO: 11/23/22

CODE	PREVIOUS	PRESENT	USAGE	AMOUNT
W	2	2	0	996.42
S	2	2	0	498.21

SERVICE ADDRESS		PREVIOUS BALANCE
HAYWARD ST 4560		5.00-

ACCOUNT NO.	DUE DATE	TOTAL AMOUNT DUE
661-0	12/09/22	1,489.63

RETURN SERVICE
REQUESTED

PRESORTED FIRST CLASS MAIL
U.S. POSTAGE PAID
CAMBRIDGE, MD 21613
PERMIT # 114

ACCOUNT NO.	
661-0	

SERVICE ADDRESS	
HAYWARD ST 4560	

MESSAGE AREA	
NEW DISPOSAL RATE 1/1/23	

DUE DATE	TOTAL AMOUNT DUE
12/09/22	1,489.63

RETURN THIS STUB WITH PAYMENT	AFTER DUE DATE
	1,494.63

MAIL TO:

CWDI
P O BOX 1144
CAMBRIDGE MD 21613





MUNICIPAL UTILITIES COMMISSION

410 ACADEMY STREET • P.O. BOX 214
CAMBRIDGE, MD 21613

SERVICE FROM: 11/23/22 TO: 12/27/22

CODE	PREVIOUS	PRESENT	USAGE	AMOUNT
W	517	517	0	8.69
S	517	517	0	25.20

SERVICE ADDRESS		PREVIOUS BALANCE
101 HAYWARD ST (NEW) 702		0.00

ACCOUNT NO.	DUE DATE	TOTAL AMOUNT DUE
8436-0	01/09/23	33.89

MAIL TO:

CWDI
P O BOX 1144
CAMBRIDGE MD 21613



RETURN SERVICE REQUESTED
PRESORTED FIRST CLASS MAIL
U.S. POSTAGE PAID
CAMBRIDGE, MD 21613
PERMIT # 114

ACCOUNT NO.
8436-0

SERVICE ADDRESS	
101 HAYWARD ST (NEW) 7025	

MESSAGE AREA	
NEW DISPOSAL RATE 1/1/23	

DUE DATE	TOTAL AMOUNT DUE
01/09/23	33.89

RETURN THIS STUB WITH PAYMENT	AFTER DUE DATE
	38.89



MUNICIPAL UTILITIES COMMISSION

410 ACADEMY STREET • P.O. BOX 214
CAMBRIDGE, MD 21613

SERVICE FROM: 11/28/22 TO: 12/27/22

CODE	PREVIOUS	PRESENT	USAGE	AMOUNT
W	5180	5187	7	15.50
S	5180	5187	7	7.75

SERVICE ADDRESS		PREVIOUS BALANCE
101 HAYWARD ST 2685		0.00

ACCOUNT NO.	DUE DATE	TOTAL AMOUNT DUE
662-0	01/09/23	23.25

MAIL TO:

CWDI
P O BOX 1144
CAMBRIDGE MD 21613



RETURN SERVICE REQUESTED
PRESORTED FIRST CLASS MAIL
U.S. POSTAGE PAID
CAMBRIDGE, MD 21613
PERMIT # 114

ACCOUNT NO.
662-0

SERVICE ADDRESS	
101 HAYWARD ST 2685	

MESSAGE AREA	
NEW DISPOSAL RATE 1/1/23	

DUE DATE	TOTAL AMOUNT DUE
01/09/23	23.25

RETURN THIS STUB WITH PAYMENT	AFTER DUE DATE
	28.25



BayVanguard Bank

Built on Tradition Focused on Community
Since 1817

WIRE TRANSFER REQUEST

CUSTOMER INFORMATION

Date:	12/09/2022	Originator Account #:	1161555522
Name:	CWDI HOLDINGS, LLC	Telephone:	(434) 579-0374
Address 1:	5263 BUCKTOWN RD	SSN/EIN:	874-21-9928
Address 2:		Request Type:	In Person Other:
City/State:	CAMBRIDGE, MD	ID Type:	DRIVERS LIC Number: L-563-589-303-569
Zip:	21613	Issued By:	MARYLAND

WIRE INFORMATION

Wire Type:	(Pick One)	Wire Fee:	\$ 25.00
Wire Amount:	\$ 1,000.00	Total Debit:	\$ 1,025.00

INTERMEDIARY BANK

Institution Name:	
Address Line 1:	
Address Line 2:	
ABA/Routing/SWIFT/CHIPS:	

RECEIVING BANK

Institution Name:	SHORE UNITED BANK
Address Line 1:	18 EAST DOVER ST
Address Line 2:	EASTON, MD 21601
ABA/Routing/SWIFT/CHIPS:	052100932

BENEFICIARY INFORMATION

Name:	GORDON D FRONK, PA	Account Number:	1010125456
Address Line 1:	111 EAST DOVER ST	Special Instructions/Further Credit To:	
Address Line 2:		GORDON D FRONK P A	
City/State/Zip:	EASTON, MD 21601	ATTORNEY TRUST ACCOUNT	
		CWDI HOLDINGS LLC	



 Customer/Authorized Agent Signature

Collected Balance:	\$ 65,014.82
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TRANSFER REQUEST VERIFICATION METHOD

Initiator Name:	DONNA J SCHNOOR	Method:	(Pick One)	Dollar Limit:	\$
Secondary Approval Required:	(Pick One)				
Secondary Approver:				Dollar Limit:	\$
Request Prepared By:		Approved By:			
Callback Performed By:		Internal Reference Number:			
Wire Service Initiator:		Wire Service Verified:			

Any incorrect information provided by the ORIGINATOR may be subject to the mismatch fee. Fees are determined by the RECIPIENT/BENEFICIARY'S financial institution.



Invoice

Network Realty Partners LLC
4201 Wilson Blvd Suite 260
Arlington VA 22203-4417

Invoice # CWDI-1122
November 30, 2022
Due Upon Receipt

EIN # 82-3350750

Bill To:

Cambridge Waterfront Development, Inc.
5263 Bucktown Road, Office 2
Cambridge, MD 21613

DESCRIPTION		AMOUNT
Masterplan Redevelopment Fee	\$	30,000.00
November 2022		
Trip Charges - November	\$	100.00
Total Due	\$	30,100.00

Wire Instructions

Name: Network Realty Partners LLC
Bank: United Bank
ABA: 056004445
AC No: 88580564



Invoice

BILL TO
Mr. Matt Leonard
Cambridge Waterfront Development, Inc.
5263 Bucktown Road
Box 5
Cambridge, MD 21613

Date Nov 15, 2022
Invoice # 37156
Project Name Cambridge Harbor Web Design
Project No 22-304
 Dec 15, 2022
Invoice is due upon receipt 30(days)
Balance Due: \$7,500.00

Project Description: Cambridge Harbor Web Design

	Fee Summary		Previously Invoiced		Current Invoice		Remaining
	%	Stipulated	% phase completed	Amount billed	% complete current inv	Value of completed	Amount remaining
Task 1 - Kick-Off	17.86%	\$5,000.00	100.00%	\$5,000.00	0.00%	\$0.00	\$0.00
Task 2 - Website Wireframe	19.64%	\$5,500.00	100.00%	\$5,500.00	0.00%	\$0.00	\$0.00
Task 3 - Website Design Mock-Up	32.14%	\$9,000.00	33.33%	\$3,000.00	61.11%	\$2,500.00	\$3,500.00
Task 4 - Web Development Alpha	17.86%	\$5,000.00	0.00%	\$0.00	100.00%	\$5,000.00	\$0.00
Task 5 - Web Development Beta	12.50%	\$3,500.00	0.00%	\$0.00	0.00%	\$0.00	\$3,500.00
	100.00%	\$28,000.00	48.21%	\$13,500.00	26.79%	\$7,500.00	\$7,000.00
Invoice Total:							\$7,500.00

Please send checks to:
 P. O. Box 507
 Baltimore, MD 21203

Wiring Instructions: PNC Bank 500 First Ave., Mail stop P7 PFSC 03 W, Pittsburgh, PA 15219 Swift: PNCCUS33 Routing: 031000053
 Acct# 5335966985
 ACH Info: Routing: 054000030 | Acct# 5335966985
 PayPal info: payments@bctarchitects.com

GEO-TECHNOLOGY ASSOCIATES, INC.
3445-A Box Hill Corporate Center Drive
Abingdon, MD 21009
TEL 410-515-9446 FAX 410-515-4895



Invoice

CWDI c/o Network Realty Partners
4201 Wilson Blvd, Suite 260
Arlington VA 22203

Invoice Date : December 07, 2022
Invoice Number : 31194203

Attention: Matt Leonard

Project: 31221165 Cambridge Waterfront Development
Project Manager: Esposito, Nicholas

Professional Services for the Period: 10/30/2022 to 11/26/2022

Demolition Backfill Construction

LS and CPM Billings:

Phase Code / Name	Contract Fee	% Complete	Total Billed	Previously Billed	Current Due
104 -- Demo Backfill est 20 Days	12,000.00	1.76	\$210.66	\$0.00	\$210.66
			Total Due		\$210.66

We encourage you to remit payments electronically via ACH credit. Please include the invoice number in your remittance advice to ensure proper credit to your account.

