A BILL ENTITLED

AN ORDINANCE concerning: Approval of private disposition of County-owned properties being part of Old Admiral Court in Annapolis, Maryland

FOR the purpose of approving the terms and conditions under which the County may convey certain County-owned properties to 711 Bestgate Partners, LLC.

WHEREAS, pursuant to Resolution No. 36-20, the County Council approved the County Executive’s determination that certain property comprised of 4,482 square feet or 0.1029 acres, and located in the Sixth Councilmanic District is surplus property (“Front Property”); and

WHEREAS, pursuant to Resolution No. 25-20, the County Council approved the County Executive’s determination that certain property adjacent to the Front Property, comprised of 7,469 square feet or 0.1715 acres, and located in the Sixth Councilmanic District, is surplus property (“Back Property”) (the Front Property and Back Property are hereinafter collectively referred to as the “Properties”); and

WHEREAS, the fair market value of the Front Property in the amount of Eighty Five Thousand One Hundred Sixty Dollars ($85,160) was established by the average of two independent real estate appraisals and advertised for invitations to bid; and

WHEREAS, the fair market value of the Back Property in the amount of One Hundred Ninety-Five Thousand Two Hundred Fifty Dollars ($195,250) was established by the average of two independent real estate appraisals and advertised for invitations to bid; and
WHEREAS, the County did not receive any bids for the Front Property or the Back Property; and

WHEREAS, Section 8-3-204(g) of the Code provides that the County may negotiate and make a private disposition of property if the County Executive determines that the public interest will be furthered by a private disposition of property and if the terms and conditions of such private disposition are first approved by ordinance of the County Council; and

WHEREAS, the County Executive has determined that the public interest will be furthered by the private disposition of Property; and

WHEREAS, by this Ordinance, the County Council approves the private disposition of the Front Property from the County to 711 Bestgate Partners, LLC for Twenty Thousand Dollars ($20,000); and

WHEREAS, by this Ordinance, the County Council approves the private disposition of the Back Property from the County to 711 Bestgate Partners, LLC for Five Thousand Dollars ($5,000); now, therefore

SECTION 1. Be it enacted by the County Council of Anne Arundel County, Maryland, That in accordance with § 8-3-204(g), it approves the private disposition of the Properties pursuant to the terms and conditions of the Agreement of Sale, which is attached to this Ordinance as Exhibit A.

SECTION 2. And be it further enacted, That this Ordinance shall take effect 45 days from the date it becomes law.

READ AND PASSED this 22nd day of February, 2022

By Order:

Laura Corby
Administrative Officer

PRESENTED to the County Executive for his approval this 23rd day of February, 2022

Laura Corby
Administrative Officer
APPROVED AND ENACTED this 3rd day of March, 2022

Stuart Pittman
County Executive

EFFECTIVE DATE: April 17, 2022

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO. 10-22 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES OF THE COUNTY COUNCIL.

Laura Corby
Administrative Officer
AGREEMENT OF SALE

THIS AGREEMENT OF SALE made this _______ day of _______________ 20___, by and between ANNE ARUNDEL COUNTY, MARYLAND, a body corporate and politic of the State of Maryland (hereinafter referred to as “Seller” or “County”) and 711 BESTGATE PARTNERS, LLC (hereinafter referred to as “Purchaser”).

WHEREAS, pursuant to Resolution No. 36-20, the County Council approved the County Executive’s determination that certain property, comprised of 4,482 square feet or 0.1029 acres, as described in Exhibit A-1 and depicted in Exhibit B-1, both attached hereto, and located in the Sixth Councilmanic District, is surplus property (“Front Property”); and

WHEREAS, pursuant to Resolution No. 25-20, the County Council approved the County Executive’s determination that certain property adjacent to the Front Property, comprised of 7,469 square feet or 0.1715 acres, as described in Exhibit A-2 and depicted in Exhibit B-2, both attached hereto, and located in the Sixth Councilmanic District, is surplus property (“Back Property”) (the “Front Property and Back Property are hereinafter collectively referred to as the “Property”); and

WHEREAS, Seller desires to acquire the Property; and

WHEREAS, pursuant to § 8-3-204(g) of the Anne Arundel County Code, the County Executive may make a private disposition of property no longer needed for public use, if the public interest will be furthered by a private disposition and if the terms and conditions of such private disposition are first approved by ordinance of the County Council; and

WHEREAS, the County Executive has determined that the Property are not needed for public use and that the public interest will be furthered by a private disposition of the Property;
and

WHEREAS, the County Executive has negotiated a private disposition, the Property is no longer needed for public use, the public interest will be furthered by a private disposition, and the terms and conditions have been or are being presented to the County Council for approval by ordinance.

