Previous editions are obsolete

form HUD-1 (3/86) ref Handbook 4305.2

# A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan

| 1. ☐FHA 2. ☐FmHA 3. ☐Conv. Unins. 4. ☐VA 5. ☐Conv. Ins. | 6. File Number: JC-22-2853A | 7. Loan Number | 8. Mortgage Insurance Case Number |
|---|---|---|---|

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U. S. Code Section 1001 and Section 1010.

TitleExpress Settlement System
Printed 11/18/2022 at 15:32 SB

D. NAME OF BORROWER: Baltimore Excel 04 LLC
ADDRESS: 829 N. 29th Street, Philadelphia, PA 19130

E. NAME OF SELLER: Mayor and City Council of Baltimore
ADDRESS: DHCD STE 1125, 417 E. Fayette Street, Baltimore, MD 21202

F. NAME OF LENDER:
ADDRESS:

G. PROPERTY ADDRESS: 10 Properties per Exhibit, Phase 1, Baltimore, MD 21215

H. SETTLEMENT AGENT: Masters Title and Escrow
PLACE OF SETTLEMENT: 305 Washington Avenue, Suite 300, Towson, Maryland 21204

I. SETTLEMENT DATE: 11/22/2022

| J. SUMMARY OF BORROWER'S TRANSACTION: | | K. SUMMARY OF SELLER'S TRANSACTION: | |
|---|---|---|---|
| **100. GROSS AMOUNT DUE FROM BORROWER** | | **400. GROSS AMOUNT DUE TO SELLER** | |
| 101. Contract sales price | 120,000.00 | 401. Contract sales price | 120,000.00 |
| 102. Personal Property | | 402. Personal Property | |
| 103. Settlement charges to borrower (line 1400) | 18,792.66 | 403. | |
| 104. | | 404. | |
| 105. | | 405. | |
| Adjustments for items paid by seller in advance | | Adjustments for items paid by seller in advance | |
| 106. City/town taxes | | 406. City/town taxes | |
| 107. County taxes | | 407. County taxes | |
| 108. Assessments | | 408. Assessments | |
| 109. | | 409. | |
| 110. | | 410. | |
| 111. | | 411. | |
| 112. | | 412. | |
| **120. GROSS AMOUNT DUE FROM BORROWER** | 138,792.66 | **420. GROSS AMOUNT DUE TO SELLER** | 120,000.00 |
| **200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER** | | **500. REDUCTIONS IN AMOUNT DUE TO SELLER** | |
| 201. Deposit or earnest money | 48,000.00 | 501. Excess Deposit (see instructions) | 48,000.00 |
| 202. Principal amount of new loans | | 502. Settlement charges to seller (line 1400) | 1,930.00 |
| 203. Existing loan(s) taken subject to | | 503. Existing loan(s) taken subject to | |
| 204. | | 504. Payoff of First Mortgage Loan | |
| 205. | | 505. | |
| 206. | | 506. | |
| 207. | | 507. | |
| 208. | | 508. | |
| 209. | | 509. | |
| Adjustments for items unpaid by seller | | Adjustments for items unpaid by seller | |
| 210. City/town taxes | | 510. City/town taxes | |
| 211. County taxes | | 511. County taxes | |
| 212. Assessments | | 512. Assessments | |
| 213. | | 513. | |
| 214. | | 514. | |
| 215. | | 515. | |
| 216. | | 516. | |
| 217. | | 517. | |
| 218. | | 518. | |
| 219. | | 519. | |
| **220. TOTAL PAID BY/FOR BORROWER** | 48,000.00 | **520. TOTAL REDUCTION AMOUNT DUE SELLER** | 49,930.00 |
| **300. CASH AT SETTLEMENT FROM OR TO BORROWER** | | **600. CASH AT SETTLEMENT TO OR FROM SELLER** | |
| 301. Gross amount due from borrower (line 120) | 138,792.66 | 601. Gross amount due to seller (line 420) | 120,000.00 |
| 302. Less amounts paid by/for borrower (line 220) | 48,000.00 | 602. Less reduction amount due seller (line 520) | 49,930.00 |
| **303. CASH FROM BORROWER** | 90,792.66 | **603. CASH TO SELLER** | 70,070.00 |

