

**Bidder's Qualifications For Purchase of
The Ambassador Theatre - 4604-4606 Liberty Heights Avenue**

**All information received will be treated as CONFIDENTIAL by the
Receiver and must be received by the due date for consideration.**

**If the bidder/purchaser is an entity specifically formed for the purchase of this property,
please provide information for the main operating entities and partners.**

Responses are due by March 1, 2019 NO EXCEPTIONS to:

Ruth Roberts - The Casey Group, Ltd.

PO Box 10037, Towson, MD, 21285

Or via email to: rroberts@caseygrouppltd.com

Property Information: Pursuant to the Order Appointing a Receiver to Sell a Vacant Building, et al., of the District Court of Maryland for Baltimore City, passed in the matter of Mayor and City Council of Baltimore acting by and through the Baltimore City Department of Housing and Community Development, Plaintiff v. Larry Gaston Enterprises LLC, et al, Defendants, Case No. 13306-16, the undersigned Receiver, acting in its capacity as a court appointed trustee, will sell at public auction, on the premises:

The fee simple lot of ground and the improvements thereon, situate and lying in Baltimore City, Maryland and being more fully described in the Deed, dated January 4, 2006 and recorded among the Land records of Baltimore City in Liber 7641, Page 711. The improvements therein being known collectively and inclusively as 4604-06 Liberty Heights Avenue.

Zoning is believed to be R-8, residential. According to public tax records, the two-story building was constructed in 1935 and contains 11,664 square feet of gross building area (GBA) above grade. The lot measures approximately 105 feet along Liberty Heights Avenue by approximately 150 feet to the rear alley or approximately 0.36 acres. The building was originally constructed as a movie theatre, designed by Baltimore architect John J. Zink in the Art Deco style. It is a designated Baltimore City Landmark. The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property. **IMPORTANT - THE PROPERTY IS BEING SOLD SUBJECT TO VACANT BUILDING NOTICE(S) ("VBN") BY THE CITY OF BALTIMORE. THE PURCHASER SHALL BE REQUIRED TO REHABILITATE THE PROPERTY ACCORDING TO THE ORDER(S) UNDER THAT VBN AND IN ACCORDANCE WITH THE TREATMENT OF CITY LANDMARK BUILDINGS.**

NOTE: To stabilize the building prior to sale, the City of Baltimore advanced \$508,480 to repaint the historic brick façade, to remove debris and other materials from the interior, and to install a temporary roof to preserve the remaining structure prior to restoration by a new owner. This will appear as a lien on the property. The property will be delivered to a new owner free and clear of all liens as described in the Receivership Order.

ANSWER ALL QUESTIONS, DO NOT SKIP ANY QUESTIONS.

1. Please provide the following information for the bidder/purchaser:

a) The name of the person or corporate entity purchasing the subject property.

NOTE: If the purchasing entity has been newly formed specifically for the purchase of this property, identify the principals and/or other entities who own the new purchasing

entity and provide all of the information requested below for those owners of the purchasing entity.

- b) The name, address, telephone number and email address of the individual and his/her firm which has the authority to represent and make legally binding commitments on behalf of the purchaser;
- c) The identity of firms, partners/investors and key staff who will be involved in the development process, identifying their roles and expertise. Provide a web address for any firm or entity (if applicable.)
- d) State whether the development team members have previously worked together on other development projects.

2. Relevant Experience and References:

Provide information about **at least two** developed projects, including the following for each project. If the projects are the work of a specific development team partner, identify which partner the work represents.

- a) Project name and location; Date of construction/development
- b) Gross land and building area;
- c) Type of development (For example: residential/commercial/mixed use)
- d) Summary of project financials, including the total development cost, the mix of debt, equity and any other sources of financing involved;
- e) Prior experience in the redevelopment of landmark and historic properties

3. Please attach Financial Information for the ownership entity, equity partners and development team partners:

- a) Accountant-compiled financial statements for the last three (3) years. If the purchasing entity has been newly formed specifically for the purchase of this property, identify the principals and/or other entities who own the new purchasing entity and provide all of the information requested below for those owners of the purchasing entity.
- b) If bank statements are included as proof of financial capability, submit at least 12 months of bank statements for the account. Bank statements alone will not be considered sufficient documentation of financial capability for the purposes of purchase and redevelopment of this site. They must be accompanied by financial reporting for the business or individual identified as the owner of the account.

4. Legal and Code Enforcement activity: If you circle YES for any of these questions, please attach a written explanation for each instance.

- a) any litigation in which the bidder/purchaser and/or team members have been a party (include state, county, name and case number) in the last five (5) years;
- b) any fines or Baltimore City Code violations in the last five (5) years;
- c) any current fines or City Code Enforcement violations;
- d) any Maryland Department of Environment citations in the past five (5) years; and
- e) any instances of revocation of performance bond(s) and/or removal from a project by the entity and/or team members in the past five (5) years.
- f) A statement regarding any past or current bankruptcy activities.

SUBMISSION INSTRUCTIONS

EMAIL: You may submit the responses the above questions via email. All emailed information must be received by MARCH 1ST during regular business hours of 9 am to 5 pm.

POSTAL SERVICE: If submitting by mail, please ensure you allow sufficient time for it to reach our offices by the deadline. Submissions postmarked on the deadline date will not be reviewed. Information received after the deadline date will be returned to sender unopened.