

**CYNTHIA L. JENKINS**  
**Certified General Real Estate Appraiser**  
Commercial • Residential • Industrial  
Maryland • Washington, DC • Virginia

May 2, 2014

Mr. Baldev Singh  
13007 Twelve Hills Road  
Clarksville, MD 21029-1144

Re: Restricted Appraisal Report of: 18201 Indian Head Highway  
Parcel 80, Map 170, Grid E2, Indian Head Highway  
Accokeek, MD 20607

Dear Mr. Singh:

In accordance with your request, I have completed a Restricted Appraisal Report of the above captioned properties. The property was inspected on April 25, 2014, which shall be the effective date of this appraisal. This report was prepared for the Client and it is intended only for the specified use of the Client.

The purpose of the appraisal is to estimate the fee-simple market value of the subject property as of the effective date. The property was inspected by Cynthia L. Jenkins. In accordance with the provisions of the Uniform Standards of Professional Practice (USPAP) and the client's instructions, this is a Restricted Appraisal Report.

The subject consists of two commercially-zoned properties totaling approximately 8.42 acres. It is located in the southeasterly corner of Prince Georges County. The zoning is "CSC," which permits retail and service activities, generally located within a shopping center. The size of any proposed project varies according to the trade area. Based on information provided to me by the Client, the property has received approvals from the County for construction of a gas station/C-Store (convenience store)/carwash; a 30,000 square foot retail space; and a 34,000 square foot office building. All documentation provided for the preparation of this report is included in the addenda of this report and it is assumed that all necessary documentation has been filed with the County; and that the approvals are still valid as of the effective date of this appraisal.

As a result of this appraisal report, and subject to the Underlying Assumptions and Contingent Conditions contained within the appended appraisal report, I estimate the fee simple market value of the subject, as of April 25, 2014 to be \$2,950,000.

Respectfully submitted,



Cynthia L. Jenkins  
Maryland Certified General Real Estate Appraiser  
[Jenkins.cynthia@comcast.net](mailto:Jenkins.cynthia@comcast.net)

## SUMMARY OF SALIENT FACTS AND CONCLUSIONS:

<b>Property Information</b>	
Client	Mr. Baldev Singh
Intended User	Mr. Baldev Singh
Purpose	Determine market value for the subject as of the effective date
Owner of Record	Accokeek Plaza LLC
Subject Property Address	18201 Indian Head Highway, Accokeek, MD 20607 Parcel 80, Map 170, Grid E2, Indian Head Highway, Accokeek, MD 20607
Tax Identification	05-0277970 and 05-0328807
Legal Description from Tax Records	"T-DT S/B 09/20/04 L20328 F071" Map 170, Grid E2, Lot 1 (18201 Indian Head Highway) "Near Accokeek (LAC PER SUR TRS 2005)" Map 170, Grid E2, Parcel 80 (corner of Indian Head and Livingston)
Real Estate Taxes	\$16,059.55
Total Land Area (all parcels)	8.42 acres / 366,940 square feet +/-
Property Type	Vacant commercial land
<b>Site Characteristics:</b>	
Total land area	8.42 acres
Zoning	CSC - Commercial Shopping center
View / Frontage	Indian Head Highway and Livingston Road
Improvements	No structures are present on the property
<b>Valuation Information</b>	
Property Interest Appraised	Fee Simple
Effective Date	4/25/2014
Exposure Time: Mktg Period	18-24 months
<b>Market Value Indications</b>	
Sales Comparison Approach	\$2,950,000
<b>Value Conclusion:</b>	<b>\$2,950,000</b>

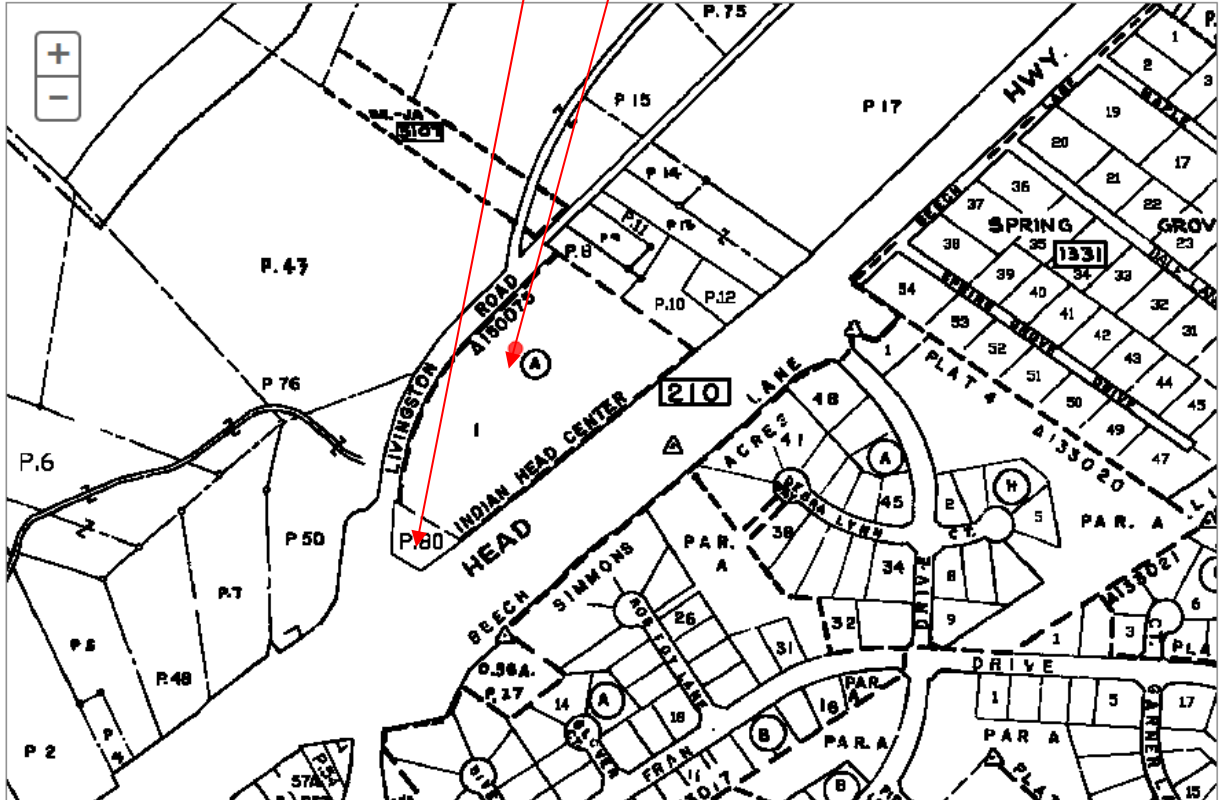
## Property Identification:

The subject property is located in the 5<sup>th</sup> Election District of Prince Georges County - further identified on Map 170, Grid E2, as Parcel 80 and Lot 1. In total, the subject is approximately 8.42 acres. According to Prince Georges County, the property is zoned CSC (Community Shopping Center), which has been confirmed with the Prince Georges County on-line zoning maps.

## Tax Map:

District: **05** Account Number: **0328807**

Subject



**DESCRIPTION OF REAL ESTATE APPRAISED:**

**18201 Indian Head Highway:**

TAX ACCOUNT: District 05, Account 0328807  
ADDRESS: 18201 Indian Head Highway, Accokeek, MD 20607  
OWNER OF RECORD: Accokeek Plaza LLC  
GRANTOR: BRAR Associates Rte 20 LTD PT  
GRANTEE: Accokeek Plaza LLC  
RECORDED: 9/17/2004  
TYPE: Arm's Length Improved  
CONSIDERATION: \$1,275,000  
ZONING: CSC  
LAND AREA: 7.93 acres  
PARCEL SHAPE: Irregular

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**Map 170, Grid E2, Parcel 80 Indian Head Highway:**

TAX ACCOUNT: District 05 Account 0277970  
ADDRESS: No specific street address  
OWNER OF RECORD: Accokeek Plaza LLC  
GRANTOR: Oscar G Berard & Floyd W Harris  
GRANTEE: Accokeek Plaza LLC  
RECORDED: 12/3/2004  
TYPE: Arm's Length Unimproved  
CONSIDERATION: \$60,000  
ZONING: CSC  
LAND AREA: 21,510 square feet +/-  
PARCEL SHAPE: Irregular

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**DATE OF INSPECTION AND EFFECTIVE DATE OF VALUATION:** The subject property was inspected and photographed on April 25, 2014.

**CLIENT AND INTENDED USER:** Mr. Baldev Singh

**PROPERTY RIGHTS APPRAISED:** The property rights appraised are the fee simple interest. Fee Simple is defined as, "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." (*The Dictionary of Real Estate Appraisal, page 140*).

**CURRENT LISTINGS/PENDING CONTRACTS:** The subject is currently listed for sale in both CoStar Commercial and LoopNet; however there are not any pending contracts. Local MRIS, tax records and state/county assessment site was used in researching the subject's sale and offering history.

The CoStar listing is included below and the LoopNet listing is on the next page.

**CoStar Listing: Asking price \$2,500,000 DOM: 315 days**

#### Investment Information

For Sale Price: **\$2,500,000**  
Price/AC: **\$297,265.16**

Sale Status: **Active**  
Sale Conditions: -

Days on Market: **315**

Parcel No: **05-0328807**

#### Investment Notes

**A Pre-Approved Center with Gas Station, C-Store, Carwash, 30,000 Sq Fts Retail, & 34000 Sq Fts Office spread out on 8+ Acres in Prince Georges County.**

**A Builder's Dream! Ready to break ground.**

**Corner of Indian Head Highway & 810A (Livingston Road)**

#### Listing Broker

##### KW Commercial

3920 N Ridge Rd  
Suite 150  
Ellicott City, MD 21043  
(443) 574-1600

##### Keller Williams Ellicott City

3290 N Ridge Rd  
Suite 150  
Ellicott City, MD 21043  
(443) 574-1600



##### Brian Flynn

Agent  
(443) 742-0151 *phone*  
(443) 574-1696 *fax*

##### Raj Kathuria

Real Estate Investment Consultant  
(443) 574-1600 *phone*  
(443) 574-1696 *fax*

#### Land Information

Zoning: **CM, County** Proposed Use: **Commercial, Retail, Office, Car Wash, Convenience Store, Service Station**  
Density: - Parcel Size: **8.41 AC** Lot Dimensions: **Irregular**  
Number Of Lots: - On-Site Improv: **Finish grade** Owner Type: -  
Improvements: **Raw land**  
Legal Desc: **Lengthy legal, refer to deed for details.**  
Topography: **Level**  
Off-Site Improv: **Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water**

#### Location Information

Metro Market: **Washington, DC**  
Submarket: **S Prince George's County/NatHbr/OxnHill/FtWash**  
County: **Prince George's**  
Map(Page): **ADC The Map People 36-H9**

#### Land Notes

**A Pre-Approved Center with Gas Station, C-Store, Carwash, 30,000 Sq Fts Retail, & 34000 Sq Fts Office spread out on 8+ Acres in Prince Georges County.**

**A Builder's Dream! Ready to break ground.**

LoopNet Listing: Asking Price \$3,500,000

DOM: Unknown; however this listing was updated within the last 14 days.

## Accokeek Plaza

18201 Indian Head Highway, Accokeek, MD 20607

**\$3,500,000**

70,000 SF | Retail

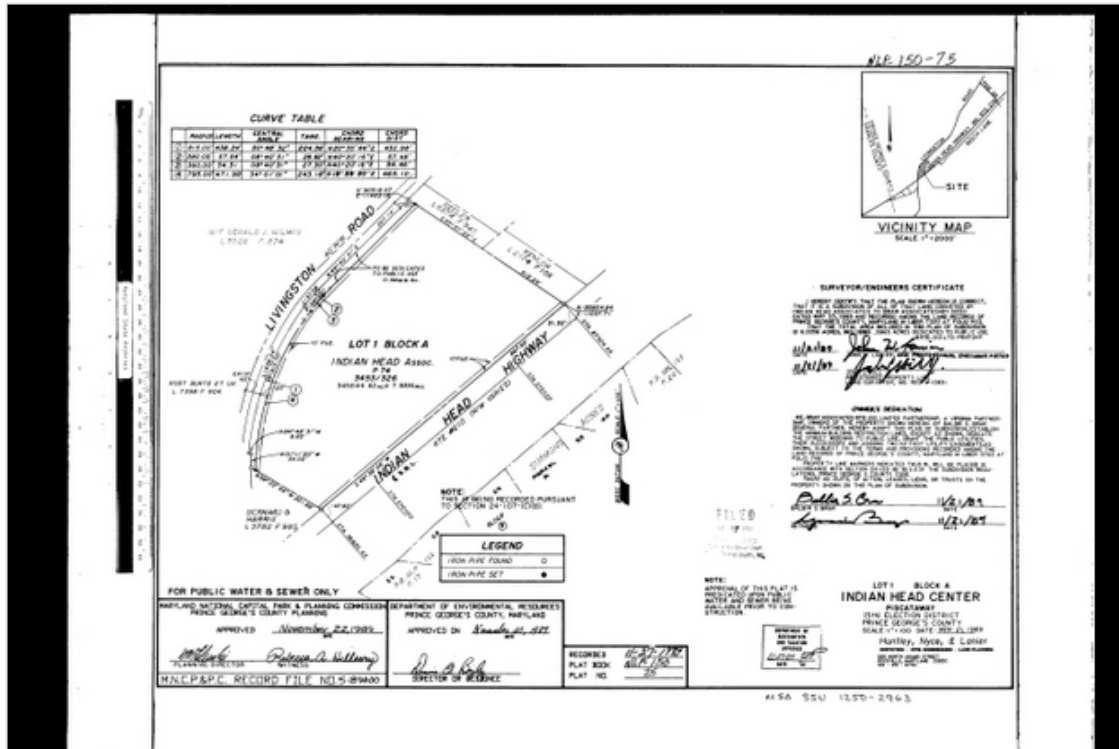
[Contact Listing Broker](#)

[Watch Property](#)

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**Retail Property For Sale** [Get Financing](#)

Price:	\$3,500,000	Construction Status:	Under Construction/ Proposed
Gross Leasable Area:	70,000 SF	Tenancy:	Multiple
Price/SF:	\$50	Lot Size:	8 AC
Property Type:	Retail	Listing ID	18207745
Property Sub-type:	Neighborhood Center	Last Updated	12 days ago
Property Use Type:	Investment		

[Find Out More...](#)

### Description

Just reduced \$200000.00 from the purchase price.... Owners says SELL IT!

AS-IS, Land with some engineering work already done!

A Pre-Approved Center with Gas Station, C-Store, Carwash, 30,000 Sq Fts Retail, & 34000 Sq Fts Office spread out on 8+ Acres in Prince Georges County.

A Builder's Dream! Ready to break ground.

## PURPOSE OF THE APPRAISAL & DEFINITION OF MARKET VALUE

The purpose of this appraisal is to provide the appraiser's best estimate of the market value of the subject real property as of the effective date. Market value is defined by the federal financial institutions regulatory agencies as follows:

"Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1) buyer and seller are typically motivated;
- 2) both parties are well informed or well advised and acting in what they consider their own best interests;
- 3) a reasonable time is allowed for exposure in the open market;
- 4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

*Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions [f].*

## SCOPE OF WORK:

You have indicated that a letter format is sufficient for your purposes. However, as this letter provides you with an estimate of value, it is considered to be a Restricted Appraisal. As such it is intended to comply with the reporting requirements set forth under Standards Rule Standards 2-2(c) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. A "Restricted Appraisal Report" limits the use of the report to the client. The client should be aware that the appraiser's opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's work-file.

In the course of preparing this appraisal, the following actions have been taken by the appraiser:

- Inspected and photographed the subject property on April 25, 2014
- Obtained Public Tax records via the SDAT
- Confirmed zoning with Prince Georges County
- Gathered and confirmed information on comparable land sales
- Applied the Sales Comparison Approach to arrive at an indication of value

The data obtained is verified through public records, published demographic data and/or sources involved in the sale transactions. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.

In addition to typical source material concerning local and regional economic and real estate conditions, several publications providing information specific to the subject market were utilized. In addition, private publications (investment and real estate trade journals) were consulted as supplemental sources in providing information on general market perspectives and trends.

Supporting documentation concerning the data, reasoning and analysis is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report. The estimate of value reported here in is subject to the usual Underlying Assumptions and Contingent Conditions contained within a full narrative appraisal report and these are attached and made part of this report.



**PROPERTY CONTAMINATION DISCLAIMER / HAZARDOUS MATERIALS DISCLAIMER and EXTRAORDINARY ASSUMPTIONS:**

**Property Contamination Disclaimer:** To our knowledge, an environmental survey has not been conducted on the subject property. Because of the lack of an environmental assessment, it is an assumption that the supporting site and improvements are free from all environmental contamination. If subsequent information is obtained indicating that this assumption is incorrect, then this appraisal and any estimates of value contained herein are considered invalid.