NOW THEREFORE WITNESSETH: That for and in consideration of mutual covenants and promises herein made by the parties, the above recitals which are incorporated herein by reference, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Purchaser hereby agree as follows:

1. Contingent upon the approval of the terms and conditions of this Agreement of Sale by ordinance of the County Council, Seller agrees to sell and convey to Purchaser and Purchaser agrees to buy and accept from Seller the Property under the terms and conditions set forth in this Agreement of Sale.

2. The total purchase price for the Property shall be Twenty-Five Thousand Dollars ($25,000.00), plus all costs of transfer, with settlement on or before April 31, 2022, contingent upon the approval of the terms and conditions of this Agreement of Sale by ordinance of the County Council.

3. Settlement shall be held at a location in Anne Arundel County, Maryland, designated by Seller. Settlement shall take place no later than sixty (60) days after this Agreement of Sale is ratified by all of the parties hereto. Seller shall give Purchaser at least seven (7) days' notice of the date and location of settlement. Possession of the Property shall be given to the
Purchaser at settlement. Real estate taxes, general special taxes and rents, annual front foot benefit charges, special assessment tax, or other annualized charges of a like nature are to be adjusted to the date of settlement and thereafter assumed by Purchaser. Settlement costs, including any title examination, title insurance, tax certificates, recordation and transfer taxes, if any, are to be paid by Purchaser.

4. At the time of settlement, the Seller shall convey the Property free and clear of any encumbrances to Purchaser by a fee simple deed.

5. The Property is sold "as is", and the County makes no assurances or representations as to the title to the Property or the condition of the Property or any improvements thereon.

6. Seller and Purchaser represent and warrant to each other that the person or persons executing this Agreement of Sale on behalf of each of them possess full legal power to do so and to carry out each and every obligation of this Agreement of Sale, and that Seller is capable of transferring good and merchantable title.

7. The Property shall be held at risk of loss of the Seller until execution and delivery of the Deed from Seller to Purchaser.

8. The parties represent and warrant to each other that they have not used the services of any broker, agent, or finder who would be entitled to a commission on account of this Agreement of Sale or the consummation of the transactions contemplated hereby.

9. All notices under this Agreement of Sale shall be in writing and shall be deemed to be duly given, if hand delivered or mailed by registered or certified mail, return receipt requested, as follows:
The parties shall be responsible for notifying each other of any change of address.

10. This Agreement of Sale contains the full, final, and entire Agreement of Sale between the parties, and neither the parties nor their successors or assigns shall be bound by any terms, conditions, or representations not included herein.

11. If any term, condition, or covenant of this Agreement of Sale shall be declared invalid or unenforceable, the parties hereto may mutually agree that the remainder of the Agreement of Sale shall remain valid and enforceable.

12. The laws of the State of Maryland shall govern this Agreement of Sale, and any action arising out of or related thereto shall be brought exclusively in a court of competent jurisdiction located in Anne Arundel County, Maryland.

13. This Agreement of Sale shall inure to the benefit of the parties hereto, their heirs, personal representatives, legal representatives, successors, and assigns as appropriate.

Signature pages to follow.
IN WITNESS WHEREOF, the parties hereto have executed this Agreement of Sale and
affixed their seals hereto on the date and year first above written.

ATTEST:

SELLER:
ANNE ARUNDEL COUNTY, MARYLAND

__________________________________________________________  _________________________
BY: Matthew J. Power                                                   Date
Chief Administrative Officer for
Steuart Pittman, County Executive

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
GREGORY J. SWAIN, COUNTY ATTORNEY

By:____________________________________________________________  ________________
Christine B. Neiderer, Senior Assistant County Attorney       Date

APPROVED:

By: Christine A. Romans                      Date
Central Services Officer
WITNESS:

PURCHASER:
Bestgate Partners, LLC
By: [Signature]
Print Name: Elliott J. Shainberg
Title: Co-Executive Manager
Date: Dec. 28, 2021
EXHIBIT A-1

DESCRIPTION OF
0.1029 OF AN ACRE OF LAND
BEING PART OF
OLD ADMIRAL COURT
SECOND (2ND) ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