Invoice & Remittance Detail

Due Date 01/06/2023
Invoice # 31194203
Client ID: NETWORKRE
gtaremits@gtaeng.com

Bank Information

GEO-TECHNOLOGY ASSOCIATES, INC.
Account # 70814799
Routing # 021052053

019
All invoices are due within 30 days. A late charge of 1.5% (18% per year) will be added to any balances over 30 days

Project : 31221165 -- Cambridge Waterfront Development

Invoice # : 31194203

Labor and Expense Backup for Hourly Phases

Phase : 104 -- Demo Backfill est 20 Days

Labor			
<u>Class Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Assistant PM	1.50	135.00	202.50
Unit Based Fees			
<u>Unit Name</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
Mileage	12.00	0.68	8.16
Total Phase 104 -- Demo Backfill est 20 Days :			210.66

We encourage you to remit payments electronically via ACH credit. Please include the invoice number in your remittance advice to ensure proper credit to your account.

Invoice & Remittance Detail

Due Date 01/08/2023
Invoice # 31194203
Client ID: NETWORKRE
gtaremits@gaeng.com

Bank Information

GEO-TECHNOLOGY ASSOCIATES, INC.
Account # 70814799
Routing # 021052053

020
All invoices are due within 30 days. A late charge of 1.5% (18% per year) will be added to any balances over 30 days

Lewis Security Services

PO Box 361
East New Market, MD 21631 US
+1 4435211197
lewissecurityllc@gmail.com



INVOICE

BILL TO
Matt Leonard
CWDI Holdings LLC
PO Box 1144
Cambridge, Maryland 21613

INVOICE 10
DATE 12/05/2022
TERMS Due on receipt
DUE DATE 12/05/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
12/05/2022	Security / CWDI Cambridge Harbor Security 11/21/2022 - 12/04/2022	98	35.00	3,430.00

Thank You for your Business

SUBTOTAL	3,430.00
TAX	0.00
TOTAL	3,430.00
BALANCE DUE	\$3,430.00



An Exelon Company

Your electric bill - Dec 2022

for the period **November 12, 2022 to December 12, 2022**

WAYS TO SAVE: FIND TIPS AND PROGRAMS THAT HELP

Learn more at delmarva.com/WaysToSave

CWDI HOLDINGS LLC

Account number: 5502 9375 882
Your service address: 200 BYRN ST DOCK
 CAMBRIDGE MD 21613
Bill Issue date: Dec 14, 2022

Summary of your charges

Balance from your last bill	\$81.59
Your payment(s) - thank you	\$81.59-
Balance forward as of Dec 14, 2022	\$0.00
New electric charges	\$38.27
Total amount due by Jan 4, 2023	\$38.27

Find helpful storm preparation and power outage information at delmarva.com

Your smart meter is read wirelessly. Visit My Account at delmarva.com to view your daily and hourly energy usage.

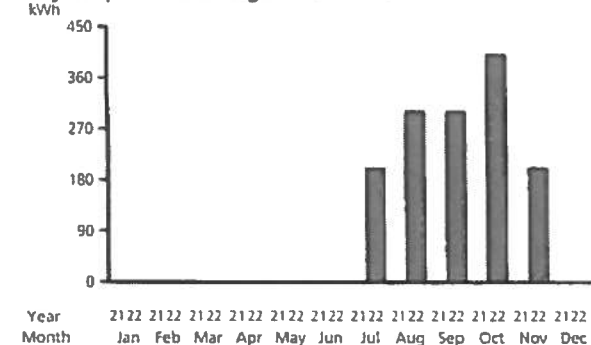
The EmPOWER MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to delmarva.com/WaysToSave.

How to contact us

Customer service (Mon-Fri, 7am - 7pm)	1-800-375-7117
TTY English	1-800-735-2258
TTY Spanish	1-800-877-1264
Electric emergencies & outages (24 hours)	1-800-898-8045
¿Problemas con la factura?	1-800-375-7117
Visit delmarva.com	

Your monthly Electricity use in kWh

Daily temperature averages: Dec 2022: 45° F



You can help a Delmarva customer in need of assistance with their energy bills by contributing to the Good Neighbor Energy Fund. Simply pay exactly \$1.00 over your Delmarva bill amount and that dollar will be contributed to the Good Neighbor Energy Fund administered by a 501(c)3 non-profit organization in your community. Program contributions must be exactly \$1.00 over the billed amount; amounts over \$1.00 will not be identified as a program contribution and will result in a credit to your account. Delmarva Power will also contribute \$1.00 to the fund for every \$3.00 in customer donations, up to \$70,000.

Please tear on the dotted line below. Invoice Number: 200171951200 Page 1 of 2

Return this coupon with your payment made payable to Delmarva Power

Account number **5502 9375 882**
Total amount due by Jan 4, 2023 **\$38.27**

1000432 01 AV 0.455 **AUTO T2 0 4296 21613-514444 -C26-P00432-112
 2MD01852



CWDI HOLDINGS LLC
 PO BOX 1144
 CAMBRIDGE MD 21613-5144



Amount Paid: \$

PO BOX 13609
 PHILADELPHIA PA 19101



CWDI HOLDINGS LLC
Account number: 5502 9375 882

Your electric bill for the period
November 12, 2022 to December 12, 2022



Details of your Electric Charges

Small General Service 2 - service number 0550 2937 5882 7002 2479 06
Electricity you used this period

<u>Meter Number</u> <u>Energy Type</u>	<u>Current Reading</u>	<u>Previous Reading</u>	<u>Difference</u>	<u>Multiplier</u>	<u>Total Use</u>
KZD387972386 Use (kWh)	Dec 12 003136 (actual)	Nov 12 003136 (actual)	0	100	0
Demand (kW)	0.000 (actual)			100	0.00

Your next meter reading is scheduled for January 13, 2023

Delivery Charges: These charges reflect the cost of bringing electricity to you.
Current charges for 31 days, **winter rates in effect.**
Capacity/Transmission Peak Load Contribution 0.00 / 0.00

<u>Type of charge</u>	<u>How we calculate this charge</u>	<u>Amount(\$)</u>
Customer Charge		23.82
Administrative Credit	0 kWh X \$0.0000000 per kWh	0.00
Universal Service Program		12.28
Sales Tax	at 6%	2.17
Total Electric Delivery Charges		38.27

Supply Charges: These charges reflect the cost of producing electricity for you.

Total Electric Charges - Small General Service 2 **38.27**

1000432-00000884-0000002 of 0000002-C26-D1-4296-00432

Check here to enroll in the Direct Debit plan Sign and date here _____

By signing here, you authorize Delmarva Power to electronically deduct the amount of your monthly bill from your checking account each month. The check you send with this signed authorization will be used to set up Direct Debit. You understand that we will notify you each month of the date and amount of the debit, which will be on or after the due date stated on your monthly bill. You understand that to withdraw this authorization you must call Delmarva Power. You understand that Delmarva Power does not charge for this service, but that your bank may have charges for this service.

Electronic Check Conversion

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

LP Maintenance Pros.

INVOICE

5609 Belle Aire Rd.
East New Market, MD 21631
Phone; 4435214773

DATE: December 27 2022
INVOICE # 1
FOR:

trash clean up

Bill To:
Matt Loenard
CWDI Holdings LLC
PO Box1144
Cambridge, MD 21613

phone: 1-434-579-0374

DESCRIPTION	AMOUNT DUE
trash removed from cans along the Wharf at Govenores Hall	
new liners placed in cans	
walked immediate area close to cans to pick up loose trash and debris	
12/16/22	140.00
12/27/22	140.00
TOTAL	\$ 280.00

Please make check out to LP Maintenance Pros.
Using the above stated address.

If you have any questions concerning this invoice Jennifer Lopez at 443-521-4773

THANK YOU FOR YOUR BUSINESS!



BARTLETT TREE EXPERTS

P.O. Box 3067
Stamford, CT 06905-0067

TEMP-RETURN SERVICE REQUESTED

ACCOUNT NUMBER	STATEMENT DATE	TOTAL AMOUNT DUE
3208732	11/30/22	\$1,415.93
REPRESENTATIVE NAME		TELEPHONE #
Z. Richardson		(410)745-5100

MAKE CHECK PAYABLE TO: Bartlett Tree Experts
Pay online at www.bartlett.com

AMOUNT PAID _____

YOUR CHECK NUMBER _____

TO INSURE PROPER CREDIT PLEASE RETURN THIS PORTION WITH YOUR PAYMENT.

HOME OFFICE - STAMFORD, CT
THE BARTLETT TREE RESEARCH LABORATORIES & EXPERIMENTAL GROUNDS - CHARLOTTE NC

STATEMENT

Please check box if your address below is incorrect or has changed. Indicate change(s) on reverse side.

TRES 221205-04750-0001



004670 0.5380 AB 0.491 TR00019
Cambridge Waterfront Development
P.O. Box 1144
Cambridge, MD 21613-5144

BARTLETT TREE EXPERTS
P.O. BOX 3067
STAMFORD, CT 06905-0067



PLEASE FOLD ALONG THE DASHED LINE



BARTLETT TREE EXPERTS

REPRESENTATIVE NAME	TELEPHONE #	ACCT NUMBER	STMT DATE	TOTAL AMOUNT DUE
Z. Richardson	(410)745-5100	3208732	11/30/22	\$1,415.93

TRANSACTION	POSTING DATE	REFERENCE NUMBER	AMOUNT	SERVICE CHARGE	AMOUNT DUE
INVOICE	10/14/22	405877220	\$795.00	\$11.93	\$806.93
INVOICE	10/14/22	405877200	\$600.00	\$9.00	\$609.00

**ITEM(S) ON THIS STATEMENT ARE MORE THAN 30 DAYS PAST DUE.
WE ASK THAT YOU IMMEDIATELY REMIT PAYMENT IN FULL.
THANK YOU IF YOU HAVE ALREADY ADDRESSED THIS ISSUE.**

CURRENT DUE	30 DAYS PAST DUE	60-DAYS PAST DUE	90 DAYS PAST DUE	TOTAL AMOUNT DUE
\$0.00	\$1,415.93	\$0.00	\$0.00	\$1,415.93

A SERVICE CHARGE OF 15 PER MONTHLY PERIOD, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18.0 IS ADDED TO OPEN ACCOUNTS FOR 30 DAYS AFTER INVOICE DATE. EACH MONTHLY PERIOD THEREAFTER

18.0
025

RETAIN THIS PORTION FOR YOUR RECORDS



BARTLETT TREE EXPERTS

P.O. Box 3067
Stamford, CT 06905-0067

TEMP-RETURN SERVICE REQUESTED

HOME OFFICE - STAMFORD, CT

THE BARTLETT TREE RESEARCH LABORATORIES & EXPERIMENTAL GROUNDS - CHARLOTTE, NC

ACCOUNT NUMBER INVOICE DATE INVOICE NUMBER

3208732 11/26/2022 40587718-0

AMOUNT DUE PAY THIS AMOUNT

Page 1 300.00 300.00

MAKE CHECK PAYABLE TO *Bartlett Tree Experts*
Pay online at www.bartlett.com

YOUR CHECK NUMBER _____

INVOICE

Please check box if your address below is incorrect or has changed. Indicate change(s) on reverse side.

