

RESOLUTION NO. 2020-15**A RESOLUTION OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND TO CONVENE A PUBLIC HEARING REGARDING THE RESIDENCY QUALIFICATION OF LA-SHON M. FOSTER TO CONTINUE SERVING AS COMMISSIONER IN WARD THREE FOR THE CITY OF CAMBRIDGE, MARYLAND.**

WHEREAS, the qualifications of candidates for City of Cambridge elections are set forth in § 3-10 of the Charter of the City of Cambridge (the “Charter”), which provisions were substantively amended by Charter Resolution No. CR-2016-05 adopted on July 11, 2016 by the Commissioners of Cambridge (then Commissioners Cooke, Hanson, Thomas and Vickers, and Acting Mayor Sydnor)¹; and

WHEREAS, the qualifications of City Commissioners elected by ward to remain in office are set forth in § 3-5 of the Charter, a true and correct copy of which is attached hereto as Exhibit 1, which provisions were substantively amended by Charter Resolution No. CR-2016-03 adopted on February 13, 2017 by the Commissioners of Cambridge (then Commissioners Cannon, Foster, Hanson, Rideout and Sydnor, and Mayor Jackson-Stanley)²; and

WHEREAS, pursuant to § 3-5(b) of the Charter, to qualify to remain in office, each Commissioner of Cambridge shall remain a bona fide resident of the ward to which he or she was elected for the full duration of his or her term of office; provided, however, that in the event that the residence of a Commissioner of Cambridge is damaged, destroyed, sold, or the lease to the property is terminated, or the property is undergoing extensive renovation, thereby causing the said Commissioner of Cambridge to move from the premises, said Commissioner of Cambridge, to maintain his or her status as a bona fide resident of the ward, if unable to immediately move to another residence within the ward, shall have twelve (12) months to relocate to a residence within the ward that he or she represents; and

WHEREAS, pursuant to § 3-5(d) of the Charter, if, after being elected, a Commissioner of Cambridge is forced to move out of his or her ward due to damage, destruction, extensive renovation, or sale of his or her residence or termination of the lease to the residence, said Commissioner of Cambridge shall provide to the City Manager within ten (10) days after said move current documentation consistent with § 3-5(c)(2) of the Charter and a sworn statement consistent with § 3-5(c)(1) of the Charter stating the reason(s) for the move out of the ward; and

WHEREAS, pursuant to § 3-5(e) of the Charter, within ten (10) days of returning to the ward to which he or she was elected, said Commissioner of Cambridge shall provide to the City Manager a sworn statement consistent with § 3-5(c)(1) of the Charter confirming the date on which he or she resumed residing within the ward to which he or she was elected and current documentation pursuant to § 3-5(c)(2) of the Charter confirming the reestablishment of his or her residence in the ward to which he or she was elected; and

¹ Per July 11, 2016 Council meeting minutes, CR-2016-04 was approved unanimously.

² Per February 13, 2017 Council meeting minutes, CR-2016-03 was approved by a 4-0 vote. Commissioner Foster was noted as absent.

WHEREAS, on May 22, 2020, the City Manager sent Ward Three Commissioner La-Shon M. Foster (hereinafter “Commissioner Foster”) an e-mail, a true and correct copy of which is attached hereto as Exhibit 2, in which he stated as follows:

“This evening you advised me you have made a change in residency. Please provide me a letter on it as soon as possible and provide the city attorney a copy.”; and

WHEREAS, on May 22, 2020, Commissioner Foster sent the City Manager an e-mail, a true and correct copy of which is attached hereto as Exhibit 3, in which she stated as follows:

“I advised you in February 2020 that my residence had changed. At that time you asked me where I wanted my packages delivered and I informed you that you can put them in my mail office mail box on Race St. The relocation was based on me needing to temporary relocate in October 2019 due to health reasons with my husband. However in February of 2020 I informed you that my move was permanent due prolonged health care needs.”; and

WHEREAS, on May 29, 2020, in response to Commissioner Foster’s May 22, 2020 e-mail to the City Manager, the City Attorney sent Commissioner Foster a letter via e-mail (Exhibit 4a) and first-class mail to City Hall and to 628 Douglas Street, which was Commissioner Foster’s residence on file with the City, a true and correct copy of which is attached hereto as Exhibit 4b, in which he advised her of the foregoing documentation and notification requirements set forth in § 3-5(d) of the Charter and requested that she provide such documentation to the City Manager as soon as possible; and

WHEREAS, on May 30, 2020, Commissioner Foster sent the City Attorney an e-mail in response to his foregoing e-mail, a true and correct copy of which is attached hereto as Exhibit 5, in which she stated as follows:

“I use a PO Box for all my mail however all bills in my husband’s name has our current address as well as our lease.”; and

WHEREAS, on June 3, 2020, the City Manager sent Commissioner Foster an e-mail, a true and correct copy of which is attached hereto as Exhibit 6, in which he stated as follows:

“Yesterday afternoon, you advised me you are going to submit the items identified by the city attorney on Monday, June 8th. You asked if someone would be available to notarize your letter. We have at least three staff members working in city hall who are able to notarize your letter. At least one is scheduled to work each work day of the week during the platooning.

Friday evening, May 22nd is the first day you advised me you changed your residency. You asked me about the requirements late last winter and I provided you a copy of the charter pages referencing them at one of the last regular city commission meetings held in person.”; and

WHEREAS, on June 3, 2020, Commissioner Foster responded to the City Manager's foregoing e-mail in two separate e-mails, true and correct copies of which are attached hereto as Exhibit 7, in which she stated as follows:

"No, I advised you in October with the temporary move and in February 2020 with the permanent move. As a result of that conversation you started putting my commissioner mail in my business mailbox as you wanted to know where would you deliver my mail for meetings in the future. I am not sure why you are having a memory lapse, however my employee was in the car when we spoke face to face and witness the conversation."