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanctions will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

You are required by law to provide the settlement agent (Fed. Tax ID No: _____) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: _____-_____-_____/_____-_____-_____ SELLER(S) SIGNATURE(S): _____

SELLER(S) NEW MAILING ADDRESS: _____

SELLER(S) PHONE NUMBERS: 410-887-7934 (H) _____ (W)

Previous editions are obsolete

form HUD-1 (3/86) ref Handbook 4305.2

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## SETTLEMENT STATEMENT

File Number: JC-22-2853A

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TitleExpress Settlement System Printed 11/18/2022 at 15:32 SB

| L. SETTLEMENT CHARGES | | | | PAID FROM BORROWER'S FUNDS AT SETTLEMENT | PAID FROM SELLER'S FUNDS AT SETTLEMENT |
|---|---|---|---|---|---|
| 700. TOTAL SALES/BROKER'S COMMISSION based on price $120,000.00 = | | | | | |
| Division of commission (line 700) as follows: | | | | | |
| 701. $ | to | | | | |
| 702. $ | to | | | | |
| 703. Commission paid at Settlement | | | | | |
| 800. ITEMS PAYABLE IN CONNECTION WITH LOAN | | | | | |
| 801. Loan Origination Fee | % | | | | |
| 802. Loan Discount | % | | | | |
| 803. Appraisal Fee | | | | | |
| 804. Credit Report | | | | | |
| 805. Lender's Inspection Fee | | | | | |
| 806. Mortgage Application Fee | | | | | |
| 807. Assumption Fee | | | | | |
| 808. | | | | | |
| 809. | | | | | |
| 810. | | | | | |
| 811. | | | | | |
| 900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE | | | | | |
| 901. Interest From | to | @$ | /day | | |
| 902. Mortgage Insurance Premium for | to | | | | |
| 903. Hazard Insurance Premium for | to | | | | |
| 904. | | | | | |
| 905. | | | | | |
| 1000. RESERVES DEPOSITED WITH LENDER FOR | | | | | |
| 1001. Hazard Insurance | mo. @ $ | /mo | | | |
| 1002. Mortgage Insurance | mo. @ $ | /mo | | | |
| 1003. City Property Tax | mo. @ $ | /mo | | | |
| 1004. County Property Tax | mo. @ $ | /mo | | | |
| 1005. Annual Assessments | mo. @ $ | /mo | | | |
| 1009. Aggregate Analysis Adjustment | | | | 0.00 | 0.00 |
| 1100. TITLE CHARGES | | | | | |
| 1101. Settlement or closing fee | to CLG/ITG | | | 295.00 | |
| 1102. Abstract or title search x10 | to ITG | | | 2,250.00 | |
| 1103. Title examination x10 | to ITG | | | 2,950.00 | |
| 1104. | | | | | |
| 1105. Document Prep Fee | to Masters Title and Escrow | | | 250.00 | |
| 1106. Judgment Report | to ITG | | | 60.00 | |
| 1107. Attorney's fees | | | | | |
| (includes above items No: | ) | | | | |
| 1108. Title Insurance | to First American Title Insurance Company | | | 618.00 | |
| (includes above items No: | ) | | | | |
| 1109. Lender's Policy | | | | | |
| 1110. Owner's Policy | 120,000.00 - 618.00 | | | | |
| 1111. Lien Certs x10 | to ITG | | | 550.00 | |
| 1112. Recording Walk Through | to ITG | | | 95.00 | |
| 1113. Courier/Overnight Fee | to ITG | | | 60.00 | |
| 1200. GOVERNMENT RECORDING AND TRANSFER CHARGES | | | | | |
| 1201. Recording Fees Deed $ 60.00 | ; Mortgage $ | ; Release $ | | 60.00 | |
| 1202. State Recordation Tax | Deed $ 1,200.00 | ; Mortgage $ | | 1,200.00 | |
| 1203. State Transfer Tax | Deed $ 600.00 | ; Mortgage $ | | 600.00 | |
| 1204. City Transfer Tax | Deed $ 1,800.00 | ; Mortgage $ | | 1,800.00 | |
| 1205. Land Disposition and Develop | to Clerk of the Circuit Court | | | 115.00 | |
| 1300. ADDITIONAL SETTLEMENT CHARGES | | | | | |
| 1301. Ground Rent Redempt Classen | to MA Funding, Inc. | | | 2,750.00 | |
| 1302. Ground Rent Redempt Cordelia | to Paul Nachlas, PR of the Estate of Marvin N | | | 2,200.00 | |
| 1303. Ground Rent Redempt Keyworth | to Marwood LLC | | | 2,200.00 | |
| 1304. Ground Rent Escrow 90x3+650 | to Paul Nachlas, PR of the Estate of Marvin N | | | | 920.00 |
| 1305. Ground Rent Escrow 120x3+650 | to MA Funding, Inc. | | | | 1,010.00 |
| 1306. 22/23 Tax Equivalency(10prop) | to Director of Finance | | | 739.66 | |
| 1400. TOTAL SETTLEMENT CHARGES | (enter on lines 103, Section J and 502, Section K) | | | 18,792.66 | 1,930.00 |