Being a piece or parcel of land, hereinafter described, lying on the Southerly Right-of-Way line of Bestgate Road (80’ wide public right-of-way) as shown on Anne Arundel County Plan Number 31,641, distant 240’ east from the intersection of the aforesaid Bestgate Road and Harbour Gates Drive (60’ wide public right-of-way) as shown on a Plat entitled “Lots 5B & 5C, Harbour Gates” and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 124 on Page 43 as Plat Number 6517, situate in the City of Annapolis, and being a part of Old Admiral Court (variable width public right-of-way), formerly known as Cow Hide Branch Road, and also known as Admiral Drive and Admiral Court, as shown on the aforesaid Anne Arundel County Plan Number 31,641, said property also being the property acquired by Anne Arundel County, Maryland, a body corporate and politic, by virtue of Three Deeds, the First Deed from the Farmers National Bank of Annapolis Maryland, a body corporate, dated December 03, 1924 and recorded among the aforesaid Land Records in Liber WNW 102 at Folio 180, the Second Deed from Davey L. Cook, Dorothy L. Frantum and Samuel L. Cook, Jr., dated June 26, 1989 and recorded among the aforesaid Land Records in Liber 4890 at Folio 899 and the Third Deed from Howard G. Fuller and Betty C. Fuller, dated September 28, 1989 and recorded among the aforesaid Land Records in Liber 4976 at Folio 208, and being more particularly described in the Maryland State Plane Meridian as shown on the aforesaid Plat as follows

Beginning for the said piece or parcel of land at a point of curvature at the intersection of the aforesaid Southerly Right-of-Way line of Bestgate Road and the Westerly Right-of-Way line of the aforesaid Old Admiral Court, said point also being at the beginning of the Fifth or 79.81 feet arc line as described in the aforesaid Deed recorded in Liber 4890 at Folio 899, thence leaving the aforesaid Westerly Right-of-Way line of Old Admiral Court, and also leaving the aforesaid Fifth line as described in Liber 4890 at Folio 899, and running with and binding on the aforesaid Southerly Right-of-Way line of Bestgate Road, and also running reversely with and binding on an extension of the aforesaid Fifth line as described in Liber 4890 at Folio 899, the following course and distance, as now surveyed,
1. 82.27 feet along the arc of a curve, deflecting to the left, having a radius of 5,769.58 feet and a chord bearing and distance of North 75°36'55" East, 82.27 feet to a point at the intersection of the aforesaid Southerly Right-of-Way line of Bestgate Road and the Easterly Right-of-Way line of the aforesaid Old Admiral Court, said point also being at the beginning of the Fourth or South 26°50'08" West, 33.13 feet line as described in the aforesaid Deed recorded in Liber 4976 at Folio 208, thence leaving the aforesaid Southerly Right-of-Way line of Bestgate Road, and also leaving the aforesaid extension of the Fifth line as described in Liber 4890 at Folio 899, and running with and binding on the aforesaid Easterly Right-of-Way line of Old Admiral Court, and also running with and binding on the aforesaid Fourth line as described in Liber 4976 at Folio 208, with a non-tangent line, the following course and distance, as now surveyed.

2. South 26°50'00" West, 33.13 feet to a point, thence leaving the aforesaid Fourth line as described in Liber 4976 at Folio 208, and continuing with the aforesaid Easterly Right-of-Way line of Old Admiral Court the following three courses and distances, as now surveyed,

3. South 21°39'51" East, 13.04 feet to a point, thence

4. South 26°05'51" East, 73.93 feet to a point, thence

5. South 29°30'53" East, 8.43 feet to a point on the extension of the Northerly or North 74°23'12" East, 118.26 feet line of Lot 5C as shown on the aforesaid Plat, thence leaving the aforesaid Easterly Right-of-Way line of Old Admiral Road, and running in, through, over and across the aforesaid Old Admiral Court Right-of-Way, and also running reversely with and binding on an extension of the aforesaid Northerly line of Lot 5C, the following course and distance, as now surveyed,

6. South 74°23'12" West, 33.07 feet to a point on the aforesaid Westerly Right-of-Way line of Old Admiral Court, said point also being at the end of the Second or North 82°15' East, 1.72 feet line as described in a Deed from the aforesaid Davey L. Cook, Dorothy L. Frantum and Samuel L. Cook, Jr., to Catwil Corporation, a California corporation, dated November 22, 1989 and recorded among the aforesaid Land Records in Liber 4979 at Folio 163, thence leaving the aforesaid Second line as described in Liber 4979 at Folio 163, and also leaving the aforesaid extension of the Northerly line of Lot 5C, and running
with and binding on the aforesaid Westerly Right-of-Way line of Old Admiral Court the following courses and distances, as now surveyed,

7. North 26°05'51" West, 77.56 feet to a point, thence

8. North 21°39'51" West, 18.37 feet to a point at the beginning of the Fourth or North 62°52'48" West, 37.61 feet line as described in the aforesaid Deed recorded in Liber 4890 at Folio 899, thence running with and binding on the aforesaid Fourth line as described in Liber 4890 at Folio 899, and also continuing with the aforesaid Westerly Right-of-Way line of Old Admiral Court, the following course and distance, as now surveyed,

9. North 62°52'56" West, 37.61 feet to the point of beginning, containing 4,482 square feet or 0.1029 of an acre of land.

This description, and the Survey on which it is based, were prepared under my responsible charge and are in compliance with COMAR Reg. 09.13.06.12.

