

**ST. GABRIEL ROMAN CATHOLIC CONGREGATION, INC.**

6950 Dogwood Road, Woodlawn, Maryland 21244

**REQUEST FOR PROPOSALS**

**Subdivision and Land Development Opportunity-**

**Site of former John Paul Regional Catholic School**

Issued: March 1, 2018

Due: April 05, 2018

# REQUEST FOR PROPOSALS

## **1. INTRODUCTION**

The St. Gabriel Roman Catholic Congregation, Incorporated (the Parish) invites qualified Real Estate Developers (Respondents) to submit development proposals in response to this Request for Proposals (RFP). The Parish is seeking to sell a portion of its property located at 6950 Dogwood Road, Woodlawn MD 21244, currently known as John Paul Regional Catholic School (JPRCS) to develop a facility beneficial to the respondent, and of a nature compatible with the Parish's spiritual mission and goals. Furthermore, the development shall, in the view of the Parish, complement its contributions to the Woodlawn community.

## 2. QUALIFIED RESPONDENTS

Respondents are considered qualified if they meet the following requirements:

- a. Qualifications and Experience in executing similar development projects in the past 5 years;
- b. Experience in providing or procuring various types of financing structures, including but not limited to debt, equity, public and private financing structures
- c. Capacity to take on construction risks and provide guarantees for a construction loan of at least \$25 million and provide proof of this capacity
- d. Experience managing third party operators, partners and sub-contractors
- e. Developers that have not developed at least 1 project of significant size (\$10 million or more) will not be considered qualified.

### 3. SOLUTIONS

The Parish has a mission to support spiritually and otherwise, members of the Woodlawn and Windsor Mill community who are in need. Its first obligation under its mission is to be a sound member of the community therefore, the Parish has a preference for a development project that will be compatible with its mission and responsibility to the immediate surrounding community.

Possible development solutions that will be considered compatible by the Parish may include, but are not limited to the following :

- a. Affordable Senior Housing
- b. Assisted Living Community
- c. Child Day Care
- d. Adult Day Care
- e. Retreat Center
- f. Professional Building or Offices
- g. Urgent Care Facility
- h. Other uses as suggested by respondents

Development solutions that are NOT considered compatible by the Parish include but are not limited to the following :

- a. Nightclub or any use that includes a liquor license
- b. Anything related to adult entertainment

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- c. Convenience store
- d. Gas Station
- e. Food Service Establishments
- f. Other uses which may be suggested by respondents

Development solutions that will generate considerable traffic of a commercial nature are not considered compatible with the Parish's mission and would generally not be considered.

Certain development solutions may be required to erect a physical barrier (e.g. a wall of fence) to separate the adjacent Parish property, to be considered compatible.

The Parish is only interested in subdivision and sale ideas with the following premises:

- a. The Parish retains exclusive ownership of the Church, Community Center, Church Annex and School buildings
- b. The Parish retains perpetual access to, and use of sufficient parking to accommodate its multiple assembly activities. Joint use terms, if required may be considered.
- c. The development does not require the Parish to divert revenues from other sources in order to keep and operate its facilities.

The Parish recognizes the limited scope of the compatible and incompatible examples listed. The Parish is therefore willing to evaluate the compatibility of alternate solutions not covered by the examples provided.

#### 4. PROPERTY DESCRIPTION

Information on the subject property is contained in the attached file- “John Paul Regional School-Site Plan Info.pdf”, which shows the Parish’s property is a single 10-acre parcel of land- Parcel 176.

**Note: Only the portion of Parcel 176 east of the existing school building, identified as the “Playing Field” is being offered for sale and development in this RFP.**