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Baltimore Excel 64 LLC

Mayor and City Council of Baltimore

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT: _____ DATE: 11/22/22

| L. SETTLEMENT CHARGES | | PAID FROM BORROWER'S FUNDS AT SETTLEMENT | PAID FROM SELLER'S FUNDS AT SETTLEMENT |
|---|---|---|---|
| 700. TOTAL SALES/BROKER'S COMMISSION based on price $120,000.00 = | | | |
| Division of commission (line 700) as follows: | | | |
| 701. $ | to | | |
| 702. $ | to | | |
| 703. Commission paid at Settlement | | | |
| 800. ITEMS PAYABLE IN CONNECTION WITH LOAN | | | |
| 801. Loan Origination Fee | % | | |
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| 803. Appraisal Fee | | | |
| 804. Credit Report | | | |
| 805. Lender's Inspection Fee | | | |
| 806. Mortgage Application Fee | | | |
| 807. Assumption Fee | | | |
| 808. | | | |
| 809. | | | |
| 810. | | | |
| 811. | | | |
| 900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE | | | |
| 901. Interest From | to @$ /day | | |
| 902. Mortgage Insurance Premium for | to | | |
| 903. Hazard Insurance Premium for | to | | |
| 904. | | | |
| 905. | | | |
| 1000. RESERVES DEPOSITED WITH LENDER FOR | | | |
| 1001. Hazard Insurance | mo. @ $ /mo | | |
| 1002. Mortgage Insurance | mo. @ $ /mo | | |
| 1003. City Property Tax | mo. @ $ /mo | | |
| 1004. County Property Tax | mo. @ $ /mo | | |
| 1005. Annual Assessments | mo. @ $ /mo | | |
| 1009. Aggregate Analysis Adjustment | | | |
| 1100. TITLE CHARGES | | 0.00 | 0.00 |
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| (includes above items No: | ) | | |
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| 1111. Lien Certs x10 | to ITG | 550.00 | |
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| 1300. ADDITIONAL SETTLEMENT CHARGES | | | |
| 1301. Ground Rent Redempt Classen | to MA Funding, Inc. | 2,750.00 | |
| 1302. Ground Rent Redempt Cordella | to Paul Nachlas, PR of the Estate of Marvin N | 2,200.00 | |
| 1303. Ground Rent Redempt Keyworth | to Marwood LLC | 2,200.00 | |
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Baltimore Excel 01 LLC

Mayor and City Council of Baltimore

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The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT: DATE: 11/22/22

# Exhibit A

As to 3508 W Belvedere:
BEGINNING for the same on the northwest side of Belvedere Avenue at the distance of 459 feet southwesterly from the point where he first line of land described in a Deed from John W. Wurnsen and wife to John T. Thomas, dated October 21, 1862, and recorded among the Land Records of Baltimore County in Liber G.H.C. No. 35, folio 51, intersects the northwest side of Belvedere Avenue, said place of beginning being at a point in a line with the center of the partition wall between the house on the lot now being described and the adjoining on the northwest thereof; running thence southwesterly binding on the northwest side of Belvedere Avenue 13 feet 1-1/2 inches to a point in a line with the center of another partition wall, thence northwesterly to and through the center of said wall and continuing the same course in all 150 feet to an alley 10 feet wide; thence northeasterly binding thereon 13 feet 7-1/2 inches to intersect a line drawn northwesterly from the place of beginning through the center of the partition wall first above mentioned; and thence southeasterly reversing said line so drawn and binding thereon 150 feet to the place of beginning. The improvements thereon being known as No. 3508 W. Belvedere Avenue.
BEING the same property conveyed to Mayor and City Council of Baltimore from Housing Authority of Baltimore City, by Deed dated May 25, 2011, and recorded on June 21, 2011, in Liber 13579, Folio 247.

TO HAVE AND TO HOLD, the aforesaid property, with its appurtenances, unto the said party of the second part, its successors and assigns, in Fee Simple.
As to 3510 W Belvedere:
Beginning for the same on the northwest side of Belvedere Avenue at the distance of 472 feet 7-1/2 inches southwesterly from the point where the 1st line of the land described in the deed from John W. Number and wife to John F. Thomas dated October 21, 1862 and recorded among the Land Records of Baltimore County in Liber G.H.B. No. 35, folio 517 intersects the northwest side of Belvedere Avenue said place of beginning being at a point in line with the center of the partition wall between the house on the lot now being described and that adjoining on the northeast thereof running thence southwesterly binding on the northwest side of Belvedere Avenue 13 feet 5-1/2 inches to a point in line with the center of another partition wall there being thence northwesterly through the center of said last mentioned partition wall and continuing the same course in all 150 feet to an alley 10 feet wide thence northeasterly binding thereon 13 feet 5-1/2 inches to intersect a line drawn northwesterly from the place of beginning through the center of the partition wall first mentioned in this description thence southeasterly reversing said line so drawn and binding thereon 150 feet to the place of beginning. The improvements thereon being known as 3510 W. Belvedere Avenue.
BEING the same property conveyed to Mayor and City Council of Baltimore from Housing Authority of Baltimore City, by Deed dated May 25, 2011, and recorded on June 21, 2011, in Liber 13579, Folio 247.

TO HAVE AND TO HOLD, the aforesaid property, with its appurtenances, unto the said party of the second part, its successors and assigns, in Fee Simple.

As to 2716 Classen:

Beginning for the same on the northwest side of Classen Avenue (formerly Allen Avenue) at a point distant 303 feet southwesterly from the intersection of the southwest side of Park Heights Avenue and the northwest side of Classen Avenue and binding on the northwest side of Classen Avenue southwesterly 25 feet to a point thence at right angles to Classen Avenue northwesterly 54 feet more or less to the outlining of a lot of ground conveyed by Charles Andrews and wife to Walter S. Seenan and wife described in a deed dated May 28, 1907 and recorded among the Land Records of Baltimore City in Liber R.O. 2338, Folio 553 thence binding on said outline northeasterly 25 feet to appoint thence southeasterly at right angles to Classen Avenue 54 feet more or less to the place of beginning. The improvements thereon being known as No. 2716 Classen Avenue.

BEING the same property conveyed to Mayor and City Council of Baltimore from Edward J. Gallagher, by Deed dated September 16, 2011, and recorded on September 22, 2011, in Liber 13774, Folio 176.

