

STATEMENT OF INTENT  
FOR

**1411 Warner Street and 301 Stockholm Street**

1. Applicant's name, address, and telephone number: Topgolf USA Baltimore, LLC, c/o Alyssa Domzal, Esq., Ballard Spahr LLP, 300 East Lombard Street, 18<sup>th</sup> Floor, Baltimore, MD 21202, Telephone: (410) 528-5510
2. All proposed zoning changes for the property: None. Signage variances are being requested under the existing C-5-DC zoning.
3. All intended uses of the property: Golf entertainment facility, to be approved as a conditional use (Recreation: Outdoor) pursuant to a separate appeal to the Board of Municipal and Zoning Appeals
4. Current owner's name, address, and telephone number: Mayor and City Council of Baltimore, 417 East Fayette Street, Baltimore, Maryland 21202
5. The property was acquired by the current owner by deeds recorded in the Land Records of Baltimore City at: Liber FMC 11296, Page 19 (1411 Warner Street), and Liber SEB 16, Page 502 (301 Stockholm Street).
6. (a) There are contracts contingent on the requested legislative authorization.  
(b) If there are contracts contingent on the requested legislative authorization:
  - (i) The names and addresses of all parties to the contracts are:

Topgolf Baltimore USA, LLC ("Topgolf")  
8750 N. Central Expressway, Suite 1200  
Dallas, Texas 75231

CBAC Borrower, LLC ("CBAC")  
1525 Russell Street  
Baltimore, Maryland 21230

Mayor and City Council of Baltimore ("City")  
Department of Housing and Community Development  
417 East Fayette Street, Room 1346  
Baltimore, Maryland 21202
  - (ii) The purpose, nature, and effect of the contract are:

CBAC has agreed to assign to Topgolf its right to purchase the property from the City, contingent upon Topgolf receiving all necessary land use approvals for the planned golf entertainment facility.

7. (a) The applicant is not 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 {use additional sheet if necessary}: N/A

**AFFIDAVIT**

I, Alyssa Domzal, 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.

  
\_\_\_\_\_  
Alyssa Domzal, attorney for applicant

  
\_\_\_\_\_  
Date