## 5. BASE SCOPE OF SERVICES

- a. The Developer selected by the Parish will negotiate and enter into a Development Agreement with the Parish, which will set forth the responsibilities of the respective parties and applicable time frames for accomplishing key objectives.
- b. The Developer is expected to perform, at its sole expense, all necessary predevelopment activities and feasibility studies associated with the project. These include, without limitation (and to the extent not already performed by the Parish); lot subdivision, re-zoning, site inspections, surveys, environmental investigations, preparation of engineered site plans, preparation of architectural plans including building construction documents and the securing of building permits for the project.
- c. In addition, the Developer will be responsible for structuring the financing plan for the development, providing a negotiated portion of the equity and being solely responsible for securing the financing needed to complete the project, including but not limited to construction loans, subsidies, and permanent mortgages (if applicable).
- d. The Developer will be responsible for the solicitation of a general contractor/construction manager for the project, and coordination with the selected general contractor/construction manager and all subcontractors throughout the construction.
- e. The Parish is committed to local, women and minority owned business contracting on all of its projects. Developers are encouraged to utilize local woman and minority owned business contracting opportunities and

partnerships to the extent possible. The inclusion of local, women and minority owned firms on all teams is strongly encouraged.

- f. Respondents may joint venture with other qualified firms if considered appropriate and beneficial to the Respondent's proposal.
- g. The Developer, will be solely responsible for operating the completed facility and/or soliciting a third-party operator (if not in house with Developer) and coordinating with that operator on the management and operations of the facility.
- h. The Developer has the option to deliver the project in phases, subject to the approval of the Parish.
- i. If required in the case of housing development, the Developer is expected to seek housing subsidies from governmental sources, including but not limited to Federal Affordable Senior Housing Tax Credits and any relevant State or local housing programs.

## 6. SCHEDULE

It is the goal of the Parish to complete the project by the Spring of 2020. However, Respondent's input on a realistic project schedule to meet its project goals is expected. Development teams that submit responses to this RFP are required to provide a working schedule identifying what the anticipated delivery schedule would be and how the project can be delivered in the 1st quarter of 2020.

Submitted schedules should be prepared using the Critical Path Method (CPM) identifying critical and major milestones and activities, along with their associated predecessors and successors. A narrative explaining the logic of the plan shall accompany the schedule. Respondents shall clearly identify any activities it expects to be performed by the Parish which it considers critical to the success of its development plan.

The Parish intends to make a proposal selection by the end of April 2018.

### RFP Schedule

March 1, 2018- RFP Issued

March 7, 2018- Site tour and Pre-proposal meeting

March 15, 2018- Deadline for Questions

March 22, 2018- Answers to Questions Provided

April 5, 2018- Proposals Due

April 16-20, 2018- Placeholders for Interviews (if necessary)

April 2018- Proposal Selection

## 7. PRE-PROPOSAL MEETING AND DEADLINE FOR RFP QUESTIONS

- a. All parties who plan to respond to this RFP are encouraged to attend the pre-proposal meeting.
- b. A pre-proposal meeting will be held at John Paul Regional Catholic School at 6950 Dogwood Road, Woodlawn, MD 21244, to answer any questions about the RFP on March 7, 2018 from 6-8 pm. This meeting may also be a good opportunity for subcontractors interested in teaming with developers. A tour of the site will occur immediately preceding the meeting at 5:30 pm.
- c. If you are unable to attend the meeting, please submit any questions about any aspect of this RFP in writing to [tphillips@stgabrielch.org](mailto:tphillips@stgabrielch.org) by COB (3:00 pm) on March 15, 2018. Answers to questions received (including those questions asked at the pre-proposal meeting) will be distributed no later than Thursday, March 22, 2018.

8. DEADLINE FOR RFP RESPONSES

Responses to this RFP are due no later than COB (3:00 pm) on April 5, 2018.

Respondents that are selected will be invited to participate in a formal in-person interview on a date to be determined.

## 9. SUBMISSION REQUIREMENTS

### I. Format

All responses must meet the following format requirements:

- a. Response shall be prepared on 8 1/2" x 11" letter-size paper (if required 11x17 is acceptable if folded to size of 8 1/2" x 11 letter size paper), bound length-wise, with tabs to separate sections.
- b. Respondents must respond to each RFP item (Technical Proposal and Financial Proposal) in the order outlined below. Each subsection must be separated by tabs with sub-section headings.
- c. Responses must not exceed a total of sixty (60) pages for technical and financial proposal combined, excluding appendices.

### II. Technical Proposal Contents

All responses shall include the following sections divided by tabs:

#### TP Section 1: Executive Summary

Respondents shall provide Executive Summary with their response. The Executive Summary should highlight key components of the Respondent Team's response. In particular it should articulate (1) Backgrounds of firms and/or individuals in Development Team; (2) the vision for the Development Parcel; (3) the proposed disposition model, e.g. fee simple; (4) the proposed financing model; (5) the proposed covenants with the Parish, e.g. easements and (6) how the proposed project fits within the existing neighborhood fabric and will benefit the community.

TP Section 2: Project Team and Work Plan

Respondent Team Identities & Details - The Respondent's Project Team and their relevant experience should be fully described. The "Project Team" is defined as the lead developer plus any other developers, and key team members, such as architects, engineers, contractors, lenders, attorneys, historians, etc. who are critical for consideration by the Parish. Respondents should provide an organization chart and information that clearly explains the relationship, as well as the management structure among team members, their respective roles and contributions to the Project, and the structure of team decision-making.

This section shall include a Work Plan which at a minimum should address: how firm intends to complete the scope outlined in the RFP; the names, titles and resumes of the key management personnel (i.e., staffing plan) directly involved with managing the work that will be required under the contract. The Work Plan should also discuss the current workload and capacity of the Respondent's organization and key staff.

TP Section 3: Organizational Documents

Organization Status: Respondents shall provide the status of the primary entities (developers, sub-consultants or contractors, etc.), and whether each entity is a corporation, a non-profit or charitable institution, a partnership, a limited liability company, a business association, joint venture, or other, indicating under which laws they are organized and operating, including a brief history of each organization and its principals.

Joint Venture Respondents: Respondents proposing as a Joint Venture or other teaming arrangement shall provide a copy of any written agreements

or documents showing evidence of the creation of Respondent's team or the primary entities comprising the Respondent; however, it is not necessary to have a project-specific legal entity formed in advance of submitting a response.

TP Section 4: Qualifications and Experience

Respondent shall exhibit their ability to deliver an economically viable project by identifying a minimum of three (3) projects comparable to the scale, scope, and program of Respondent's proposed project, with which the Respondent or their key personnel were primarily involved. For each relevant project, Respondent shall provide the following:

- a. Development Team name;
- b. Project name or title;
- c. Location or address of project;
- d. The names and contact information for team members involved in the project, along with a description of each party's role in the project;
- e. Description of project, including use(s), total square footage and number of units, amenities, etc. (if applicable);
- f. Period of performance;
- g. Estimated total development costs, if project is not yet complete, OR actual total development costs, if project is complete;

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- h. Projected groundbreaking and completion date, if project is not yet complete, OR actual groundbreaking and completion date, if project is complete;
- i. Proposed OR actual financing structure of the project;
- j. If applicable, highlight experience in obtaining LEED certifications.
- k. Illustrative materials that will help the Parish evaluate the caliber, innovation and relevant experience of the Development Team; and
- l. References (at least one per project), including names, mailing addresses, e-mail addresses, telephone numbers, and a letter authorizing each reference to respond to inquiries regarding the design, financing, development, disposition, or management of prior projects.

TP Section 5: Project Concept/Development Plan

Respondents shall describe, in detail:

- a. The overall concept and vision for the Development Parcel; and describe how the vision will integrate with and enhance the surrounding community that borders the Development Parcel
- b. Include a narrative description of the proposed Project. Describe the uses, target population, proposed number of units (if appropriate), unit breakdown by rooms and square footage, green building standards (if any), unit breakdown by income, as well as proposed features and amenities.
- c. Development plans - Respondents are strongly encouraged to provide a preliminary conceptual site plan and design with massing that shows the

respondents design approach to develop the site to its maximum yield potential. Including proposed or representative floor plans, elevations and renderings of the Architectural intent.

- d. Include a design narrative explaining the proposed concept and methodology while addressing connectivity, relationship with the community, access to transportation, architectural design elements, building and use configuration, effective use of site and materials and compatibility of use with the adjacent Parish property.
- e. Recommended zoning strategy
- f. If applicable, the phasing plan that describes Respondent's strategy and timing for delivering various components of the project.
- g. While not required to seek LEED Certification, proposal should include a narrative description of the potential LEED RATING or other energy efficiency strategies to be achieved, if applicable to the Project.