"In relationship to the lawyers request I informed you that I had death in my family, I am planning the funeral and will submit his requested items next week. I am still awaiting his certified letter with his request."; and

WHEREAS, on June 4, 2020, a copy of the City Attorney's letter to Commissioner Foster that was mailed to 628 Douglas Street was returned by U.S.P.S. marked "Not Deliverable as Addressed – Unable to Forward" on the envelope, a true and correct copy of which is attached hereto as Exhibit 8; and

WHEREAS, on June 10, 2020, the City Manager advised the City Attorney that he found an address sheet in City Hall where someone other than the City Manager had changed Commissioner Foster's record address to 501 B Elm Street; and

WHEREAS, on June 11, 2020, the City Attorney mailed a copy of his May 29, 2020 letter to Commissioner Foster to the 501 B Elm Street address; and

WHEREAS, on June 12, 2020, Commissioner Foster called City Hall and advised Lillian McNair that she was preparing a response to the City Attorney's May 29, 2020 letter; and

WHEREAS, on June 12, 2020, Commissioner Foster sent the City Manager an e-mail, a true and correct copy of which is attached hereto as Exhibit 9, in which she stated as follows:

"At this point, I want to have an attorney specializing in election laws, to take a look at my letter to you and the information sent to me by Charles MacLeod. I will forward the information to you following and utilizing the recommendations of an attorney. I am not sure why you are having a memory lapse in our conversation concerning residency back in October and again concerning where to leave my packages."; and

WHEREAS, on June 24, 2020, a copy of the City Attorney's letter to Commissioner Foster that was mailed to 501 B Elm Street was returned by U.S.P.S. marked "Not Deliverable as Addressed – Unable to Forward", with "DO NOT LIVE HERE" handwritten on the envelope, a true and correct copy of which is attached hereto as Exhibit 10; and

WHEREAS, eight months have elapsed since Commissioner Foster temporarily relocated from her residence in Ward Three and five months have elapsed since Commissioner Foster permanently relocated from her residence in Ward Three, and Commissioner Foster has not provided any documentation to the City Manager of her new residence as required by Section 3-5(d) of the Charter; therefore, it is unclear as to whether Commissioner Foster actually resides in Ward Three, the ward to which she was elected; and

WHEREAS, on April 7, 2020, Commissioner Foster filed an Electronic Voter Registration Application with the Dorchester County Board of Elections, a true and correct copy of which is attached hereto as Exhibit 11 along with a Voter Activity Log, in which she stated, under oath and penalty of perjury, that, as of that date, she resided at 2527 Southside Avenue, Cambridge, Maryland 21613, which is located in Ward Four, and that her previous address was 501 Elm Street, Apartment A, Cambridge, Maryland 21613; and

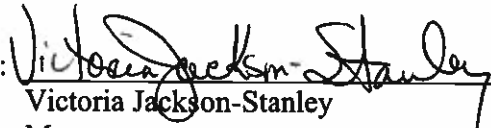
WHEREAS, with Commissioner Foster's residency qualification in question, the Commissioners of Cambridge are desirous of affording Commissioner Foster a full and fair opportunity to provide sufficient evidence of her residency within Ward Three in compliance with the City Charter.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF CAMBRIDGE, that the Commissioners of Cambridge shall hold a public hearing on August 24, 2020 at which time Commissioner Foster shall be afforded a full opportunity to present evidence of her residency within Ward Three, provided that she does not provide documentation thereof, in compliance with the Charter, to the City Manager prior thereto.

ATTEST:

THE COMMISSIONERS OF CAMBRIDGE


Patrick C. Comiskey
City Manager

BY: 
Victoria Jackson-Stanley
Mayor

Adopted the 10th day of August, 2020
Effective the 10th day of August, 2020

City of Cambridge Charter

Sec. 3-5. - Commissioners; number, election, tenure, qualifications.

- (a) The corporate authority, government, rights, power and prerogatives of Cambridge shall be vested in and exercised by five commissioners, who shall be known as "The Commissioners of Cambridge." The term of office of each commissioner elected at any general election held under this Charter shall be for four (4) years, or until his or her successor takes office. The said commissioners shall be elected by ballot at a municipal election conducted in the City, and every qualified voter shall be entitled to vote for one (1) commissioner; provided, however, that no two (2) commissioners shall reside in the same ward. No one shall be eligible to be elected to the office of commissioner unless he or she meets the following qualifications:
- (1) He or she shall be a qualified voter and entitled to vote at the municipal election of said City;
 - (2) As of the date of the election, he or she shall have attained the age of twenty-five (25) years;
 - (3) He or she has been a bonafide resident of the City for one (1) year prior to the date of the election; and
 - (4) He or she has been a bona fide resident (as established hereinbelow) of his or her ward for a period of at least six (6) months prior to the date of the election.
- (b) To qualify to remain in office, each commissioner elected to office shall remain a bonafide resident of the ward to which he or she was elected for the full duration of his or her term of office. In the event that the residence of a commissioner is damaged, destroyed, sold or the lease to the property is terminated, or the property is undergoing extensive renovation, thereby causing the said commissioner to move from the premises, said commissioner, to maintain his or her status as a bona fide resident of the ward, if unable to immediately move to another residence within the ward, shall have twelve (12) months to relocate to a residence within the ward that he or she represents.
- (c) The term "bona fide resident," as used herein, shall mean the principal residence of the commissioners and shall be established by submission of the following documentation to the Supervisor of Elections:
- (1) A sworn affidavit at the time of qualifying as a candidate that provides the then-current address of the "bona fide " residence of the candidate, which residence shall be the location where the candidate actually lives and resides and which constitutes his or her principal residence; and
 - (2) Documentation of his or her principal residence within the ward for which he or she is a candidate for election, at least six (6) months prior to the election date, and as of the date of filing of the statement of candidacy, including:
 - (i) Maryland voter's registration;
 - (ii) Current driver's license or Identification Card issued by the Motor Vehicle Administration of Maryland;
 - (iii) Real property tax receipt, or a copy of a lease agreement for the residence, or an affidavit from the property owner or Lessor confirming, under oath, that the property is the principal residence of the candidate; and
 - (v) Two (2) of the following (with any personal or financial information and Social Security Numbers redacted): bank statement, utility bill, W-2 form, and/or a Form 1099 issued by the Internal Revenue Service.
- (d) If, after elected, a commissioner is forced to move out of his or her ward due to damage, destruction, extensive renovation or sale of his or her residence or termination of the lease to the residence, said commissioner shall provide to the City Manager within ten (10) days after said move current documentation pursuant to subsection (c)(2) above and a sworn statement consistent with subsection (c)(1) above stating the reason(s) for the move out of the ward.



