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## LOBBYIST FILING AGREEMENT

This Agreement, made this 12<sup>th</sup> day of September, 2006, by and between John Delaney, lobbyist for Triton Real Estate Partners, LLC and Jill B. Martin, Esquire, who has been designated Staff Counsel for this matter by the Maryland State Ethics Commission (hereinafter the Staff Counsel).

### RECITALS

The State Ethics Commission ("the Commission") is the executive agency of the State of Maryland established by Chapter 513, Acts of 1979 for the purpose of enforcing the Maryland Public Ethics Law (State Government Article, Title 15, Annotated Code of Maryland, hereinafter the Ethics Law) including the provisions of Subtitle 7, the lobbying disclosure program.

John Delaney ("the filer") is an individual whose lobbying activities on behalf of Triton Real Estate Partners, LLC during the period of February 1, 2006 through April 30, 2006 required him to register as a lobbyist with the State Ethics Commission.

The filer did not timely register on behalf of the employer, Triton Real Estate Partners, LLC ("the employer") as required by the State Gov.Md.Code Ann., §15-703(d)(1)(Supp.2005).

The filer subsequently registered on July 31, 2006 for the period February 1, 2006 through April 30, 2006.

The filer is voluntarily entering into this agreement to admit his failure to timely file a lobbyist registration with the Commission and to pay a sum of money in lieu of potential late filing fees and other fines pursuant to Section 15-405 of the Ethics Law.

**NOW THEREFORE**, in consideration of the submission of the required lobbyist registration form by the filer on July 31, 2006 and the admissions and agreements herein contained, the filer and the Staff Counsel stipulate and agree as follows:

1. The filer did not timely file his lobbyist registration form on behalf of Triton Real Estate Partners, LLC for the period February 1, 2006 through April 30, 2006 as required by §15-703(d)(1) of the Ethics Law.

2. The filer reported his delinquency to the Commission on July 31, 2006 by filing his registration form (a copy of which has been attached hereto and made a part thereof).

3. The filer understands that failure to comply with the lobbying disclosure provisions of the Ethics Law may subject him to a formal complaint by the Commission and, upon finding of a violation, late fees and the possibility of civil fines.

4. Based on the facts stated in this agreement the filer agrees to pay as settlement of the late filing matter, the amount of Two Hundred and Fifty Dollars (\$250.00) at the time of the execution of this agreement in lieu of a potential late fee and in lieu of civil fines for the above admitted late registration statement (paragraph 1).

5. The Staff Counsel will, upon execution of this Agreement by the filer recommend that the Commission not institute any proceedings on his failure to timely register. The filer understands that the Commission is under no obligation to accept this agreement and may decide to take other action, including issuing a complaint.

6. The filer waives a formal hearing on this matter (if the agreement is accepted by the Commission) to which he would be entitled if a complaint were issued, and he understands that this Agreement and materials relating to this matter are not subject to the confidentiality provisions of the Ethics law, and will be public information unless otherwise protected.

7. The filer understands a copy of this agreement will be mailed to his employer.

8. The filer and Staff Counsel have entered into this Agreement for the sole purpose of receiving the late submission of a lobbyist registration statement and for the payment of late fees and other fines and for no other purpose.

**IN WITNESS WHEREOF**, John Delaney, and Jill B. Martin, Staff Counsel, State Ethics Commission, have hereunto set their hands.

SIGNATURE APPEARS ON ORIGINAL AGREEMENT

Jill B. Martin, Staff Counsel  
State Ethics Commission  
45 Calvert Street, 3<sup>rd</sup> Floor  
Annapolis, MD 21401  
(410) 260-7770

SIGNATURE APPEARS ON ORIGINAL AGREEMENT

John Delaney  
Lobbyist  
Triton Real Estate Partners, LLC

State of Maryland  
County of: Montgomery, to wit:

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Delaney, who made oath on this 7<sup>th</sup> day of September, 2006 in due form of law that the matters and facts hereinabove set forth are true to the best of his knowledge, information and belief, and are his voluntary act and that he executed this document for the purpose set forth herein.

SIGNATURE APPEARS ON ORIGINAL AGREEMENT

Notary Public

RACHEL M. WATERSTRADT  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires October 1, 2006

My Commission Expires: \_\_\_\_\_

State of Maryland,  
County of: Baltimore, to wit:

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jill B. Martin, Staff Counsel to the State Ethics Commission, who made oath on this 10th day of September, 2006 in due form of law that she executed this agreement for the purposes set forth herein.

