



**City of Annapolis**

**Signature Copy**

**Ordinance: O-21-20**

160 Duke Of Gloucester  
Street  
Annapolis, MD 21401

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**File Number: O-21-20**

**The Conveyance of City-owned property** - For the purpose of approving the conveyance of certain City-owned property to 113 CATHEDRAL STREET, LLC; expressly authorizing said conveyance to be made at private sale and not at public auction; expressly finding that the City-owned land to be conveyed is not needed for public use; and generally relating to said conveyance.

**CITY COUNCIL OF THE  
City of Annapolis**

**Ordinance 21-20**

**Introduced by: Mayor Buckley**

**Referred to  
Economic Matters Committee  
Environmental Matters Committee**

**AN ORDINANCE** concerning

**The Conveyance of City-owned property**

**FOR** the purpose of approving the conveyance of certain City-owned property to 113 CATHEDRAL STREET, LLC; expressly authorizing said conveyance to be made at private sale and not at public auction; expressly finding that the City-owned land to be conveyed is not needed for public use; and generally relating to said conveyance.

**WHEREAS,** the City of Annapolis is the fee simple owner of 580 square feet of property identified as Anne Arundel County Tax Map 51C, Block 18 as part of Parcel 439 in the Sixth Assessment District ("the Property"), as described in Exhibit A-1 and further depicted in Exhibit A-2, both attached hereto and incorporated herein; and

**WHEREAS,** the Property is described in a Deed from Annapolis Urban Renewal Authority to the Mayor and Aldermen of the City of Annapolis, dated November 15, 1978, and recorded among the Land Records of Anne Arundel County, Maryland in Liber 3150, Folio 786; and

**WHEREAS,** the property has been appraised to determine the fair market value and 113 CATHEDRAL STREET, LLC wishes to purchase the Property and use the land for

parking; and

**WHEREAS,** the City of Annapolis intends to authorize the Deed attached to this Ordinance and incorporated herein, by which the City shall convey its right, title, and interest in the Property to 113 CATHEDRAL STREET, LLC; and

**WHEREAS,** the conveyance of the Property shall be subject to 113 Cathedral, LLC constructing, and perpetually maintaining and repairing, a stormwater management system or other green infrastructure project (such as rain gardens, permeable pavers, or tree planting) on the Property, subject to Deputy City Manager for Resilience and Sustainability approval, which duties and responsibilities shall run with title to the Property; and

**WHEREAS,** it is in the best interest of the City of Annapolis to make this conveyance by private sale and not by public auction; and

**WHEREAS,** Article III, Section 7 of the Annapolis City Charter requires the passage of an ordinance before the City of Annapolis may dispose of any property no longer needed for public use.

**SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that it hereby approves and authorizes the conveyance, by deed, of the City's right, title, and interest in the Property, as described in Exhibits A-1 and A-2, to 113 CATHEDRAL STREET, LLC.

**SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that it hereby expressly finds that the City-owned land to be conveyed is not needed for public use.

**SECTION III: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that, it hereby authorizes and approves the sale and conveyance of all of its rights, title and interest in and to said land, by private sale and not by public auction.

**SECTION IV: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that this Ordinance shall take effect from the date of its passage.

**EXPLANATION**

CAPITAL LETTERS indicate matter added to existing law.

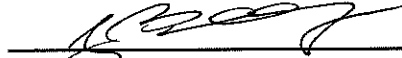
~~Strikethrough~~ indicates matter stricken from existing law.

Underlining indicates amendments

ADOPTED this 11th day of January, 2021.

**Aye:** 9 Mayor Buckley, Alderwoman Tierney, Alderman Paone, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Gay, Alderman Schandelmeier, Alderman Savidge and Alderman Arnett

THE ANNAPOLIS  
CITY COUNCIL

  
Gavin Buckley

Date 2/5/21

ATTEST

  
Regina C. Watkins-Eldridge MMC

Date 2/5/21



Tax ID:06-000-00142942

NO TITLE EXAMINATION.