Honorable La-Shon M. Foster
May 29, 2020
Page 2

For convenience, I have enclosed herewith a complete copy of Section 3-5 of the Charter for your review. As you have stated that you changed your residence in October 2019, please provide the documentation required per Charter Section 3-5(d) to the City Manager as soon as possible.

Thank you in advance for your prompt attention to this matter. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Charles D. MacLeod
City Attorney

Enclosure

cc: Honorable Victoria Jackson-Stanley, Mayor (via e-mail only)
Patrick C. Comiskey, City Manager (via e-mail only)



From: [LASHON FOSTER](#)
To: [Charles MacLeod](#)
Subject: Re: Letter re Residency
Date: Saturday, May 30, 2020 4:11:27 PM

I use a PO Box for all my mail however all bills in my husband's name has our current address as well as our lease.

On Fri, May 29, 2020 at 2:29 PM Charles MacLeod <cmacleod@mlg-lawyers.com> wrote:

Dear Commissioner Foster:

Please see the attached letter. The original will follow via regular mail.

Please contact me with any questions.

Sincerely,

Chip



Charles D. MacLeod, Esq.
MacLeod Law Group, LLC
[170 Spicer Road, Suite 1](#)
[Chesterstown, MD 21620](#)

Phone: 410-810-1381

Fax: 410-810-1383

www.mlg-lawyers.com

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EXHIBIT

5

From: Patrick Comiskey
To: La-Shon Foster
Cc: Charles MacLeod
Subject: FW: Letter re Residency
Date: Wednesday, June 3, 2020 7:03:57 PM
Attachments: images001.png
[Letter to Commissioner L Foster re Residency \(5-29-2020\).pdf](#)

Commissioner,

Yesterday afternoon, you advised me you are going to submit the items identified by the city attorney on Monday, June 8th. You asked if someone would be available to notarize your letter. We have at least three staff members working in city hall who are able to notarize your letter. At least one is scheduled to work each work day of the week during the platooning.

Friday evening, May 22nd is the first day you advised me you changed your residency. You asked me about the requirements late last winter and I provided you a copy of the charter pages referencing them at one of the last regular city commission meetings held in person.

-Patrick

From: Charles MacLeod <cmacleod@mlg-lawyers.com>
Sent: Friday, May 29, 2020 2:30 PM
To: La-Shon Foster <fosterlashon@gmail.com>
Cc: Mayor of Cambridge <mayor@chooscambridge.com>; Patrick Comiskey <pcomiskey@chooscambridge.com>; La-Shon Foster <lfoster@chooscambridge.com>
Subject: Letter re Residency

Dear Commissioner Foster:

Please see the attached letter. The original will follow via regular mail.

Please contact me with any questions.

Sincerely,
Chip

Charles D. MacLeod, Esq.
MacLeod Law Group, LLC
120 Speer Road, Suite 1
Chestertown, MD 21620
Phone: 410-810-1381
Fax: 410-810-1383
www.mlg-lawyers.com

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From: [Patrick Comiskey](#)
To: [Charles MacLeod](#)
Subject: FW: Letter re Residency
Date: Thursday, June 4, 2020 8:43:17 AM

From: LASHON FOSTER <fosterlashon@gmail.com>
Sent: Wednesday, June 03, 2020 7:24 PM
To: Patrick Comiskey <pcomiskey@chooscambridge.com>
Subject: Re: FW: Letter re Residency

In relationship to the lawyers request I informed you that I had death in my family, I am planning the funeral and will submit his requested items next week. I am still awaiting his certified letter with his request.

On Wed, Jun 3, 2020 at 7:21 PM LASHON FOSTER <fosterlashon@gmail.com> wrote:

No, I advised you in October with the temporary move and in February 2020 with the permanent move. As a result of that conversation you started putting my commissioner mail in my business mailbox as you wanted to know where would you deliver my mail for meetings in the future, I am not sure why you are having a memory lapse, however my employee was in the car when we spoke face to face and witness the conversation.

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-Patrick

From: Charles MacLeod <cmacleod@mlg-lawyers.com>
Sent: Friday, May 29, 2020 2:30 PM
To: La-Shon Foster <fosterlashon@gmail.com>
Cc: Mayor of Cambridge <mayor@chooscambridge.com>; Patrick Comiskey <pcomiskey@chooscambridge.com>; La-Shon Foster <foster@chooscambridge.com>
Subject: Letter re Residency

Dear Commissioner Foster:

Please see the attached letter. The original will follow via regular mail.