#### TP Section 6: Project Schedule

Respondents shall identify and describe a timetable and milestones from award through project completion. This schedule may be provided in MS Project, Excel or other convenient formats. As Discussed in Paragraph 6-Schedule, Parish's goal is to complete the project by the Spring of year 2020. However, Developer input on a more informed project schedule to meet the goal is welcomed. Development teams that submit responses to this RFP are required to provide a working schedule identifying what the anticipated delivery schedule would be and how the project can be delivered in the 1st quarter of 2020 or as soon thereafter as possible.

TP Section 7: Debarments, Suspensions, Bankruptcy, Loan Defaults or  
Litigation Statement Regarding Debarments, Suspensions, Bankruptcy, or  
Loan Defaults

Respondents shall provide a statement explaining any debarments, suspensions, bankruptcy, or loan defaults on real estate development projects and/or government contracts of any of the bidding team's entities or affiliates (listed above in "Respondent Team Identities & Details").

Information Regarding Litigation: Respondents shall provide a statement regarding any ongoing or knowledge of threatened litigation in which it is or may be a party. If such litigation exists, Respondents shall provide the name, jurisdiction and civil or criminal action number of such litigation and a description and current status of the subject matter of such litigation.

### **III. Financial Proposal Contents**

All responses shall include the following sections divided by tabs:

FP Section 1: Project Budget Sources and Uses

Respondents shall provide a "Sources and Uses" analysis that shall include the following, at a minimum:

Uses: A detailed project budget that breaks down all costs that will be incurred to construct new improvements on the Development Parcel including hard costs (including base building costs, contingencies, furniture, fixture, and equipment costs, etc.); softs costs (including architecture fees, engineering fees, professional service fees, development fees, etc.); and acquisition and financing costs.

Sources: A breakdown of all funds to be obtained (including equity, capital, debt, or any other sources of funding) for the payment of the Uses in the project.

Sources and Uses should not show any gaps or shortfalls.

FP Section 2: Project Development and Operating Pro Forma (may be part of Appendices so as not to count toward page limit)

In order to prove the economic viability of the construction and operation of the proposed project, Respondent shall provide a detailed, line-item, fully functional Microsoft Excel (or other commercially acceptable format) development and operating pro forma for all income-producing uses proposed that will be operated out of the building from pre-development through stabilization and for 10 years beyond the projected stabilization year. At a minimum, the pro forma should include a summary sheet, a detailed development budget, and a cash flow sheet. The pro forma shall be inclusive of the following calculations: return on cost, return on equity (leveraged and unleveraged); a detailed waterfall of profits to all capital accounts; internal rates of return; and any other project-specific return metrics. All assumptions used in the financial model should be clearly stated.

Cost of operations, including payment to a 3rd party or developer operator, should be included in pro-forma.

FP Section 3: Proposed Financing Strategy

In determining economic feasibility, the Respondent should take into account all available sources of financing or other private or federal assistance that may benefit the project. Respondents should provide:

- a. Respondents' equity commitment to the project and the timing/disbursement of that commitment;
- b. A proposed project financing strategy, including a listing of all anticipated sources of construction and permanent financing (including interest rates; amortization type and period; ex-ante return on assets and equity, and internal rate of return; covenants; coverage ratios; and all other relevant information)
- c. Detailed description of which, if any, local, state or federal government funding sources the Respondent intends to attract to the project.
- d. Satisfactory evidence of Respondent's ability to secure project debt and equity, including commitment letters from prospective investors.

FP Section 4: Financial Capacity (may be part of Appendices so as not to count toward page limit)

The Parish seeks to evaluate Respondents' ability and willingness to invest sponsor equity and self-fund project predevelopment costs (**Respondents are hereby put on notice that all such money expended is at the sole risk of the Respondent and under no circumstances shall Parish be responsible to reimburse the same**). Therefore, Respondents should include a description of the financial capacity of Respondent's team in the form of annual reports, balance sheets, profit and loss statements,

evidence of lines of credit and uncommitted discretionary sources of equity, and/or any other material financial statements

## 10. SUBMISSION DIRECTIONS

Respondents are required to include in their submissions a formal, signed Offer Letter outlining the main terms of the Proposal, in addition to the requested Financial and Technical Proposals.