AFTER RECORDING RETURN TO:  
CITY OF ANNAPOLIS OFFICE OF LAW  
160 DUKE OF GLOUCESTER STREET  
ANNAPOLIS, MD 21401

## **Special Warranty Deed**

**THIS SPECIAL WARRANTY DEED**, is made this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_, by and between THE CITY OF ANNAPOLIS, a Municipal Corporation of the State of Maryland, hereinafter called “City” and/or GRANTOR and, 113 CATHEDRAL STREET, LLC, hereinafter called GRANTEE.

WHEREAS, the Grantor herein is the fee simple owner of certain real property in the City of Annapolis, Maryland (the “Property”), which it intends to convey to the Grantee, and which Property is further described in Exhibit A-1 and further depicted in Exhibit A-2, both attached hereto and incorporated herein.

WHEREAS, this Deed is authorized pursuant to Ordinance No. O-21-20 of the City Council of the City of Annapolis adopted on the \_\_\_\_ day of \_\_\_\_\_, 2020, by the Mayor and City Council members.

- WITNESSETH -

**THAT FOR AND IN CONSIDERATION** of the sum of Eight Thousand Six Hundred Dollars and No (\$8,600.00) the purchase of the Property, plus other good and valuable consideration, including, but not limited to, the Grantee’s assumption of all long-term maintenance of such Property (collectively, the “Consideration”), the Grantor does hereby grant and convey to the Grantee, its successors and assigns, in fee simple all those lots of ground and areas known as the Property and further described in Exhibit A-1 and further depicted in Exhibit A-2.

This conveyance is together with all and every of the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any way appertaining to the Property.

And, **SUBJECT TO** any and all existing recorded easements, rights-of-way, agreements, liens, restrictions, declarations, covenants, encumbrances, and public charges which were not due and payable as of the date of this Deed.

And, **FURTHER SUBJECT TO** the maintenance requirements specified in Exhibit A-2.

**And, FURTHER SUBJECT TO** the construction, and perpetual maintenance and repair, of green infrastructure on the Property, subject to Deputy City Manager for Resilience and Sustainability approval, which duties and responsibilities shall run with title to the Property.

**TO HAVE AND TO HOLD** the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and the proper use and benefit of the said Grantee, its successors and/or assigns, in fee simple.

And the Grantor does hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the Property hereby conveyed, and that it will warrant specially the Property hereby conveyed and that it will execute such further assurances as the same may be requisite.

The Grantee acknowledges receipt of this conveyance and the terms herein by its signature below.

**AS WITNESS** the hands and seals of the Grantor and Grantee effective on the date set forth above.

GRANTEE:

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Name:  
Title:

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Name:  
Title:

ATTEST:

GRANTOR: CITY OF ANNAPOLIS

\_\_\_\_\_  
Regina C. Watkins-Eldridge, MMC,  
City Clerk

By: \_\_\_\_\_  
Gavin Buckley, Mayor

APPROVED FOR SUFFICIENT APPROPRIATIONS  
AND AVAILABILITY OF FUNDS:

\_\_\_\_\_  
Joanna D. Dickinson, Director  
Finance Department  
Source of Funds: \_\_\_\_\_

APPROVED FOR FORM AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
Office of Law  
D. Michael Lyles, City Attorney

STATE OF MARYLAND, COUNTY OF \_\_\_\_\_, to wit:

I HEREBY CERTIFY that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before the subscriber, a Notary Public in and for the State and County aforesaid personally appeared \_\_\_\_\_, known to me or satisfactorily proven to be the Grantee whose signature is above, and he/she has signed this Deed in my presence and acknowledged that he/she is authorized to sign this Deed, and that it is his/her free and voluntary act made for the purposes set forth therein.

AS, WITNESS my hand and Notarial Seal.

\_\_\_\_\_  
Notary Public  
My Commission expires \_\_\_\_\_

STATE OF MARYLAND, COUNTY OF \_\_\_\_\_, to wit:

I HEREBY CERTIFY that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before the subscriber, a Notary Public in and for the State and County aforesaid personally appeared \_\_\_\_\_, known to me or satisfactorily proven to be the Grantee whose signature is above, and he/she has signed this Deed in my presence and acknowledged that he/she is authorized to sign this Deed, and that it is his/her free and voluntary act made for the purposes set forth therein.

AS, WITNESS my hand and Notarial Seal.