Please contact me with any questions.

Sincerely,
Chip

Charles D. MacLeod, Esq.
MacLeod Law Group, LLC
[120 Street Road, Suite 1](#)
[Chestertown, MD 21620](#)
Phone: 410-810-1381
Fax: 410-810-1383
www.mlg-lawyers.com

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EXHIBIT

7



MACLEOD
LAW GROUP LLC
120 Speer Road, Suite 1
Chesterown, Maryland 21620

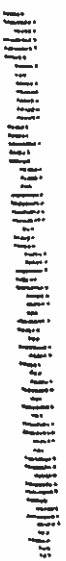
JUN 10 2020

UTR
Honorable La-Shon M. Foster
Commissioner, Third Ward
628 Douglas Street
Cambridge, MD 21613

NI XLE 212 FEB 1 0008/07/20
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
S.C: 21620108501 *0627-03507-04-46

501 B Elm Street
Cambridge

UTR
~~21620108501~~



NEOPOST
08-04-2020
FIRST-CLASS MAIL
US POSTAGE \$000.50

ZIP 21620
041L10406411

EXHIBIT
8

From: [Patrick Comiskey](#)
To: [Charles MacLeod](#)
Subject: FW: Letter of Residency
Date: Friday, June 12, 2020 6:02:46 PM

Chip,

For your information,
-Patrick

From: LASHON FOSTER <fosterlashon@gmail.com>
Sent: Friday, June 12, 2020 10:41 AM
To: Patrick Comiskey <pcomiskey@choosecambridge.com>
Subject: Letter of Residency

At this point, I want to have an attorney specializing in election laws, to take a look at my letter to you and the information sent to me by Charles MacLeod. I will forward the information to you following and utilizing the recommendations of an attorney. I am not sure why you are having a memory lapse in our conversation concerning residency back in October and again concerning where to leave my packages.





MACCLEOD
LAW GROUP llc
120 Speer Road, Suite 1
Chesterrown, Maryland 21620

*Don't
WASTE
YOUR
MONEY
HERE*

Clear
JUN 24 2011

Honorable La-Shon M. Foster
Commissioner – Third Ward
501 B Elm Street
Cambridge, M

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ZIP 21620
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UNASBLE TO FORWARD
BC: 21620108501 *0527-01765-11-45

EXHIBIT
10

BOARD OF ELECTIONS
DORCHESTER COUNTY
501 Court Ln, Rm 105
P O Box 414
Cambridge MD 21613-0414

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS FOLD AT DOTTED LINE
CERTIFIED MAIL®



7019 0700 0001 3671 9814

☆ OFFICIAL ☆
☆ ELECTION MAIL ☆
Authorized by the U.S. Ps.
☆ ☆ ☆ ☆ ☆



1000



21613

U.S. POSTAGE PAID
FORM LETTER
CAMBRIDGE, MD
21613
JUN 31, 20
AMOUNT
\$6.95
R2305K139198-07

RETURN RECEIPT
REQUESTED

BC

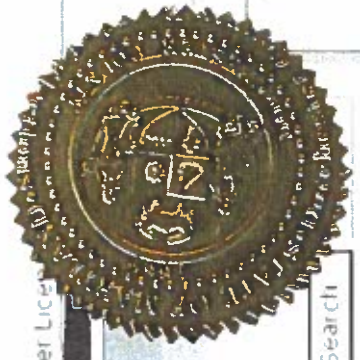
Stephen W. Rideout
City Commissioner
311 High Street
Cambridge, MD 21613

First Notice _____
Second Notice _____
Returned _____

EXHIBIT
11

Voter record successfully retrieved

Voter ID: 6974771
 Last Name: FOSTER
 First Name: LASHON
 Middle: MOLICE
 Suffix:
 Gender: Female
 Birth Date:
 Age: 60
 Driver License:
 Search



Voter Activity Log

Search

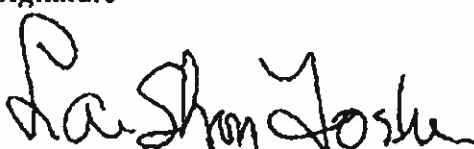
Activity Type:
 Date From:
 Date To:
 Keyword:
 Search

FOSTER, LASHON MOLICE

Modified	Effective	Type	Value Before	Value After	User	County	Con
07/08/202...	07/08/2020	Confirmation ...		Address Change Label Printed...	dorc_bp...	Dorches...	
07/08/202...	07/08/2020	Confirmation ...		Voter Notification Card Printed/...	dorc_bp...	Dorches...	
07/08/202...	07/08/2020	Confirmation ...		Address Change Label Sent	dorc_bp...	Dorches...	
07/08/202...	07/08/2020	Voter Notificat...		Voter Notification Card Sent	dorc_bp...	Dorches...	
07/08/202...	07/08/2020	Custom Info	CONFIRMATION_NUM...	CONFIRMATION NUMBER: FOST...	dorc_bp...	Dorches...	Cons
07/08/202...	07/08/2020	History		FOSTER, LA-SHON MOLICE	dorc_bp...	Dorches...	alt
07/08/202...	07/08/2020	Image		Image Attached	dorc_bp...	Dorches...	Im3
07/08/202...	07/08/2020	First Name	LA-SHON	LASHON	dorc_bp...	Dorches...	
06/13/202...	06/13/2020	Voting History...		Voting History Posted for Elect...	sbs_d...	Dorches...	voti
04/20/202...	04/20/2020	Absentee Ballot		Absentee Label Printed	sbs_d...	State of	
04/19/202...	04/19/2020	Absentee Ballot		Prepared - Original	SYSTEM	Dorches...	#P2
04/09/202...	04/09/2020	Confirmation ...		Address Change Label Printed...	dorc_jn...	Dorches...	
04/09/202...	04/09/2020	Confirmation ...		Address Change Label Sent	dorc_bp...	Dorches...	
04/09/202...	04/09/2020	Split	07002.2	07004.3	dorc_bp...	Dorches...	
04/09/202...	04/09/2020	Residential Ad ...	Std: 501 FLH ST APT...	Std: 2527 SOUTHSIDE AVE, CA	dorc_bp...	Dorches...	
04/09/202...	04/09/2020	Voter Notificat...		Voter Notification Card Sent	dorc_bp...	Dorches...	
04/09/202...	04/09/2020	Polling Place	CHOPTANK ELEMENT...	C-50 HIGH SCHOOL CAFETERIA	dorc_bp...	Dorches...	
04/09/202...	04/09/2020	Precinct Part ...	07002	07004	dorc_bp...	Dorches...	
04/09/202...	04/09/2020	Image		Image Attached	dorc_bp...	Dorches...	Im4