DATE: 02/05/2018

Daniel L. Burke, Jr.  
Professional Land Surveyor  
MD Lic. No. 21595 Exp. 01/17/2019
EXHIBIT A-2
DESCRIPTION OF
0.1715 OF AN ACRE OF LAND
BEING PART OF
OLD ADMIRAL COURT
SECOND (2ND) ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

Being a piece or parcel of land, hereinafter described, lying on the Southerly side of Bestgate Road (80' wide public right-of-way) as shown on Anne Arundel County Plan Number 31,641, distant 120'± southerly from the intersection of the aforesaid Bestgate Road and Old Admiral Court (variable width public right-of-way), formerly known as Cow Hide Branch Road, and also known as Admiral Drive and Admiral Court, as shown on the aforesaid Anne Arundel County Plan Number 31,641, and as shown on a Plat entitled “Lots 5B & 5C, Harbour Gates” and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 124 on Page 43 as Plat Number 6517, situate in the City of Annapolis, and being a part of the aforesaid Old Admiral Court, said property also being the property acquired by Anne Arundel County, Maryland, a body corporate and politic, by virtue of a Deed from the Farmers National Bank of Annapolis Maryland, a body corporate, dated December 03, 1924 and recorded among the aforesaid Land Records in Liber WNB 102 at Folio 180, and being more particularly described in the Maryland State Plane Meridian as shown on the aforesaid Plat as follows

Beginning for the said piece or parcel of land at a point on the Westerly Right-of-Way line of the aforesaid Old Admiral Court, said point also being at the Easterly end of the Northerly or North
74°23’12” East, 118.26 feet line of Lot 5C as shown on the aforesaid Plat, thence leaving the aforesaid Westerly Right-of-Way line of Old Admiral Court, and running in, through, over and across the aforesaid Old Admiral Court Right-of-Way, and also running with and binding on an extension of the aforesaid Northerly line of Lot 5C, and further running with and binding on the Second or North 82°15’ East, 1.72 feet line as described in a Deed from Davey L. Cook, Dorothy L. Frantum and Samuel L. Cook, Jr., to Catwil Corporation, a California corporation, dated November 22, 1989 and recorded among the aforesaid Land Records in Liber 4979 at Folio 163, and an extension thereof, the following course and distance, as now surveyed,

1. North 74°23’12” East, 34.64 feet to a point on the Easterly Right-of-Way line of the aforesaid Old Admiral Court, thence running with and binding on the aforesaid Easterly Right-of-Way line of Old Admiral Court the following three courses and distances, as now surveyed,
2. South 29°30'53" East, 112.13 feet to a point, thence
3. South 31°13'50" East, 34.58 feet to a point of curvature, thence
4. 92.38 feet along the arc of a tangent curve, deflecting to the right, having a radius of 915.00 feet and a chord bearing and distance of South 28°20'18" East, 92.34 feet to a point on the Third or Southwesterly, 162 feet line as described in a Deed from Chancellor Holdings-Annapolis, L.L.C., a Maryland limited liability company, to 711 Bestgate Partners LLC, a Maryland limited liability company, dated July 18, 2013 and recorded among the aforesaid Land Records in Liber 26439 at Folio 380, said point also being on the Fourth or Westerly, 200 feet line as described in a Deed from Paul J. Otto to LaRue A. Forrester and Michael E. Turk, dated May 28, 1993 and recorded among the aforesaid Land Records in Liber 6089 at Folio 445, thence leaving the aforesaid Easterly Right-of-Way line of Old Admiral Court, and also leaving the aforesaid Third line as described in Liber 26439 at Folio 380, and further leaving the aforesaid Fourth line as described in Liber 6089 at Folio 445, and running in, through, over and across the aforesaid Old Admiral Court Right-of-Way the following course and distance, as now surveyed,
5. South 64°33'15" West, 30.00 feet to a point of curvature on the aforesaid Westerly Right-of-Way line of Old Admiral Court, said point also being on the Easterly or 115.92 feet arc line of the aforesaid Lot 5C, distant 89.35 southerly from the Northerly end thereof, thence running with and binding on the aforesaid Westerly Right-of-Way line of Old Admiral Court, and also running reversely with and binding on the outline of the aforesaid Lot 5C, the following two courses and distances, as now surveyed,
6. 89.35 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 885.00 feet and a chord bearing and distance of North 28°20'18" West, 89.31 feet to a point, thence with a tangent line
7. North 31°13'50" West, 155.99 feet to the point of beginning, containing 7,469 square feet or 0.1715 of an acre of land.

This description, and the Survey on which it is based, were prepared under my responsible charge and are in compliance with COMAR Reg. 09.13.05.12.

DATE: 3/14/18

Steven W. Jones
Professional Land Surveyor
MD Lic. No. 21072 Exp. 02/08/2019

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