Submittals may be delivered via:

- 1) Postal service or expedited commercial carrier; or
- 2) Hand delivery.

Postal, expedited Commercial carrier or hand delivered submittals are to be delivered to the Parish Office on or before the due date.

Ten (10) hard copies of both the Technical and Financial Proposals and one (1) electronic version of both on a CD or Memory Stick in PDF and Excel formats, of the response, must be submitted by 3:00 PM. on due date. Such responses must be delivered to the following address:

St. Gabriel Catholic Congregation

Attn: Monsignor Thomas Phillips

6950 Dogwood Road

Woodlawn MD 21244

### Respondent Responsibilities

The selected Respondent shall be responsible for all products and services required by this RFP. Sub-consultants must be identified and a complete description of their roles relative to the Proposal must be included in the

Proposal. The selected Respondent retains responsibility for all work to be performed by, and any deliverables submitted by a sub-consultant. If a Respondent that seeks to perform or provide the services required by this RFP is a subsidiary of another entity, all information submitted by the Respondent such as, but not limited to, references, financial reports, shall pertain exclusively to the Respondent, unless the parent organization will guarantee the performance of the subsidiary. If applicable, the Respondent's proposal must contain an explicit statement that the parent organization will guarantee the performance of the subsidiary.

#### Incurring Expenses

The Parish will not be responsible for any costs incurred by a Respondent in preparing and submitting a proposal, or in making an oral presentation, in providing a demonstration or in performing any other activities regarding this solicitation.

#### Economy of Preparation

Proposals shall be prepared simply and economically, providing a straightforward, concise description of how the Respondent proposes to meet the requirements of this RFP.

11, SELECTION CRITERIA

Project Concept/Development Plan: (20 Points)

Scoring will emphasize the Respondent's ability to execute the development plan and commence construction in a timely manner.

Team Qualifications and Experience: (15 Points)

Scoring will emphasize the management, organization, availability of staff, skill, financial and other necessary resources to perform the work and successfully provide the Project scope required. Scoring will also emphasize the Respondent's direct experience and success with the specific items listed in the proposal, e.g. affordable housing, independent senior housing, as well as character, integrity, reputation, judgment, and efficiency.

Project Financial Plan: (20 Points)

Scoring will emphasize the Project's Financial Plan. The Respondent must have a sound Project Financial Plan, demonstrating both project affordability and long-term operational sustainability. Respondent's ability to obtain financing for proposed project will also be emphasized in scoring.

Work Plan - Project Timeline and Demonstrated Commitment to Project:  
(10 Points)

Scoring will emphasize the Project's proposed commencement and delivery strategy, including identifying sufficient and qualified staff immediately available to promptly commence the Project, as well as management of all Project components identified by the RFP.

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Inclusion of uses compatible with Parish mission (20 points).

Inclusion of Minority, Women and Locally Owned Firms on Team (10 Points)

Scoring will emphasize the inclusion of minority, women and locally owned firms on the team.

References: (5 Points) Scoring will emphasize the quality of provided references, as well as the quality of performance of previous contracts or services.

## 12. SELECTION PROCESS

- a. Announcement of Short List: Upon review of the responses, the Parish, at its sole discretion, may identify a short list of Respondents and has the sole and absolute discretion to conduct discussions with all, some, or none of the Respondents on the short-list via "Best and Final Offer" submissions. The Parish will contact all Respondents and inform them of the results of the selection review process.
- b. Interviews: Respondents selected for the short list may be asked to prepare a presentation and present to the Parish on their proposal on a date to be determined. The presentation may include but not be limited to the following items: Description of how the Respondent plans to meet the identified requirements in the RFP; Experience and capabilities; Description of the organization; and Description of references and the scope of services to other clients by each reference.
- c. Best and Final Offer Submission: Upon review of the responses, the Parish, at its sole and absolute discretion, may conduct discussions with all, or some, of the Respondents via "Best and Final Offer" (BAFO) submissions. If Respondents are asked to submit a BAFO they will be expected to adhere to the additional guidance provided by the Parish and submit a final revised proposal for the Parish's final consideration. Upon receiving the BAFO, the Parish reserves the right to have additional rounds of requests for information, and conduct further discussions and negotiations if the BAFO lack adequate information to reach a final selection.
- d. Final Selection & Notice: Following receipt of any additional information, if requested, the Parish may submit, in its sole and absolute discretion, one or

more responses, as modified through any negotiations, to the Parish Council as a recommendation. The Council, in its absolute discretion, may accept or reject the recommendation.

