
 OMB APPROVAL

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U.S. SECURITIES AND EXCHANGE COMMISSION
 Washington, D.C. 20549

FORM 3

INITIAL STATEMENT OF BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934,
 Section 17(a) of the Public Utility Holding Company Act of 1935 or
 Section 30(f) of the Investment Company Act of 1940

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1. Name and Address of Reporting Person*

BALTIMORE GAS AND ELECTRIC COMPANY ("BGE")

| | | |
|--------|---------|----------|
| (Last) | (First) | (Middle) |
|--------|---------|----------|

39 WEST LEXINGTON STREET

(Street)

BALTIMORE, MD 21201

| | | |
|--------|---------|-------|
| (City) | (State) | (Zip) |
|--------|---------|-------|

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2. Date of Event Requiring Statement (Month/Day/Year)

9/28/98

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3. IRS or Social Security Number of Reporting Person (Voluntary)

52-0280210

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4. Issuer Name and Ticker or Trading Symbol

CORPORATE OFFICE PROPERTIES TRUST (OFC)

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5. Relationship of Reporting Person to Issuer
 (Check all applicable)

| | |
|-----------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Director | <input checked="" type="checkbox"/> 10% Owner |
| <input type="checkbox"/> Officer (give title below) | <input type="checkbox"/> Other (specify below) |

6. If Amendment, Date of Original (Month/Year)

7. Individual or Joint/Group Filing (Check applicable line)

Form Filed by One Reporting Person

Form Filed by More than One Reporting Person

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Table I -- Non-Derivative Securities Beneficially Owned

<TABLE>
 <CAPTION>

| 1. Title of Security Ownership (Instr. 4) | 2. Amount of Securities Beneficially Owned (Instr. 4) | 3. Ownership Form: Direct (D) or Indirect (I) (Instr. 5) | 4. Nature of Indirect Beneficial (Instr.5) |
|----------------------------------------------|----------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------|
| <S> | <C> | <C> | <C> |
| COMMON SHARES OF BENEFICIAL INTEREST | 6,182,634 | I | (a) |

</TABLE>

* If the Form is filed by more than one Reporting Person, see Instruction 5(b) (v)

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

FORM 3 (continued)

Table II -- Derivative Securities Beneficially Owned
(e.g., puts, calls, warrants, options, convertible securities)

<TABLE>
<CAPTION>

| 1. Title of Derivative Security (Instr. 4) (Instr. 5) | 2. Date Exercisable and Expiration Date (Month/Day/Year) | | 3. Title and Amount of Securities Underlying Derivative Security (Instr. 4) | 4. Conversion or Exercise Price of Derivative Security | 5. Ownership Form of Derivative Security: Direct (D) or Indirect (I) (Instr. 5) | 6. |
|--------------------------------------------------------|----------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------|-----|
| | Date | Expira- tion Date | Amount or Number of Shares | | | |
| <input type="checkbox"/> Indirect Beneficial Ownership | <input type="checkbox"/> Date | <input type="checkbox"/> Expira- tion Date | <input type="checkbox"/> Title | <input type="checkbox"/> Price of Derivative Security | <input type="checkbox"/> Direct <input type="checkbox"/> Indirect (I) | |
| Series A Convertible Preferred Shares (a) | <C> 9/28/00 | <C> | <C> Common Shares of Beneficial Interest | <C> 865,566 | <C> I | <C> |

</TABLE>

Explanation of Responses: (a) The Common Shares of Beneficial Interest and the Series A Convertible Preferred Shares of Beneficial Interest are held by Constellation Properties, Inc., a wholly-owned subsidiary of Constellation Real Estate Group, Inc., which is a wholly-owned subsidiary of Constellation Holdings, which is a wholly-owned subsidiary of Constellation Enterprises, Inc., which is a wholly-owned subsidiary of BGE.

/s/David A. Brune 11/10/98
**Signature of Reporting Person Date
David A. Brune
Vice President,
Chief Financial Officer and Secretary
Baltimore Gas and Electric Company
Vice President,
Chief Financial Officer and Secretary
Constellation Enterprises, Inc.

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations.

See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space provided is insufficient. See Instruction 6 for procedure.

Alternatively, this form is permitted to be submitted to the Commission in electronic format at the option of the reporting person pursuant to Rule 101(b)(4) of Regulation S-T.

<TABLE>
<CAPTION>

Table with 6 columns: 1. Title of Derivative Security (Instr. 4) (Instr. 5), 2. Date Exercisable and Expiration Date (Month/Day/Year), 3. Title and Amount of Securities Underlying Derivative Security (Instr. 4), 4. Conversion or Exercise Price of Derivative Security, 5. Ownership Form of Derivative Security: Direct or Indirect, 6. Ownership Form of Derivative Security: Direct or Indirect. Includes placeholder text like <S>, <C>, <I>.

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</TABLE>
Explanation of Responses:

| | |
|---------------------------------|----------|
| /s/Dan R. Skowronski | 11/10/98 |
| ----- | ----- |
| **Signature of Reporting Person | Date |
| Dan R. Skowronski | |
| General Counsel and Secretary | |
| Constellation Properties, Inc. | |

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JOINT FILING
LISTING OF OTHER REPORTING PERSONS

| REPORTING PERSONS: | IRS NUMBER: |
|------------------------------------|-------------|
| ----- | ----- |
| a) Constellation Properties, Inc. | 52-1237835 |
| b) Constellation Enterprises, Inc. | 52-2080643 |

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