Under Federal and State Laws a property owner, as a "potentially responsible party," may be required to assume the cleanup costs for his or her own property and for adjoining properties onto which hazardous releases have spread. Commercial and Industrial property owners also should be concerned about the possible presence of asbestos in their buildings and the cost to remove or contain it. Cleanup of hazardous substances and removal or abatement of asbestos is a costly operation for which expenses can climb into the million-dollar figures. Unless stated elsewhere in this report, no tests for such hazards as lead paint, asbestos, underground fuel tank leakage, radon etc. have been made.

The typical appraiser does not have the knowledge or experience to detect the presence of hazardous material(s), or to measure the quantities or effects of such material(s). The appraiser, like the buyers and sellers in the open market, typically relies on the advice of others in matters that require special expertise. The typical appraiser must rely on the findings of others with respect to the presence of, and the probable effects of environmental hazards. The appraiser strongly recommends that the lender, and/or owner/contract purchaser, employ other experts in the detection of such hazards. These hazards and others, if present, may impact the value of the subject.

**Hazardous Material(s) Disclaimer:** Unless otherwise stated in this report, the existence of hazardous materials(s), which may or may not be present on the property, was not observed nor tested for by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, lead paint, urea-formaldehyde foam insulation, radon, toxic wastes, or other potentially hazardous material(s) may affect the value of the property. The value estimate is predicated on the assumption that there is no such material(s) on or in the property that would cause a loss in value. No responsibility is assumed for any such condition or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

**Extraordinary Assumptions:**

It is assumed that the subject property has met all County guidelines to be developed, and that all information provided by the Client, which include handwritten ledgers with a detailed accounting of all expenses paid for site engineering and approvals, is valid. This appraisal has also been prepared with the assumption that I have been provided all applicable information regarding the site in terms of development status/permits, etc.

All documentation provided for the preparation of this report is included in the addenda. It is further assumed that all necessary documentation has been filed with the County; and that the approvals for construction are still valid as of the effective date of this appraisal.

If it is determined that the existing approvals/permits have expired or are invalid, the estimate of value will be adversely affected.

## **RESTRICTIONS UPON DISCLOSURE AND USE:**

Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute.

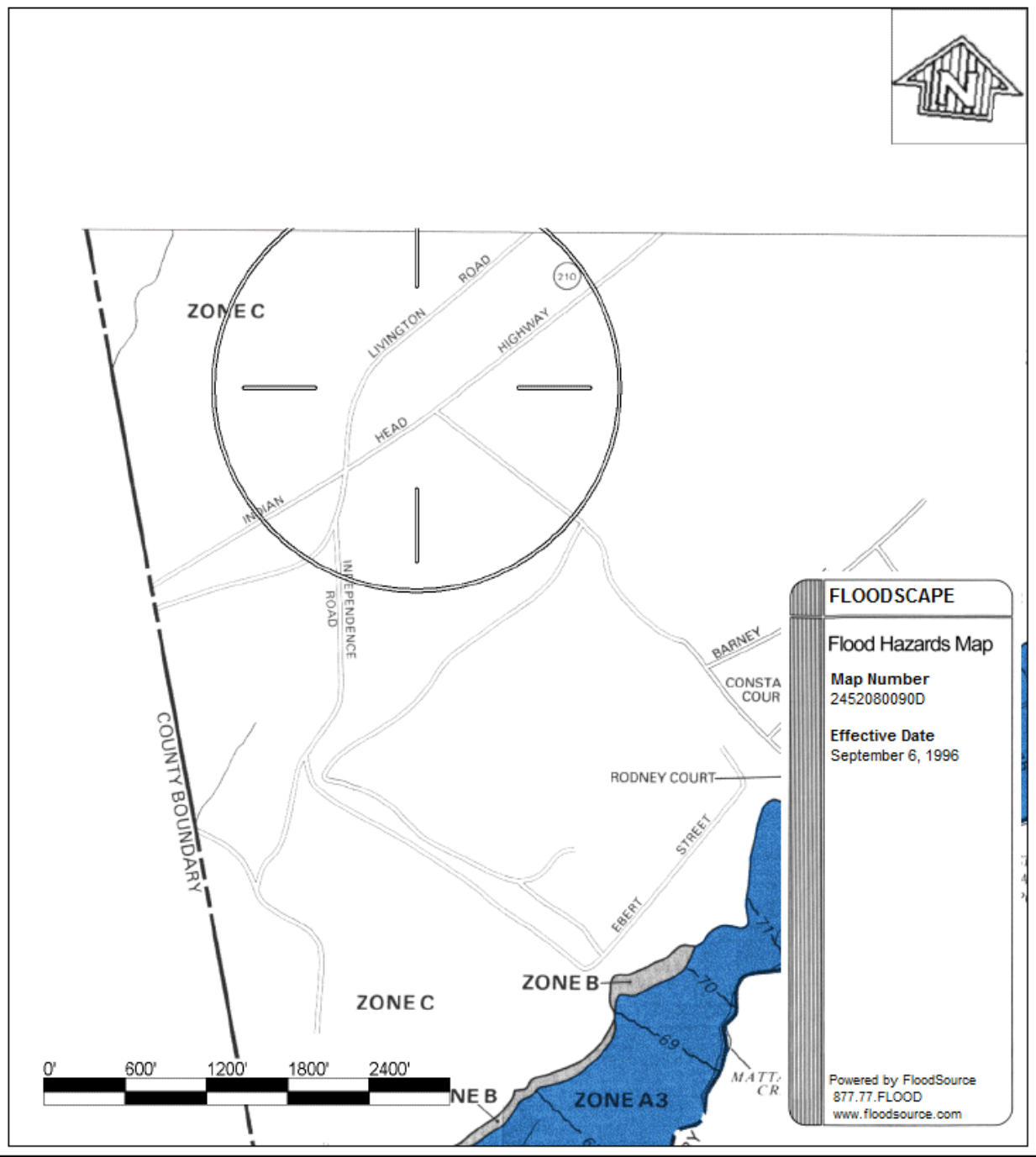
One (or more) of the signatories of this appraisal report is a member of the Appraisal Institute and has met all continuing education requirements set forth by the Appraisal Institute. The By-Laws and Regulations require each Member and Candidate to control the use and distribution of each appraisal report signed by such Member or Candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by use of advertising media, public relations media, news media, sales media, or other media for public communication without prior written consent of the signatories of this appraisal report.

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, Cynthia L. Jenkins has completed the continuing education program of the Appraisal Institute.

FLOOD MAP:

**InterFlood**  by a la mode  
www.interflood.com • 1-800-252-6633

**Prepared for:**  
Cindy Jenkins  
18201 Indian Head Highway  
Accokeek, MD 20607

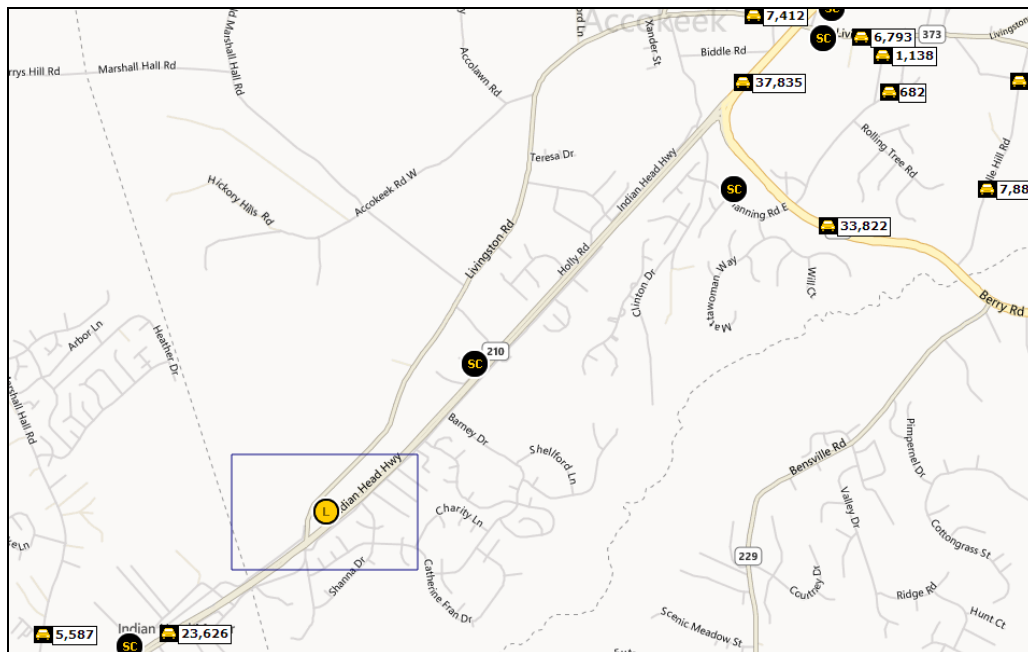


© 1999-2014 SourceProse and/or FloodSource Corporations. All rights reserved. Patents 6,631,326 and 6,678,615. Other patents pending. For Info: info@floodsource.com.

## PROPERTY DESCRIPTION:

The subject property consists of two parcels, which combined, equal approximately 8.42 acres or 366,940 square feet +/- of vacant commercial land. It is situated directly on the southbound lanes of Indian Head Highway, with excellent visibility. There is easy access from the northbound lanes via a left-turn lane for Livingston Road. The Charles County Line is less than one mile from the subject.

Indian Head Highway, also known as Route 210, is a major thoroughfare that runs 20.86 miles from Potomac Avenue in Indian Head north to the District of Columbia boundary in Forest Heights, where the highway continues into Washington as South Capitol Street. It is a four- to six-lane divided highway that connects Washington with the suburban communities of Oxon Hill, Fort Washington, and Accokeek, southwestern Prince George's County, and Bryans Road and Indian Head in northwestern Charles County. The highway also provides access to Fort Washington Park and Indian Head Naval Surface Warfare Center and, in conjunction with MD 228, connects Waldorf with Interstate 95, I-495, and I-295. Traffic counts obtained from CoStar Commercial are included below. As can be seen, where Route 228/Berry Road connects approximately 33,822 vehicles pass here daily connecting to Route 210. Approximately 23,626 cars pass by the subject's location daily (subject indicated by the "L").



Shape:	Irregular
Area:	8.42 acres
Topography/Terrain:	Mostly level and clear
Soil Conditions:	Based on our physical inspection of the subject and adjacent improvements, I assume that the soil's load-bearing capacity is sufficient to support any proposed structures. I did not observe any evidence to the contrary during the physical inspection of the property. The tract's drainage appears to be adequate.

Utilities

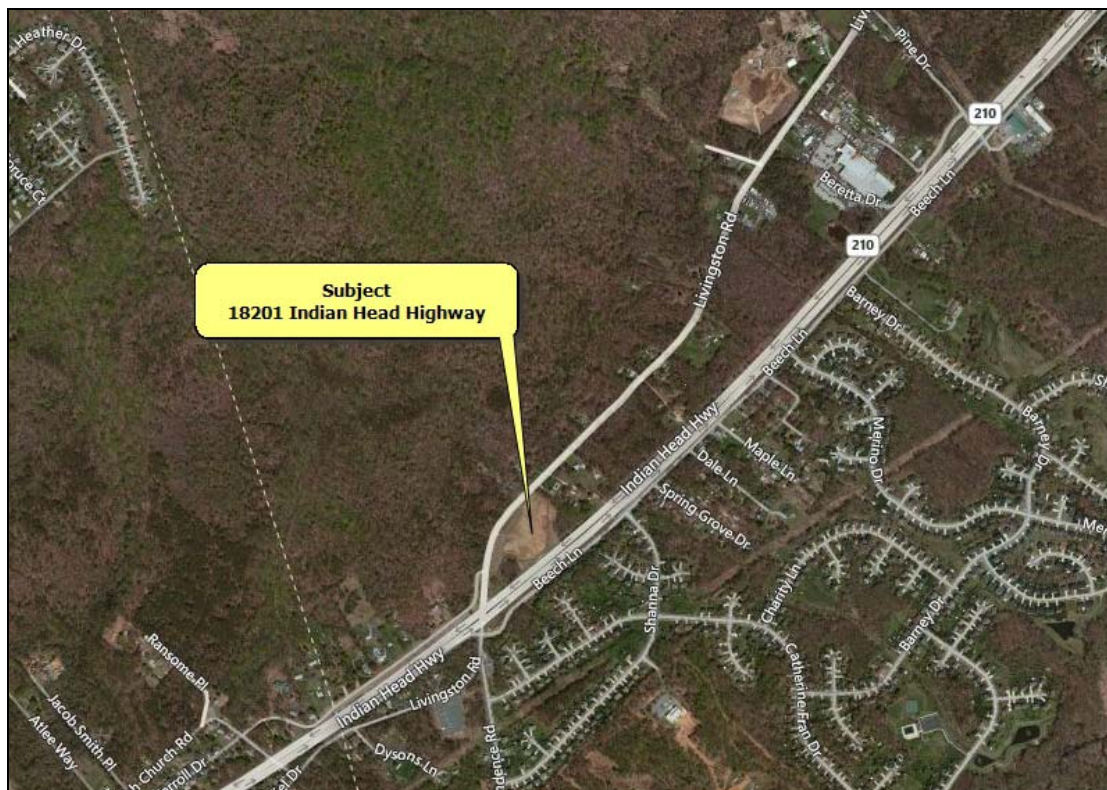
Public

Land Use Restrictions:

I do not know of any easements, encroachments, or restrictions that would adversely affect the site's use.

External Influences:

Undeveloped portions of land / residential – see aerial map below:



Improvements:

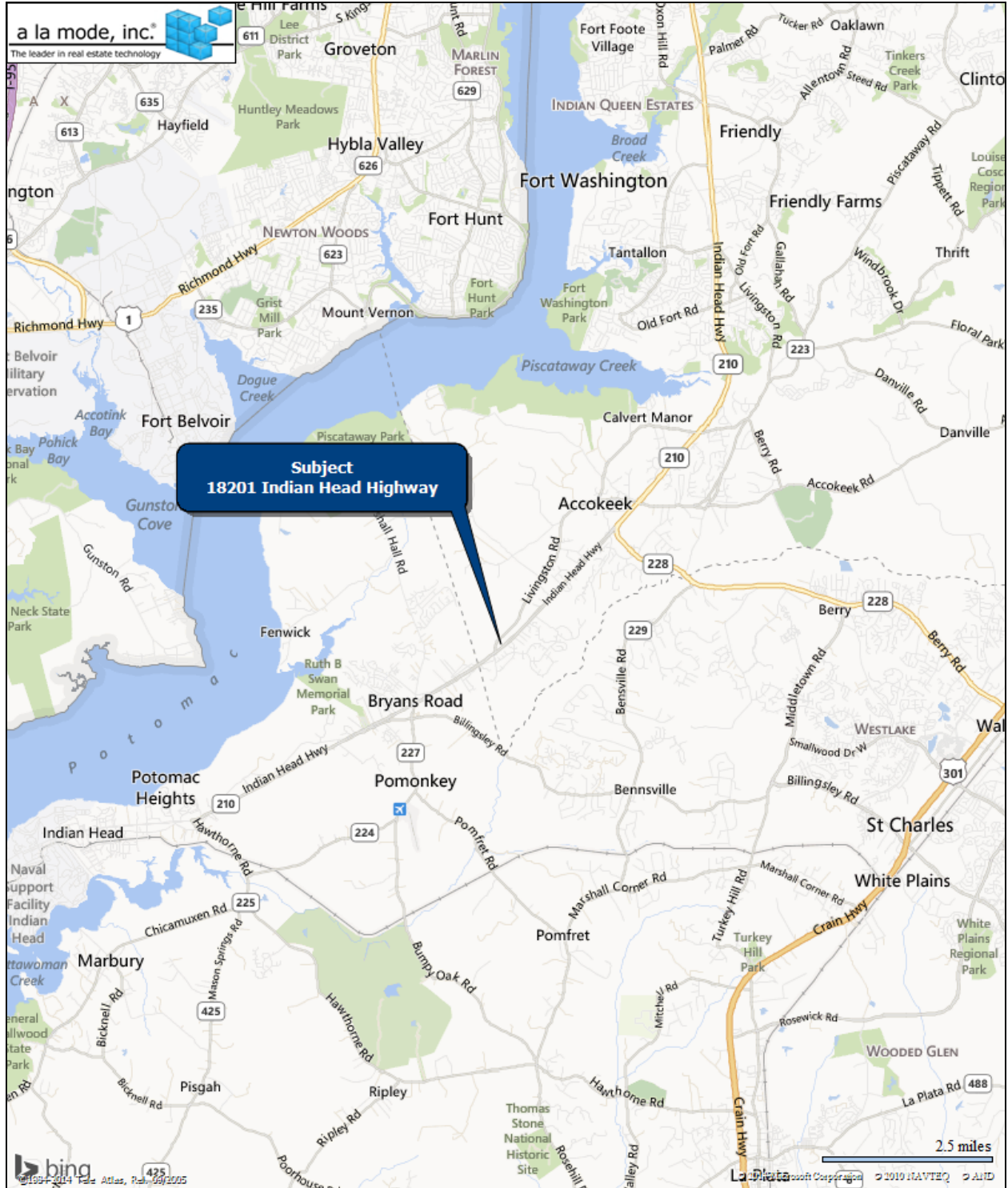
There are no structures currently on the property; however based on the approved plats provided to me, as well as information from the current Listing Agent, Mr. Raj Kathuria, the subject has received approvals from the County to construct a large commercial retail/office complex. As noted in the LoopNet listing: "A pre-approved center with Gas Station, C-Store, Carwash, 30,000 SF Retail, and 34,000SF office spread out on 8+ acres in Prince Georges County. A builder's dream! Ready to break ground." The property was purchased by the current owner in September of 2004 (larger parcel) and December of 2004 (smaller portion). Shortly after this date, the owner began the engineering and approval process.

Four pages of financial ledgers, which are included in the addenda, were provided to me and to date, the owner has spent \$2,032,348 including the purchase price of both parcels. Listed below is a breakdown of the total spent for the actual properties and the amount spent for approvals and engineering to date:

Purchase price of both parcels:	\$1,359,561
Engineering/approvals:	<u>672,787</u>
Total:	\$2,032,348



LOCATION MAP:



**SUBJECT PHOTOS:**



Comments:  
Subject located at corner of Livingston & Indian Head Highway



Comments:  
Subject property - frontage on Indian Head Highway

**Street views:**

**Northerly:**



**Southerly:**





Comments:

Prince Georges County was on-site the day of inspection. According to the Client, the County occasionally inspects the property.

Comments:





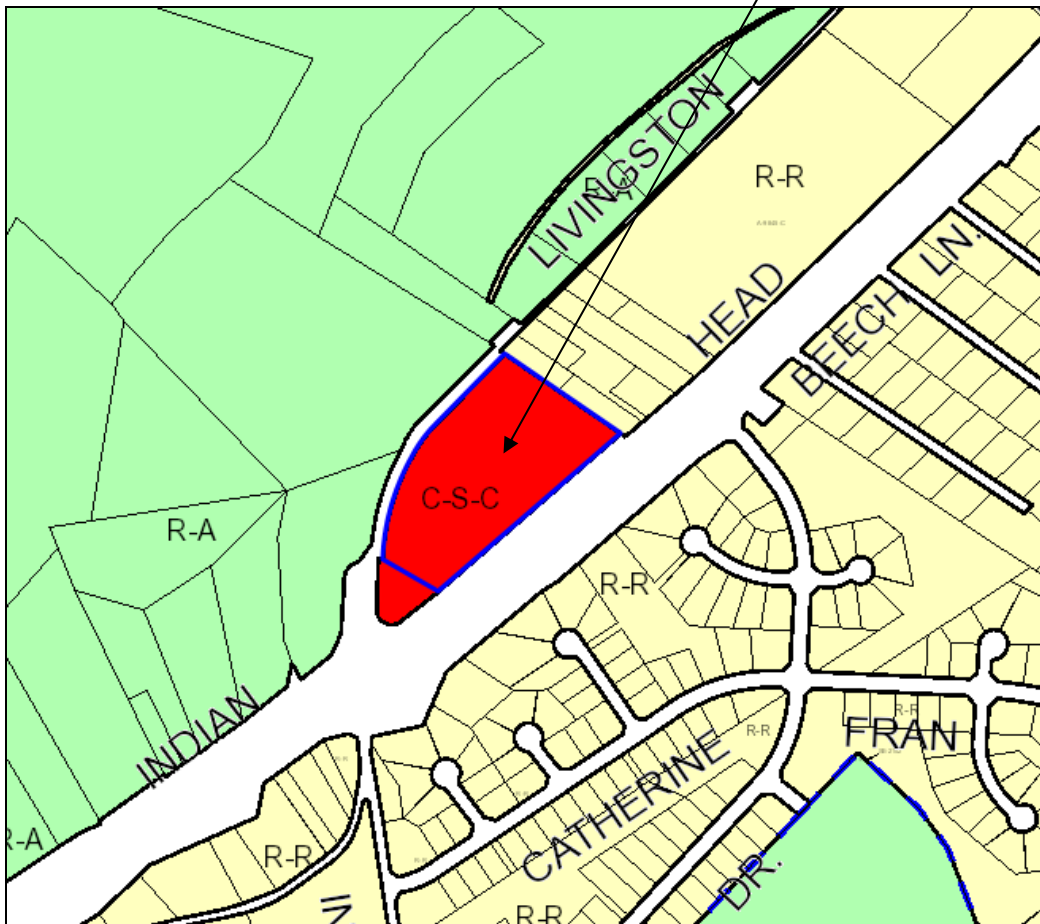
## ZONING ANALYSIS:

The zoning for the subject is "CSC" – Commercial Shopping Center - according to the Prince Georges County on-line mapping tools. The subject is shaded in red in the map below. The purpose of the CSC zone is to:

- (A) To provide locations for predominantly retail commercial shopping facilities;
- (B) To provide locations for compatible institutional, recreational, and service uses;
- (C) To exclude uses incompatible with general retail shopping centers and institutions; and
- (D) For the C-S-C Zone to take the place of the C-1, C-2, C-C, and C-G Zones.

Tax Account: 0328807		
Owner Name: ACCOKEEK PLAZA LLC		
Premise Address: 18201 Indian Head Hwy, Accokeek, MD 20607		
<b>Legal Description</b>	<b>Owner Information</b>	<b>Assessor Data</b>
Tax Account #: <a href="#">0328807</a>	Owner Name: ACCOKEEK PLAZA LLC	Assessor Zone Code: (005) Commercial
Assessment District: 05	Owner Address: 13007 Twelve Hills Rd, Clarksville, Md 21029	Sale Price: 1275000
Description: T-DT S/B 09/20/04 L20328 F071		Transfer Date: 09/17/2004
Subdivision: INDIAN HEAD CENTER		Current Assessment: 1053567
Plat: <a href="#">05150075</a>		Land Valuation: 1053567
Address: 18201 Indian Head Hwy, Accokeek, MD 20607		Improvement Valuation: 0
Acreage: 7.93		Structure Area: N/A (ft <sup>2</sup> )
Block: A Lot: 1 Parcel:		

Subject



## Assessment Analysis:

The subject property is assessed on account numbers 05-0277970 and 05-0328807.

Maryland's assessment system is based on a three-year cycle in which one-third of all taxable real property in the state is reviewed every year. This system was enacted in 1979 and has come to be known as the Triennial Assessment Law. Property is reviewed by an assessor once in a three-year cycle. An inspection of the exterior premises is made to confirm the information on record with the actual physical condition of the property and to verify property characteristics that are pertinent to the evaluation of the property. The increase, if any, is phased-in during a three year period, one third per year. The property is currently in the second year of its cycle – see below which was taken from the subject's real property assessment data:

An additional feature of Maryland's assessment system is the Constant Yield Tax Rate Provision that affords citizens the opportunity to exert their influence in controlling property tax rates, local expenditures and revenues before final decisions are made. The Department of Assessments and Taxation calculates a constant yield rate that is designed to produce for a local government the same amount of property tax revenue as in the previous tax year. If a taxing authority intends to establish a tax rate greater than the constant yield tax rate, it must advertise its intent and hold a public hearing to explain the reasons for any proposed increases.

The constant yield concept is that as assessments rise the tax rate should drop to the point that the revenue derived from the property tax stays at a constant level from one year to the next, thus assuring constant yield from this tax source. The constant yield tax rate is simply a property tax rate that, when applied to new assessments, will result in the taxing authorities receiving the same revenue in the coming taxable year that was produced in the prior taxable year. The constant yield tax rate is a state law that exists solely for the benefit of the taxpayer. It represents a clear and direct opportunity for citizen input to influence the level of property taxation.

The overall tax rate is a combination of State, county, and in some cases municipal tax rates. Property tax rates are expressed as a dollar amount per \$100 of assessment. For example, for a property with a fair market value of \$100,000 the property taxes are calculated by dividing the assessment by 100 and multiplying the product by the property tax rate. Using an overall tax rate of \$1.132 per \$100 for this example (\$1.00 local property tax plus \$0.132 state property tax), the amount of property taxes due would be calculated: \$100,000 divided by 100 times \$1.132 or \$1,132.00.

The tax records are included on the next two pages as well as the individual tax bills. According to Prince Georges County Assessment office, the 2014 taxes have been paid for both properties. The subject is assessed as follows:

Map 170, Parcel 80 (smaller parcel located at the corner of Livingston & Indian Head Hwy):

Land: \$58,000

Map 170, Grid E2, Lot 1 (18201 Indian Head Highway):

Land: \$1,174,433

**Total Assessed Value: \$1,232,433**

**Per square foot of land: \$3.36 per square foot**

Search Result for PRINCE GEORGE'S COUNTY											New Search
<a href="#">View Map</a>			<a href="#">View GroundRent Redemption</a>				<a href="#">View GroundRent Registration</a>				
Account Identifier:		District - 05 Account Number - 0328807									
<b>Owner Information</b>											
Owner Name:		ACCOKEEK PLAZA LLC				Use:		COMMERCIAL			
Mailing Address:		13007 TWELVE HILLS RD CLARKSVILLE MD 21029-1144				Principal Residence:		NO			
						Deed Reference:		1) /20328/ 00071 2)			
<b>Location &amp; Structure Information</b>											
Premises Address:		18201 INDIAN HEAD HWY ACCOKEEK 20607-0000				Legal Description:		T-DT S/B 09/20/04 L20328 F071			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	150075	
0170	00E2	0000		6354		A	1	2013	Plat Ref:		
Special Tax Areas:						Town:		NONE			
						Ad Valorem:					
						Tax Class:		8			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use			
						7.9300 AC		005			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
<b>Value Information</b>											
		Base Value		Value		Phase-in Assessments					
				As of		As of		As of			
				01/01/2013		07/01/2013		07/01/2014			
Land:		932,700		1,295,300							
Improvements		0		0							
Total:		932,700		1,295,300		1,053,567		1,174,433			
Preferential Land:		0						0			
<b>Transfer Information</b>											
Seller: BRAR ASSOCIATES RTE 210 LTD PT				Date: 09/17/2004				Price: \$1,275,000			
Type: ARMS LENGTH IMPROVED				Deed1: /20328/ 00071				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Account Identifier: District - 05 Account Number - 0277970

**Owner Information**

Owner Name: ACCOKEEK PLAZA LLC Use: COMMERCIAL  
 Principal Residence: NO  
 Mailing Address: 13007 TWELVE HILLS RD Deed Reference: 1) /20822/ 00649  
 CLARKSVILLE MD 21029-1144 2)

**Location & Structure Information**

Premises Address: INDIAN HEAD HWY 0-0000 Legal Description: NEAR ACCOKEEK (LAC PER SUR TRS 2005)

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0170	00E2	0080		0000				2013	Plat Ref:

Special Tax Areas: Town: NONE  
 Ad Valorem:  
 Tax Class: 8

Primary Structure Built: Above Grade Enclosed Area Finished Basement Area Property Land Area: 21,510 SF County Use: 005

Stories: Basement Type Exterior Full/Half Bath Garage Last Major Renovation

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2013	07/01/2013	07/01/2014
Land:	58,000	80,600		
Improvements	0	0		
Total:	58,000	80,600	65,533	73,067
Preferential Land:	0			0

**Transfer Information**

Seller: BERARD, OSCAR G & FLOYD W HARRIS Date: 12/03/2004 Price: \$60,000  
 Type: ARMS LENGTH VACANT Deed1: /20822/ 00649 Deed2:  
 Seller: ERVIN SALES CO INC Date: 11/26/1969 Price: \$0  
 Type: Deed1: /03782/ 00985 Deed2:  
 Seller: Date: Price:  
 Type: Deed1: Deed2:

**Tax Bills:**

**Property Tax Inquiry**

**PRINCE GEORGE'S COUNTY  
REAL PROPERTY TAX INFORMATION FOR FY 14  
TAX PERIOD 07/01/13 - 06/30/14  
MEETS REQUIREMENTS FOR REAL PROPERTY SECTION 14-126**

ACCOUNT NUMBER: 0277970      DISTRICT: 05      DATA AS OF: 04/29/14 at 15:42:03

[New Search](#)  
[Help](#)  
[Payment History](#)

OWNER: ACCOKEEK PLAZA LLC      CARE OF:

PROPERTY ADDRESS:  
INDIAN HEAD HWY

MAILING ADDRESS:  
13007 TWELVE HILLS RD  
CLARKSVILLE, MD 21029-1144

MORTGAGE:      UNKNOW  
PROPERTY DESCRIPTION:      NEAR ACCOKEEK (LAC PER SUR TRS 2005)

CONDO-PLAT	PHASE	BLDG	UNIT	
SUBNAME:				LIBER/FOLIO: 20822/649
SECTION:				LATEST DEED: 12/03/2004
LOT:				LAND: 65,533.00
BLOCK:				IMPS: 0.00
ACREAGE: 21510.000 F				ASSESSMENT: 65,533.00
OCCUPANCY: NOT PRINCIPAL RESIDENCE				

TAX DESCRIPTION:	TAX/CHARGE:
COUNTY PROPERTY TAX	629.12
STATE OF MARYLAND	73.40
PARK & PLANNING	182.84
STORMWATER/CHESAPEAKE BAY WATER QUALITY	35.39
WASHINGTON SUBURBAN TRANSIT COMMISSION	17.04
TOWN LEVY	0.00
OTHER MUNICIPAL CHARGES	0.00
FRONT FOOT	0.00
SOLID WASTE SERVICE CHARGE	0.00
CLEAN WATER ACT FEE	24.76
SPECIAL AREA	0.00
LIENS	0.00
OTHER TAXES/FEES	0.00
LESS HOMEOWNERS TAX CREDIT	0.00
LESS HOMESTEAD TAX CREDIT	0.00
LESS DISCOUNT CREDIT	0.00
TOTAL	962.55
PAYMENT RECEIVED	
REFUND DATE	
	08/26/2013
	INT/PEN 0.00
	REFUND AMOUNT 962.55
	0.00

Account No: 0277970      FY14

## Property Tax Inquiry

**PRINCE GEORGE'S COUNTY  
REAL PROPERTY TAX INFORMATION FOR FY 14  
TAX PERIOD 07/01/13 - 06/30/14  
MEETS REQUIREMENTS FOR REAL PROPERTY SECTION 14-126**

ACCOUNT NUMBER: 0328807      DISTRICT: 05      DATA AS OF: 04/29/14 at 15:44:21

[New Search](#)

OWNER: ACCOKEEK PLAZA LLC      CARE OF:

[Help](#)

ACCOKEEK PLAZA LLC

[Payment History](#)

**PROPERTY ADDRESS:**

018201 INDIAN HEAD HWY  
ACCOKEEK MD 20607-0000

**MAILING ADDRESS:**

13007 TWELVE HILLS RD  
CLARKSVILLE, MD 21029-1144

**MORTGAGE:**

UNKNOWN

**PROPERTY DESCRIPTION:**

T-DT S/B 09/20 /04 L20328 F071

CONDO:PLAT	PHASE	BLDG	UNIT	
SUBNAME: INDIAN HEAD CENTER				LIBER/FOLIO: 20328/071
SECTION:				LATEST DEED: 09/17/2004
LOT: 1				LAND: 1,053,567.00
BLOCK: A				IMPS: 0.00
ACREAGE: 7.930 A				ASSESSMENT: 1,053,567.00
OCCUPANCY: NOT PRINCIPAL RESIDENCE				

TAX DESCRIPTION:	TAX/CHARGE:
COUNTY PROPERTY TAX	10,114.24
STATE OF MARYLAND	1,180.00
PARK & PLANNING	2,939.45
STORMWATER/CHESAPEAKE BAY WATER QUALITY	568.93
WASHINGTON SUBURBAN TRANSIT COMMISSION	273.93
TOWN LEVY	0.00
OTHER MUNICIPAL CHARGES	0.00
FRONT FOOT	0.00
SOLID WASTE SERVICE CHARGE	0.00
CLEAN WATER ACT FEE	20.58
SPECIAL AREA	0.00
LIENS	0.00
OTHER TAXES/FEES	0.00
LESS HOMEOWNERS TAX CREDIT	0.00
LESS HOMESTEAD TAX CREDIT	0.00
LESS DISCOUNT CREDIT	0.00
TOTAL	15,097.13
PAYMENT RECEIVED	08/26/2013 INT/PEN 0.00 15,097.13
REFUND DATE	REFUND AMOUNT 0.00

## **THE APPRAISAL PROCESS:**

The appraisal process is a systematic method of gathering data regarding the sociological, physical, economic and governmental forces to analyze and interpret their influence, in terms of value, on a specific real property. In this process, three basic approaches are used: sales comparison, cost, and income. Each is based on the principle of substitution – that an informed purchaser would pay no more for the rights in a particular real property than the cost of acquiring, without undue delay, an equally desirable one.

The value of the subject has been estimated by the Sales Comparison Approach. In preparing this appraisal, the appraiser:

1. Inspected the subject site
2. Gathered and confirmed information on comparable land sales with similar County approvals and engineering
3. Applied the Sales Comparison Approach to determine the market value

As the subject is being valued as vacant land, the Income and Cost Approaches do not apply.



## Sales Comparison Approach and Reconciliation:

The value of the land owned in fee, "as is" is estimated by the sales comparison approach, using sales of land similar in size, zoning, and location to compare with the subject for an estimate of value on a rate per square foot basis. A search of MRIS and State/local tax records was conducted to find sales of commercial land that have received similar construction approvals as the subject. The grid below outlines details of the transactions. *\*\*Larger spreadsheet has been included in the addenda*

SUBJECT		SALE 1	SALE 2	SALE 3	SALE 4
Street Address	18201 Indian Head Highway	Lot 5, Map 161, Berry Road	Parcel 1, Map 155, Timothy Branch Drive	3746 Crain Highway	7700 Matapeake Business Center
City	Accokeek, MD 20607	Accokeek, MD 20607	Brandywine, MD 20613	Waldorf, MD 20603	Brandywine, MD 20613
Source	Inspection / Client / Agent / Public Records	CoStar 2494956 / SDAT Acct 05-3439023	CoStar 2491836 / SDAT Acct 11-5512824	CoStar 2040727 / SDAT 06-282539 and 06-282520	CoStar 2701643 / SDAT Acct
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing		Not provided	Cash	None known	None known
Conditions of Sale		None known	Purchaser to provide \$1,000,000 for all approvals and engineering to construct theater	None known	None known
Date of Sale / Days on the Market	Inspected 4/25/2014	5/11/2012 DOM: 512	5/21/2012 DOM: Not provided	1/5/2011 DOM: Not provided	1/11/2013 DOM: 180 days
Location	Accokeek / Prince Georges County	Accokeek / Prince Georges County	Brandywine / Prince Georges County	Waldorf / Charles County	Brandywine / Prince Georges County
Site Size (Square Feet)	366,940	96,703	439,956	164,221	940,896
Site Size (Acres)	8.42	2.22	10.10	3.77	21.60
Zoning	CSC	MXT	CSC	CC	CSC
Topography / Improvements / Approvals	Approvals for retail / office complex to include Gas Station/Car Wash/C-Store/Retail Center and Office Building	Approvals for retail complex / this was part of a larger development in Manokeek Village Center	Buyer agreed to provide \$1,000,000 for all County Approvals / Engineering to construct theater. The theater was constructed in 2013 and consists of approximately 56,000SF	Approvals received to construct retail / restaurant. Restaurant was completed shortly after this transaction	Approvals in place for large automotive dealer / service center. CarMax built on the property shortly after settlement
Visibility	Indian Head Hwy/Very Good	Berry Road / Good	Timothy Branch/Adjacent to Route 301 / Very Good	Route 301 / Very good	Route 301 / Very good
Sale Price		\$1,400,000.00	\$2,100,000.00	\$1,630,000.00	\$5,530,674.00
Value per Square Foot		\$14.48	\$4.77	\$9.93	\$5.88
<b>ADJUSTMENTS</b>					
Property Rights		0.00%	0.00%	0.00%	0.00%
Financing		0.00%	0.00%	0.00%	0.00%
Conditions of Sale		0.00%	0.00%	0.00%	0.00%
Market Conditions		0.00%	0.00%	0.00%	0.00%
Net Adjustment (%)		0.00%	0.00%	0.00%	0.00%
Adjusted Price per Square Foot		\$14.48	\$4.77	\$9.93	\$5.88
Location		-10.00%	0.00%	0.00%	0.00%
Site Size		-20.00%	0.00%	-20.00%	25.00%
Zoning		0.00%	0.00%	0.00%	0.00%
Utilities		0.00%	0.00%	0.00%	0.00%
Topography / Improvements / Approvals		0.00%	47.00%	0.00%	0.00%
Visibility		5.00%	0.00%	0.00%	0.00%
Net Adjustment		-25.00%	47.00%	-20.00%	25.00%
Adj Value per Square Foot		\$10.86	\$7.02	\$7.94	\$7.35
	Reconciled Price Per Square Foot	\$8.00			
	Opinion of Value:	\$2,935,520			
	Rounded:	\$2,950,000			

The comparable land sales utilized produced an adjusted range per acre of land from \$4.77 to \$14.48. Comparable Sale 2 was originally listed for \$3,100,000; however the seller/purchaser agreed to a sales price of \$2,100,000 provided that the purchaser provide the \$1,000,000 required for all plats/engineering/surveys and approvals. For that reason, a substantial upward adjustment was necessary for topography/improvements/approvals. Based on the sales utilized above, it is my opinion that the rate per square foot of land is \$8.00; therefore:

$$\begin{aligned} & \$8.00 \text{ per square foot} \times 366,940 = \$2,935,520 \\ & \text{Rounded to: } \$2,950,000 - \text{Two Million Nine Hundred Fifty Dollars} \end{aligned}$$



## ESTIMATED EXPOSURE AND MARKETING TIME:

Marketing Time is defined as: 1) the time it takes an interest in real property to sell on the market subsequent to the date of an appraisal; and 2) the reasonable marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. It is the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions. Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal. (*Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.*)

**Exposure Time** is defined as (USPAP 2014-2015): estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Market value estimates imply that an adequate marketing effort and reasonable time for exposure occurred prior to the effective date of the appraisal. In the case of disposition value, the period allowed for marketing the property rights is somewhat limited, but the marketing effort is orderly and adequate. With liquidation value, the period for marketing the property rights is so severely limited that an adequate marketing program cannot be implemented. (*The Report of the Appraisal Institute Special Task Force on Value Definitions qualifies exposure time in terms of the three above-mentioned values.*)

Obviously there are many variables which affect marketing time, i.e., location, zoning, parcel size, quantity and quality of improvements, remaining physical and economic life, sale price, as well as influences outside of the property itself such as overall economic conditions and the perceived continued viability of the location and neighborhood for the continuation of the existing or proposed use.

Based on the location, condition, and type of property, the estimated marketing time (the amount of time it would probably take to sell the subject property if exposed in the market beginning on the effective date of this valuation) is estimated to be 18-24 months.

## **ASSUMPTIONS AND LIMITING CONDITIONS:**

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report. In conducting this appraisal, it is assumed that:

1. Title to the land is good and marketable.
2. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
3. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. There are no hidden or undisclosed sub-soil conditions. No consideration has been given to oil or mineral rights, if outstanding.
6. All general codes, ordinances, regulations or statutes affecting the property have been and will be enforced and the property is not subject to flood plain or utility restrictions or moratoriums except as reported to the appraiser and contained in this report.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

## ASSUMPTIONS AND LIMITING CONDITIONS (cont)

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental condition, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made through the appraisal process.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communication barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

16. The distribution, if any, of the total valuation in this report between land and improvements applied only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.

18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identify of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales or other media without prior written consent and approval of the appraiser.

19. The value(s) reported in this appraisal include only that for the land and permanent improvements to the land. The valuation does not include any personal property, furnishings, equipment, machinery, or other inventory located within the improvements or on the premises.

## **Certification Statement**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- I have NOT performed a previous appraisal of the subject property / an appraisal review involving the subject property / an appraisal consulting assignment involving the subject property / or other service involving the subject property within the three years prior to this assignment.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I, Cynthia L. Jenkins, have completed the continuing education program of the Appraisal Institute

**This is a Restricted Appraisal Report - Inspected April 25, 2014**

By:



DC License # GA 11364 Expires 2/29/2016

MD License # 40027556 Expires 7/16/2015

VA License # 4001012851 Expires 8/31/2015

## Qualifications of Cynthia L. Jenkins:

# CYNTHIA L. JENKINS

**Certified General Real Estate Appraiser  
Maryland, District of Columbia, and Virginia**

## EXPERIENCE

---

**December 2004 – Current**

**Commercial & Residential Real Estate Appraiser**

- Residential appraisals to include: relocations, land, deconstruction, and complex waterfront properties
- FHA Certified
- Commercial appraisals to include: Industrial, multi-family, retail, office, mixed-use, subdivision analysis, and vacant commercial land

## EDUCATION

---


- Appraisal Principles, APPRAISAL INSTITUTE Sept 2004
- Appraisal Procedures, APPRAISAL INSTITUTE Oct 2004
- 15hr National USPAP Course, APPRAISAL INSTITUTE Nov 2004
- Residential Market Analysis & Highest & Best Use/MAA – April 2006
- Narrative Report Writing/MAA – May 2006
- Appraising Small Commercial Properties/MAA – September 2006
- Advanced Office Building Analysis/MAA – November 2006
- General Market Analysis & Highest and Best Use, APPRAISAL INSTITUTE – May 2007
- Appraising the Farm Property/MAA – November 2007
- Revised FHA Reporting Requirements/MAA – November 2007
- Appraising in a Changing Market/MAA - April 2008
- Basic Income Capitalization 1, APPRAISAL INSTITUTE May 2008
- Appraising The Foreclosure and Other Non-Lender Appraisal Assignments/MAA – November 2008
- The New Residential Market Conditions Form – APPRAISAL INSTITUTE – February 2009
- The Expert Witness/MAA – September 2009
- Business Practices & Ethics/APPRAISAL INSTITUTE – October 2009
- Litigation Appraising/APPRAISAL INSTITUTE – March 2011
- Real Estate Finance, Statistics, and Valuation Modeling/AI – April 2011
- Income Valuation of Small Mixed Use Properties/AI – April 2012
- General Appraiser Report Writing and Case Studies/AI – October 2012

## PROFESSIONAL AFFILIATIONS

- Appraisal Institute Member
- Maryland Association of Appraisers

PHONE: (301) 509-5650 • FAX (410) 286-0866 • E-MAIL [JENKINS.CYNTHIA@COMCAST.NET](mailto:JENKINS.CYNTHIA@COMCAST.NET)

**Appraiser License:**


 LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT  
**STATE OF MARYLAND**  
**DEPARTMENT OF LABOR, LICENSING AND REGULATION**  
 COMMISSION OF REAL APPRAISERS & HOME INSPECTORS  
**CERTIFIES THAT:**  
 CYNTHIA JENKINS

Martin O'Malley  
 Governor  
 Anthony G. Brown  
 Lt. Governor  
 Leonard J. Flukie, III  
 Secretary

**IS AN AUTHORIZED: 04 - CERTIFIED GENERAL**

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
27556	07-12-2016	05-28-2013	4409395

*[Signature]*  
 Signature Bearer

*[Signature]*  
 Secretary DLLR

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
 Occupational and Professional Licensing Administration

**Appraiser Board**  
 certifies that  
**CYNTHIA LEIGH JENKINS**  
 8808 PARIS ESTATES COURT  
 OWINGS MD 20736

*has met all the requirements prescribed  
 by law and regulations and is hereby licensed as a(n):*  
 Certified General Appraiser  
 License Number: GA11364  
 Issue Date: 02-15-2008  
 Expiration Date: 02-29-2016

*[Signature]*  
 Director, Department of Consumer and Regulatory Affairs


  


**DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION**  
**COMMONWEALTH OF VIRGINIA**  
 9900 Mayland Dr., Suite 400, Richmond, VA 23233  
 Telephone: (804) 367-8900

EXPIRES ON <b>08-31-2015</b>	NUMBER <b>4001 012851</b>
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**REAL ESTATE APPRAISER BOARD**  
**CERTIFIED GENERAL REAL ESTATE APPRAISER**

CYNTHIA LEIGH JENKINS  
 8808 PARIS EST COURT  
 OWINGS MD 20736 0000


  
*[Signature]*  
 Gordon N. Dixon, Director

ALTERATION OF THIS DOCUMENT, USE AFTER EXPIRATION, OR USE BY PERSONS OR FIRMS OTHER THAN THOSE NAMED MAY RESULT IN CRIMINAL PROSECUTION UNDER THE LAWS OF VIRGINIA.  
 (SEE REVERSE SIDE FOR NAME AND/OR ADDRESS CHANGE)



SUBJECT		SALE 1	SALE 2	SALE 3	SALE 4
Street Address	18201 Indian Head Highway	Lot 5, Map 161, Berry Road	Parcel 1, Map 155, Timothy Branch Drive	3746 Crain Highway	7700 Matapeake Business Center
City	Accokeek, MD 20607	Accokeek, MD 20607	Brandywine, MD 20613	Waldorf, MD 20603	Brandywine, MD 20613
Source	Inspection / Client / Agent / Public Records	CoStar 2494956 / SDAT Acct 05-3439023	CoStar 2491836 / SDAT Acct 11-5512824	CoStar 2040727 / SDAT 06-282539 and 06-282520	CoStar 2701643 / SDAT Acct
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing		Not provided	Cash	None known	None known
Conditions of Sale		None known	Purchaser to provide \$1,000,000 for all approvals and engineering to construct theater	None known	None known
Date of Sale / Days on the Market	Inspected 4/25/2014	5/11/2012 DOM: 512	5/21/2012 DOM: Not provided	1/5/2011 DOM: Not provided	1/11/2013 DOM: 180 days
Location	Accokeek / Prince Georges County	Accokeek / Prince Georges County	Brandywine / Prince Georges County	Waldorf / Charles County	Brandywine / Prince Georges County
Site Size (Square Feet)	366,940	96,703	439,956	164,221	940,896
Site Size (Acres)	8.42	2.22	10.10	3.77	21.60
Zoning	CSC	MXT	CSC	CC	CSC
Topography / Improvements / Approvals	Approvals for retail / office complex to include Gas Station/Car Wash/C-Store/Retail Center and Office Building	Approvals for retail complex / this was part of a larger development in Manokeek Village Center	Buyer agreed to provide \$1,000,000 for all County Approvals / Engineering to construct theater. The theater was constructed in 2013 and consists of approximately 56,000SF	Approvals received to construct retail / restaurant. Restaurant was completed shortly after this transaction	Approvals in place for large automotive dealer / service center. CarMax built on the property shortly after settlement
Visibility	Indian Head Hwy/Very Good	Berry Road / Good	Timothy Branch/Adjacent to Route 301 / Very Good	Route 301 / Very good	Route 301 / Very good
Sale Price		\$1,400,000.00	\$2,100,000.00	\$1,630,000.00	\$5,530,674.00
Value per Square Foot		\$14.48	\$4.77	\$9.93	\$5.88
<b>ADJUSTMENTS</b>					
Property Rights		0.00%	0.00%	0.00%	0.00%
Financing		0.00%	0.00%	0.00%	0.00%
Conditions of Sale		0.00%	0.00%	0.00%	0.00%
Market Conditions		0.00%	0.00%	0.00%	0.00%
Net Adjustment (%)		0.00%	0.00%	0.00%	0.00%
Adjusted Price per Square Foot		\$14.48	\$4.77	\$9.93	\$5.88
Location		-10.00%	0.00%	0.00%	0.00%
Site Size		-20.00%	0.00%	-20.00%	25.00%
Zoning		0.00%	0.00%	0.00%	0.00%
Utilities		0.00%	0.00%	0.00%	0.00%
Topography / Improvements / Approvals		0.00%	47.00%	0.00%	0.00%
Visibility		5.00%	0.00%	0.00%	0.00%
Net Adjustment		-25.00%	47.00%	-20.00%	25.00%
Adj Value per Square Foot		\$10.86	\$7.02	\$7.94	\$7.35
<b>Reconciled Price Per Square Foot</b>					
<b>\$8.00</b>					
<b>Opinion of Value:</b>					
<b>\$2,935,520</b>					
<b>Rounded:</b>					
<b>\$2,950,000</b>					

**EXPENSES PROVIDED BY CLIENT:**


 45-800 Eyes-Easy 2-Pack Made in USA  
 ACCOKEEK PLAZA  
 PURCHASED ON 9/15/04  
 11/23/04  
 Prepared By \_\_\_\_\_ Date \_\_\_\_\_  
 Approved By \_\_\_\_\_

DATE	DESCRIPTION	MTD			
9-15-04	PURCHASE PRICE				
		12,97,045.46			
9-20-04	BALBIR-BRAR COMMISSION	7500.00	6,304,545.46		
11-23-04	Accokeek - second parcel	6,951.65	1,367,062.04		
12-13-04	DITCHEFORD ASSOCIATES	2,370.00	1,369,432.04		
3-11-05	LAMIER POPPE ENGINEERING	5,125.00	1,374,557.04		
3-19-05	MRA	9,650.00	1,384,207.04		
3-26-05	MILES STOCK BRIDGE	5,790.54	1,389,997.58		
4-26-05	GEO-TECH	4,000.00	1,393,997.58		
5-2-05	MRA	5,684.50	1,399,682.08		
5-3-05	WSC	3,750.00	1,393,432.08		
5-3-05	Prince Georges County fees	1,451.00	1,394,883.08		
5-6-05	MNECPP (Tree Conservation Plan)	3,000.00	1,397,883.08		
6-3-05	MRA	9,682.60	1,407,565.68		
6-14-05	MILES STOCK BRIDGE	11,924.00	1,419,489.68		
6-20-05	MRA	16,849.88	1,436,339.56		
6-20-05	GEO-TECH	5,100.00	1,441,439.56		
7-15-05	Prince Georges County	3,707.75	1,445,147.31		
7-15-05		5,291.62	1,450,438.93		
8-1-05	GTA	4,800.00	1,455,238.93		
8-1-05	MRA	8,288.44	1,463,527.37		
8-15-05	MILES STOCK BRIDGE	14,500.00	1,478,027.37		
8-15-05	MRA	5,408.88	1,483,436.25		
8-16-05	WSSC	6,500.00	1,489,936.25		
9-3-05	GTA	3,550.00	1,493,486.25		
10-2-05	GTA	3,800.00	1,497,286.25		
10-2-05	MRA	10,716.35	1,508,002.60		
10-2-05	MILES STOCK BRIDGE	1,305.00	1,509,307.60		
10-30-05	State Highway	500.00	1,510,807.60		
11-11-05	MRA	5,212.00	1,516,019.60		
11-11-05	GTA	5,100.00	1,521,119.60		
11-11-05	MDE - MRA app fee	1,000.00	1,522,119.60		
12-5-05	MRA	4,672.45	1,526,792.05		
12-5-05	GTA	4,702.25	1,531,494.30		
1-2-06	MRA	12,509.93	1,544,004.23		
1-19-06	MRA	5,683.33	1,549,687.56		
1-19-06	GTA	2,612.25	1,552,300.81		
2-22-06	PG-County	6,950.00	1,559,250.81		
3-1-06	MRA	13,657.00	1,572,907.81		
4-1-06	MRA	2,732.45	1,575,640.26		





45-608 Eye-Ease  
45-308 2-Pack  
Made in USA

# Accokeek Plaza

Prepared By: \_\_\_\_\_  
Approved By: \_\_\_\_\_

Date	paid to	AMOUNT	MTD
			B.F
5-2-06	MRA	9983.29	1,502,659.42
5-18-06	MILES & STOCKBRIDGE	96.00	1,512,642.71
6-1-06	MRA	715.00	1,512,738.71
6-19-06	MRA	5883.69	1,519,437.40
7-25-06	MRA	790.34	1,520,627.74
7-25-06	Prince Georges County - <del>Princess</del> <sup>Tax</sup>	3653.63	1,524,281.37
7-25-06	" " "	522.32	1,524,803.69
8-14-06	MILES & STOCK BRIDGE	192.00	1,524,995.69
8-15-06	ACE SERVICES INC (GRANTS)	30000.00	1,554,995.69
9-5-06	BURGESS & NIPLE	435.00	1,555,430.69
9-11-06	MRA	4740.00	1,560,170.69
9-15-06	WSSC	2000.00	1,562,170.69
9-19-06	GTA	5000.00	1,567,170.69
9-19-06	MRA	6291.75	1,573,462.44
9-25-06	BURGESS & NIPLE	450.00	1,573,912.44
10-2-06	ACE	87500.00	1,661,412.44
10-22-06	MRA	594.87	1,661,907.31
10-27-06	BURGESS & NIPLE	6546.40	1,668,453.71
11-13-06	ACE	110,000.00	1,778,453.71
11-17-06	GTA	3141.30	1,781,605.01
11-17-06	MRA	1641.6	1,783,246.61
12-26-06	GTA	1401.25	1,784,647.86
12-26-06	MRA	351.05	1,785,008.91
12-26-06	BURGESS & NIPLE	1643.82	1,786,652.73
12-26-06	" "	3040.42	1,789,693.15
1-15-07	" "	1130.60	1,790,823.75
1-22-07	MRA	1048.52	1,791,872.27
1-29-07	ACE	26022.00	1,817,894.27
2-12-07	BURGESS & NIPLE	602.00	1,818,496.27
2-19-07	MILES & STOCK BRIDGE	179.50	1,818,675.77
2-22-07	MRA	531.00	1,819,206.77
2-22-07	KNIGHT, MANZEL, NUSSBAUM	2500.00	1,821,706.77
3-8-07	BURGESS & NIPLE	269.75	1,821,976.52
3-26-07	GTA	275.00	1,822,251.52
4-23-07	MRA	256.50	1,822,508.02
4-27-07	GTA	137.50	1,822,645.52
5-3-07	BURGESS & NIPLE	4080.39	1,826,725.91
5-16-07	ACE	3000.00	1,829,725.91
5-29-07	BURGESS & NIPLE	11,624.48	1,841,350.39
6-25-07	" "	265.83	1,841,616.22

ACCOKEEK PLAZA

410  
Requested By  
Approved By

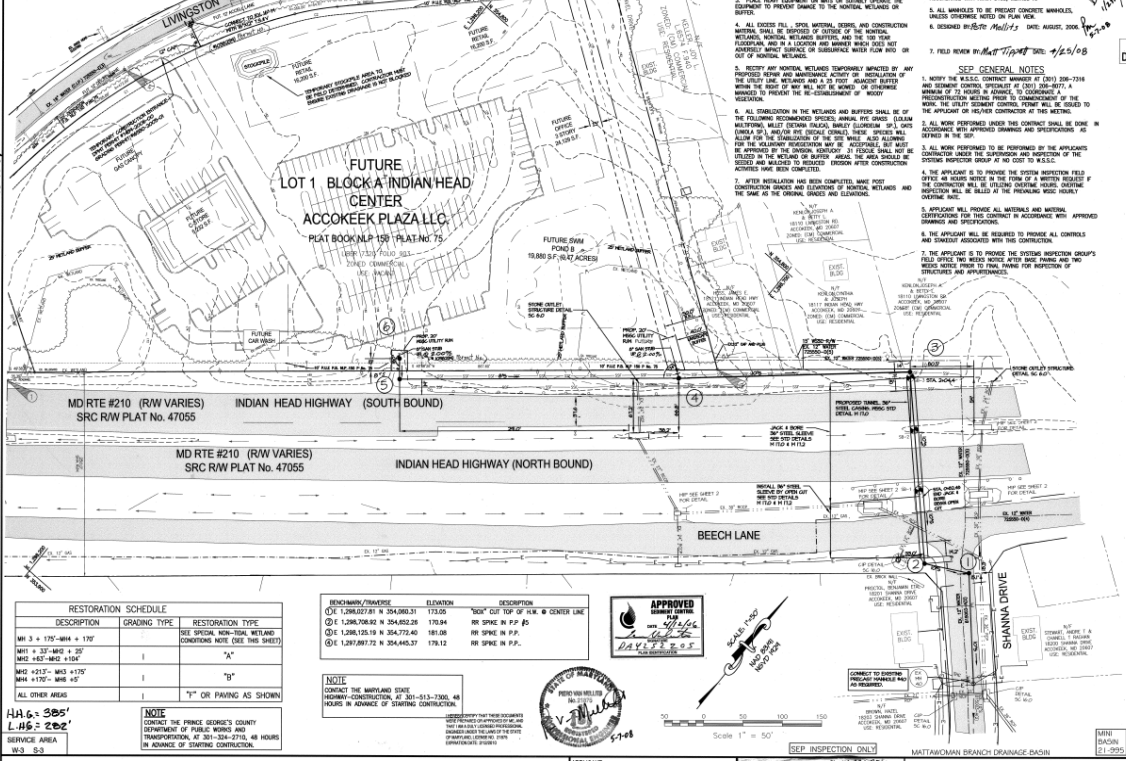
DATE	PAID TO	AMOUNT	MTD
7-9-07	Prince Georges County	8816.94	B.F. 1840777.74
	"	732.67	1849394.68
7-9-07	"		1850127.35
9-7-07	BURGESS & NIPLE	107.94	1850235.29
9-20-07	LOFUTUS ENGINEERING	1115.00	1851350.29
10-3-07	PG SOIL CONSERVATION	800.00	1,852150.29
10-10-07	BURGESS & NIPLE	259.83	1,852410.12
10-24-07	Prince GEORGES COUNTY	1854.00	1,854264.12
10-25-07	"	500.00	1,854314.12
11-6-07	BOWMAN CONSULTING	4777.50	1,859091.62
12-6-07	"	8647.00	1,867738.62
1-7-08	"	4062.97	1,871781.59
1-21-08	LOEUST LANE FARMS	11850.00	1,883631.59
2-18-08	BOWMAN CONSULTING	1462.50	1,885094.09
5-19-08	"	400.00	1,885494.09
2-8-08	PG COUNTY	100.00	1,886494.09
7-14-08	Prince GEORGES COUNTY	943.03	1,887437.12
7-14-08	"	13576.36	1,887413.48
8-11-08	BOWMAN CONSULTING	3697.50	1,891110.98
01-15-09	Letter of credit fee	1500.00	1,892610.98
2-24-09	PG County	62.50	1,893233.48
3-14-09	BOWMAN CONSULTING	400.00	1,893633.48
4-9-09	"	363.24	1,894,036.72
5-11-09	"	262.50	1,894,699.22
6-15-09	PG COUNTY	52.50	1,895,221.72
7-9-09	BOWMAN CONSULTING	200.00	1,895,421.72
7-18-09	PG. COUNTY Property TAX	1153.38	1,896,575.10
7-18-09	"	18535.75	1,915,110.85
12-03-09	BBET Letter of credit	700.00	1,915,810.85
1-12-10	Prince GEORGE'S SOIL CONSERVATION	751.50	1,916,562.35
1-18-10	BOWMAN CONSULTING	362.50	1,916,924.85
3-1-10	M LEMPERT - FLIGHT STUDIOS	1000.00	1,917,924.85
3-26-10	"	1000.00	1,918,924.85
4-8-10	BOWMAN CONSULTING	625.00	1,919,549.85
7-31-10	PG. COUNTY P/TAX	1153.38	1,920,703.23
7-31-10	"	18535.75	1,939,238.98
11-10-10	Bowman Consulting	225.00	1,941,463.98
12-13-10	"	645.00	1,942,108.98
4-11-11	"	595.00	1,942,703.98
8-2-11	LOFUTUS ENGINEERING	4900.00	1,947,603.98



DATE	PAID AS	AMOUNT	MTD	MTD
				1,947,281.48
B.F				1,947,506.48
5-12-11	BOWMAN CONSULTING	225.00		1,947,821.48
6-7-11	"	350.00		1,948,171.48
6-21-11	McLEARN ENG. GROUP	1088.90		1,949,260.38
7/2/11	BOWMAN CONSULTING	977.50		1,950,237.88
8-3-11	"	287.50		1,950,525.38
8-11-11	P.G. COUNTY PROPERTY TAX	18535.75	BS	1,969,061.13
8-11-11	"	11538.00	BS	1,980,599.13
8-11-11	"	100.00	BS	1,980,699.13
8-29-11	PG COUNTY	661.25	MTD	1,981,360.38
9-7-11	BOWMAN CONSULTING	316.25	BS	1,981,676.63
10-6-11	"	1574.12	BS	1,983,250.75
11-4-11	"	300.00	DED Acc	1,982,950.75
12-1-11	BOBET - LETTER OF CREDIT	871.25	BS	1,983,822.00
12-5-11	BOWMAN CONSULTING	10070.00	BS	1,993,892.00
1-3-12	LOFUTS ENGINEERING	632.52	BS	1,994,524.52
1-9-12	BOWMAN CONSULTING	777.33	BS	1,995,301.85
1-23-12	PG COUNTY PERMIT FEE	390.69	BS	1,995,692.54
2-5-12	BOWMAN CONSULTING	300.00	BS	1,995,992.54
2-13-12	P.G. SOIL CONSERVATION DIST.	2484.94	"	1,998,477.48
3-10-12	BOWMAN CONSULTING	97.76	" B/A	1,998,575.24
4-9-12	"	172.50	" BS	1,998,747.74
5-7-12	"	690.00	"	1,999,437.74
6-10-12	"	300.00	DLT	1,999,137.74
6-10-12	DEPT of Assessment & Taxation	373.75	"	1,999,511.49
8/5/12	BOWMAN CONSULTING	19689.86	BS	2,019,201.35
8/5/12	PG County - Road Excavation	57.50	BS	2,019,258.85
9-10-12	BOWMAN CONS	700.00	BS	2,019,958.85
9-23-12	McLEARN ENGINEERING	105.30	1080	2,020,064.15
10-30-12	"	1072.25	1048 BS	2,021,136.40
12-1-12	"	262.50	1110 BS	2,021,408.90
1-2-13	"	212.83	1193 BS	2,021,621.73
1-28-13	"	2067.48	1173 BS	2,023,689.21
4-9-13	WILLIAM BLANK ATTORNEY	1278.95	1198 BS	2,024,968.16
5-15-13	McLEARN ENGINEERING GROUP	350.00	091 Acco	2,025,318.16
7-18-13	"	50.00	1002 Acc	2,025,368.16
8-8-13	Prince GEORGE'S COUNTY	18059.68	1001 Acc	2,043,427.84
8-24-13	Prince GEORGE'S COUNTY P/T	153.40	1003 Acc	2,043,581.24
9-20-13	McLEARN ENG. GROUP			

WASHINGTON SANITARY COMMISSION APPROVED PLAT:

SEWAGE FLOW TABULATION			
NO. OF UNITS	TYPE	FLOW FACTOR	SEWAGE FLOW
1	SPR. SPRINKLER	1.000 GPD	1.700 GPD
2	SEWER	0.500 GPD/SPF	1,600 GPD
3	SEWER	0.500 GPD/SPF	1,172 GPD
TOTAL SEWAGE FLOW			4,472 GPD



RESTORATION SCHEDULE		
DESCRIPTION	GRADING TYPE	RESTORATION TYPE
MH 3 + 170'-MH4 + 170'		SEE SPEC. NON-TROP. WETLAND CONDITIONS NOTE (SEE THIS SHEET)
MH1 + 27'-MH2 + 20'	I	"A"
MH3 + 107'-MH4 + 107'	I	"B"
MH5 + 173'-MH6 + 173'	I	"B"
MH7 + 170'-MH8 + 170'	I	"B"
MH9 + 170'-MH10 + 170'	I	"B"
MH11 + 170'-MH12 + 170'	I	"B"
MH13 + 170'-MH14 + 170'	I	"B"
MH15 + 170'-MH16 + 170'	I	"B"
MH17 + 170'-MH18 + 170'	I	"B"
MH19 + 170'-MH20 + 170'	I	"B"
MH21 + 170'-MH22 + 170'	I	"B"
MH23 + 170'-MH24 + 170'	I	"B"
MH25 + 170'-MH26 + 170'	I	"B"
MH27 + 170'-MH28 + 170'	I	"B"
MH29 + 170'-MH30 + 170'	I	"B"
MH31 + 170'-MH32 + 170'	I	"B"
MH33 + 170'-MH34 + 170'	I	"B"
MH35 + 170'-MH36 + 170'	I	"B"
MH37 + 170'-MH38 + 170'	I	"B"
MH39 + 170'-MH40 + 170'	I	"B"
MH41 + 170'-MH42 + 170'	I	"B"
MH43 + 170'-MH44 + 170'	I	"B"
MH45 + 170'-MH46 + 170'	I	"B"
MH47 + 170'-MH48 + 170'	I	"B"
MH49 + 170'-MH50 + 170'	I	"B"
MH51 + 170'-MH52 + 170'	I	"B"
MH53 + 170'-MH54 + 170'	I	"B"
MH55 + 170'-MH56 + 170'	I	"B"
MH57 + 170'-MH58 + 170'	I	"B"
MH59 + 170'-MH60 + 170'	I	"B"
MH61 + 170'-MH62 + 170'	I	"B"
MH63 + 170'-MH64 + 170'	I	"B"
MH65 + 170'-MH66 + 170'	I	"B"
MH67 + 170'-MH68 + 170'	I	"B"
MH69 + 170'-MH70 + 170'	I	"B"
MH71 + 170'-MH72 + 170'	I	"B"
MH73 + 170'-MH74 + 170'	I	"B"
MH75 + 170'-MH76 + 170'	I	"B"
MH77 + 170'-MH78 + 170'	I	"B"
MH79 + 170'-MH80 + 170'	I	"B"
MH81 + 170'-MH82 + 170'	I	"B"
MH83 + 170'-MH84 + 170'	I	"B"
MH85 + 170'-MH86 + 170'	I	"B"
MH87 + 170'-MH88 + 170'	I	"B"
MH89 + 170'-MH90 + 170'	I	"B"
MH91 + 170'-MH92 + 170'	I	"B"
MH93 + 170'-MH94 + 170'	I	"B"
MH95 + 170'-MH96 + 170'	I	"B"
MH97 + 170'-MH98 + 170'	I	"B"
MH99 + 170'-MH100 + 170'	I	"B"

STATION	FINISH	ELEVATION	DESCRIPTION
0+00	1.298,827.81	N 254,980.31	173.00
0+10	1.298,708.92	N 254,852.28	170.84
0+20	1.298,525.59	N 254,715.49	169.08
0+30	1.297,897.72	N 254,445.37	178.12

**APPROVED**  
 DATE: 7/2/07  
 BY: [Signature]  
 TITLE: [Title]

**SEAL OF PROFESSIONAL ENGINEER**  
 JOHN W. WELLS  
 LICENSE NO. 10100  
 CIVIL ENGINEER

- SPECIFIC NONTIDAL WETLANDS CONDITIONS**
1. EXISTING WETLANDS ARE IDENTIFIED ON THE MAP OF THIS PLAT. ANY WETLANDS NOT IDENTIFIED ON THIS MAP SHALL BE IDENTIFIED AS SUCH BY THE APPLICANT.
  2. TEMPORARY CONSTRUCTION CHANNELS OR CONDUITS, STAGING AREAS AND STOCKPILES SHALL NOT BE LOCATED WITHIN WETLANDS, NONTIDAL WETLANDS BUFFERS, AND THE 100 YEAR FLOODPLAIN UNLESS SPECIALLY APPROVED BY THE ADMINISTRATION.
  3. PLACE NEWER ELEVATION ON MAPS OR SURVEY INSTRUMENTS TO ESTABLISH THE LOCATION OF WETLANDS AND BUFFERS.
  4. ALL EXISTING AND NEW WETLANDS, BUFFERS AND CONSTRUCTION CHANNELS SHALL BE MAINTAINED OUTSIDE OF THE WETLANDS, NONTIDAL WETLANDS BUFFERS, AND THE 100 YEAR FLOODPLAIN UNLESS SPECIALLY APPROVED BY THE ADMINISTRATION. ANY WETLANDS, BUFFERS OR CONSTRUCTION CHANNELS LOCATED WITHIN THE WETLANDS, NONTIDAL WETLANDS BUFFERS, AND THE 100 YEAR FLOODPLAIN SHALL BE MAINTAINED OUTSIDE OF THE WETLANDS, NONTIDAL WETLANDS BUFFERS, AND THE 100 YEAR FLOODPLAIN UNLESS SPECIALLY APPROVED BY THE ADMINISTRATION.
  5. ALL WETLANDS, BUFFERS AND CONSTRUCTION CHANNELS SHALL BE MAINTAINED OUTSIDE OF THE WETLANDS, NONTIDAL WETLANDS BUFFERS, AND THE 100 YEAR FLOODPLAIN UNLESS SPECIALLY APPROVED BY THE ADMINISTRATION.
  6. ALL WETLANDS, BUFFERS AND CONSTRUCTION CHANNELS SHALL BE MAINTAINED OUTSIDE OF THE WETLANDS, NONTIDAL WETLANDS BUFFERS, AND THE 100 YEAR FLOODPLAIN UNLESS SPECIALLY APPROVED BY THE ADMINISTRATION.
  7. ALL WETLANDS, BUFFERS AND CONSTRUCTION CHANNELS SHALL BE MAINTAINED OUTSIDE OF THE WETLANDS, NONTIDAL WETLANDS BUFFERS, AND THE 100 YEAR FLOODPLAIN UNLESS SPECIALLY APPROVED BY THE ADMINISTRATION.
  8. ALL WETLANDS, BUFFERS AND CONSTRUCTION CHANNELS SHALL BE MAINTAINED OUTSIDE OF THE WETLANDS, NONTIDAL WETLANDS BUFFERS, AND THE 100 YEAR FLOODPLAIN UNLESS SPECIALLY APPROVED BY THE ADMINISTRATION.
  9. ALL WETLANDS, BUFFERS AND CONSTRUCTION CHANNELS SHALL BE MAINTAINED OUTSIDE OF THE WETLANDS, NONTIDAL WETLANDS BUFFERS, AND THE 100 YEAR FLOODPLAIN UNLESS SPECIALLY APPROVED BY THE ADMINISTRATION.
  10. ALL WETLANDS, BUFFERS AND CONSTRUCTION CHANNELS SHALL BE MAINTAINED OUTSIDE OF THE WETLANDS, NONTIDAL WETLANDS BUFFERS, AND THE 100 YEAR FLOODPLAIN UNLESS SPECIALLY APPROVED BY THE ADMINISTRATION.

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT DOCUMENTS.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT DOCUMENTS.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT DOCUMENTS.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT DOCUMENTS.
  5. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT DOCUMENTS.
  6. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT DOCUMENTS.
  7. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT DOCUMENTS.
  8. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT DOCUMENTS.
  9. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT DOCUMENTS.
  10. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT DOCUMENTS.

**20607**

**SITE**  
DA4252205

**VICINITY MAP**  
SCALE 1" = 2000'

**DATE** \_\_\_\_\_ **REVISIONS**

NO.	DATE	DESCRIPTION
1	07/02/07	ISSUED FOR PERMIT

**PERMIT REQUIREMENTS**

AGENCY	REQUIREMENT	STATUS
NON-TIDAL WETLANDS/MATERIALS	# IS REQ'D	
SEWERAGE CONTROL	# IS REQ'D	
PRINCE GEORGES COUNTY	# IS REQ'D	
STATE HIGHWAY ADMIN.	# IS REQ'D	

**TO BE ACCOMPLISHED BY APPLICANT**

**AS BUILT DATA**

**CONTRACT MANAGER**

**CONTRACTOR**

**INSPECTOR**

**DATE STARTED**

**DATE COMPLETED**

**TYPE PIPE**

**TYPE MANHOLES**

**DATE FINALED**

**FINALED BY**

**DRAWING INDEX**

Drawing No.	Description
1.000	Plans/Profiles/Details
2.000	Setback Control Details

**ENGINEERING & CONSTRUCTION TEAM**

1/31/07 [Signature]

**DEVELOPMENT SERVICES GROUP**

DATE: 1-30-07

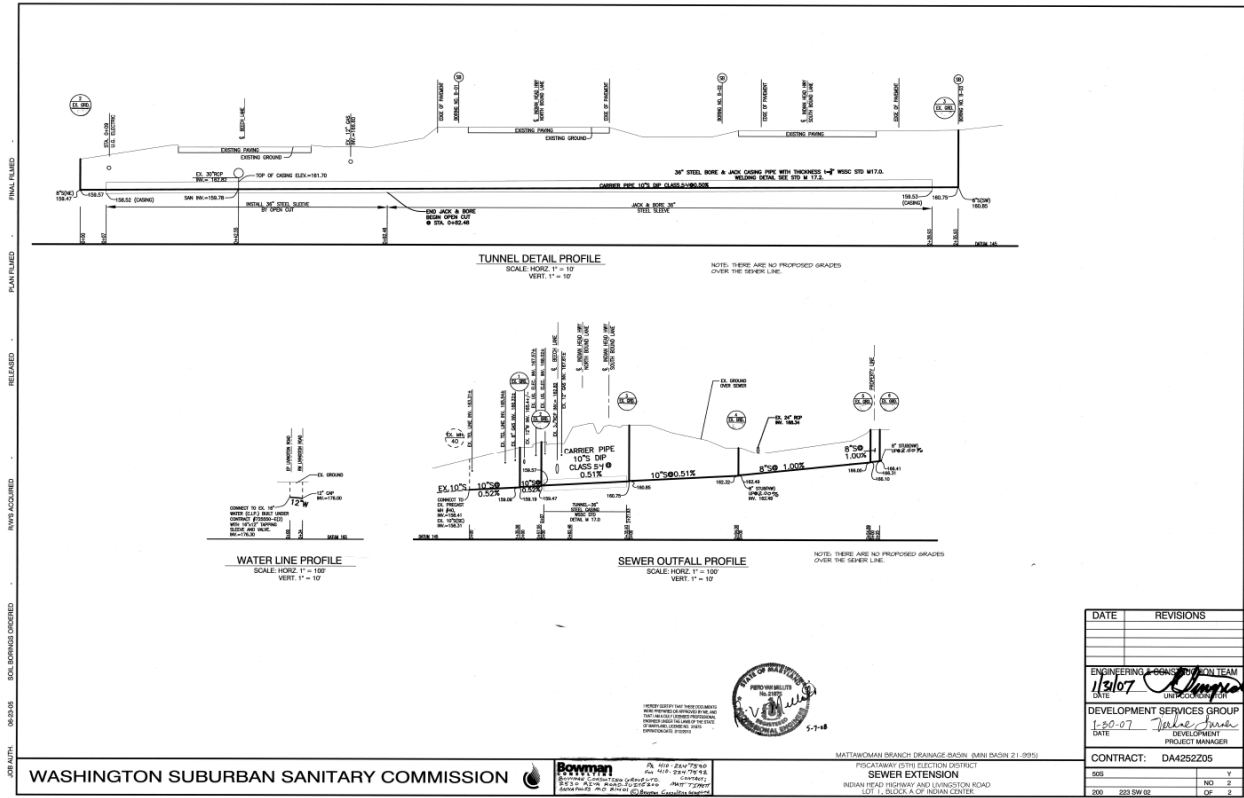
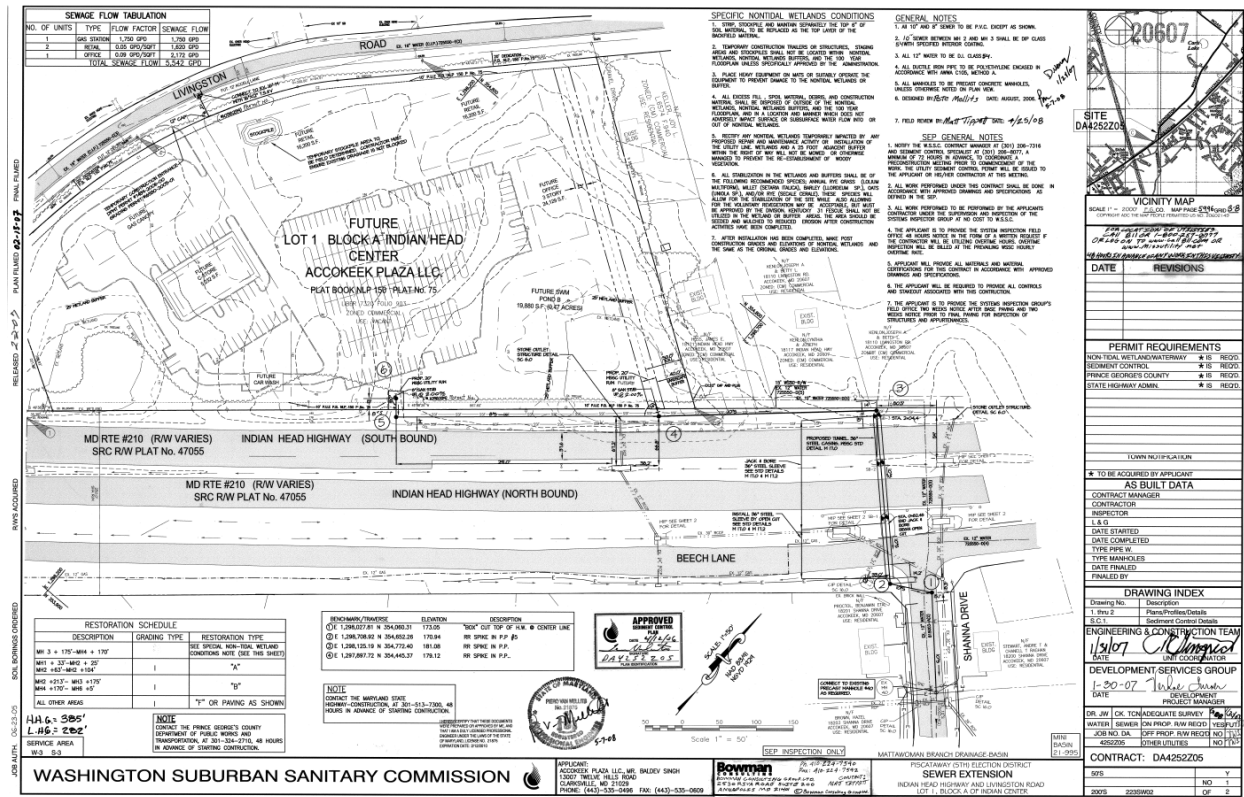
**DR. JIM [Signature]**

**CONTRACT: DA4252205**

NO.	Y
2005	2006



REVISED APPROVED PLAT - WSSC:



**WASHINGTON SUBURBAN SANITARY COMMISSION**

APPLICANT: ACCOKEEK PLAZA, LLC, MR. BALDEV SINGH  
 18201 INDIAN HEAD HIGHWAY  
 ACCOKEEK, MD 21019  
 PHONE: (410) 330-5588 FAX: (410) 330-5009

**Engineering & Construction Team**  
 11/30/07  
 DATE: 11-30-07  
 DEVELOPMENT SERVICES GROUP  
 DATE: 11-30-07  
 PROJECT MANAGER

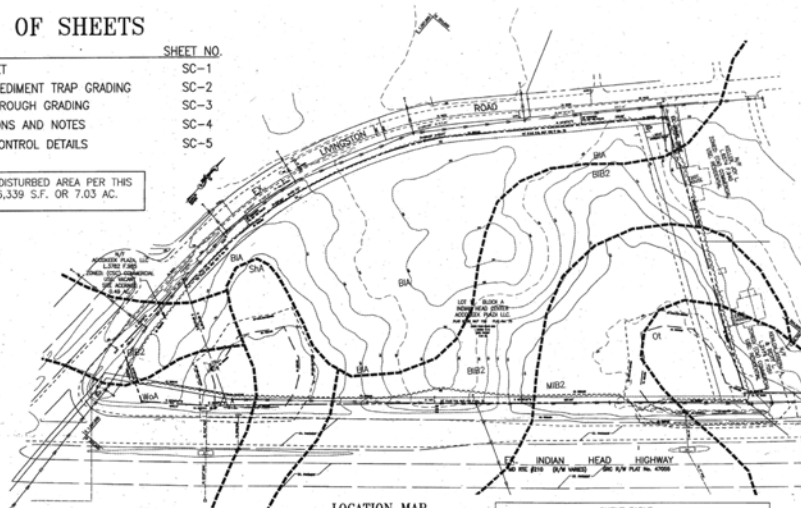
**CONTRACT: DA425205**

DATE: 11/30/07  
 REVISIONS: NO. 1, NO. 2, OP. 2

# INDEX OF SHEETS

DESCRIPTION	SHEET NO.
COVER SHEET	SC-1
EX. COND./SEDIMENT TRAP GRADING	SC-2
PHASE I - ROUGH GRADING	SC-3
SPECIFICATIONS AND NOTES	SC-4
SEDIMENT CONTROL DETAILS	SC-5

THE TOTAL DISTURBED AREA PER THIS PLAN = 306,339 S.F. OR 7.03 AC.



**LEGEND**

SYMBOL	DESCRIPTION
.....	EX. ROAD
.....	EX. 10' WIDE BUFFER
.....	EX. 10' CONTOUR
.....	EX. 2' CONTOUR
.....	EX. ADJ. PROPERTY LINE
.....	EX. 10' BUFFER
.....	EX. DRAINAGE
.....	EX. 10' BUFFER
.....	EX. 10' BUFFER
.....	EX. 10' BUFFER

CALL MISS UTILITY  
Before Breaking Ground  
1-800-257-7777  
To Locate All Underground Utilities

### GENERAL NOTES

1. ACCOKEEK PLAZA LLC, 13782 F 3RD LANE, ACCOKEEK, MD 21003. PHONE: 410-386-0000.
2. EXISTING CONTOUR: 0.41' C-0.50'
3. EXISTING CONTOUR: 0.41' C-0.50'
4. PROPOSED USE: COMMERCIAL, 100% R/U # 1
5. PLANNING AREA: 100%
6. PLANNING AREA: 100%
7. PLANNING AREA: 100%
8. PLANNING AREA: 100%
9. PLANNING AREA: 100%
10. PLANNING AREA: 100%
11. PLANNING AREA: 100%
12. PLANNING AREA: 100%
13. PLANNING AREA: 100%
14. PLANNING AREA: 100%
15. PLANNING AREA: 100%
16. PLANNING AREA: 100%
17. PLANNING AREA: 100%
18. PLANNING AREA: 100%
19. PLANNING AREA: 100%
20. PLANNING AREA: 100%

### CONTRACTOR NOTES

1. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES BY HAND-DIG TEST PITS PRIOR TO CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY, COMPLETION OF ALL THE UTILITY AND TRUCKING, AND OTHER REQUIREMENTS SHALL BE IN PLACE AND USED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL RESIDE AT HIS OWNERS ANY UTILITY SERVICES INTERRUPTED DUE TO NECESSITY.
4. THE CONTRACTOR SHALL IMPLEMENT TYPICAL SWAMP MAINTENANCE PRACTICES FOR THE ABOVE PROPOSED ALTERNATIVE ROAD.

**CURVE TABLE**

STATION	LENGTH	ANGLE	TANGENT	PIECE OF	BEARING	INTERSECT	DISTANCE
0+00	47.84'	90°00'	0.00'	27.37'	N45°27'18"	48.44'	0+47.84
0+47.84	14.31'	90°00'	0.00'	27.37'	N45°27'18"	48.44'	0+62.15

**Bowman CONSULTING**

13782 F 3RD LANE  
ACCOKEEK, MD 21003  
PHONE: 410-386-0000

**CONSULTANT'S CERTIFICATION**

I CERTIFY THAT THIS PLAN OF SEDIMENT AND EROSION CONTROL REPRESENTS A PROFESSIONAL AND REASONABLE PLAN BASED ON THE PREVIOUS INFORMATION OF THE SITE AND THAT THE PLAN IS PREPARED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND THAT I AM NOT PROVIDING ANY SERVICES OR OPINIONS THAT ARE NOT WITHIN THE SCOPE OF MY LICENSED PROFESSIONAL ENGINEERING SERVICES.

*P.V. Muller*  
DATE: 11/10/17

ROUGH GRADING AND SEDIMENT CONTROL PLAN  
**ACCOKEEK PLAZA**  
5TH ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**MRA MORRIS & RITCHIE ASSOCIATES, INC.**

13782 F 3RD LANE  
ACCOKEEK, MD 21003  
PHONE: 410-386-0000

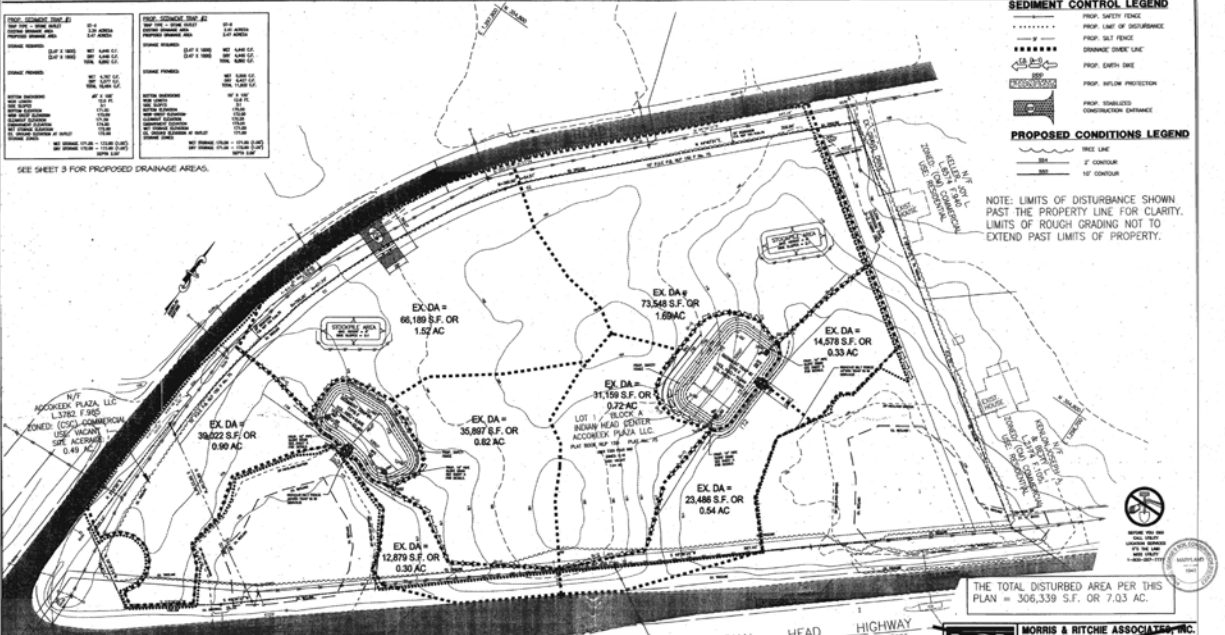
**SEDIMENT CONTROL PLAN**

ACCOKEEK PLAZA  
5TH ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: 11/10/17

**EX. CONDITIONS LEGEND**

SYMBOL	DESCRIPTION
.....	EX. ROAD
.....	EX. 10' WIDE BUFFER
.....	EX. 10' CONTOUR
.....	EX. 2' CONTOUR
.....	EX. ADJ. PROPERTY LINE
.....	EX. 10' BUFFER
.....	EX. DRAINAGE
.....	EX. 10' BUFFER
.....	EX. 10' BUFFER



**SEDIMENT CONTROL LEGEND**

SYMBOL	DESCRIPTION
.....	PROP. SAFETY FENCE
.....	PROP. LIMIT OF DISTURBANCE
.....	PROP. 10' BUFFER
.....	PROP. 2' CONTOUR
.....	PROP. 10' CONTOUR
.....	PROP. 10' BUFFER
.....	PROP. 10' BUFFER
.....	PROP. 10' BUFFER
.....	PROP. 10' BUFFER

**PROPOSED CONDITIONS LEGEND**

SYMBOL	DESCRIPTION
.....	PROP. 10' BUFFER
.....	PROP. 10' BUFFER
.....	PROP. 10' BUFFER
.....	PROP. 10' BUFFER
.....	PROP. 10' BUFFER
.....	PROP. 10' BUFFER
.....	PROP. 10' BUFFER
.....	PROP. 10' BUFFER

NOTE: LIMITS OF DISTURBANCE SHOWN PAST THE PROPERTY LINE FOR CLARITY. LIMITS OF ROUGH GRADING NOT TO EXCEED PAST LIMITS OF PROPERTY.

THE TOTAL DISTURBED AREA PER THIS PLAN = 306,339 S.F. OR 7.03 AC.

**Bowman CONSULTING**

13782 F 3RD LANE  
ACCOKEEK, MD 21003  
PHONE: 410-386-0000

**GRADING CERTIFICATION OF COMPLIANCE**

I CERTIFY THAT THIS PLAN OF GRADING REPRESENTS A PROFESSIONAL AND REASONABLE PLAN BASED ON THE PREVIOUS INFORMATION OF THE SITE AND THAT THE PLAN IS PREPARED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND THAT I AM NOT PROVIDING ANY SERVICES OR OPINIONS THAT ARE NOT WITHIN THE SCOPE OF MY LICENSED PROFESSIONAL ENGINEERING SERVICES.

*P.V. Muller*  
DATE: 11/10/17

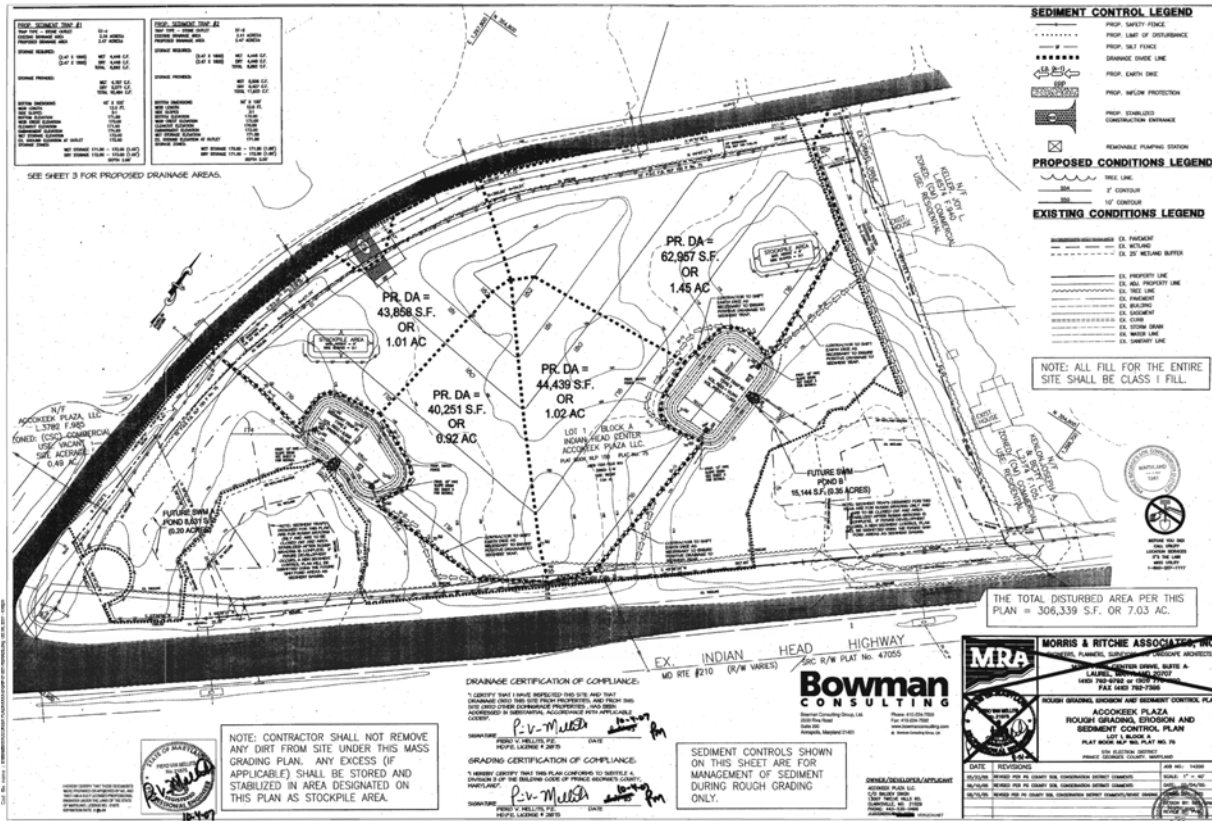
**MORRIS & RITCHIE ASSOCIATES, INC.**

13782 F 3RD LANE  
ACCOKEEK, MD 21003  
PHONE: 410-386-0000

**SEDIMENT CONTROLS SHOWN ON THIS SHEET ARE FOR MANAGEMENT OF SEDIMENT DURING SEDIMENT POND INSTALLATION OF SITE ONLY.**

DATE: 11/10/17





SEE SHEET 3 FOR PROPOSED DRAINAGE AREAS.

PR.DA = 43,868 S.F. OR 1.01 AC

PR.DA = 62,967 S.F. OR 1.45 AC

PR.DA = 44,439 S.F. OR 1.02 AC

PR.DA = 40,251 S.F. OR 0.92 AC

LOT 1 / BLOCK A ACCOKEEK PLAZA LLC

FUTURE DAM POND B (16.144 S.F. OR 0.37 AC)

THE TOTAL DISTURBED AREA PER THIS PLAN = 306,339 S.F. OR 7.03 AC.

EX. INDIAN HEAD HIGHWAY MD RTE #210 (R/W VARIES)

DRAINAGE CERTIFICATION OF COMPLIANCE: I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT THE DRAINAGE SYSTEM HAS BEEN PROPERLY DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FILL AND EROSION CONTROL ACT AND THE REGULATIONS THEREUNDER. I HAVE ALSO INSPECTED THE PROPOSED DRAINAGE SYSTEM AND THE PROPOSED EROSION CONTROL MEASURES AND I AM SATISFIED THAT THEY WILL BE EFFECTIVE IN PREVENTING EROSION AND SEDIMENTATION FROM THE SITE DURING CONSTRUCTION AND OPERATION.

GRADING CERTIFICATION OF COMPLIANCE: I CERTIFY THAT I HAVE INSPECTED THE SITE AND THAT THE GRADING HAS BEEN PROPERLY DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FILL AND EROSION CONTROL ACT AND THE REGULATIONS THEREUNDER. I HAVE ALSO INSPECTED THE PROPOSED GRADING AND THE PROPOSED EROSION CONTROL MEASURES AND I AM SATISFIED THAT THEY WILL BE EFFECTIVE IN PREVENTING EROSION AND SEDIMENTATION FROM THE SITE DURING CONSTRUCTION AND OPERATION.

SEDIMENT CONTROLS SHOWN ON THIS SHEET ARE FOR MANAGEMENT OF SEDIMENT DURING ROUGH GRADING ONLY.

NOTE: CONTRACTOR SHALL NOT REMOVE ANY DIRT FROM SITE UNDER THIS MASS GRADING PLAN. ANY EXCESS (IF APPLICABLE) SHALL BE STORED AND STABILIZED IN AREA DESIGNATED ON THIS PLAN AS STOCKPILE AREA.

NOTE: ALL FILL FOR THE ENTIRE SITE SHALL BE CLASS I FILL.

**Bowman CONSULTING**  
 10000 Greenway Drive, Suite A  
 Laurel, MD 20646  
 Phone: 410-780-7900  
 Fax: 410-780-7900  
 www.bowmanconsulting.com

**MORRIS & RITCHE ASSOCIATES, INC.**  
 10000 Greenway Drive, Suite A  
 Laurel, MD 20646  
 Phone: 410-780-7900  
 Fax: 410-780-7900  
 www.morrisritche.com

**Accokeek Plaza**  
 HOUSING GRADING, EROSION AND SEDIMENT CONTROL PLAN  
 LOT 1 / BLOCK A  
 PLAY AREA NO. 10, PLAY NO. 16

**TABLE 21. MATERIALS TABLE**

CLASS	APPROXIMATE DRAINAGE AREA (SQ. FT.)	LINE WEIGHT (LBS. PER YD.)	BRISTLE WEIGHT (LBS. PER YD.)
A	0.01	250	500
B	0.05	250	500
C	0.05	200	200
D	0.05	100	145
E	0.01	50	50
F (DUAL FENCED)	0.01	50	150

\* US SOIL. SINK OF 0.015"

**TABLE 22. EROSION CONTROL**

NUMBER	SIZE	THICKNESS	WEIGHT
NUMBER 1	3/8" x 1/2"	1/2"	45
NUMBER 2	3/8" x 1/2"	1/2"	45
NUMBER 3	3/8" x 1/2"	1/2"	45
NUMBER 4	3/8" x 1/2"	1/2"	45
NUMBER 5	3/8" x 1/2"	1/2"	45
NUMBER 6	3/8" x 1/2"	1/2"	45
NUMBER 7	3/8" x 1/2"	1/2"	45
NUMBER 8	3/8" x 1/2"	1/2"	45
NUMBER 9	3/8" x 1/2"	1/2"	45
NUMBER 10	3/8" x 1/2"	1/2"	45

**SEDIMENT & EROSION CONTROL NOTES**

- The contractor is responsible for the installation of all required sediment control measures. The contractor shall be responsible for the maintenance and repair of all sediment control measures during construction.
- The contractor shall be responsible for the installation and maintenance of all required erosion control measures. The contractor shall be responsible for the maintenance and repair of all erosion control measures during construction.
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- The contractor shall be responsible for the installation and maintenance of all required erosion control measures. The contractor shall be responsible for the maintenance and repair of all erosion control measures during construction.

**TABLE 23. STOCKPILE NOTES**

CLASS	APPROXIMATE DRAINAGE AREA (SQ. FT.)	LINE WEIGHT (LBS. PER YD.)	BRISTLE WEIGHT (LBS. PER YD.)
A	0.01	250	500
B	0.05	250	500
C	0.05	200	200
D	0.05	100	145
E	0.01	50	50
F (DUAL FENCED)	0.01	50	150

**STOCKPILE NOTES**

- All stockpiles shall be covered with a minimum of 2" of straw or other suitable material.
- All stockpiles shall be located in an area designated on the plan as a stockpile area.
- All stockpiles shall be maintained in a stable condition throughout construction.
- All stockpiles shall be removed from the site upon completion of construction.

**THE EARTHWORK QUANTITIES SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN HEREON. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES SHOWN HEREON.**

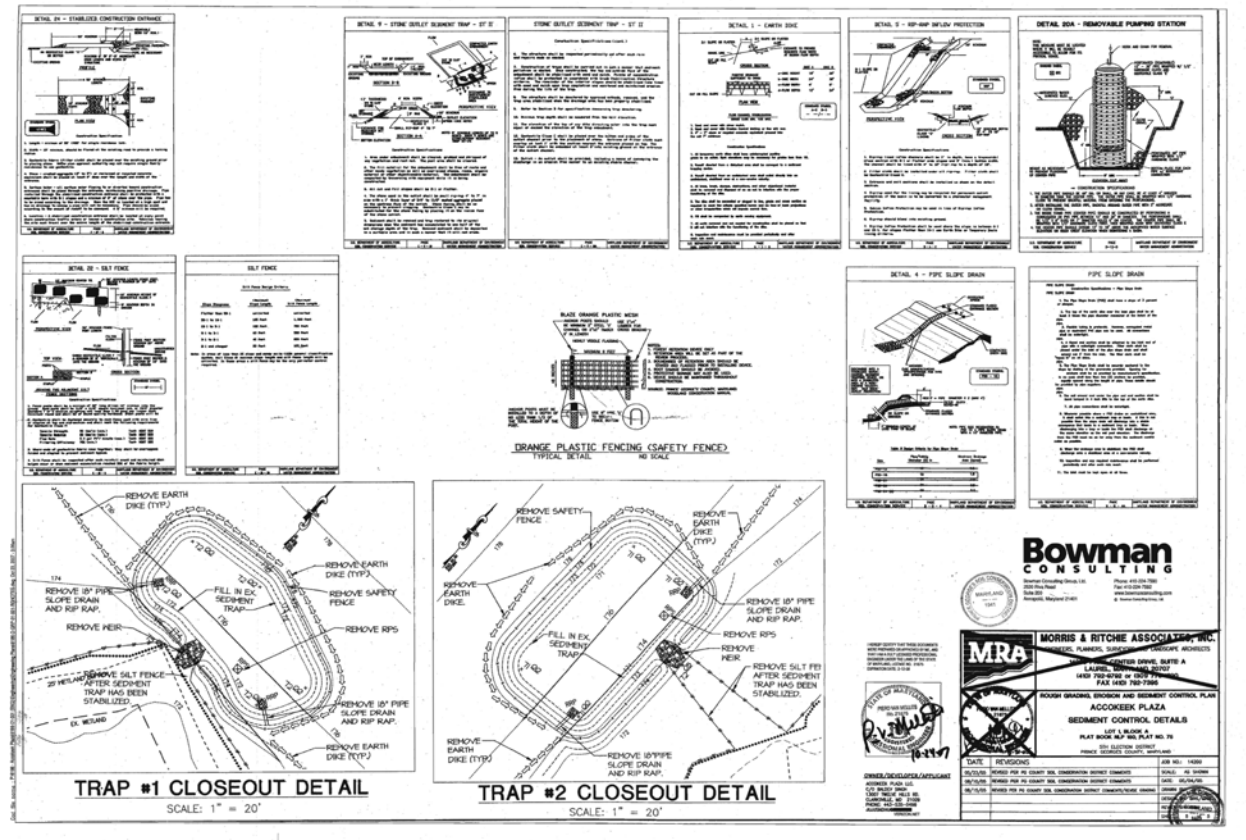
**Bowman CONSULTING**  
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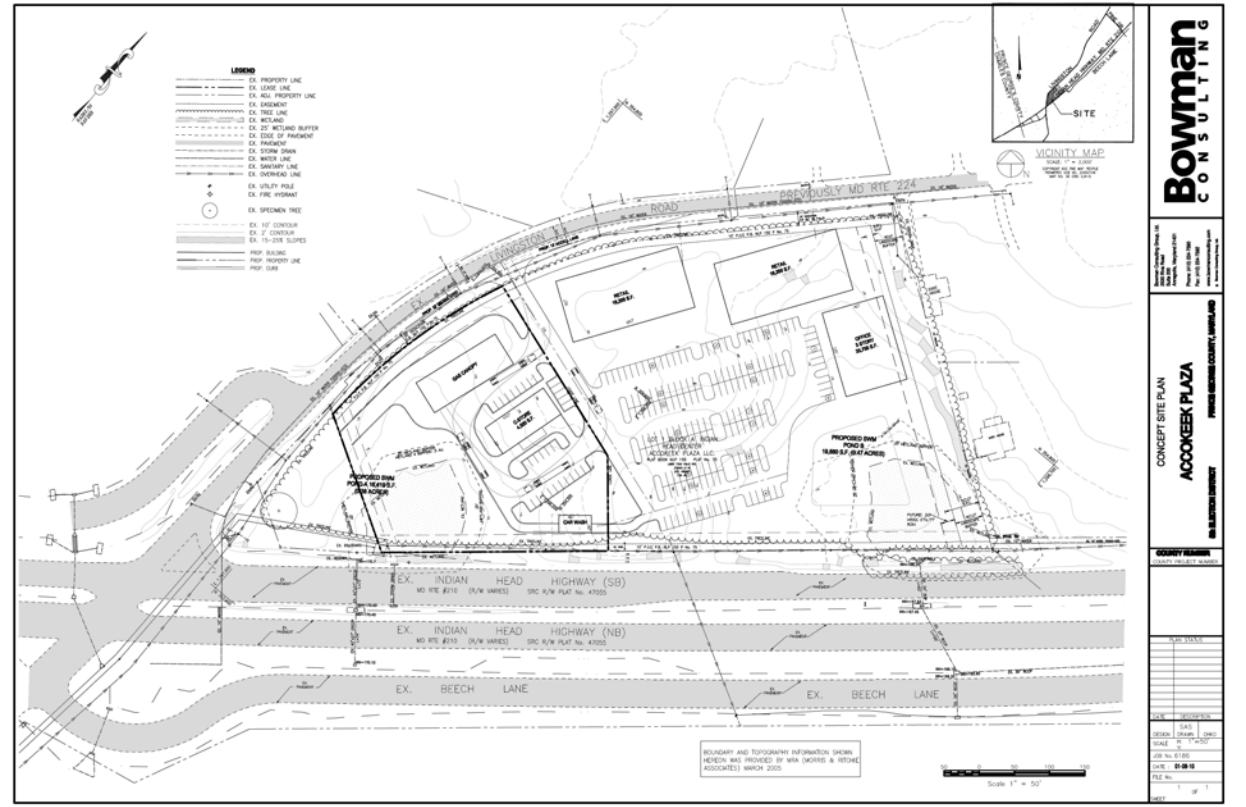
**Accokeek Plaza**  
 HOUSING GRADING, EROSION AND SEDIMENT CONTROL PLAN  
 LOT 1 / BLOCK A  
 PLAY AREA NO. 10, PLAY NO. 16

**DATE REVISIONS**

NO.	DATE	REVISIONS	BY
1	08/10/2010	ISSUE FOR PERMIT	MMR
2	08/10/2010	ISSUE FOR PERMIT	MMR
3	08/10/2010	ISSUE FOR PERMIT	MMR
4	08/10/2010	ISSUE FOR PERMIT	MMR
5	08/10/2010	ISSUE FOR PERMIT	MMR
6	08/10/2010	ISSUE FOR PERMIT	MMR
7	08/10/2010	ISSUE FOR PERMIT	MMR
8	08/10/2010	ISSUE FOR PERMIT	MMR
9	08/10/2010	ISSUE FOR PERMIT	MMR
10	08/10/2010	ISSUE FOR PERMIT	MMR



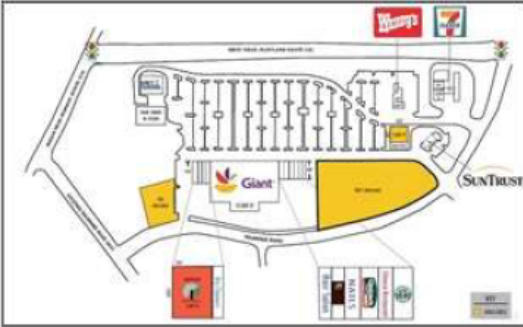
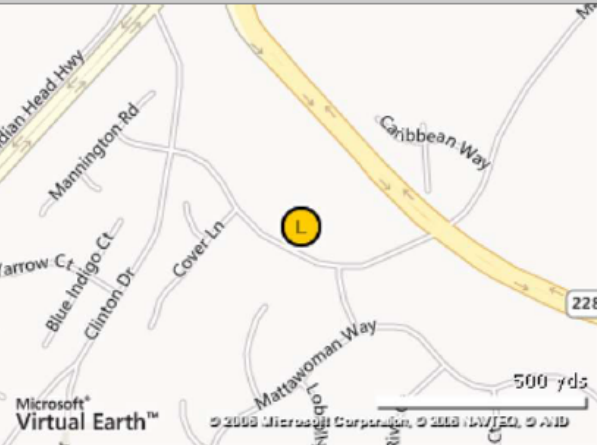
CONCEPTUAL PLAN:



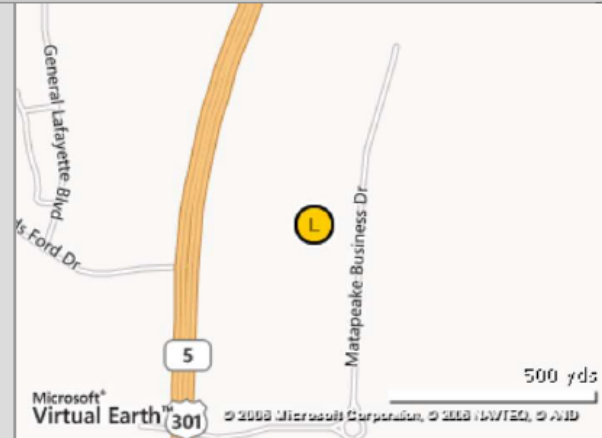
\\6186 - Accokeek Plaza\6186-01-001 (ENG)\Engineering\DISK FROM MRA\14200\LE\Plot\CONCEPT\14200\_CONCEPT-CZ.dwg, 1/8/2010 10:44:07 AM, DWG To Pdf.pc3



**COMPARABLE DATA:**

3	<b>Berry Rd - Manokeek Village Center</b>		SOLD
	<p><b>Accokeek, MD 20607</b>                  Sale on 5/11/2012 for \$1,400,000 (\$630,630.63/AC) - Research Complete                  Commercial (Community Center) Land of 2.22 AC (96,703 SF)</p>		
			
<b>Buyer &amp; Seller Contact Info</b>			
<p>Recorded Buyer: <b>Manokeek LLC</b>                  True Buyer: <b>Klaff Realty, LP</b>  <b>Alan Saposnik</b>                  122-150 S Michigan Ave                  Chicago, IL 60603                  (312) 360-1234</p> <p>Buyer Type: <b>Developer/Owner-NTL</b></p>		<p>Recorded Seller: <b>Manokeek Lot 5 Llc</b>                  True Seller: <b>MOR Manokeek, LLC</b>  <b>Lou LaPenna</b>                  7061 Columbia Gateway Dr                  Columbia, MD 21046</p> <p>Seller Type: <b>Individual</b>                  Listing Broker: <b>KLNB Retail</b>  <b>Ryan Minnehan</b>                  (443) 632-2088  <b>Adam Miller</b>                  (443) 632-2050</p>	
<b>Transaction Details</b>			
<p>Sale Date: <b>05/11/2012 (512 days on market)</b>                  Escrow Length: -                  Sale Price: <b>\$1,400,000-Full Value</b>                  Price/AC Land Gross: <b>\$630,630.63 (\$14.48/SF)</b></p> <p>Zoning: <b>MXT</b></p>		<p>Sale Type: <b>Investment</b>                  Land Area: <b>2.22 AC (96,703 SF)</b>                  Proposed Use: <b>Retail, Day Care Center, Restaurant</b></p> <p>Percent Improved: -                  Total Value Assessed: <b>\$827,666 in 2011</b>                  Improved Value Assessed: -                  Land Value Assessed: -                  Land Assessed/AC: -</p>	
<p>Topography: <b>Level</b>                  On-Site Improv: <b>Raw land</b>                  Off-Site Improv: <b>Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water</b></p> <p>Parcel No: <b>05-3439023</b>                  Document No: <b>33640-0588</b></p>		ID: 2494956	

13

**Timothy Branch Dr****SOLD****Brandywine, MD 20613**Sale on 5/21/2012 for \$2,100,000 (\$207,920.79/AC) - Research Complete  
Commercial Land of 10.10 AC (439,956 SF)**Buyer & Seller Contact Info**

Recorded Buyer: **Aliance Management Co Llc**  
 True Buyer: **Great Escape Theatres Co.**  
 300 Professional Ct  
 New Albany, IN 47150  
 (812) 941-9650

Buyer Type: **Corporate/User**  
 Buyer Broker: **EIR Development Company, LLC**  
**Tom Parker**  
 (301) 987-7115

Recorded Seller: **Faison-Brandywine Investors I, LLC**  
 True Seller: **Faison**  
 121 WTrade St  
 Charlotte, NC 28202  
 (704) 972-2500

Seller Type: **Investment Manager**  
 Listing Broker: **IJM Enterprises**  
**Ira Mitchell**  
 (310) 230-1340

**Transaction Details**

ID: 2491836

Sale Date: **05/21/2012**  
 Escrow Length: -  
 Sale Price: **\$2,100,000-Confirmed**  
 Price/AC Land Gross: **\$207,920.79 (\$4.77/SF)**

Sale Type: **Owner/User**  
 Land Area: **10.10 AC (439,956 SF)**  
 Proposed Use: **Movie Theater**

Zoning: **CSC**  
 Sale Conditions: **Build to Suit**

Street Frontage: **703 feet on Timothy Branch Dr.**  
 Financing: **Down payment of \$2,100,000.00 (100.0%)**

Topography: **Level**  
 On-Site Improv: **Finish grade**  
 Off-Site Improv: **Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water**

Parcel No: **11-5512824**  
 Document No: **33630-0547**

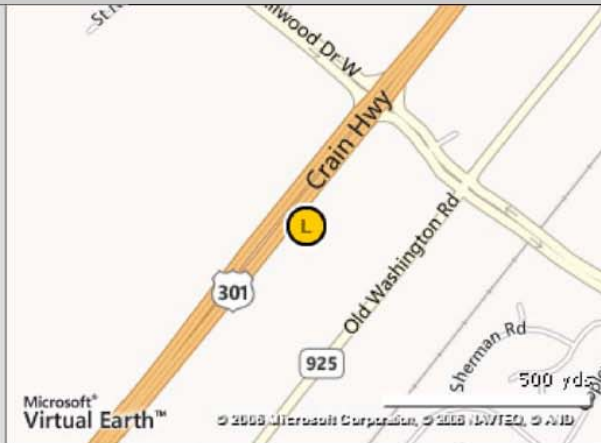
1

### 3746 Crain Hwy - Future Development Site

**SOLD**

Waldorf, MD 20603

Sale on 1/5/2011 for \$1,630,000 (\$432,360.74/AC) - Research Complete  
Commercial Land of 3.77 AC (164,221 SF)



#### Buyer & Seller Contact Info

Recorded Buyer: **Schiff Enterprises**  
1004 New Rd  
Northfield, NJ 08225  
(609) 345-8271

Recorded Seller: **Waldorf Land Development, LLC**

True Seller: **Waring Hotels**  
**Henry Waring**  
Seller Type: **Developer/Owner-RGNL**

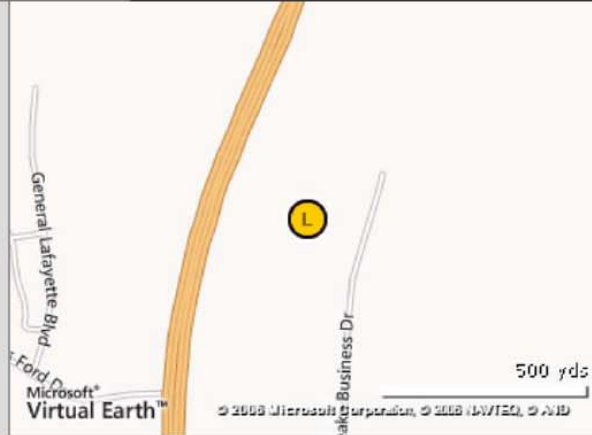
#### Transaction Details

ID: 2040727

Sale Date:	<b>01/05/2011</b>	Land Area:	<b>3.77 AC (164,221 SF)</b>
Escrow Length:	-	Proposed Use:	<b>Retail, Bank, Drug Store, Restaurant</b>
Sale Price:	<b>\$1,630,000-Full Value</b>		
Price/AC Land Gross:	<b>\$432,360.74 (\$9.93/SF)</b>		
Zoning:	<b>CC</b>		
Off-Site Improv:	<b>Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water</b>		
Parcel No:	<b>06-282539, 06-282520</b>		
Document No:	<b>7366-0247</b>		
Sale History:	<b>Sold for \$1,630,000 on 1/5/2011</b> <b>Sold for \$1,000,000 on 9/15/2006</b>		

#### Transaction Notes

All information is based on recorded documents and county assessor records.

**2****7700 Matapeake Business Dr - Brandywine 301 Industrial Park****SOLD****Brandywine, MD 20613**Sale on 1/11/2013 for \$5,530,674 (\$256,040.24/AC) - Research Complete  
Industrial Land of 21.60 AC (940,931 SF) - Sold for Land Value**Buyer & Seller Contact Info**

Recorded Buyer: **Carmax Auto Superstores Inc**  
 True Buyer: **Carmax Auto Superstores Inc**  
 12800 Tuckahoe Creek  
 Richmond, VA 23238  
 (804) 747-0422

Buyer Type: **Corporate/User**

Recorded Seller: **Faison-Brandywine, LLC**  
 True Seller: **Faison**  
**David Chandler**  
 121 W Trade St  
 Charlotte, NC 28202  
 (704) 972-2500

Seller Type: **Investment Manager**  
 Listing Broker: **No Listing Broker on Deal**

**Transaction Details**

ID: 2701643

Sale Date: **01/11/2013**  
 Escrow Length: **180 days**  
 Sale Price: **\$5,530,674-Confirmed**  
 Price/AC Land Gross: **\$256,040.24 (\$5.88/SF)**

Zoning: **I1, County**  
 Lot Dimensions: **Irregular**

Sale Type: **Investment**  
 Land Area: **21.60 AC (940,931 SF)**  
 Proposed Use: **Industrial**

Percent Improved: -  
 Total Value Assessed: **\$3,049,200**  
 Improved Value Assessed: -  
 Land Value Assessed: -  
 Land Assessed/AC: -

Topography: **Level**  
 On-Site Improv: **Asphalt paved lot**  
 Off-Site Improv: **Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water**  
 Improvements: **Asphalt paved lot**

Legal Desc: **BRANDYWINE CROSSING,**  
 Parcel No: **11-5512915**

Document No: **34304-0241**

Sale History: **Sold for \$5,530,674 on 1/11/2013**  
**Sold for \$1,026,300 on 4/14/2010**  
**Portfolio sale of 2 properties sold for \$3,820,000 on 3/30/2007**  
**Sold for \$1,645,000 on 7/20/2001**