Upon acceptance of a recommendation by the Council, the Parish shall notify the selected respondent(s), if any. The Parish reserves the right, at its sole and absolute discretion, to reject any proposal it deems incomplete or unresponsive to the submission requirements. The Parish also reserves the right, at its sole and absolute discretion, to reject all proposals and re-advertise at a later date or reject all proposals and not re-issue a solicitation at all.

The Parish reserves the right to make the final development selection on the basis of initial Proposals without discussions with the Respondents. Accordingly, Respondents' initial Proposals should contain their best terms from the standpoint of the evaluation factors identified in this RFP. However, the Parish also reserves the right, in its sole and absolute discretion, to conduct discussions with all, or some, of the Respondents and solicit revised Proposals and "Best and Final" offers in order to make the final selection on the basis of such revised Proposals.



Google Earth



St. Gabriel's in Woodlawn  
6950 Dogwood Road  
Baltimore, MD. 21207

Search Result for BALTIMORE COUNTY

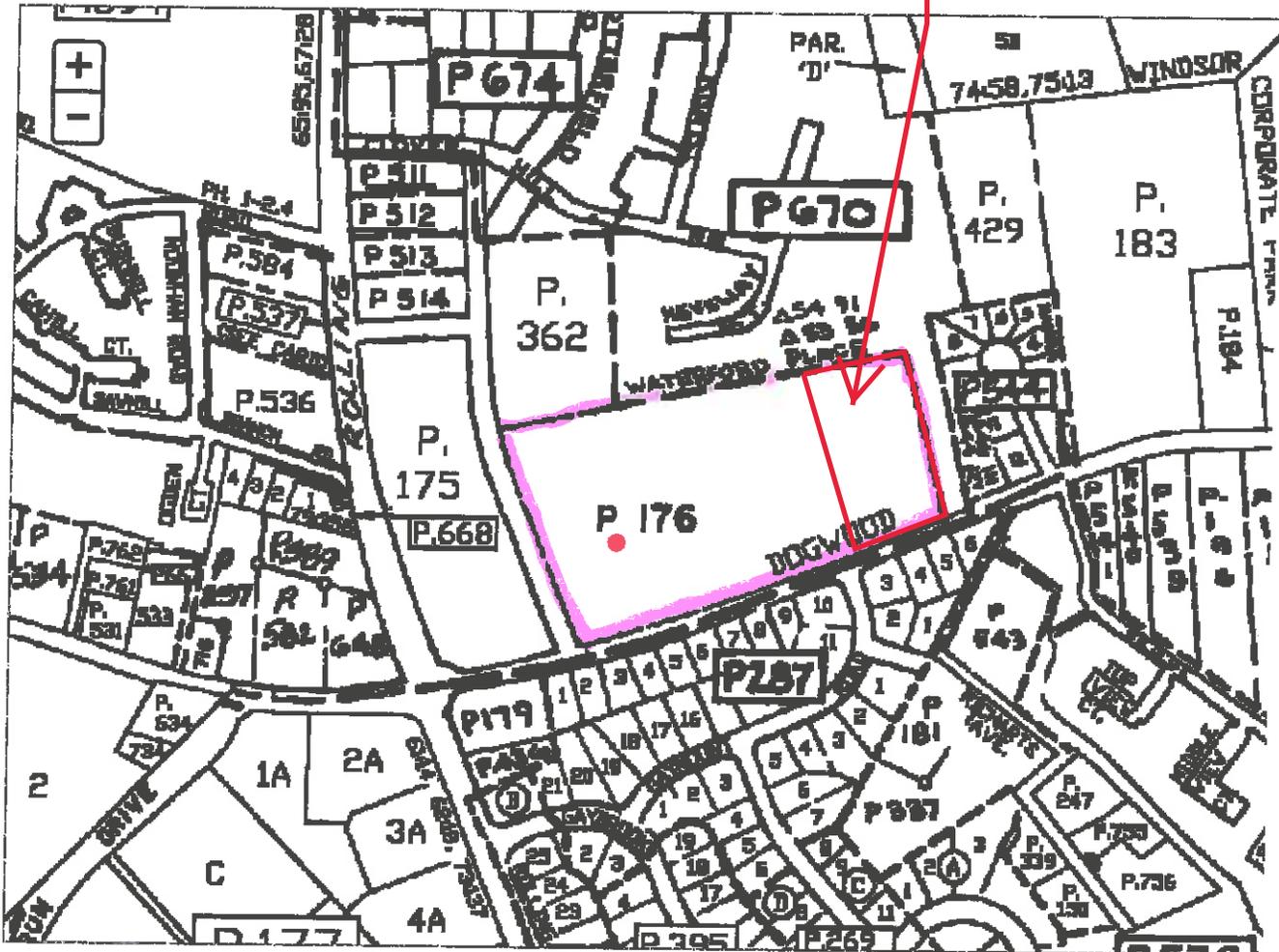
<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>			<a href="#">View GroundRent Registration</a>				
<b>Account Identifier:</b>		<b>District - 02 Account Number - 0211150851</b>							
<b>Owner Information</b>									
<b>Owner Name:</b>		ST GABRIEL ROMAN CATHOLIC CONGREGATION INCORP			<b>Use:</b> Principal Residence:		EXEMPT COMMERCIAL NO		
<b>Mailing Address:</b>		6950 DOGWOOD RD BALTIMORE MD 21207-2658			<b>Deed Reference:</b>		/29218/ 00257		
<b>Location &amp; Structure Information</b>									
<b>Premises Address:</b>		DOGWOOD RD 0-0000			<b>Legal Description:</b>		10.671 AC NS DOGWOOD RD 544 E ROLLING RD		
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b> <b>Plat Ref:</b>
0087	0023	0176		0000				2016	
