

STATEMENT OF INTENT  
UNDER ZONING CODE § 16-202  
FOR

300-306 West Fayette Street, Baltimore, MD

{Address}

**1. Applicant's Contact Information:**

Name: Baltimore Nursing and Rehabilitation Realty, LLC--current contract purchaser

Mailing Address: 1922 Greenspring Drive, Suite 6, Timonium, MD 21093

Attention: George Watson

Telephone Number: 410-308-2300; 410-929-1735

Email Address: GWatson@mid-atlantictlc.com

**2. All Proposed Zoning Changes for the Property:**

Enactment of an Ordinance approving the use of the subject property as a "Convalescent, nursing, and rest home" pursuant to Section 6-509 of the Zoning Code of Baltimore City.

**3. All Intended Uses of the Property:** Conversion/renovation of the existing 125,000 square foot building into a state-of-the-art 80-bed skilled nursing center providing both long term and short care. The first floor will continue to house retail users and several of the upper floors will be medical related office and treatment space.

**4. Current Owner's Contact Information:**

Name: Blue Ocean 300, LLC

Mailing Address: 6615 Reisterstown Road, 3rd Floor, Baltimore MD 21215

Attention: Erin H. Murphy, General Counsel

Telephone Number: 410-325-1386

Email Address: emurphy@blueoceanrealty.net

**5. Property Acquisition:**

The property was acquired by the current owner on December 17, 2012 by deed recorded in the Land Records of Baltimore City in Liber FMC 14867 Folio 428.

**6. Contract Contingency:**

(a) There is XX is not \_\_\_\_\_ a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows *{use additional sheet if necessary}*: \_\_\_\_\_

The only parties to the Agreement of Purchase and Sale are the Applicant and the Current Owner set forth above. Applicant has the right to terminate the Agreement in the event that the requested Ordinance is not enacted.

(ii) The purpose, nature, and effect of the contract are: \_\_\_\_\_  
The sale and conveyance of the subject property by Current Owner to the Applicant.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

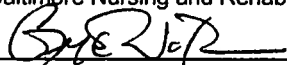
**7. Agency:**

- (a) The applicant is \_\_\_\_\_ is not XX acting as an agent for another.
- (b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows {use additional sheet if necessary}: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AFFIDAVIT**

I, George Watson, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.

Baltimore Nursing and Rehabilitation Realty, LLC

  
Applicant's signature

2/16/16  
Date