TO ENSURE PROPER CREDIT PLEASE RETURN THIS PORTION WITH YOUR PAYMENT.

ALL ACCOUNTS SET

PAYABLE UPON RECEIPT



000609 0.5380 MB 0.515 TR00003
Cambridge Waterfront Development
P.O. Box 1144
Cambridge, MD 21613-5144



BARTLETT TREE EXPERTS
P.O. BOX 3067
STAMFORD, CT 06905-0067



INVOICE NO.	AMOUNT DUE
-------------	------------

40587718-0 Work Completed 11/23/2022	300.00
Work at 300 Byrn Street	
Cambridge	

English Elm (left facing water) English Elm (right facing water)
Goals: - Reduce weight from the ends of the 2 limbs with decay at the branch union to the trunk Specifications: - Reduce live, over-extended branches as needed - Remove all debris

INVOICE

Register for "Your Account" at www.bartlett.com to see your service history, review work orders & more. Also, if you had a good experience with us, let others know by submitting an online review. Go to www.bartlett.com/review.

Thank you for the opportunity to care for your property.

YOUR BARTLETT REPRESENTATIVE IS: Zach Richardson	ACCOUNT NUMBER 3208732	INVOICE DATE 11/26/2022	PAY THIS AMOUNT 300.00
---	---------------------------	----------------------------	---------------------------

A SERVICE CHARGE OF 1.5 % PER MONTH WHICH IS AN ANNUAL PERCENTAGE OF 18.0 % IS ADDED TO ACCOUNTS 30 DAYS AFTER INVOICE DATE.

RETAIN THIS PORTION FOR YOUR RECORDS

MAKE CHECK PAYABLE TO
BARTLETT TREE EXPERTS
PO BOX 3067
STAMFORD, CT 06905-0067



BARTLETT TREE EXPERTS

P.O. Box 3067
Stamford, CT 06905-0067

HOME OFFICE - STAMFORD, CT
THE BARTLETT TREE RESEARCH LABORATORIES & EXPERIMENTAL GROUNDS - CHARLOTTE, NC

INVOICE

Please check box if your address below is incorrect or has changed. Indicate change(s) on reverse side.

Cambridge Waterfront Development
P.O. Box 1144
Cambridge, MD 21613

BARTLETT TREE EXPERTS
P.O. BOX 3067
STAMFORD, CT 06905-0067

ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER
3208732	12/22/2022	40587719-0
Page 1 of 1	AMOUNT DUE	PAY THIS AMOUNT
	\$2,100.00	\$2,100.00

MAKE CHECK PAYABLE TO: Bartlett Tree Experts
PAY ONLINE AT: www.bartlett.com

YOUR CHECK NUMBER _____

TO ENSURE PROPER CREDIT PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. PAYABLE UPON RECEIPT



INVOICE NO	SERVICE ADDRESS	WORK COMPLETED	AMOUNT
40587719-0	300 Byrn Street Cambridge, MD 21613	12/08/2022	\$2,100.00

Goals:

- Remove the large dead limbs
- Reduce risk of branch stem and/or root failure
- Reduce weight of branch ends
- Thin interior growth by approx. 2/3

Specifications:

- Reduce and/or remove live branches as needed
- Remove all debris

Register for "Your Account" at www.bartlett.com to see your service history, review work orders & more. Also, if you had a good experience with us, let others know by submitting an online review. Go to www.bartlett.com/review.

Thank you for the opportunity to care for your property.

YOUR BARTLETT REPRESENTATIVE IS	ZACH RICHARDSON	ACCOUNT NUMBER	INVOICE DATE	PAY THIS AMOUNT
		3208732	12/22/2022	\$2,100.00

A SERVICE CHARGE OF 1.5 % PER MONTH WHICH IS AN ANNUAL PERCENTAGE OF 18.0% IS ADDED TO ACCOUNTS 30 DAYS AFTER INVOICE DATE

027
RETAIN THIS PORTION FOR YOUR RECORDS

MAKE CHECK PAYABLE TO
BARTLETT TREE EXPERTS
P.O. Box 3067
Stamford, CT 06905-0067

Lewis Security Services

PO Box 361
East New Market, MD 21631 US
+1 4435211197
lewissecurityllc@gmail.com



INVOICE

BILL TO
Matt Leonard
CWDI Holdings LLC
PO Box 1144
Cambridge, Maryland 21613

INVOICE 11
DATE 12/19/2022
TERMS Due on receipt
DUE DATE 12/19/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
12/19/2022	Security / CWDI Cambridge Harbor Security 12/05/2022 - 12/18/2022	98	35.00	3,430.00

Thank You for your Business

SUBTOTAL	3,430.00
TAX	0.00
TOTAL	3,430.00
BALANCE DUE	\$3,430.00

MORRIS & RITCHIE ASSOCIATES, INC.
 3445-A Box Hill Corporate Center Drive
 Abingdon, MD 21009
 TEL 410-515-9000 FAX 410-515-9002



Invoice

CWDI Holdings, LLC
PO BOX 1144
Cambridge MD 21613

Invoice Date : December 13, 2022
Invoice Number : 11344989

Attention: Matt Leonard

Project: 21795 CWDI - Demolition Plan
Project Manager: Usab, Ken

Professional Services for the Period: 10/16/2022 to 11/12/2022

For work on the amended parking concept plan, amended demolition plans, permitting and meetings with agencies & the client

LS and CPM Billings:

Phase Code / Name	Contract Fee	% Complete	Total Billed	Previously Billed	Current Due
TASK1 -- Demolition Plan	18,000.00	100.00	\$18,000.00	\$18,000.00	\$0.00
TASK10 -- DGH Alta Survey - 2 Parcels	6,500.00	100.00	\$6,500.00	\$6,500.00	\$0.00
TASK2 -- Meetings	5,000.00	98.95	\$4,947.50	\$4,947.50	\$0.00
TASK3 -- Reimbursables	4,000.00	56.93	\$2,277.31	\$2,163.35	\$113.96
TASK4 -- Entitlement Revisions - EWA01	5,800.00	100.00	\$5,800.00	\$5,800.00	\$0.00
TASK5 -- Addtl Hourly Meetings - EWA01	5,000.00	86.25	\$4,312.50	\$3,637.50	\$675.00
TASK6 -- On-Call Construction S/O - EWA01	5,000.00	20.10	\$1,005.00	\$1,005.00	\$0.00
TASK7 -- Addtl Reimbursable Exp - EWA01	3,000.00	94.17	\$2,825.00	\$2,825.00	\$0.00
TASK8 -- Remaining Office Demolition - EWA02	6,500.00	100.00	\$6,500.00	\$6,500.00	\$0.00
	<u>58,800.00</u>		<u>\$52,167.31</u>	<u>\$51,378.35</u>	<u>\$788.96</u>

Cost Plus Billings:

TASK9 -- Amended Concept Parking Plan -EWA02 \$2,647.50

Total Due **\$3,436.46**

We encourage you to remit payments electronically via ACH credit. Please include the invoice number in your remittance advice to ensure proper credit to your account.

Invoice & Remittance Detail

Due Date 01/12/2023
 Invoice # 11344989
 Client ID: CWDIHOLDI
 mraremits@mragta.com

Bank Information

MORRIS & RITCHIE ASSOCIATES, INC.
 Account # 50996484
 Routing # 021052053

029
All Invoices are due within 30 days. A late charge of 1.5% (18% per year) will be added to any balances over 30 days

Project : 21795 -- CWDI - Demolition Plan

Invoice # : 11344989

Labor and Expense Backup for Hourly Phases

Phase : TASK3 -- Reimbursables

Unit Based Fees

<u>Unit Name</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
COLOR PRINTS	24.24	1.90	46.06
PRINTS	194.00	0.35	67.90
Total Phase TASK3 -- Reimbursables :			113.96

Phase : TASK5 -- Addtl Hourly Meetings - EWA01

<u>Class Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Associate	3.00	225.00	675.00
Total Phase TASK5 -- Addtl Hourly Meetings - EWA01 :			675.00

Phase : TASK9 -- Amended Concept Parking Plan -EWA02

<u>Class Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Associate	1.50	225.00	337.50
Project Designer I	22.00	105.00	2,310.00
Total Phase TASK9 -- Amended Concept Parking Plan -EWA02 :			2,647.50

We encourage you to remit payments electronically via ACH credit. Please include the invoice number in your remittance advice to ensure proper credit to your account.