\_\_\_\_\_  
Notary Public  
My Commission expires \_\_\_\_\_

STATE OF MARYLAND, COUNTY OF \_\_\_\_\_, to wit:

I HEREBY CERTIFY that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, before the subscriber, a Notary Public in and for the State and County aforesaid personally appeared Gavin Buckley, known to me or satisfactorily proven to be the Mayor of the Grantor whose signature is above, and he has signed this Deed in my presence and acknowledged that he is authorized to sign this Deed, and that it is his/her free and voluntary act made for the purposes set forth therein.

AS, WITNESS my hand and Notarial Seal.

My Commission expires \_\_\_\_\_

Notary Public

It is certified hereby that this Deed was prepared by or under the supervision of the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_



**EXHIBIT A-1**

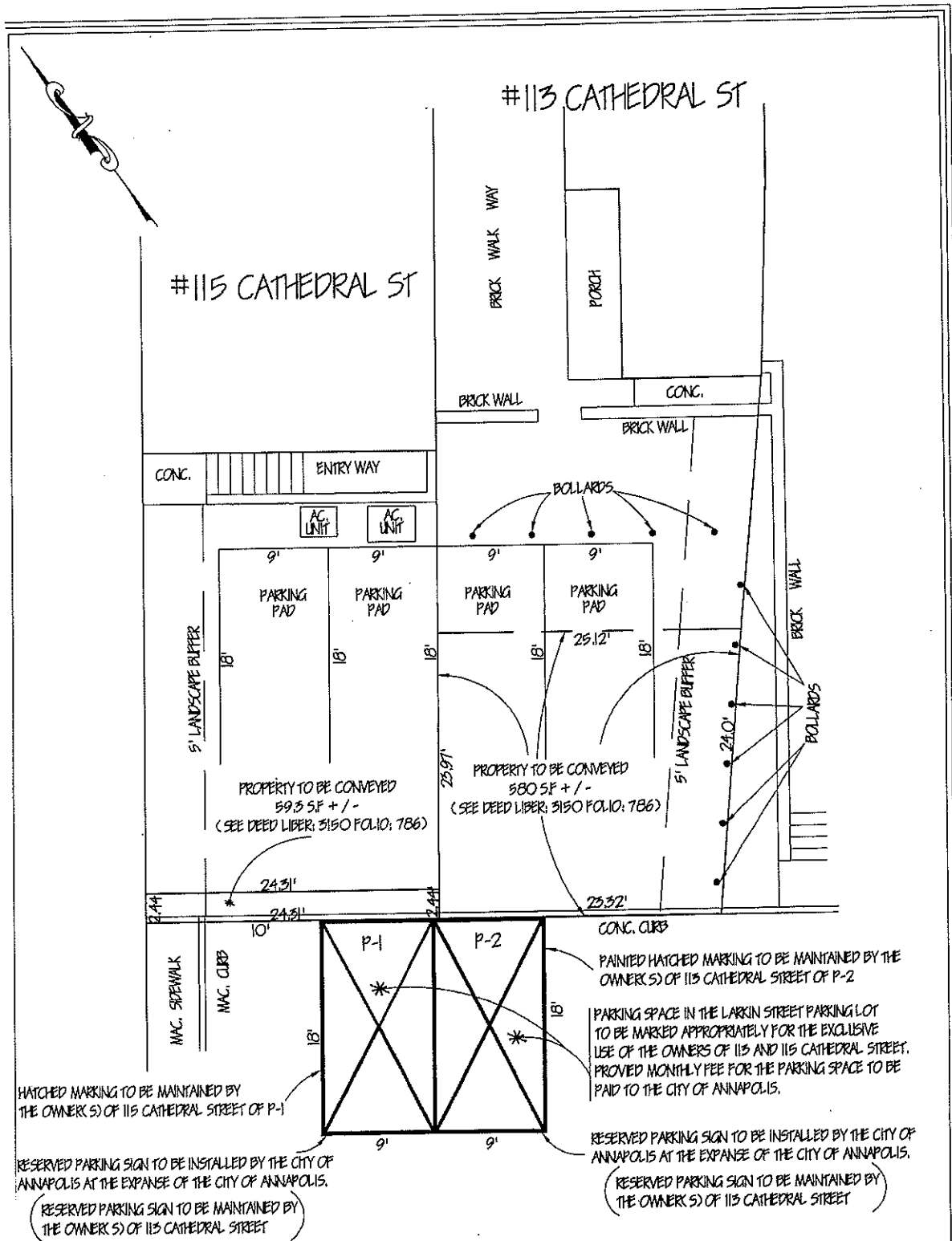
Description of the Property

**BEING KNOWN AND DESIGNATED** as 580 square feet of the property identified as Anne Arundel County Tax Map 51C, Block 18 as part of Parcel 439 in the Sixth Assessment District, and as further depicted on Exhibit A-2.

