

ESTATE INVESTMENT TRUST SHALL HAVE THE SAME RIGHTS AS AN OBJECTING STOCKHOLDER OF A MARYLAND CORPORATION UNDER SUBTITLE 2 OF TITLE 3 OF THIS ARTICLE AND UNDER THE SAME PROCEDURES.

(J) (1) THE DEPARTMENT SHALL PREPARE CERTIFICATES OF MERGER WHICH SPECIFY:

(I) THE NAME OF EACH PARTY TO THE ARTICLES;

(II) THE NAME OF THE SUCCESSOR AND THE LOCATION OF ITS PRINCIPAL OFFICE IN THIS STATE OR, IF IT HAS NONE, ITS PRINCIPAL PLACE OF BUSINESS; AND

(III) THE TIME THE ARTICLES ARE ACCEPTED FOR RECORD BY THE DEPARTMENT.

(2) IN ADDITION TO ANY OTHER PROVISION OF LAW WITH RESPECT TO RECORDING, THE DEPARTMENT SHALL SEND ONE OF THE CERTIFICATES TO THE CLERK OF THE COURT OF EACH COUNTY IN THIS STATE, EXCEPT A COUNTY WHERE THE ARTICLES WILL BE RECORDED, WHERE:

(I) THE PRINCIPAL OFFICE OF A MERGING BUSINESS TRUST OR CORPORATION IS LOCATED; AND

(II) THE ARTICLES SHOW THAT A MERGING BUSINESS TRUST OR CORPORATION OTHER THAN THE SUCCESSOR OWNS AN INTEREST IN LAND.

(3) ON RECEIPT OF THE CERTIFICATE, THE CLERK PROMPTLY SHALL RECORD IT WITH:

(I) THE CHARTER RECORDS, IF IT RELATES TO THE LOCATION OF A PRINCIPAL OFFICE; AND

(II) THE LAND RECORDS, IF IT RELATES TO AN INTEREST IN LAND.

(K) (1) IN ORDER TO KEEP THE LAND ASSESSMENT RECORDS CURRENT IN EACH COUNTY, THE DEPARTMENT SHALL REQUIRE A BUSINESS TRUST OR CORPORATION TO SUBMIT WITH THE ARTICLES A PROPERTY CERTIFICATE FOR EACH COUNTY WHERE A MERGING BUSINESS TRUST OR CORPORATION OTHER THAN THE SUCCESSOR OWNS AN INTEREST IN LAND.

(2) A PROPERTY CERTIFICATE IS NOT REQUIRED WITH RESPECT TO ANY PROPERTY IN WHICH THE ONLY INTEREST OWNED BY THE MERGING BUSINESS TRUST OR CORPORATION IS A SECURITY INTEREST.

(3) THE PROPERTY CERTIFICATE SHALL BE IN THE FORM AND NUMBER OF COPIES WHICH THE DEPARTMENT REQUIRES AND MAY INCLUDE THE CERTIFICATE OF THE DEPARTMENT REQUIRED BY SUBSECTION (J) OF THIS SECTION.

(4) (I) THE PROPERTY CERTIFICATE SHALL PROVIDE A DEED REFERENCE OR OTHER DESCRIPTION SUFFICIENT TO