


F R O M	Name & Title	Walter Horton Real Estate Officer <i>Walter Horton</i>	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 010-0595 Sale of Property- 2 parcels known as "Canal Parcel and "Lot 3" located in Ward 3, Section 7 Block 1816		

To: Honorable President and Members
of the City Council
c/o Karen Randle
Mayor's Legislative Liaison to the City Council
400 City Hall

Date: September 29, 2010

As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council to sell, at either public or private sale, all its interest in (1) a parcel of land known as "Canal Parcel" located in Ward 03, Section 07, Block 1816, consisting of approximately 0.317 acres of land, and (2) a parcel of land known as "Lot 3" located in Ward 03, Section 07, Block 1816, a portion of lots 002 and 003, consisting of approximately 0.149 acres, and no longer needed for public use, and providing for a special effective date. Further, the proposed bill stipulates that no deed may pass under this ordinance unless the deed has been approved by the City Solicitor.

The Subject properties (part of Ward 03, Section 07, Block 1816) are located along the east side of South Caroline Street, south of Lancaster Street and north of Dock Street. The parcels are bordered on the north by the Living Classrooms complex; on the east by South Caroline Street; on the south by various parcels owned by Allied-Signal, Inc, Honeywell International, Inc. and Harbor Point Development, LLC and on the west by the Inner Harbor East Marina. Finally, the parcels may be found on a plat dated June 30, 2010 and prepared by Bowman Consulting, titled Exhibit B to Quit Claim Deed. The parcels are part of land transferred to the City of Baltimore on by indenture dated April 19, 1956, as described in a deed recorded in the Land records for Baltimore City, Liber MLP 10133, folio 009. (see attached block plat and subdivision plat). The parcels are currently unimproved in nature.

The parcels are proposed for transfer via quit claim deed, to Honeywell International, Inc, an adjacent property owner located directly to the south the of subject parcels.

Based on the above information, as well as an examination current block plats, subdivision plats, etc. the Department of Real Estate is not aware of any anticipated use of the parcels, and has no objections to the passage to City Council Bill 010-0595, which is to take effect on the date it is enacted.

MFS, Jr.
cc: Angela Gibson