**IT BEING A PORTION OF THE SAME LAND** described in a Deed from Annapolis Urban Renewal Authority to the Mayor and Aldermen of the City of Annapolis, dated November 15, 1978 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 3150, Folio 786.

**EXHIBIT A-2**  
Depiction of the Property

See attached page.



HATCHED MARKING TO BE MAINTAINED BY THE OWNER(S) OF 115 CATHEDRAL STREET OF P-1

RESERVED PARKING SIGN TO BE INSTALLED BY THE CITY OF ANNAPOLIS AT THE EXPENSE OF THE CITY OF ANNAPOLIS.

(RESERVED PARKING SIGN TO BE MAINTAINED BY THE OWNER(S) OF 115 CATHEDRAL STREET)

PAINTED HATCHED MARKING TO BE MAINTAINED BY THE OWNER(S) OF 115 CATHEDRAL STREET OF P-2

PARKING SPACE IN THE LARKIN STREET PARKING LOT TO BE MARKED APPROPRIATELY FOR THE EXCLUSIVE USE OF THE OWNERS OF 115 AND 115 CATHEDRAL STREET. PROVIDED MONTHLY FEE FOR THE PARKING SPACE TO BE PAID TO THE CITY OF ANNAPOLIS.

RESERVED PARKING SIGN TO BE INSTALLED BY THE CITY OF ANNAPOLIS AT THE EXPENSE OF THE CITY OF ANNAPOLIS.

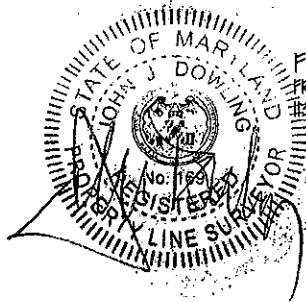
(RESERVED PARKING SIGN TO BE MAINTAINED BY THE OWNER(S) OF 115 CATHEDRAL STREET)

### LARKIN STREET PARKING AREA

- GENERAL NOTE**
- 1) SITE SHOWN IS BASED UPON A BOUNDARY SURVEY BY RICHARD W. WALKER AND ASSOCIATES, INC. DATED JUNE 2017
  - 2) LANDSCAPE BUFFER REQUIREMENT ALONG REAR OF BOTH PROPERTIES WAIVED BY CITY.

**PARKING PAD NOTE**  
PARKING PAD SURFACES ON BOTH 115 AND 115 CATHEDRAL STREET TO BE DUSTLESS ALL WEATHER GRAVEL OR STONE.

**FEE SIMPLE CONVEYANCE NOTE**  
FROM THE CITY OF ANNAPOLIS TO THE OWNERS OF 115 AND 115 CATHEDRAL STREET TO BE RECORDED.



### SITE PLAN

115 & 115 CATHEDRAL ST.  
PROPERTY OF THE MAYOR AND ALDERMAN  
OF THE CITY OF ANNAPOLIS, ANNAPOLIS MD.  
TAX MAP: 31 BLOCKS: 12 PARCEL: 73  
DEED REF.: AS SHOWN

**AZIMUTH AND ROOD, LLC**  
115 CATHEDRAL STREET ANNAPOLIS, MD. 21401  
E-MAIL: JOHN.WAHL@AZIMUTHROOD.COM  
(410) 269-1053

REVISED: 1/15/18 REVISED: 1/30/18  
REVISED: 12/18/17 REVISED: 2/5/18  
REVISED: 4/25/18 REVISED: 1/24/19

6th DISTRICT ANNE ARUNDEL COUNTY Md.  
SCALE: 1" = 10' DATE: 8/31/17  
JOB No.: MS170005