Invoice & Remittance Detail

Due Date 01/12/2023
Invoice # 11344989
Client ID: CWDIHOLDI
mraremits@mrakta.com

Bank Information

MORRIS & RITCHIE ASSOCIATES, INC.
Account # 50996484
Routing # 021052053

030
All invoices are due within 30 days. A late charge of 1.5% (18% per year) will be added to any balances over 30 days

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: CWDI Holdings, LLC
 PO Box 1144
 Cambridge, MD 21613

PROJECT: Cambridge Waterfront Demolition & Infrastructure
 PO Box 1144
 Cambridge, MD 21613

FROM: James G. Davis Construction Corporation
 CONTRACTOR: 12530 Parklawn Drive
 Ste 100
 Rockville, MD 20852
 USA

CONTRACT FOR: Cambridge Waterfront Demolition & Infrastructure

ARCHITECT:
 PROJECT NOS.: 19890
 INVOICE NO.: 19890-006
 CONTRACT DATE: 01-Jun-2022

DISTRIBUTION TO:
 OWNER
 ARCHITECT
 CONTRACTOR

APPLICATION AND CERTIFICATE FOR PAYMENT

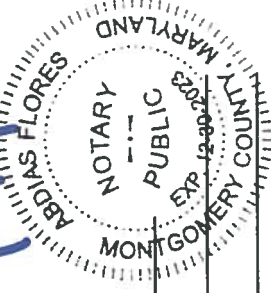
Application is made for payment, as shown below, in connection with the Contract. Continuation sheet is attached.

1. ORIGINAL CONTRACT SUM	\$ 2,408,306.00
2. Net change by change orders	\$ 0.00
3. CONTRACT SUM TO DATE (Line1 +/- 2)	\$ 2,408,306.00
4. TOTAL COMPLETED & STORED TO DATE	\$ 1,835,823.52
(Column G on G703)	
5. RETAINAGE:	
(Total retainage Column I of G703)	\$ 56,000.50
6. TOTAL EARNED LESS RETAINAGE	\$ 1,779,823.02
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	
(Line 6 from prior Certificate)	\$ 1,529,358.82
8. CURRENT PAYMENT DUE	\$ 250,464.20
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$ 628,482.98

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner	0.00	0.00
APPROVED THIS MONTH		
Number	Date Approved	
Current Total:		0.00
Net Change by Change Orders		0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor: James G. Davis Construction Corporation
 By: [Signature]
 Date: 12/14/22
 State of: Maryland
 County of: Montgomery
 Subscribed and sworn to before me this 14th day of December 2022
 Notary Public: [Signature]
 My Commission expires: 12/30/2023



~~APPLICATION AND CERTIFICATE FOR PAYMENT~~

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

AMOUNT \$250,464.20

(Attach explanation if amount certified differs from the amount applied for. Initial figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

~~XXXXXXXX~~ OWNER: _____
 By: Matthew Leonard Date: 12/28/22

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

James G. Davis Construction Corporation

CONTINUATION SHEET

Page: 2

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached. In tabulation below, amounts are stated to the nearest cent. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 6
 APPLICATION DATE: 30-Nov-2022 INVOICE NO.: 19890-006
 PERIOD TO: 30-Nov-2022
 PROJECT NO: 19890

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE			D WORK COMPLETED (D+E)		F MATERIAL PRESENTLY STORED	G TOTAL COMPLETED AND STORED (%G/C) TO DATE	H BALANCE TO FINISH	I RETAINAGE
		ORIGINAL	CHANGE ORDERS	CURRENT	FROM PREVIOUS APPLICATION	THIS PERIOD				
19890	UMD Shore Medical Demo + Infrastructure									
01	General Conditions	483,870.00	0.00	483,870.00	362,729.00	60,141.00	0.00	422,870.00	61,000.00	0.00
00-000	General Conditions	18,178.00	0.00	18,178.00	18,178.00	0.00	0.00	18,178.00	0.00	0.00
18-004	General Commercial Insurance	502,048.00	0.00	502,048.00	380,907.00	60,141.00	0.00	441,048.00	61,000.00	0.00
	General Conditions Total									
02	Sitework	1,633,556.00	0.00	1,633,556.00	992,098.00	146,500.00	0.00	1,138,598.00	494,958.00	49,604.90
02-070	Demolition	164,850.00	-35,200.00	129,650.00	127,912.00	1,738.00	0.00	129,650.00	0.00	6,395.60
02-202	Site Development	39,000.00	35,200.00	74,200.00	39,000.00	35,200.00	0.00	74,200.00	0.00	0.00
02-820	Fences & Gates	1,837,406.00	0.00	1,837,406.00	1,159,010.00	183,438.00	0.00	1,342,448.00	494,958.00	56,000.50
	Sitework Total									
18	Fee	68,852.00	0.00	68,852.00	45,442.32	6,885.20	0.00	52,327.52	16,524.48	0.00
18-990	Fee	68,852.00	0.00	68,852.00	45,442.32	6,885.20	0.00	52,327.52	16,524.48	0.00
	Fee Total									
	UMD Shore Medical Demo + Infrastructure Total:	2,408,306.00	0.00	2,408,306.00	1,565,359.32	250,464.20	0.00	1,835,823.52	572,482.48	56,000.50
	Project Total:	2,408,306.00	0.00	2,408,306.00	1,565,359.32	250,464.20	0.00	1,835,823.52	572,482.48	56,000.50

PARTIAL RELEASE OF LIEN AND WAIVER OF CLAIM

TO: CWDI Holdings, LLC (Owner)

FROM: JAMES G DAVIS CONSTRUCTION CORPORATION
12530 Parklawn Drive
Rockville, Maryland 20852

REFERENCE: Agreement Between Contractor and Owner, Cambridge Waterfront Demolition & Infrastructure for the Cambridge Waterfront Demo & Infrastructure Project (location) PO Box 1144 (the "Agreement").
Cambridge, MD 21613

The undersigned Contractor, in consideration of payments in the total sum of : \$ 1,779,823.02
One Million Seven Hundred Seventy Nine Thousand Eight Hundred Twenty Three Dollars and Two Cents

made to Contractor by the Owner as of the date hereof, will hereby release and waive any and all mechanic's, materialman's or like lien, and all rights to file any such lien in the future, against the real property which is the subject of the Agreement, for all of the Work performed or furnished and materials and equipment supplied by Contractor (except retention withheld, pending change orders and claims for which payment has not been made), from the commencement of Contractor's Work through the date of this waiver, pursuant to the Agreement; and

Hereby agrees to promptly pay and release of record all mechanic's, materialman's and like liens filed by others in connection with the Work covered by said Agreement and this Partial Release of Lien and Waiver of Claim, which may now or in the future affect said real property, and to defend and indemnify and save the Owner harmless from any liability or expense because of such liens or the enforcement thereof; and

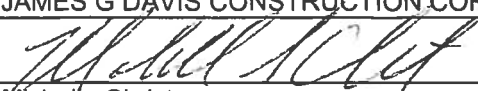
Hereby waives and releases all actions, debts, claims and demands against Owner on account of all work, services, equipment and materials performed and furnished by Contractor as of the date of the Contractor's previous Application for Payment/Cost Certification 5 for which it has been paid in connection with the construction of the Cambridge Waterfront Demo & Infrastructure Project and arising under or relating to the Agreement; and

All references herein to the Owner shall be deemed to include the Owner's principals, partners, stockholders, directors, officers, employees, agents, mortgage lenders for the Project, attorneys, representatives, successors, and assigns.

Claims relating to impacts arising from or occurring in connection with the COVID pandemic are excluded from this waiver and release

This release is predicated upon the receipt of \$250,464.20 in current funds

Contractor: JAMES G DAVIS CONSTRUCTION CORPORATION

Dated: 11/30/2022 By:  (Seal)
Michelle Christen
Title: Senior Vice President - Finance



MUNICIPAL UTILITIES COMMISSION
 410 ACADEMY STREET • P.O. BOX 214
 CAMBRIDGE, MD 21613

PRESORTED FIRST CLASS MAIL
 U.S. POSTAGE PAID
 CAMBRIDGE, MD 21613
 PERMIT # 114

RETURN SERVICE
 REQUESTED

SERVICE FROM: 11/23/22 TO: 12/27/22

CODE	PREVIOUS	PRESENT	USAGE	AMOUNT
W	2	3	64	996.42
S	2	3	64	498.21
B	BAY RESTORE FEE			42.67
SERVICE ADDRESS				PREVIOUS BALANCE
HAYWARD ST 4560				0.00
ACCOUNT NO.			DUE DATE	TOTAL AMOUNT DUE
661-0			01/09/23	1,537.30

ACCOUNT NO.	TOTAL AMOUNT DUE
661-0	1,537.30
SERVICE ADDRESS	AFTER DUE DATE
HAYWARD ST 4560	1,542.30
MESSAGE AREA	
NEW DISPOSAL RATE 1/1/23	
DUE DATE	TOTAL AMOUNT DUE
01/09/23	1,537.30
RETURN THIS STUB WITH PAYMENT	AFTER DUE DATE
	1,542.30

MAIL TO:

CWDI
 P O BOX 1144
 CAMBRIDGE MD 21613



Lewis Security Services

PO Box 361
East New Market, MD 21631 US
+1 4435211197
lewissecurityllc@gmail.com



INVOICE

BILL TO
Matt Leonard
CWDI Holdings LLC
PO Box 1144
Cambridge, Maryland 21613

INVOICE 12
DATE 01/02/2023
TERMS Due on receipt
DUE DATE 01/02/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
01/02/2023	Security / CWDI Cambridge Harbor Security 12/19/2022 - 01/01/2023	91	35.00	3,185.00

Thank You for your Business

SUBTOTAL	3,185.00
TAX	0.00
TOTAL	3,185.00
BALANCE DUE	\$3,185.00

Invoice

December 31, 2022



BILL TO

Mr. Matt Leonard
Executive Director
Cambridge Waterfront Development, Inc
PO Box 1144
Cambridge, MD 21613

Email: Matt.leonard@cwdimd.org

FROM

REVPAR International, Inc.
1020 North Fairfax Street, Suite 320
Alexandria, VA 22314
Telephone: (703) 838-9707
Email: accounting@revparintl.com
Federal Tax ID Number: 52-1795367

		INVOICE NUMBER
Proposed Hotel Cambridge, MD		2036-05.22
DESCRIPTION	AMOUNT	
Professional fees due in connection with providing advisory services pertaining to Component 1 for the above-referenced project in December 2022:	\$1,287.50	
	<i>Employee Rate Hours Total</i>	
	<i>Rick Pastorino \$515.00 2.50 \$1,287.50</i>	
Out-of-Pocket Expenses:	\$116.25	
	<i>Ground Transportation \$116.25</i>	
INVOICE DUE UPON RECEIPT WIRE DETAILS AVAILABLE UPON REQUEST		Total Due \$1,403.75

Thanks for allowing us to serve you!