SUBJECT TO THE PAYMENT OF AN ANNUAL GROUND RENT IN THE AMOUNT OF ONE HUNDRED TWENTY AND NO/100 DOLLARS ($120) DUE AND PAYABLE IN EVEN AND EQUAL SEMI-ANNUAL INSTALLMENTS ON THE 15TH DAYS OF APRIL AND OCTOBER IN EACH AND EVERY YEAR.

TO HAVE AND TO HOLD, the aforesaid property, with its appurtenances, unto the said party of the second part, its successors and assigns, for all the residue of the term of years yet to come and unexpired herein, with the benefit of renewal forever, subject to the annual ground rent of $120.00 payable semiannually on the 15th days of April and October in each and every year.

As to 4805 Cordelia:

BEGINNING FOR THE SAME at a point on the northeast side of Cordelia Avenue 50 feet wide distant 190.65 feet southeasterly, measured along the said northeast side of said Cordelia Avenue, from the corner formed by the intersection of the said northeast side of said Cordelia Avenue and the southeast side of Arcadia Avenue 50 feet wide, said place of beginning being also at the end of the first line of the lot of ground described in a Deed dated June 17, 1952, and recorded among the Land Records of Baltimore City in Liber MLP No. 8851, folio 167, from West Realty Corporation to Isidore and Mollie Rosenkoff, his wife, said place of beginning being also at a point in line with the center of the partition wall between the house erected on the lot now being described and the house erected on the lot immediately adjoining thereto on the northwest; and running thence from said place of beginning, binding on the said northeast side of Cordelia Avenue south 36 degrees 11 minutes 24 seconds east 16 feet to a point in line with the center of the partition wall between the house erected on the lot now being described and the house erected on the lot immediately adjoining on the southeast, thence leaving the said northeast side of Cordelia Avenue, at right angles thereto, and running north 53 degrees 48 minutes 36 seconds east to and along the said center of said last mentioned partition wall and continuing the same course in all 100 feet to the southwest side of a 15 foot alley, thence binding on the said southwest side of said 15 foot alley with the use thereof in common with others entitled thereto and running north 36 degrees 11 minutes 24 seconds west, parallel with said Cordelia Avenue 16 feet to a point in line with the

center of the partition wall first above mentioned and to the end of the second line of the lot of ground described in said Deed, thence binding reversely on said second line of said Deed and running south 53 degrees 48 minutes 36 seconds west to and along the said center of said last mentioned partition wall and continuing the same course in all 100 feet, more or less, to the place of beginning. The improvements thereon being known as No. 4805 Cordelia Avenue.

BEING the same property conveyed to Mayor and City Council of Baltimore from Edward J. Gallagher, by Deed dated August 17, 2005, and recorded on September 12, 2005, in Liber 6780, Folio 323.

SUBJECT TO THE PAYMENT OF AN ANNUAL GROUND RENT IN THE AMOUNT OF NINETY AND NO/100 DOLLARS ($90) DUE AND PAYABLE IN EVEN AND EQUAL SEMI-ANNUAL INSTALLMENTS ON THE 26TH DAYS OF FEBRUARY AND AUGUST IN EACH AND EVERY YEAR.

TO HAVE AND TO HOLD, the aforesaid property, with its appurtenances, unto the said party of the second part, its successors and assigns, for all the residue of the term of years yet to come and unexpired herein, with the benefit of renewal forever, subject to the annual ground rent of $90.00 payable semiannually on the 26th days of February and August in each and every year.

As to 3910 W Garrison:

Beginning for the same on the northwest side of Garrison Avenue at the distance of 87 feet 6 inches southwesterly from the northwest intersection of Garrison Avenue and Nelson Avenue and at a point in a line with the center of a partition wall there situate thence southwesterly binding on the northwest side of Garrison Avenue 17 feet 6 inches to a point in a line with the center of another partition wall there situate thence northwesterly to and through the center of said partition wall in all 100 feet to the southeast side of an alley 10 feet wide thence northeasterly binding on said alley with the use thereof in common with others 17 feet 6 inches to a point in line with the center of the partition wall first herein mentioned and thence southeasterly to and through the center of said first mentioned partition wall and continuing the same course in all 100 feet to the place of beginning. The improvements thereon being known as 3910 West Garrison Avenue.

BEING the same property conveyed to Mayor and City Council of Baltimore from Edward J. Gallagher, by Deed dated August 17, 2005, and recorded on September 20, 2005, in Liber 6774, Folio 1493.

TO HAVE AND TO HOLD, the aforesaid property, with its appurtenances, unto the said party of the second part, its successors and assigns, in Fee Simple.

As to 2805 Keyworth:

BEGINNING FOR THE SAME ON THE SOUTHEAST SIDE OF KEYWORTH AVENUE 140 FEET SOUTHWEST OF REISTERSTOWN ROAD AND AT THE SOUTHWEST SIDE OF A 10-FT. ALLEY; FRONTING SOUTHWESTERLY ON THE SOUTHEAST SIDE OF KEYWORTH AVENUE 16-FT. TO A POINT IN LINE WITH THE CENTER OF A PARTITION WALL SAID LOT HAVING DEPTH OF EVEN WIDTH SOUTHEASTERLY 120 FEET TO THE NORTHWEST SIDE OF A 10-FT. ALLEY; KNOWN AS NO. 2805 KEYWORTH AVENUE.

BEING the same property conveyed to Mayor and City Council of Baltimore from Edward J. Gallagher, by Deed dated March 25, 2008, and recorded on April 9, 2008, in Liber 10594, Folio 384.

SUBJECT TO THE PAYMENT OF AN ANNUAL GROUND RENT IN THE AMOUNT OF NINETY AND NO/100 DOLLARS ($90) DUE AND PAYABLE IN EVEN AND EQUAL SEMI-ANNUAL INSTALLMENTS ON THE 15TH DAYS OF FEBRUARY AND AUGUST IN EACH AND EVERY YEAR.

TO HAVE AND TO HOLD, the aforesaid property, with its appurtenances, unto the said party of the second part, its successors and assigns, for all the residue of the term of years yet to come and unexpired herein, with the benefit of renewal forever, subject to the annual ground rent of $90.00 payable semiannually on the 15th days of February and August in each and every year.

As to 3624 Lucille:

BEGINNING for the same on the northwest side of Lucille Avenue at a point distant 163 feet 3 inches northeasterly from the northeast corner formed by the intersection of the northwest side of Lucille Avenue and the northeast side of Reisterstown Road said point of beginning being intended to be in line with the center of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground adjoining thereto on the southwest thence northeasterly along the northwest side of Lucille Avenue 18 feet 9 inches to a point in line with the center of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground adjoining thereto on the northeast thence northwesterly to and through the center of said last mentioned partition wall 95 feet to the southeast side of an alley 10 feet wide there laid out thence southwesterly along the southeast side of said 10 foot alley with the use and privilege thereof in common 18 feet 9 inches to a point in line with the center of the partition wall in this description first mentioned thence southeasterly to and through the center of said first mentioned partition wall 95 feet to the place of beginning. The improvements thereon being known as No. 3624 Lucille Avenue.

BEING the same property conveyed to Mayor and City Council of Baltimore from Edward J. Gallagher, by Deed dated September 22, 2005, and recorded on October 5, 2005, in Liber 6818, Folio 160.

TO HAVE AND TO HOLD, the aforesaid property, with its appurtenances, unto the said party of the second part, its successors and assigns, in Fee Simple.

As to 4607 Reisterstown:

BEGINNING for the same on the northeast side of Reisterstown Road at the distance of sixty-six feet northwesterly from the corner formed by the intersection of the northeast side of Reisterstown Road and the northwest side of St. Ambrose Avenue (a street forty feet wide opened by Thomas F. Mullan) which place of beginning is designed to be in the center of the partition wall there erected and running thence northwesterly binding on the northeast side of Reisterstown Road twenty feet to the line of the center of the partition wall there erected and running thence northeasterly parallel to St. Ambrose Avenue and passing through the center of said last mentioned partition wall ninety-eight and seventy-four one hundredths feet to the southwest side of an alley twelve feet wide there situate and running thence southeasterly binding on the southwest side of said twelve foot alley with the use thereof in common four and thirteen one hundredths feet to a bend in said alley thence still southeasterly sixteen feet to intersect a line drawn northeasterly from the

place of beginning through the center of said first mentioned partition wall and thence running southwesterly reversing the line so drawn and binding thereon parallel to St. Ambrose Avenue ninety-eight feet to the place of beginning. The improvements thereon being known as No. 4607 REISERSTOWN ROAD.

BEING the same property conveyed to Mayor and City Council of Baltimore from Edward J. Gallagher, by Deed dated October 13, 2005, and recorded on October 20, 2005, in Liber 6854, Folio 283.

TO HAVE AND TO HOLD, the aforesaid property, with its appurtenances, unto the said party of the second part, its successors and assigns, in Fee Simple.

As to 4611 Reisterstown:

Beginning for the second on the northeast side of Reisterstown Road at the distance of 106 feet northwesterly from the corner formed by the intersection of the northeast side of Reisterstown Road and the northwest side of St. Ambrose Avenue (a Street 40 feet wide opened by Thomas F. Mullan) which place of beginning is designed to be in the line of the center of the partition wall there erected and running thence northwesterly bounding on the northeast side of Reisterstown Road 29 and 43/100ths feet to the northwesternmost outline of Thomas F. Mullans Land running thence northeasterly bounding on said outline 105 and 93/100ths feet to the southwest side of an alley 12 feet wide there situate running thence southeasterly bounding on the southwest side of said 12 foot alley with the use thereof in common, 16 and 4/10ths feet to intersect a line drawn northeasterly from the place of beginning through the center of the partition wall mentioned in the description of this lot and running thence southwesterly reversing the line so drawn and bounding thereon parallel to St. Ambrose Avenue 102 and 27/100ths feet to the place of beginning. The improvements thereon being known as No. 4611 Reisterstown Road.

BEING the same property conveyed to Mayor and City Council of Baltimore from Edward J. Gallagher, by Deed dated October 19, 2005, and recorded on October 25, 2005, in Liber 6894, Folio 66.

TO HAVE AND TO HOLD, the aforesaid property, with its appurtenances, unto the said party of the second part, its successors and assigns, in Fee Simple.

As to 3326 Spaulding:

BEGINNING FOR THE SAME on the northwest side of Spaulding Avenue 26.55 feet northeasterly from the intersection of the northwest side of Spaulding Avenue and the northeast side of Elmer Avenue, said place of beginning being in line with the center of the partition wall between the house on the lot being described and the house on the lot adjoining on the southwest and running thence northeasterly binding on the northwest side of Spaulding Avenue 26.55 feet to a point in line with the partition wall between the house on the lot now being described and the house on the lot adjoining on the northeast thence northwesterly to and through said partition wall and continuing the same course in all 120 feet to the southeast side of an alley 10 feet wide thence southwesterly binding on said alley 26.55 feet to a point in line with the center of the aforesaid partition wall and thence southeasterly to and through the center of said wall in all 120 feet to the place of beginning. The improvements thereon being known as No. 3326 Spaulding Avenue.

BEING the same property conveyed to Mayor and City Council of Baltimore from Edward J. Gallagher, by Deed dated September 16, 2011, and recorded on September 26, 2011, in Liber 13774, Folio 262.

TO HAVE AND TO HOLD, the aforesaid property, with its appurtenances, unto the said party of the second part, its successors and assigns, in Fee Simple.