

**\$2,977,000**  
**MAYOR AND CITY COUNCIL OF BALTIMORE**  
**(CITY OF BALTIMORE, MARYLAND)**  
**SPECIAL OBLIGATION BONDS**  
**(NORTH LOCUST POINT PROJECT)**  
**SERIES 2005**

**DEVELOPER'S CONTINUING DISCLOSURE STATEMENT**

Attn: Keenan Rice  
MuniCap  
8340 Governor Ridgley Lane  
Ellicott City, MD 21043

In accordance with the "Continuing Disclosure Agreement" (the "Disclosure Agreement") by and between the undersigned, HULL POINT, LLC and NICHOLSON STREET LLC (the "Owner") and MuniCap, Inc. (the "Administrator") dated as of August 1, 2005, the Owner hereby provides the following information as of June 30, 2008. All terms having initial capitalization and not defined herein shall have the meanings set forth in the Indenture or in the Funding Agreement dated as of August 1, 2005. To the best of the knowledge of the undersigned:

1) Status of Development of the Project:

a) Changes in Ownership: None for 2nd Quarter 2008

| <b>Parcel Account No.</b> | <b>Seller</b> | <b>Buyer</b> | <b>Average Sales Price</b> |
|---------------------------|---------------|--------------|----------------------------|
| 24-120-1976-001           |               |              |                            |
| 24-120-1982-001           |               |              |                            |
| 24-110-2024-006A          |               |              |                            |
| 24-120-1981B-012          |               |              |                            |
| 24-120-1981B-008          |               |              |                            |

\* Buyer Affiliated with Developer. [Mark any affiliated buyers with an asterisk]

b) Renovation and Leasing: **Renovation is complete.**

Leasing as of 06/30/08:

| <b>Building</b>  | <b>Occupancy as of<br/>12/31/07</b> |
|------------------|-------------------------------------|
| Tide Building    | 100.00%                             |
| Ivory Building   | 100.00%                             |
| Cascade Building | 100.00%                             |
| Joy Building     | 100.00%                             |
| Dawn Building    | 100.00%                             |
| Pad Site         | 100.00%                             |

c) Site Work: **Site work is complete.**

- i. Roads:
- ii. Sidewalks:
- iii. Landscaping:
- iv. Lighting:
- v. Common areas:
- vi. Surface Parking:
- vii. Structured Parking Facility:

2) Zoning Classification: There has been no change to the zoning classification of the parcels within the district.

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**No changes**

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3) Legislative, Administrative or Judicial Challenges: There have been no legislative, administrative, or judicial challenges to the construction or development of the district.

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**No Changes.**

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- 4) Notice of Default: There has been no formal written notice of default under any loan that finances any portion of the project.

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**No Notice of Default.**

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- 5) Material changes to the Form of Ownership of the Developer: There have been no material changes in the form, organization or ownership of the developer, or any member or affiliate of the developer described in the Limited Offering Memorandum under the heading "THE DEVELOPMENT; THE OWNER."

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**No material changes.**

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- 6) The developer has not obtained actual knowledge of the occurrence of any Significant Events, as described in Section 3 (page 2) in the Agreement.

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**No significant events.**

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HULL POINT, LLC

By: \_\_\_\_\_

Name: Signature on file

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

NICHOLSON STREET LLC

By: \_\_\_\_\_

Name: Signature on file

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

Date: August 26, 2008