

Ballard Spahr LLP
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**SUBSTITUTE TRUSTEES' SALE
4-STORY MULTI-UNIT OFFICE BUILDING
COMPRISING APPROX. 47,859 SQ. FT.
OF NET RENTABLE AREA**

**KNOWN AS
EMPIRE AIRPORT NORTH
(Approx. one mile Northwest of BWI Airport)**

**LOCATED AT
839 ELKRIDGE LANDING RD.
LINTHICUM, MD 21090**

Under a power of sale contained in a certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing from Airport North SPE, LLC dated May 19, 2005 and recorded in Liber 16382, folio 532 among the Land Records of Anne Arundel County, MD (Case No. 02-C-09-144882) default having occurred under the terms thereof, the Substitute Trustees will sell at public auction

**ON THE PREMISES, ON
AUGUST 4, 2010 AT 2:00 PM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON, if any, situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing. Tax ID #05-000-00066858.

The property is believed to be improved by a 4-story multi-unit office building comprising approx. 47,859 sq. ft. of net rentable area. The building features two elevators. Lot size is approx. 3.86 acres. The property is believed to be zoned – W1 (Industrial Park District).

The property and improvements, if any, will be sold in an “AS IS” condition and subject to conditions, restrictions, existing building and/or environmental violations, agreements of record affecting the same, if any, and with no warranty either expressed or implied as to the description of the condition of the property or improvements.

The property will be sold subject to any violation notices and subject to all conditions, restrictions, covenants, encumbrances, right of ways, agreements and other matters of record affecting the same, if any. The property will be sold subject to existing leases, if any.

Terms of Sale: A deposit of \$100,000 in the form of certified check, cashier's check or money order, at the time of sale will be required of all purchasers other than the holder of the Deed of Trust or an affiliate. The deposit must be increased to 5% of the purchase price within 2 business days at the office of the auctioneer. The Balance of the purchase price is to be paid in immediately available funds, within ten (10) business days after the final ratification of sale by the Circuit Court for Anne Arundel County. If payment of the balance does not take place within ten (10) business days after ratification, the deposit will be forfeited and the property will be resold at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. In the event the property is purchased by someone other than the mortgage holder or an affiliate, interest shall

be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust note from date of sale to the date funds are received in the office of the Substitute Trustees. In the event the settlement is delayed for any reason and the property is purchased by someone other than the mortgage holder or an affiliate, there shall be no abatement of interest caused by the delay. Taxes, water, sewer, ground rent, condominium fees, and/or homeowners association dues, if applicable, to be adjusted to the date of sale and assumed thereafter by the purchaser. All other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps, recordation taxes and transfer taxes shall be borne by the purchaser. Purchaser agrees to pay \$500.00 at settlement to the Seller's attorney for review of the settlement documents and an additional fee of \$750.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

The property will be sold in an "AS IS" condition and without any recourse, representations or warranties, either express or implied, as to its nature, condition or description. Neither the Substitute Trustees, the secured party, the mortgage holder nor any other party makes any warranty or representation of any kind or nature regarding the physical condition of, the description of, or title to the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

If the Substitute Trustees are unable to convey the property as described above, by reason of any defect in the title or otherwise, the purchaser's sole remedy at law or in equity shall be limited to the refund of the aforementioned deposit. Upon refund of the deposit to purchaser, the sale shall be void and of no effect, and the purchaser shall have no further claims against the Substitute Trustees or the secured party. The conveyance of the property by the Substitute Trustees to the purchaser at settlement shall be by Trustees' Deed without covenant or warranty.

The purchaser is responsible for, and the property is sold subject to, any environmental matter or condition, whether latent or observable, if any, that may exist at or affect or relate to the property and to any governmental requirements affecting the same.

The contract of sale between the Substitute Trustees, as sellers, and the purchaser (the "Contract of Sale") shall include, by reference, all the terms and conditions contained herein, specifically including, but not limited to, the following provisions: "Purchaser agrees and represents that the purchaser is purchasing the property subject to all matters known and unknown, in "AS IS, WHERE IS" condition. In executing and delivering the Contract of Sale, purchaser recognizes purchaser has not relied upon nor been induced by any statements or representations of any person, including the Substitute Trustees, the secured party, the Deed of Trust and Security Agreement holder or an affiliate or their respective servicers, heirs, personal and legal representatives, agents, employees, successors and assigns (collectively, "Released Parties"), in respect of the condition of the property, including the environmental condition to the property, unless such representations or statements are specifically set forth in the Contract of Sale. Purchaser has not relied on anything in the foreclosure advertisement, but rather has relied solely on such investigations, examinations or inspections of the property as purchaser has made. Purchaser waives and releases the Released Parties from any and all claims the purchaser or its successors and assigns may have now or in the future may have relating to the condition of the property. Purchaser acknowledges and agrees that this provision was a negotiated part of the Contract of Sale and serves as an essential component of consideration for the same. The parties specifically acknowledge and agree that this clause bars all claims by purchaser against Released Parties, arising from the condition of or releases from the property pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, and all other actions pursuant to federal, state or local laws, ordinances or regulations for any environmental condition of or releases from the property. Further, purchaser agrees to indemnify Substitute Trustees for any liability they may have to any third party for an

environmental condition of the property. Notwithstanding the parties' intent that this clause bars all such claims, should a court of competent jurisdiction deem otherwise, purchaser agrees that the presence of this clause should serve as the overwhelming, primary factor in any equitable apportionment of response costs under applicable federal, state or local laws, ordinances, or regulations."

Note: The information contained herein was obtained from sources deemed to be reliable, but is offered for information purposes only. The Auctioneer, the Substitute Trustees, the mortgage holder and the secured party do not make any representations or warranties with respect to the accuracy of the information contained herein. Prospective purchasers are urged to make their own inspection.

Timothy F. McCormack, Matthew G. Summers, Substitute Trustees

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838
LICENSE NOS. A000004, A000176, A000177, A000227, A000234, A000285, A000297,
A000338, A000394, A000405

MD GAZETTE - DOUBLE COLUMN AD – JULY 17. 24 & 31
dm(Elkridge Landing 08.04.10 legal ad)