STATEMENT

Printed 12/30/2022

Customer # 2947

Royal Lawns LLC

(410) 820-6581 (800) 439-6581

Service Address Sallwinds Park Inc.
Frank Narr Jr.
P.O. BOX 1065
Cambridge MD 21613

Res. (410) 463-0428

Bus.

Description	Ck # / Inv #	Date	Amount	Tax	Balance
Previous Balance					\$345.00
Payment CASH **Thank You**	1054	01/13/2022	(\$345.00)		\$0.00
Early Spring	76383	03/01/2022	\$330.00		\$330.00
Nutrient Management Soil Test	76504	03/01/2022	\$30.00		\$360.00
Payment CASH **Thank You**	1451	05/02/2022	(\$360.00)		\$0.00
Late Spring	77431	05/04/2022	\$330.00		\$330.00
Summer	77969	06/20/2022	\$330.00		\$660.00
Payment CASH **Thank You**	1003	08/02/2022	(\$330.00)		\$330.00
"Manage" Nutsedge Control	78293	08/10/2022	\$345.00		\$675.00
Early Fall	78481	08/31/2022	\$330.00		\$1,005.00
Payment CASH **Thank You**	1022	09/07/2022	(\$345.00)		\$660.00
Payment CASH **Thank You**	1039	10/27/2022	(\$330.00)		\$330.00
Late Fall	79082	11/02/2022	\$330.00		\$660.00
Payment CASH **Thank You**	1053	11/21/2022	(\$330.00)		\$330.00
Total Amount Due:					\$330.00

Please pay from this receipt. No other will be mailed.

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

AMOUNT CHECK NO.

--	--

Royal Lawns LLC
P O Box 2060
Easton MD 21601

Charge My: _____ Exp: ___/___/___

Card #: _____

Signature: _____ Security Code: _____

Bill To
CWDI Holdings Cambridge Waterfront
Matt Leonard
PO BOX 1144
Cambridge MD 21613

CUSTOMER # 2947

Royal Lawns LLC

P O Box 2060
Easton MD 21601

PLEASE REMIT **\$330.00**

PRINTED 12/30/2022

937

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. BE SURE ADDRESS SHOWS THROUGH WINDOW



Invoice

Network Realty Partners LLC
4201 Wilson Blvd Suite 260
Arlington VA 22203-4417

Invoice # CWDI-1222
December 31, 2022
Due Upon Receipt

EIN # 82-3350750

Bill To:

Cambridge Waterfront Development, Inc.
5263 Bucktown Road, Office 2
Cambridge, MD 21613

DESCRIPTION	AMOUNT
Masterplan Redevelopment Fee	\$ 30,000.00
December 2022	
Trip Charges	\$ -
Total Due	\$ 30,000.00

Wire Instructions

Name: Network Realty Partners LLC
Bank: United Bank
ABA: 056004445
AC No: 88580564



Ginger Jenkins <ginger.jenkins@cwdimd.org>

Check Needed before next Wednesday's (12/14) Board Meeting

3 messages

Frank Narr <frank.narr@cwdimd.org>
To: Ginger Jenkins <ginger.jenkins@cwdimd.org>

Wed, Dec 7, 2022 at 6:19 PM

Ginger,

We need a check written to Kirk Avenue Consulting, LLC for \$7,500. Please code to Executive Director Services and type "2022 Performance Bonus" on the memo line. How do you normally get these checks to Matt? As indicated above, I need the check prior to next Wednesday's (12/14) Board Meeting. You could mail to my residence here in Cambridge--1 Court Lane, Unit 201, Cambridge, MD 21613.

Thank you.

Frank

Ginger Jenkins <ginger.jenkins@cwdimd.org>
To: Frank Narr <frank.narr@cwdimd.org>

Wed, Dec 7, 2022 at 6:53 PM

I normally mail to the PO box. I'll mail a check to you tomorrow to your home address.

[Quoted text hidden]

Frank Narr <frank.narr@cwdimd.org>
To: Ginger Jenkins <ginger.jenkins@cwdimd.org>

Wed, Dec 7, 2022 at 7:47 PM

Thank you!

[Quoted text hidden]



Matt Leonard <matt.leonard@cwdimd.org>

Assessment and Taxation Document Order Form

1 message

donotreply@egov.com <donotreply@egov.com>

Mon, Dec 12, 2022 at 10:35 AM

Payment Receipt Confirmation

Your payment was successfully processed.

This charge by NIC Maryland will appear on your bank statement as MD DEPT ASSMNT/TAX

Receipt Contact Information

Contact Name NIC Maryland, eGov
Services Partner of
Maryland.gov

Contact Email mdhelp@egov.com

Contact Phone 410-990-1090

Contact Url <http://www.maryland.gov/pages/support.aspx>

Transaction Summary

Description	Amount
Assessment and Taxation Document Order Form	\$68.00
Transaction Summary	\$68.00

This service is provided by NIC Maryland, a third party working under a contract administered by the Maryland Dept. of Information Technology (DoIT).

Customer Information

Customer Name Matthew Leonard

Local Reference ID I234600160

Receipt Date 12/12/2022

Receipt Time 10:35:30 AM EST

Payment Information

Payment Type Credit Card

Credit Card Type VISA

Credit Card Number *****0593

Order ID 62260636

Billing Name Matthew Leonard

Billing Information

Billing Address Matt.Leonard@cwdimd.org
PO Box 1144

Billing City, State Cambridge, MD

ZIP/Postal Code 21613

040

12/12/22, 10:37 AM

Cambridge Waterfront Development, Inc. Mail - Assessment and Taxation Document Order Form

Payment Receipt Confirmation

Your payment was successfully processed.

This charge by NIC Maryland will appear on your bank statement as MD DEPT ASSMNT/TAX

Billing Information

Country US

Phone Number 4345790374

This receipt has been emailed to the address below.

Email Address Matt.Leonard@cwdimd.org

Invoice

Gwen Fike
 Creekside Agency, LLC
 2446 Chancellor Point Road
 Trappe, MD 21673

Date: 12/1/22
 Invoice # 1144

Bill To:
 Matt Leonard
 CWDI, P.O. Box 114
 Cambridge, MD 21613

Amount
 Due: \$570.43

Date	Work Description	Hours	Amount Due
11/3/22	Attend Board meeting.	2.75	\$123.75
11/7/22	Update Google Sheet for REOI responses received.	0.25	\$11.25
11/12/22	Send calendar invites and set up zoom links for December meetings.	0.50	\$22.50
11/16/22	Send out emails to order lunch for 11/22.	0.25	\$11.25
11/21/22	Order lunch for 11/22 meeting	0.25	\$11.25
11/29/22	Send out emails to order lunch for 12/1.	0.25	\$11.25
11/30/22	Order lunch for 12/1 meeting.	0.25	\$11.25
Total for services:		4.50	\$202.50
Reimbursable Expenses:			
Reimbursement for monthly Zoom fee			\$14.99
Lunch for 11/3 Board Meeting- Black Water Bakery			\$203.00
Lunch for 11/22 Planning meeting- Black Water Bakery			\$86.94
Lunch for 12/1 OCC meeting- Black Water Bakery			\$63.00
Total for Reimbursable expenses:			\$367.93
Hourly Rate: \$45.00		Total Due:	\$570.43

Make all checks payable to: Creekside Agency, LLC



Black Water Bakery
429 Race St
Cambridge, MD 21613
443-225-5948

Server: Jamie S
Check #86
Tax Exempt
Ordered: 10/27/22 2:59 PM
Table To Go 2

3 Black Water BLT	\$36.00
3 Curry Chicken Salad Wrap	\$48.00
3 Turkey Club	\$45.00
8 Fruit Cup	\$24.00
5 Choc Chip	\$7.50
5 Peanut Butter	\$7.50
Cookies	\$3.00

Subtotal	\$171.00
Tip	\$32.00
Total	\$203.00

Credit Card	Keyed
Amex	xxxxxxxx1020
Time	3:01 PM

Transaction Type	Sale
Authorization	Approved
Approval Code	244684
Payment ID	hRthYgXFTdJr
Merchant ID	324000000018

Life is short, stay awake for it!

www.black-water-bakery.com

Never miss a reward [Sign up \(https://www.toasttab.com/black-water-bakery/rewardsSignup\)](https://www.toasttab.com/black-water-bakery/rewardsSignup)

Download the Toast TakeOut app
Food you love without the wait.

Black Water Bakery
429 Race St
Cambridge, MD 21613
443-225-5948

To Go Information

Thank you for your order! Please head to the front counter at your quoted pickup time. See you soon :)

To Go (Online)

Gwen Fike 410-310-4523
gwen.fike@cwdimd.org

Server: Online

Ordering T

Check #2

Ordered: 11/21/22 11:46 AM

Due: 11/22/22 11:30 AM

Nashville Hot	
Chicken Sandwich	\$16.00
No side	
2 Turkey Club	\$30.00
Coleslaw	
Cracked Wheat	
Fall Panini	\$14.00
Coleslaw	
6 Chocolate Chip	\$9.00
Cookie	
Subtotal	\$69.00
Tax	\$4.14
Tip	\$13.80
Total	\$86.94



Black Water Bakery
429 Race St
Cambridge, MD 21613
443-225-5948

To Go Information

Thank you for your order! Please head to the front counter at your quoted pickup time. See you soon :)

To Go (Online)

Gwen Fike 410-310-4523
gwen.fike@cwdimd.org

Server: Online
Ordering T
Check #1
Ordered: 11/30/22 9:46 AM
Due: 12/1/22 11:30 AM

Turkey Club	\$15.00
Coleslaw	
Cracked Wheat	
Crab Dip	\$13.00
Toasted bread	
Turkey Chili	\$8.00
Sour cream	
Cheddar cheese	
Please put toppings on the side.	
Chicken Pot Pie	\$14.00
Coleslaw	
Subtotal	\$50.00
Tax	\$3.00
Tip	\$10.00
Total	\$63.00

Amex xxxxxxxx1020

Transaction Type Sale
Authorization Approved
Approval Code 045
Payment ID chPwbpNqzMH0

Ginger Jenkins
27667 Equestrian Dr
Salisbury MD 21801

December 9, 2022

Cambridge Waterfront Properties Inc.
PO Box 1144
Cambridge, MD 21613

Invoice for accounting work for November 2022 including bookkeeping, financial statement preparation, grant recordkeeping, and other various tasks.

<u>September hours</u>	<u>5.75 hours</u>
Total hours costs	<u>5.75 hours @ \$91/hour= \$523.25</u>
Total invoice	<u>\$523.25</u>



110 North Cross Street
 Chestertown, MD 21620

Invoice

Date: 12/6/2022

Invoice Number: 12365

Account: 5201

Terms: Due on receipt

Cambridge Waterfront Development, Inc.
 Attn: Matt Leonard, Executive Director
 P.O. Box 1144
 Cambridge, MD 21613

Matter:

Balance Due:

PROFESSIONAL SERVICES

Date	Description	Rate	Hours	Amount
11/2/2022	telecon with Frank Narr and Matt Leonard re tax exemption memo and issues; finalize memorandum; email to MLeonard and FNarr; confer with RGuay re letter and application to SDAT	CDM-235	1.0	235.00
11/7/2022	Review of title searches for Hayward Street parcels sent by S. Hayman; confer with C. MacLeod re document packet to prepare for Matt Leonard for Port, Gateway and Hospital properties.	KCA-185	0.4	74.00
11/8/2022	review and finalize closing documents summary, exhibits and letters re Port, Gateway and Hospital Property acquisitions; confer with Emily Murphy re same	CDM-235	1.4	329.00
11/9/2022	Rad DeTar, Esq. email re Term Letter for Yacht Maintenance purchase of leased property; review 11/4 CWDI term letter; email to Matt Leonard; telecon with Matt Leonard re CYM term letter and pending matters	CDM-235	0.8	188.00
11/9/2022	email complete closing document packages to DHCD (AAG Joe Pulver) and MDOT-BPW (AAG Brian Schade) re Gateway and Port Property transfers; email to/from RAD DeTar re Maintenance	CDM-235	0.6	141.00
11/10/2022	telecon with Rad DeTar, Esq. re YM term sheet and related issues; manual notes	CDM-235	0.5	117.50
11/15/2022	Confer w/MacLeod re: required next steps for filing tax refund, research file to input into forms for SDAT, analyze state law for requirements for recordation taxes, begin SDAT forms	RG - 85	1.8	153.00
11/16/2022	Evaluate State and County Code re: recordation and transfer tax; t/c with Land Records to confirm process for filing refund claim; begin drafting letter to Clerk of Court	RG - 85	3.2	272.00

Total



110 North Cross Street
Chestertown, MD 21620

Invoice

Cambridge Waterfront Development, Inc.
Attn: Matt Leonard, Executive Director
P.O. Box 1144
Cambridge, MD 21613

Date: 12/6/2022
Invoice Number: 12365
Account: 5201
Terms: Due on receipt

Matter:

Balance Due: \$2,032.00

PROFESSIONAL SERVICES

Date	Description	Rate	Hours	Amount
11/16/2022	Rad DeTar, Esq. email and attachment re reply to CWDI Term Sheet; review and email to Matt Leonard	CDM-235	0.5	117.50
11/18/2022	Draft letter to Dor. Clerk of Court for tax refunds	RG - 85	0.7	59.50
11/21/2022	Finalize refund and tax exempt claim letters; email to CMacLeod re: same	RG - 85	0.5	42.50
11/22/2022	review and revise letters to SDAT and Clerk of the Court re tax exemption and refund; confer with RGuay	CDM-235	0.8	188.00
11/22/2022	Confer w/CMacLeod re: tax exempt applications and refund claim letter; made final changes to corr.; email MLeonard to set up meeting	RG - 85	0.5	42.50
11/23/2022	Confer with R. Guay re exhibits for CWDI Memorandum.	KCA-185	0.3	55.50
11/23/2022	Email draft letters for refund claim and tax expemption	RG - 85	0.2	17.00

Tax ID: 81-4849646

Please make your checks payable to: MacLeod Law Group, LLC

Total \$2,032.00



Dorchester Chamber of Commerce
 306 High Street
 Cambridge, MD 21613
 (410) 228-3575 | fax: (410) 228-6848
 info@dorchesterchamber.org

Invoice

Invoice Date: 12/6/2022
 Invoice Number: 4697
 PO Number:

Cambridge Waterfront Development, Inc.
 Matt Leonard
 306 High Street
 PO Box 1144
 Cambridge, MD 21613

		Terms	Due Date
		Net 30	1/5/2023
Description	Quantity	Rate	Amount
Cambridge Ice and Oyster Festival - 2023 Sponsor Muskrat	1	\$425.00	\$425.00
Cambridge Ice and Oyster Festival - 2023 Sponsor Cambridge Harbor Logo Block	1	\$425.00	\$425.00
Subtotal:			\$850.00
Tax:			\$0.00
Total:			\$850.00
Payment/Credit Applied:			\$0.00
Balance:			\$850.00



Matt Leonard <matt.leonard@cwdimd.org>

2023 MEDA Winter Conference

1 message

MEDA <info@medamd.com>
To: Matt.Leonard@cwdimd.org

Wed, Dec 28, 2022 at 11:27 AM

Hello,

Below is confirmation of your event registration.

If you registered someone else as the attendee, they have also received a notification.

Your Name

Matt Leonard

Your Email Address

Matt.Leonard@cwdimd.org

Are you the attendee?

- Yes

Attendee's Name

Matt Leonard

Attendee's Email

Matt.Leonard@cwdimd.org

Badge First Name

Matt

Title

Executive Director

Organization

Cambridge Waterfront Development, Inc.

Address

306 High Street
PO Box 1144
Cambridge, Maryland 21613
United States
[Map It](#)

Phone

(434) 579-0374

Registration

Any dietary restrictions?

No

Payment Type

050

12/28/22, 11:27 AM

Cambridge Waterfront Development, Inc. Mail - 2023 MEDA Winter Conference

Pay by Credit Card

Credit Card

Visa
XXXXXXXXXXXX0593

Order

Product	Qty	Unit Price	Price
Member (\$85)	1	\$85.00	\$85.00
		Sub Total	\$85.00
		Total	\$85.00



**KIRK AVE
CONSULTING**

106 SOMERSET AVENUE
CAMBRIDGE, MD 21613

KIRK AVENUE PROJECT #: 22-001

INVOICE #: 012

DATE: 12/30/22

Bill To: CWDI
Address: PO Box 1144
Cambridge, MD 21613

Contact Name: Frank Narr
Email: Frank.Narr@cwdimd.org

Phone: (410) 463-0428

FOR THE PERIOD FROM: December 1, 2022 TO: December 31, 2022

BILLABLE TIME

DATE(S)	Description	Units (Hours)	Unit Price	Discount	Billed to Client
Oct 1 -31	Executive Director Duties		\$ 7,500.00		\$ 7,500.00
SUBTOTAL SERVICES:					\$ 7,500.00
EXPENSES					
					\$
					\$
					\$
SUBTOTAL SERVICES:					\$

FOR QUESTIONS ABOUT YOUR INVOICE, PLEASE CONTACT
MATT LEONARD AT: Matt@Kirk-Ave.com, or (434) 579-0374

Thank you in advance for your prompt processing of this invoice.

Invoice Subtotal \$ 7,500.00
Previous Unpaid Balance \$

TOTAL: \$ 7,500.00

Matthew Leonard

12/29/22, 11:16 AM

Custom T-shirts - Design Your Own T-Shirts Online - Free Shipping!



Receipt: #62278765

Date: 12/29/2022

Order: #62278765

Bill To: Matthew Leonard, PO Box 1144, Cambridge, MD 21613, 1(434) 579-0374

Deliver To: Matt Leonard, 306 High St, Cambridge, MD 21613-1827, +1 434-579-0374

Contact Info: Matt Leonard, matt.leonard@cwdimd.org, 434-579-0374

Design Name: camqz01 Decoration: Screenprinting, 1 color front, 0 color back	
Item	Sizes / Quantity
Port Authority Interlock Quarter Zip Pullover – Estate Blue Heather / Charcoal Heather	S: 4, XXXL: 4
Total Quantity: 8	

Subtotal: \$481.04
 Service Discounts: -\$10.00
 Tax: \$28.27
 Total: \$499.31
 Payment (Visa **0593) on 12/29/2022: -\$499.31
 Balance Due **\$0.00**

Order #	Order Placed	Artwork Completed	Order Shipped	Shipping/Tracking Number
62278765	12/29/2022	-	-	-

If you have any questions, please call 866-485-8160. Thank you for placing your order with Custom Ink. We appreciate your business and look forward to serving you again.



Invoice

Invoice number: 4634332652

Google LLC
1600 Amphitheatre Pkwy
Mountain View, CA 94043
United States
Federal Tax ID: 77-0493581

Bill to

Gwen Fike
Cambridge Waterfront Development, Inc.
P.O. Box 1144
Cambridge, MD 21613
United States

Details

Invoice number 4634332652
Invoice date Dec 31, 2022
Billing ID 0693-4484-1580
Domain name cwdimd.org

Google Workspace

Total in USD **\$127.20**

Summary for Dec 1, 2022 - Dec 31, 2022

Subtotal in USD	\$120.00
State sales tax (6%)	\$7.20
Total in USD	\$127.20

You will be automatically charged for any amount due.

Google™ Invoice

Invoice number: 4634332652

Subscription	Description	Interval	Quantity	Amount(\$)
Google Workspace Business Standard	Usage	Dec 1 - Dec 31	10	120.00
Subtotal in USD				\$120.00
State sales tax (6%)				\$7.20
Total in USD				\$127.20

Need help understanding the charges on your invoice? [Click here for detailed explanations](https://support.google.com/a?p=gsuite-bills-and-charges)
<https://support.google.com/a?p=gsuite-bills-and-charges>

CHUBB



Your payment confirmation number is: **3121846901**

Your payment

Billing account number: 855011*****001C

Payment amount: \$681.00

Payment date: 01/04/2023

Your payment method

Paid from: Visa ****0593



Search in mail



- 4
- Mail
- Chat
- Spaces
- Meet



DoNotReply@ereceipt.usps.gov
to MATT.LEONARD



CAMBRIDGE
301 HIGH ST
CAMBRIDGE, MD 21613-9998
(800)275-8777

01/04/2023 01:30 PM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

Box Renewal			\$182.00
ZIP Code: 21613			
Box #: 1144			
Rental Start Date: 02/01/2023			
Next Renewal Date: 01/31/2024			
Customer Name: MATTHEW LEONARD			

Grand Total: \$182.00

Debit Card Remit \$182.00

Card Name: VISA
 Account #: XXXXXXXXXXXX0593
 Approval #
 Transaction #: 529
 Receipt #: 020838
 Debit Card Purchase: \$182.00
 AID: A000000980840 Chip
 AL: US DEBIT
 PIN: Verified

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 Track your Packages
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All sales final on stamps and postage.
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 Thank you for your business.

Tell us about your experience.
 Go to: <https://postalexperience.com/pos?mt#9>
 or call 1-800-410-7420.



110 North Cross Street
 Chestertown, MD 21620

Invoice

Date: 1/9/2023

Invoice Number: 13041

Account: 5201

Terms: Due on receipt

Cambridge Waterfront Development, Inc.
 Attn: Matt Leonard, Executive Director
 P.O. Box 1144
 Cambridge, MD 21613

Matter: General

Balance Due:

PROFESSIONAL SERVICES

Date	Description	Rate	Hours	Amount
12/2/2022	telecon with Matt Leonard re proposed transfer of property to CYM (contract terms) and acquisition of Richardson Maritime Museum properties; review Gordon Fronk, Esq. email and attachments re proposed transaction; review and edit proposed Contract of Sale re RMM property	CDM-235	1.5	352.50
12/6/2022	telephone with MLeonard, FNarr and RGuay re tax refund and exemption request submittals; work on Contract of Sale re Richardson Maritime Museum property; telecon with Rad DeTar, Esq. re real estate contract terms with Cambridge Shipyard Facility (.4); email to Matt Leonard re Richardson property contract	CDM-235	2.8	658.00
12/6/2022	E-mail communications w/MLeonard and FNarr re: meeting logistics and agenda	RMG-185	0.2	37.00
12/8/2022	Misc. email follow up w/MLeonard re: petition for tax rebate	RMG-185	0.2	37.00
12/9/2022	(Richardson Property) email from/to Matt Leonard re executed contract for Richardson Museum property; confer with Sandy Hayman re title report update	CDM-235	0.4	94.00
12/9/2022	Finalize letters to Clerk of Court and SDAT; emails re: same	RMG-185	0.2	37.00
12/12/2022	Telecon with R. Guay re packets to be distributed; preparing packets for mailing.	KCA-185	0.9	166.50
12/12/2022	Pull all docs for tax exemption application, final revisions, convert to PDF to mail to carbon copy recipients	RMG-185	1.0	185.00
12/14/2022	telecon with Amy Craig re transfer tax refund request; Amy Craig email re same; email from/to Matt Leonard	CDM-235	0.6	141.00
12/14/2022	Email; pull contact information for AG SDAT; email MLeonard and CMacLeod re: same	RMG-185	0.3	55.50
12/21/2022	Contact AG SDAT office re: tax exemption application	RMG-185	0.1	18.50

Total



LAW GROUP LLC

110 North Cross Street
Chestertown, MD 21620

Invoice

Date: 1/9/2023

Invoice Number: 13041

Account: 5201

Terms: Due on receipt

Cambridge Waterfront Development, Inc.
Attn: Matt Leonard, Executive Director
P.O. Box 1144
Cambridge, MD 21613

Matter: General

Balance Due: \$1,899.50

PROFESSIONAL SERVICES

Date	Description	Rate	Hours	Amount
12/30/2022	Matt Leonard email and attachment (First Amendment of Mortgage) re RMM property acquisition; confer with CClough re closing matters	CDM-235	0.5	117.50

Tax ID: 81-4849646

Please make your checks payable to: MacLeod Law Group, LLC

Total \$1,899.50

Ginger Jenkins
27667 Equestrian Dr
Salisbury MD 21801

January 5, 2022

Cambridge Waterfront Properties Inc.
PO Box 1144
Cambridge, MD 21613

Invoice for accounting work for December 2022 including bookkeeping, financial statement preparation, grant recordkeeping, and other various tasks.

<u>September hours</u>	<u>7.5 hours</u>
Total hours costs	<u>7.5 hours @ \$91/hour= \$682.50</u>
Total invoice	<u>\$682.50</u>

Invoice

Gwen Fike
 Creekside Agency, LLC
 2446 Chancellor Point Road
 Trappe, MD 21673

Date: 12/30/22
 Invoice # 1148

Bill To:
 Matt Leonard
 CWDI, P.O. Box 114
 Cambridge, MD 21613

Amount
 Due: \$473.12

Date	Work Description	Hours	Amount Due
12/5/22	Generate minutes for November Board meeting; Place September Board minutes on website.	2.50	\$112.50
12/8/202	Compile and generate Board packet; Email to Board members.	2.25	\$101.25
12/9/22	Order pastries and lunch for 12/14	0.25	\$11.25
12/14/22	Attend executive committee and Board meeting.	3.25	\$146.25
Total for services:		8.25	\$371.25
Reimbursable Expenses:			
Reimbursement for monthly Zoom fee			\$14.99
Pastries for 12/14 Executive Committee Meeting with REOI guests - Black Water Bakery			\$86.88
Total for Reimbursable expenses:			\$101.87
Hourly Rate: \$45.00		Total Due:	\$473.12

Make all checks payable to: Creekside Agency, LLC

CAMBRIDGE WATERFRONT DEVELOPMENT, INC. BUDGET CY 2023 - OPERATING

INCOME		Budgeted	YTD	Balance	Annualized	Notes
	Budgeted	YTD	Balance	Annualized	Notes	
2022 BALANCE FORWARD	\$ 41,000		\$ 41,000		Total of 2022 Balances CWDI + Holdings	
EARNED						
Property Sales 1	\$ 534,000		\$ 534,000		Net of 2/22 - 3/23 Lease Payments (\$50k) & Transaction Costs (\$16k)	
Property Sales 2	\$ 341,250		\$ 341,250		Net of \$350k Sale Price less \$8,750 Transaction Costs	
Warf Rental (Cruise Ship)	\$ 12,000		\$ 12,000			
Property Leases	\$ 12,000		\$ 12,000		YM	
Property Transfer Tax Refund	\$ 22,500		\$ 22,500			
Merchandise	\$ 10,000		\$ 10,000		1/3 Give Away. 20% Markup at Local Retailer(s) Point of Sale. CWDI Gets 1/2 of Mark-Up.	
Subtotal Earned	\$ 931,750		\$ 931,750			
GRANTED						
10% from Governor's \$5M Allocation	\$ 400,000		\$ 400,000		\$100k Expended in 2022. Can Use Up to 10% More if Needed	
30% from City's \$300K 2022 ARPA	\$ 90,000		\$ 90,000		Can Use up 30% if needed	
30% from City's \$200K 2023 ARPA	\$ 60,000		\$ 60,000		Can Use up 30% if needed	
FY 22 DHCD OAG	\$ 50,000		\$ 50,000			
	\$ -		\$ -			
Subtotal Granted	\$ 600,000		\$ 600,000			
TOTAL INCOME	\$ 1,572,750		\$ 1,572,750			

CAMBRIDGE WATERFRONT DEVELOPMENT, INC. BUDGET CY 2023 - OPERATING

EXPENSES	Budgeted	YTD	Balance	Annualized	Notes
STAFF					
Executive Director (Matt Leonard)	\$ 95,000		\$ 95,000		
Through Chamber of Commerce Contract	\$ 72,000		\$ 72,000		Admin., Acct., Grants, Events
			\$ -		
Staff - Other	\$ 10,000		\$ 10,000		
Subtotal Contracted Services	\$ 177,000		\$ 177,000		
PROFESSIONAL SERVICES					
Accounting/Tax (UHY)	\$ 25,000		\$ 25,000		
Legal (Miles Stockbridge)	\$ 75,000		\$ 75,000		
	\$ -		\$ -		
Professional Services - Other	\$ 10,000		\$ 10,000		
Subtotal Professional Services	\$ 110,000		\$ 110,000		

CAMBRIDGE WATERFRONT DEVELOPMENT, INC. BUDGET CY 2023 - OPERATING

GENERAL ADMINISTRATIVE							
Directors & Officers Insurance	\$	3,000			\$	3,000	Consultant Reviewing if Additional Is Needed in CY 2023. Matt will adjust if needed
GL, Umbrella, Excess Insurance	\$	34,500			\$	34,500	Budget 15% Increase; Includes Non-activated & Unguarded Public Beach Exposure
Crime Policy	\$	1,500			\$	1,500	
Cyber Policy	\$	3,000			\$	3,000	
Technical Support	\$	1,000			\$	1,000	
Office Rent (Through Chamber of Commerce Contract)	\$	1,200			\$	1,200	
Conference Room (Through Chamber of Commerce Contract)	\$	2,600			\$	2,600	
Office Supplies (Through Chamber of Commerce Contract)	\$	1,200			\$	1,200	
Postage	\$	500			\$	500	
Bank Charges / Checks	\$	1,000			\$	1,000	
Board & Exec Dir Travel Reimbursement	\$	1,000			\$	1,000	
Board & Staff Development & Appreciation	\$	5,000			\$	5,000	
Telecommunications	\$	1,000			\$	1,000	
MD Economic Developers Assoc. (MEDA) Annual Dues	\$	200			\$	200	
Chamber of Commerce Dues	\$	200			\$	200	
					\$	-	
Administrative and General - Other	\$	10,000			\$	10,000	
Subtotal General Administrative	\$	66,900			\$	66,900	

CAMBRIDGE WATERFRONT DEVELOPMENT, INC. BUDGET CY 2023 - OPERATING

OUTREACH & COMMUNICATIONS								
Website / Social Media Development & Maintenance	\$ 12,000			\$ -				BCT To Start & Train CWDI Staff to Maintain
Marketing & Service - Various Media & Events	\$ 10,000			\$ 10,000				
Merchandise	\$ 15,000			\$ 15,000				1/3 Give Away
Donations	\$ 2,000			\$ 2,000				Programed Based on Tagline: Lured by the Water, Kept by Our Heritage
				\$ -				
OCC Other	\$ 10,000			\$ 10,000				
Subtotal Property O&M	\$ 49,000			\$ 49,000				
PROPERTY O&M								
Landscaping / Lawn Maintenance	\$ 50,000			\$ 50,000				Could Combine Into Single Contract
Waste Management	\$ 10,000			\$ 10,000				
Security	\$ 15,000			\$ 15,000				
Beach Water Quality Testing	\$ 4,000			\$ 4,000				
Property Other	\$ 10,000			\$ 10,000				
Subtotal Property O&M	\$ 89,000			\$ 89,000				
TOTAL EXPENSES	\$ 491,900			\$ 491,900				
Transfer for Acquisition(s)	\$ (300,000)			\$ (300,000)				
BALANCE	\$ 780,850			\$ 780,850				

January 17, 2023

Cambridge Waterfront Development, Inc.
P.O. Box 1144
Cambridge, MD 21613

We are pleased to confirm our understanding of the services we are to provide for Cambridge Water Development, Inc. and CWDI Holding LLC (a wholly owned subsidiary) (the "Organization") for the year ended December 31, 2022.

Audit Scope and Objectives

We will audit the financial statements of the Organization, which comprise the statements of financial position as of December 31, 2022, the related statements of activities, functional expenses, and cash flows for the year then ended, and the disclosures (collectively, the "financial statements").

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such an opinion. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Organization or to acts by management or employees acting on behalf of the Organization.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will obtain an understanding of the Organization and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to you and those charged with governance internal control related matters that are required to be communicated under professional standards.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

- Management override of controls
- Improper revenue recognition due to fraud
- Lack of segregation of duties

NOTE: Our planning has not concluded and modifications may be made.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

Our audit of the financial statements does not relieve you of your responsibilities.

Other Services

We will prepare the Organization's federal and state information returns for the short period July 1, 2022 through December 31, 2022 based on information provided by you. We will also prepare the depreciation schedule, and financial statements of the Organization in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards, including the Statements on Standards for Tax Services issued by the American Institute of Certified Public Accountants. The other services are limited to the financial statement and tax services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities. We will advise management with regard to tax positions taken in the preparation of the information return, but management must make all decisions with regard to those matters.

In our relationship we may advise but not advocate for a business decision. You agree to assume all management responsibilities for the tax services, financial statement preparation services, and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them. It is your responsibility to maintain original data and records as well as the information produced by information systems. We cannot accept and have no responsibility to maintain any of your data.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America. You are also responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the Organization from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Organization involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Organization received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the Organization complies with applicable laws and regulations.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, and other confirmations we request and will locate any documents selected by us for testing.

Roy J. Geiser, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit on approximately April 17, 2023.

Our fees are based upon the time required by the individuals assigned to the engagement at the hourly rates for each category of staff. However, we would assure you that our fees for these services would not exceed \$15,250 for the year ended December 31, 2022, unless matters would come to our attention requiring additional extended procedures which would be billed separately under a separate engagement. Before proceeding upon any such matters, we would first consult with management. These fees also assume that your staff will have available appropriate account analyses, trial balances, and supporting documentation requested. Time related to other matters not mentioned above such as, but not limited to, management advisory services or tax projects, would be billed at our hourly rates applicable to the individuals involved.

Reporting

We will issue a written report upon completion of our audit of the Organization's financial statements. Our report will be addressed to the Board of Directors of the Organization. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or withdraw from this engagement.

Requests for Access to Engagement Files

From time to time both during and after the conclusion of our engagement, we may be required to respond to subpoenas or other requests for documents, testimony or court appearances, or to otherwise take actions under compulsion of law or legal process, relating to you and/or the work we have undertaken for you as identified and described herein. In any such instance, you will be and remain responsible to compensate us for our time expended, and to reimburse us for our costs and disbursements (including attorney's fees) incurred, in complying with any such legal requirements, all in the manner described in the paragraph that addresses billing and payment.

UHY Organizational Structure

UHY LLP has a contractual arrangement with UHY Advisors, Inc. and its various wholly owned subsidiaries ("UHY Advisors") pursuant to which UHY Advisors provides UHY LLP with services for which licensure as a CPA is not required. In order to avoid duplication of efforts arising out of this arrangement, we request that you consent to our sharing with UHY Advisors and UHY Advisors sharing with UHY LLP the information that may be obtained from you during the course of our engagement. Unless you indicate otherwise, your acceptance of the terms of this engagement shall be understood by us as your consent to make disclosures to UHY Advisors of confidential information that we may obtain in the course of our engagement.

UHY Advisors, Inc. and UHY LLP are U.S. members of Urbach Hacker Young International Limited, a UK company, and form part of the international UHY network of legally independent accounting and consulting firms. "UHY" is the brand name for the UHY international network. Any services described herein are provided by UHY LLP and not by UHY or any other member firm of UHY. Neither UHY nor any member of UHY has any liability for services provided by other members.

Dispute Resolution and Choice of Law

This engagement letter and all services rendered hereunder shall be governed, construed, and enforced by the laws of the State of Maryland, without the need to resort to principles of conflicts of laws. Maryland law shall apply to any legal or equitable proceeding that shall be instituted in any way arising out of this engagement letter, any obligations contained or allegedly contained herein, and all services rendered touching or relating in any way to the obligations of this engagement letter. All parties to this engagement consent to the exclusive jurisdiction of the federal and state courts located in Maryland and, more particularly, the state court located in Wicomico County, Maryland and the federal court located in the District of Maryland.

You agree to hold us harmless and to release, indemnify, and defend us from any liability or costs, including attorney's fees, resulting from management's knowing misrepresentations to us.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roy J. Geiser".

Roy J. Geiser, CPA
Member

RESPONSE:

This letter correctly sets forth the understanding of Cambridge Waterfront Development, Inc.

For the purposes of this engagement letter (and other letters of correspondence), transmitted copies (reproduced documents that are transmitted via photocopy, facsimile or process that accurately transmits the original) are considered documents equivalent to original documents. Signatures transmitted and received via facsimile, .pdf format, e-mail, or an electronic signature platform will be treated for all purposes of this engagement letter (and other letters of correspondence) as original signatures and will be deemed valid, binding, and enforceable by and against all parties.

Management signature: _____

Title: _____

Governance signature: _____

Title: _____