

CERTIFIED MAIL TRANSMITTAL

MARYLAND DEPARTMENT OF TRANSPORTATION THE SECRETARY OFFICE
OFFICE OF GOVERNMENT AFFAIRS
7201 Corporate Center Drive
Hanover, MD 21076

CERTIFIED MAIL # 9589 0710 5270 1063 3872 65 Budget and Taxation
CERTIFIED MAIL # 9589 0710 5270 1063 3872 58 Appropriations
CERTIFIED MAIL # 9589 0710 5270 1063 3872 41 Legislative Policy Comm
RETURN RECEIPT REQUESTED

DATE: January 2, 2024

TO: Senate Budget & Taxation Committee
House Appropriations Committee
Legislative Policy Committee

FROM: Trish Westervelt, Legislative Manager - MDOT

PHONE: 410-865-1099

SUBJECT: Notice of Property Disposal – MC # 23-2804 – Facchina Washington Blvd.
Limited Partnership

In accordance with the Annotated Code of Maryland – State Finance and Procurement Article, Section 10-305, attached are descriptive documents for the property being considered for disposal by the State Highway Administration (SHA).

SHA proposes to convey the subject property to the former owner's successor, Globe Cap Realty, LLC, through a negotiated sale of \$575,000 which is 100% of the appraised value. The parcel is located along U.S. 1 at Whiskey Bottom Road (9826 Washington Blvd) in North Laurel, Howard County. The buyer intends to use the property for commercial purposes.

cc: Ms. Samantha Biddle, Deputy Secretary, MDOT
Mr. Tony Bridges, Assistant Secretary, Transportation Equity and Engagement, MDOT
Ms. Nora Corasaniti, Deputy Director, State Legislative Affairs, MDOT
Mrs. Pilar Helm, Director, Office of Government Affairs, MDOT
Mr. Joe McAndrew, Assistant Secretary, Planning & Project Development, MDOT
Mrs. Mashel Wakil, Team Leader, Office of Real Estate & Economic Development, MDOT
Mr. Paul J. Wiedefeld, Secretary, MDOT
Mr. David Zaidain, Chief, Office of Real Estate & Economic Development, MDOT

NUMBER OF PAGES TRANSMITTED, INCLUDING COVER SHEET: 7

Salient Fact Sheet
Conveyance of Real Property
Maryland Department of Transportation State Highway Administration
Office of Real Estate

Date of Preparation: December 19, 2023 **Refer to MC#:** 23-2804

Property Name: Facchina Washington Blvd., Limited Partnership

Property Item/Reference # 91760 **Internal Clearance:** February 16, 2023

Plat No: 55683 **Dated:** April 8, 2002

Location: Located along the U.S. 1 (Washington Blvd) and Whiskey Bottom Road,
at 9826 Washington Blvd in Laurel, Howard County

SDAT Property Tax Information:

County:	Howard	Tax Map #:	0050	Parcel:	458
Grid:	0004	Block:	4	Account #	411908

Type of Transaction: Disposition

Acreage: Containing a total of 15,614 square feet or 0.358 acres of land,
plus or minus

Improved: Yes

Description of Improvements: Automotive Shop

Consideration: TBD

Federal Approval: N/A

Additional Notes/Info: SHA acquired the subject property in 2003 for the U.S. Route 1 at Whiskey Bottom Rd intersection improvements. This stand-alone property is capable of independent usage. SHA proposes to convey the property to the former owner's Successor (Globe Cap Realty) at a price of \$575,000 which is 100 percent of the appraised value.

The following information is provided subject to Appraisal and is in no way warranted:

Assumed Zoning: Commercial
Utilities Available: Utilities are available
Estimated Market Value: TBD

Prepared by:

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Real Property Specialist, Office of Real Estate
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TURF MOTEL		
REC'D	LIBER	FOLIO
1	N 37° 0' 12" E	103.50
2	S 37° 12' 06" E	4.00
3	N 37° 0' 12" E	5.07
4	N 52° 02' 00" W	4.20
5	N 37° 47' 52" E	38.30
6	N 06° 25' 53" W	36.44
7	S 55° 50' 35" E	34.00
8	S 38° 48' 31" W	185.17
9	N 67° 35' 25" W	5.44
FEE SIMPLE AREA 1.904 ACRES ±		
SQ. FT. OR 0.037 ACRES ±		
SHOWN THUS:		
REVERTIBLE EASEMENT AREA 873 SQ. FT. OR 0.020 ACRES ±		
ACRES ± SHOWN THUS:		
TEMPORARY EASEMENT AREA 9,469 SQ. FT. OR 0.217 ACRES ±		
SHOWN THUS:		

FACONIA WASHINGTON BLVD LIMITED PARTNERSHIP		
REC'D	LIBER	FOLIO
1	S 67° 35' 29" E	5.44
2	S 38° 48' 31" W	185.17
3	N 55° 21' 43" W	2.34
4	N 37° 47' 52" E	103.76
FEE SIMPLE AREA 0.022 ACRES ±		
SQ. FT. OR 0.043 ACRES ±		
SHOWN THUS:		
TEMPORARY EASEMENT AREA 7,724 SQ. FT. OR 0.18 ACRES ±		
SHOWN THUS:		

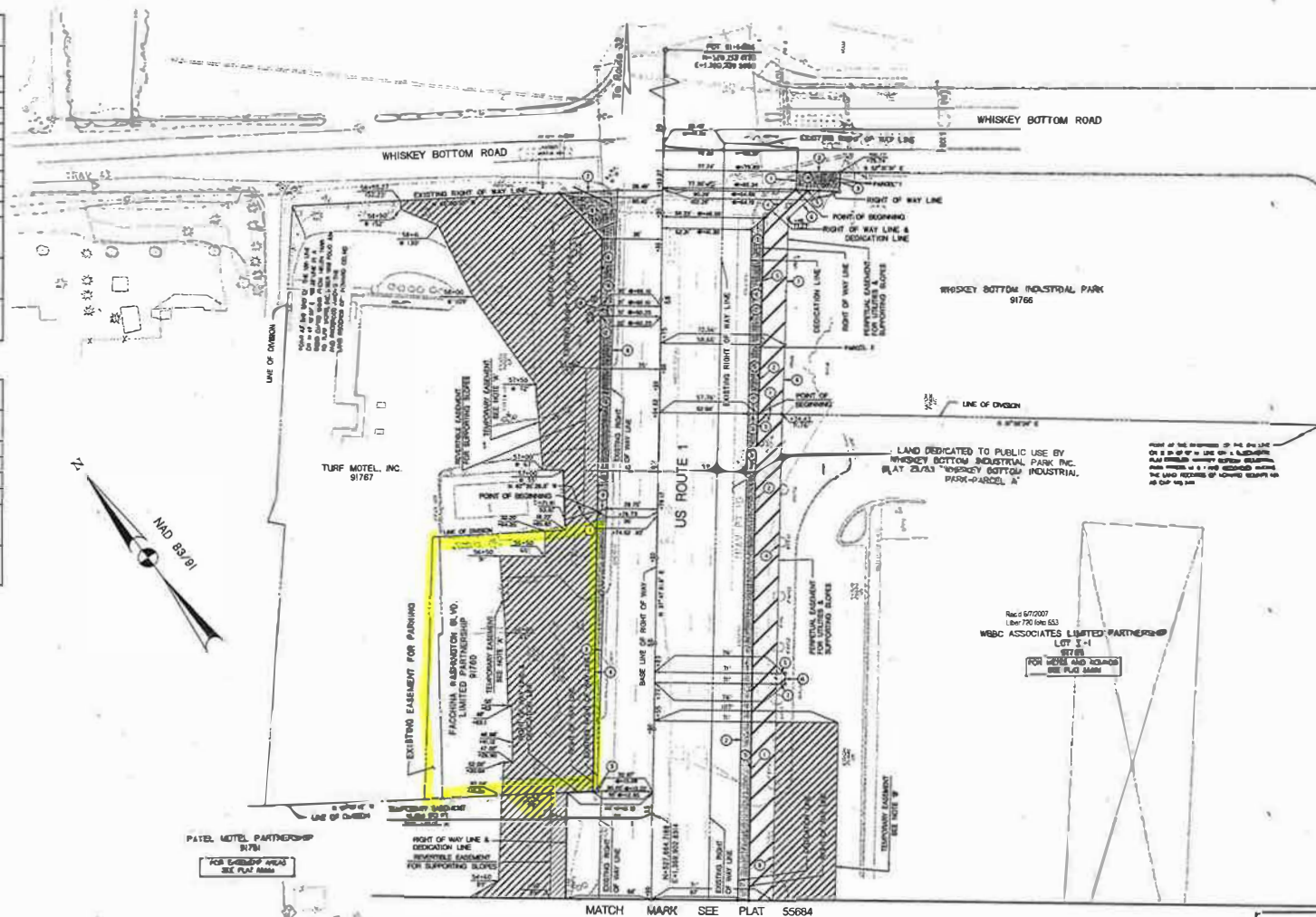
WHISKEY BOTTOM INDUSTRIAL PARK		
REC'D	LIBER	FOLIO
1	N 40° 18' 21" E	10.36
2	S 54° 36' 31" E	25.09
3	S 40° 02' 31" W	4.36
4	N 40° 48' 38" W	25.00
FEE SIMPLE AREA 274 SQ. FT. OR 0.006 ACRES ±		
SHOWN THUS:		

Whiskey Bottom Industrial Park		
REC'D	LIBER	FOLIO
1	N 51° 56' 24" N	5.12
2	N 37° 53' 21" E	106.78
3	N 84° 08' 26" E	2.70
4	S 38° 14' 35" W	73.0
5	S 39° 03' 56" W	40.52
FEE SIMPLE AREA 720 SQ. FT. OR 0.017 ACRES ±		
SHOWN THUS:		

Whiskey Bottom Industrial Park		
REC'D	LIBER	FOLIO
1	N 51° 56' 24" N	14.00
2	N 39° 03' 56" E	60.37
3	N 38° 14' 35" E	73.00
4	N 84° 08' 26" E	24.58
5	S 49° 45' 39" E	13.00
6	S 38° 25' 10" W	23.87
7	S 38° 19' 18" W	73.00
8	S 38° 56' 22" W	40.52
PERPETUAL EASEMENT AREA 1.88 SQ. FT. OR 0.042 ACRES ±		
SHOWN THUS:		

NOTE 'A'
TEMPORARY EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF FACILITATING MAINTENANCE OF TRAFFIC, INTERFERING SERVICE ROAD AND OTHER NECESSARY ADJUSTMENTS.
AND AT THE TERMINATION OF THE CONSTRUCTION ALL RIGHTS HERETOBY GRANTED BY THE STATE HIGHWAY ADMINISTRATION - STATE ROAD COMMISSION SHALL THEN TERMINATE AND REVERT TO THE PROPERTY OWNER.

NOTE 'B'
TEMPORARY EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF FACILITATING MAINTENANCE OF TRAFFIC, INTERFERING SERVICE ROAD AND OTHER NECESSARY ADJUSTMENTS.
AND AT THE TERMINATION OF THE CONSTRUCTION ALL RIGHTS HERETOBY GRANTED BY THE STATE HIGHWAY ADMINISTRATION - STATE ROAD COMMISSION SHALL THEN TERMINATE AND REVERT TO THE PROPERTY.



MATCH MARK SEE PLAT 55684

THE RIGHT OF WAY LINES AND LINES OF DIVISION SHOWN HEREON ARE FOR INFORMATION OF INFORMATION SUPPORTING DECISIONS OF RECORD, FIELD SURVEYS PERFORMED UNDER THE SUPERVISION OF STATE HIGHWAY ADMINISTRATION PLATS. THIS PLAT WAS DEVELOPED TO THE BEST OF THE PROFESSIONAL KNOWLEDGE AND SKILL OF THE SURVEYOR.

PROPERTY LINE SURVEYOR: GEORGE A. HADEL, JR. MD. REG. NO. 648

DATE: AUGUST 2002



REVERTIBLE EASEMENT AND SUPPORTING SURVEY
REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY RIGHT OF WAY PLAT.
PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY THIS PLAT.
PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY THIS PLAT.
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SENT TO RECORD OFFICE: [Signature]
APPROVED BY: [Signature]

BOOK: 10-55-02
PAGE: 10-55-02

PREPARED BY: PLANS AND SURVEYS
DESIGNED & DRAWN BY: [Signature]
CONSTRUCTION PROJECT: US ROUTE 1 BY WHISKEY BOTTOM RD TO 1/2 MILE SOUTH OF WHISKEY BOTTOM RD
CONSTRUCTION PROJECT NO: [Signature]

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STATE ROAD COMMISSION

RIGHT OF WAY PROJECT: US ROUTE 1 BY WHISKEY BOTTOM RD INTERSECTION IMPROVEMENTS
RIGHT OF WAY PROJECT NO: [Signature]
FEDERAL AID PROJECT NO: [Signature]
SCALE: 1" = 100'
DATE: AUGUST 2002

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 06 Account Number: 411908





Fuentes Motors, Inc.

Google

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9837 US-1
Cap World 9826 Washington Blvd, Laurel

Laurel, Maryland
Google
Street View - Aug 2022



Image capture: Aug 2022 © 2022 Google



9826 Washington Blvd N



Item# 91760



Structure Location