Close

Electronic Voter Registration Application

1	Are you at least 16 years old? YES	Are you a U.S. citizen? YES
2	Is this a New Registration or an Update?	Source of Registration OLVR
3	Voter Name: FOSTER, LASHON MOLICE	
4	Sex: Female	Date of Birth [REDACTED]
6a	Maryland Driver's License or MVA ID Number [REDACTED]	
6b	Social Security Number [REDACTED]	
7	Residential Address and County 501 ELMST APT A CAMBRIDGE 21613- Dorchester	
8	Mailing Address (if different from item 7) 2527 SOUTHSIDE DR CAMBRIDGE MD 21613-	
9	Party DEMOCRAT	
10	Daytime Phone 4103302239	Email FOSTERLASHON@GMAIL.COM
11	<ul style="list-style-type: none"> Do you want information on polling place assistance for the elderly, disabled or voters unable to write or read the ballot? NO Would you like information on working as an election judge for your County Board of Elections? NO 	
12	Under penalty of perjury, I hereby swear or affirm that: I am a U.S. Citizen. I am a Maryland resident. I am at least 16 years old. I have not been convicted of buying or selling votes. I have not been convicted of a felony, or if I have, I have completed serving a court-ordered sentence of imprisonment. The information in this application is true to the best of my knowledge, information and belief.	
	Signature 	Date: 8/6/2020 12:59:13 AM



PREVIOUS VOTER REGISTRATION INFORMATION (if applicable)

A	Previous Voter Name and Date of Birth .	
B	Previous Address 2527 SOUTHSIDE DR CAMBRIDGE MD 21613; CAMBRIDGE	
C	Previous Mailing Address	Previous Party

8-19-2020

To: Patrick Comiskey - City Manager
From: LaShon Foster - 3rd Ward City Commissioner

The following documents and this notice
is to confirm my legal residence
is 501A Elm St, Cambridge Md
21613.

RECEIVED
AUG 19 2020

BY:

LaShon Foster
3rd Ward City Commissioner

FOSLYN D. MATHEWS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 14, 2023

LaShon Foster



CORRECTED (if checked)

PAYER'S name, street address, city or town, state or province, county, ZIP or foreign postal code, and telephone no. CLEARVIEW PROFESSIONAL CENTER 533 RACE ST CAMBRIDGE MD 21613 (443) 477-1184 LaShon Foster PAYER'S TIN: _____ RECIPIENT'S TIN: _____		1 Rents \$ _____	2 Royalties \$ _____	3 Other income \$ _____	4 Federal income tax withheld \$ _____	Miscellaneous Income Form 1099-MISC FDCA0302 002/7/12 2019 Copy B For Recipient This is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this income is taxable and the IRS determines that it has not been reported.	
RECIPIENT'S name LASHON FOSTER Street address (including apartment number) 501 A ELM ST City or town, state or province, county, and ZIP or foreign postal code CAMBRIDGE MD 21613 Account number (see instructions) _____ FATCA filing req. <input type="checkbox"/>		5 Fishing boat proceeds \$ _____	6 Med & health care payments \$ _____	7 Nonemployee compensation \$ _____	8 Substitute payments in lieu of dividends or interest \$ _____		
13 Section 408A deferrals \$ _____		14 Excess golden parachute payments \$ _____	9 Payer made direct sales of \$5,000 or more of consumer products to a lawyer (recipient) for resale <input type="checkbox"/>	10 Crop insurance proceeds \$ _____	11 _____		12 _____
15 b Section 408A income \$ _____		16 State tax withheld \$ _____	13 Excess golden parachute payments \$ _____	14 Gross proceeds paid to an attorney \$ _____	15 State Payer's state no. _____		16 State income \$ _____

Instructions for Recipient

Recipient's taxpayer identification number. For your protection, this form may show only the last four digits of your social security number (SSN), individual taxpayer identification number (ITIN), or adoption taxpayer identification number (ATIN) or employer identification number (EIN). However, the payer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the payer assigned to distinguish your account.

FATCA filing requirement. If the FATCA filing requirement box is checked, the payer is reporting on this Form 1099 to satisfy its chapter 4 account reporting requirement. You also may have a filing requirement. See the instructions for Form 8838.

Amounts shown may be subject to self-employment (SE) tax. If your net income from self-employment is \$400 or more, you must file a return and compute your SE tax on Schedule SE (Form 1040). See Pub. 334 for more information. Note: If you are still receiving payments on which no income, social security, and Medicare taxes are withheld, you should make estimated tax payments. See Form 1040-ES (or Form 1040-ES/NR). Individuals must report these amounts as explained in the box 7 instructions on this page. Corporations, fiduciaries, or partnerships must report the amounts on the proper line of their tax returns.