<b>Special Tax Areas:</b>				<b>Town:</b> <b>Ad Valorem:</b> <b>Tax Class:</b>		NONE			
<b>Primary Structure Built</b>		<b>Above Grade Enclosed Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>	
2015		51897				10.6700 AC		01	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>		<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>		
		FRATERNAL BUILDING							
<b>Value Information</b>									
		<b>Base Value</b>		<b>Value</b>		<b>Phase-in Assessments</b>			
				<b>As of</b>		<b>As of</b>		<b>As of</b>	
				<b>01/01/2016</b>		<b>07/01/2016</b>		<b>07/01/2017</b>	
<b>Land:</b>		609,300		609,300					
<b>Improvements</b>		4,304,100		4,649,200					
<b>Total:</b>		4,913,400		5,258,500		5,028,433		5,143,467	
<b>Preferential Land:</b>		0						0	
<b>Transfer Information</b>									
<b>Seller:</b> KEOUGH MOST REV F P ARCHBISHOP OF				<b>Date:</b> 02/25/2010			<b>Price:</b> \$0		
<b>Type:</b> NON-ARMS LENGTH OTHER				<b>Deed1:</b> /29218/ 00257			<b>Deed2:</b>		
<b>Seller:</b>				<b>Date:</b>			<b>Price:</b>		
<b>Type:</b>				<b>Deed1:</b>			<b>Deed2:</b>		
<b>Seller:</b>				<b>Date:</b>			<b>Price:</b>		
<b>Type:</b>				<b>Deed1:</b>			<b>Deed2:</b>		
<b>Exemption Information</b>									
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2016		07/01/2017			
<b>County:</b>		700		5,028,433.00		5,143,467.00			
<b>State:</b>		700		5,028,433.00		5,143,467.00			
<b>Municipal:</b>		700		0.00 0.00		0.00 0.00			
<b>Tax Exempt:</b>				<b>Special Tax Recapture:</b>					
<b>Exempt Class:</b>				NONE					
<b>Homestead Application Information</b>									
<b>Homestead Application Status:</b> No Application									

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 02 Account Number: 0211150851

Playing Field- Not to Scale



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at [www.mdp.state.md.us/OurProducts/OurProducts.shtml](http://www.mdp.state.md.us/OurProducts/OurProducts.shtml) (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).