

**Bidder's Qualifications For Purchase of
317 N. CHARLES STREET**

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

Submit all responses by MAY 11, 2026

(NO EXCEPTIONS) to:

Brian Casey

The Casey Group, Ltd.

PO Box 10037, Towson, MD, 21204

Or via email to: bcasey@caseygroup ltd.com

1. Please provide ALL of 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, 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:

- a) Project name and location;
- b) Date of construction/development
- c) Description of the project – residential, commercial, number of units, etc.
- d) Total Construction Budget Amount

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

- a) Accountant-compiled financial statements for the last three (3) years - **See note in 1(a) above.**
- 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:

- 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

Please provide answers to all of the questions. Do not leave anything blank. If it doesn't seem to apply to you, "N/A" will suffice. Each question or section is numbered. Please include the question number with your response.

Please note: LLCs formed for the purposes of this auction still need to provide financial information for the partners who will be providing the capital and development funds for this purchase. Qualification forms without financial information will not be accepted.

EMAIL: You may submit the responses the above questions via email. All emailed information must be received by the deadline date 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.