SIGNATURE APPEARS ON  
ORIGINAL AGREEMENT

Notary Public *[Signature]*

My Commission Expires: 12-11-06



Accepted by the Commission

SIGNATURE APPEARS ON  
ORIGINAL AGREEMENT

Julian L. Lapidus, Chairman  
for the Commission *[Signature]*

Date: 9/21, 2006

Check # 1783

MARYLAND STATE ETHICS COMMISSION

45 Calvert Street, 3<sup>rd</sup> Floor  
Annapolis, MD 21401  
410-260-7770 / Toll Free 1-877-669-6085

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LOBBYING REGISTRATION FORM (Form #3) 1: 34

PART A. GENERAL INFORMATION

STATE ETHICS COMMISSION

Type of Registration (Check all appropriate blanks)

Legislative Action Lobbyist  X  Executive Action Lobbyist \_\_\_\_\_  
Grass Roots Lobbyist \_\_\_\_\_ Non-Exempt Employer \_\_\_\_\_

Primary Purpose of Organization

Is the employer organization, or the registered organization if there is no employer, organized and operated for the primary purpose of attempting to influence any legislative or executive action? Yes \_\_\_\_\_ No  X

Enclose the required registration fee of \$50 made payable to the State of Maryland.

CHECK OR MONEY ORDER NO.  1783

PART B. IDENTIFICATION OF REGISTRANT/REGULATED LOBBYIST

I. Identifying information (complete all blanks):

- a) Name  John J. Delaney
- b) Permanent address (Include firm name if applicable)  Linowes and Blocher LLP   
 7200 Wisconsin Avenue, Suite 800, Bethesda, Maryland 20814
- c) Business telephone (  301  )  961-5115  Do you want number on published lobbyist list? Yes \_\_\_ No  X   
Cell phone (optional) \_\_\_\_\_
- d) Occupation or type of business (required)  Attorney
- e) E-Mail address (required)  jdelaney@linowes-law.com

II. Identification of others required to register:

- a) Will any person be required to register as a lobbyist on behalf of the person or organization identified in section I? Yes \_\_\_ No  X
- b) If the answer to a) is "yes," identify each such person below and give their name and address:  
\_\_\_\_\_  
\_\_\_\_\_

III. Identification of employer (complete only if registrant/regulated lobbyist acts on behalf of another; also have the employer complete Part D):

- a) Identify all persons or organizations who compensate the registrant/regulated lobbyist for activities requiring this registration:  
Name  Triton Real Estate Partners L.L.C.   
Permanent address:  410 Severn Avenue, Suite B412   
 Annapolis, Maryland 21403   
Business telephone (  410  )  295-3180   
Nature of Business  Real Estate Development
- b) Identify any other person whom the registrant/regulated lobbyist will represent regarding the matters identified in this registration (if none, put in none)  None

IV. Registration Information:

- a) State the period (include both beginning and ending month, day and year) for which this registration is effective: February 1, 2006 to April 30, 2006
- b) Identify the matters (including bill number if known) on which the registrant/regulated lobbyist expects to act or employ someone to act during the registration period MC 612 - 06 Montgomery County - Maryland Condominium Act - Rental Housing Emergency

PART C. REGISTRANT'S/REGULATED LOBBYIST'S SIGNATURE

SIGNATURE APPEARS ON ORIGINAL AGREEMENT

July 28, 2006

Date

Name: John J. Delaney

PART D. AUTHORIZATION TO ACT (to be completed by each person identified in Part B (III) )

I. Authorization

I hereby certify that the information contained herein is correct and that John J. Delaney is hereby authorized to act on behalf of Triton Real Estate Partners LLC for the period set forth in Part B, section IV(a) and as to the matters set forth in Part B, section IV (b) herein unless this authority is terminated sooner.

II. Exemption Status of Employer (check one, either (a), (b) or (c))

- a)  The employer does claim an exemption from filing its own registration and activity reports because all expenditures requiring registration and reporting will be reported by the above registrant/regulated lobbyist or other registrants/regulated lobbyists acting on its behalf, and the employer engages in no other lobbying activity that requires it to register and report.
- b)  The employer does not claim an exemption from filing its own registration and activity reports. The above registrant/regulated lobbyist will report only expenditures and compensation regarding the above registrant's /regulated lobbyist's activity. A separate registration will be submitted by the employer listed in Part B(III).
- c)  The employer does not claim an exemption from filing its own registration and reporting requirements based on the activities of the above registrant/regulated lobbyist. The above registrant/regulated lobbyist will report only expenditures and compensation regarding the above registrant's/regulated lobbyist's activity. However, the employer does claim an exemption from filing its own registration and reporting because another regulated lobbyist or lobbyists will report any other expenditures of the employer, and the employer will engage in no other activity that would require it to register or report.

SIGNATURE APPEARS ON ORIGINAL AGREEMENT

Date 7/27/06

Signature of Person Identified in Part B, Section III (b)

Date

~~Partner, Triton Real Estate Partners, LLC~~  
Member BRIAN McCORMACK

Employer's Printed or Typed Signature