Form 1099-MISC incorrect? If this form is incorrect or has been issued in error, contact the payer. If you cannot get this form corrected, attach an explanation to your tax return and report your income correctly.

- Box 1.** Report rents from real estate on Schedule E (Form 1040). However, report rents on Schedule C (Form 1040) if you provided significant services to the tenant, sold real estate as a business, or rented personal property as a business. See Pub. 827.
- Box 2.** Report royalties from oil, gas, or mineral properties, copyrights, and patents on Schedule E (Form 1040). However, report payments for a working interest as explained in the box 7 instructions. For royalties on timber, coal, and iron ore, see Pub. 544.
- Box 3.** Generally, report this amount on the "Other income" line of Schedule 1 (Form 1040) (or Form 1040NR) and identify the payment. The amount shown may be payments received as the beneficiary of a deceased employee, prizes, awards, taxable damages, Indian gaming profits, or other taxable income. See Pub. 528. If it is trade or business income, report this amount on Schedule C or F (Form 1040).
- Box 4.** Shows backup withholding or withholding on Indian gaming profits. Generally, a payer must backup withhold if you did not furnish your TIN. See Form W-9 and Pub. 505 for more information. Report this amount on your income tax return as tax withheld.
- Box 5.** An amount in this box means the fishing boat operator considers you self-employed. Report this amount on Schedule C (Form 1040). See Pub. 334.

- Box 6.** For individuals, report on Schedule C (Form 1040).
- Box 7.** Shows nonemployee compensation. If you are in the trade or business of catching fish, box 7 may show cash you received for the sale of fish. If the amount in this box is SE income, report it on Schedule C or F (Form 1040), and complete Schedule SE (Form 1040). You received this form instead of Form W-2 because the payer did not consider you an employee and did not withhold income tax or social security and Medicare tax. If you believe you are an employee and cannot get the payer to correct this form, report this amount on the line for Wages, salaries, tips, etc. of Form 1040 (or Form 1040NR). You also must complete Form 8819 and attach it to your return. If you are not an employee but the amount in this box is not SE income (for example, it is income from a sporadic activity or a hobby), report this amount on the "Other income" line of Schedule 1 (Form 1040) (or Form 1040NR).
- Box 8.** Shows substitute payments in lieu of dividends or tax-exempt interest received by your broker on your behalf as a result of a loan of your securities. Report on the "Other income" line of Schedule 1 (Form 1040) (or Form 1040NR).
- Box 9.** If checked, \$5,000 or more of sales of consumer products was paid to you on a buy-sell, deposit-commission, or other basis. A dollar amount does not have to be shown. Generally, report any income from your sale of these products on Schedule C (Form 1040).
- Box 10.** Report this amount on Schedule F (Form 1040).
- Box 13.** Shows your total compensation of excess golden parachute payments subject to a 20% excise tax. See the Form 1040 (or Form 1040NR) instructions for where to report.
- Box 14.** Shows gross proceeds paid to an attorney in connection with legal services. Report only the taxable part as income on your return.
- Box 15a.** May show current year deferrals as a nonemployee under a nonqualified deferred compensation (NQDC) plan that is subject to the requirements of section 408A, plus any earnings on current and prior year deferrals.
- Box 15b.** Shows income as a nonemployee under an NQDC plan that does not meet the requirements of section 408A. This amount also is included in box 7 as nonemployee compensation. Any amount included in box 15a that is currently taxable also is included in this box. This income also is subject to a substantial additional tax to be reported on Form 1040 (or Form 1040NR). See the Form 1040 (or Form 1040NR) instructions.
- Boxes 16-18.** Show state or local income tax withheld from the payments.

Future developments. For the latest information about developments related to Form 1099-MISC and its instructions, such as legislation enacted after they were published, go to www.irs.gov/Form1099MISC

Donald R. Coale
304 Academy Street, Unit 403
Cambridge, MD 21613
443-786-4834

RECEIVED
AUG 1 2020

BY:

Page 1 of 3

LEASE AGREEMENT

The parties agree as follows:

Date of this Lease: **1-17-2017**

Parties to this Lease Landlord: **Donald R. Coale** *JL Foster*
& Address: Address for notices: **304 Academy Street, Unit 403 - Cambridge, MD 21613**

You, the Tenant:

If there are more than one Landlord or Tenant the words "Landlord" and "Tenant" used in this Lease includes them.

Term: 1. One Year 0 Months: Beginning: **1-17-2017**

Premises Rented: 2.

Rent: 3. The yearly rent is \$ "See Below". You, the Tenant, will pay this yearly Rent to the Landlord, as follows:

A. First Year \$

Agreement to Lease

And Pay Rent: 4. Landlord leases the Premises to you, the Tenant, for the Term. You, the Tenant, agree to pay the Rent and other charges as required in the Lease. You, the Tenant, agree to do everything required of you in the Lease.

Default: 5. If you, the Tenant, fail to pay the Rent, or any part of the Rent when it becomes due, the Landlord may sue you for it, or re-enter the Premises, or use any legal remedy.

NOTES:

- A. Rent is due on the 1st of each month
- B. There will be a \$ 00 late charge for rent received after the 2nd of each month

Taxes: 6. The Landlord agrees to pay all taxes to be assessed on the Premises during the Term.

12. **I FULLY UNDERSTAND, AND AGREE, THAT OVER-CROWDING IS NOT ALLOWED IN THIS DWELLING. I UNDERSTAND, AND AGREE, THAT ONLY THE FOLLOWING PEOPLE ARE ALLOWED TO LIVE IN THIS DWELLING:**

13. **I FULLY UNDERSTAND, AND AGREE, THAT WHILE SMOKE DETECTORS AND THE FIRST BATTERY WILL BE SUPPLIED BY THE OWNER, REPLACEMENT BATTERIES WILL BE MY RESPONSIBILITY.**

14. **I FULLY UNDERSTAND, AND AGREE, THAT IN THE EVENT THE OWNER IS FORCED TO EVICT THE TENANT, THE TENANT WILL BE RESPONSIBLE FOR ALL FURNITURE, APPLIANCES, AND ALL REMAINING DEBRIS. THE COST OF \$ 50.00 IS CHARGED TO TENANT FOR COURT APPEARANCES BY OWNER, PLUS COURT COST.**

15. **REGARDING MOLD: PREVENTING MOLD BEGINS WITH YOU. KEEP YOUR UNIT CLEAN AND REMOVE VISABLE MOISTURE ON WALLS, WINDOWS, CEILINGS, FLOORS, AND OTHER SURFACES, AS SOON AS POSSIBLE AND NOTIFY LANDLORD IN WRITING ABOUT ANY SIGNS OF WATER LEAKS, WATER INFILTRATION OR MOLD. IF YOU FAIL TO COMPLY WITH THIS ADDENDUM, YOU CAN BE HELD FULLY RESPONSIBLE FOR PROPERTY DAMAGE TO THE DWELLING AND ANY HEALTH PROBLEMS THAT MAY RESULT. WE CANNOT FIX PROBLEMS IN YOUR DWELLING UNLESS WE KNOW ABOUT THEM.**

16. **DRUG OFFENSES WILL NOT BE TOLERATED BY THE TENANTS OR ANY RESIDENTS. ANY VIOLATIONS WILL TERMINATE THIS LEASE WITHOUT LEGAL RECOURSE.**

17. **I FULLY UNDERSTAND, AND AGREE, THAT THIRTY DAYS, WRITTEN NOTICE OF MY INTENTION TO VACATE THE PREMISES WILL BE REQUIRED.**

Ashton Baker 7-17-2019

RENTERS SIGNATURE (DATE) 7-17/RENTERS REP. (DATE)

Monica Cook OWNERS SIGNATURE (DATE)

End of the Term: 7. You, The Tenant, agree that at the end of the term you will surrender the Premises in as good condition as now, except for ordinary wear and damage by the elements.

Successors: 8. Unless otherwise stated, the Lease is binding on all parties who lawfully succeed to the rights or take the place of the Landlord or you, the Tenant.

Changes: 9. This Lease can be changed only by an agreement in writing signed by the parties to the Lease.

Quiet Enjoyment: 10. Landlord agrees that if you, the Tenant pays the rent and is not in default under this Lease, you, the Tenant may peaceably and quietly have, hold and enjoy the premises for the Term of this Lease.

11. Tenant agrees to keep "ALL" trash picked up around the "Entire Building" (Including Street Gutters)

12. Tenant at his/her expense, should maintain public liability and property Damage insurance, insuring Lessee and Lessor with minimum coverage. Please forward a Certificate of Insurance.

13. Tenant shall be responsible for the following Utility charges:

- A. Electric
- B. Water
- C. Gas

Signatures: The parties have signed this lease as of the date at the top of the first page.

Landlord

Donald Cook

You, the Tenant

Rashni K. Postac

Witness:

✓

GUARANTY OF PAYMENT

Date of Guaranty:

7-1-17

Guarantor and Address:

Reason for Guaranty: 1. I know that the Landlord would not rent the Premises to the Tenant unless I guarantee Tenant's performance. I have also requested the Landlord to enter into the Lease with the Tenant. I have a substantial interest in making sure that the Landlord rents the premises to the Tenant.

Guaranty: 2. The following is my guaranty. I guaranty the full performance of the Lease by the Tenant. This Guaranty is absolute and without any condition. It includes, but is not limited to, the payment of rent and other money charges.

Donald R. Coale

304 Academy Street, Unit 403

Cambridge, MD 21613

443-786-4834

Renter/Owner Property Agreement

MY SIGNATURE BELOW INDICATES THAT I HAVE READ, UNDERSTAND AND AGREE TO THE FOLLOWING REGULATIONS, AS THEY APPLY TO MY RENTING PROPERTY AT:

- 501 A Elm St Cambridge MD
1. DC I FULLY UNDERSTAND, AND AGREE, THAT I CANNOT DO ANY PAINTING OR CONSTRUCTION TO THIS PROPERTY, INSIDE OR OUTSIDE, WITHOUT THE WRITTEN CONSENT OF THE OWNER.
 2. DC I FULLY UNDERSTAND, AND AGREE, THAT THE PAYMENT OF THE TELEPHONE, TV, ELECTRICITY, WATER, SEWER & TRASH PICK UP WILL BE MY RESPONSIBILITY AND NOT THE RESPONSIBILITY OF THE OWNERS. I FURTHER UNDERSTAND THAT I WILL HAVE THE WATER AND ELECTRICITY CONNECTED TO THIS RESIDENCE AT ALL TIMES.
 3. DC I FULLY UNDERSTAND, AND AGREE, THAT ALL CARPETS, CABINETS & HEAT ARE THE PROPERTY OF THE OWNERS AND THAT I CANNOT REMOVE OR DISCONNECT ANYTHING WITHOUT THE WRITTEN CONSENT OF THE OWNER.
 4. DC I FULLY UNDERSTAND, AND AGREE, THAT ELECTRIC BASEBOARD HEAT HAS BEEN PROVIDED FOR USE IN THIS RESIDENCE AND THAT I WILL USE THE SUPPLIED HEAT. I UNDERSTAND AND THAT KEROSENE HEATERS, OR SIMILAR HEATING DEVICES, ARE NOT ALLOWED BY LAW AND ARE NOT TO BE USED IN THIS RESIDENCE.

In addition, I agree to these other terms:

**Changes in Lease
Have no effect:**

3. This Guaranty will not be affected by any change in the Lease, whatsoever. This includes, but is not limited to, any extension of time or renewals. The Guaranty will bind me even if I am not a party to these changes.

Waiver of Notice:

4. I do not have to be informed about any default by Tenant. I waive notice of nonpayment or other default.

Performance:

5. If the Tenant defaults, the Landlord may require me to perform without first demanding that the Tenant perform.

Waiver of Jury Trial:

6. I give up my right to trial by jury in any claim related to the Lease or the Guaranty.

Changes:

7. This Guaranty can be changed only by written agreement signed by all parties to the Lease and this Guaranty.

Signatures:

GUARANTOR:



WITNESS: ✓

State of

County of Dorchester

On

, 20 : before me personally appeared

To me known and known to me to be the individual(s) described in and who executed the foregoing Lease
And duly acknowledged to me that he/she executed the same.

RECEIPT DATE June 21, 2020 No. 726482

RECEIVED FROM LaShon Foster @ 501A
Elm St. Apt A Cambridge, Md. DOLLARS

FOR RENT Current thru June + 50.00 towards July

ACCOUNT		<input type="radio"/> CASH	FROM _____ TO _____
PAYMENT		<input type="radio"/> CHECK	
BAL. DUE		<input checked="" type="radio"/> MONEY ORDER	BY <u>Donald Cook</u>
		<input type="radio"/> CREDIT CARD	

RECEIPT DATE July 22, 2020 No. 726488

RECEIVED FROM LaShon Foster @ 501A
Elm St., Cambridge Ma DOLLARS

FOR RENT Current thru the Month of July 2020

ACCOUNT		<input type="radio"/> CASH	FROM _____ TO _____
PAYMENT		<input type="radio"/> CHECK	
BAL. DUE		<input checked="" type="radio"/> MONEY ORDER	BY <u>Donald Cook</u>
		<input type="radio"/> CREDIT CARD	

RECEIPT DATE July 9, 2020 No. 726485

RECEIVED FROM LaShon Foster @ 501A
Elm St., Cambridge, Md. DOLLARS

FOR RENT Towards the month July 2020

ACCOUNT		<input type="radio"/> CASH	FROM _____ TO _____
PAYMENT		<input type="radio"/> CHECK	
BAL. DUE		<input checked="" type="radio"/> MONEY ORDER	BY <u>Donald Cook</u>
		<input type="radio"/> CREDIT CARD	

DETACH ALONG PERFORATIONS



6801 Ritchie Highway, N.E.
 Glen Burnie, MD 21082

08/06/20
 DATE

DRIVER LICENSE / SOUNDIX N/A

LA-SHON MOLICE FOSTER
 501 ELM ST APT A
 CAMBRIDGE MD 21613

DETACH ALONG PERFORATIONS



6801 Ritchie Highway, N.E.
 Glen Burnie, MD 21082

08/06/20 000
 DATE 00:337

DRIVER LICENSE / SOUNDIX N/A

LA-SHON MOLICE FOSTER
 501 ELM ST APT A
 CAMBRIDGE MD 21613



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

RETURN SERVICE
REQUESTED

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

SERVICE FROM: 06/12/20 TO: 07/14/20


CODE	PREVIOUS	PRESENT	USAGE	AMOUNT
W	504	508	4	8.69
S	504	508	4	25.20
B	BAY RESTORE FEE			5.00
D	DISPOSAL FEE		1.00	14.25
SERVICE ADDRESS			PREVIOUS BALANCE	
501 ELM ST APT A 6738			0.00	
ACCOUNT NO.		DUE DATE		TOTAL AMOUNT DUE
		07/31/20		

ACCOUNT NO.	
SERVICE ADDRESS	
501 ELM ST APT A 6738	
MESSAGE AREA	
CALL 211 ABOUT COVID-19	
DUE DATE	TOTAL AMOUNT DUE
07/31/20	
RETURN THIS STUD WITH PAYMENT	AFTER DUE DATE

MAIL TO:
COALE FAMILY INVEST LLC
C/O LASHON FOSTER
501 ELM ST APT A
CAMBRIDGE MD 21613



DETACH

DORCHESTER COUNTY MARYLAND VOTER NOTIFICATION CARD <small>NOT FOR PURPOSE OF AGI</small>			POLLING PLACE
CONG-01	COUN-002	MUN-CAMBRIDGE	Your polling place: CHOPTANK ELEMENTARY SCHOOL GYM 1153 WACES LN CAMBRIDGE, MD 21613 Your polling place for City Elections only: CITY OF CAMBRIDGE WARD 3 CONTACT CITY HALL FOR LOCATION 410-228-4020 430 ACADEMY ST CAMBRIDGE MD 21613 6974771 
ORPH-001	DEPT/PERM-07000	LEG-37A	
Party : DEMOCRAT	Reg. Date : 9/10/1979		
Voter ID : 6974771	Date of Issue : 8/7/2020		
LASHON HOLICS FOSTER 501 ELM ST APT A CAMBRIDGE, MD 21613 Signature _____			

DETACH

FOLD HERE

DETACH

July 27, 2020

To whom it may concern:

Lashon Foster is the current lease holder of 501 A Elm St., Cambridge Md. And has been since February 2019, after she moved from 501 B Elm St., across the hall. I hope this clears up any confusion as to her current address.

Sincerely,


Don Coale
Property Owner of Elm St. Property

RECEIVED
AUG 19 2020

BY: