CORPORATE CHARTER APPROVAL SHEET
** KEEP WITH DOCUMENT **

DOCUMENT CODE: [TGI]
BUSINESS CODE: [68-212-069-002]

Description: [Company Information]

P.A. ___________ Religious ______
Merging (Transferee) ________________________________

Surviving (Transferee) ______________________________

FEES BILLED:

- Base Fee: ___________
- Org. & Cap. Fee: ___________
- Expedite Fee: ___________
- Penalty: ___________
- State Recordation Tax: ___________
- State Transfer Tax: ___________
- Certified Copies: ___________
- Copy Fee: ___________
- Certificates: ___________
- Certificate of Status Fee: ___________
- Personal Property Filings: ___________
- Mail Processing Fee: ___________
- Other: ___________

TOTAL FEES: ___________

Credit Card: ___________
Check: ___________
Cash: ___________
Documents on ___________
Checks: ___________

Approved By: ___________________________
Keyed By: ___________________________

COMMENTS: ___________________________

ID # 000003383 ACK # 1000382000547657
PAGES: 0005
BALTIMORE HARBOR CENTER, LLC

09/09/2015 AT 03:35 P M NO 00045333995

New Name: ___________________________

Change of Name: ___________________________
Change of Principal Office: ___________________________
Change of Resident Agent: ___________________________
Change of Resident Agent Address: ___________________________
Resignation of Resident Agent: ___________________________
Designation of Resident Agent: ___________________________
and Resident Agent's Address: ___________________________
Change of Business Code: ___________________________
Adoption of Assumed Name: ___________________________
Other Change(s): ___________________________

Code: 063

Attention: ___________________________

Mail: Name and Address: ___________________________

VENABLE LLP
SUITE 900
750 E. PRATT STREET
BALTIMORE MD 21202

Stamp Work Order and Customer Number HERE

CUST ID: 0003317415
WORK ORDER: 00045333995
DATE: 10-05-2015 11:14 AM
AMT. PAID: $20.00
REPORT OF TRANSFER OF CONTROLLING INTEREST

(Please read the instructions below before completing this form)

1. Type of filing:  ✔ Regular  ☐ Permissive

2. Date of final transfer: 8/18/2016

3. Name of Real Property Entity whose interest is being transferred:
   Baltimore Harbor Center, LLC, a Maryland limited liability company

4. Mailing address for Real Property Entity: 300 East Joppa Road PL-6, Baltimore, MD 21286

5. Type of Real Property Entity:  ☐ Corp  ✔ LLC  ☐ LP  ☐ GP or Joint Venture
   ☐ Unincorporated REIT  ☐ Other-specify

6. State of formation:  Maryland

7. Total consideration for the controlling interest being transferred: $0.00

8. List below the value attributable to each of the following assets:

   a) Maryland Real Property  $31,189,140.00
   b) Non-Maryland Real Property  $0.00
   c) Cash  $0.00
   d) Securities  $0.00
   e) Maryland Tangible Personal Property*  $0.00
      *Provide SDAT personal property account # for each return:
   f) Non-Maryland Tangible Personal Property  $0.00
   g) Other: Attach description and method of valuation  $0.00

9. Gross value of Real Property Entity assets:  $31,189,140.00
10. Real property in Maryland directly or beneficially owned by the Real Property Entity:

Parcel 1:
Baltimore City  Ward 22, Section 02, Block 0692, Lot 002  100 W. Conway Street, Lot 2, Baltimore, MD 21201-2412
County Name  SDAT Account No.  Address or brief description

Description of building/improvements:  Ground Lease of Parking Garage
Title holder if different from Item 3 above:  Hotel Reversionary Interest Inc. (fee interest)

Consideration attributable to the parcel: $ 0.00

Parcel 2:
Baltimore City  Ward 22, Section 02, Block 0692, Lot 005  300 S. Charles Street, Baltimore, MD 21201-2405
County Name  SDAT Account No.  Address or brief description

Description of building/improvements:  Ground Lease of Hotel
Title holder if different from Item 3 above:  Hotel Reversionary Interest Inc. (fee interest)

Consideration attributable to the parcel: $ 0.00

*If more than two parcels, attach a separate sheet and indicate total number of parcels:

11. Specify and explain any exemptions authorized by law being claimed with this filing:

12. Transfer and Recodercation taxes paid with this filing:

<table>
<thead>
<tr>
<th>Item 7 amount:</th>
<th>$ 0</th>
<th>x 31,185,140 = $ 0</th>
<th>x 0 = $ 0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item 9 amount:</td>
<td>$ 31,189,140</td>
<td>x 0 = $ 0</td>
<td></td>
</tr>
</tbody>
</table>

Total Taxes  $ 0

Add the $20 filing fee to the amount of the total taxes and make the check payable to the State Department of Assessments & Taxation.

13. I hereby declare under the penalties of perjury, pursuant to § 1-201 of the Maryland Tax-Property Code Annotated, that this filing (including any accompanying forms and attachments) has been examined by me and the information contained herein, to the best of my knowledge and belief, is true, correct and complete, that I am authorized to make this filing on behalf of the Real Property Entity, that I have accurately reported the percentage of controlling interest being transferred, that I have fully reported the consideration attributable to Maryland Real Property, and that I have answered truthfully each item of information requested on the form.

Signature of authorized filer: __________________________ Date: __________________________
14.) Contact information for this filing:

<table>
<thead>
<tr>
<th>Name</th>
<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dana M. Fidazzo</td>
<td>410.528.2348</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip code</th>
</tr>
</thead>
<tbody>
<tr>
<td>750 E. Pratt Street</td>
<td>Baltimore</td>
<td>MD</td>
<td>21202</td>
</tr>
</tbody>
</table>

Attachment to Report of Transfer of Controlling Interest

11.

Under Md. Tax-Property Article § 12-117(c)(1), the transfer of a controlling interest in a real property entity is exempt from recordation tax if the transfer is exempt under Tax-Property Article § 12-108. Here, there are two transfers. The first transfer is from Nancy Hackerman, solely in her capacity as Personal Representative of the Estate of Willard Hackerman to Nancy Hackerman, Steven Hackerman and Lillian Hackerman, as Trustees of the Willard Hackerman Revocable Trust U/A dated August 1, 2002 (the "Revocable Trust"), which is exempt under § 12-108(dd) as a transfer from an estate. The second transfer is from Revocable Trust to Nancy Hackerman, Steven Hackerman and Lillian Hackerman, as Trustees of the Willard Hackerman Marital Trust B U/A dated January 10, 2014, which is exempt under § 12-108(cc) as a transfer to a trust. Under § 13-105(c)(2), both transfers are exempt from transfer tax because they are exempt from recordation tax under § 12-117(c).