

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: Ward - 04 Section - 11 Block - 0673 Lot - 003

**Owner Information**

Owner Name: BALTIMORE HOTEL XLV OWNER LLC Use: COMMERCIAL  
 Mailing Address: 5425 WISCONSIN AVE, STE 700 Principal Residence: NO  
 CHEVY CHASE MD 20815- Deed Reference: /22187/ 0172

**Location & Structure Information**

Premises Address: 110 SOUTH ST Legal Description: 33.858 ACRES  
 BALTIMORE 21202-

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0004	0000	0000	4000.03	0000	11	0673	003	2025	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
	562,649 SF		33.8580 AC	15100

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		HOTEL	/	C6			

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	12,440,000	12,440,000		
Improvements	35,560,000	45,055,800		
Total:	48,000,000	57,495,800	51,165,267	54,330,533
Preferential Land:	0	0		

**Transfer Information**

Seller: SUNSTONE HOLDCO 4, LLC	Date: 07/27/2020	Price: \$80,000,000
Type: ARMS LENGTH IMPROVED	Deed1: MB /22187/ 0172	Deed2:
Seller: BALTIMORE CENTER ASSOCIATES	Date: 06/24/2016	Price: \$2,000,000
Type: NON-ARMS LENGTH OTHER	Deed1: LGA /18236/ 0137	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00891/ 00089	Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date: