



Date:
Buyer:
Seller:

ACKNOWLEDGMENT AND RELEASE ADDENDUM

THIS ACKNOWLEDGMENT AND RELEASE ADDENDUM (the "Release") is made and entered into _____ by and between _____ ("Buyer"), and _____ ("Seller") with respect to the purchase located at _____ of real estate ("Property"). Buyer and Seller may each be referred to as a "Party" and shall be collectively referred to as the "Parties"

1. **Adverse Matters.** The Seller has determined the Property may be subject to the following potential or existing title issues, liabilities, claims or responsibilities ("Adverse Matters"):

2. **Property "AS IS".** Buyer hereby assumes and accepts the Property "AS IS", including the Adverse Matters, and accepts and assumes all existing and potential title issues, liabilities, claims and responsibilities associated with or attendant to the Property.

3. **Indemnification.** Buyer agrees to indemnify and hold Seller harmless for and from any and all losses, penalties, payments, judgments, actions, causes of action, damages, levies, liabilities, fines, forfeitures, and other costs and expenses of any type or nature whatsoever arising out of or resulting from, directly or indirectly, the sale of the Property or the Adverse Matters.

4. **Counterparts.** This Release may be executed in counterparts, each of which shall be deemed an original. This Release shall be binding upon the Parties their respective heirs, successors and assigns.

Buyer initials _____
Seller initials _____

5. **Full Release.** The Parties acknowledge and agree that this Release represents the full and complete release of the Parties with respect to the Adverse Matters and this Release supersedes and replaces any prior releases, whether oral or written, and any amendments or modifications of this Release must be in writing and executed by both Parties to be effective.
6. **Construction.** This Release shall not be construed more strictly against one Party than against the other by virtue of the fact that this Release may have been drafted or prepared by counsel for one of the Parties, it being recognized that all Parties to this Release have contributed substantially and materially to the preparation of this Release.
7. **Governing Law.** This Release shall be construed in accordance with and governed by the laws of the state in which the Property is located.
8. **Captions.** The titles or captions of the paragraphs or sections contained in this Release are inserted only as a matter of convenience and for reference, and in no way define, extend or describe the scope of this Release or the intent or meaning of any provision hereof.

SIGNATURE PAGE

Dated: _____

Buyer Name (printed)

Buyer Name (signature)

Dated: _____

Buyer Name (printed)

Buyer Name (signature)

Dated:

Seller Name (printed)

Seller Name (signature)

Property Reference #:

Property Address

From: lawrencelondon@aol.com <lawrencelondon@aol.com>

Sent: Sunday, March 24, 2024 7:38 AM

To: Andrea Morello-Allen <amorello-allen@BostonNationalTitle.com>

Subject: Re: GROUND RENT | 1102 CARROLL ST, BALTIMORE, MD 21230 | DEF2350300MD

Ms. Morello-- house keeping first. There is no larryslondon@aol.com. The only correct e-mails are the ones you have for me and my wife (lawrencelondon@aol.com and helenflondon@aol.com).

We created the \$65 annual GR for this property in 1997. I sold 1102 Carroll Street to Jason Calimar, 21 years ago in 2003. For years, he regularly paid the GR and monthly payments under the mortgage that we held on this property. In the last few years, Mr. Calimer has not paid on water, property taxes and certainly no GR. He was foreclosed on a few years ago and he managed to redeem his property from tax sale. I'm not sure why he never sold the property as houses on that 1100 block of Carroll Street were selling in the 6-digits.

Why didn't we foreclose on Jason for failure to pay GR? I am an attorney who founded a title company (Clear Title Group). As an attorney I annually fill out applications for liability insurance. A prominent question asked is--have you ever had to sue a client? If the answer is yes-- a detailed explanation is required. As Jason Calimer was a client, it was easier not to foreclose on the property and not have to affirmatively respond to why a client was sued. My hope was always that Jason would sell 1102 Carroll Street and I would catch up with GR payments at sale. That is sort of what is happening now.

Three years of past due GR is the most that we may collect. That comes to \$65 x 3 = \$195.00. While I am retired now, I believe banks now prefer to lend on properties that are fee simple. GRs are messy and we always had to provide 3-page GR attorney opinion letters to out-of-state lenders who were unfamiliar with Maryland GRs. I mention this as we would love to sell the GR to the new buyer. **The GR redemption price is \$1,083.33.** The GR is owned by the Helen F. London Irrevocable Family-Trust-One. My sister, Sue Steger was the Trustee. Sue Steger died many years ago, and I am now the Trustee.

If the end-buyer is not interested in purchasing the GR-- my contact info for future GR payments is below. The next semi-annual GR payment due 8/1/24 is \$32.50.

I'm giving you more history than you asked for. Feel free to contact me for additional information. My phone # is: 410-241-5582. We sold our prior Maryland residence (2404 Diana Road, Balt., MD 21209 and now live in Florida--9559 Collins Ave. Apt 304, Surfside, FL 33154. Good luck on bringing this F/C to an end! - Larry London

Maryland State Department of Assessments & Taxation
**Ground Rent Registry of
 Residential Properties Subject to Ground Leases**

Office Use Only

GROUND RENT REGISTRY
 (Please Read Instructions Before Completing this Form)

1. SDAT Real Property Tax Identification Number of the Property Subject to the Ground Lease:

County Code (See Instructions)

Identification Number (up to 14 digits)

Co. Code	Ward	Section	Block	Lot
03	21	03	0780	086

For Baltimore City Only

2. Premise Address of the Property Subject to the Ground Lease:

1102 Carroll Street Baltimore MD 21230
 Street Address City State Zip

3. Name and Address of Ground Lease Tenant:

Calimer, Jason
 Name (Last, First, M.I.)
9411 Harcrest Way Perry Hall MD 21285
 Street Address City State Zip

4. Name of County or Baltimore City where the Property is Located:

Baltimore City
 County Name

5. Deed Reference Information for the Current Ground Rent Deed:

6076 203 SEB 1996
 Book Page Clerk's Initials Year Recorded

6. Range of Years in Which the Ground Lease was Created:

- Prior to April 8, 1884; Between April 6, 1888 and July 1, 1982; or
 Between April 8, 1884 and April 5, 1888; July 2, 1982 or later

7. Total Annual Ground Rent Amount: \$ 65.00

8. Rent Payment Due Dates:

- Annually on: _____ Quarterly on: _____
 Semi-Annually on: 8/1 + 2/1 Other: _____

RECEIVED
 DEPARTMENT OF
 ASSESSMENTS & TAXATION
 2001 OCT 11 P 5:39

9. Name and Address of Ground Lease Holder:

Helen F. London Irrevocable Family Trust - One

Name

2404 DIANA Road Baltimore MD 21209
Street Address City State Zip

10. Name and Address of the Person or Entity to Whom Ground Rent Payment is Made Payable and Mailed:

LAWRENCE S. LONDON

Name

2404 DIANA Road Baltimore MD 21209
Street Address City State Zip

11. Date this Form was Prepared: 10/10/2007

12. See Instructions for the amount of registration fee to be remitted with this form and the mailing address for its submission.

From: Randall, Twanetta (DHCD) <Twanetta.Randall@baltimorecity.gov>
Sent: Friday, December 15, 2023 9:22 AM
To: Andrea Morello-Allen <amorello-allen@BostonNationalTitle.com>
Cc: Smith, Pasua (DHCD) <Pasua.Smith@baltimorecity.gov>
Subject: RE: 1102 CARROLL ST, BALTIMORE, MD 21230 / DEF2350300MD

Good morning

You have a Vacant Building notice on the property. Below are the full steps to abate. You can apply online at the website below or in person at 417 e Fayette St 1st fl. Let me know if you have any other questions. Thanks.

ABATING THE VACANT BUILDING NOTICE

1. All non-owner occupied properties need to be registered and that includes buildings with a vacant building notice. Portal for property registration & rental licensing: <https://baltimoremddhcd.portal.opengov.com/>
2. Obtain a Use & Occupancy permit once all the renovations are completed and schedule the Use inspection. (Apply for your U&O before your final building inspection, and you can have both done at the same time)
3. Once the U&O is approved, the vacant building notice should automatically abate.

Please note: The property will remain a vacant until the Use is issued. So if you sold the property the vacant building notice will be issued to the new owner on record. **Having the USE and Occupancy permit issued is the only way to correct/abate the vacant building notice.**

Twanetta Randall
Assistant Superintendent

Code Enforcement
417 E Fayette St. 2nd Fl
Baltimore. MD 21202
Office: 410-396-4163

Twanetta.Randall@Baltimorecity.Gov
[Baltimore City Department of Housing & Community Development](#)



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



CODE VIOLATION NOTICE AND ORDER
By Authority of the Mayor and City Council of Baltimore

BRANDON M. SCOTT
MAYOR

ALICE KENNEDY
COMMISSIONER

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Notice Number: 2203921A

Inspector:

Name: TARA BELISLE

Phone: (410)396-7736

Area Office: 417 E Fayette RM 202
Baltimore, MD 21229

Location of Violation:

Address: 1102 CARROLL ST

Block: 0780 **Lot:** 086

Violation:

Issued: 02/02/2023

Number: 2203921A

A Housing Code Enforcement Official inspected the property listed above and determined the property was in violation of the Building, Fire and Related Codes of Baltimore City. You are hereby ORDERED to obtain all required permits and to correct all the items cited on this notice on or before March 04, 2023. Individual items on this notice may require earlier completion as noted.

Violation

Item # 1:

Complete within 30 Days

Location: THROUGHOUT REAR ENTRY DOOR OPEN

Violation: A Housing Code Enforcement Official inspected the property listed above and determined the property was unfit for human habitation or other authorized use pursuant to sections 116– 121 of BFRCBC. You are hereby ordered to:

- A. Secure all accessible openings within five (5) days of the issue date on this notice and notify inspector when this is completed. Keep all openings secured until the building is razed or rehabilitated.
- B. Remove all trash, debris, high grass and weeds from premises, including but not limited to: abutting sidewalks, gutters, and alleys within five (5) days of the issue date on this notice and notify inspector when this is completed. Keep premises in clean and sanitary condition at all times.
- C. Rehabilitate or raze building, within 30 days, after securing approval from the building official. The Housing Code Official for your area may extend the time within which to comply with any item on this notice.
- D. Obtain an occupancy permit before using or occupying the property.



417 East Fayette Street Suite 202 Baltimore, MD 21202

Baltimore Housing reflects the combined efforts of the Housing Authority of Baltimore City and the Baltimore City Department of Housing and Community De

Notice Number: 2203921A

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If you intend to rehabilitate this property for homeownership, please note that significant tax credits from the City of Baltimore **MAY** be available to benefit the future homeowner. Go to <http://www.baltimorecity.gov> and search "Finance / TaxCredits" to learn more about the "Vacant Dwelling Property Tax Credit" the "Home Improvement Tax Credit" and the "Newly Constructed Dwelling Property Tax Credit" (which applies in part to certain rehabilitated structures). Or call the Baltimore City Revenue Collections Call Center at 410-396-3971.

If you need further help or information please telephone the inspector listed above.

Authority Of Commissioner To Order Repairs At Your Expense

If the premises are not kept clean, the building is not kept secure, and/or the building is not rehabilitated or maintained in accordance with minimum maintenance standards as ordered, or the property presents a health hazard, or nuisance as defined in the Baltimore City Health Code section 5-101, the city is authorized to do all or any part of the required work, or to demolish and remove the building or any part thereof, the cost of which will become both a lien against the property and a personal debt owed by all persons having an interest in the property.

Penalties

Failure to correct each violation in the time and manner prescribed is a criminal misdemeanor subject to a fine of up to \$500 per day. A violation may also be enforced by Court Order and civil penalty. In addition to initiating prosecution or other legal enforcement proceedings the Commissioner or an authorized representative of the Commissioner is authorized to complete all required work without further notice. The expense of the work will be both a personal debt and a lien against the property.

Certain violations of the BFRCBC and Zoning Code carry penalties that exceed the \$500 fine per day and in some cases may include incarceration.

Abatement Procedure

Work must be inspected and approved before this notice will be abated. Contact your area housing office at the number listed on page 1 to schedule an inspection when corrections have been completed. An abatement letter will be sent upon verifying satisfactory completion. All repairs, maintenance work, alterations, or installations must be done in a workmanlike manner. The Housing Code Official for your area may extend the time within which to comply with any item on this notice.



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Administrative Review

Violations of the Zoning Code of Baltimore City:

An appeal of a zoning violation must be requested within 10 business days from the date of service upon you, on forms provided by the Zoning Administrator. Forms and assistance may be obtained at 417 E. Fayette Street, Baltimore, Maryland 21202, Room 100, 410-396-4126. Appeals of a zoning violation are heard before the Board of Municipal Zoning Appeals.

Violations of the Building, Fire and Related Codes of Baltimore City:

You have the right to request an administrative review of any violation notice and order of the BFRCBC. Your request must: 1) be in writing; 2) be made within 10 days of service upon you; 3) set forth in full the reasons for review; and 4) be mailed certified or registered mail, return receipt requested to Deputy Commissioner, Permit and Code Enforcement at 417 E. Fayette Street, 3rd Floor, Baltimore, Maryland, 21202.

A request for a review of a condemnation or other notice or order with a completion date of less than 10 days must be made before the expiration of the notice. In emergency situations this review procedure may not be available.

Separate appeal request must be made if you are appealing violations of both the Zoning Code and the BFRCBC.

Lead Warning Statement

Many homes built before 1978 were painted using lead-based paint. Lead-based paint is particularly dangerous if it is chipping or peeling. If a home has been cited for chipping paint and this paint is lead-based paint, it places young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. In certain circumstances you must employ lead-safe work practices to correct paint violations. If you would like more information on lead poisoning prevention and lead-safe work practices, contact Department of Housing & Community Development Light Program at 410-396-3023 or the Baltimore City Health Department Childhood Lead Poisoning Prevention Program at 443-984-2460 or the Green & Healthy Homes Initiative by e-mail at marylandprograms@ghhi.org or by telephone at 410-534-6447 or 1-800-370-5323.

Property Registration

All non-owner occupied residential dwelling units and rooming units must be registered with the Commissioner of Department of Housing & Community Development. The Baltimore City Code, Article 13, Subtitle 4-2, requires every owner of a non-owner occupied dwelling unit, "whether occupied or vacant, whether it is producing revenue or not producing revenue,



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whether habitable or not habitable" shall file a registration statement with the Housing Commissioner. This must be done upon any transfer of the property and every September 1st thereafter. Failure to register your property in the time and manner prescribed is a criminal misdemeanor subject to a fine of up to \$500 per day. A violation may also be enforced by Court Order, civil penalty and environmental citation. More information on Property Registration is available online at dhcd.baltimorehousing.org. The Property Registration & Licensing Office is located at 417 E. Fayette Street, Room 100 and they are open Monday - Friday, 8:30 a.m. - 4:30 p.m.

For your reference:

- BFRCBC - Building, Fire and Related Codes of Baltimore City
- PMCBC - Property Maintenance Code of Baltimore City
- FCBC - Fire Code of Baltimore City
- NEC - National Electric Code
- Zoning - Zoning Code of Baltimore City
- ART. 13 - Article 13 of the Baltimore City Code
- Ann. Code - Annotated Code of Maryland
- ORD - Ordinance
- BCPC - Baltimore City Plumbing Code
- HE - Health Article
- IMC - Mechanical Code of Baltimore City

Go to <http://www.baltimorecity.gov/Government/CityCharterCodes.aspx> to view many of these codes.

For More Information:

For your convenience Department of Housing & Community Development provides information on outstanding violation notices, permits, housing court dockets and housing court orders. To access this information simply visit dhcd.Baltimorehousing.org and select Code Enforcement from the dropdown menu.

If you need more information regarding this notice or how to comply please telephone the inspector





BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

CODE VIOLATION NOTICE AND ORDER
By Authority of the Mayor and City Council of Baltimore

BRANDON M. SCOTT
MAYOR

ALICE KENNEDY
COMMISSIONER

Notice Number: 2203921A

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Signature of recipient if hand delivered

Date

Print Name



417 East Fayette Street Suite 202 Baltimore, MD 21202

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