



**DEPARTMENT OF JUVENILE SERVICES
AND
THE DEPARTMENT OF GENERAL SERVICES
REPORT ON THE SITE SELECTION PROCESS FOR A
NEW REGIONAL JUVENILE DETENTION CENTER
IN SOUTHERN MARYLAND**

July 13, 2012

INTRODUCTION

In the *Report on the State Operating Budget (SB 140)* and the *State Capital Budget (SB 142)* and related Recommendations - Joint Chairmen's Report, 2010 Session, p.235, the Maryland General Assembly requested that before the Department of Juvenile Services (DJS) and the Department General Services (DGS) acquire land for a new regional detention center in Southern Maryland, the departments, in cooperation with all four local jurisdictions to be served by the center, shall submit a report to the budget committees detailing the site selection process. Specifically, the report shall include (1) site selection criteria, (2) written appraisals; (3) what other sites were considered and why they were rejected; (4) the extent to which the departments have already pursued the use of public owned property for the site; (5) the extent of consultation between the departments and the local governing bodies of the counties to be served by the facilities; (6) any independent comments on the site selected from any of the four local governing bodies of the counties to be served by the facility.

Additionally, in the *Report on the State Operating Budget (SB 150)* and the *State Capital Budget (SB 151)* and Related Recommendations – Joint Chairmen's Report, 2012 Session, further provided that DJS has until September 1, 2012 to acquire a site for the Southern Maryland Children's Center (also known as the Southern Regional Children's Center). A Report identifying the proposed location and detailing the entire site selection process undertaken by the DJS in selecting the location shall be submitted to the budget committees no later than September 30, 2012.

DJS has concluded that the site that most comprehensively satisfies the Department's Selection Criteria (set forth below) is located at 2510 Aurora Place, Waldorf (Charles Co.), Maryland 20601 in the Acton Lane Industrial Park. (See Appendix 1 for aerial view of site). This decision was reached after an exhaustive 2 year search throughout Anne Arundel, Calvert, Charles and St. Mary's Counties that resulted in 121 properties being reviewed and evaluated by DJS's Capital Planning and Budget Unit.

An economic impact report by the Department of Business and Economic Development found that the design and construction of the Southern Regional Children's Center (SRCC) will generate

\$72 million for Charles County and surrounding counties, and beginning in 2017, the SRCC's operations will generate \$61 million per year for Charles County and surrounding counties. (See Appendix 2). The economic impact report also found that at the peak of construction, the project will create an estimated 119 new jobs for the local economy and almost 300 new jobs once the facility becomes operational. (See Appendix 2).

RESPONSE

In 2008, DJS transitioned from a system comprised of five service areas to a six-region model to better coordinate with local public safety, city and county agencies, as well as community-based providers. The configuration of the regions is as follows:

Region I	Baltimore Region: Baltimore City
Region II	Central Region: Baltimore, Carroll, Harford, and Howard Counties
Region III	Western Region: Allegany, Frederick, Garrett, and Washington Counties
Region IV	Eastern Region: Caroline, Cecil, Dorchester, Kent, Queen Anne's, Somerset, Talbot, Wicomico, and Worcester Counties
Region V	Southern Region: Anne Arundel, Calvert, Charles, and St. Mary's Counties
Region VI	Metro Region: Montgomery and Prince George's Counties

DJS is required by statute to have a secure juvenile detention facility in each region. See Md. Code Ann., Hum. Svcs §§ 9-238.1(a)(4), (b)(1). All of the regions currently have a secure detention facility for male youth except Region V or the Southern Region, which includes Anne Arundel, Charles, Calvert, and St. Mary's Counties. Currently, male youth from the Southern Region requiring secure detention services generally reside at Cheltenham Youth Facility in Prince George's County. The proposed SRCC would serve youth from Region V, thus, keeping those youth within their home region as the law requires.

In 2010, the General Assembly enacted Senate Bill 142 (the State Capital Budget), which provided capital funds in the amount of \$4,650,000. Of that amount, \$3,000,000 was designated for land acquisition and \$1,650,000 was designated for preliminary design of the proposed SRCC. To fulfill all reporting requirements as set forth by the General Assembly, DJS and DGS now provide the following information regarding the site selection process for the proposed SRCC.

I. Site Selection Criteria

The Site Selection Criteria as established by DJS is as follows:

- A. Acreage – Minimum of ten (10) acres to accommodate approximately 79,000 GSF Center, regulation high-school sized outdoor recreation area, service yard, and a minimum 150-car capacity parking lot
- B. Topography – Relatively level/flat without any impediments including substantial natural rock formations

- C. Environmental Concerns – Should not include wetlands or be in a floodplain
- D. Cost – Should not exceed the appropriated acquisition amount of three million dollars (\$3,000,000)
- E. Proximity to Dense Residential or Industrial Use – Preferably away from concentration of residential buildings and any industrial usage that creates noise and/or air pollution
- F. Contaminated Soil/Hazardous Waste – Should not be contaminated by hazardous substances
- G. Utility Infrastructure – Should have access to public water and sewer, gas, electric, and information technology

II. Written Appraisals

DGS's Real Estate Division coordinated the process for three (3) written appraisals for the Acton Lane Industrial Park site. (See Appendix 3).

III. Other Sites Considered and Why They Were Rejected

A total of 121 potential sites (5 State-owned, 2 County-owned, and 114 privately -owned), located throughout Anne Arundel, Calvert, Charles, or St. Mary's Counties, were identified and evaluated. (See Appendix 4). The categorization and total number of sites evaluated by county is as follows: Anne Arundel County – 38; Calvert County – 10; Charles County – 48; and St. Mary's County – 25. The reasons that a specific property was rejected are set forth in the "Southern Regional Children's Center Site Selection Matrix" attached as Appendix 4 to this Report.

IV. The Extent to Which the Departments Have Already Pursued the Use of Publicly-Owned Property for the Site

Five State-owned (Anne Arundel -3 and Charles County – 2) sites and two County-owned (Charles County) sites were identified and evaluated. (Denoted by a single asterisk in the Site Name / Address column in Appendix 4).

V. The Extent of Consultation Between the Departments and the Local Governing Bodies of the Counties to be Served by the Facility and Site Selection Chronology

The following chronology outlines the site selection process and the engagement of local officials and community members that DJS undertook as part of its efforts to acquire a site

in the Southern Region for the construction of the proposed SRCC. Consultations with local governing bodies and officials are underlined in the chronology.

April 07, 2010 – DJS began the process of searching for a suitable site for the proposed SRCC.

April to August 2010 - After conducting site visits, evaluating and prioritizing 15 properties identified by the Department of General Services (DGS) over the course of 4 months, DJS's Capital Planning and Budget Unit (CPBU) identified 2 possible sites for the juvenile detention center. The first site was a privately-owned property located in the Rosewick Road Industrial Park in Charles County. The second site was on State-owned property in Doncaster State Park in Nanjemoy, Charles County.

The Nanjemoy property received the highest priority because it was already State-owned property and, thus, there would be no site acquisition costs.

January 2011 - DJS decides to move forward in the process to acquire the Nanjemoy site. In accordance with Maryland law, notice letters were sent to the County Executives and County Councils of the Southern Region Counties (i.e. Anne Arundel, Calvert, Charles, and St. Mary's). The letters identified the Nanjemoy site as under consideration and invited timely comment.

February 02, 2011 – In a public hearing, DJS officials advised the Charles County Board of Commissioners of the Department's interest in acquiring the Nanjemoy site.

February 03, 2011 – Sam Abed was appointed as Secretary of the Department of Juvenile Services.

March 04, 2011 – Secretary Abed met with local community leaders to discuss their concerns regarding the Nanjemoy site. Concerns included the site's proximity to residential areas, lack of public utility infrastructure for water and sewer, and the relatively long distances to police, fire, and hospital services.

March 10, 2011 – DJS conducted a community meeting with citizens and community leaders at Mt. Hope Elementary School in Nanjemoy to discuss its proposal to construct the new SRCC on the Nanjemoy site.

However, after reviewing all of the information provided by the community prior to the meeting, Secretary Abed instead announced to the citizens in attendance that the Nanjemoy site was not appropriate and was no longer being considered a viable location for the proposed juvenile detention facility.

Mid-March 2011 - As a result of the issues raised regarding the Nanjemoy site, a new site selection criterion was added. Therefore, in order for a property to be considered viable for the juvenile detention facility, it had to meet the current criteria plus have existing utility infrastructure (water, sewer, electrical, information technology).

March - April 2011 - The CPBU renewed its search by reviewing the original 15 properties provided by DGS with a focus on properties with existing utility infrastructure.

Mid-April 2011 - The Rosewick Road Industrial Park site was identified as a property that substantially met DJS's site selection criteria. While the Rosewick site had some existing utility infrastructure, water and sewer services would have to be annexed from the town of La Plata.

May 05, 2011 - DJS consulted with the President of the Charles County Board of Commissioners to discuss how the Charles County Government could assist DJS in locating other, potentially suitable sites for the SRCC. It was suggested that DJS contact the Charles County Economic Development Office.

May 26, 2011 - The Rosewick property was taken out of consideration as a potential site when CPBU is informed by the owner of the property that it is not for sale.

May 31, 2011 – A realtor notified CPBU of three potential sites for the proposed juvenile detention facility. One of the sites was located at the Acton Lane Industrial Park in Waldorf.

June 01, 2011 – The CPBU met with the Charles County Office of Economic Development. The discussions focused on the County's development plans and whether any viable sites were available. The Acton Lane site was discussed and following the meeting, CPBU conducted a site visit.

June 13, 2011 - Representatives of DJS, Department of Budget and Management, DGS, Faison LLC (owner of the Acton Lane Industrial Park site), and their realtor met at the Acton Lane site. The purpose of this meeting was to discuss site characteristics, walk throughout the site, and, for partnering agencies, to conduct their own preliminary site evaluation. The consensus among the State agencies was that the Acton Lane property was a viable site.

June 16, 2011 – DJS met with State and local elected representatives of Charles County to inform them that DJS was interested in acquiring the Acton Lane site to construct the proposed SRCC. DJS asked for guidance in engaging the local community and other elected officials.

July 12, 2011 - In accordance with Maryland law, the DJS sent out notices via certified mail identifying the Acton Lane Industrial Park as a potential site for a proposed juvenile detention facility to the local governing bodies of the counties to be served by the Southern Regional Detention Center and the Charles County members of the General Assembly. (See Appendix 5).

July 13, 2011 - Secretary Abed, the Director of the CPBU, and DGS's Chief of Acquisition appeared before the Charles County Board of Commissioners at a public hearing to present the agency's proposal to acquire the land in the Acton Lane Industrial Park for the purpose of constructing the SRCC .

August 2011 - Secretary Abed and other DJS representatives reached out to the White Oak Homeowners Association and responded to requests for information.

Mid-September 2011 - DJS advertised in the local newspaper to announce the time, date, and location of a public hearing regarding the proposed location for the SRCC in the Acton Lane Industrial Park. Community members were invited to attend.

September 21, 2011 - DJS hosted a public meeting in the Charles County Government building in La Plata to listen to community members. Community members expressed concerns about not being aware of the hearing and that its scheduling conflicted with parent-teacher conferences at a local school. Secretary Abed agreed to conduct more community meetings.

October 19 - 21, 2011 – DJS mailed approximately 1,000 notification letters to the individual residents residing in the communities of White Oak, Meadows at White Oak, Pinefield, and Keystone Estates to announce the scheduling of two additional public meetings. Those meetings were scheduled for November 02 and 03, 2011 at Thomas Stone High School in Waldorf.

October 20, 2011 - DJS posted the details regarding the upcoming public meetings to be held on November 02 and 03, 2011 on the DJS website.

October 21-28, 2011 - DJS advertised in the local newspaper to announce the time, date, and location of the public meetings to discuss the proposed SRCC in Waldorf. Community members were invited to attend.

October 31, 2011 - DJS issued a press advisory to local media outlets that announced the time, date, and location of the two upcoming public meetings.

November 02 & 03, 2011 - DJS conducted public meetings at Thomas Stone High School from 7:00 pm – 9:00 pm. At each of the public meetings, Secretary Abed made a fifteen minute presentation about DJS, which included the agency's mission and purpose, characteristics of the youth population DJS serves and facts about DJS's facilities. Afterwards, the citizens who signed up to speak were called up to ask their question or make a comment in a timed format. Secretary Abed and a panel of DJS executive-level staff addressed the questions and comments of the community. Secretary Abed made a commitment to the community that DJS would continue to look for potentially viable properties and encouraged the citizens to make suggestions for possible sites.

After each public meeting had officially ended, Secretary Abed and DJS staff stayed and talked with citizens individually.

December 2, 2011 - Secretary Abed met with representatives of the White Oak Village Homeowner's Association.

At this meeting, the Homeowner's Association representatives stated that they would provide a list of several potential properties for DJS to consider. When the listing of properties arrived, the listing was forwarded to the CPBU for review and evaluation. The CPBU ultimately determined that none of the properties on the listing provided were viable.

The properties are included in the “Southern Regional Children’s Center Site Selection Matrix.” (Denoted by two asterisks in the Site Name / Address column in Appendix 4).

April 27, 2012 - Based on the new State of Maryland legislative re-districting plan that was approved by the General Assembly in February 2012, DJS sent notices via certified mail identifying the Acton Lane Industrial Park as a potential site for a proposed juvenile detention facility to the elected officials whose newly-configured districts will include the proposed site. (See Appendix 5).

December 2011 to June 2012 - The CPBU reviewed and evaluated 96 properties throughout Anne Arundel, Calvert, Charles and St. Mary's Counties in an effort to locate other potentially viable sites. These properties were in addition to the 25 properties the CPBU had reviewed and evaluated throughout the Summer and Fall of 2011. After performing site evaluations for each property, the Acton Lane site remained the site that comprehensively met DJS's criteria.

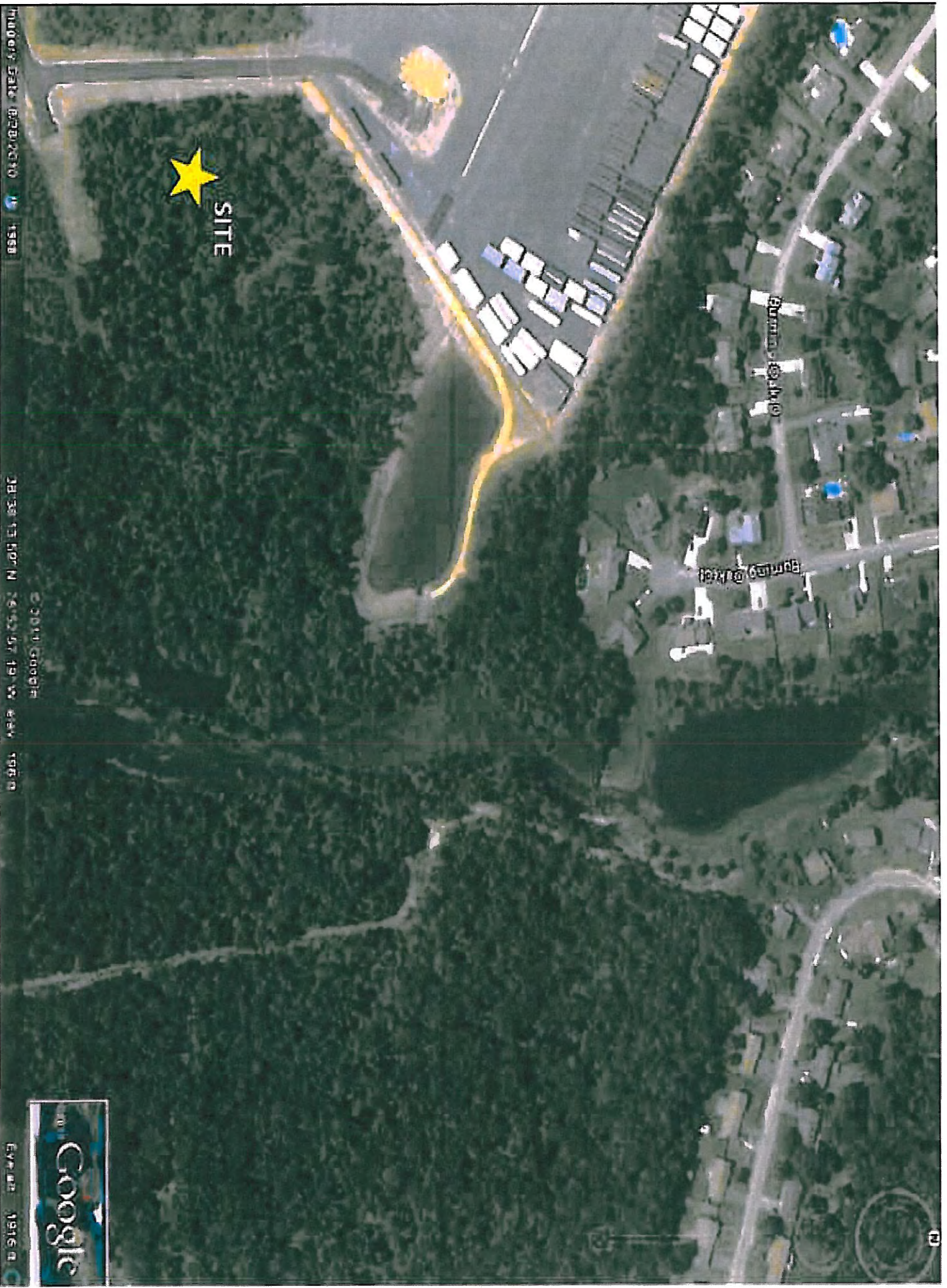
VI. Independent Comments on the Site Selected from any of the Four Local Governing Bodies of the Counties to be Served by the Facility

August 09, 2011 – Calvert County Board of Commissioners (See Appendix 6).

December 13, 2011 – Charles County Board of Commissioners (See Appendix 6).

APPENDIX 1

AERIAL VIEW OF SITE



HUDSON'S BAY (1820-2010) 1558

© 2014 Google
38°38'13.60"N 76°52'57.19"W elev. 196.0



Eye alt. 1916.0

APPENDIX 2

ECONOMIC IMPACT REPORT

Economic Effect of Construction of a Juvenile Justice Detention Center in Southern Maryland

July 9, 2012

The Maryland Department of Juvenile Services (DJS) requested that the Maryland Department of Business and Economic Development (DBED) to analyze the economic impact of a new juvenile justice detention center in the Southern Maryland region of the State. DJS supplied estimated spending data for design and construction, as well as expected staffing levels for the completed facility. DBED found that the proposed facility would create a total of \$72.1 million dollars' worth of construction impacts (with employment peaking at about 119 jobs per year) in the region from March 2013 through December 2016 and, upon completion, would create a total of 298 jobs and \$61 million in economic impact per calendar year starting in 2017.¹

I. Project Assumptions for Analysis

The assumptions below were provided by DJS:

- Project Location: One of the three counties in Southern Maryland (Calvert, Charles, and St. Mary's)
- Total Project Construction Costs: \$53,000,000
- Total Staffing after 12-1-16: 150 Persons (DJS: 128, MSDE: 22)
- Average Income: DJS \$43,000 and MSDE \$52,000
- Procurement Locations: Items will be procured from establishments locally, in-state, and out-of-state within a mile radius from 2 miles to 150 miles from the project location.
- Proposed Project Schedule:
 - *Design Phase*: 03-01-13 thru 05-01-14
 - *Construction Phase*: 09-01-14 thru 09-01-16
 - *Equipment Installation*: 05-01-16 thru 11-01-16
 - *Occupancy*: 12-01-16

II. IMPLAN Analysis

For the purposes of the IMPLAN analysis, the model for the facility's construction activities was assumed to be IMPLAN's Industry 34: *Construction of New Nonresidential Commercial and Healthcare Structures*. This model covers all construction types that are similar to the proposed facility. Note that, while the proposed facility is a detention center where juveniles would reside, it would still fall under the umbrella of this construction type. The results of this model cover the design, construction, and equipment installation phases of the project.

Once the facility is operational, its operations are assumed to fall under IMPLAN Industry 432: *Other State and Local Government Enterprises*, which is a generic industry that covers many different types of

¹ All dollar figures are in 2012 dollars.

government operations. Were this an operating facility, the analysis would take into account the actual spending patterns and purchase locations of the facility, but as there is no direct spending information to analyze the spending patterns embedded in the model are used instead.

III. Results of the IMPLAN Analysis

Overall design and construction job effects over the full design, construction, and equipment phases of the project period between 3/01/2013 and 12/01/2016 are estimated to be 444 job-years. A job-year is defined as a year's worth of employment for one worker (i.e. two job-years equals one worker being employed for two years or two workers being employed for one year). Breaking this down by year shows that construction job creation should peak at 119 jobs per year in 2014 and 2015. In total, all construction activities are expected to create \$72.1 million in direct, indirect, and induced spending in the Southern Maryland economy between 2013 and 2016.²



Operations are assumed to create 150 direct jobs at the facility starting in calendar year 2017, which will support an additional 89 indirect jobs and 59 induced jobs per year. Indirect jobs are the result of purchasing of goods and services in support of the 150 direct jobs at the facility, while induced jobs are the result of the household spending of workers who are employed in both direct and indirect jobs. In total, employment at the facility is estimated to produce \$61 million in direct, indirect, and induced spending in the local community. These employment and spending levels are expected to continue for every year the facility is operation after it opens in 2017.

² All dollar figures are in 2012 dollars.

IV. Appendix A: Detailed IMPLAN Tables

IMPLAN Estimate of Construction Impacts (3/2013 through 12/16)

Impact Type	Job Years	Labor Income	Value Added	Output
Direct Effect	294.7	\$18,034,026	\$20,464,370	\$53,000,000
Indirect Effect	64.1	\$3,969,296	\$5,344,771	\$9,192,816
Induced Effect	85.0	\$2,992,519	\$6,210,804	\$9,911,919
Total Effect	443.7	\$24,995,840	\$32,019,940	\$72,104,736

Top 10 Sectors Affected by of Construction Spending in Southern Maryland (3/2013 through 12/16)

Sector	Description	Job Years	Labor Income	Value Added	Output
34	Construction of new nonresidential commercial and health care structures	294.7	\$18,034,026	\$20,464,368	\$53,000,000
369	Architectural, engineering, and related services	23.3	\$2,076,159	\$2,106,509	\$3,270,459
413	Food services and drinking places	15.7	\$288,420	\$428,049	\$823,143
360	Real estate establishments	7.5	\$188,568	\$888,747	\$1,143,309
394	Offices of physicians, dentists, and other health practitioners	6.5	\$427,286	\$494,929	\$704,813
329	Retail Stores - General merchandise	5.3	\$131,612	\$195,917	\$299,763
324	Retail Stores - Food and beverage	5.2	\$161,344	\$248,289	\$384,027
319	Wholesale trade businesses	4.4	\$297,559	\$511,771	\$792,774
425	Civic, social, professional, and similar organizations	4.0	\$120,588	\$70,185	\$210,569
398	Nursing and residential care facilities	3.6	\$132,825	\$137,663	\$190,472

IMPLAN Estimate of Operational Impacts (Per Year starting in 2017)

Impact Type	Employment Per Year	Labor Income	Value Added	Output
Direct Effect	150.0	\$10,080,655	\$13,174,210	\$40,556,156
Indirect Effect	88.9	\$5,244,878	\$7,780,924	\$13,637,158
Induced Effect	58.7	\$2,071,863	\$4,291,665	\$6,848,475
Total Effect	297.6	\$17,397,396	\$25,246,790	\$61,041,788

Top 10 Sectors Affected by Operational Spending in Southern Maryland (2017 on)

Sector	Description	Employment	Labor Income	Value Added	Output
432	Other state and local government enterprises	155.7	\$10,463,177	\$13,674,115	\$42,095,108
39	Maintenance and repair construction of nonresidential structures	19.3	\$1,226,739	\$1,291,313	\$2,414,261
369	Architectural, engineering, and related services	14.3	\$1,279,177	\$1,297,876	\$2,015,017
360	Real estate establishments	12.2	\$307,384	\$1,448,741	\$1,863,699
413	Food services and drinking places	10.6	\$195,634	\$290,343	\$558,333
354	Monetary authorities and depository credit intermediation activities	4.7	\$235,895	\$619,260	\$854,920
394	Offices of physicians, dentists, and other health practitioners	4.5	\$298,017	\$345,196	\$491,583
388	Services to buildings and dwellings	4.3	\$116,377	\$142,793	\$265,827
329	Retail Stores - General merchandise	3.4	\$84,286	\$125,467	\$191,971
324	Retail Stores - Food and beverage	3.3	\$103,569	\$159,379	\$246,511

V. Appendix B: About the IMPLAN Model

The employment impacts for the construction and operation of a juvenile justice detention center in Southern Maryland were calculated using the IMPLAN model from MIG. IMPLAN stands for *IMPact analysis for PLANning*, and was originally created in the 1970's for the U.S. Forest Service to support the 1976 National Forest Management Act. In 1988, it was commercialized by the University of Minnesota, and was spun out as a separate company called the Minnesota IMPLAN Group (MIG) in 1993. Today, IMPLAN is used by multiple Federal, state, and local agencies, as well as universities and corporations. Users include the Department of Defense, the National Institute of Standards and Technology (NIST), agencies from at least 40 state governments, and corporations such as AECOM, Booz, Allen and Hamilton, M&T Bank, and SAIC.³

Description of IMPLAN

IMPLAN is an *input-output* model. It is based on data collected at the national level by the U.S. Bureau of Economic Analysis that accounts for every input into an industry that is required to create a specific output. So, if an industry is producing automobiles, the inputs for creating that product could be steel, plastic, glass, engineering services, transportation of goods to and from factories, electricity, etc. The creation of each of these inputs is also accounted for, as each input into one industry is an output from another. MIG takes this input-output matrix and adds additional data on “non-market” transactions, such as taxes and unemployment benefits, and creates its own *Social Accounting Matrices (SAMs)*, which “capture the actual dollar amounts of all business transactions taking place in a regional economy as reported each year by businesses and governmental agencies.”

The Social Accounting Matrices are then used to construct “multiplier models” that show the effects of a given change on a local economy. Multiplier Models study the impacts changes in the local economy for 440 different industries. These models measure the *direct*, *indirect*, and *induced* changes in employment caused by changes in the economy:

- **Direct effects** represent the economic change that is being measured in a study, i.e. spending \$100 million to design and build an airplane;
- **Indirect effects** represent the activity created in the local economy by the new activity described in the direct effect, i.e. materials and services purchased by a firm in its effort to build an airplane;
- **Induced effects** measure the household and other spending that occurs in the local economy because of the spending from the direct and indirect effect.

Spending from each of these three effects continues to cycle through the economy until *leakage* from the local economy ends the cycle. Leakage refers to the fact that, for most transactions, some portion of the money spent goes outside of the local economy to purchase an imported good or service. For example, when purchasing an item from a big-box store, much of the purchase price goes outside of the local economy to a product supplier or a corporate headquarters. Relatively little stays in the local

³ MIG Client Listing: http://implan.com/V4/index.php?option=com_content&view=article&id=64&Itemid=25

economy. As no local economy is self-sustaining, and must import a large portion of the goods and services used by its residents and local establishments, local spending has a finite life cycle before it essentially falls to zero.

How IMPLAN was used for this Study

IMPLAN version 3.0 was used to complete this study, along with the 2008 IMPLAN dataset adjusted to 2012 dollars. IMPLAN was used in different ways for each portion of this study:

Effect of Design and Construction: The direct, indirect, and induced effects of design and construction was calculated by entering the total expected spending on design and construction for the proposed facility. IMPLAN used its built-in data to estimate how this spending would be apportioned throughout the Southern Maryland economy. Note that IMPLAN does not understand time, so the projected employment occurs across the life of the project (in this case, from May 2013 through December 2016). IMPLAN industry 34: *Construction of New Nonresidential Commercial and Healthcare Structures* was used as a model for all design and construction activities for this project.

Effect of Facility Operations: The direct, indirect, and induced impacts of facility operations were calculated by modeling the effect of the expected facility employment of 150 persons per year. IMPLAN industry 432: *Other State and Local Government Enterprises* was the model industry used for the analysis. Results can be interpreted as the yearly effect that this level of employment would have on the Southern Maryland region.

APPENDIX 3

WRITTEN APPRAISALS

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Alvin C. Collins
Secretary

MARYLAND DEPARTMENT OF GENERAL SERVICES

FACILITIES OPERATIONS & MAINTENANCE • FACILITIES PLANNING, DESIGN & CONSTRUCTION
PROCUREMENT & LOGISTICS • REAL ESTATE

June 4, 2012

Carlton Richardson
Director – Capital Planning
Department of Juvenile Services
One Center Plaza
120 W. Fayette Street, 2nd Floor
Baltimore, Maryland 21201-3741

Re: Appraisals for Lot 5 Acton Lane

Dear Carlton:

Please find enclosed the three appraisals obtained for potential acquisition of Lot 5, Acton Lane from Faison Acton Lane, LLC. As discussed the recommended value is the DGS appraisal of \$1,535,000.00 prepared by David Kelleher. The remaining two appraisals for \$2,300,000.00 prepared by LouAnne Cline and \$1,253,900 prepared by Melville E. Peters were not recommended.

Once the title review is completed this week, we will discuss these findings with you and prepare to begin negotiations for the property.

Sincerely,

A handwritten signature in cursive script that reads "Wendy Scott-Napier".

Wendy Scott-Napier
Chief – Land Acquisition & Disposal
410-767-4088 ofc

cc: Michael Gaines, Asst. Secretary

Maryland Department of General Services
Office of Real Estate
Valuation and Appraisal

Appraisal of

Owner: Faison Acton Lane, LLC
17.993 acres +/-
located on the north side of Acton Lane
north of Waldorf,
Charles County, Maryland

as of
March 20, 2012

Prepared by

David M. Kelleher
Review Appraiser

Martin O'Malley
Governor

Alvin C. Collins
Secretary

Anthony G. Brown
Lt. Governor

MARYLAND DEPARTMENT OF GENERAL SERVICES

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website: www.dgs.state.md.us

May 28, 2012

Mr. Michael A. Gaines, Sr.
Director Office of Real Estate
Maryland Department General Services
300 West Preston Street, Suite 601
Baltimore, Maryland 21201

Dear Mr. Gaines:

I have appraised 17.993 acres of land located on the north side of Acton Lane, north of Waldorf in Charles County, Maryland. The property is identified as part of Lot 5 of Parcel 12 on Charles County Tax Map #8. Maryland Department Of Juvenile Services has expressed interest in purchasing the subject property. The attached appraisal report is a Summary Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice (USPAP).

The estimated market value of the proposed temporary utility easement, as of March 20, 2012 is:

ONE MILLION FIVE HUNDRED THIRTY-FIVE THOUSAND DOLLARS

\$1,535,000

Respectfully submitted,



David M. Kelleher

To: Michael A. Gaines, Sr., Assistant Secretary
Date: May 28, 2012
Subject: Maryland Department Of Juvenile Services/ Faison Acton Lane, LLC

EXECUTIVE SUMMARY

Location: North side of Acton Lane, North of Waldorf,
Charles County

Owner: Faison Acton Lane, LLC

Property Description: Tax Map 8, Grid 17, Parcel 12, Lot 5
17.993 acres
11.74 usable acres

Zoning: Current zoning, IG, General Industrial

Utilities: Telephone and electric, public water & sewer

Present Use: Vacant Industrial Land

Highest and Best Use: To develop industrially in conformity within the existing
zoning.

Date of Value: March 20, 2012

Area: 511,394 usable square feet (11.74 acres)
783,775 total square feet (17.993 acres)

Valuation Summary: \$1,535,000
(\$3.00 per square foot x 511,394 square feet)

To: Michael A. Gaines, Sr., Assistant Secretary
Date: May 28, 2012
Subject: Maryland Department Of Juvenile Services/ Faison Acton Lane, LLC

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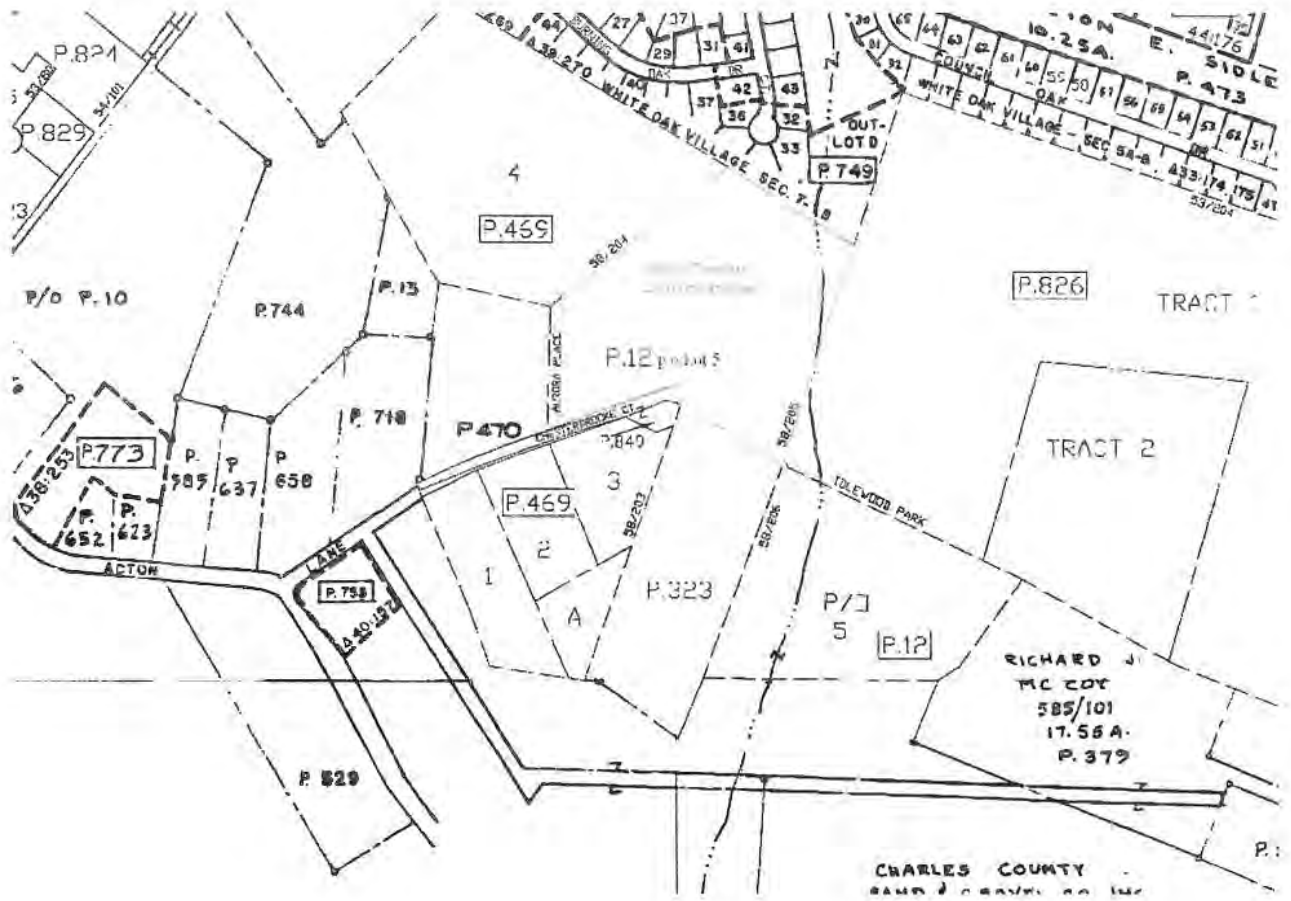
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To: Michael A. Gaines, Sr., Assistant Secretary
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Subject: Maryland Department Of Juvenile Services/ Faison Acton Lane, LLC

SUBJECT AERIAL MAP



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TAX MAP

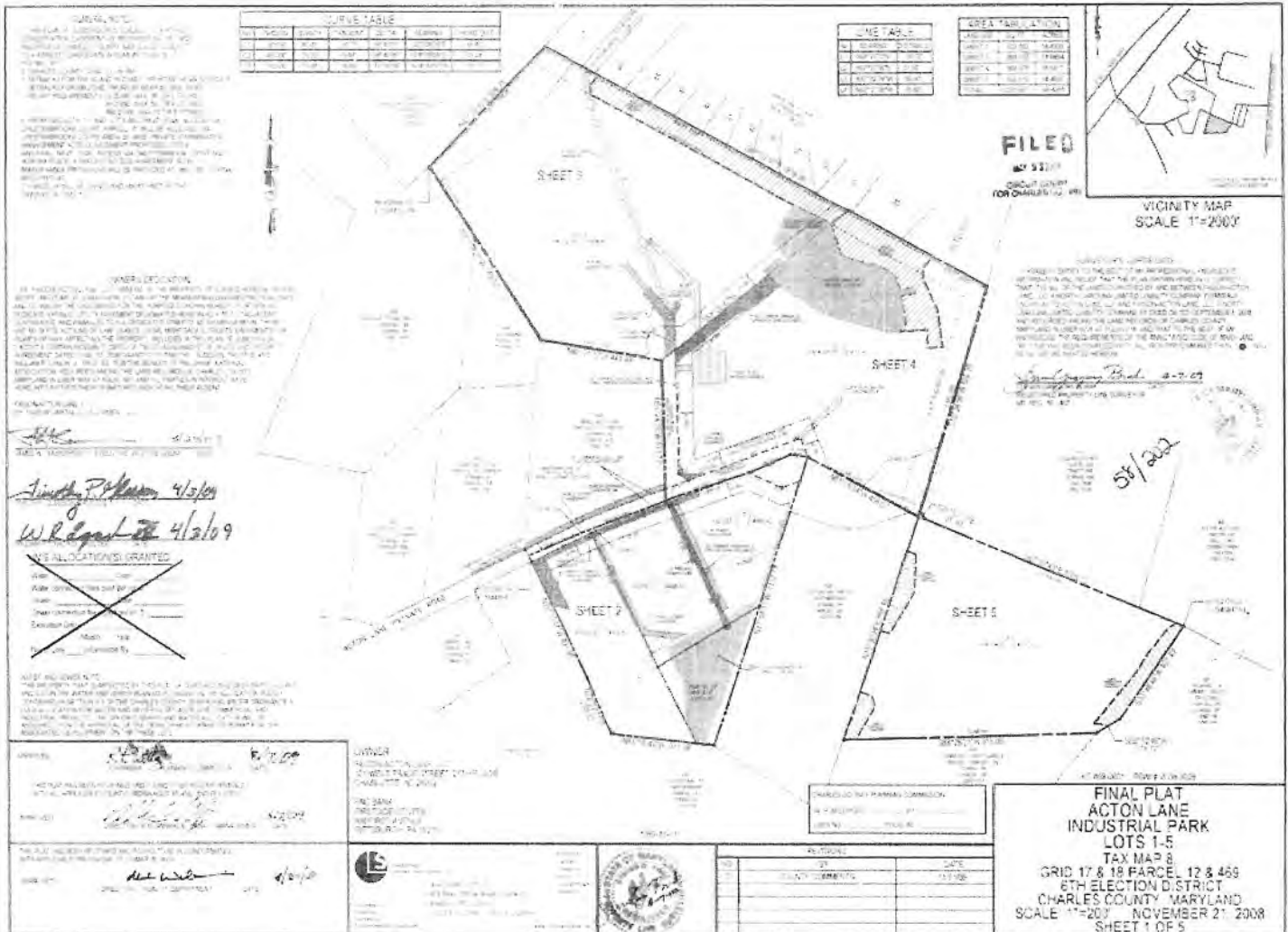
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SUBJECT PHOTOGRAPHS



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PLAT - ACTON LANE INDUSTRIAL PARK



Part of MSA 500 1242 5767-1

To: Michael A. Gaines, Sr., Assistant Secretary
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STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

- Possession of this report, or 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 State of Maryland Department of General Services without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.

- No environmental impact studies were either requested or made in conjunction with this valuation, and the appraiser hereby reserves the right to alter, amend, revise or rescind any of the value opinions based upon any subsequent environment impact studies, research or investigation. Additionally, the consideration of the possible effects of hazardous substances on the value of the subject property is beyond the purpose and scope of this valuation, and any such consideration would have to follow a competent environmental audit.

- The legal description used in this report is assumed to be correct.

- No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Sketches and exhibits in this report are included only to assist the reader in visualizing the property.

- No responsibility is assumed for matters of a legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and merchantable.

- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.

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CLIENT AND INTENDED USERS

The Office of Real Estate of the Maryland Department of General Services is the client and only intended user of this appraisal.

INTENDED USE

The intended use of this appraisal is to be used as a guide in negotiations for the possible purchase of the subject property from the owner, Faison Acton Lane, LLC.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the fee simple interest of the subject property as of the date of valuation.

DATE OF VALUE/DATE OF REPORT

The date of value of this appraisal is March 20, 2012. The date of this appraisal report is May 28, 2012.

SCOPE OF THE APPRAISAL

Neighborhood, site, and improvement descriptive data was collected from fee appraisals completed by Lou Anne Cline with an effective date of March 20, 2012 and Melville E. Peters with an effective date of February 28, 2012. Sources for comparable sales data include the Cline and Peters appraisal reports and databases of the Metropolitan Regional Information System (MRIS), the Maryland Department of Assessments and Taxation, and CoStar. The subject property was not walked by this appraiser who relied on a visual inspection from the public road and upon the descriptions provided in the Cline and Peters appraisal reports. Neighborhood, and site characteristics were confirmed from aerial photos visual inspection from the public road.

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DEFINITION OF FAIR MARKET VALUE

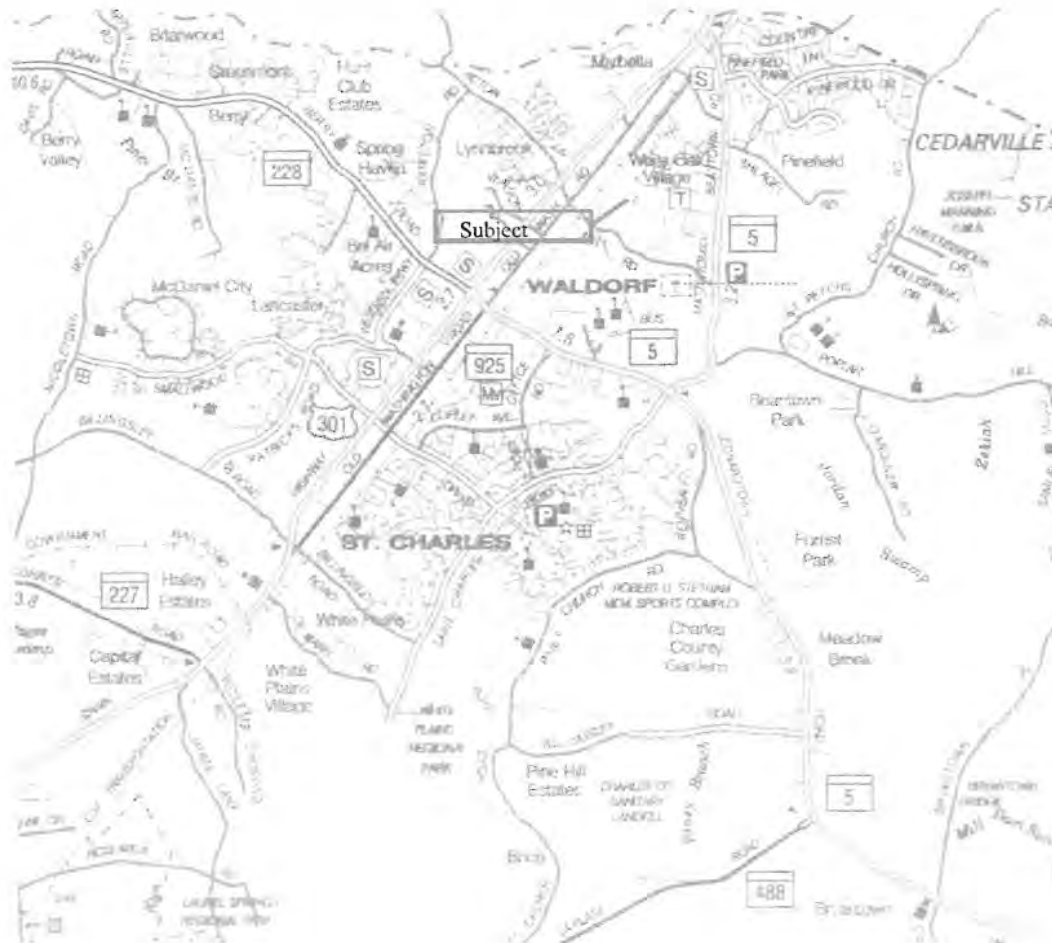
(Annotated Code of Maryland, Real Property Section, Article 12-105)

“The fair market value of a property in a condemnation proceeding is the price as of the valuation date for the highest and best use of the property which a seller, willing but not obligated to sell, would accept for the property, and which a buyer, willing but not obligated to buy, would pay, excluding any increment in value proximately caused by the public project for which the property condemned is needed plus the amount, if any, by which such price reflects a diminution in value occurring between the effective date of legislative authority for the acquisition of the property and the date of actual taking if the trier of facts finds that the diminution in value was proximately caused by the public project for which the property condemned is needed, or by announcements or acts of the plaintiff or its officials concerning the public project, and was beyond the reasonable control of the property owner.”

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AREA DESCRIPTION

The immediate neighborhood, is the northern portion of Charles County in the community of Waldorf. It is bounded to the north by Prince George's County, to the east by Cedarville State Forest and the Zekiah Swamp, to the south by Billingsley Road, and to the west by the Potomac River. U.S. Route 301, just one half mile west of subject, is a six lane divided, north/south highway providing access to Baltimore /Washington to the north and northeast and Fredericksburg and Richmond to the south. Predominant land use consists of commercial and industrial development along the U.S. 301 corridor with residential use on the peripheral areas. Outside of the corridor agricultural use predominates. The property adjacent to the subject property to the north (to the rear of the subject property) is the White Oak Village residential subdivision. All utilities (electric telephone, public water and public sewer) are available in the immediate area.



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SITE DESCRIPTION

The subject property, known as 2510 Aurora Place in Waldorf, Charles County, is located off of Acton Lane in the Acton Lane Industrial Park Subdivision, as recorded in Plat Book 58, Page 205. The subdivision plat reports the total area of the subject property (part of Lot 5) to be 17.993 +/- acres (783,792 +/- square feet). The entire Lot 5 is reported to contain a total of 32.4771 +/- acres of land, of which the subject is the 17.993 +/- acre, RM zoned, part of Lot 5. The subject property (A.K.A. Part of Lot 5) is located northeast of the intersection of Aurora Place and Chesterbrooke Court, with frontage along both roads. Aurora Place is in place and currently serves as the access road to Lot 4 of the Acton Lane Subdivision (Sale #1). Chesterbrooke Court is in Place from Acton Lane to just past the Subject's property line. The subject property consists of approximately 17.993 acres of unimproved land. According to the Plat, the net usable area of the subject is 11.74 +/- acres of land (511,394 +/- square feet).

The northeastern boundary of the subject property is encumbered with a Forest Conservation Easement containing 1.6138 +/- acres of land. The subject property is further encumbered with a temporary water easement and a 20 foot wide public water easement. The subject has wetlands along its east and northeast borders and a 75 foot buffer yard from the RM zoned property to the north and southeast. The subject fronts on the north side of Chesterbrooke Court for approximately 100 feet and along the east side of Aurora Place for some 500 feet. Subject is a nearly six sided polygon and is nearly regular in shape. The parcel generally has level to gently rolling topography, is at grade, and is mostly wooded. The property is reported to be served by electric , telephone, public water and public sewer. Access to the subject is good off of Acton Lane and the subject enjoys average visibility The subject property is identified in the Maryland Assessment and Taxation Records for Charles County as being part of Lot 5, on Parcel 12, on Tax Map #8.

IMPROVEMENT DESCRIPTION

The property is currently unimproved. Therefore, for the purposes of this appraisal, the subject property is treated as land only.

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SALES AND USE HISTORY

The property is titled to Faison Acton Lane, LLC, which acquired the property from Faison Acton Lane, LLC A.K.A. TD Acton Lane, LLC, by deed dated September 5, 2008, and recorded on October 18, 2008 among the land records of Charles County at Liber 6726, folio 718 for no monetary consideration. This deed references three (3) parcels of land: Parcel 1 - 55.2911 Ac.; Parcel 2 - 13.9 Ac.; and Parcel 3 - 0.39 Ac.

Two prior deeds; the most recent, Liber 6691, Folio 518, and dated July 8, 2008 from the Estate of Theodore R. King, conveyed to TD Acton Lane, LLC, the above Parcel 3, for the reported consideration of \$13,390.26. The second deed dated December 28, 2007, conveyed (above Parcels 1 and 2) the property from Coastal American Corporation unto TD Acton Lane, LLC, for the reported consideration of \$2,000,000.

ASSESSMENT

As of 01/01/2010	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Account # 06-346197	\$494,900	-0-	\$494,900

ZONING

The property is currently zoned General Industrial (IG). This zone provides appropriate locations for industrial uses of moderate scale and intensity. Permitted uses in an IG zoning district include banks, savings and loan associations, service uses including office, trade schools, social/fraternal clubs, brewery, sawmills, bottling, concrete mixing, wholesale sales, restaurants, fast food, bars and nightclubs, self storage facilities and warehouses, truck terminals, moving and storage establishments among others. Setback requirements are 50 feet front yard, 6 feet side yard, and 10 feet rear setback. The maximum FAR is 50:1, and the maximum ISR is .75:1.

ANALYSIS OF HIGHEST AND BEST USE

Legally Permissible: The Industrial General zoning classification permits a wide variety of industrial type uses. There are no other known legal impediments to the use of the subject property.

Physically possible: The subject property is a wooded, nearly level parcel which is at grade and approximately regular in shape. The subject parcel consists of 17.993 acres. There are no known physical impediments (other than the aforementioned usable area limitations) to use of the subject property under any

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of the uses permitted under the Industrial General zoning classification.

Financially Feasible: Industrial and industrial park uses predominate in the immediate area of the subject property, which are permitted under the Industrial General zoning classification. The presence of both public and private industrial uses suggests demand for both.

Highest and Best Use: The highest and best use of the property is considered to be use in a manner that is permitted under the Industrial General zoning classification.

The subject is currently listed for sale with Shasho Consulting, P.A. and the asking price is \$2,500,000.

VALUE ESTIMATE BY THE SALES COMPARISON APPROACH

The sales comparison approach estimates the value of a property by it with similar properties recently sold in the open market. To obtain accurate estimates of value, the sales price of the comparable properties must be adjusted to reflect any dissimilarities between them and the subject property. The sales are compared on the basis of : 1) Real property rights conveyed, 2) financing terms, 3) conditions of sale, 4) market conditions, 5) size, 6) location, 7) topo/shape, and 8) "other". Price per square foot of usable area was considered to be the appropriate unit of comparison.

Review of sales contained within the fee appraisal reports prepared by Ms. Cline with an effective date of 3/20/12 and Mr. Peters with an effective date of 2/28/12 was made along with a search for sales within the databases of MRIS, MDAT and COStar. As a result of this review and search six (6) sales were selected for comparison. The properties sold for between \$0.92 and \$3.44 per sq. ft with four (4) of the sales between \$2.78 and \$3.44 per sq. ft. In the case at hand, the subject property and two of the comparable sales were considered on the basis of usable area and not total area in order to more accurately reflect the properties' utility. Next, one of the sales, Sale #1 required "reducing" the sales price by \$445,000, the amount of non-typical Seller Concessions (\$325,000 allowance toward construction of purchasers' new building and \$120,000 for the relocation of trailers) rebated to the purchaser. The appropriate unit of comparison was then determined to be price per square foot of land. By dividing the sales price by the by the sale's total square footage, or usable square footage, we arrive at Price Per Square Foot Of Usable Land. The sales were then adjusted for variations in property rights conveyed, financing terms, conditions of sale, etc. Due to the relative scarcity of nearly identical comparable sales, paired sales analysis was not possible. Therefore; adjustments made were based on market data, research, and appraiser's experience.

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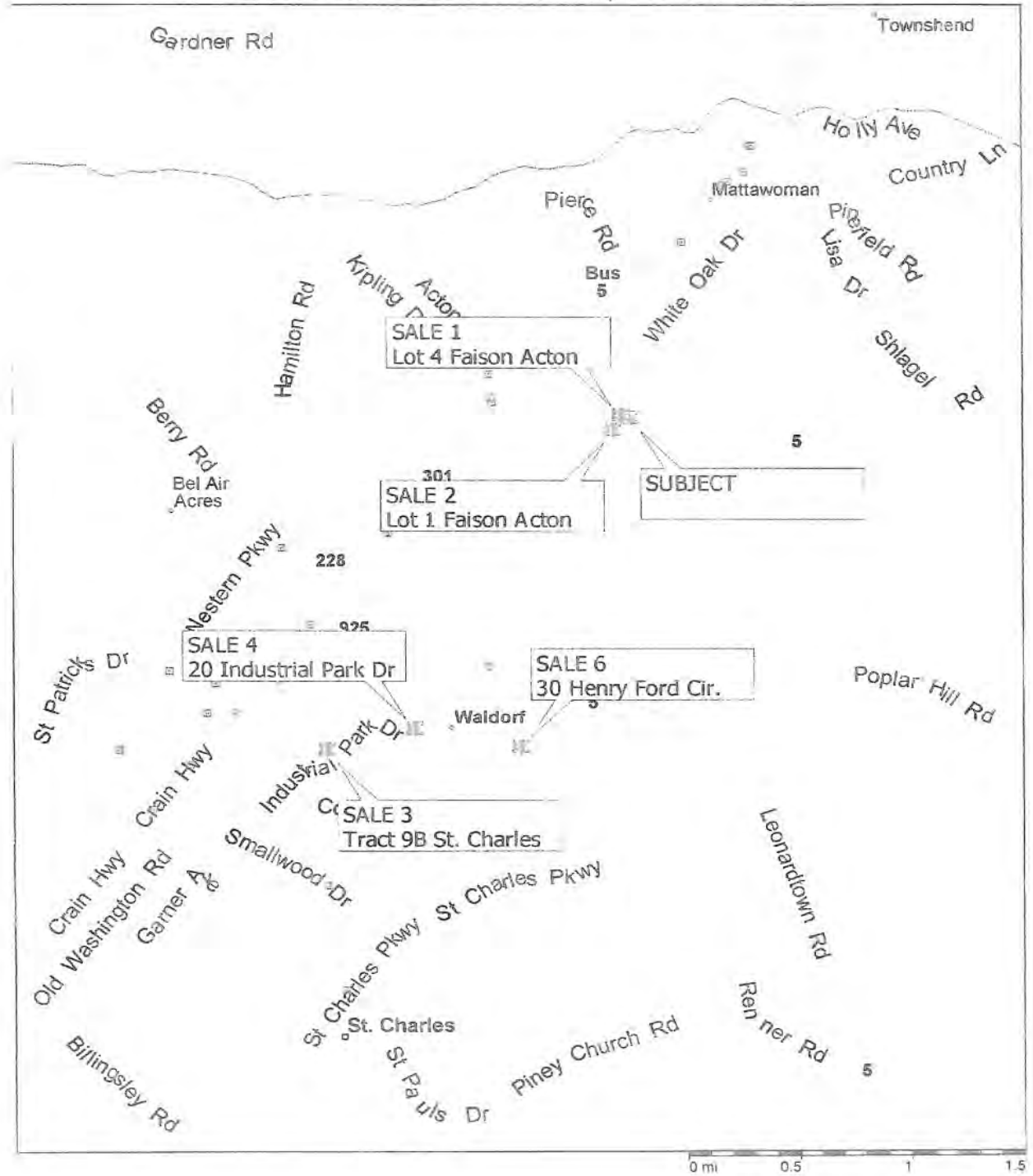
Date: May 28, 2012

Subject: Maryland Department Of Juvenile Services/ Faison Acton Lane, LLC

COMPARABLE SALES CHART							
	Subject	Sale #1	Sale #2	Sale #3	Sale #4	Sale #5	Sale #6
Source	Subject	Peters 1	Peters 2	Peters 5	Cline 4	Peters 4	Peters 3
Location	Lot 5 Faison- Acton Ind. Park Waldorf	Lot 4 Faison- Acton Ind. Park Waldorf	Lot 1 Faison- Acton Ind. Park Waldorf	Tract 9B Ind. Pk Dr. St Charles Ind. Park Waldorf	20 Industrial Pk Dr. St Charles Ind. Park Waldorf	9265 W&W Ind. Rd Parkway Ind. Park, LaPlata	30 Henry Ford Cir. Lot 27 St. Charles Ind. Prk Waldrf
Tax Map Parcel	Map 08-17-12	08-17-469	08-17-469	15-10-671	15-03-636	33-01-477	15-10-712
Date of Sale		05/21/2010	07/28/2010	02/26/2007	06/12/2008	12/14/2009	06/01/2011
Sale Price		\$3,162,532	\$275,000	\$662,966	\$550,000	\$210,000	\$120,000
Size (Acres)	17.993 Ac	21.99 Ac	4.43 Ac	5.073 Ac	3.667 Ac	5.23 Ac	0.99 Ac
Size (Sq Ft)	783,775	957,884	192,971	220,980	159,735	227,819	43,124
Usable Acres	11.74 Ac	21.99 Ac	1.9 Ac	5.073 Ac	3.667 Ac	1.75 Ac	0.99 Ac
Usable Sq. Ft.	511,394	957,884	82,764	220,980	159,735	76,230	43,124
Price/Acre		\$143,817	\$62,077	\$130,685	\$149,986	\$40,153	\$121,212
Price/Sq. Ft.		\$3.30	\$1.43	\$3.00	\$3.44	\$0.92	\$2.78
Zoning	IG	IH	IH	PUD	IG	IG	PUD

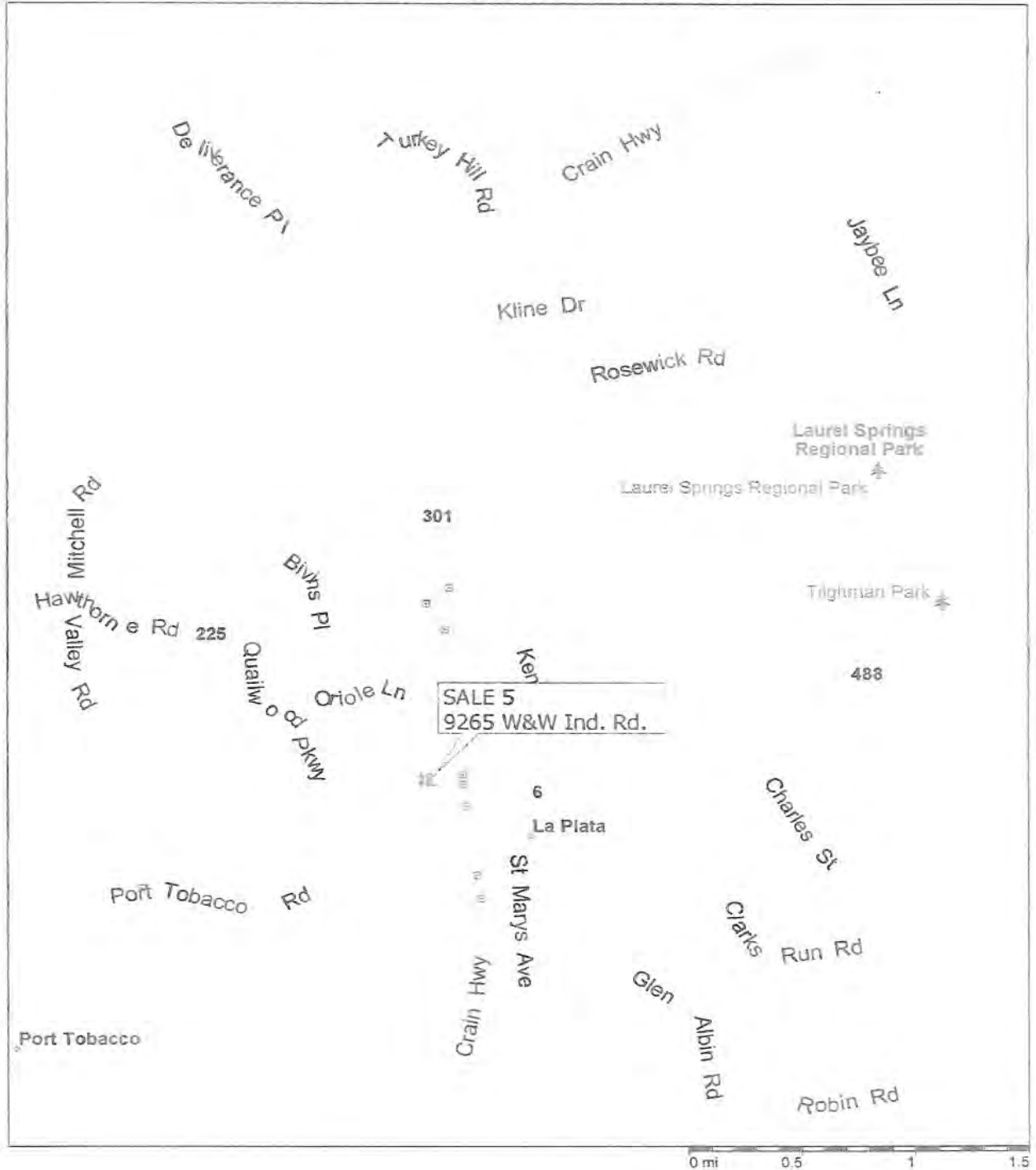
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Faison Acton Sales Location Map - sales 1-4 & 6



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Faison Acton Sales Location Map - sale 5



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COMPARABLE SALE #1

Grantor:	Faison Acton Lane, LLC	Sale Price:	\$3,162,532
Grantee:	Resun Modspace	Size:	21.99 acres 957,884 SF
County:	Charles	Unit Price/Ac:	\$143,817
		Unit Price/SF:	\$3.30
Deed Liber/Folio:	7161/267	Zoning:	IG, General Industrial
		Utilities:	Telephone, electric Water & sewer
Deed Date:	5/21/2010	Location:	Lot 4 Acton Lane Industrial Park Waldorf, 20601
Record Date:	05/26/2010		
Tax Map:	Map 8, Grid 17, P. 469		

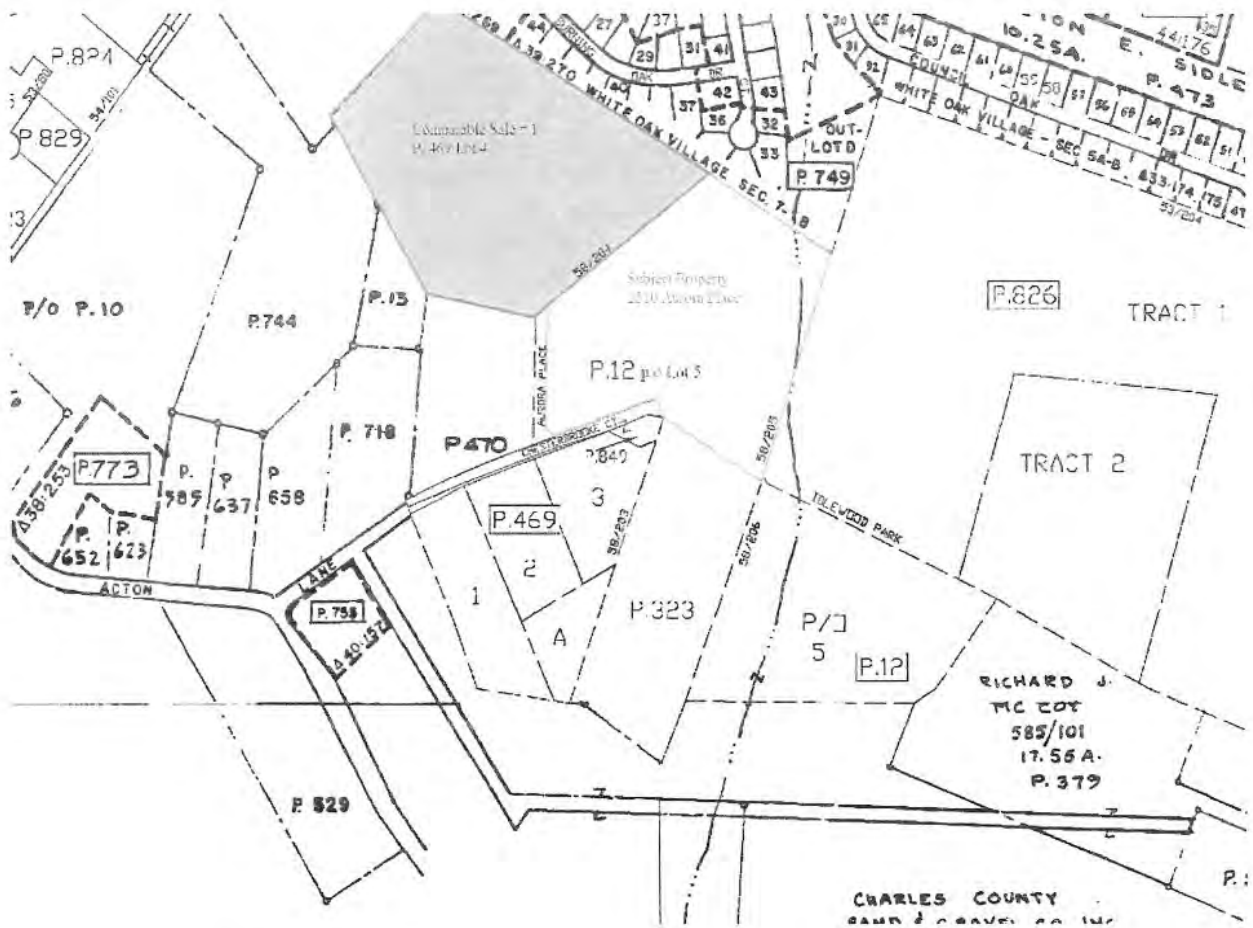
COMMENTS: This is the sale of the lot adjacent to and west of the subject property. Seller graded the land, brought in utilities, stone for under the trailer storage area, high intensity lighting for the trailer area, pavement, a concrete pad, and gated entrance. Buyers given \$325,000 toward building and an allowance of \$120,000 for the relocation of trailers. Thus the actual sale price would be \$2,717,532. Approximately 0.4736 +/- acres of sale property lies within a private SWM easement that is associated with the pond on subject property. Sale is level and at grade with Aurora Place. The grantor and grantee swapped lands for this property, and according to the seller, represented a market transaction.

Analysis Of Sale:

Time	22 mos	08%
Size	2x subject usable	20%
Location	adjacent	-0-
Topo/Shape	cleared, level, nearly rect	10%
Other	NA	-0-

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COMPARABLE SALE #1



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COMPARABLE SALE #2

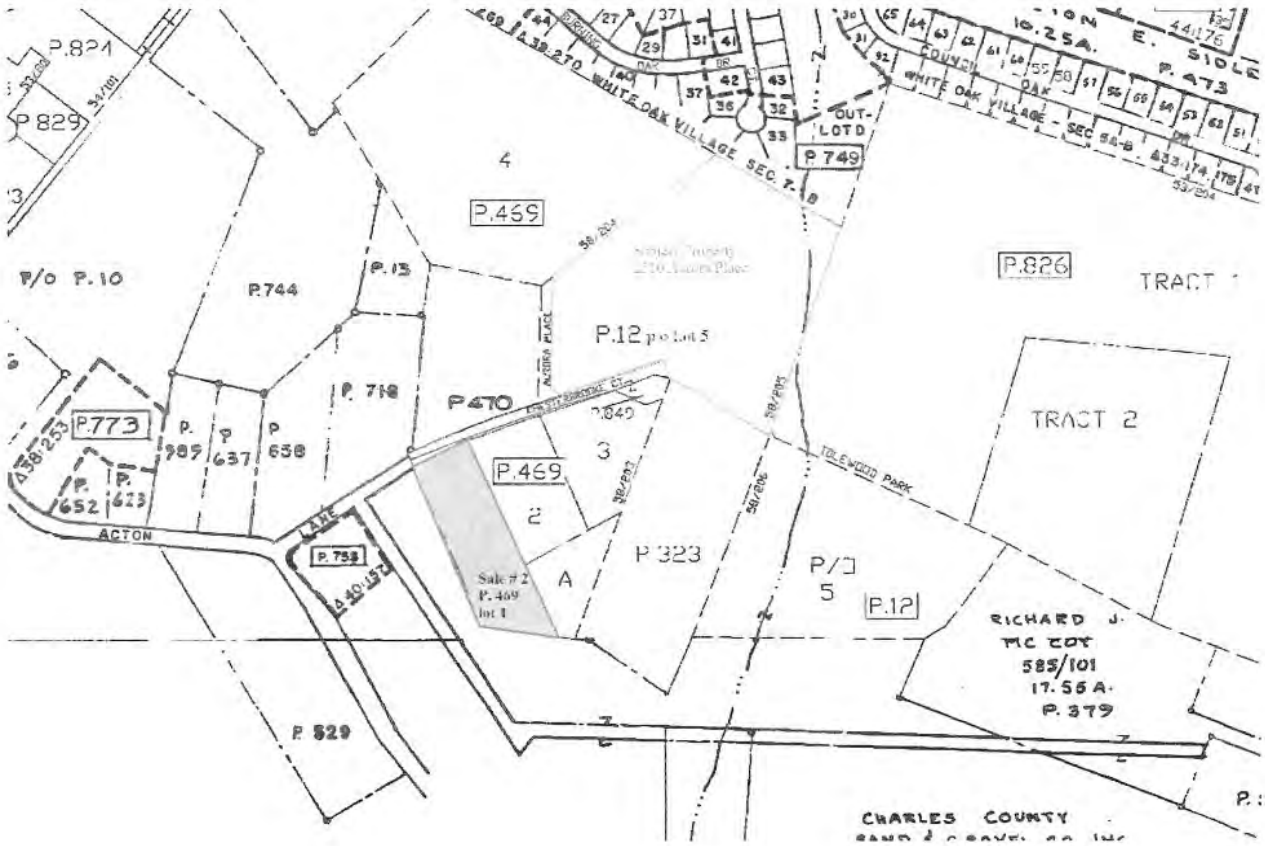
Grantor:	Faison Acton Lane, LLC	Sale Price:	\$275,000
Grantee:	Acton Richards, LLC	Size:	4.43 Acres 192,971 SF
County:	Charles	Unit Price / Ac:	\$ 62,077
		Unit Price / SF:	\$1.43
Deed Liber/Folio:	7215/412	Zoning:	IH, Heavy Industry
Deed Date:	7/28/2010	Utilities:	Water and Sewer
Record Date:	8/02/2010		Telephone & Electric
Tax Map:	Map 8, Grid 17, P. 469	Location:	Lot 1 Acton Lane Industrial Park, Waldorf

COMMENTS: This property, located approximately 500 feet west of the subject, has 169 feet of road frontage along the south side of Acton Lane. This sale has a level topography and is at grade with Acton Lane. There is a private SWM easement and Common Drainage easement along the western boundary. The \$275,000 sale price for 4.43 acres indicates a unit price of \$62,076 per acre, or \$1.43 per square foot. However; only about 1.9 acres of this sale are "usable", with the remainder of this lot, the southern portion, lying within a lake north of Jorden Swamp.

Analysis of Sale:

Time	20 mos	08%
Size	1/5 of subject	-25%
Location	same	-0-
Topo/Shape	cleared/rectang	-10%
Other	NA	-0-

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COMPARABLE SALE #2



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COMPARABLE SALE #3

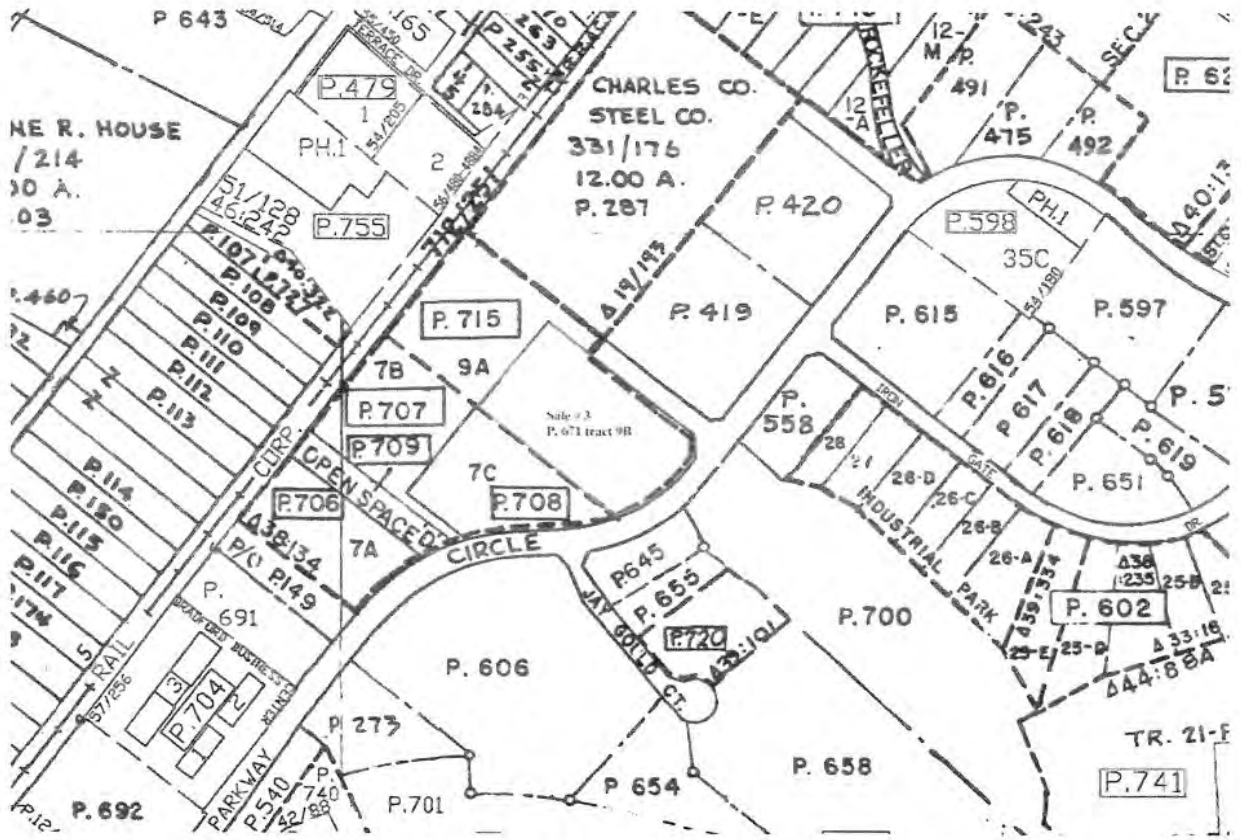
Grantor:	Park Circle II LP	Sale Price:	\$662,965.77
Grantee:	Applewood Properties	Size:	5.073 acres 220,980 SF
County:	Charles	Unit Price/Ac:	\$130,685
		Unit Price/SF:	\$3.00
Deed Liber/Folio:	6231/247	Zoning:	PUD
Deed Date:	02/26/2007	Utilities:	Water and Sewer Telephone & Electric
Record Date:	02/28/2007	Location:	Lot 9B Industrial Park Drive St. Charles Industrial Park, Waldorf
Tax Map:	Map 15, Grid 10, P. 671. L 9B		

COMMENTS: \$662,966 for 5.073 acres indicates a price per acre of \$130,685, or \$3.00 per square foot. Sale is located within the St. Charles Communities Industrial Park near the Motor Vehicle Administration. This sale has approximately 678 feet of road frontage along the north side of Industrial Park Drive.

Analysis of Sale:

Time	52 mos	10%
Size	½ of subject	-15%
Location	similar	-0-
Topo/Shape	cleared, level, rectang	-0-
Other (zoning)	PUD	10%

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COMPARABLE SALE #3



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COMPARABLE SALE #4

Grantor:	JDJ Enterprises, LLC	Sale Price:	\$550,000
Grantee:	Crescent Industrial Phase II	Size:	3.667 acres 159,735 SF
County:	Charles	Unit Price / Ac:	\$149,986
		Unit Price / SF:	\$3.44
Deed Liber/Folio:	6651/198	Zoning:	IG, General Industrial
Deed Date:	06/12/2008	Utilities:	Water and Sewer Telephone & Electric
Record Date:	xx/xx/xxxx	Location:	20 Industrial Park Drive, St. Charles Industrial Park, Waldorf
Tax Map:	Map 15, Grid 3, P. 636		
Improvements:	None		

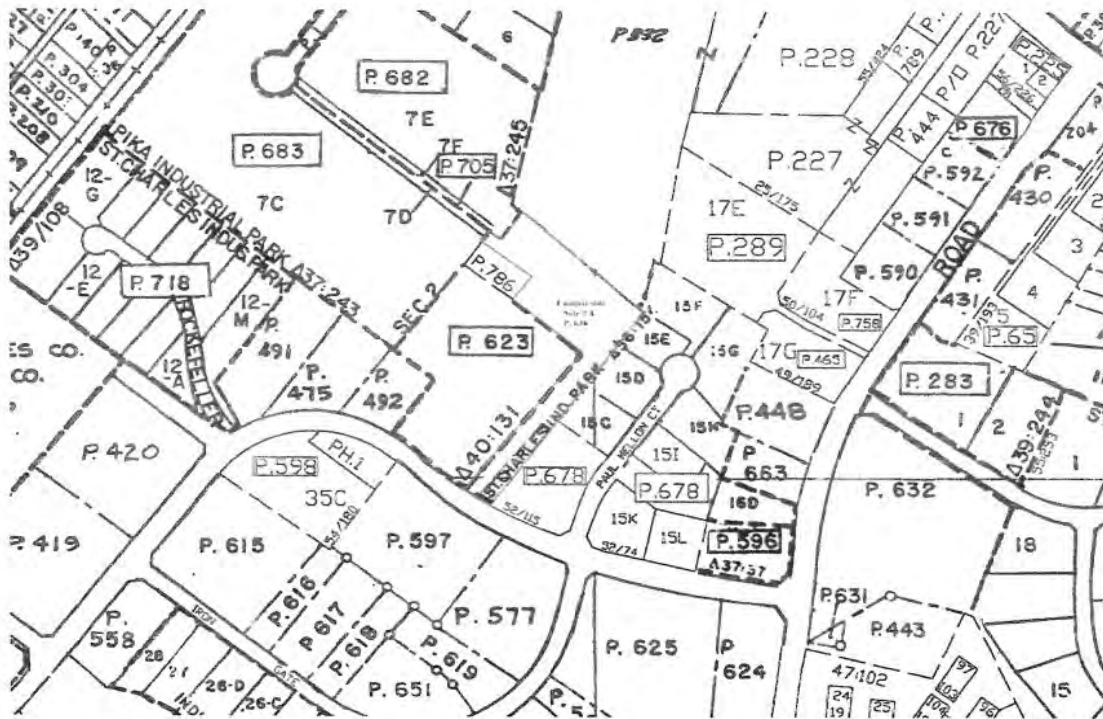
COMMENTS: This property is located in an existing industrial park with an occupancy rate estimated in excess of ninety per cent. This property is level and is partially cleared. It was purchased by an adjoining owner.

Analysis of Sale:

Time	45 mos	14%
Size	1/3 of subject	-20%
Location	similar	-0-
Topo/Shape	level, cleared, rectang	-10%
Other	access	10%

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COMPARABLE SALE #4



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COMPARABLE SALE #5

Grantor:	Paul P. Lutov	Sale Price:	\$210,000
Grantee:	James Barlett	Size:	5.23 Acres 227,819 SF
County:	Charles	Unit Price / Ac:	\$ 40,153
		Unit Price / SF:	\$0.92
Deed Liber/Folio:	7057/127	Zoning:	IG, General Industry
Deed Date:	12/14/2009	Utilities:	Water and Sewer Telephone & Electric
Record Date:	01/06/2010	Location:	9265 W & W Industrial Rd. Parkway Industrial Park LaPlata
Tax Map:	Map 33, Grid 1, P.477		

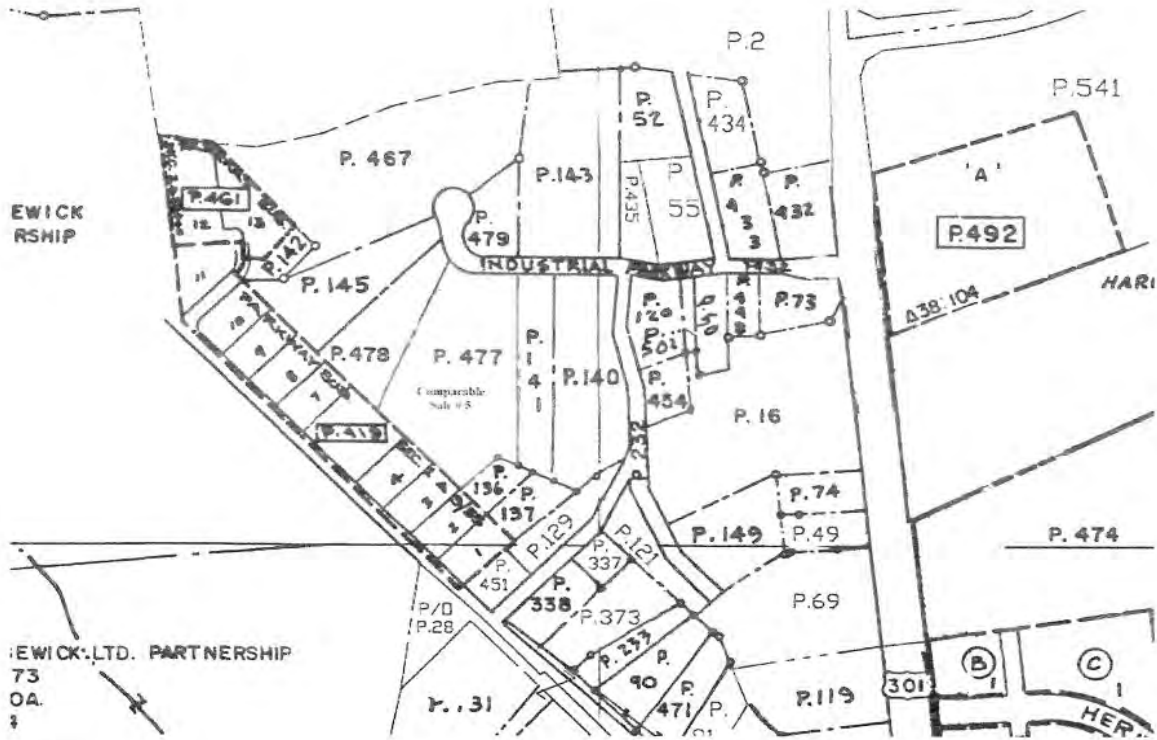
COMMENTS: This property has frontage of 189 feet on the south side of Industrial Parkway, in the Parkway Industrial Park, in LaPlata. This sale is at grade with Industrial Parkway, but; slopes steeply downward to the south. This property is subject to a cell tower easement, which is located in the central westerly side of the site.

Analysis of Sale:

Time	28 mos	08%
Location	inferior	10%
Size	1/5	-25%
Topo/Shape	slope/wooded	10%
Other (access)	worn macad no CorB	10%

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COMPARABLE SALE #5



To: Michael A. Gaines, Sr., Assistant Secretary
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COMPARABLE SALE #6

Grantor:	St Charles Comm., LLC	Sale Price:	\$120,000
Grantee:	Patriot Recovery Witholdng	Size:	0.99 Acres 43,124 SF
County:	Charles	Unit Price / Ac:	\$121,212
		Unit Price / SF:	\$2.78
Deed Liber/Folio:	7488/136	Zoning:	PUD
Deed Date:	6/01/2011	Utilities:	Water and Sewer Telephone & Electric
Record Date:	6/07/2011		
Tax Map:	Map 15, Grid 10, P. 712	Location:	30 Henry Ford Cir. St. Charles Indust. Park, Waldorf

COMMENTS: This property is located within the St. Charles Industrial Park East, two miles south of the subject. This sale is unimproved. It has 280 feet of road frontage along Henry Ford Circle, and is at grade and level. This sale was purchased by an adjoining property owner (a recycling center) for future expansion.

Analysis of Sale: Discussion and Explanation of the Degree of Comparability to Subject Property:

Time	9 mos	-0-
Location	similar	-0-
Size	1/10	-30%
Topo/Shape	level	-0-
Other (zoning)	PUD	10%

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COMPARABLE SALE #6



ADJUSTMENT GRID COMPARABLE SALES

	1.	2.	3.	4.	5.	6.
Sale No.						
Location	L4 Faison Acton	L1 Faison Acton	Tret 9B St Chas	20 Indust Prk Dr	9265 ww Ind Rd	30 Henry Ford Cr
Sale Date	05/21/10 peter 1	07/28/10 peter 2	02/26/07 peter 5	06/12/08 cline 4	12/14/09 peter 4	06/01/11 peter 3
Sale Price	\$3,162,532	\$275,000	\$662,966	\$550,000	\$210,000	\$120,000
Less Seller Concessions	\$445,000	NA	NA	NA	NA	NA
Actual square footage	957,884	192,971	220,980	159,735	227,819	43,124
Usable square footage	957,884	82,764	220,980	159,735	76,250	43,124
Land Price/ Square Foot	\$2.84	\$3.32	\$3.00	\$3.44	\$2.75	\$2.78
Market Conditions (time)	8.00%	8.00%	10.00%	14.00%	8.00%	0.00%
Time adj. Price/SF	\$3.06	\$3.59	\$3.30	\$3.93	\$2.97	\$2.78
Size (acres)	11.74	1.90	5.07	3.67	1.75	0.99
% adjustment	20%	-25%	-15%	-20%	-25%	-30%
Location	Industrial Park	Similar	Similar	Similar	Inferior	Similar
% adjustment	0%	0%	0%	0%	10%	0%
Topo/Shape	Wooded/Level	Cleared/Level	Wooded/Level	Cleared/Level	Wooded	scrub/level
% adjustment	-10%	-10%	0%	-10%	0%	-5%
Access/frontage	50' road	170' frontage	500' frontage	20' access road	189' frontage	280' frontage
% adjustment	0%	0%	0%	10%	0%	0%
Other	NA	NA	Inferior Zoning	NA	worn road, no curb	Inferior zoning
% adjustment	0%	0%	10%	0%	10%	10%
Net Adjustment	10%	-35%	-5%	-10%	-5%	-25%
Adjusted Price/ Acre	\$3.37	\$2.33	\$3.14	\$3.53	\$2.83	\$2.09

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ADJUSTMENT FACTORS

TIME/MARKET CONDITIONS

Lacking sufficient market data on Industrial Land Sales, the market conditions adjustments were made based on statistical reports of the mean improved residential and industrial sales prices from the subject zip code (20601) covering the period from 2007 unto the date of value, March, 2012. These reports were obtained from MRIS and CoStar, respectively. The data suggests positive 8% adjustments for Sales 1, 2, and 5, a positive 10% adjustment for Sale 3, and a positive 14% adjustment to Sale 4. Sale 6, the most recent sale did not require an adjustment.

PARCEL SIZE

The subject contains an estimated 11.74 usable acres as compared to the sales which range from 0.99 acre to 21.99 usable acres. Typically, the smaller the parcel, the higher the price paid per acre. For purposes of this analysis, a size adjustment of plus 20% to minus 30% has been utilized.

LOCATION

Location adjustments are required to adjust for differences between the subject's location and that of the selected comparable sales. Important elements to consider include proximity to major transportation systems, population centers, and support services.

WOODED VS. CLEARED

The adjustment for wooded vs. cleared accounts for the value of a wooded site vs. the value of a site that has been cleared and is available for development. The cleared site is deemed to be superior to the raw, wooded site.

ACCESS/FRONTAGE

This adjustment category focuses on the ease or difficulty of accessing the subject or the comparable sales. Sale 5 is deemed inferior to the subject in that its access is gained via a 20' wide access road.

OTHER

Sales 3 and 6 required adjustments for having less intense zoning than the subject. Sale 5 required an adjustment to allow for its location on a worn macadam road lacking curbs and gutters.

To: Michael A. Gaines, Sr., Assistant Secretary
Date: May 28, 2012
Subject: Maryland Department Of Juvenile Services/ Faison Acton Lane, LLC

RECONCILIATION AND FINAL VALUE ESTIMATE

These sales presented in the table on the previous page, based on their usable area formed a rather narrow range of values of between \$2.78 and \$3.93 per square foot. These sales were adjusted for dissimilar characteristics. Positive percentage adjustments were made to the sales for characteristics that are inferior to the subject property, while negative adjustments were made to the sales for characteristics that are considered to be superior to the subject. The adjustments to the sales are added together for a net adjustment, which may be positive or negative, and applied to the sale price of the sale for an adjusted sale price. After adjusting these sales for their dissimilar characteristics, the adjusted sale price range is between \$2.09 and \$3.53 per square foot. Excluding the high and low sales, the adjusted sale price range of the remaining sales is between \$2.33 and \$3.37 per square foot. Placing most weight on Sale One which is most similar to the subject in size and location, a unit value of \$3.00 per square foot is selected for the subject and when applied to the 11.74 usable acres (511,394 square feet) results in a fee simple market value estimate of \$1,535,000.

ONE MILLION FIVE HUNDRED THIRTY-FIVE THOUSAND DOLLARS

\$1,535,000

To: Michael A. Gaines, Sr., Assistant Secretary
Date: May 28, 2012
Subject: Maryland Department Of Juvenile Services/ Faison Acton Lane, LLC

SPECIAL LIMITING CONDITIONS

(only those items marked pertain)

- I have personally inspected the subject property.
- I have made an exterior inspection of the subject property from the public road.
- I have not inspected the subject property, and have relied solely on the description provided in the fee appraisals.
- I have made an exterior inspection of the comparable sales cited.
- I have not made an inspection of the comparable sales cited and have relied solely on the description provided from multiple listing data.
- Comparable sales in this report have not been independently verified.

CERTIFICATION

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

- * the facts and data presented by the review appraiser and used in the appraisal process are true and correct.
- * the analyses, opinions, and conclusions in this appraisal report are limited only by the assumptions and limiting conditions stated in this appraisal report, and are my personal unbiased professional analyses, opinions, and conclusions.
- * I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- * my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this appraisal report.
- * my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Practice.
- * A personal visual inspection of the subject property was made from the street.
- * No one provided significant professional assistance to the person signing this report.



David M. Kelleher

May 28, 2012
Date

**A MARKET VALUATION ANALYSIS
OF
FAISON ACTON LANE LLC
LOCATED AT
2510 AURORA PLACE
WALDORF, CHARLES COUNTY, MARYLAND
FILE NO. 00-4237**

PREPARED FOR

**MD DEPARTMENT OF GENERAL SERVICES
OFFICE OF REAL ESTATE
300 W. PRESTON STREET - ROOM 601
BALTIMORE, MARYLAND 21202**

as of

March 20, 2012

Prepared By

**LouAnne Cline & Associates, Inc.
1850 Chesapeake Road
Pasadena, Maryland 21122
410-437-9453
LouAnne Cline, MAI
Maryland Certified
General Appraiser # 2164**

March 23, 2012

Mr. William Beach
Office of Real Estate
Department of General Services
300 W. Preston Street - Room 601
Baltimore, Maryland 21201

RE: File #: 00-4237
File Name: Faison Acton Lane LLC
Location: 2510 Aurora Place, Waldorf, MD 20601

Dear Mr. Beach:

In accordance with your request, I have made an appraisal of the above-captioned property for the purpose of estimating the just compensation due the owner for the proposed acquisition of the subject property.

The effective date of the appraisal report is March 20, 2012. The property rights appraised consist of the fee simple estate, unencumbered by any existing contracts of sale.

The appraisal has been made in compliance with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, the Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 as Amended, the Code of Federal Regulation 49CFR Part 24 and the Maryland Annotated Code, Real Property Code, 12-Eminent Domain.

As a result of this appraisal, and subject to the Underlying Assumptions and Contingent Conditions contained herein, it is my opinion that the fair market value of the subject property "As Is" was **TWO MILLION THREE HUNDRED THOUSAND DOLLARS (\$2,300,000.00)**;

Thank you for this opportunity to have been of service.

Very truly yours,
LouAnne Cline & Associates, Inc.



LouAnne E. Cline, MAI
State of Maryland
Certified General #2164

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SUMMARY OF IMPORTANT DATA AND CONCLUSIONS

LOCATION: Located at 2510 Aurora Place, Waldorf, Charles County, Tax Map 8, Grid 17, Parcel 12, Pt. of Lot 5, MD

OWNER OF RECORD: Faison Acton Lane LLC

LAND AREA: 17.9934 Acres, 11.9 Acres usable

HIGHEST & BEST USE: Industrial Development

ZONING: IG, Industrial

PROPERTY RIGHTS APPRAISED: Fee Simple Estate

FAIR MARKET VALUE

SALES COMPARISON APPROACH \$2,300,000.00

EFFECTIVE DATE: March 20, 2012

APPRAISERS: LouAnne E. Cline, MAI

ASSUMPTIONS AND LIMITING CONDITIONS

1. In the event that the client provided a legal description, building plans, title policy and/or survey, etc., the appraisers have relied extensively upon such data in the formulation of all analyses.
2. The legal description as supplied by the client is assumed to be correct and the appraisers assume no responsibility for legal matters, and render no opinion of property title, which is assumed to be good and merchantable.
3. All encumbrances, including mortgages, liens, leases, and servitudes, were disregarded in this valuation unless specified in the report. It was recognized, however, that the typical purchaser would likely take advantage of the best available financing, and the effects of such financing on property value were considered.
4. All information contained in the report which was furnished by others was assumed to be true, correct, and reliable. A reasonable effort was made to verify such information, but no responsibility for its accuracy is assumed by the appraisers.
5. The report was made assuming responsible ownership and capable management of the property.
6. The sketches, photographs, and other exhibits in this report are solely for the purpose of assisting the reader in visualizing the property. The appraisers made no property survey, and assume no liability in connection with such matters. It was also assumed there is no property encroachment or trespass unless noted in the report.
7. The appraisers assume no responsibility for hidden or unapparent conditions of the property, subsoil or structures, or the correction of any defects now existing or that may develop in the future. Equipment components were assumed in good working condition unless otherwise stated in this report.
8. It is assumed that there are no hidden or unapparent conditions for the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover such factors.
9. The investigation made it reasonable to assume, for report purposes, that no insulation or other product banned by the Consumer Product Safety Commission has been introduced into the subject premises. Visual inspection by the appraiser did not indicate the presence of any hazardous waste. It is suggested the client obtain a professional environmental hazard survey to further define the condition of the subject soil if they deem necessary.
10. Any distribution of total property value between land and improvements applies only under the existing or specified program of property utilization. Separate valuations for land and

buildings must not be used in conjunction with any other study or appraisal and are invalid if so used.

11. A valuation estimate for a property is made as of a certain day. Due to the principle of change and anticipation the value estimate is only valid as of the date of valuation. The real estate market is non-static and change and market anticipation are analyzed as of a specific date in time and are only valid as of the specified date.
12. Possession of the report, or a copy thereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without the prior written consent of the author particularly as to value conclusions, the identity of the author or the firm with which he or she is connected. Neither all nor any part of the report, or copy thereof shall be disseminated to the general public by the use of advertising, public relations, news, sales, or other media for public communication without the prior written consent and approval of the appraisers. Nor shall the appraisers, firm, or professional organizations of which the appraisers are members be identified without written consent of the appraisers.
13. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the professional appraisal organization with which the appraisers are affiliated: specifically, the Appraisal Institute.
14. The author of this report is not required to give testimony or attendance in legal or other proceedings relative to this report or to the subject property unless satisfactory additional arrangements are made prior to the need for such services.
15. The opinions contained in this report are those of the author and no responsibility is accepted by the author for the results of actions taken by others based on information contained herein.
16. Opinions of value contained herein are estimates. There is no guarantee, written or implied, that the subject property will sell or lease for the indicated amounts.
17. All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
18. It is assumed that all required licenses, permits, covenants 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 estimate contained in this report is based.
19. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusions are contingent upon completion of the improvements in a workmanlike manner and in a reasonable period of time. A final inspection and value estimate upon the completion of said improvements should be required.
20. All general codes, ordinances, regulations or statues 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.

21. The party for whom this report is prepared has reported to the appraiser there are no original existing condition or development plans that would subject this property to the regulations of the Securities and Exchange Commission or similar agencies on the state or local level.
22. Unless stated otherwise, no percolation tests have been performed on this property. In making the appraisal, it has been assumed the property is capable of passing such tests so as to be developable to its highest and best use, as detailed in this report.
23. No in-depth inspection was made of existing plumbing (including well and septic), electrical, or heating systems. The appraiser does not warrant the condition or adequacy of such systems.
24. No in-depth inspection of existing insulation was made. It is specifically assumed no Urea Formaldehyde Foam Insulation (UFFI), or any other product banned or discouraged by the Consumer Product Safety Commission has been introduced into the appraised property. The appraiser reserves the right to review and/or modify this appraisal if said insulation exists on the subject property.
25. Acceptance of and/or use of this report constitutes acceptance of all assumptions and the above conditions. Estimates presented in this report are not valid for syndication purposes.

Section A
Factual Description

PROPERTY IDENTIFICATION

The subject is identified as a 17.9934 acre tract of land located off of Acton Lane at 2510 Aurora Place, Waldorf, MD 20601 Charles County, MD. The property is within the Sixth Election District of Charles County. It is identified on Charles County Tax Map as TM 8, Parcel 12, Lot 5 of the Acton Lane Industrial Park Subdivision as recorded in Plat Book 58, Page 205.

PURPOSE OF APPRAISAL

The purpose of this appraisal is to estimate the fair market value of the fee simple title in the subject property in order to aid in negotiations with the property owner.

SCOPE OF APPRAISAL

(Extent of Data Collection Process)

The scope of this appraisal included an on-site inspection of the subject and the proposed acquisition areas.

Factual data including the zoning of the property, availability of public utilities, assessment information and census tract identification were obtained from the appropriate local government agencies. Various publications, both governmental (i.e., zoning ordinance) and private (i.e., Multiple List Services publications) were consulted and considered in the course of completing this appraisal.

In estimating the highest and best use of the subject property, current economic conditions, and the existing supply and demand of residential lots similar to those proposed for the subject property were researched and analyzed.

The scope of this appraisal is limited to the gathering, verification, analysis and reporting of the available pertinent market data. All opinions are unbiased and objective with regard to value. The appraisers have made a reasonable effort to collect, screen and process the best available information relevant to the valuation assignment and have not knowingly or intentionally withheld pertinent data from comparative analysis. Due to data source limitations and legal constraints (disclosure laws), however, the appraisers do not certify that all data have been taken into consideration.

DEFINITION OF FAIR MARKET VALUE FOR CONDEMNATION ACTIONS

(Annotated Code of Maryland, Real Property Section,
Article 12-105)

"The fair market value of property in a condemnation proceeding is the price as of the valuation date for the highest and best use of the property which a seller, willing but not obligated to sell, would accept for the property, and which a buyer, willing but not obligated to buy, would pay,

excluding any increment in value proximately caused by the public project for which the property condemned is needed plus the amount, if any, by which such price reflects a diminution in value occurring between the effective date of legislative authority for the acquisition of the property and the date of actual taking if the trier of facts finds that the diminution in value was proximately caused by the public project for which the property condemned is needed, or by announcements or acts of the plaintiff or its officials concerning the public project, and was beyond the reasonable control of the property owner."

PROPERTY RIGHTS APPRAISED

The property rights appraised consist of the fee simple estate of the subject property. Fee simple estate is defined in The Dictionary of Real Estate Appraisal, page 140, (Third Edition, copyright 1993) 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.

DATE OF INSPECTION

The property was inspected on March 20, 2012. The effective date of the appraisal is March 20, 2012.

OWNERSHIP AND HISTORY OF THE SUBJECT PROPERTY

The subject is currently under the ownership of Faison Acton Lane LLC. The property has not transferred within the past five years. The purchase of the property is currently in negotiation. The property is currently listed with Shasho Consulting, P.A. and the asking price is in the area of \$2,500,000.00.

Section B
Area & Community
Description & Analysis

NEIGHBORHOOD DESCRIPTION

The goal of the neighborhood analysis is to determine how the operation of social, economic, governmental, and environmental factors influence the value of real estate. In the neighborhood analysis, we focus on how these factors interact in the immediate vicinity of the subject property.

The subject property is located in northern Charles County, just south of the Prince George's County line within the community of Waldorf.

Location/Boundaries

The subject is located in the northern portion of the community of Waldorf. The Waldorf Community is generally bordered to the north by the Prince George's County border, to the east by the Cedarville State Forest and the Zekiah Swamp, to the south by Billingsley Road and to the west by Route 228 and the western rural farming areas.

Accessibility/Infrastructure

U.S. Route 301 is a six lane, median divided major north/south road artery that runs in a north/south direction and bisects Charles County, providing excellent access to the major highways to the north and south. The highway was recently widened to six lanes with a shoulder lane from the Prince George's County line to Smallwood Drive at St. Charles Towne Center.

To the south, U.S. Route 301 extends to Richmond and Interstate 95 in Virginia. To the north, U.S. Route 301 accesses Maryland Route 5 into the District of Columbia, and also continues through Prince George's County, where it becomes Maryland Route 3 and extends to the Baltimore Metropolitan Area.

Traffic congestion is a problem on U.S. Route 301 during rush hour and on weekends due primarily to retail traffic. According to the Maryland State Highway 2010 Traffic Volume Map, the average traffic volume along Route 301 from Acton Lane to the Prince George's County line is 58,690.

Predominant Land Usage

The subject's neighborhood consists of development concentrated on either side of Rt. 301 with residential uses on the peripheral areas. The most significant development in the Waldorf area is the planned unit development (PUD) known as St. Charles, which is located to the southwest of the subject.

St. Charles is one of the nation's most successful large-scale planned communities. It was first developed in 1965 by Interstate General Company (IGC), a diversified real estate organization. IGC also builds homes and builds and manages St. Charles' community's rental apartments. The St. Charles PUD encompasses 9,100 acres, with a neighborhood-village concept of development that supports a current population of approximately 30,000. St. Charles is comprised of five separate "villages": Smallwood, Westlake, Fairway, Piney Reach and Wooded Glen. Each village consists of individually planned neighborhoods, which include schools, recreational centers, churches, sports

facilities, and commercial supporting facilities or employment centers.

As this planned community developed and grew, the area development patterns centered around this supportive population. Supporting the residential base are several major commercial retail developments along U.S. Route 301.

The most significant retail development is the newly constructed St. Charles Towne Center. This super-regional mall was developed by Melvin Simon & Associates, and contains approximately 715,500 square feet of retail space on 126 acres. The area surrounding the mall has been the primary area of development activity over the past several years.

At the edge of the PUD is St. Charles Towne Plaza, a 440,000 square foot community shopping center built in phases from 1987 through 1990. This off-price center is anchored by Hechingers, Ames, Service Merchandise and T.J. Maxx.

Other community shopping centers include Festival at Waldorf, Smallwood Village Center, Waldorf Market Place and Waldorf Shoppers World.

There is substantial residential activity in the area, mostly dominated by the St. Charles Center but also including several projects along Berry Road (Route 228). Home prices generally range from the mid \$100,000 to the mid \$400,000 range. The average home price for 2012 is \$204,000.00. The St. Charles Center is known for providing affordable housing to first time buyers. Several projects along Route 228 are appealing to the move up market.

Overall, the residential market has been stable. After prices rose dramatically over 2004-2007, the recession beginning in 2009 brought a halt to the unbounded demand. However, after price adjustments, the Waldorf community still offers highly competitive pricing, attractive amenities and is again experiencing good demand.

Industrial Development

Cushman & Wakefield (CW) is an international real estate firm that also tracks vacancy and rental rates throughout the area. According to CW, leasing activity for suburban Maryland grew by almost 29% over the 1 mil. sq. ft. recorded for 2010. Overall net absorption finished 2011 with a positive 108,795 sq. ft. While this number is fairly modest this is a 172% increase over the negative absorption of 151,345 sq. ft. reported in 2010. The year 2009 also experienced negative absorption at 420,542 sq. ft.

Flex market continues to suffer from a lack of demand while the warehouse/distribution sector remains fairly strong. As a result rental rates have remained static over the past 12 months as compared to 2010. The Prince George's County industrial vacancy rate also remained static as compared to 2010 at a rate of 13.1%. There is very little new construction in the pipeline and CW forecasts improving conditions over 2012.

The Charles County area has experienced limited industrial development. Ms. Sandy Fehl is an active agent in the Waldorf area with Baldus Real estate. She reported that the market is very tight

with very little industrial land available for development. She stated the industrial occupancy rates are in the area of 95%. The only new industrial activity is expected to be centered around Maryland Airport in western Charles County. Plans are to improve the airport capability from small commuter planes to commuter jets. Associated with the airport expansion is the new Indian Head Science and Technology Park. The new Tech Park in Bryans Rd. will comprise 277 acres with an ultimate build-out consisting of 1.3 million sq. ft. of office, research and employment space. Approximately 50 acres of the park has been slated for technology-based manufacturing. However, progress on this development has been stalled due to environmental concerns.

Demographics

The 2010 population for Charles County was 146,551 and is projected to increase to 175,450 in 2020 an increase of 19.7%. The median age of area residents of 38 years is slightly older than the county median of 36.2 years. Based on the 2010 statistics, residents between the ages of 25 and 44 account for 33.5% of all residents in the area with school age children (0-19 years old) accounting for 29.3% of the population. The area contains a relatively small population of residents aged 65 or older with this segment comprising only 9.5% of the total population. Given the demographics, the area will need facilities catering to children, i.e. educational, day care and recreational and minimal facilities for older residents, i.e., senior centers, for the foreseeable future.

Average household income is estimated for 2010 at a total of \$99,399 annually. Median household income for 2010 averages \$88,484 per year. Only 17.6% of area households earn \$150,000 or more annually.

EFFECTIVE BUYING INCOME

Distribution	Percentage of Households
Under \$25,000	9.2
\$25,000-\$49,999	14.5
\$50,000-\$74,999	17.5
\$75,000-\$149,999	41.3

The December 2011 unemployment rate was 5.4% as compared to 6.7% for the state of Maryland.

Age/Condition of Typical Property

The Waldorf Market has undergone tremendous growth over the past 20 years. The majority of all types of development have occurred during that time. In general, the typical property is under 20 years of age and is in average to good condition.

Life State/Trend of Neighborhood

As noted, the subject neighborhood has undergone substantial growth over the past twenty years. It has now matured into a major suburban community and is considered to be in the growth/stability phase of the neighborhood life cycle.

PROPERTY DESCRIPTION

The following property description is based on tax records, information provided by my client, my personal inspection and information provided by the property owner.

Location:	2510 Aurora Place off of Acton Ln., Waldorf, Charles County, MD
Tax Reference:	TM 8, Parcel 12, Lot 5 of the Acton Lane Industrial Park Subdivision as recorded in Plat Book 58, Page 205
Gross Land Area:	The subject property consists of approximately 17.9934 acres of land that is unimproved. It is noted that the client provided information indicating the site consists of 17.9933 acres. However, according to the property owner and the plat provided by the property owner the site consists of a total of 17.9934 acres.
Net Useable Area:	The subject property consists of approximately 17.9934 acres of land that is unimproved. The plat provided by the property owner depicts a net usable area to be 11.74 acres.
Wetlands/Flood Plain:	Wetlands are found along the northeast and eastern boundary of the site.
Shape	The parcel is irregularly shaped.
Topography	Topography is slightly rolling to level and completely wooded. The rear of the property or approximately 4.4119 acres is subject to a forest conservation easement and an existing storm water management pond. The useable area of the site is reported to be 11.74 acres.
Frontage	The subject has frontage along the east side of Aurora Court and also along the north side of Chesterbrooke Ct.
Access	Access to the site is considered to be good off of Acton Ln. which provides direct access to Route 301.
Visibility	The subject has average visibility.
Utilities	Public utilities, including water, sewer, telephone and electricity are available to the subject site.

Surrounding Area: To the north and east of the site is vacant land undevelopable due to wetlands. To the south is vacant land zoned for industrial use. To the northwest is the Mod Space facility which is primarily onsite storage of the modular units. To the north is residential development.

Esmnts./Encroachments: The subject property is subject to a stormwater management easement which serves the subject and the adjacent lot four. A 1.6138 acre forest conservation easement encumbers the subject. The subject is also subject to typical water and sewer easements. Based upon the available site information, there does not appear to be any other adverse easements or encroachments that would be a detriment to the value or marketability of the subject property.

Detrimental Influences None Noted

Improvements The subject property is unimproved.

REAL ESTATE ASSESSMENT AND TAXES

According to records at the Charles County Assessor's office, the property is listed on the tax rolls as:

Tax Map	Parcel	District	Account No.
08	Parcel 12, Lot 5	6	346197

Full Cash Value

Tax Map/Parcel	Land Value	Improvement Value	Total Value
08-12-lot 5	\$494,900	\$00	\$494,900

ZONING

The subject property is zoned IG, Industrial. Permitted uses in an IG zoning district include banks, savings and loan associations, service uses including office, trade schools, social/fraternal clubs, brewery, sawmills, bottling, concrete mixing, wholesale sales, restaurants, fast food, bars and nightclubs, self-storage facilities and warehouses, truck terminals, moving and storage establishments among others.

Performance standards require a minimum building setback of 50 feet from any internal or external public street right of way a side setback of 6 feet and a rear setback of 10 feet. The maximum FAR is >50:1 and the maximum ISR is .75:1.

Compliance

The subject is a vacant land. This use is permitted in the IG District.

HIGHEST AND BEST USE

As defined in Real Estate Appraisal Terminology, highest and best use is, "that reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal. Alternatively, (it is) that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value." (Pages 126 and 127)

An analysis of the highest and best use of a property is the most important part of the appraisal process, for it is in terms of highest and best use that market value is estimated. In the determination of highest and best use, there are essentially four states of analysis:

1. **Physically Possible** - What uses are permitted based upon the sites size, shape, area, terrain, soil conditions, topography, etc.?
2. **Legally Permissible** - What uses are permitted by zoning and deed restrictions on the site?
3. **Financially Feasible** - Which possible and permissible uses will produce a net return to the owner of the site?
4. **Among the feasible uses, which use will produce the highest net return or the highest present worth?**

In arriving at the estimate of highest and best use, the subject site was analyzed only as if vacant and available for development.

Physically Possible

The subject property consists of 17.9934 acres of land with an estimated useable area of 11.74 acres. The property is irregular in shape and is served by water and sewer and is also served by an existing SWM facility. Thus, the site is physically suited for industrial development.

Legally Permissible

The subject parcel is zoned IG which allows development with a variety of uses that include medium intensity industrial development as well as certain office, institutional and commercial uses. The zoning classification establishes yards and setback requirements for uses and buildings. Permitted uses include development with office/storage warehouse uses. These types of uses generally do not rely on heavily traveled roadways. These uses may be found on interior sites that enjoy ease of access but have limited or no visibility from a major thoroughfare.

Financially Feasible

The site is located in an industrially developed area with good access to the regional road network. Thus, economically feasible uses would most likely be of a nature that require access to the regional road network and can utilize the industrial zoning of the property. Typical of such feasible uses would be industrial uses such as single or multi-tenant industrial buildings.

Maximally Productive

Based on the market study, there is current lack of industrial space within the Waldorf area and occupancy rates are in the mid-90's. The overall economy is improving and market conditions are forecast to improve over the 2012 and 2013 time period. In conclusion, the site as vacant would most likely be developed with an industrial use and this type of development should be successful. This use is considered to be maximally productive for the subject site.

Conclusion:

Given the physical attributes of the site and the zoning, the highest and best use of the subject property, as if vacant, would, in our opinion, be for future development with an industrial building. This use is physically possible, legally permissible and is considered to be financially feasible. The outlook for the subject market is positive and future value enhancement for the subject property is projected.

APPROACH TO VALUE

There are three approaches to value commonly used in the appraisal of real estate; the cost approach, the sales comparison approach and the income capitalization approach.

Under the cost approach, the land is valued as if vacant and available for development to its highest and best use. The replacement cost new of the improvements is then estimated and depreciated for physical wear and tear, functional (design) deficiencies, and economic (locational) problems, if any. The sum of the improvements' depreciated replacement cost and land value is the estimated property value by the cost approach.

Under the sales comparison approach several recent sales of similar properties are compared to the subject and are adjusted for differences. Collectively, the adjusted comparable sales reflect the current market for the subject property.

The income approach involves an analysis of the property's income producing capabilities. After deduction of expenses, the projected annual net income is converted into a present day value by means of a capitalization process. When dealing with a bulk sale of subdivision lots, a variation on the Income Approach, the Subdivision Development Method, (or Development Approach), can be used. In the Subdivision Development Method, the values of the subject single family lots in a finished, "ready-to-build" state are first estimated by comparison with recent sales of similar lots located in similar developments. The sales of the finished lots are projected to occur over a holding period. The finished lot values for each period are totaled; yielding a projected income figure for each year of the project. From this figure is deducted any remaining costs of development, plus allowances for development costs, real estate taxes, sales expenses, legal expenses, developer's profit, and any other expenses. The difference represents the anticipated cash flow for each period. Each of these cash flows will then be discounted at an appropriate rate. The sum of the discounted cash flows is the estimated net present worth, i.e. market value of the subject property by the Subdivision Development Method.

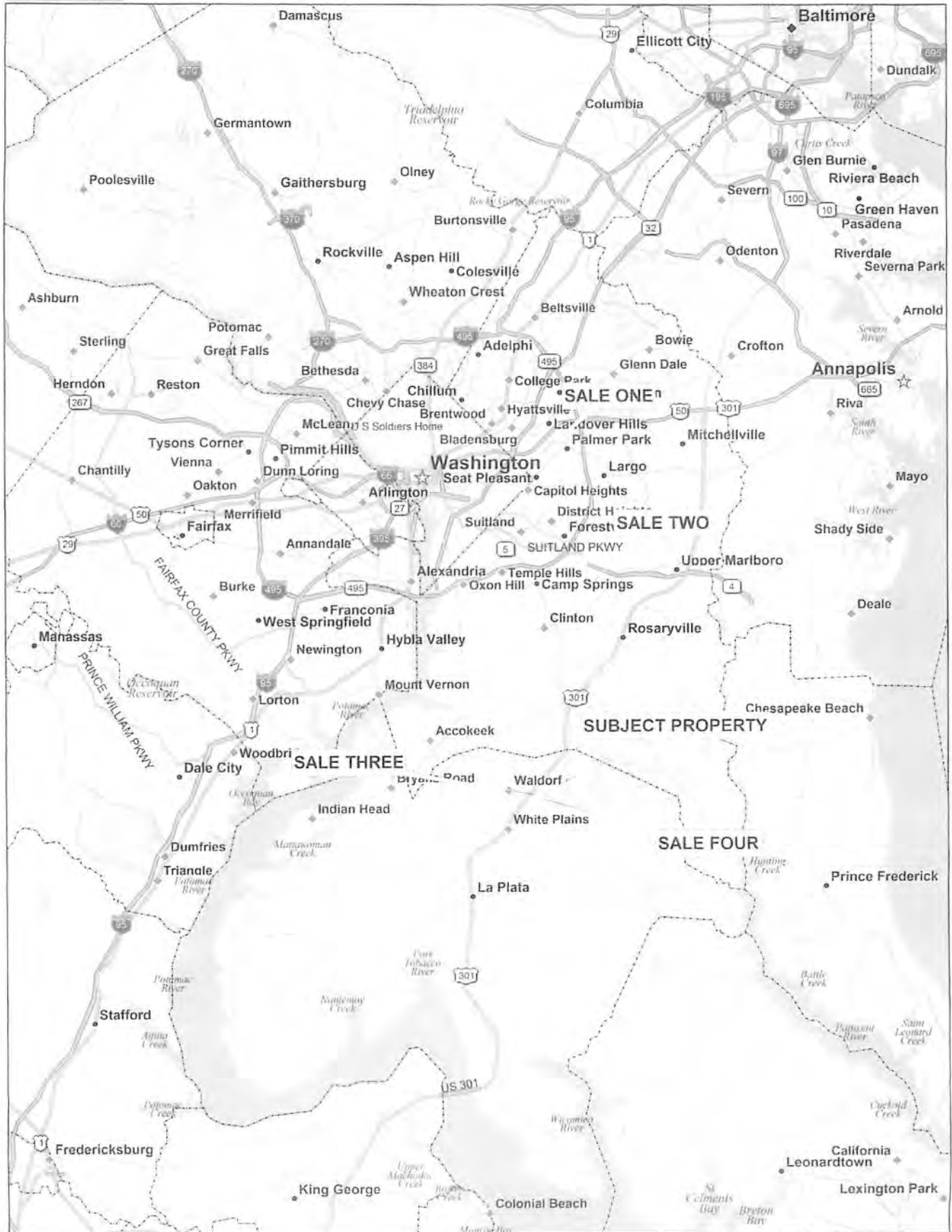
Applicability to the Subject Property

The subject property consists of unimproved land. Thus, the value of the subject property land only will be estimated utilizing the sales comparison approach to value.

Section D
Sales Comparison Approach

"AS IS"
ESTIMATED MARKET VALUE,
BY THE SALES COMPARISON APPROACH

The sales comparison approach to value is a process of comparing market data; that is, the price paid for similar properties, prices asked by owners, and offers made by prospective purchasers willing to buy or lease. Market data is good evidence of value because it represents the actions of users and investors. The sales comparison approach is based on the principle of substitution which states that a prudent investor would not pay more to buy or rent a property than it will cost him to buy or rent a comparable substitute. The sales comparison approach recognizes that the typical buyer will compare asking prices and work through the most advantageous deal available. In the sales comparison approach, appraisers are observers of the buyer's actions. The buyer is comparing those properties that constitute the market for a given type and class. The comparable sales are outlined on the following pages.



Data use subject to license.
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 www.delorme.com



Scale 1 : 500,000

1" = 7.89 mi

Data Zoom 8-6

Comparable Sale # 1

Location: 1901 South Club Dr., Prince George's County TM 59, Block C3, Lots 14-19 and Outlot A, Maryland 50 Industrial Park, Landover, Maryland

Grantor: Prei Landover Developers (I-XII), LLC

Grantee: First Bethesda Ventures, LLC

Date: 1/6/2010

Recorded: 31330/032

Zoning: EIA, Employment Institutional Area

Utilities: All Public

Land Area: 19.64 Acres per the Plat, Usable area is estimated to be 17.88 acres.

Improvements: Property improved with a small amount of paving which is not considered to provide any contributory value.

Sale Price: \$4,400,000

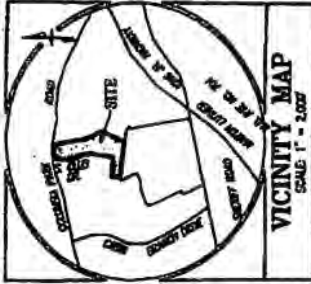
Unit Rates: \$5.65 per square foot

Financing: Cash to seller

Comments: This sale was sold out of foreclosure at auction. Mr. Jeff Stein with Tranzon Fox auctioneers reported that the property was marketed for 30 days then taken off the market for two months then again marketed for 30 days. He reported that the auction was well attended with significant activity. This property consisted of five finished lots with Outlot A designated for SWM.

Verified: Auctioneer, land records, deed records and inspection

PA 005-60



CONSERVATION EASEMENT #1

LINE	BEARING	LENGTH
1	N 89°27'42" E	100.00
2	S 89°27'42" E	100.00
3	N 89°27'42" E	100.00
4	S 89°27'42" E	100.00
5	N 89°27'42" E	100.00
6	S 89°27'42" E	100.00
7	N 89°27'42" E	100.00
8	S 89°27'42" E	100.00
9	N 89°27'42" E	100.00
10	S 89°27'42" E	100.00

CONSERVATION EASEMENT #2

LINE	BEARING	LENGTH
1	N 89°27'42" E	100.00
2	S 89°27'42" E	100.00
3	N 89°27'42" E	100.00
4	S 89°27'42" E	100.00
5	N 89°27'42" E	100.00
6	S 89°27'42" E	100.00
7	N 89°27'42" E	100.00
8	S 89°27'42" E	100.00
9	N 89°27'42" E	100.00
10	S 89°27'42" E	100.00

LOTS 14 THRU 19 & OUTLOT 'A' MARYLAND 50 INDUSTRIAL PARK (A RESUBDIVISION OF LOT 13)

KENT ELECTION DISTRICT NO. 13
PRINCE GEORGES COUNTY, MARYLAND
P-1207 OCTOBER, 2007

GLW GUTSICK, LITTLE & WEBER, P.A.
ONE DODDERS LANE SUITE 100 FARMERS MARKET CENTER
PRINCE GEORGES COUNTY, MARYLAND 20782-1000
TEL: 410-326-1200 FAX: 410-326-1201

OWNER

FOR THE LANDSCAPE ARCHITECTS IN THE AND
FOR LANDSCAPE ARCHITECTS IN THE AND /
FOR LANDSCAPE ARCHITECTS IN THE AND /

DATE
12/14/07

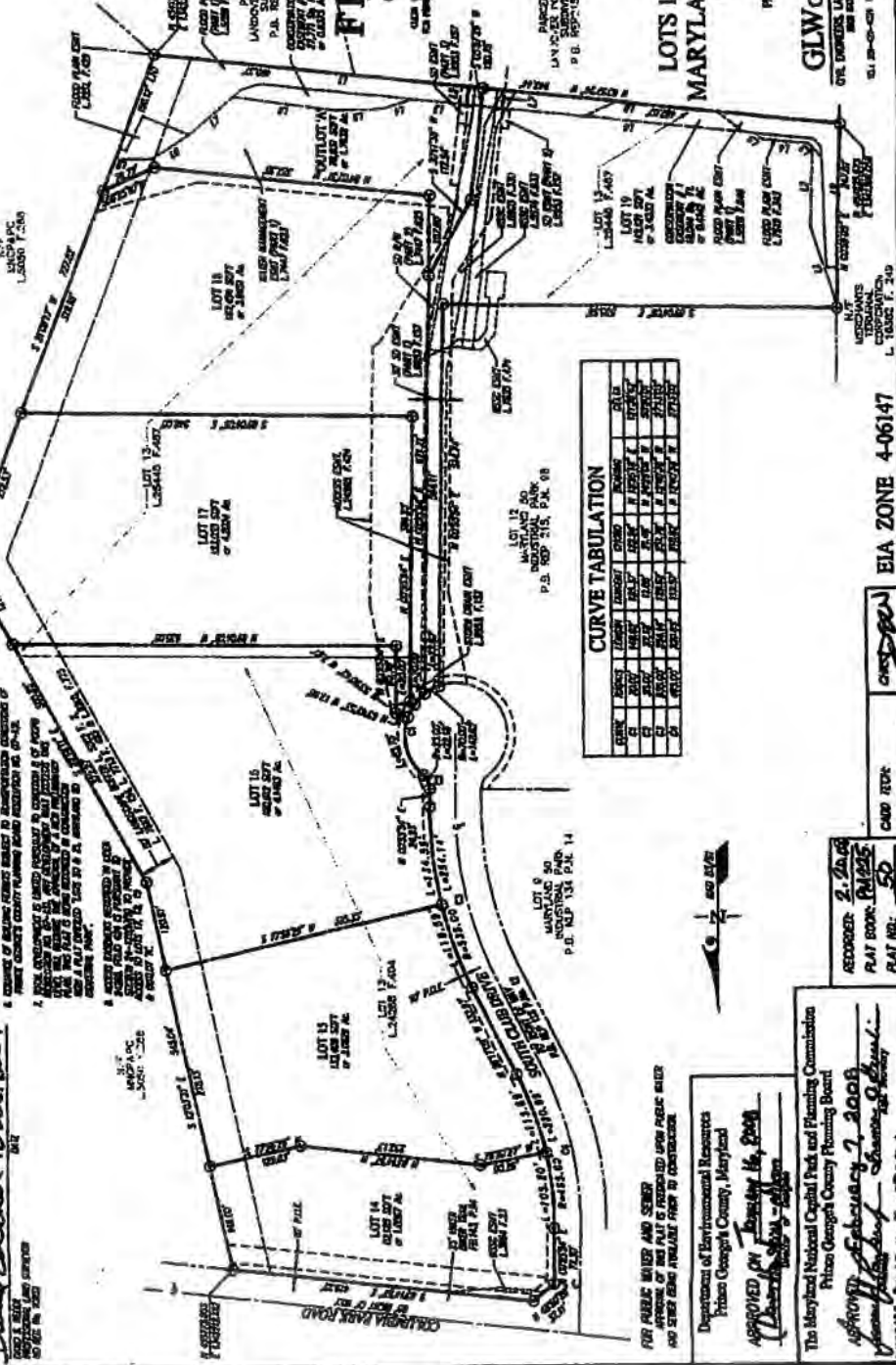
OWNER'S REPRESENTATIVE

THIS PLANNING PROPOSAL IS FOR THE RESUBDIVISION OF LOT 13 AND THE ADJACENT UNDEVELOPED LANDS IN THE INDUSTRIAL PARK ZONE OF PRINCE GEORGES COUNTY, MARYLAND. THE PROPOSED LOTS AND OUTLOT 'A' ARE SHOWN ON THE ATTACHED MAP. THE PROPOSED LOTS AND OUTLOT 'A' ARE TO BE DEVELOPED AS INDUSTRIAL PARKS. THE PROPOSED LOTS AND OUTLOT 'A' ARE TO BE DEVELOPED AS INDUSTRIAL PARKS. THE PROPOSED LOTS AND OUTLOT 'A' ARE TO BE DEVELOPED AS INDUSTRIAL PARKS.

NOTES

1. REQUIREMENTS OF USE AS SET FORTH IN THE ZONING CODE SHALL BE STRICTLY ENFORCED. THE PROPOSED LOTS AND OUTLOT 'A' ARE TO BE DEVELOPED AS INDUSTRIAL PARKS. THE PROPOSED LOTS AND OUTLOT 'A' ARE TO BE DEVELOPED AS INDUSTRIAL PARKS. THE PROPOSED LOTS AND OUTLOT 'A' ARE TO BE DEVELOPED AS INDUSTRIAL PARKS.
2. THE PROPOSED LOTS AND OUTLOT 'A' ARE TO BE DEVELOPED AS INDUSTRIAL PARKS. THE PROPOSED LOTS AND OUTLOT 'A' ARE TO BE DEVELOPED AS INDUSTRIAL PARKS. THE PROPOSED LOTS AND OUTLOT 'A' ARE TO BE DEVELOPED AS INDUSTRIAL PARKS.
3. THE PROPOSED LOTS AND OUTLOT 'A' ARE TO BE DEVELOPED AS INDUSTRIAL PARKS. THE PROPOSED LOTS AND OUTLOT 'A' ARE TO BE DEVELOPED AS INDUSTRIAL PARKS. THE PROPOSED LOTS AND OUTLOT 'A' ARE TO BE DEVELOPED AS INDUSTRIAL PARKS.
4. THE PROPOSED LOTS AND OUTLOT 'A' ARE TO BE DEVELOPED AS INDUSTRIAL PARKS. THE PROPOSED LOTS AND OUTLOT 'A' ARE TO BE DEVELOPED AS INDUSTRIAL PARKS. THE PROPOSED LOTS AND OUTLOT 'A' ARE TO BE DEVELOPED AS INDUSTRIAL PARKS.

DAVID F. SCHUBERT
12 DEC. 2007
DATE



CURVE TABULATION

LINE	CHORD	ARC	ANGLE	CHORD BEARING	ARC BEARING
1	100.00	100.00	90.00	N 89°27'42" E	N 89°27'42" E
2	100.00	100.00	90.00	S 89°27'42" E	S 89°27'42" E
3	100.00	100.00	90.00	N 89°27'42" E	N 89°27'42" E
4	100.00	100.00	90.00	S 89°27'42" E	S 89°27'42" E
5	100.00	100.00	90.00	N 89°27'42" E	N 89°27'42" E
6	100.00	100.00	90.00	S 89°27'42" E	S 89°27'42" E
7	100.00	100.00	90.00	N 89°27'42" E	N 89°27'42" E
8	100.00	100.00	90.00	S 89°27'42" E	S 89°27'42" E
9	100.00	100.00	90.00	N 89°27'42" E	N 89°27'42" E
10	100.00	100.00	90.00	S 89°27'42" E	S 89°27'42" E

FOR PUBLIC MEETING AND COMMENT
APPROVAL OF THIS PLAN IS PENDING UPON PUBLIC MEETING AND STUDY BEING AVAILABLE FROM THE DEVELOPER.

Department of Environmental Resources
Prince Georges County, Maryland

APPROVED ON January 14, 2008

The Maryland National Capital Park and Planning Commission
Prince Georges County Planning Board

APPROVED February 2, 2008

RESORDER: 2, 2a, 6a
PLAT BOOK: PA005
PLAT NO.: 50

PA 005-60
1280 17457



VIEW OF SOUTH CLUB DR.

Comparable Sale # 2

Location: 6100-6150 Fallard Dr., Prince George's County, TM 99, Block E3, Block C, Lot 5, Dower Employment Center Subdivision, Upper Marlboro, Maryland

Grantor: Rodney L. Faller Living Trust

Grantee: Beariver LLC

Date: 2/19/2009

Recorded: 30380/51

Zoning: LI, Light Industrial

Utilities: All Public

Land Area: 4.91 acres

Frontage: Fallard Drive

Improvements: None

Sale Price: \$1,176,337.00

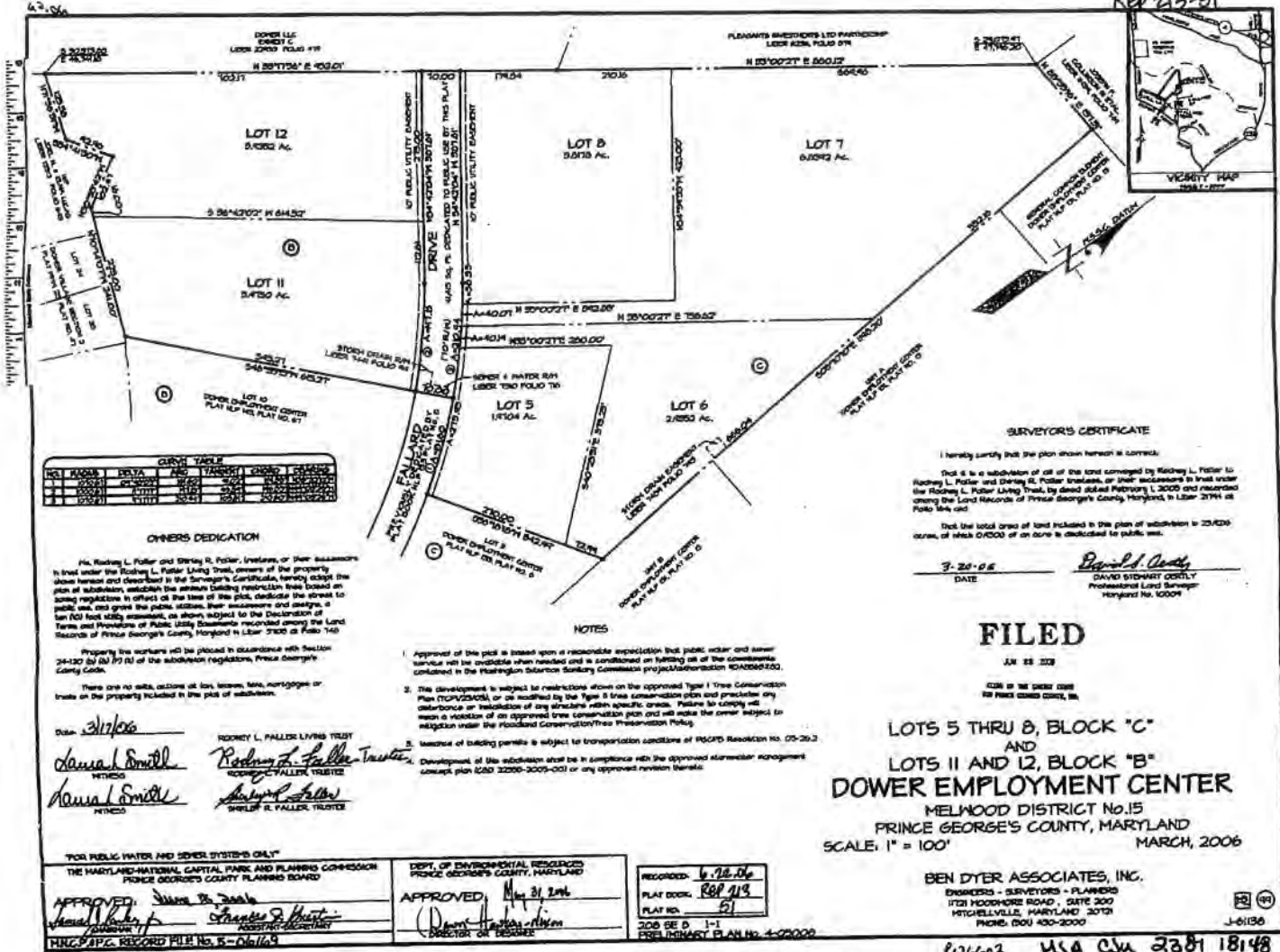
Unit Rates: \$5.50 per square foot

Financing: \$941,070.00 seller financed assumed to be at market terms.

Comments: This property has been cleared and rough graded. SWM is offsite. The parcels are currently for sale with an asking price of \$7.00/sq. ft.

Verified: Land records, deed records and inspection

REP 213-51



NO.	ACRES	AREA	PERCENT	ADJACENT	OWNER
1	0.0000	0.0000	0.00%		
2	0.0000	0.0000	0.00%		
3	0.0000	0.0000	0.00%		
4	0.0000	0.0000	0.00%		
5	1.1704	1.1704	100.00%		
6	2.2553	2.2553	100.00%		
7	0.2092	0.2092	100.00%		
8	0.2092	0.2092	100.00%		
9	0.0000	0.0000	0.00%		
10	0.0000	0.0000	0.00%		
11	0.4750	0.4750	100.00%		
12	0.4750	0.4750	100.00%		

OWNERS DEDICATION

We, Rodney L. Fuller and Shirley R. Fuller, trustees of the trust under the Rodney L. Fuller Living Trust, hereby dedicate the portion of the property shown hereon and described in the Surveyor's Certificate, hereby accept the zoning regulations established in the zoning ordinance, hereby accept the zoning regulations in effect at the time of this plan, dedicate the street to public use, and grant the public utilities, their easements and design, a ten-foot utility easement, as shown subject to the Declaration of Terms and Conditions of Public Utility Easements recorded among the Land Records of Prince George's County, Maryland in Liber 2160 of Page 140.

Property line markers will be placed in accordance with Section 24-120 (b) (7) (i) of the subdivision regulations, Prince George's County Code.

There are no other actions of lien, taxes, mortgages or trusts on the property included in this plan of subdivision.

Date: 3/17/06
 Rodney L. Fuller, Trustee
 Shirley R. Fuller, Trustee

- NOTES**
- Approval of this plan is based upon a reasonable expectation that public water and sewer service will be available when needed and is conditioned on fulfilling all of the commitments contained in the Washington Suburban Sanitary Commission project/interconnection MOA 02060100.
 - This development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCMP) 02060100, or as modified by the Type I tree conservation plan and prohibits any disturbance or installation of any structure within specific areas. Failure to comply will result in violation of an approved tree conservation plan and will make the owner subject to mitigation under the Floodplain Conservation/Tree Preservation Policy.
 - Location of building permits is subject to transportation conditions of PGSDP Resolution No. 05-26.3.
 - Development of this subdivision shall be in compliance with the approved stormwater management concept plan (SMD 32200-3005-001) or any approved revision thereto.

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct.
 That it is a subdivision of all of the land conveyed by Rodney L. Fuller to Rodney L. Fuller and Shirley R. Fuller, trustees, or their successors in trust under the Rodney L. Fuller Living Trust, by deed dated February 1, 2000 and recorded among the Land Records of Prince George's County, Maryland, in Liber 2161 of Page 144 and
 That the total area of land included in this plan of subdivision is 23,420 square feet, or about 0.5400 of an acre to be dedicated to public use.

3-20-06
 DATE

David S. Coody
 DAVID STEPHEN COODY
 Professional Land Surveyor
 Maryland No. 10004

FILED

JUN 22 2006

CLERK OF THE CLERK OF THE
 PRINCE GEORGE COUNTY, MD

**LOTS 5 THRU 8, BLOCK "C"
 AND
 LOTS 11 AND 12, BLOCK "B"
 DOWER EMPLOYMENT CENTER**
 MELWOOD DISTRICT No. 15
 PRINCE GEORGE'S COUNTY, MARYLAND
 SCALE: 1" = 100'
 MARCH, 2006

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 PRINCE GEORGE'S COUNTY PLANNING BOARD

APPROVED: James B. Smith
 James B. Smith
 Director

APPROVED: Charles J. Smith
 Charles J. Smith
 Assistant Director

MHC-P&P RECORD FILE NO. E-061609

**DEPT. OF ENVIRONMENTAL RESOURCES
 PRINCE GEORGE'S COUNTY, MARYLAND**

APPROVED: Mark B. Smith
 Mark B. Smith
 Director of Resource

RECORDED: 6/28/06
 PLAN BOOK: REP 213
 PLAN NO.: 51
 2006 SE D 1-1
 PRELIMINARY PLAN NO. 4-02000

BEN DYER ASSOCIATES, INC.
 ENGINEERS - SURVEYORS - PLANNERS
 1721 HOOVER ROAD, SUITE 200
 MITCHELLVILLE, MARYLAND 20701
 PHONE: (301) 430-2000

124602 MSA CSA 2381 18148

5/16/06



VIEW OF FALLARD DR. SALE

Comparable Sale # 3

Location: 11785 Pika Dr., Charles County TM 15, Block 3, Parcel 450, Lot 5, Pika Industrial Park, Waldorf, Maryland

Grantor: James and Joan Guy

Grantee: Holly and Steven Sadeghian

Date: 1/14/2009

Recorded: 6751/653

Zoning: IG, General Industrial

Utilities: All Public

Land Area: 1.5 acres

Frontage: 100' on Pika Dr.

Improvements: None

Sale Price: \$310,000.00

Unit Rates: \$4.74 per square foot

Financing: \$210,000 owner financed with a five year balloon at 6%, considered to be market.

Comments: The property is wooded and generally level and is located within an existing industrial park with occupancies estimated to be over 90%.

Verified: Agent, land records, deed records and inspection



VIEW OF PIKA RD. SALE

Comparable Sale # 4

Location: 20 Industrial Park Dr., Charles County TM 15, Block 3, Parcel 636, Tract 14-B-2, St. Charles Industrial Park, Waldorf, Maryland

Grantor: JDJ Enterprises LLC

Grantee: Crescent Industrial Phase II LLC

Date: 6/12/2008

Recorded: 6651/198

Zoning: IG, General Industrial

Utilities: All Public

Land Area: 3.6667 acres per deed

Frontage: 25' on Industrial Park Dr.

Improvements: None

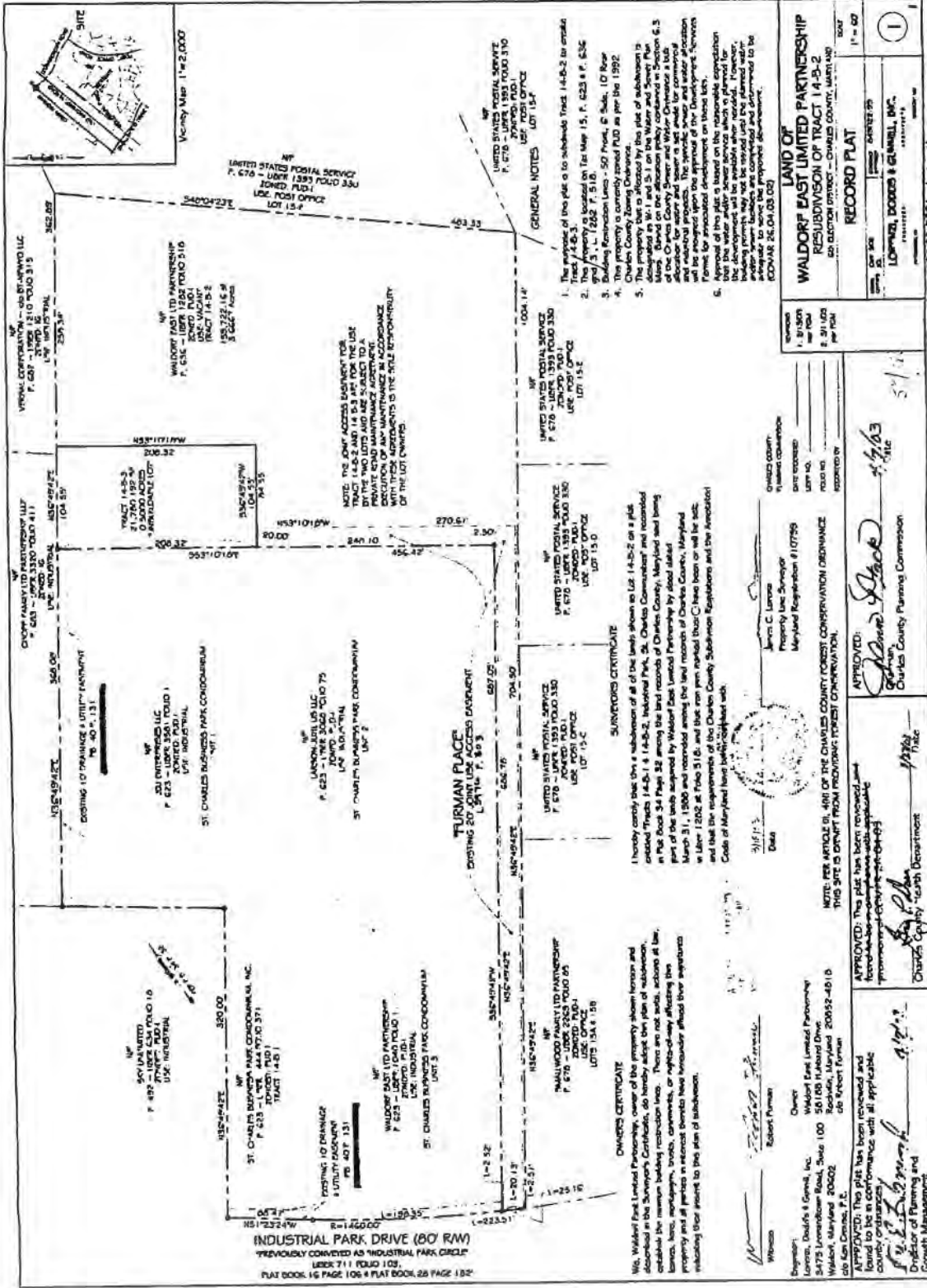
Sale Price: \$550,000.00

Unit Rates: \$3.44 per square foot

Financing: \$210,000 owner financed with a five year balloon at 6%, considered to be market.

Comments: The property has been partially cleared and is level. It was purchased by the adjoining land owner. The property is located within an existing industrial park with occupancies estimated to be over 90%.

Verified: Agent, land records, deed records and inspection



CHARTERED CERTIFICATE

I, the undersigned, being duly qualified to act as a Notary Public in and for the State of Maryland, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat as the same appears on file in my office, and that the same is in conformity with the provisions of the laws of the State of Maryland in that behalf made.

Notary Public
 State of Maryland
 My Comm. Expires 12/31/2024

APPROVED: This plat has been reviewed and found to be in conformity with all applicable county ordinances with all applicable provisions of the Charles County Zoning Ordinance.

Robert Fuman
 Director of Planning and Growth Management

APPROVED: This plat has been reviewed and found to be in conformity with all applicable provisions of the Charles County Zoning Ordinance.

James C. Lawrence
 Charles County Planning Commission

APPROVED: This plat has been reviewed and found to be in conformity with all applicable provisions of the Charles County Zoning Ordinance.

James C. Lawrence
 Charles County Planning Commission

RECORD PLAT

1 - 5/15/24
 2 - 5/15/24

WALDORF EAST LIMITED PARTNERSHIP
 RESUBDIVISION OF TRACT 14-2-2
 80' BROADWAY - CHARLES COUNTY, MARYLAND

LAND OF WALDORF EAST LIMITED PARTNERSHIP

RECORDED IN
 CHARLES COUNTY, MARYLAND

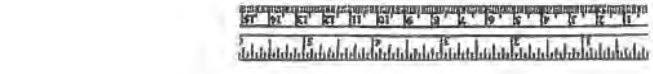
DATE OF RECORDING: 5/15/24

PLAT NO: 1

BOOK: 16

PAGE: 106

PLAT BOOK 25 PAGE 132



2/2/13

m/sa sssu 12442-4120

9/16



VIEW OF INDUSTRIAL DR. SALE

LAND SALES ADJUSTMENT GRID - ACTON LANE

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
FINANCING	Market/Cash	Market/Cash	Market/Cash	Market/Cash	Market/Cash
CONDITIONS OF SALE	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length
MARKET CONDITIONS	3/2012	1/2010	2/2009	1/2009	6/2008
SIZE/ACRES	11.7400	17.8800	4.9100	1.5000	3.6667
SIZE/SF	511.394	778.853	213.880	65.340	159.721
FRONTAGE/ACCESS	Chesterbrook Ct./Aurora Place	South Club	Fallard	Pika	Industrial Park Dr.
RAIL	No	No	No	No	No
ZONING	IG	EIA	LI	IG	IG
SHAPE	Irregular	Irregular	Irregular	Regular	Irregular
TOPOGRAPHY	Wooded/Generally Level	Level/Cleared	Level/Cleared	Level/Wooded	Level/Cleared
UTILITIES	All public	All public	All public	All public	All public
LOCATION	Waldorf	Landover	Upper Marlboro	Waldorf	Waldorf
FINISHED SITE	No	Yes	Partial	No	Partial
SALES PRICE	n/a	\$4,400,000	\$1,176,337	\$310,000	\$550,000
RATE/SF OF LAND	n/a	\$5.65	\$5.50	\$4.74	\$3.44
CONDITIONS OF SALE	None	None	None	None	None
ADJUSTED SALES PRICE	n/a	\$4,400,000	\$1,176,337	\$310,000	\$550,000
ADJUSTED RATE/SF OF LAND	n/a	\$5.65	\$5.50	\$4.74	\$3.44
PROPERTY RIGHTS		0%	0%	0%	0%
CONDITIONS OF SALE		0%	0%	0%	0%
FINANCING		0%	0%	0%	0%
MARKET CONDITIONS		0%	-9%	-10%	-15%
TIME ADJUSTED RATE/SF		\$5.65	\$5.00	\$4.27	\$2.93
SIZE/SF		5%	0%	-5%	0%
FRONTAGE/ACCESS		-5%	-5%	0%	30%
RAIL		0%	0%	0%	0%
ZONING		0%	0%	0%	0%
SHAPE		0%	0%	10%	0%
TOPOGRAPHY		0%	0%	0%	0%
UTILITIES		0%	0%	0%	0%
LOCATION		0%	0%	0%	0%
FINISHED SITE		-10%	-5%	0%	-5%
NET ADJUSTMENT		-10%	-10%	5%	25%
INDICATED RATE/SF		\$5.08	\$4.50	\$4.48	\$3.66

DISCUSSION OF ADJUSTMENT

In the sales comparison approach, the comparable sales are adjusted on a price per square foot basis to account for differences between the comparable sales and the subject property. The sales will be adjusted for differences in property rights conveyed, financing, conditions of sale, changes in market conditions since the date of sale and the appraisal date, location, and the availability of utilities. Due to a lack of comparability and the varied differences between the sales and the subject property, paired sales analysis was not possible. As a result, the adjustments will be made based upon the appraisers' subjective interpretation of market conditions. The adjustments are made based upon information secured through the verification process and research into the marketplace for information regarding the subject and comparable data.

Property Rights Conveyed

All of the sales used in this analysis represent the conveyance of the fee simple interest in the respective properties. Therefore, no adjustment is applied to any of the sales under this adjustment category.

Financing

If applicable, the comparable sales must be adjusted for financing terms. The adjustment renders the sale price to cash equivalent terms. All of the sales are considered to be cash equivalent and no adjustment will be necessary.

Conditions of Sale

This adjustment is used if there are any unusual circumstances surrounding the transactions such as foreclosures, bulk sales, related parties, assemblages, etc. The sales used are considered to be market oriented, arm's length transactions. No adjustment is required.

Market Conditions

After adjusting the comparable sales to a cash equivalent price, the sales must be brought current by means of the market conditions adjustment. The sales range in date from June of 2008 to January of 2010. The 2005 time period was a time of peak demand with appreciation rates in the area of 15%. The demand for commercial real estate slowed down in 2006 as appreciation rates were typically in the area of 10%. The real estate market stabilized with no significant price appreciation or depreciation over 2007. Due to the current recession the market depreciated at a rate of 10% over 2008-2009. In 2010/2011 the market stabilized with no significant depreciation or appreciation. The sales were adjusted accordingly.

Frontage/Access Adjustment

Key frontage issues for commercial properties are frontage on, proximity and access to major road arteries. The subject property has frontage on Aurora Place and Chesterbrook Ct. off of Acton Lane. The property has good access to Route 301. The frontage characteristics are inferior to sales one and two which have good access to I-95 and superior to sale 4 which is considered to be a flag lot with limited visibility.

Location

Key locational factors for commercial uses including proximity to demand generators, proximity to major road arteries and employment centers. Sales one and two have superior locations in areas of with high concentrations for industrial uses. However, this is offset as the subject property is located in Waldorf with a very limited supply of large tracts of industrial land. No adjustments are warranted.

Size

The sales range in size from 1.50 acres to 19.64 acres. Sale three was significantly smaller as compared to the subject. Due to economies of scale a negative adjustment is warranted. Sale one is significantly larger. A positive adjustment was made.

Physical Characteristics

This adjustment takes into consideration the topography, shape, availability of utilities and overall utility. Sale three is long and narrow in shape which reduces the utility inferior to the subject. A positive adjustment is warranted.

Conclusion

The sales indicate a range of adjusted price from \$3.66/sq. ft. to a high of \$5.08/sq. ft. Sales two and three required the least adjustments and were given most weight in the final analysis. Thus, we have estimated the value to be \$4.50/sq. ft.

Thus, the indicated fee simple value of the subject parcel via the sales comparison approach, as of March 20, 2012, is:

Subject	Price Per SF	Estimated Value
511,394	\$4.50	\$2,301,273.00
	Rounded	\$2,300,000.00

RECONCILIATION AND FINAL VALUE ESTIMATE

The market value estimates of the subject "as is" by each approach are as follows:

SALES COMPARISON APPROACH: \$2,300,000.00

Because appraising is not a science wherein property differences may be precisely measured, it is unusual for the value estimated by all approaches to be exactly the same. Each approach implements different tools to analyze the market data into an estimate of value and normally indicates a range of values to be reconciled into a final value estimate. The different methods of value estimation reveal both the strengths and weaknesses involved in the analyses and the imperfections in the market and the data used for each.

Reconciliation involves a review of the reliability of the data used in each approach, the relative applicability of the approach to the type of property being appraised and the relative applicability of the approach in light of the definition of value sought. Since the value sought in this appraisal is the market value of a commercially zoned property reconciliation involves weighing the dependability of each estimate as a reflection of the probable actions of the most typical purchaser in the market.

In projecting a value of the subject by the sales comparison approach, four sales were analyzed. All were sales of industrial use properties transacted within the past four years. The most pertinent unit of comparison was the sale price per sq. ft. of land. The indicated value, after rounding, by the sales approach was \$2,300,000.00. Due to the fact that properties such as the subject are typically purchased based on the prices paid for competitive sites, this approach is the most applicable method of valuing the subject property.

Therefore, with sole reliance given to the sales comparison approach to value, and subject to the Underlying Assumptions and Contingent Conditions contained herein, it is our opinion that the fee simple market value of the subject property, as presently existing, as of March 20, 2012 was **TWO MILLION THREE HUNDRED THOUSAND DOLLARS (\$2,300,000.00)**.

QUALIFICATIONS OF LOUANNE E. CLINE, MAI

EDUCATION

University of Arkansas, Fayetteville, Arkansas.

Bachelor of Science Degree in Business Administration, Concentration in Real Estate and Finance.

Successfully completed the requirements for credit for the following courses offered by the American Institute of Real Estate Appraisers:

1A-1	Real Estate Appraisal Principles
1A-2	Basic Valuation Procedures
1B-A	Capitalization Theory and Techniques Part A
1B-B	Capitalization Theory and Techniques Part B
2-1	Case Studies in Real Estate Valuation
2-2	Valuation Analysis and Report Writing
2-3	Standards of Professional Practice
6	Computer Assisted Investment Analysis

Attended the following seminars offered by the American Institute of Real Estate Appraisers:

Rates, Ratios and Reasonableness
Litigation Valuation
Residential and Commercial Development
F.I.R.R.E.A. Compliance
Understanding Limited Appraisals
Testifying as an Expert Witness
Shopping Center Valuation
Subdivision Appraisal
Valuation of Nursing Homes

LICENSES AND PROFESSIONAL AFFILIATIONS

MAI Member, Appraisal Institute, No. 8019

Certified General Real Estate Appraiser within the State of Maryland, License No. 2164

EXPERT WITNESS

Circuit Courts of Anne Arundel County, Calvert County and St. Mary's County

Board of Property Review - Anne Arundel County, Calvert County, Montgomery County and St. Mary's County

EXPERIENCE

Thirty plus years experience in the appraisal of real estate

MARKETING PERIOD

Marketing time is an estimate of the amount of time required to sell a property interest in real estate at the estimated market value during the period immediately following the effective of the appraisal. A reasonable marketing period can be projected based on one or more of the following: (1) statistical information about days on market; (2) information gathered through sales verification; (3) interviews of market participants; or (4) anticipated changes in market conditions. Reasonable marketing time is a function of price, time, use and anticipated changes in the market. The marketing time for the subject property is based on the time periods experienced by similar properties.

Marketing periods for the comparable properties included in this appraisal were variable ranging from the buyer approaching the seller about acquiring the property to several years. There is very little industrial property available for sale within the Waldorf market. Thus, it is our opinion that the necessary time to sell the fee simple interest in the subject property at the appraised value would be no longer than 12 months.

EXPOSURE TIME

Exposure time is defined by The Appraisal Standards Board of The Appraisal Foundation as:

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market values on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events and assuming a competitive and open market.

The estimate of reasonable exposure time can be based on an analysis of: (1) statistical information about days on market; (2) information gathered through sales verification; or (3) interviews with market participants. Exposure time is presumed to have occurred prior to the date of value. Different property types and properties priced at different levels can have varying exposure periods.

In estimating a reasonable exposure period for the subject property, consideration is given to the time periods experienced by other commercial sites. Based on interviews with brokers and prospective purchasers in the area market, the demand for similar properties has been steadily improving. For the subject property, an exposure period of 12 months is estimated to have occurred prior to the effective date at the appraised value.

CERTIFICATION

The undersigned hereby certify that:

I have no present or contemplated future interest in the real estate that is the subject of this appraisal report; the values expressed in this report are not based in whole or part upon race, color, or national origin of the current/prospective owners or occupants; I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved;

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event; The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan;

This appraisal report sets forth all of the limiting conditions (imposed by the terms of this assignment or by the undersigned) affecting the analyses, opinions, and conclusions contained in this report; our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice;

This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional 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;

All signatories of the appraisal have personally inspected the subject property and comparable market data incorporated in this report; No one has provided professional assistance to the undersigned in the preparation of this report; as of the date of this report, LouAnne Cline has completed the requirements of the continuing education program of the Appraisal Institute;

The Fitness and Integrity Certifications which were signed for this contract award remain valid and accurate as of the date the appraisal was prepared.

The contractor, LouAnne Cline, is solely responsible for the preparation of the report and all conclusions, analyses, and opinions.



LouAnne Cline, MAI
MD Certification # 2164

ADDENDA



VIEW OF AURORA PLACE



VIEW OF SUBJECT PROPERTY



VIEW OF SUBJECT PROPERTY

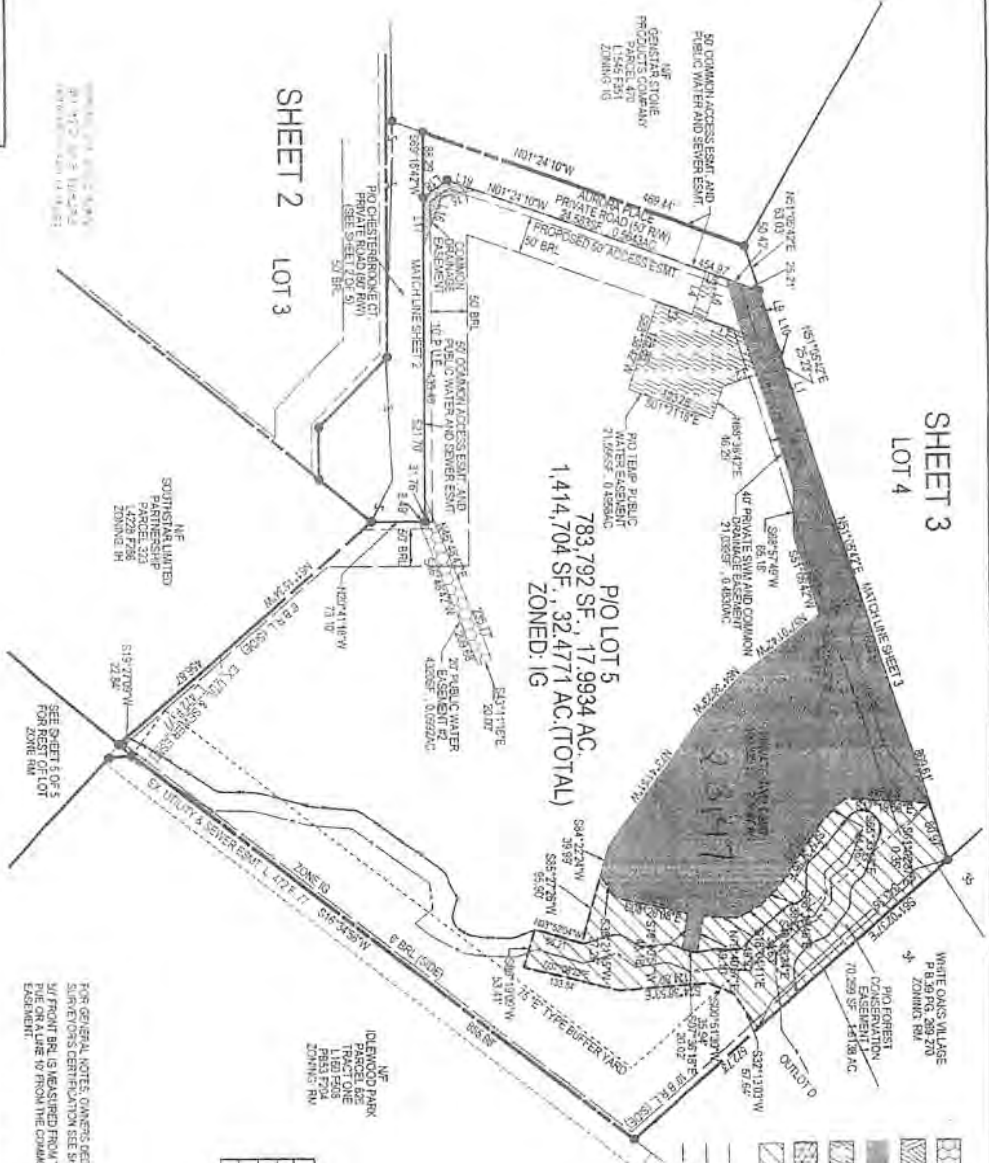


VIEW OF CHESTERBROOKE CT./ACTON LN.

SHEET 3 LOT 3

No.	BEARING	DISTANCE
L1	S01°21'00"W	21.25
L2	S89°04'00"W	61.15
L3	N01°21'00"W	61.30
L4	S89°04'00"W	61.40
L5	N01°21'00"W	20.00
L6	N89°03'45"E	61.42
L7	N01°21'00"W	78.54
L8	S81°05'27"W	77.92
L9	N01°05'24"E	95.40
L10	N01°21'00"W	71.84

No.	BEARING	DISTANCE
L1	S01°21'00"W	21.25
L2	S89°04'00"W	61.15
L3	N01°21'00"W	61.30
L4	S89°04'00"W	61.40
L5	N01°21'00"W	20.00
L6	N89°03'45"E	61.42
L7	N01°21'00"W	78.54
L8	S81°05'27"W	77.92
L9	N01°05'24"E	95.40
L10	N01°21'00"W	71.84



P/O LOT 5
783,792 SF, 17.9934 AC.
1,414,704 SF, 32.4771 AC. (TOTAL)
ZONED: IG

SHEET 2 LOT 3

APPROVED: *[Signature]* DATE: 5/10/09
 DIRECTOR OF PLANNING & DEVELOPMENT

APPROVED: *[Signature]* DATE: 4/20/09
 SPECIAL HEALTH DEPARTMENT

OWNER: FAYSON ACTIONLINE LLC
 121 WEST TANGLE STREET, 8TH FLOOR
 CROFTON, MD 21114

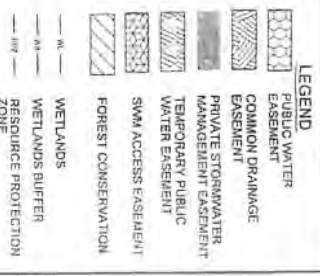
PREPARED BY: FAYSON ACTIONLINE LLC
 121 WEST TANGLE STREET, 8TH FLOOR
 CROFTON, MD 21114

1089-11-01

DATE RECORDED	BY	DATE

FINAL PLAT
 ACTION LANE INDUSTRIAL PARK
 P/O LOT 5
 AURORA PLACE

TAX MAP 8
 GRID 17&18 PARCEL 12
 6TH ELECTION DISTRICT
 CHARLES COUNTY, MARYLAND
 SCALE 1"=100' NOVEMBER 21, 2008
 SHEET 4 OF 5

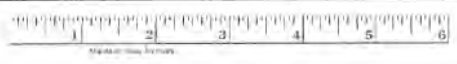


LAND USE	SQ. FT.	ACRES
P/O LOT 5	783,792	17.9934
STREETS	24,550	0.5643
PLAN AREA	808,342	18.5577

FOR GENERAL NOTES, OWNERS' DESIGNATIONS, SURVEYOR'S CERTIFICATION SEE SHEET 1 OF 5. SURVEY FROM THE 10' FRONT B.L. IS MEASURED FROM THE 10' EASEMENT LINE TO FROM THE COMMON ACCESS.

FILED
 APR 22 2009
 CHARLES COUNTY

PLATTED HSA S&U 18A2 5767-4



Appraisal of
Faison Acton Lane, LLC
2510 Aurora Place
Waldorf, Maryland 20601
Charles County
File Number 00-4237

Prepared For
Mr. William Beach
Chief, Valuation and Appraisal Division
Department of General Services
300 West Preston Street
Room 601
Baltimore, Maryland 21201

Prepared By
Associated Appraisers
Melville E. Peters ASA CRA

Associated Appraisers



Appraisers - Consultants - Realtors
Melville Peters
Senior Appraiser ASA



4815 PRINCE GEORGE'S AVENUE
BELTSVILLE, MARYLAND 20705
Phone: (301) 937-7000

February 29, 2012

Mr. William Beach
Procurement Officer
Department of General Services
300 West Preston Street
Baltimore, Maryland - 21201

Re: Faison Acton Lane LLC
2510 Aurora Place
Waldorf, Maryland 20601
File Number 00-4237

12 MAR - 9 AM 10:07
DGS OFFICE OF
REAL ESTATE

Dear Mr. Beach:

Pursuant to your request, my firm has made an inspection and appraisal of the above named property to estimate the fair market value thereof, subject to the Specific Limiting Conditions and Assumptions set forth in this appraisal report.

After completing a careful study of conditions affecting value and analyzing all available data in consideration of matters pertinent to the value thereof, it is my opinion the market value of the fee simple interest in the subject property, as of February 28, 2012, is estimated at:

ONE MILLION TWO HUNDRED FIFTY THREE THOUSAND NINE HUNDRED

DOLLARS (\$1,253,900.00)

The accompanying report contains the data gathered and an explanation of the valuation methods employed in this appraisal report.

Respectfully submitted,

Melville E. Peters, ASA CRA
Certified General License No. 04-62

Summary of Important Facts and Conclusions

Appraisal of:	Faison Acton Lane LLC Property
Date of Valuation:	February 28, 2012
Date of Inspection:	February 28, 2012
Appraisal Purpose:	To estimate the 'As Is' market value of the fee simple estate of the subject property as of February 28, 2012.
Property Location:	Tax Map 8, Grid 12, Parcel 12 Lot 5 Acton Lane Industrial Park 2510 Aurora Place Waldorf, Maryland 20601 Charles County
Improvements:	Vacant and unimproved
Land Size:	17.993 +/- Acres
Highest and Best Use:	For full development with an industrial style use as allowed by the Charles County Zoning Rules and Regulations.
Present Use:	Vacant and unimproved except for a storm water management pond
Zoning:	IG – Industrial
Valuation:	\$1,253,900.00



Street view looking northerly along Aurora Place subject on right



Looking northerly at the dead end of Chesterbrooke Court



Unfinished portion of Chesterbrooke Court beyond dead end



Typical view of subject looking northerly from graded portion of Chesterbrooke Court



Typical view of subject property looking southerly from storm water management easement access road



Storm water management pond looking easterly from access easement

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1. Identification:

The subject property is located within the Sixth Election District of Charles County, Maryland. It is identified with a Tax ID Number of 09-06346197, and is shown on Tax Map 8 as Parcel 12 in Grid 17 as Lot 5 of the 2510 Acton Lane Industrial Park Subdivision. The subject property carries a current mailing address of 2510Aurora Place, Waldorf, Maryland 20601. It is further identified under Liber/Folio 6726/718 as recorded among the Land Records of Charles County, Maryland.

2. Deed Information (Parcel 12 Lot 5): (Name Change)

Grantor: Faison-Acton Lane, LLC AKA TD Acton Lane, LLC
Grantee: Faison-Acton Lane, LLC
Deed Date: September 5, 2008
Record Date: October 18, 2008
Liber/Folio: 6726/718
Consideration: \$0.00
Area: Parcel 1 – 55.2911 Ac.; Parcel 2 – 13.9 Ac.; Parcel 3 – 0.39 Ac.
Financing: None reported

Deed Information (Parcel 12 Lot 5 Previous Transfer):

Grantor: Coastal American Corporation
Grantee: TD Acton Lane, LLC
Deed Date: December 28, 2007
Record Date: December 28, 2007
Liber/Folio: 6536/140
Consideration: \$2,000,000.00
Area: Parcel 1 – 55.2911 +/- Acres; Parcel 2 – 13.9 +/- Acres

Financing: None

Deed Information (Parcel 12 Lot 5 Previous Transfer):

Quit Claim Deed

Grantor: Estate of Theodore R. King

Grantee: TD Acton Lane, LLC

Deed Date: July 8, 2008

Record Date: September 3, 2008

Liber/Folio: 6691/518

Consideration: \$13,390.26

Area: 0.3937 +/- Acres

Financing: None

The above transactions are the only reported transfers of the subject as shown in the land records of Charles County within the past five years. The subject property is currently listed for sale by Shasho Consulting, P. A. – Commercial Real Estate. The list prices are stated to range from \$4.00 to \$5.50 per square foot depending on lot size. The subject property is identified as Lot 5 containing 17.99 +/- acres of land. Copies of the flyer provided by the broker are attached in the addendum of the appraisal report.

The information provided under the history of the property is not intended as an opinion or representation of title. Your appraiser(s) are not experts on title, land surveys, or legal issues. The information provided is limited to records compiled from Washington County, our client, and the current property owner. Legal and professional counsel should be obtained to determine clear title, to identify any and all easements, encumbrances, property surveys, feasibility studies, development potential and or restrictions.

Exhibit "A"

LEGAL DESCRIPTION

PARCEL ONE:

The following described land and premises situate lying and being in Charles County, State of Maryland:

Beginning at an Iron Axle found at the northwesterly corner of the land conveyed to Richard J. McCoy in Liber 585, Folio 101, said Iron Axle being in the outline of the land conveyed to Idelwood Park, Inc., in Liber 160, Folio 508; thence leaving Idelwood Park, Inc., and running with the aforesaid land of Richard J. McCoy

South 40° 39' 37" West 407.42 feet to an Iron Axle found; thence

South 62° 01' 16" West 101.75 feet to an Iron Axle found; thence leaving McCoy and running with the land conveyed to XYZ Development Co., Inc. in Liber 158, Folio 257

North 84° 40' 30" West 915.36 feet to an Iron Axle found; thence running with the easterly line of the land conveyed to Victor P. Abdow in Liber 225, Folio 200

North 25° 22' 47" East 864.44 feet to a Triple Hickory Tree; thence with the northerly line of said land of Abdow,

North 54° 28' 05" West 457.29 feet to an iron pipe found; thence leaving Abdow and running with the land conveyed to John W. Yerkie in Liber 211, Folio 521,

North 20° 16' 55" East 70.30 feet to an iron pipe set; thence with the northwesterly side of the entrance road, and lands of Yerkie,

South 73° 48' 30" West 259.35 feet; thence

South 78° 47' 51" West 306.50 feet to an iron pipe set on the northwesterly side of the entrance road; thence leaving Yerkie and running with the land conveyed to The Davis Corporation Profit Sharing Trust in Liber 536, Folio 203,

North 05° 27' 51" East 481.56 feet to an iron pipe found; thence

North 73° 49' 07" West 444.21 feet to an iron pipe found; thence leaving The Davis Corporation Profit Sharing property and running with the northerly lines of the lands of Max List (Liber 45, Folio 62) and John M. Shane (Liber 220, Folio 172),

8X06726 PG 0720

North 25° 07' 57" West 749.53 feet to a Stone found on the easterly line of the land conveyed to John W. Yerkie, Jr. in Liber 233, Folio 205; thence with said line,

North 50° 31' 14" East 609.87 feet to an iron pipe found; thence with the line of the Curtis Brothers property as surveyed by Wendell H. Ferris August 17, 1976

South 54° 13' 59" East 1818.91 feet to an iron pipe set; thence leaving Curtis Brothers property and running with the aforesaid land of Idlewood Park, Inc.,

South 23° 22' 54" West 856.23 feet; thence

South 18° 19' 43" East 32.00 feet; thence

South 60° 19' 45" East 1008.13 feet to the beginning, containing 55.2911 acres of land, more or less.

Tax Parcel No. 06-038964

PARCEL TWO:

The following described land and premises situate lying and being in Charles County, State of Maryland:

Beginning for the same at an iron pipe driven in the ground at the point of intersection of the south side of the entrance road leading to the lands of Harry Olsen with the line of the Eugene Chaney Heirs property; running thence with said Chaney property

South 16° 03' 26" east 480.41 feet to a pipe (erroneously set forth as 503.41 feet to a pipe in the prior deeds); thence

South 12° 55' 23" East 235.0 feet to a pipe; thence

South 74° 52' 43" East 380.39 feet to a rod and stone; thence with the land of the S. E. Williams Estate as described in Deed 96 Folio 376

North 26° 30' East 1,113.75 feet to a pipe; thence

North 73° 31' West 63.20 feet to a pipe fixed on the south side of said entrance road; thence with said road

South 74° 45' 20" West 150.84 feet to a pipe; thence South 80° 03' 30" West 279.19 feet to a pipe; thence

South 77° 16' 40" West 408.52 feet to a pipe; thence

South 74° 34' 40" West 176.34 feet to the point of beginning, containing 13.9 acres of land, more or less.

IN TESTIMONY WHEREOF, the said party of the first part, on the day and year first hereinbefore written, has caused these presents to be signed by Faison Capital Development, LLC, the Manager of Faison-Acton Lane, LLC.

FAISON-ACTON LANE, LLC

By: **FAISON CAPITAL DEVELOPMENT, LLC**
Its Manager

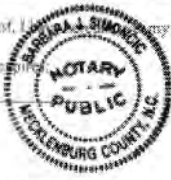
By: *[Signature]*
Name: **JAMES H. CALPEPPER, IV**
Title: **EXEC. VICE PRESIDENT**

STATE OF NORTH CAROLINA
CITY/COUNTY OF MECKLENBURG, to wit:

On this date, before me, the undersigned officer, personally appeared James H. Calpepper, IV, the Exec. Vice President of Faison Capital Development, LLC, a North Carolina limited liability company, which entity is the Manager of Faison-Acton Lane, LLC, a North Carolina limited liability company, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he has executed the same on behalf of said entities for the purposes contained therein.

In witness whereof, I, *[Signature]*, my hand and official seal this October 22, 2008.

My commission expires
May 15, 2011



[Signature]
Notary Public

GRANTEE'S ADDRESS:
(PARTY OF THE SECOND PARTY)
Faison-Acton Lane, LLC
121 West Trade Street, 27th Floor
Charlotte, North Carolina 28202
Attention: David B. Chandler

CONSIDERATION: 50.00
TAX ID NOS. 06-038964; 06-063357 and 06-345107
TITLE INSURER: COMMONWEALTH LAND TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THIS DEED WAS PREPARED UNDER THE SUPERVISION OF THE UNDERSIGNED, AN ATTORNEY DULY ADMITTED TO THE COURT OF APPEALS OF MARYLAND.

[Signature]
Henry J. Ross, Esq.

Charlotte County Instrument Intake Sheet
 Information provided in the Office of the Clerk's Office, San Domenico de
 Ancon and Taxation, and County Finance Office.
 (Type or Print in Black Ink Only - All Capital Letters Only)

1. Type(s) of Instrument <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Lien <input type="checkbox"/> Other		
2. Conveyance Type Check Box <input type="checkbox"/> Improved Land <input type="checkbox"/> Unimproved Land <input type="checkbox"/> Other		
3. Tax Exemptions (If applicable) Section 12-105(a) and 13-207(a)(4) Section 12-105(a) and 13-207(a)(4) Section 12-105(a) and 13-207(a)(4)		
4. Consideration and Tax Calculations	Consideration Amount Developer/Builder/Resistor: \$ 0.00 An. Sec. Mortgage: \$ 0.00 Balance of Existing Mortgage: \$ 0.00 Other: \$ 0.00 Total Cash Paid: \$ 0.00	Finance Office Use Only Transfer Tax Computation: \$ Local Exemptions/Rebate: \$ Total Transfer Tax: \$ Other Fees: \$ Total Due: \$
	5. Fees Recording Charge: \$ 20.00 Transfer Tax: \$ 0.00 Other Recording Fee: \$ 0.00 New Transfer Tax: \$ 0.00 Other Transfer Tax: \$ 0.00 Other: \$ 0.00	Dec. 1 Dec. 2 Dec. 3
6. Description of Property 3241 requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority used in Real Property Article Section 3-104(g)(2)(i). Parcel: Property Tax ID No. (1) - 022094-002327-249107 Transferor Name: [Redacted]		
7. Transferred From TD ADDY LANE, LLC FARMER-ADDY LANE, LLC		
8. Transferred To FARMER-ADDY LANE, LLC		
9. Other Names to Be Indexed 12) West Trade Street, 270 Floor, Charlotte, North Carolina 28002		
10. Contact/Mail Information Instrument Submitted By or Contact Person: [Redacted] Name: [Redacted] Phone: (703) 312-5115		
11. Assessment Information Assessment Due Only - Do Not Write Below This Line Terminal Identification: [Redacted] Transfer Number: [Redacted]		

Deed for name change

4. Charles County General Area Analysis:

Charles County is located on the southern Maryland peninsula and is known as the gateway to historic southern Maryland. It is bordered by Prince George's County to the north, Calvert County to the east, St. Mary's County to the south, and the Potomac River to the west. It lies 18 +/- miles south of Washington, D.C., 54 +/- miles southwest of Baltimore, and 75 +/- miles north of Richmond.

Charles County has 452 +/- square miles of land area and 150 +/- miles of water frontage. The County was named for Charles Calvert (1637-1715), 3rd Lord Baltimore. Calvert lived in Maryland from 1661 until he returned to England in 1684. He was Proprietor of the Maryland colony from 1675 to 1689, when he lost his right to govern. From 1692 until Calvert's death in 1715, Maryland was governed as a royal colony.

The county seat of Charles County, La Plata, is centrally located and occupies an area of approximately 5 +/- square miles approximately 35 +/- miles southeast of Washington. The town's population is 6,500. Indian Head is located on the Potomac River, about 22 +/- miles south of Washington, D.C. It occupies an area of about 1½ +/- square miles and has a population of 3,500. St. Charles is one of the nation's most successful large-scale planned communities. First developed in 1965, it is a unique mix of residential, commercial, industrial and recreational property. The master plan for St. Charles calls for five villages consisting of 15 residential neighborhoods, each with its own recreational center that includes swimming pools, tennis courts and a clubhouse.

Thus far, two villages are complete: Smallwood, which contains the neighborhoods of Bannister, Carrington, Huntington and Wakefield; and Westlake, which includes the Hampshire, Lancaster and Dorchester neighborhoods. Development of the third village, Fairway, began in 1995. In addition to its residential areas, St. Charles also offers 4.2 million square feet of commercial and

industrial space. The first of three campus-like business parks is nearly full, and some 250 acres of commercial property are adjacent to the St. Charles Towne Center, a 1.1 million square foot mall that serves as the centerpiece of the community.

The disciplines of planning provide the benefits of well-managed and predictable growth. As a result, St. Charles' present population of 32,000 will reach 80,000 upon its planned completion in 2020, at which time the current total of 12,000 housing units should reach nearly 25,000. This will make St. Charles one of the largest cities in Maryland, yet, because of its unique design features, it will retain its open, green, and suburban feel. St. Charles has been developed since 1972, by Interstate General Company L.P. (IGC), a diversified real estate organization. IGC also builds homes in St. Charles, and builds, owns, and manages the community's rental apartments.

The second major urban center in Charles County is the rapidly growing Waldorf area. Its commercial and industrial zone extends beyond U.S. Route 301 and MD Route 5 to an area nearly a mile wide and four miles long. As part of the fourth largest consumer market in the United States, Waldorf has become attractive to businesses of all sizes. In addition to the Washington, D.C. metropolitan market, the area's pivotal location on U.S. Route 301 places Richmond and Baltimore within 90 minutes to the south and north, respectively. In addition, overnight delivery can reach one-third of the nation's population, drawing the attention of several major companies looking for regional distribution facilities.

Waldorf is unincorporated and dates to the establishment of the Baltimore and Potomac Railroad Station in 1872. For many years, it was a haven for producers of tobacco and other agricultural products. Today, it has become a bustling urban center. Waldorf is expected to continue to grow and develop as a vibrant marketplace for not only Southern Maryland, but the entire Mid-

Atlantic region. The citizens and leaders of Charles County envision Waldorf as a powerful business environment that is blended with a traditional community atmosphere.

The 1990 population of Charles County was 101,154; more than double the 1970 population of 47,678 residents. The 2000 census shows Charles County's population at 120,546 persons. This is an increase of 19.2% over the 1990 census. Charles County is Maryland's third fastest growing county. The climate for Charles County averages 74.1 degrees in the summer with average winter temperatures of 36.3 degrees. The average annual rainfall is approximately 42.6 inches with average annual snowfall of approximately 16.5 inches. The county experiences four well-defined seasons with a growing season of just over 6 months annually from the last freeze in spring to the first freeze of autumn.

Civista Medical Center is a community-based hospital located in the heart of Charles County. Established in 1939, it is the only hospital in Charles County. Civista Medical Center has more than 210 physicians on its staff and provides 24-hour emergency care with in-house physician coverage in obstetrics, pediatrics and surgery. Hospital services include a 10-bed intensive care unit, a 10-bed transitional care center, acute dialysis, telemetry, surgery, emergency care, family birthing center, cardio-pulmonary rehabilitation, respiratory therapy, sleep studies, inpatient and outpatient rehabilitation, nuclear medicine services, laboratory testing, mammography services, and diagnostic testing including: x-rays, CT scanning, MRI, and ultrasound. Civista expanded to include the Civista Women's Health Center in Waldorf, which offers primary care to women, wellness exams, mammography, nutrition and fitness counseling, health education and more. The Civista Surgery Center in Waldorf offers another convenient outpatient surgery alternative, and the Civista Health Center on Bryans Road offers lab services, physical therapy, and specialty care (OB-GYN, and Urology).

The Transportation Division's VanGO program provides several safe and reliable county-wide transit services. General public transit serves each area of the county at least weekly to popular destinations in La Plata and Waldorf. VanGO offers new routes to Nanjemoy five days a week and a U.S. Route 301 shuttle between Waldorf and La Plata (including stops at Charles County Community College) five days a week. VanGO's specialized transportation services includes Demand Response service for those 60 years and older or who are disabled, the Disabled Accessible Responsive Transit System for employment-related trips for persons with disabilities, Medical Assistance transportation, and a transit service for participants in the Department of Community Services' Office on Aging-sponsored activities.

Charles County has an excellent public education system that continues to rank in the upper half of the statewide school system. More than 20,000 students are currently enrolled in Charles County public schools. The system has 18 elementary schools (kindergarten through grade 5), seven middle schools (grades 6-8), and five high schools (grades 9-12). Charles County's seven-member Board of Education establishes educational and fiscal policy, provides overall direction and governs the county's public school system. Like school systems across the state, the public school system is fiscally dependent on the county government for funding.

Various demographic and socio-economic information is located on the following pages for Charles County.

	Historical				Projected						
	1970	1980	1990	2000	2010	2015	2020	2025	2030	2035	2040
Population Characteristics:											
Total Population	47,678	72,751	101,154	120,548	143,900	159,300	175,450	191,750	203,250	213,400	221,950
Male	24,029	36,356	50,252	58,678	69,650	76,690	83,980	91,490	96,760	101,380	105,330
Female	23,649	36,395	50,902	61,869	74,250	82,610	91,470	100,270	106,490	112,020	116,620
White **	33,820	56,787	80,587	83,503	76,560	78,360	79,360	79,290	76,240	71,860	68,220
Nonwhite **	13,858	15,964	20,567	37,041	67,340	80,940	96,090	112,470	127,010	141,540	153,730
Selected Age Groups:											
0-4	5,674	5,975	6,769	8,603	10,230	11,100	12,870	14,180	14,540	14,930	15,540
5-19	16,746	22,902	24,215	29,125	34,410	37,000	39,010	42,190	45,510	48,360	49,780
20-44	15,628	28,547	43,932	46,111	46,230	48,340	53,720	61,710	66,180	69,140	70,950
45-64	7,229	19,922	17,735	27,305	39,290	45,260	48,520	47,620	44,600	44,320	46,100
65+	2,399	4,005	6,503	9,402	13,740	17,600	21,330	26,070	32,430	38,550	37,470
Total	47,678	72,751	101,154	120,548	143,900	159,300	175,450	191,750	203,250	213,400	221,950
Total Household Population	47,168	72,166	99,973	119,177	142,330	157,579	173,523	189,576	200,762	210,628	218,924
Total Households	12,096	21,378	32,950	41,668	50,400	58,525	62,875	69,700	74,475	78,125	81,225
Average Household Size	3.90	3.38	3.03	2.86	2.82	2.79	2.76	2.72	2.70	2.70	2.78
Labor Force:											
Total Population 16+	28,511	50,026	74,411	88,512	107,690	120,760	133,890	145,720	154,100	162,270	169,330
In Labor Force	17,482	33,692	56,587	64,963	79,120	87,300	95,350	102,450	106,760	111,180	116,160
% in Labor Force	61.3	67.3	76.0	72.6	73.5	72.3	71.3	70.3	69.3	68.5	68.6
Male Population 16+	14,276	24,702	36,473	42,902	51,000	57,056	62,860	67,960	71,630	75,250	78,440
In Labor Force	11,647	19,874	30,385	33,535	40,120	43,970	47,580	50,920	53,120	55,470	58,150
% in Labor Force	81.6	80.5	83.3	78.2	78.7	77.1	75.9	74.9	74.2	73.7	74.1
Female Population 16+	14,235	25,324	37,938	46,610	56,690	63,710	71,030	77,760	82,470	87,020	90,890
In Labor Force	5,835	13,818	26,202	31,428	39,000	43,330	47,770	51,530	53,640	55,710	58,010
% in Labor Force	41.0	54.6	69.1	67.5	68.8	68.0	67.3	66.3	65.0	64.0	63.8
Jobs by Place of Work :											
	15,777	21,877	38,209	49,370	59,500	68,300	70,900	74,400	77,400	81,300	85,600
Personal Income :											
Total (million of constant 2005\$)	\$759.0	\$1,564.4	\$2,912.5	\$4,216.9	\$5,702.0	\$7,187.8	\$8,776.2	\$10,185.2	\$11,317.8	\$12,418.2	\$13,562.5
Per Capita (constant 2005\$)	\$15,737	\$21,294	\$28,624	\$34,808	\$39,908	\$45,121	\$50,021	\$53,117	\$55,864	\$58,192	\$61,106

** For 2000 to 2030 white population is equal to "white alone," and non-white population is equal to "all other races."

SOURCE: Projections prepared by the Maryland Department of Planning, November 2010. Historical population, households, and labor force data through 2000 are from the U.S. Census Bureau. 1990 population is from modified age, race and sex data (MARS) and 2000 population from modified race data, both from the U.S. Census Bureau. Historical jobs, total personal income and per capita personal income data through 2000 are from the U.S. Bureau of Economic Analysis (BEA).

Projections are rounded, therefore numbers may not add to totals.

5. Neighborhood Analysis :

The subject neighborhood is located west of Waldorf in northern Charles County and is described as predominately detached residential in nature. The neighborhood is bordered on the north and west by Mattawoman Creek, which forms the boundary line between Prince George's County to the north and west and Charles County to the south and west; on the east by Crain Highway (Md. Rte. 5 / U.S. Rte. 301), the main thoroughfare in Waldorf, and on the south by Billingsley Road. The immediate neighborhood is located within the Charles County Development District as designated by the 1990 Comprehensive Plan (restated in the 2006 Comprehensive Plan), which directs that 75% of the County's development be within the Development District, roughly

defined as the area in northwest Charles County between Waldorf and Bryans Road. Notable developments in the immediate area consist of established single-family subdivisions such as Ashford, Greenmont, and Meadowland. Notable recreational facilities are located at Piscataway Park and along the Potomac River, west of the subject. The neighborhood is located in the outer suburbs of the Washington D.C. Metropolitan Region and features a strong public and private employment base, anchored by the Federal government, that is serviced by an efficient local and interstate road network.

While the Federal government forms the economic backbone of the region, private industry is considered strong in the region with St. Charles Communities, the Indian Head Weapons Center complex, LaPlata (the county seat), along with the U.S. Military Reservation/Brandywine Communications Site, the National Harbor on the Potomac River, and Andrews Air Force Base (Prince George's County) all located within the acceptable commuting distance.

Additional major employment centers located within the acceptable commuting distance include the Arlington and Alexandria areas of Northern Virginia (accessed via the upgraded Woodrow Wilson Bridge), Bolling Air Force Base and the Suitland Federal Center, located north of the subject, with the Dalhgreen U.S. Naval Proving Grounds, located south of the subject in the northern neck of Virginia, accessed via the Governor Harry W. Nice Bridge over the Potomac River at the southern tip of Charles County.

The subject neighborhood is serviced by an excellent local road network, including Berry Road (Md. Rte. 228), Indian Head Highway (Md. Rte. 210), Crain Highway (Md. Rte. 5/U.S. Rte. 301), Bensville Road (Md. Rte. 229), and Billingsley and Marshall Corner Roads.

The nearest commercial centers are Waldorf and Indian Head to the west. Waldorf is located approximately 18 miles south by southeast of the District of Columbia, our Nation's Capitol, and

approximately 15 minutes drive-time north of LaPlata, the County Seat of Charles County, and 25 minutes drive-time east of the U.S. Naval Surface Weapons Center at Indian Head. Utilities in the area consist of public water, sewer, electricity, telephone, and cable with public transportation consisting of the VanGo local public bus service as well as commuter bus service to employment centers in Maryland and the District of Columbia.

After considering all factors, the neighborhood is considered well serviced by schools, places of worship, shopping malls, parks and public and quasi-public facilities of all descriptions.

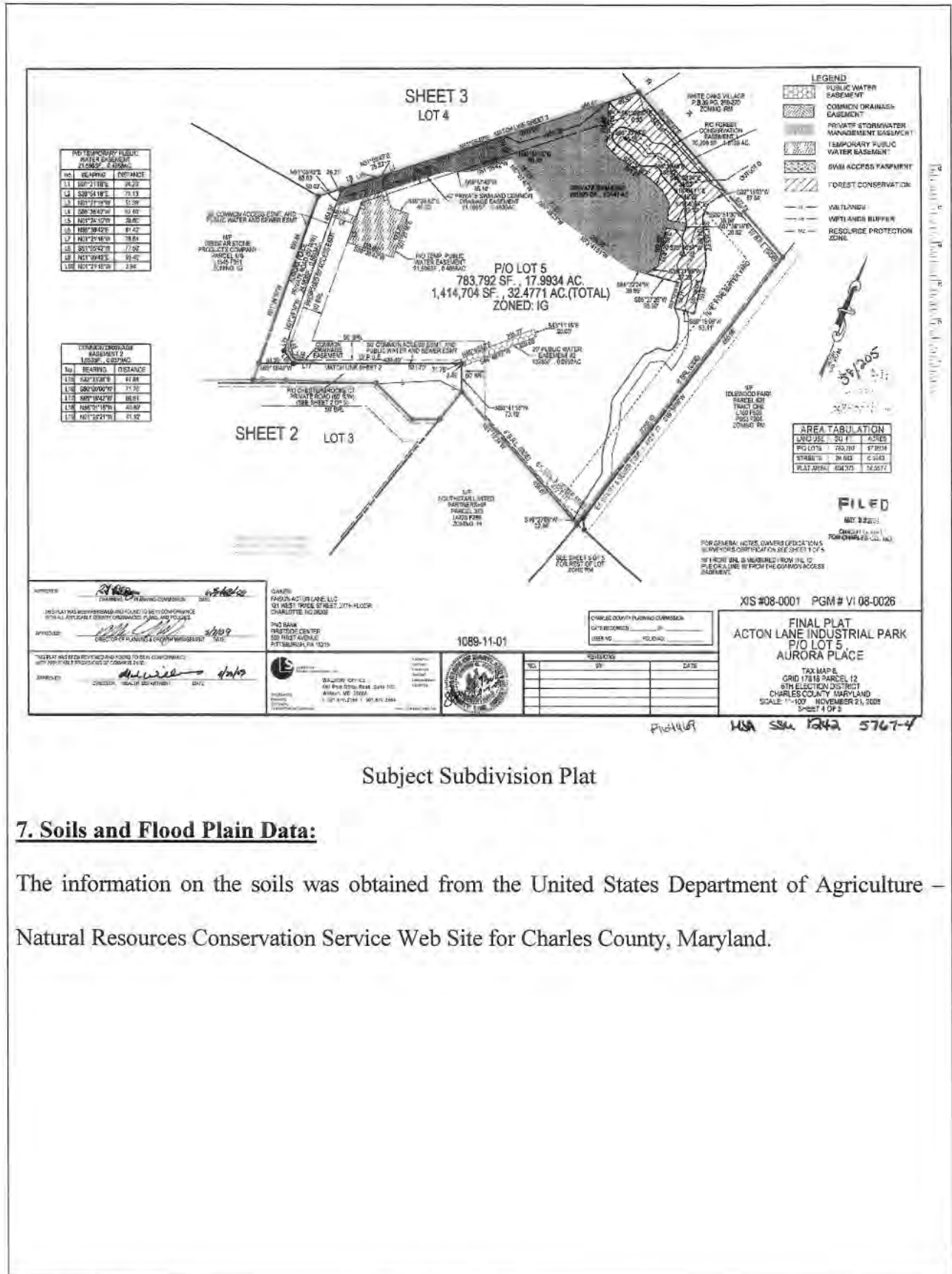
6. Description of Land:

The subject property is located on Charles County Tax Map 8 in Grid 17 as Part of Lot 5 of the Acton Lane Industrial Park Subdivision. The subdivision plat is recorded among the Land Records of Charles County under plat book 58 at plat 205. The plat was prepared by Loiederman Soltesz, Associates, Inc., Engineering, Planning, Surveying and Environmental Sciences company dated November 21, 2008 entitled Final Plat Acton Lane Industrial Park P/O Lot 5 Aurora Place. Aurora Place, a private 50 foot road, runs through the westerly property line of the subject providing access to Lot 4. Chesterbrooke Court, a private 50 foot road, borders the westerly portion of the southerly property line providing access to the subject and Aurora Place. There is an additional 50 foot Common Access Easement and public water and sewer easement along the northerly side of Chesterbrooke Court, and extends along the westerly side of Aurora Place. There is a private storm water management easement along the northwest boundary line containing 2.3147 +/- acres along with a 40 foot private storm water management and common drainage easement containing .4830 +/- acres of land. The northeasterly boundary of the subject property is encumbered with a Forest Conservation Easement containing 1.6138 +/- acres of land. The subject property is further encumbered with a temporary water easement and a 20 foot wide

public water easement. The subject property has a 75 foot buffer yard from the RM zoned property to the southeast and the north. The subject property is somewhat irregular in shape with the private storm water management pond and the forest conservation easement area impacting the northeasterly portion of the site. The subdivision plat reports the total area of the subject property (part Lot 5) to be 17.9934 +/- acres or say 783,792 +/- square feet of land area. The entire Lot 5 is reported to contain a total area of 32.4771 +/- acres of land, of which the subject property of this report is to be only a part of Lot 5 within Parcel 12 containing the 17.9934 +/- acres of land. There is a tributary of the Jorden Swamp Run that bisects the easterly portion of the subject property. The land is totally wooded with a second growth of timberland and sloping towards the lake to the east.



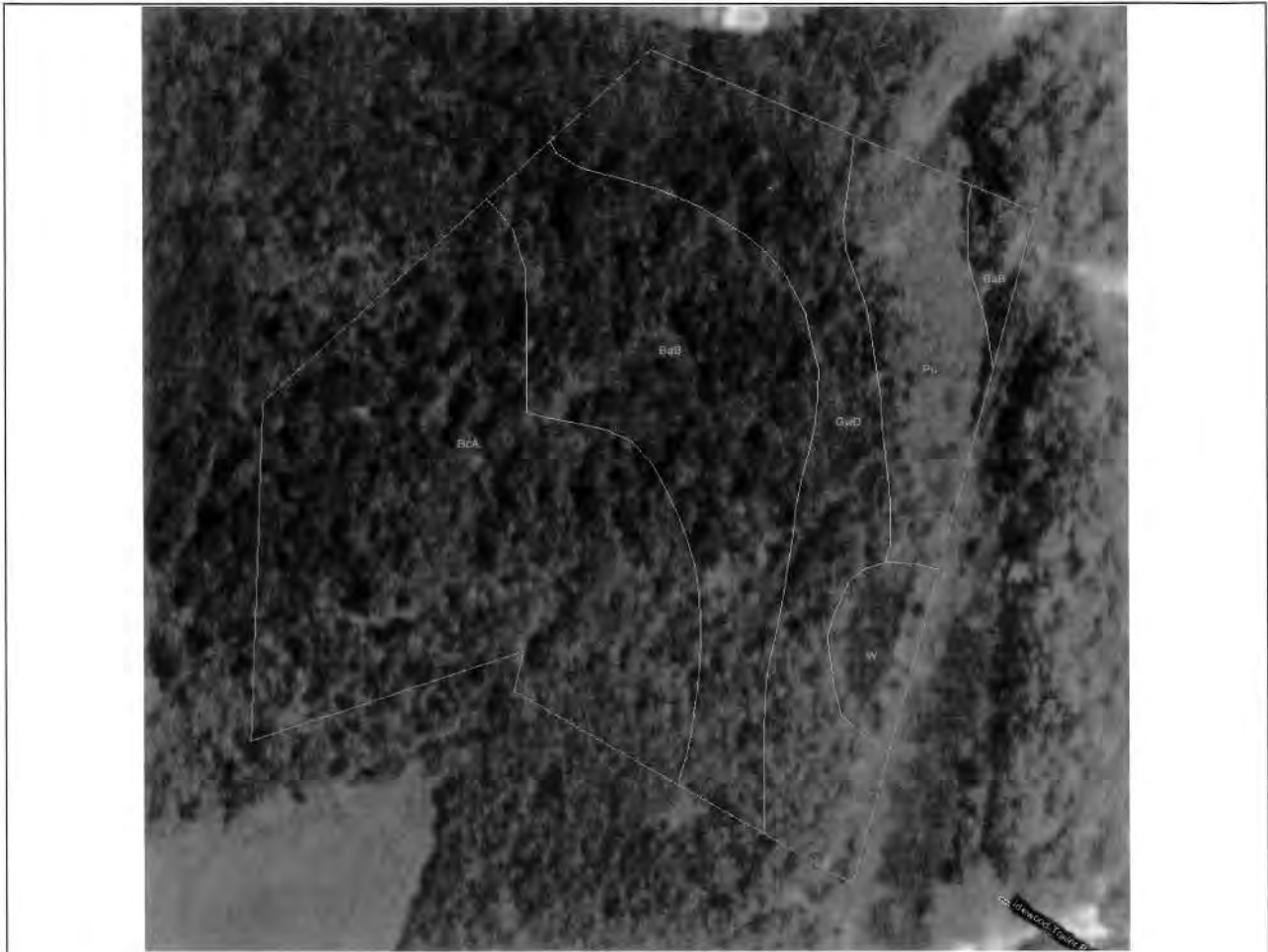
Subject Tax Map



Subject Subdivision Plat

7. Soils and Flood Plain Data:

The information on the soils was obtained from the United States Department of Agriculture – Natural Resources Conservation Service Web Site for Charles County, Maryland.



Charles County, Maryland

Map Unit: BaB—Beltsville silt loam, 2 to 5 percent slopes

Component: Beltsville (70%)

The Beltsville component makes up 70 percent of the map unit. Slopes are 2 to 5 percent. This component is on uplands, broad interstream divides. The parent material consists of silty eolian deposits over loamy fluviomarine deposits. Depth to a root restrictive layer, fragipan, is 20 to 40 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, April, and December. Organic matter content in

the surface horizon is about 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Component: Aquasco (10%)

Generated brief soil descriptions are created for major components. The Aquasco soil is a minor component.

Component: Reybold (10%)

Generated brief soil descriptions are created for major components. The Reybold soil is a minor component.

Component: Grosstown (5%)

Generated brief soil descriptions are created for major components. The Grosstown soil is a minor component.

Component: Lenni, undrained (5%)

Generated brief soil descriptions are created for major components. The Lenni soil is a minor component.

Map Unit: BcA—Beltsville-Aquasco complex, 0 to 2 percent slopes

Component: Beltsville (50%)

The Beltsville component makes up 50 percent of the map unit. Slopes are 0 to 2 percent. This component is on uplands, broad interstream divides. The parent material consists of silty eolian deposits over loamy fluvio-marine deposits. Depth to a root restrictive layer, fragipan, is 20 to 40 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, April, and December. Organic matter content in

the surface horizon is about 3 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Component: Aquasco (40%)

The Aquasco component makes up 40 percent of the map unit. Slopes are 0 to 2 percent. This component is on broad interstream divides, uplands. The parent material consists of silty eolian deposits over loamy fluviomarine deposits. Depth to a root restrictive layer, fragipan, is 8 to 40 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 14 inches during December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Component: Lenni, undrained (5%)

Generated brief soil descriptions are created for major components. The Lenni soil is a minor component.

Component: Reybold (5%)

Generated brief soil descriptions are created for major components. The Reybold soil is a minor component.

Map Unit: GwD—Grosstown-Woodstown-Beltsville complex, 5 to 15 percent slopes

Component: Grosstown (30%)

The Grosstown component makes up 30 percent of the map unit. Slopes are 5 to 15 percent. This component is on uplands, drainhead complexes. The parent material consists of loamy and gravelly fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high.

Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Woodstown (30%)

The Woodstown component makes up 30 percent of the map unit. Slopes are 5 to 15 percent. This component is on uplands, drainhead complexes. The parent material consists of loamy fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during February. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Beltsville (20%)

The Beltsville component makes up 20 percent of the map unit. Slopes are 5 to 15 percent. This component is on uplands, drainhead complexes. The parent material consists of silty eolian deposits over loamy fluviomarine deposits. Depth to a root restrictive layer, fragipan, is 20 to 40 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, April, and December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Reybold (10%)

Generated brief soil descriptions are created for major components. The Reybold soil is a minor component.

Component: Issue (5%)

Generated brief soil descriptions are created for major components. The Issue soil is a minor component.

Component: Lenni, undrained (5%)

Generated brief soil descriptions are created for major components. The Lenni soil is a minor component.

Map Unit: Pu—Potobac-Issue complex, frequently flooded

Component: Potobac (70%)

The Potobac component makes up 70 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains, coastal plains. The parent material consists of sandy and loamy fluvial deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is frequently ponded. A seasonal zone of water saturation is at 5 inches during January, February, March, April, and December. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 5w. This soil meets hydric criteria.

Component: Issue (25%)

The Issue component makes up 25 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flood plains. The parent material consists of loamy alluvium.

Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 14 inches during January, February, March, April, and December. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 5w. This soil does not meet hydric criteria.

Component: Lenni, undrained (5%)

Generated brief soil descriptions are created for major components. The Lenni soil is a minor component.

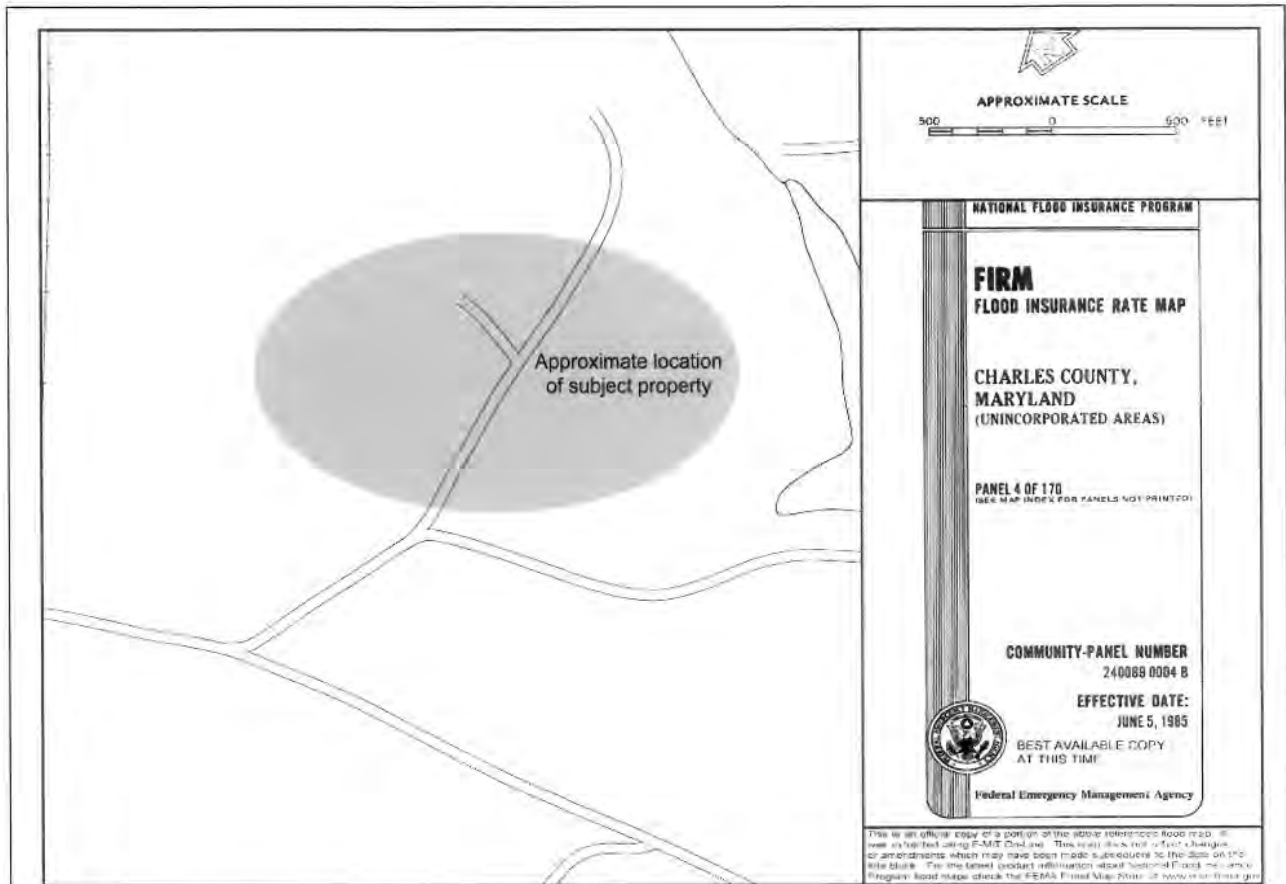
Map Unit: W—Water

Component: Water (100%)

Generated brief soil descriptions are created for major soil components. The Water is a miscellaneous area.

Floodplain Data:

According to the Flood Insurance Rate Maps for Charles County, issued by the Federal Emergency Management Agency in Map 240089 0004 B, revised June 5, 1985, both properties are located outside the 100-year floodplain tables in Zone C. (See Exhibit 6).



Zone C on FEMA Map 240089 0004 B

8. Description of Improvements:

The subject property is vacant and unimproved.

9. Utilities:

Public utilities, consisting of public water, sewer, electricity, and telephone are in the immediate area of the subject property.

10. Zoning:

The subject property is zoned IH.

Objectives. These zones, General Industrial (IG) and Heavy Industrial (IH), strengthen the economic environment of the county by recognizing existing industrial uses and promoting industrial development in order to broaden the county's tax base and create new jobs.



Zoning Map

- (1) IG General Industrial Zone. This zone provides appropriate locations for industrial uses of moderate scale and intensity.
- (2) IH Heavy Industrial Zone. This zone provides appropriate locations for larger scale or intensive processing which may generate substantially more impact on surrounding properties than intended in the General Industrial Zone.

B. General regulations.

- (1) Minimum lot area, area per dwelling unit, building setback from adjacent lot lines, lot width, front yard, side yard, rear yard and maximum building height, as displayed in Figure VI-6, shall apply subject to other requirements of this chapter.

(2) Minimum lot sizes may be reduced to 10,000 square feet when the lot is created as part of a subdivision with an internal circulation network where the lot does not access directly on a collector or arterial street. However, the lot may access directly on a service road.

ZONING ORDINANCE

Figure VI-6
Schedule of Zone Regulations: Industrial Zone:
Charles County, Maryland

[Amended 3-10-1997 by Ord. No. 97-21; 3-30-1999 by Ord. No. 99-34; 3-7-2000 by Ord. No. 00-7]

ABBREVIATIONS:

dt: Dwelling unit

FAR: Floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area.

ISR: Impervious surface ratio. The ratio derived by dividing the area of impervious surface by the base site area. Impervious surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads and sidewalks.

Use	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Lot Coverage	Intensity	Minimum Open Space	Maximum ISR	Minimum Tract Size
	Area	Square feet per acre	Width (feet)	Depth (feet)	Frontage (feet)	Front Side	Total	Rear	Feet	Stories						
IG Zone																
Agricultural 1.50.000	3 acres	15	3	200		75	40	80	50	28	3					
Medium 2.50.000	3 acres		100	200	100	75	40	80		28	3		0.40 FAR		0.5	
Residential 3.00.000	1 acre		100	150	80	75	30	60	50	28	3		0.40 FAR		0.5	
Industrial/office/recreation 4.00.000	1 acre		200	150	80	50	5	12	10	28	3		0.70 FAR		0.75	
Service-oriented commercial, commercial, and industrial 5.00.000, 6.00.000 and 7.00.000	1 acre		100	150	80	50	5	12	10	28	3		0.50 FAR		1	2.7
IH Zone																
Agricultural 1.00.000	3 acres		150	100		75	40	80	50	28	3					
All except agricultural and recreation 2.00.000, 3.00.000, 4.00.000 5.00.000 and 6.00.000	1 acre		100	150		50	5	12	10	28	3		0.50 FAR		0.7	
Industrial 7.00.000	3 acres		150	100		50	5	12	10	28	3		0.50 FAR		0.7	

NOTES:

1. The ISR may be increased to 85% on a lot if stormwater management facilities are located regionally, off site.

Zoning Grid

11. Assessment/Tax Information:

Real property is reassessed on a three-year cycle by reviewing one-third of all property in Maryland every year. The review may or may not include an inspection of the property. The Real Property Valuation Division participates in all court proceedings where assessment questions are involved.

For each county and Baltimore City, the Director of Assessments and Taxation appoints a supervisor of Assessments from a list of five qualified applicants submitted by the Mayor of Baltimore City, the County Commissioners, or, under charter government, the County Council or the County Executive with the approval of the Council.

The 2011-12 real estate taxes and assessments for Parcel 12 Lot 5 are reported to be

Address: Aurora Place

Account: 09-06346197

Assessments:	Land	\$494,900.00	(FCV)
	Improvements	\$ 0.00	(FCV)
	Total	\$494,900.00	(FCV)

Real estate tax \$5,936.00

The taxes levied against the subject property is based upon a tax rate of \$1.11 per \$100.00 of assessed full cash value.

12. Highest and Best Use:

That reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal.

Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value.

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use. Implied within these definitions is recognition of the contribution of

that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners.

Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value) another appropriate term to reflect highest and best use would be most probable use. In the context of investment value an alternative term would be most profitable.

The first element of the highest and best use is whether a use is physically possible. Size, shape, area, and topography affect the uses to which land may be developed. The utility of a tract of land can also be affected by frontage, depth, shape, etc.

The second element within the concept of highest and best use is whether development would be legally possible. Zoning, building codes, environmental regulations, covenants, deed restrictions, APFO, etc., must be analyzed as they could preclude or restrict many uses that might otherwise produce the highest and best use.

The third concept of highest and best use is whether or not a use is financially feasible. If a use is unable to generate enough income to offer a prudent investor an attractive return on investment capital, while servicing operating and financial expenses, it is not a financially feasible use. The use that is physically possible, legally permissible and financially feasible, that provides the highest rate of return, or value, and the use that is maximally productive is considered to be a property's highest and best use.

Highest and Best Use as vacant:

The highest and best use of the subject property is for full development under the IG zone as allowed by the Charles County Zoning Ordinance. The use that is physically possible, financially feasible, and legally permissible and creates wealth maximization is considered the properties highest and best use.

13. Present Use:

The subject property is vacant and unimproved except for a private storm water management pond and several sewer and water right of ways.

14. Purpose of the Appraisal:

The purpose of the appraisal is to estimate the fair market value of the fee simple estate of the subject property as of the date of inspection, February 28, 2012.

The fee simple estate is defined by the Dictionary of Real Estate Appraisal as being the “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.”

15. Function of Appraisal:

The function of this appraisal is to assist the Maryland Department of General Services in evaluating the subject property for the possible acquisition for the benefit of the Department of Juvenile Services. Any use other than for acquisition purposes is prohibited without the written consent of the appraiser. The sole intended user of this Summary Appraisal Report is the addressee.

The appraiser reserves the right to review and/or revise the appraisal in the event of any material changes in the underlying facts and assumptions, as such changes may render the appraisal null and void.

16. Scope of the Appraisal:

The scope of this appraisal includes the inspection of the subject property with the permission of Mr. Howard S. Biel who accompanied the appraiser on the property inspection. The Maryland Department of General Services is the sole intended user of this appraisal report and the report is being written in a summary format. The direct sales comparison approach to value is considered to be the most applicable when valuing vacant and unimproved properties. The income approach to value were considered but not employed as they are typically used for valuing commercial and industrial improved properties. Since the majority of the residential properties are owner occupied the income approach was once again considered but not employed due to limited data being available. The cost approach was considered but not employed since the subject property is vacant and unimproved. In conducting the appraisal report the data collection sources for comparable sales data was obtained through county recorded data and/or multiple listing data, Costar from 2007 to current. The sales data was researched within the immediate election districts, and surrounding election districts considered having similar locational characteristics. Data verification was provided through land records, buyer, seller, broker, settlement attorney, or a combination thereof. Lease information, if necessary, was compiled from the appraiser's files, brokers, leasing agent, or by contacting landlords/tenants of similar properties located through inspection of the neighborhood. Additional data relied upon for the valuation of this property include the review of FEMS Flood Plain Maps, GIS maps, County Tax Maps, County zoning ordinance and subdivision regulations, along with other various publications and information. The appraisal as prepared is for the purposes of estimating the fair market value of the property as described previously in this appraisal report. The final conclusions and values are based upon the adjustment of the sale properties for dissimilar characteristics in comparison to the subject property.

17. Environmental Audit:

This appraiser has not had the benefit of an environmental audit of the subject site in order to determine the effect upon value of any adverse environmental conditions, such as gas or oil contamination, or any nuisances affecting the subject property. Depending upon the quantity of such influences on a property, the market value could be adversely affected. The evaluation herein is based upon the assumption that there are no environmental conditions affecting the subject property that would have a negative impact on value. The appraiser generally recommends that any contract of sale for the purchase of real property be made contingent upon an environmental audit, so as to enable the buyer to properly assess the impact of same, if any.

18. Fair Market Value:

“Section 12-105 of the Real Property Article defines Fair Market value, as ‘The fair market value of property in a condemnation proceeding is the price as of the valuation date for the highest and best use of the property which a vendor, willing but not obligated to sell, would accept for the property, and which a purchaser, willing but not obligated to buy would pay, excluding any increment in value proximately caused by the public project for which the property condemned is needed. In addition, fair market value includes any amount by which the price reflects a diminution in value occurring between the effective date of legislative authority for the acquisition of the property and the date of actual taking if the trier of facts finds that the diminution in value was proximately caused by the public project for which the property condemned is needed, or by announcements or acts of the plaintiff or its officials concerning the public project, and was beyond the reasonable control of the property owner.’”

19. General Assumptions and Limiting Conditions:

The certification of the Appraiser appearing in this 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.

1. The legal description used in this report is assumed to be correct.
2. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership and competent management and all mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the report.
3. The sketch in this report is included to assist the reader in visualizing the property, and the Appraiser assumes no responsibility for its accuracy. The Appraiser had made no survey of the property, and assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such factors.
4. Information, estimates, and opinions furnished to the Appraiser and contained in this report were obtained from sources considered reliable and are believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
5. No environmental impact studies were either requested or made in conjunction with this appraisal, and the Appraiser hereby reserves the right to alter, amend, revise or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigation.
6. It is assumed that there is full compliance with applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.
7. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in the appraisal report.
8. It is assumed that all required licenses, consents 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 estimate contained in this report is based.
9. 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 noted within the report.
10. The distribution of the total valuation in this report between land and improvements applies only under the existing or proposed program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

11. The Appraiser is not required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made therefore.

12. Disclosure by the Appraiser of the contents of this appraisal report is subject to review in accordance with the bylaws and regulations of the professional appraisal organizations with which the Appraiser is affiliated.

13. Neither all, nor any part of the contents of this report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organization, or the firm with which the appraiser is connected) shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.

14. Any liability shall not exceed the fee for doing this appraisal report.

15. Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and general limiting conditions.

16. The appraiser assumes no responsibility for undisclosed or unapparent hazards (ie: chemical wastes, radon gas, nuclear plant plume zones, etc.) which may have a detrimental effect to the property or occupants. Any knowledge of such hazards is assumed to have been disclosed by the property owner or assigned agents.

17. The Americans with Disabilities Act (ADA) became effective January 26, 1992. Your appraisers have not made a specific compliance survey or analysis of this property to determine whether or not it is in conformity with the various ADA guidelines. Should a detailed survey be completed as to ADA guidelines, and the property is not found to comply with one or more of the requirements, this could have a negative impact upon the value of the property.

20. Competency Provision:

Every effort has been made through education and related work experience to comply with the "competency" provision in the Uniform Standards of Professional Appraisal Practice. (USPAP, Section I-4, Competency Provision).

21. Jurisdictional Exception:

The State of Maryland is subject to federal and state laws specifying how certain valuation issues

are addressed (See federal regulation at Title 49 C.F.R. Section 24.103 and Maryland Law on Real Estate Section 5-201). Paragraph 5c of the federal regulations states, in part, that “the appraiser shall disregard any decrease or increase in the fair market value of the real property caused by the project for which the property is to be acquired or by the likelihood that the property would be acquired for the project. In the case of a partial acquisition in Maryland, special benefits as a result of the project can only offset damages to the remainder and not to the part taken.” As no eminent domain proceedings are involved in the scope of this appraisal report the jurisdictional exception is not applicable.

22. Hypothetical Conditions:

That which is contrary to what exists, but is supposed for the purpose of analysis. Given the effects hypothetical conditions can have upon an estimate of market value, readers of this report should have a clear understanding of how such conditions can impact value and market appeal.

In the subject case, no hypothetical conditions are employed.

23. Extraordinary Assumptions:

An assumption, directly related to a specific assignment, which, if found to be false, could alter an appraisal report’s underlying assumptions, facts, projections, and/or conclusions. For example, if hazardous materials are located on the property, and the appraiser is instructed not to consider their impact in the appraisal report, an extraordinary assumption exists. Beyond the defined hypothetical conditions noted above, no extraordinary assumptions are included in this appraisal report. Given the potential effects extraordinary conditions can have upon an estimate of market value, readers are cautioned to have a clear understanding of the context in which such assumptions are invoked in an appraisal assignment.

24. Exposure Time:

The estimated length of time 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; retrospective opinion based upon an analysis of past events assuming a competitive and open market. The estimated marketing time is consistent with the exposure time, which is estimated at 1 year.

25. Environmental Audit:

This appraiser has not had the benefit of an environmental audit of the subject site in order to determine the effect upon the value of any adverse environmental conditions such as gas or oil contamination, or any nuisances affecting the subject property. Depending upon the quantity of such influences on a property, the market value could be adversely affected. The evaluation herein is based upon the assumption that there are no adverse environmental conditions affecting the subject property, which would have a negative impact on value. This appraiser generally recommends that any contract of sale for the purchase of the subject property be made contingent upon an environmental audit, so as to enable the buyer to properly assess the impact of same, if any.

26. Valuation:

Methodologies of Valuation: Typically, there are three approaches to value: the direct Sales Comparison, Cost, and the Income Approach to value. As defined by the Dictionary of Real Estate Appraisal, Third Edition, published by the Appraisal Institute, the three basic approaches to value are described as follows:

Sales Comparison Approach: is an approach through which an appraiser derives a value indication by comparing the property being appraised to similar properties that have been sold

recently, applying appropriate units of comparison and making adjustments, based on the elements of comparison, to the sale prices of the comparables.

Cost Approach: is an approach through which an appraiser derives a value indication of the fee simple interest in a property by estimating the current cost to construct a reproduction of or replacement for the existing structure, deducting for all evidence of accrued depreciation from the cost new of the reproduction or replacement structure, and adding the estimated land value plus an entrepreneurial profit. Adjustments may be made to the indicated fee simple value of the Subject Property to reflect the value indication of the property interest being appraised.

Income Approach – Income Capitalization Approach: is an approach through which an appraiser derives a value indication for income-producing property by converting anticipated benefits (i.e., cash flows and reversions) into property value. This conversion can be accomplished in two ways: (1) one year's income expectancy or an annual average of several years' income expectancies may be capitalized at a market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment, and/or (2) the annual cash flow may be discounted for the holding period and the reversion at a specified yield rate.

All three approaches to value were considered the cost approach, market approach and income approach. Since the subject property is a vacant land parcel the direct sales comparison approach is considered to be the most applicable.

DIRECT SALES COMPARISON

APPROACH

Direct Sales Comparison Approach to Value

The Sales Comparison Approach is a process of correlation and analysis of recently sold similar properties. The reliability of this technique is dependent upon, (A) the degree of comparability of each property with the property under appraisal, (B) the time of sale, (C) the verification of the sale data, and (D) the absence of unusual conditions affecting the sale.

The following items of comparison have been considered by this appraiser with regards to these comparable sales: The date of the comparable sale, the size of same, its relation to the subject property with regards to topography, highest and best use, availability of public services, such as public utilities, transportation, school, police and fire protection, and other factors that affect value and aid this appraiser in arriving at a market value estimate when comparing the subject with the sales listed at the end of this appraisal report, (Appraisal Terminology and Handbook, American Institute of Real Estate Appraisers).

The direct Sales Comparison Approach is often referred to as the “substitution principle.” In implementing the substitution principle, comparable sale properties are substituted for the subject property and then adjusted for dissimilar characteristics. The subject property is the standard, with adjustments for dissimilar characteristics applied to each sale, if warranted.

In valuing Parcel 12 as vacant land, the price per acre is considered to be the most appropriate unit of measurement. Subsequently, the sales employed were converted to a price per acre as this is the most common unit of comparison on a sale, lease, or cost basis in raw land valuations. The price per acre is obtained by dividing the sales price by the number of acres in the comparable sale. Upward adjustments were made to the unit price when the subject property is judged to be superior. Downward adjustments were made to the unit price when the subject property is judged

to be inferior. These adjustments are applied after the unit price is first adjusted for market conditions (time) and financing, if applicable.

Land Sales Grid

Sale	1	2	3	4	5
Sale Date	5/21/2010	7/28/2010	6/1/2011	1/6/2009	2/26/2007
Grantor	Faison-Acton	Faison-Acton	St. Charles	Lutov	Park Circle
Grantee	Resun Modspace	Acton Richards	Patriot Recovery	Barlett	Applewood
Tax Map/Parcel	8/469	8/469	15/712	33/477	15/671
Rights Conveyed	Fee simple	Fee Simple	Fee simple	Fee simple	Fee simple
Conditions of Sale	Arms Length	Arms Length	Arms Length	Arms Length	Arms Length
Financing	Typical	Typical	Typical	Typical	Typical
Sales Price	\$3,162,532.00	\$275,000.00	\$120,000.00	\$210,000.00	\$662,966.00
Value of Imp.	\$445,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Land Value	\$2,717,532.00	\$275,000.00	\$120,000.00	\$210,000.00	\$662,966.00
Number of Acres	10 21.99	-30 1.9	-30 0.99	-15 5.23	-15 5.0732
Price/Acre	\$ 123,580.35	\$144,736.84	\$ 121,212.12	\$ 40,152.96	\$130,680.04
Price/Sq. Ft.	\$ 2.84	\$ 3.32	\$ 2.78	\$ 0.92	\$ 3.00
Time	-10%	-9%	-6%	-12%	-20%
	\$ 2.55	\$ 3.02	\$ 2.62	\$ 0.81	\$ 2.40
Location	0%	0%	-10%	20%	-20%
Land Size	0%	✓ -30%	✓ -30%	✓ -15%	✓ -15%
Zoning	0%	0%	10%	10%	10%
Soils/Topo.	-15%	-10%	-10%	10%	-10%
Access/Shape	0%	0%	0%	0%	0%
Topo	0%	0%	0%	0%	0%
Other	-10%	0%	0%	25%	0%
Net Adjustment	-25%	-40%	-40%	50%	-35%
Price/Sq. Ft.	\$1.91	\$1.81	\$1.57	\$1.22	\$1.56

In estimating the subject's land value by the Sales Comparison Approach, the appraiser(s) investigated a variety of industrial land sales. Five recent sales are outlined above, while others are contained in the exhibit section of this report under Also Considered. The comparables listed in the Sales Grid above ranged in size from 43,124 +/- square feet (Sale 3) to 957,884 +/- square feet (Sale 5), and sold from a low of \$0.81 per square foot of land (Sale 4) to a high of \$3.02 per square foot (Sale 2) before adjustment for market conditions. Each comparable sale reportedly transferred under arm's length conditions with typical marketing periods. After adjusting the comparable

sales for dissimilar characteristics such as neighborhood, street location, land size, zoning, topography, site improvements, etc. the sales indicate a range in values for the subject property from \$1.22 per square foot to \$1.91 per square foot. It is the appraiser's opinion the subject's land value is towards the upper limits of value. Therefore, the appraiser has estimated the subject's land value to be \$1.60 per square foot.

Sales Comparison Approach (Lot 5 / As Is):

17.99 +/- acres x 43,560 +/- sq. ft. = 783,644 +/- sq. ft.

783,644 +/- sq. ft. @ 1.60/sq. ft. = \$1,253,831.00

Rounded to \$1,253,900.00

Or say \$2.74 per usable square foot based upon 10.5 acres.

Sales Adjustment Explanation:

All adjustments are made to the sale properties on the previous page on a price per acre where the characteristics between the subject and the sales differ. A description of each adjustment as shown in the sales grid above is described below. When estimating the time adjustment the sales were adjusted for the difference between the date of the sale and the date of valuation. The time adjustments may appear inconsistent due to the difference for time adjustment for the prior year.

Explanation of Sale Adjustments:

Sale Number 1 has a downward adjustment for the declining market values since the date of the sale due to the current economic conditions. The soils on the subject being impacted by the private storm water management pond lands bordering the creek and forest conservation easement and is considered inferior to the sale property indicating a downward adjustment. The other adjustment is for the conditions of the sale being a land swap.

Sale Number 2 has a downward adjustment for the declining market values since the date of the sale due to the current economic conditions. The smaller land size of the sale property vs. the

larger size of the subject property indicates a downward adjustment as on a price per square foot smaller parcels sell for a higher price per square foot than larger parcels. The sale property lacks the private storm water management pond and extensive forest conservation area, which indicates a downward adjustment to the sale property. This sale reflects the estimated net usable area, as it is impacted by a small lake which is formed in relation to the tributary to the Jordon Swamp.

Sale Number 3 has a downward adjustment for the declining market values since the date of the sale due to the current economic conditions. The smaller land size of the sale property vs. the larger size of the subject property indicates a downward adjustment as on a price per square foot smaller parcels sell for a higher price per square foot than larger parcels. The sale property lacks the private storm water management pond and extensive forest conservation area, which indicates a downward adjustment to the sale property. The zoning on the sale property being less intensive than the zoning on the subject property indicates an upward adjustment. The location of the sale property in a more developed area is considered to be superior to the subject property indicating a downward adjustment.

Sale Number 4 has been adjusted downward for time as the market has experienced a slight decrease in sales prices since the date of sale due to the current economic conditions. The smaller land size of the sale property vs. the larger size of the subject property indicates a downward adjustment as on a price per square foot smaller parcels sell for a higher price per square foot than larger parcels. The sale property has a sloping topography and is bisected by a creek along the southerly end of the property with an easement for a tower indicates an upward adjustment when compared to the subject property. The zoning on the sale property being less intensive than the zoning on the subject property indicates an upward adjustment. The location of the sale

property in a less developed area is considered to be superior to the subject property indicating a downward adjustment.

Sale Number 5 has a downward adjustment for the declining market values since the date of the sale due to the current economic conditions. The smaller land size of the sale property vs. the larger size of the subject property indicates a downward adjustment as on a price per square foot smaller parcels sell for a higher price per square foot than larger parcels. The sale property lacks the private storm water management pond and extensive forest conservation area, which indicates a downward adjustment to the sale property. The zoning on the sale property being less intensive than the zoning on the subject property indicates an upward adjustment. The location of the sale property in a more developed area is considered to be superior to the subject property indicating a downward adjustment.

27. Reconciliation:

There are three accepted methods of appraising real estate: the sales comparison approach, the cost approach, and the income approach. In estimating the value of land only, the cost and income approaches to value are not considered applicable. The income approach was not employed in estimating the value of the subject property as the income approach would not reflect the entire value of the tract if it were put to its highest and best use. The cost approach is used in valuing improved properties or proposed improvements then the value of the land is added based upon the direct sales comparison approach for vacant land. Thus, for unimproved land the cost approach and the direct sales comparison approach for land would be considered to be the same. The sales comparison approach was utilized to estimate the market value of the subject land based upon its highest and best use. The direct sales comparison approach to value indicates what a knowledgeable

purchaser would pay for similar properties selling on the open market with a willing buyer and a willing seller.

Therefore, the estimated "as is" market value of the subject property's fee simple interest as of the date of inspection, February 28, 2012, is:

**ONE MILLION TWO HUNDRED FIFTY THREE THOUSAND NINE HUNDRED
DOLLARS (\$1,253,900.00)**

This appraisal is identified as a Complete appraisal report transmitted and written in a Summary format.

LAND SALES

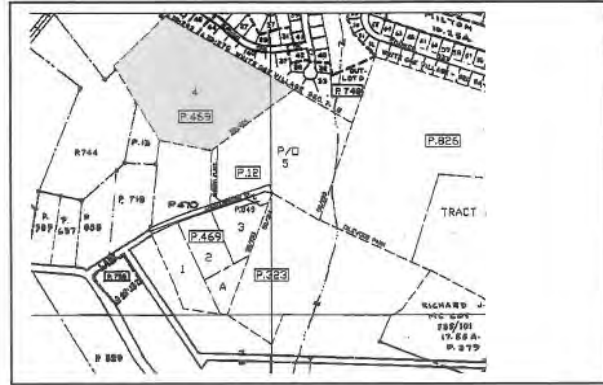
Sale Number 1:

Grantor:	Faison-Acton Lane, LLC
Grantee:	Resun Modspace, Inc.
Deed Date:	May 21, 2010
Record Date:	May 26, 2010
Liber/Folio:	7161/267
Indicated Consideration:	\$3,162,532.00
Area:	21.99 +/- Acres
Price Per Acre:	\$143,816.83
Density Potential:	1 Lot - Subdivided
Zoning:	IH
Confirmation:	Joanne Molinari
Location:	Tax Map 8, Grid 17, Parcel 469 Acton Lane Industrial Park – Lot 4 Aurora Place Waldorf, Maryland 20601
Financing:	All Cash Sale

Comments:

\$3,162,532.00 for 21.99 +/- acres indicates a price per acre of \$143,816.83 or say \$3.30 per square foot, including seller contributions. Seller graded the land, brought in the utilities, the stone under the trailer storage area and high-intensity lighting in the trailer area, pavement and lighting for parking of 10 cars, and a concrete pad for their Trailer pad, and the gated entrance. They were given an allowance of \$325,000.00 toward their building. They also gave them an allowance of \$120,000.00 for the relocation of trailers. Thus, the actual sales price would be \$2,717,532.00 for 21.99 +/- acres of land or say \$2.84 per square foot of land area. This sale property abuts the subject property to the west. This property is located at the end of Aurora Place where the property gains its access with 50 feet of frontage with a somewhat rectangular shape having a maximum depth from Aurora Place of 869 +/- feet. The property is mainly cleared and developed since the sale. There is a sewer line to the subject improvements and water line that bisects the property in more or less northerly southerly direction. There is a forest conservation easement approximately 80 feet wide, which is located along the easterly boundary line that abuts a residential development. Approximately 0.4736 +/- acres of the subject property lies within a private storm water management easement that is associated with the pond on the subject property. This property abuts the subject property to the north. This tract of land is more or less level and on grade with Aurora Place. The highest and best use for the sale property is for full development with an industrial style use. The grantor and the grantees swapped lands for this property, and according to the seller it represented a market transaction. The grantees traded a tract of land located in Prince George's County on the easterly side of U.S. 301 in Brandywine

which was part of the assemblage that has since been improved with a shopping center for this sale property.

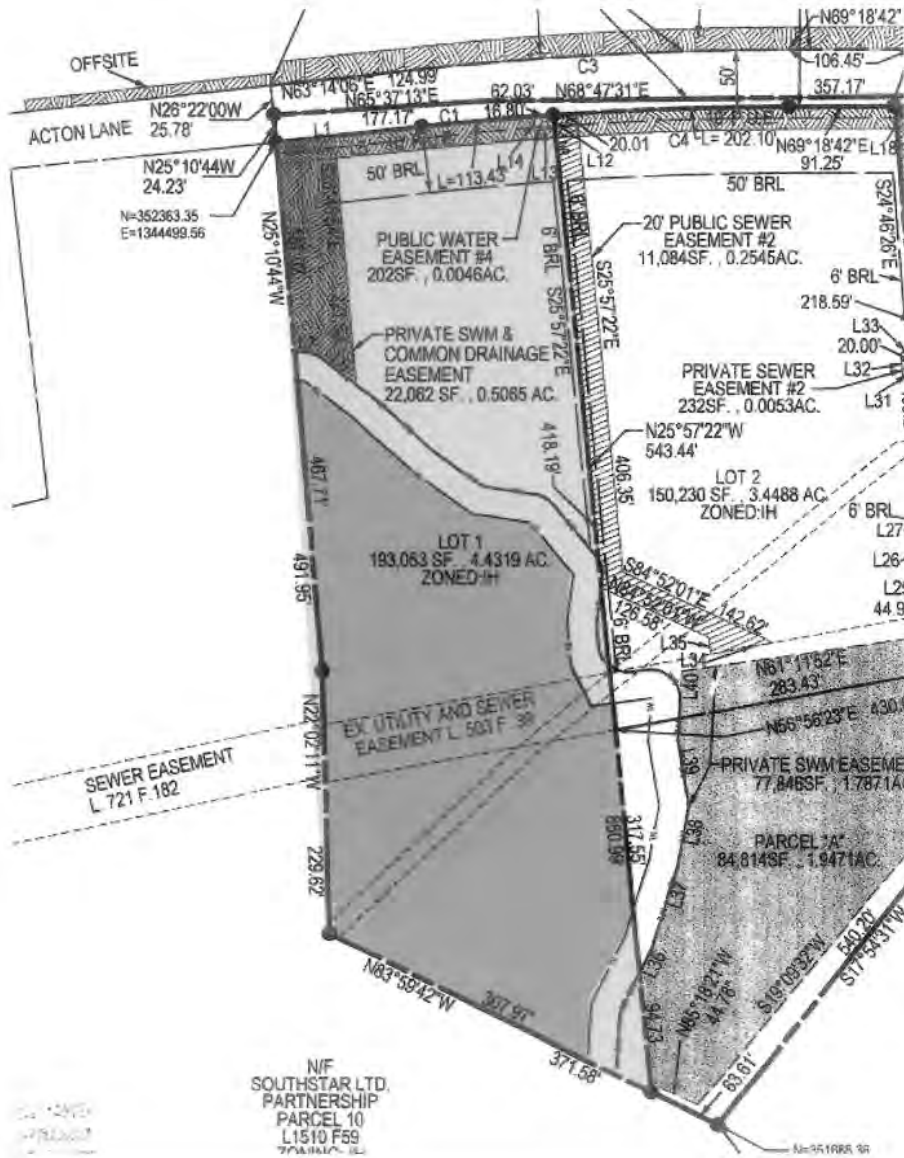
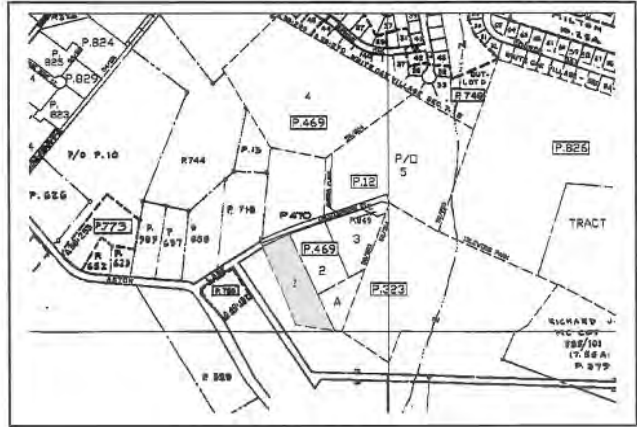


Sale Number 2:

Grantor:	Faison-Acton Lane, LLC
Grantee:	Acton Richards, LLC
Deed Date:	July 28, 2010
Record Date:	August 2, 2010
Liber/Folio:	7215/0412
Indicated Consideration:	\$275,000.00
Area:	4.43 +/- Acres
Price Per Acre:	\$62,076.75
Density Potential:	1 Lot - Subdivided
Zoning:	IH
Confirmation:	Joanne Molinari
Location:	Tax Map 8, Grid 17, Parcel 469 Acton Lane Industrial Park Lot 1
Financing:	All Cash Transaction

Comments:

\$275,000.00 for 4.43 +/- acres indicates a price per acre of \$62,076.75 or say \$1.43 per square foot. Of the total area of this sale property only about 1.9 +/- acres are usable. The remaining southerly portion of Lot 1 lies within the small lake north of the Jordan Swamp. The price per net usable acre is estimated at \$3.32 per square foot. Since the purchase of the property the developable area has been cleared. There is a private storm water management easement and common drainage easement along the westerly boundary and a water line easement along the frontage with Acton Lane. According to the subject plat the property gains access from the southerly side of Acton Lane where the property enjoys a frontage of approximately 169 +/- feet with a maximum depth along the easterly boundary line of 800 +/- feet. The lake that impacts the southerly end of the property has a frontage through Lot 1 for a distance of 200 +/- feet. There is a sewer line bisecting this property in an easterly westerly direction, which is located within the limits of the lake area. The property has a more or less level topography and is more or less on grade with Acton Lane. Public water and sewer is available to the subject property for development. The highest and best use for the sale property is for full development with an industrial style use.

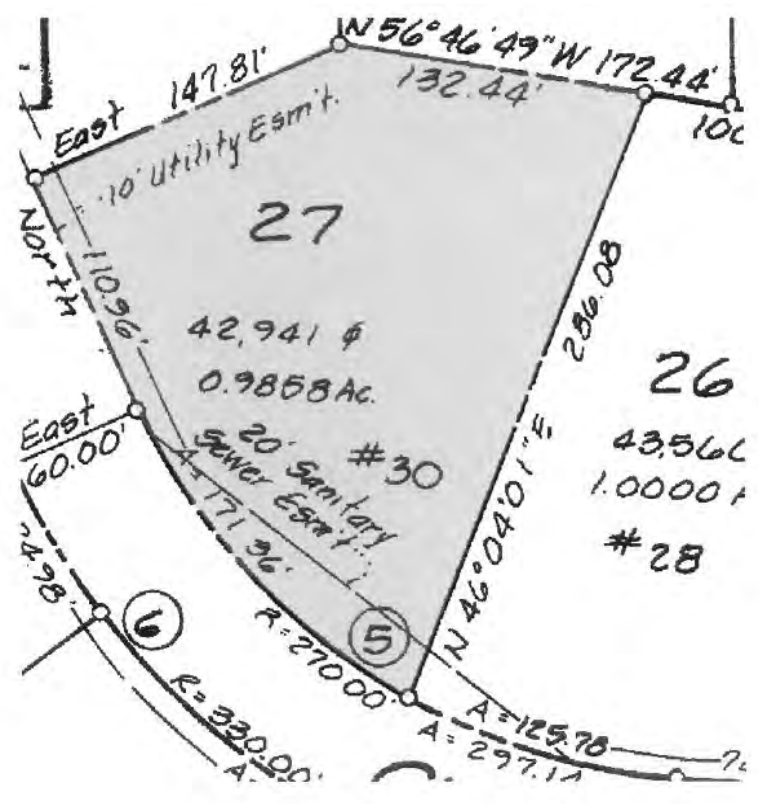
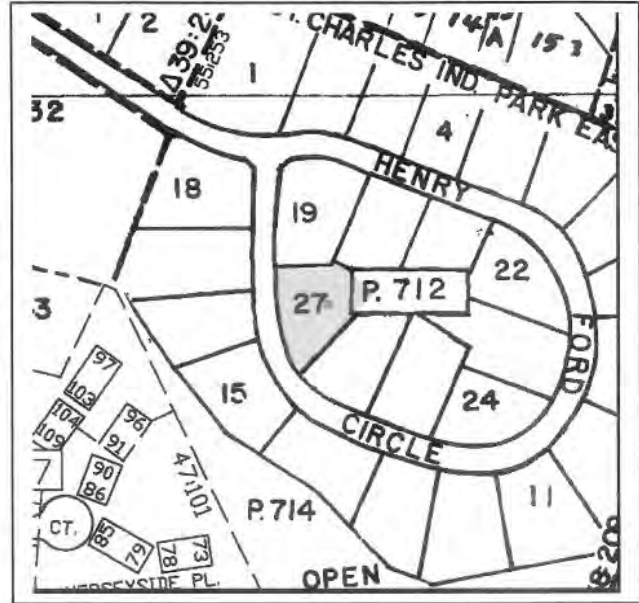


Sale Number 3:

Grantor:	St. Charles Community, LLC
Grantee:	Patriot Recovery Withholdings
Deed Date:	June 1, 2011
Record Date:	June 7, 2011
Liber/Folio:	7488/136
Indicated Consideration:	\$120,000.00
Area:	0.99 +/- Acres
Price Per Acre:	\$121,212.12
Zoning:	PUD
Density Potential:	1 Lot - Subdivided
Location:	Tax Map 15, Grid 10, Parcel 712 St. Charles Industrial Park East Lot 27 30 Henry Ford Circle Waldorf, Maryland 20602
Financing:	All cash to seller

Comments:

\$120,000.00 for 0.99 +/- acres indicates a price per acre of \$121,212.12 or say \$2.78 per square foot of land area. The property is located within the St. Charles Industrial Park East which is located approximately 2 miles to the south of the subject property near the Vehicle Emission Test Station. This property is a vacant sale and is unimproved. The off site improvements include curb and gutters with an asphalt paved road. The property was acquired by the adjoining property owner which is a recycling center for future expansion. The land is on grade and more or less level. The property has a frontage along the northerly side of Henry Ford Circle (a 60 foot R/W) for a distance of 280 +/- feet where the property gains adequate access. There is a sanitary sewer along the street frontage along with a 10 foot wide utility easement. The maximum depth of the property is shown to be 286 +/- feet. The property is serviced with all public utilities that are adequate for development. The highest and best use is for development with an industrial use as allowed by zoning.

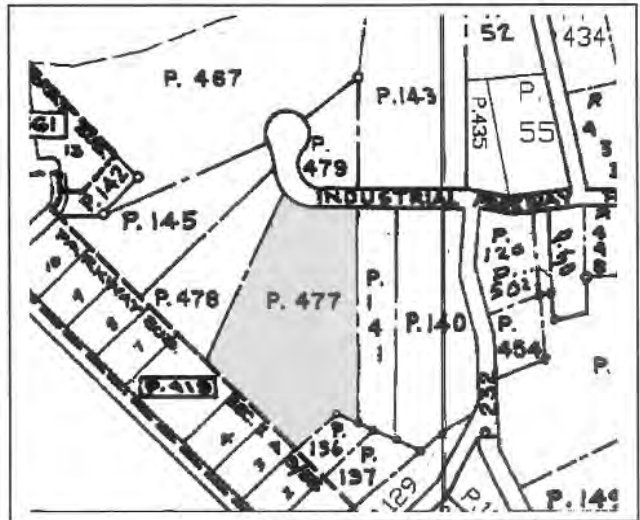


Sale Number 4:

Grantor:	Paul P, Lutov
Grantee:	James Barlett
Deed Date:	December 14, 2009
Record Date:	January 6, 2010
Liber/Folio:	7057/127
Indicated Consideration:	\$210,000.00
Area:	5.23 +/- Acres
Price Per Acre:	\$40,152.97
Zoning:	IG
Density Potential:	1 Lot - Subdivided
Location:	Tax Map 33, Grid 1, Parcel 477 Parkway Industrial Park – Lot 3 9265 W & W Industrial Road La Plata, Maryland 20646
Financing:	\$23,000.00 Down Payment \$187,000.00 from PNC Bank National Association

Comments:

\$210,000.00 for 5.23 +/- acres indicates a price per acre of \$40,152.97. This property is located on the southerly side of Industrial Parkway with a reported frontage of 188.73 +/- feet where the property gains access with a depth of 630 +/- feet. The property slopes downwards to the south and is subject to a cell tower easement, which is located in the central westerly side of the site. The property has a topography that has an elevation of 180 +/- feet along the frontage sloping downward to a creek that bisects the southerly portion of the property at elevation 130. The property was perked as of the date of sale. The lot is mainly wooded with the only cleared area being at the front, which is used for storing roll off containers. The access to the property is by W & W Industrial Road, which is a worn macadam with no curb or gutters. The highest and best use of the property is for its ultimate development with an industrial style use that could be designed around the tower site and the sloping topography.



CERTIFICATE
 This map is a correct
 copy of the original
 map as shown to me
 by the owner of the
 same, and is a true
 and correct copy of
 the original map as
 shown to me by the
 owner of the same.

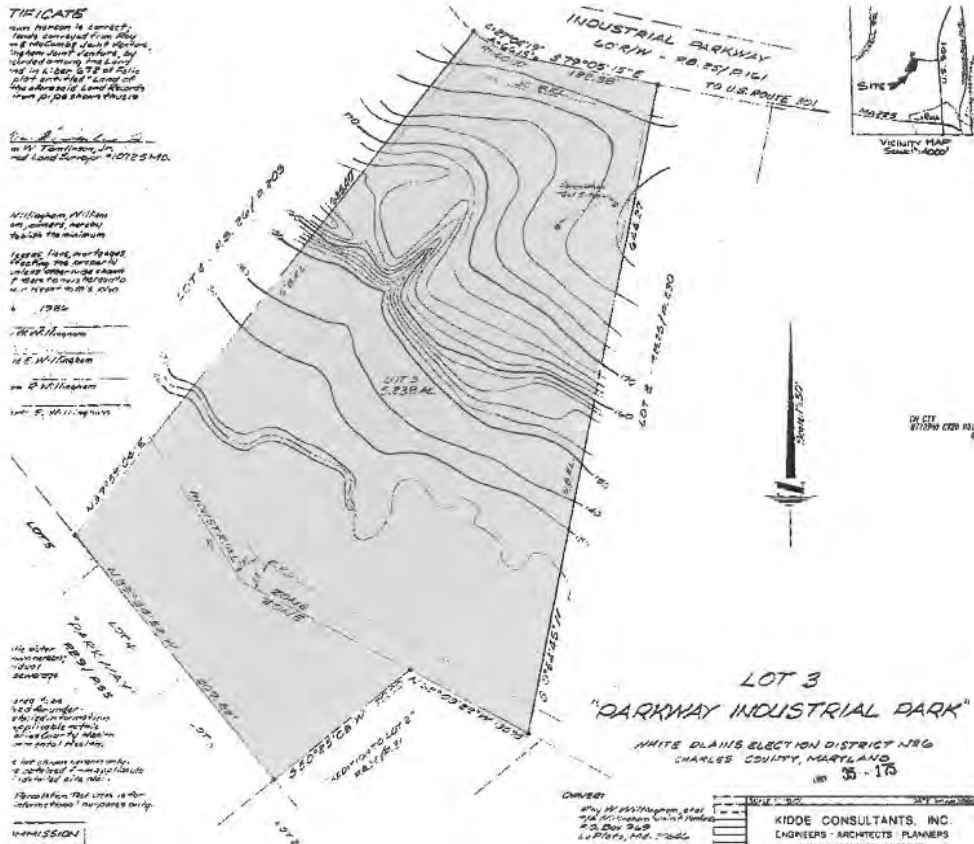
W. T. Tinsley, Jr.
 Land Surveyor #10725 MD.

William Wilson
 an owner, hereby
 certifies that the
 above map is a true
 and correct copy of
 the original map as
 shown to me by the
 owner of the same.

W. T. Tinsley, Jr.
 Land Surveyor #10725 MD.

NOTICE
 This map is a correct
 copy of the original
 map as shown to me
 by the owner of the
 same, and is a true
 and correct copy of
 the original map as
 shown to me by the
 owner of the same.

APPROVAL

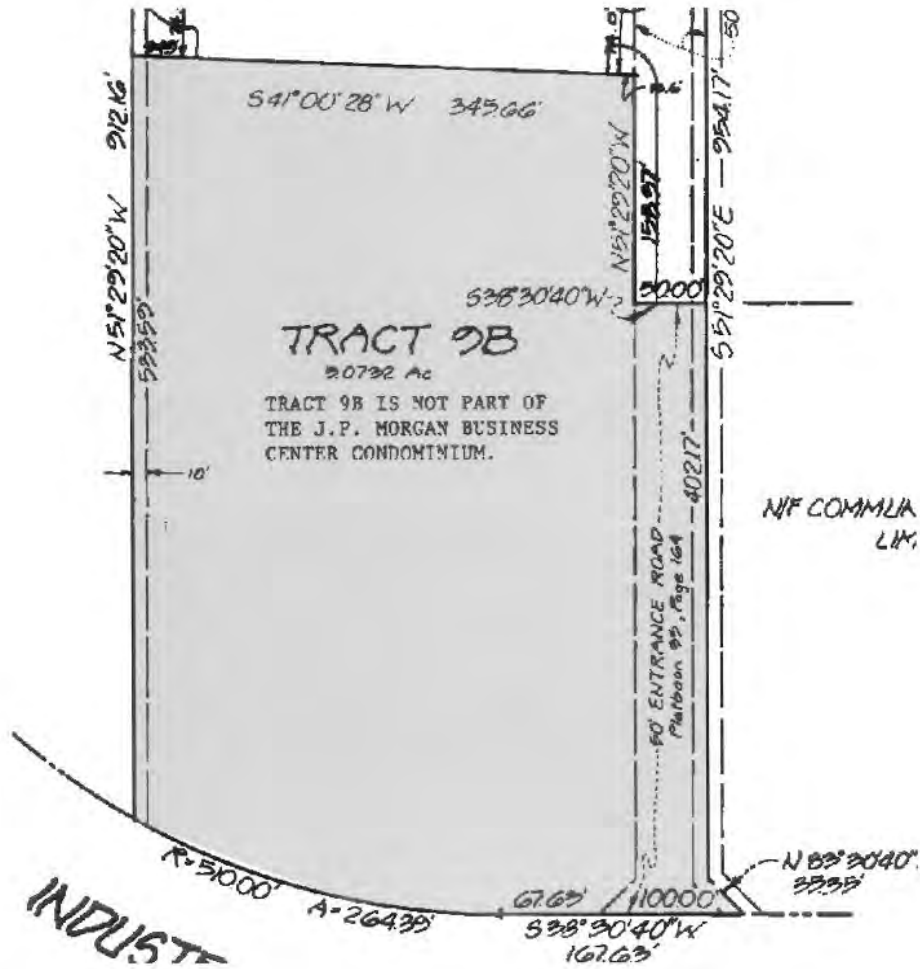
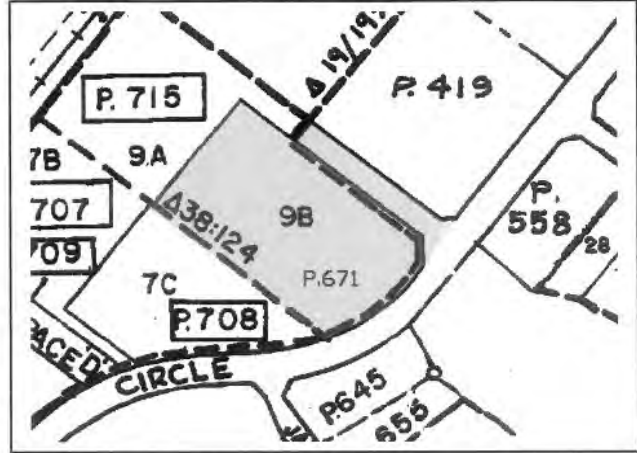


Sale Number 5:

Grantor:	Park Circle II LP
Grantee:	Applewood Properties
Deed Date:	February 26, 2007
Record Date:	February 28, 2007
Liber/Folio:	6231/247
Indicated Consideration:	\$662,965.77
Area:	5.0732 +/- Acres
Price Per Acre:	\$130,762.00
Zoning:	PUD
Density Potential:	1 Lot - Subdivided
Location:	Tax Map 15, Grid 10, Parcel 671, Lot 9B Industrial Park, St. Charles Communities Industrial Park Drive Waldorf, Maryland 20602
Financing:	\$480,000.00 Community Bank of Tri County

Comments:

\$662,965.77 for 5.0732 +/- acres indicates a price per acre of \$130,680.00 or say \$3.00 per square foot of land area. The property is located within the Industrial Park, St. Charles Communities, which is located approximately 2 miles to the southwest of the subject property near the Motor Vehicle Administration. This property is a vacant sale with and is unimproved. The off site improvements include curb and gutters with an asphalt paved road. The land is on grade and more or less level. The property has a frontage along the northerly side of Industrial Park Drive (a 80 foot R/W) for a distance 678 +/- feet where the property gains adequate access with a depth of 530 +/- feet. There is a 50 foot entrance road that runs along the sites easterly boundary line and a 10 foot drainage and utility easement along the westerly boundary line. The property is serviced with all public utilities that are adequate for development. The highest and best use is for development with an industrial/office style use as allowed by zoning.



Also Considered Sale:

Grantor: A B & O Construction, LLC
Grantee: Community Bank of Tri-County
Record Date: February 23, 2011
Liber/Folio: 7640/308
Indicated Consideration: \$350,000.00
Area: 7.50 +/- Acres
Price Per Acre: \$46,666.67
Zoning: IG
Location: Tax Map 33, Grid 5, Parcel 497
Rosewick Road Industrial Park – Lot 1
Rosewick Road
La Plata, Maryland 20646

Financing:

Comments:

\$350,000.00 for 7.50 +/- acres indicates a price per acre of \$46,666.67.

Also Considered Sale:

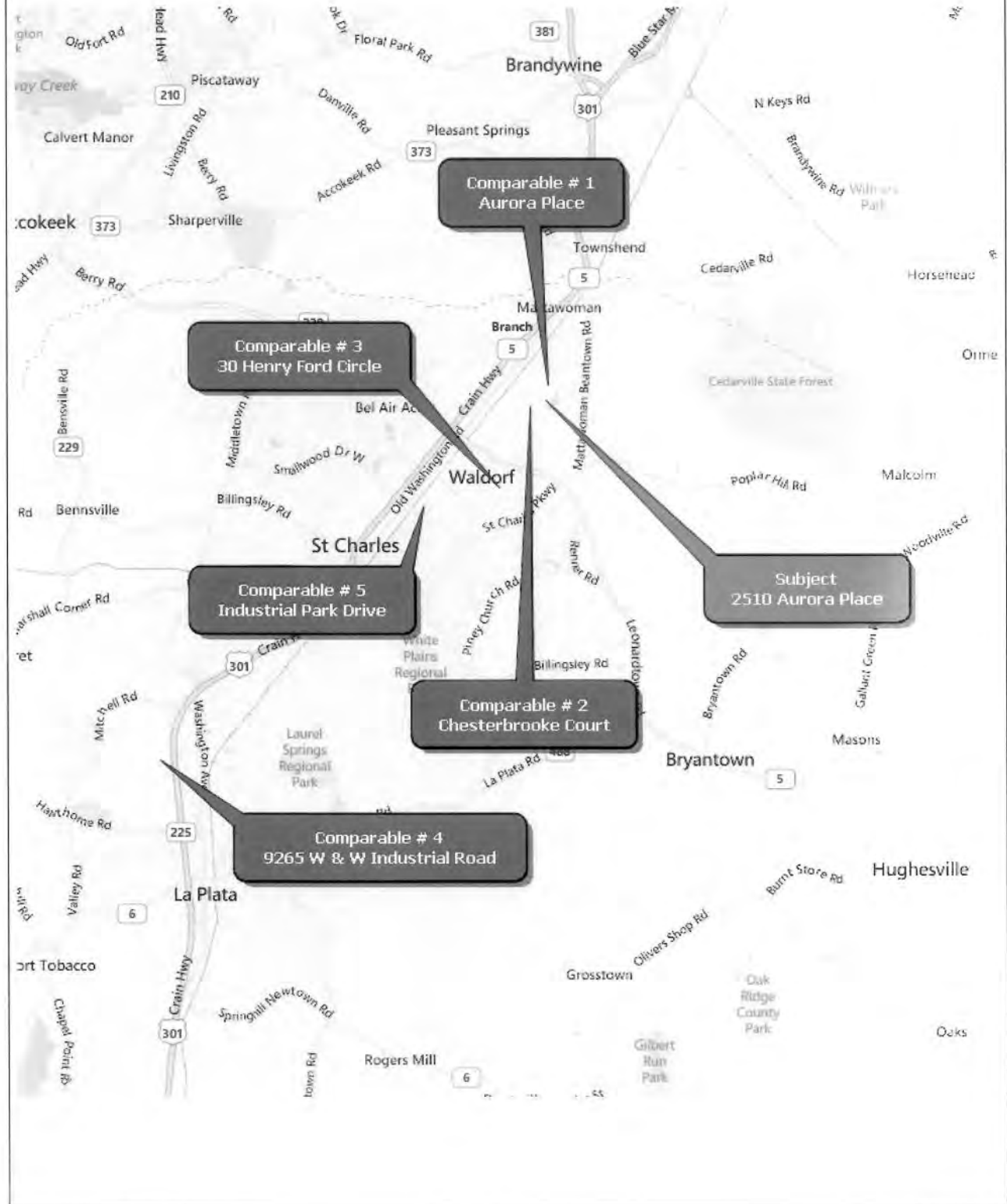
Grantor: James D., Jr. and Mary B. Frazier
Grantee: William H. and Gloria Heisserman
Deed Date:
Record Date: March 17, 2008
Liber/Folio: 6589/474
Indicated Consideration: \$150,000.00
Area: 2.00 +/- Acres
Price Per Acre: \$75,000.00
Zoning: IG
Location: Tax Map 12, Grid 24, Parcel 244
Ray Drive, SW
La Plata, Maryland 20646

Financing: All Cash Sale

Comments:

\$150,000.00 for 2.00 +/- acres indicates a price per acre of \$75,000.00.

Sales Map



FILE NUMBER:

**DEPARTMENT OF GENERAL SERVICES
APPRAISAL REQUIREMENTS**

SECTION I - DESCRIPTION OF PROPERTY

Owner(s): Faison Acton Lane LLC
Address: 121 West Trade Street, 27th Floor, Charlotte, NC 28202-5399
Property Location: 2510 Aurora Place, Waldorf, MD 20601
County: Charles County
District: 6
Tax Map Ref: Map 8, Grid 17, Parcel 12, Lot 5
Deed Date: September 5, 2008
Liber/Folio: 67267718
Land Asses: \$494,900
Impr. Asses: \$0
Acres - total: 17.9933 acres (Charles County Platrecord Liber 58, folio 314)
Acres - take: 17.9933 acres
Improvements: None

SECTION II - VALUES REQUIRED AND RELATED INSTRUCTIONS

Perform the following type of Appraisal enclosed in parenthesis () as to the Fair Market Value of the owner's fee simple interest in the above described property:

- (A) A formal narrative appraisal report prepared, at a minimum, as a Summary Appraisal report, as defined by USPAP.

OTHER REMARKS/SPECIAL CONDITIONS:

1. Use eminent domain definition of Fair Market Value.
2. To schedule an inspection contact Howard S. Eiel @ 240-497-0520. Appraiser must afford the property owner (or representative) an opportunity to accompany the appraiser during inspection.
3. The function of this appraisal is to serve as a basis for the potential acquisition of the subject property by the Department of Juvenile Services.
4. Value sought: Fair Market Value of the fee simple interest.
5. Appraisal and Appraisal Report must be completed in compliance with the Department of General Services Appraisal Specifications (dated 01/12/11)

INDUSTRIAL LOTS FOR SALE

ACTON LANE INDUSTRIAL PARK. WALDORF, MD



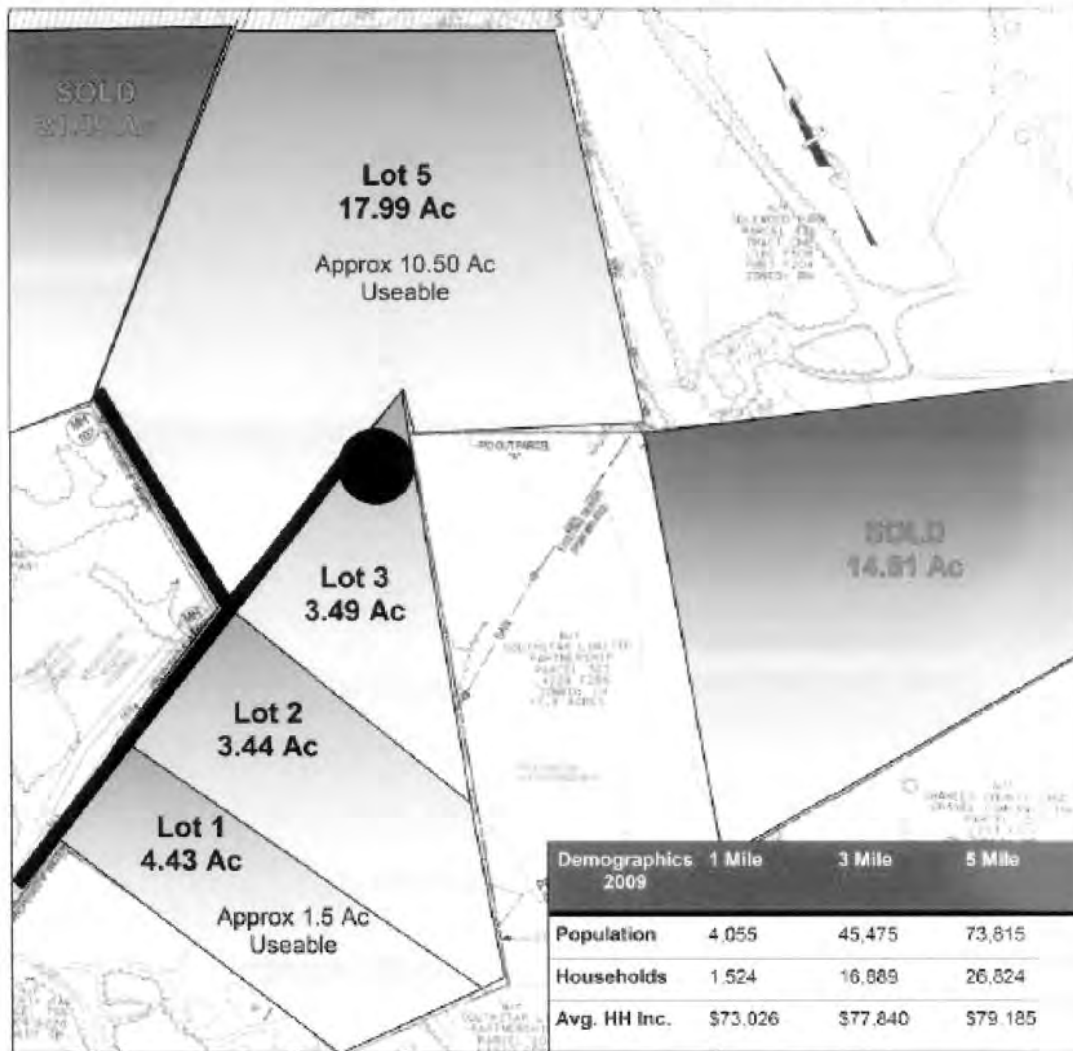
- Lots range in size from 3 to 18 acres.
- Prices range from \$4.00 to \$5.50 per square foot, depending upon size of lot.
- Water, Sewer, Storm Management pond and utilities located on site.
- Easy access to US Route 301 (Grain Hwy), Washington Ave (Route 925) and Mattawoman Beantown road (MD bypass Route 5)
- Immediate Availability

For More Information
Please Contact:

Harry Shasho Hshasho@Shasho.com
Chris Shasho Cshasho@Shasho.com
Office (301) 632-6320 Fax (301) 632-6323

Shasho.com

ACTON LANE INDUSTRIAL PARK. WALDORF, MD



The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale lease or withdrawal from the market, without notice.

4475 REGENCY PLACE, SUITE 101, WHITE PLAINS, MARYLAND 20695
OFFICE (301) 632-6320 Fax (301) 632-6323 WWW.SHASHO.COM

Qualifications of Melville E. Peters

Education:

Prince George's Community College
Transferred to University of Maryland

University of Maryland:
Degree: Bachelors of Science, Business Management

Prince George's Community College:
Course: Principles of Real Estate
Maryland Real Estate Examination

American University:
Course: Single Family Residential Appraisal
Offered by the American Institute of Real Estate Appraisers as Course VIII

Montgomery College:
Course: 101 An Introduction to Appraising Real Estate
Course: 201 Principles of Income
Property Appraising

Towson State College:
Narrative Report Seminar given by SREA

Prince George's Community College:
Real Estate Appraisal: Standards and Ethics

American Society of Appraisers:
Uniform Standards of Professional Appraisal Practice

Introduction to the Financial Calculator - HP12C
Appraisal Principles and Math
Appraising Residential Properties for FHA Insured Loans
The Auctioneer - Advocate or Adversary
Government Assistance with Real Estate Development
New Homes/Subdivisions: Emerging Trends
Real Estate Investment
Property Foreclosure
Legislative Update
Agency Relationships in Real Estate
Equal Rights and Fair Housing I
Lead-Safe Property Management (including Asbestos, Radon, etc.)

Practicum in Realty Appraisals
Small Income Property Appraisal Techniques I and II
Capitalization Theory & Applications I
Uniform Appraisal Standards I
Uniform Appraisal Standards
Uniform Appraisal Standards Update
Capitalization Theory & Applications
Capitalization Theory & Applications I (Update)
Income Property Appraisal Techniques I and II
National Uniform Appraisal Standards
Real Estate Data Analysis I
Uniform Standards of Professional Appraisal Practice (2008-2009 Update)
Statistics, Modeling and Finance
Uniform Standards for Federal Land Acquisition (Yellow Book Standards)

Work Experience:

Construction work and remodeling of houses - approximately 40 years
Appraiser, and Reviewer - approximately 37 years
Types of properties appraised and reviewed are Residential, Commercial and Industrial Properties

License Held

Maryland Certified General Appraiser Number 622
Real Estate Broker Number 29736
Virginia Certified Real Estate Appraiser Number 4001 009750

Qualified Expert Witness:

Circuit Court of Prince George's County
Circuit Court of Montgomery County
Circuit Court of Anne Arundel County
Circuit Court for Howard County
Circuit Court for Charles County
Circuit Court for Calvert County
Circuit Court for Worcester Counties
Circuit Court of Queen Anne's County
Prince George's County Board of Property Review
Montgomery County Board of Property Review
Charles County Board of Property Review
St. Mary's County Board of Property Review
Calvert County Board of Property Review
Anne Arundel County Board of Property Review
Queen Anne County Board of Property Review
Talbot County Board of Property Review
Howard County Board of Property Review

Dorchester County Board of Property Review
Worcester County Board of Property Review
Wicomico County Board of Property Review
Prince George's County Tax Appeal Board
Prince George's County Zoning Board
Montgomery County Tax Appeal Board
Howard County Tax Appeal Board
Maryland Tax Court
Federal Bankruptcy Court
Superior Court of Washington, D.C.
Presidential Commission on Catastrophic Nuclear Accidents

Member:

American Society of Appraisers - Senior Member Real Estate Urban
Re-certified through August 11, 2012 and
State Director and Past President of the D.C. Chapter
National Association of Review Appraisers - Senior Member
Taught Appraisal Review Courses for the National Association of Review Appraisers
International Right of Way Association
The National Association of Real Estate Boards
The Maryland Real Estate Board
Maryland Appraisers Coalition, Inc.
The Prince George's County Board of Realtors
Anne Arundel County Board of Realtors
Montgomery County Board of Realtors
Alpha Tau Omega Fraternity
Past President of the Beltsville-Calverton Jaycees

Seminars Attended:

American Society of Appraisers National Seminar
American Society of Appraisers Income Seminar
American Right-of-Way Association National Seminars
Participated in a Seminar given in Annapolis for the Maryland Environmental Trust on Appraisal
Procedures in appraising Conservation Easements
ERC Certification Seminar - "Partners for Progress"
Associates Relocation Management Co. Seminar- "A Force of Excellence - PHH Network
Services"
ERC Seminar - "The Forecasting Formula: A Step-by-Step Process"

Clients Include:

Maryland State Highway Administration
The Maryland Department of General Services
The Maryland National Capital Park and Planning Commission

Washington Suburban Sanitary Commission
The Nature Conservancy
American Farm Land Trust
Anne Arundel County Department of Public Works
Prince George's County Department of Public Works
Montgomery County Department of Public Works
Charles County Department of Public Works
St. Mary's County Department of Public Works
Calvert County Department of Public Works
Urban Renewal - City of College Park, Maryland
Greenhorne & O'Mara – Engineers
Johnson, Mirmiran & Thompson – Real Estate Consultants
Maryland Aviation Administration
Maryland Transit Authority
Maryland Environmental Trust
WMATA
Semes, Bowen, and Semes - Attorney
Nalls and Nalls - Attorney
Covington and Burlington - Attorney
Patton, Boggs & Blow - Attorney
Greene, Lombouder and Daniels - Attorney
Niles, Barton and Wilmer - Attorney
R. Edwin Brown - Attorney
O'Malley, Miles and Harrell - Attorney
Margaret Farthing - Attorney
Foster and Braden - Attorney
Christopher Drummond - Attorney
Miles and Stockbridge - Attorney
Campen and Walsworth - Attorney
Daniels and Daniels – Attorney
Miller, Miller and Camby – Attorney
Rich and Henderson - Attorney
Poppleton, Garrett & Polott – Attorney
R. Dieter J. Lohrmann – Attorney
Ronald Willoner - Attorney
McNamee, Hosea, Jernigan, Kim, Greenan & Walker – Attorney

Banks, Mortgage Bankers - which include Nations Bank, Savings Bank of Baltimore, National Bank of Washington, Potomac Savings Bank, First Federal Savings and Loan Association, Citizens Bank of Maryland, Citizens National Bank, 2nd National Bank, 1st National Bank of Maryland, Crestar Bank, Allegiance Bank, Community Bank, Commerce Bank, PHH Home Equity, Cendant Relocation, Associates Relocation Management Co., Inc. and, Advanta Mortgage.

Made appraisals in Prince George's, Montgomery, Anne Arundel, Carroll, Harford, Howard, Dorchester, Calvert, St. Mary's, Charles, Queen Anne's, Somerset, Worcester, Frederick, Talbot, Kent, Caroline, Allegany, Washington, Garrett, and Cecil Counties in the State of Maryland.

The types of properties appraised are residential, commercial, industrial, farms, apartment buildings, multi-family, islands, and water front properties, as well as agricultural and historic easements.

NOTE: This is only a partial list of qualifications.

APPRAISER'S CERTIFICATE AND AFFIDAVIT

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

1. the statements of fact contained in this report are true and correct.
2. 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.
3. 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
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. my engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. 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.
7. my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. I have made a personal inspection of the property that is the subject of this report.
9. no one provided significant real property appraisal assistance to the person signing this certification.



Melville E. Peters, ASA CRA
Certified General No. 04-622

APPENDIX 4

SOUTHERN REGIONAL CHILDREN'S CENTER SITE SELECTION MATRIX

SOUTHERN REGIONAL CHILDREN'S CENTER SITE SELECTION MATRIX

Anne Arundel County = 38

Calvert County = 10

Charles County =48

St. Mary's County = 25

TOTAL # OF SITES = 121

***Denote Publicly - Owned Property**

****Denote Property Identified by Representatives' of White Oak Homeowner's Association**

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
<i>ANNE ARUNDEL COUNTY</i>								
1	Southeastern Side Md. 100, Md 10- Anne Arundel County *	State	8.079	\$0	Not researched due to reason for rejection	No public water and sewer; Information provided by Owner	Vacant	Insufficient buildable acreage; Lack of public water and sewer on property
2	Buckingham Nursery Dr., Severn, MD 21144- Anne Arundel County *	State	28.75	\$0	Wetlands; Floodplain	No public water and sewer; Information provided by Owner	Vacant	Lack of public water and sewer on property

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
3	House of Corrections, Jessup, MD 20794-Anne Arundel County *	State	15.43	\$0	None	Public water and sewer; Information provided by Owner	Residential; Commercial	Not available for acquisition
4	1177 Patuxent Rd., Gambrills, MD 21054 - Anne Arundel County	East Yard, LLC	21.29	\$4,500,000	None	No public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Mostly undeveloped adjacencies; Residential	Lack of public water and sewer on property; Cost exceeds acquisition appropriation of \$3,000,000
5	2602 Annapolis Rd. & Disney Rd., Severn, MD 21144 - Anne Arundel County	Private	13.10	\$11,600,000	Not researched due to reason for rejection	Public water and sewer service to be available in the future (within the next 2 to 3 years); Information provided by the Anne Arundel County Department of Public Works	Residential; Commercial	Lack of public water and sewer on property; Cost exceeds acquisition appropriation of \$3,000,000

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
6	118 Central Ave., Edgewater, MD 20754 - Anne Arundel County	Evangelical Lutheran Church	18.70	\$1,700,000	Not researched due to reason for rejection	No public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Residential	Lack of public water and sewer on property; Acreage is not configured to support project design
7	100 West Chesapeake Beach Rd., Owings, MD 20736 - Anne Arundel County	Wayson Land Holding	11.00	\$699,000	Not researched due to reason for rejection	No public water and sewer; Information provided by Realtor	Nursery; Single Family Residential; Rural	Lack of public water and sewer on property

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
8	1016- 1024 E. College Pky., Annapolis, MD 21401 - Anne Arundel County	Foundos Realty	24.00 (18 Buildable)	\$3,000,000	Open Space Critical Area	No public water, public sewer; Information provided by the Realtor	Residential	Lack of public water on property
9	Cromwell Park Dr. @ Airport Park Rd., Glen Burnie, MD 21061 - Anne Arundel County	MIE CROMWELL JOINT VENTURE LLP	15.00	\$12,000,000	Not researched due to reason for rejection	Public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Commercial	Cost exceeds acquisition appropriation of \$3,000,000
10	Cromwell Park Dr., Glen Burnie, MD 21061 - Anne Arundel County	MIE CROMWELL JOINT VENTURE LLP	14.00	\$11,200,000	Not researched due to reason for rejection	Public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Commercial	Cost exceeds acquisition appropriation of \$3,000,000

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
11	1230 Cronson Blvd., Crofton, MD 21114 - Anne Arundel County	Cronson Blvd. LTD PTNSHIP	10.00	Not for sale	Not researched due to reason for rejection	Not researched due to reason for rejection	Heavy Industrial	Not for sale
12	Deale Churchton Rd., Deale Marketplace, Deale, MD 20751 - Anne Arundel County	Safeway Stores, Inc.	15.77 (5 Buildable)	\$2,200,000	Wetlands	No public water, public sewer is available; Information provided by the Anne Arundel County Department of Public Works	Single Family Residential; Farm, Commercial	Wetlands; Lack of public water on property; Insufficient buildable acreage
13	Dover Rd., Glen Burnie, MD 21061 - Anne Arundel County	St. John Properties	12.00	\$8,400,00 (\$700,000 per acre)	Not researched due to reason for rejection	Public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Rippling Ridge Residential Community	Cost exceeds acquisition appropriation of \$3,000,000

Site Name/Address		Owner/ Realtor	Acreege	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
14	7601 Energy Pky, Curtis Bay, MD 21226 - Anne Arundel County	CBRE	11.13	\$250,000 per acre	Fly Ash	Public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Residential	Per realtor the property cannot be used for residential due to fly ash
15	Fort Smallwood Rd @ Marley Neck Road - Anne Arundel County	Care Realty	11.02	\$4,600,000	Not researched due to reason for rejection	Public water, public sewer needs to be extended; Information provided by the Anne Arundel County Department of Public Works	Single Family and Townhome Residential	Lack of public sewer on property; Cost exceeds acquisition appropriation of \$3,000,000
16	3502 Laurel Ft. Meade Rd., Laurel, MD 20724 - Anne Arundel County	Sonare, LLC	20.00	\$6,500,000	None	Public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Zoned C-4 (Highway Commercial District) Fire Station; Car Dealership; Residential	Cost exceeds acquisition appropriation of \$3,000,000

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
17	1 MD -2, Beltway Crossing Phase II, Glen Burnie, MD 21061 - Anne Arundel County	Ritchie Greentree Associates Ltd. Partnership	16.5 (13.5 Buildable)	\$3,500,000	None	Public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Shopping Center	Acreage's linear configuration does not support project design; Cost exceeds acquisition appropriation of \$3,000,000
18	7460-7462 New Ridge Rd., Cabot Ridge, Hanover, MD 21076 - Anne Arundel County	Cabot Properties	18.63	\$9,500,000	None	Public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Industrial Park; Commercial	Cost exceeds acquisition appropriation of \$3,000,000
19	Patuxent Rd., Crofton, MD 21113 - Anne Arundel County	Clark Commercial Real Estate	34.0 (21.0 Buildable)	\$4,500,000	Within 100 year floodplain	No public water and sewer; Information provided by the Realtor	Single Family Residential community; Patuxent River	Lack of public water and sewer on property; Cost exceeds acquisition appropriation of \$3,000,000

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
20	Peppermill Rd. @ WB & A Blvd., Crystal Springs Park, Glen Burnie, MD 21060 - Anne Arundel County	Willis Henry	27.75 (13.0 Buildable)	\$2,600,000	Wetlands run throughout the site severely limiting buildable acreage	Public water, public sewer needs to be extended; Information provided by the Anne Arundel County Department of Public Works	Residential; Commercial	Lack of 10 contiguous buildable acres due to wetlands
21	796 Queenstown Rd., Severn, MD 21144 - Anne Arundel County	Champion Commercial	10.12	\$2,200,000	Not researched due to reason for rejection	Public water, septic sewer; Information provided by the Realtor	Industrial park; Residential	Lack of public sewer on property

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
22	Revell Hwy., Parcel 225, Annapolis, MD 21401 - Anne Arundel County	Wright Investment Group	15.36 (2.0 Buildable)	\$399,000	Wetlands	Public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Single Family Residential	Wetlands; Insufficient buildable acres
23	Ridge Rd., Hanover, MD 21076 - Anne Arundel County	Dewey Jordan & Associates	17.39	\$3,900,000	None	Public water and sewer within 950 feet; Information provided by Realtor	Commercial; Industrial	Cost exceeds acquisition appropriation of \$3,000,000
24	Route 198, Hanover, MD 20724 - Anne Arundel County	Mackenzie Commercial Real Estate Services, LLC	12.35 (6.0 Buildable)	\$3,000,000	Wetlands	Public water (Public sewer in process); Information provided by the Realtor	Commercial	Insufficient buildable acreage

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
25	800 N Shore Dr., Glen Burnie, MD 21060 - Anne Arundel County	Champion Commercial	11.28 (Buildable)	\$395,000	Wetlands	Public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Residential; Woods	Wetlands; Insufficient buildable acreage
26	6205 Southern Maryland Blvd., Lothian, MD 20711 - Anne Arundel County	NAI KNLB	13.00	\$595,000	Wetlands	No public water or sewer; Information provided by the Realtor	Residential; Agriculture zoning	Wetlands; Lack of public water and sewer on property
27	881-887 State Route 3 N, Main Street at Waugh Chapel, Gambrills, MD 21054 - Anne Arundel County	Hogan Companies, LLC	10.55	Not for sale; Information provided by Realtor	Not researched due to reason for rejection	Not researched due to reason for rejection	Not researched due to reason for rejection	Not for sale

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
28	Telegraph Rd. & Rt. 100, Severn, MD 21144 - Anne Arundel County	Attman Properties- Wendy Levitas	20.38	Not for sale; Information provided by Realtor	Not researched due to reason for rejection	Not researched due to reason for rejection	Commercial	Not for sale
29	8196 Telegraph Rd., Odenton, MD 21113 - Anne Arundel County	The Hogan Companies	11.04	Not for sale; Information provided by Realtor	Not researched due to reason for rejection	Public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Not researched due to reason for rejection	Not for sale
30	7442 Wigley Ave., Jessup, MD 20794 - Anne Arundel County	Stephen Carl	24.00	Not for sale; Information provided by Realtor	Not researched due to reason for rejection	Public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Residential	Not for sale
31	Whitehall Rd. & Holly Dr. N, Annapolis, MD 21409 - Anne Arundel County	Shasho Consulting	15.67 (1.0 Buildable)	\$549,000	Wetlands	Public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Single Family Residential; Creek	Wetlands; Insufficient buildable acreage

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
32	Howard Rd. & Marley Neck Blvd., Glen Burnie, MD 21060 - Anne Arundel County	Shasho Consulting	10.00	\$1,000,000	None	Public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Single Family Residential	Not for sale
33	915 Governors Bridge Rd., Davidsonville, MD 21035 - Anne Arundel County	Shasho Consulting	16.04	\$399,900	None	No public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Single Family Residential	Lack of public water and sewer on property; Owner subdivided property for 4 estate lots
34	86 South River Club House Rd., Harwood, MD 20776 - Anne Arundel County	Champion Realty Inc.	16.09	\$875,000	Not researched due to reason for rejection	No public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Farm Use (Agricultural tax)	Lack of public water and sewer on property; Not for sale

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
35	5146 Chalk Point Rd., West River, MD 20778 - Anne Arundel County	Schwartz Realty	17.01	\$495,000	Wetlands	No public water, public sewer; Information provided by the Anne Arundel County Department of Public Works	Single Family Residential	Lack of public water on property
36	Sands Rd., Harwood, MD 20776 - Anne Arundel County	Champion Realty Inc.	19.58	\$450,000	None	No public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Single Family Residential	Lack of public water and sewer on property
37	1200 Stoney Run Rd., Hanover, MD 21076 - Anne Arundel County	Shasho Consulting	17.31	\$4,200,000	None	Public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Commercial	Cost exceeds acquisition appropriation of \$3,000,000
38	538 Jones Rd., Severn, MD 21144 - Anne Arundel County	Shasho Consulting	10.00	\$2,000,000	None	Public water and sewer; Information provided by the Anne Arundel County Department of Public Works	Single Family Residential	Not for sale

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
<i>CALVERT COUNTY</i>								
1	2205 Brickhouse Rd., Dunkirk, MD 20754 - Calvert County	Keller Williams Realty	21.72	\$2,195,000	Not researched due to reason for rejection	No public water or sewer; Information provided by Calvert County Department of Public Works	Commercial	Lack of public water and sewer on property; Rolling topography
2	65 Jibsail Dr., Prince Frederick, MD 20678 - Calvert County	CW Enterprises LLC	6.11	\$1,100,000	Not researched due to reason for rejection	Public water and sewer; Information provided by the Calvert County Department of Public Works	Vacant	Insufficient buildable acreage
3	1290 Solomons Island Rd. N, Huntingtown, MD 20636 - Calvert County	NM Commercial Real Estate	17.15	\$2,400,000	Not researched due to reason for rejection	No public water or sewer; Information provided by Calvert County Department of Public Works	Residential; Commercial	Lack of public water and sewer on property

Site Name/Address		Owner/ Realtor	Acreeage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
4	1920 Holland Cliffs Rd., Huntingtown, MD 20639 Calvert County	The McNelis Group LLC	14.28	\$349,900	Not researched due to reason for rejection	No public water or sewer; Information provided by Calvert County Department of Public Works	Vacant	Lack of public water and sewer on property
5	4310 Blossom Ln. Prince Frederick, MD 20678 - Calvert County	Re/Max 100	12.73	\$125,000	Not researched due to reason for rejection	No public water or sewer; Information provided by Calvert County Department of Public Works	Vacant	Lack of public water and sewer on property
6	5390 Hallowing Point Rd. Prince Frederick, MD 20678 - Calvert County **	Paterson's Preferred Properties	23.14	\$229,900	Not researched due to reason for rejection	No public water or sewer; Information provided by Calvert County Department of Public Works	Residential	Lack of public water and sewer on property; Not for sale
7	110 and 30 Fairground Rd., Prince Frederick, MD 20678 - Calvert County	Shasho Consulting	18.64	\$945,000	Floodplain	No public water or sewer; Information provided by Calvert County Department of Public Works	Residential	Lack of public water and sewer on property; Insufficient buildable acreage due to wetlands; significantly sloped topography

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
8	7470 Solomons Island Rd., Lusby, MD 20657 - Calvert County	Calvert Commercial Real Estate Inc.	16.20	\$1,760,000	Not researched due to reason for rejection	No public water or sewer; Information provided by Calvert County Department of Public Works	Vacant	Lack of public water and sewer on property
9	140 Dares Beach Rd., Prince Frederick, MD 20678 - Calvert County	Eagle Realty	26.31	\$2,500,000	None	No public water or sewer; Information provided by Calvert County Department of Public Works	School	Lack of public water and sewer on property; Direct adjacency to Calvert High School
10	4145 Old Town Rd., Huntingtown, MD 20639 - Calvert County	Calvert Commercial Real Estate Inc.	10.51	\$1,350,000	Not researched due to reason for rejection	No public water or sewer; Information provided by Calvert County Department of Public Works	Residential; Commercial	Lack of public water and sewer on property

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
CHARLES COUNTY								
1	3910 Mount Pleasant Rd. Waldorf, MD 20601-4393 - Charles County	Re/Max Leading Edge Inc.	11.27	\$369,000	Not researched due to reason for rejection	No public water and sewer; Information provided by Realtor	Residential	Lack of public water and sewer on property
2	Shore Acres, Nanjemoy, MD 20662 - Charles County	Coldwell Banker	39.20	\$174,900	Not researched due to reason for rejection	No public water and sewer; Information provided by Realtor	Not researched due to reason for rejection	Lack of public water and sewer on property
3	Young Rd./Gallant Green Rd., Waldorf, MD 20601 - Charles County	Exit Landmark Realty	15.00	\$215,000	Not researched due to reason for rejection	No public water; Public sewer; Information provided by Realtor	Not researched due to reason for rejection	Lack of public water and sewer on property

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
4	Bon Air Pl., Faulkner, MD 20632 - Charles County	Exit Landmark Realty	11.88	\$275,000	Not researched due to reason for rejection	No public water; Public sewer; Information provided by Realtor	Not researched due to reason for rejection	Lack of public water on property
5	10225 Crain Highway S, Faulkner, MD 20632 - Charles County	Davis Realty	23.66	\$1,200,000	Not researched due to reason for rejection	No public water or sewer; Information provided by Charles County Department of Public Works	Residential; Commercial	Lack of public water and sewer on property
6	Bensville Rd., Waldorf, MD 20603 - Charles County	Baldus Real Estate	36.10	\$2,900,000	Not researched due to reason for rejection	No public water; Public sewer; Information provided by Realtor	Residential; Commercial	Lack of public water and sewer on property
7	2675 Laurel Branch Dr., Waldorf, MD 20603 - Charles County	Long and Foster Real Estate Inc.	12.86	\$299,000	Not researched due to reason for rejection	No public water or sewer; Information provided by Charles County Department of Public Works	Residential; Commercial	Lack of public water and sewer on property

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
8	13355 Poplar Hill Rd., Waldorf, MD 20601 - Charles County	Long and Foster Real Estate Inc.	24.20	\$529,999	Not researched due to reason for rejection	No public water or sewer; Information provided by Charles County Department of Public Works	Residential	Lack of public water and sewer on property
9	US Hwy 301 @Oriole Ln., La Plata, MD 20646 - Charles County	Shasho Consulting	21.06	\$5,504,241	Not researched due to reason for rejection	Public water and sewer; Information provided by Realtor	Not researched due to reason for rejection	Cost exceeds acquisition appropriation of \$3,000,000
10	Route 301 & Route 227, White Plains, MD 20695 - Charles County	Shasho Consulting	25.46	\$4,000,000	Not researched due to reason for rejection	Not researched due to reason for rejection	Not researched due to reason for rejection	Cost exceeds acquisition appropriation of \$3,000,000
11	Crestwood Place, Indian Head, MD 20640 - Charles County	Shasho Consulting	39.92	\$1,900,000	Not researched due to reason for rejection	No public water; Public sewer; Information provided by Realtor	Residential; Commercial	Lack of public water on property

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
12	21 Indian Head Hwy., Indian Head, MD 20640 -Charles County	Baldus Real Estate	20.84	\$1,799,000	None	No public water; Public sewer; Information provided by Realtor	Residential; Commercial	Lack of public water on property
13	St. Florian Dr., Waldorf, MD 20603 - Charles County	Shasho Consulting	9.94	\$865,972	Wetlands	Not researched due to reason for rejection	Not researched due to reason for rejection	Wetlands; Insufficient buildable acreage
14	Rosewick Rd. & Radio Station Rd., La Plata, MD 20646 - Charles County	Rosewick Road Development LLC	42.10	Not researched due to reason for rejection	Not researched due to reason for rejection	No public water and sewer; Information provided by Realtor	Not researched due to reason for rejection	Lack of public water and sewer on property; Not for sale
15	Billingsley Rd., Lot 4A, Waldorf, MD 20602 - Charles County	Shasho Consulting	17.46	Not researched due to reason for rejection	Not researched due to reason for rejection	No public water and sewer; Information provided by Realtor	Not researched due to reason for rejection	Lack of public water and sewer on property

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
16	Clifton on the Potomac, Newburg, MD 20664 - Charles County	Tranzon Fox-Jeff Stein	13.20	The property is not for sale and is in litigation with the county. Information was not provided by Realtor	Information was not provided by Realtor	Information was not provided by Realtor	Residential	Not for sale
17	Crain Hwy, Sailors Retreat, White Plains, MD 20695 - Charles County	Brandywine Investment Properties	25.47	\$4,500,000	None	Public water and sewer; Information provided by Realtor	Residential; Commercial	Cost exceeds acquisition appropriation of \$3,000,000
18	Crain Hwy @ Chapel Point Farms, Bel Alton, MD 20611 - Charles County	Baldus Real Estate	20.21	\$2,000,000	Not researched due to reason for rejection	Public water; No public sewer; Information provided by Realtor	Not researched due to reason for rejection	Lack of public sewer on property
19	Enchanted Place, Hughesville, MD 20637 - Charles County	Baldus Real Estate	36.34	\$640,000	Not researched due to reason for rejection	No public water and sewer; Information provided by Realtor	Residential; Commercial	Lack of public water and sewer on property

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
20	Foster Ln., Hughesville Station, Hughesville, MD 20637 - Charles County	Manekin LLC	10.00	\$1,750,000	Not researched due to reason for rejection	Not researched due to reason for rejection	Not researched due to reason for rejection	Triangular configuration of acreage does not support project design
21	Matthews Rd. @ Marshall Hall Rd., Bryans Road, MD 20616 - Charles County	Baldus Real Estate	11.16 (1 parcel divided in 2 parts separated by a road)	\$549,000	Not researched due to reason for rejection	Public water and sewer; Information provided by Realtor	Residential; Commercial	Divided parcel acreage does support project design (10 contiguous buildable acres)
22	Middletown Rd., Waldorf, MD 20601 - Charles County	Atkinson Properties and Builders Inc.	16.52	\$1,300,000	None	No public water and sewer; Information provided by Realtor	Residential); Commercial	Lack of public water and sewer on property
23	16763 Prince Frederick Rd., Hughesville, MD 20637 - Charles County	Century 21 Associates	20.69	\$499,999	Not researched due to reason for rejection	No public water or sewer; Information provided by Charles County Department of Public Works	Not researched due to reason for rejection	Lack of public water and sewer on property

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
24	Shiloh Church Rd., Newburg, MD 20664 - Charles County	Matthews, Higdon, Shorter LLC	31.30	\$100,000	Not researched due to reason for rejection	No public water and sewer; Information provided by Realtor	Not researched due to reason for rejection	Lack of public water and sewer on property; Not for sale
25	St. Charles Pky, 10D9, Waldorf, MD 20602 - Charles County	St. Charles Community LLC	29.00	\$6,250,000	Not researched due to reason for rejection	Not researched due to reason for rejection	Not researched due to reason for rejection	Cost exceeds acquisition appropriation of \$3,000,000
26	Three Notch Rd., Charlotte Hall , MD 20622 - Charles County	O'Brien Realty	21.94	\$1,300,000	Not researched due to reason for rejection	No public water and sewer; Information provided by Realtor	Not researched due to reason for rejection	Lack of public water and sewer on property; Not for sale
27	1 Smith Point Rd. S, Nanjemoy, MD 20662 - Charles County	First Choice Realty	28.57	\$250,000	Not researched due to reason for rejection	No public water or sewer; Information provided by Charles County Department of Public Works	Not researched due to reason for rejection	Lack of public water and sewer on property
28	1 Smith Point Rd. 29 C, S, Nanjemoy, MD 20662 - Charles County	First Choice Realty	5.53	\$240,887	Not researched due to reason for rejection	No public water or sewer; Information provided by Charles County Department of Public Works	Not researched due to reason for rejection	Lack of public water and sewer on property; Insufficient buildable acreage

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
29	1 Smith Point Rd. 39 D, S, Nanjemoy, MD 20662 - Charles County	First Choice Realty	5.78	\$251,777	Not researched due to reason for rejection	No public water and sewer; Information provided by the Charles County Department of Public Works	Not researched due to reason for rejection	Lack of public water and sewer on property
30	2875 Crain Highway, Waldorf, Maryland 20646 - Charles County (also listed as 11684 Holly Lane)	John Tifford	Lot 31 @17.7 or Lot 32 @ 18.8	Undetermined	Wetlands	Public water and sewer; Information provided by the Charles County Department of Public Works	Single Family Residential; Commercial	Wetlands; Insufficient buildable acreage
31	2510 Aurora Place, Acton Lane Industrial Park, Waldorf, MD 20601 - Charles County	Shasho Consulting	17.993 (11.74 buildable)	\$2,400,000	None	Public water and sewer; Information provided by the Charles County Department of Public Works	Residential; Industrial	This site significantly meets the site selection criteria

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
32	9015 Hawthorne Road, La Plata, MD 20646 - Charles County	Rainbow Construction	44.0	Undetermined	None	No public water and sewer on property; Information provided by Realtor	Residential; Commercial	Lack of public water and sewer on property; Owner stipulates the baseball field on the property has to remain; Acreage is not suitable for project design
33	Mt. Zephyr Farm Place, Indian Head, MD 20640 - Charles County	Baldus Real Estate	92.91	\$800,000	Not researched due to reason for rejection	No public water and sewer; Information provided by Realtor	Residential	Lack of public water and sewer on property
34	5000 Hawthorne Road, Indian Head, Maryland 20640 - Charles County	John Harley	20.3	\$389,000	Wetlands	No public water and sewer; Information provided by Owner	Commercial	Wetlands; Lack of public water and sewer on property; Insufficient buildable acreage
35	12155 Crain Highway, Newburg, MD 20644 - Charles County	John Harley	10.0	\$1,700,000	None	No public water and sewer; Information provided by Owner	Commercial	Lack of public water and sewer on property
36	Rosewick Road, La Plata, MD 20646 - Charles County	Thomas Tayman	19.8	\$2,400,000	Wetlands	No public water and sewer; Information provided by Owner	Vacant	Lack of public water and sewer on property

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
37	7862 Academy Place, Welcome, MD 20693-Charles County *	State	14.6	\$0	Not researched due to reason for rejection	No public water and sewer; Information provided by Owner	Residential	Lack of public water and sewer on property
38	Parcel 16 Crain Hwy., La Plata, MD 20646-Charles County	Teresa Bowie	7.5	\$500,000	Not researched due to reason for rejection	No public water and sewer; Information provided by Owner	Residential	Lack of public water and sewer on property; Insufficient buildable acreage
39	5650 Washington Avenue, La Plata, MD 20646 - Charles County	Constrander LLC	14.1	\$3,999,000	Wetlands	Public water and sewer; Information provided by the Charles County Department of Public Works	Vacant	Wetlands; Cost exceeds acquisition appropriation of \$3,000,000
40	6575 Thorne Pl., Hughesville, MD 20602-Charles County'	Steven and Sandra Thorne	5.75	\$510,000	Not researched due to reason for rejection	No public water and sewer; Information provided by the Charles County Department of Public Works	Vacant	Lack of public water and sewer on property; Insufficient buildable acreage

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
41	Industrial Park Drive, Waldorf, MD 20602 - Charles County	Brook	5.1	\$1,500,000	Not researched due to reason for rejection	Public water and sewer; Information provided by Realtor	Vacant	Insufficient buildable acreage
42	Parcel 501 and 210 Berry Rd. Waldorf, MD 20603 - Charles County	Jan Earl LLC.	5.0	\$1,089,000	Not researched due to reason for rejection	Public water and sewer; Information provided by Realtor	Vacant	Insufficient buildable acreage
43	6905 Crain Highway, La Plata, MD 20646 - Charles County *	Charles County	21.07 & 4.06 (non-buildable)	Not researched due to reason for rejection	Wetlands; Sloped topography	Public water and sewer; Information provided by the Charles County Department of Public Works	Residential	Insufficient acreage due to wetlands; Significantly sloped topography
44	Glasva School Road, Allens Fresh, MD-Charles County * **	Charles County Govt.	8.80	Not for sale	Not researched due to reason for rejection	No public water and sewer; Information provided by the Charles County Department of Public Works	Residential	Lack of public water and sewer on property; Not for sale

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
45	12480 Crain Highway, Newberg, MD 20664 - Charles County * **	State	6.35	Not for sale	Not researched due to reason for rejection	No public water and sewer; Information provided by the Charles County Department of Public Works	Residential	Lack of public water and sewer on property; Not for sale
46	13600-13704 Charles St., Charlotte Hall, MD 20622 - Charles County **	Not researched due to not having an actual address	Not researched due to not having an actual address	Not researched due to not having an actual address	Not researched due to not having an actual address	No public water and sewer; Information provided by the Charles County Department of Public Works	Residential	Lack of public water and sewer on property
47	6750 Carrico Mill Rd., Hughesville, MD 20637 - Charles County **	J. Jerome Beuchert	66.17	Not researched due to reason for rejection	Not researched due to reason for rejection	No public water and sewer; Information provided by the Charles County Department of Public Works	Residential	Lack of public water and sewer on property
48	Adjacent to 9975 McLaurin Lane, White Plains, MD 20695	Theresa Monk	19.6	\$200,000	Wetlands	No public water and sewer; Information provided by the Charles County Department of Public Works	Single Family Residential	Lack of public water and sewer on property

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
ST. MARY'S COUNTY								
1	Essex Dr., Lexington Park, MD 20653 - St. Mary's County	O'Brien Realty	40.00	\$2,790,000	Wetlands	Public water and sewer; Information provided by the realtor	Residential; Commercial	Wetlands; frequent steep elevation changes; sloped topography
2	41400 Burnt Mill Rd., Hollywood, MD 20636 - St. Mary's County	Re/Max 100	19.92	\$270,000	Not researched due to reason for rejection	No public water and sewer; Information provided by St. Mary's County Department of Public Works	Not researched due to reason for rejection	Lack of public water and sewer on property
3	2121 Hearts Desire Dr. Mechanicsville, MD 20659 - St. Mary's County	Re/Max 100	15.09	\$229,900	Not researched due to reason for rejection	No public water and sewer; Information provided by St. Mary's County Department of Public Works	Not researched due to reason for rejection	Lack of public water and sewer on property
4	41635 Foxes Point Ln. Leonardtown, MD 20650 - St. Mary's County	Century 21 Associates	15.25	\$239,900	Not researched due to reason for rejection	No public water and sewer; Information provided by St. Mary's County Department of Public Works	Not researched due to reason for rejection	Lack of public water and sewer on property

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
5	Chancellors Run Rd. and Route 235, Great Mills, MD 20634 - St. Mary's County	Shasho Realty	39.34	\$379,000	Not researched due to reason for rejection	Public water and sewer; Information provided by Realtor	Residential	Not for sale
6	US Route 5 & Three Notch Rd., Mechanicsville, MD 20659 - St. Mary's County	Manekin	30.50 (15-17 Buildable)	\$945,000	Wetlands	Public water and no public sewer; Information provided by Realtor	Industrial; Commercial	Lack of public sewer on the property
7	Three Notch Rd. & Hollywood Rd., Hollywood, MD 20636 - St. Mary's County	NM Commercial Real Estate	13.00	\$1,700,000	None	No public water and sewer	Residential	Lack of public water and sewer on property
8	22559 Bayside Rd., Leonardtown, MD 20650 - St. Mary's County	Jacob Yerkie	48.00	\$1,200,000	Not researched due to reason for rejection	No public water and sewer; Information provided by St. Mary's County Department of Public Works	Not researched due to reason for rejection	Lack of public water and sewer on property

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
9	Copeland Ln. & Three Notch Rd., Lexington Park, MD 20653 - St. Mary's County	Brandywine LLC	39.50	\$875,000	Not researched due to reason for rejection	No public water and sewer; Information provided by Realtor	Residential	Lack of public water and sewer on property
10	20600 Hermanville Rd., Lexington Park, MD 20653 - St. Mary's County	O'Brien Realty	14.00	\$465,000	Not researched due to reason for rejection	No public water and sewer; Information provided by St. Mary's County Department of Public Works	Residential	Lack of public water and sewer on property
11	45567 Norris Rd. Great Mills, MD 20634 - St. Mary's County	O'Brien Realty	22.60	\$599,900	None	Public water and sewer; Information provided by Realtor	Residential	Irregular configuration does not support project design
12	Pegg Rd., Lexington Park, MD 20653 - St. Mary's County	Tom Watts	8.97 & 11.20	\$3,000,000	None	Public water and sewer; Information provided by Realtor	Residential	Irregular configuration does support project design

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
13	Three Notch Rd. @ Sotterly Rd., Hollywood, MD 20636 - St. Mary's County	Ford L. Dean	22.40	\$3,220,000	Wetlands	No public water and sewer; Information provided by Realtor	Residential; Commercial	Lack of public water and sewer on property
14	22500 Three Notch Rd., Lexington Park, MD 20653 - St. Mary's County	Davis Realty Inc.	35.00	\$9,500,000	Not researched due to reason for rejection	No public water and sewer; Information provided by St. Mary's County Department of Public Works	Not researched due to reason for rejection	Lack of public water and sewer on property; Cost exceeds acquisition appropriation of \$3,000,000
15	Three Notch & Jones Warf Rd., Hollywood, MD 20636 - St. Mary's County	Coldwell Banker	24.90	\$1,500,000	Not researched due to reason for rejection	No public water and sewer; Information provided by Realtor	Not researched due to reason for rejection	Lack of public water and sewer on property; Not for sale
16	Willows Rd. @ Meadows Drive, Lexington Park, MD 20653	CMI General Contractors Inc.	28.00	Not researched due to reason for rejection	Wetlands	No public water and sewer; Information provided by Realtor	Residential	Lack of public water and sewer on property

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
17	21268 Willows Rd., Lexington Park, MD 20653 - St. Mary's County	Cassidy Turley Commercial Real Estate	26.00	Not researched due to reason for rejection	Not researched due to reason for rejection	No public water and sewer; Information provided by St. Mary's County Department of Public Works	Residential; Commercial	Lack of public water and sewer on property
18	Rt. 235, Patuxent River, MD 20670- St. Mary's County	Davis Realty-PePe Gandara	35.0	\$9,750,000	Wetlands	Public water and sewer; Information provided by Realtor	Vacant	Wetlands; Cost exceeds acquisition appropriation of \$3,000,000
19	25202 Three Notch Road, Hollywood, MD 20636- St. Mary's County	Capfinancial Prop. LLC	92.55	\$2,700,000	Wetlands	No public water and sewer; Information provided by St. Mary's County Department of Public Works	Vacant	Wetlands; Lack of public water and sewer on property
20	Three Notch Road, South Lexington Park, MD 20653 - St. Mary's County	WLPV LLC	50.74	\$5,200,000	Not researched due to reason for rejection	Not researched due to reason for rejection	Vacant	Cost exceeds acquisition appropriation of \$3,000,000
21	23326 Three Notch Road, Hollywood, MD 20636 - St. Mary's County	St. John's Properties	35.0	\$4,350,000	Wetlands at the rear of the property	Public water and sewer; Information provided by the St. Mary's County Department of Public Works	Vacant	Cost exceeds acquisition appropriation of \$3,000,000

Site Name/Address		Owner/ Realtor	Acreage	Cost	Environmental Concerns	Utility Infrastructure	Land Use Adjacencies	Reasons for Rejection
22	Lawrence Hayden Rd.,Hollywood, MD 20636 - St. Mary's County	Obrien Realty	15.89	\$249,900	Not researched due to reason for rejection	No public water and sewer; Information provided by Realtor	Vacant	Lack of public water and sewer on property
23	Hermanville Road, Lexington Park, MD 20653 - St. Mary's County	Century 21 Associates	29.0	\$850,000	Not researched due to reason for rejection	Public water and sewer system; Information provided by Realtor	Vacant	Not for sale
24	44683 Barnes and Yeh Lane, California, MD 20619 - St. Mary's County	Susan Barnes	20.00 (17 Buildable)	Not researched due to reason for rejection	None	No public water and sewer; Information provided by Owner	Future Residential	Lack of public water and sewer on property
25	Three Notch Rd. and Mohawk Drive, Charlotte Hall, MD - St. Mary's County **	O'Brien Realty	22.3	\$1,300,000	Not researched due to reason for rejection	Public water and septic sewer system; Information provided by Realtor	Residential	Lack of public sewer on property; According to realtor

APPENDIX 5

NOTICE LETTERS



Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

The Honorable Thomas McLain Middleton
Miller Senate Office Building
3 East Wing 11 Bladen St.
Annapolis, MD 21401
Via Certified Mail

Dear Senator Middleton,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

DJS previously identified a site in Nanjemoy, Charles County, but concluded it was not the best site for this facility. Recently, a new site for the Southern Maryland Children's Center was identified in Charles County. Specifically, the site is located in the Acton Lane Industrial Park in Waldorf.

You are receiving notice because this juvenile detention center will primarily serve male youth from Anne Arundel, Calvert, Charles and St. Mary's Counties. These four counties comprise to form what DJS has classified as the "Southern Region" or "Region V." Currently, male youth who require secure detention services from the aforementioned counties are residing at the Cheltenham Youth Facility in Prince George's County, which also serves male youth from Prince George's and Montgomery Counties.

Region V is the only region in Maryland that does not have its own detention facility for male youth, which is required by Maryland law. For that reason, DJS has made the construction of a juvenile detention center for Region V its top capital planning priority. With a new juvenile detention center in Region V, male youth from Anne Arundel, Calvert, Charles and St. Mary's Counties will be able to receive detention services in their home region. The Southern Maryland Children's Center will serve up to 48 male youth in a hardware secure environment with a staff of 125 employees.

DJS and DGS welcome any comments or questions you may have about the construction of the new facility. Please contact Douglas Mohler, Director of the Southern Region at 301-392-6929, or by email at "MohlerD@djs.state.md.us" if you have any inquiries. Thank you for your expedited consideration as DJS and DGS seek to move forward with the construction of the new Southern Maryland Children's Center.

Sincerely,

Sam Abed

Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

The Honorable Sally Y. Jameson
House Office Building, Room 427
6 Bladen St., Annapolis, MD 21401
Via Certified Mail

Dear Delegate Jameson,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

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Sam Abed

Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

The Honorable Peter F. Murphy
House Office Building, Room 307
6 Bladen St., Annapolis, MD 21401
Via Certified Mail

Dear Delegate Murphy,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

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Sincerely,

Sam Abed

Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

The Honorable C. T. Wilson
House Office Building, Room 307
6 Bladen St., Annapolis, MD 21401
Via Certified Mail

Dear Delegate Wilson,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

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Sincerely,

Sam Abed

Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

Anne Arundel County Council
P.O. Box 2700
Annapolis, MD 21404
Via Certified Mail

Dear Members of the Anne Arundel County Council,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

DJS previously identified a site in Nanjemoy, Charles County, but concluded it was not the best site for this facility. Recently, a new site for the Southern Maryland Children's Center was identified in Charles County. Specifically, the site is located in the Acton Lane Industrial Park in Waldorf.

You are receiving notice because this juvenile detention center will primarily serve male youth from Anne Arundel, Calvert, Charles and St. Mary's Counties. These four counties comprise to form what DJS has classified as the "Southern Region" or "Region V." Currently, male youth who require secure detention services from the aforementioned counties are residing at the Cheltenham Youth Facility in Prince George's County, which also serves male youth from Prince George's and Montgomery Counties.

Region V is the only region in Maryland that does not have its own detention facility for male youth, which is required by Maryland law. For that reason, DJS has made the construction of a juvenile detention center for Region V its top capital planning priority. With a new juvenile detention center in Region V, male youth from Anne Arundel, Calvert, Charles and St. Mary's Counties will be able to receive detention services in their home region. The Southern Maryland Children's Center will serve up to 48 male youth in a hardware secure environment with a staff of 125 employees.

Please submit any written comments about the proposed acquisition of the new Waldorf site to the Board of Public Works within 30 days of your receipt of this correspondence. *See Md. Code Ann., State Fin. & Proc. § 4-415(c).* Additionally, DJS and DGS welcome any comments or questions you may have about the construction of the new facility. Please contact Douglas Mohler, Director of the Southern Region at 301-392-6929, or by email at "MohlerD@djs.state.md.us" if you have any inquiries. Thank you for your expedited consideration as DJS and DGS seek to move forward with the construction of the new Southern Maryland Children's Center.

Sincerely,

Sam Abed

Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

The Honorable John R. Leopold, County Executive
44 Calvert Street
Annapolis, Maryland 21404
Via Certified Mail

Dear Mr. Leopold,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

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Sincerely,

Sam Abed

Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

Calvert County Board of County Commissioners
Courthouse
175 Main Street
Prince Frederick, Maryland 20678
Via Certified Mail

Dear Members of the Board of County Commissioners,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

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Sincerely,

Sam Abed

Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

The Honorable Terry L. Shannon, County Administrator
Courthouse
175 Main Street
Prince Frederick, Maryland 20678
Via Certified Mail

Dear Ms. Shannon,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

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Sincerely,

Sam Abed

Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

The Honorable Rebecca B. Bridgett, Ed.d, County Administrator
P.O. Box 2150
La Plata, Maryland 20646
Via Certified Mail

Dear Ms. Bridgett,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

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Sincerely,

Sam Abed

Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

Charles County Board of County Commissioners
P.O. Box 2150
La Plata, Maryland 20646
Via Certified Mail

Dear Commissioners,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

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Sincerely,

Sam Abed

Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

St. Mary's County Board of County Commissioners
P.O. Box 653
Leonardtown, Maryland 20650
Via Certified Mail

Dear Members of the Board of County Commissioners,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

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Sincerely,

Sam Abed

Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

The Honorable John W. Savich, County Administrator
P.O. Box 653
Leonardtown, Maryland 20650
Via Certified Mail

Dear Mr. Savich,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

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Sincerely,

Sam Abed

Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

The Honorable Thomas McLain Middleton
Miller Senate Office Building
3 East Wing 11 Bladen St.
Annapolis, MD 21401
Via Certified Mail

Dear Senator Middleton,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

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Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

The Honorable Sally Y. Jameson
House Office Building, Room 427
6 Bladen St., Annapolis, MD 21401
Via Certified Mail

Dear Delegate Jameson,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

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Sincerely,

Sam Abed

Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

The Honorable Peter F. Murphy
House Office Building, Room 307
6 Bladen St., Annapolis, MD 21401
Via Certified Mail

Dear Delegate Murphy,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

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Sincerely,

Sam Abed

Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

July 12, 2011

The Honorable C. T. Wilson
House Office Building, Room 307
6 Bladen St., Annapolis, MD 21401
Via Certified Mail

Dear Delegate Wilson,

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a new site location has been identified to construct the Southern Maryland Children's Center, which will operate as a secure juvenile detention facility.

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Sincerely,

Sam Abed
Secretary for the Department of Juvenile Services

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

April 27, 2012

The Honorable Thomas V. "Mike" Miller
State House, H-107
Annapolis, MD 21401 - 1991
Via Certified Mail

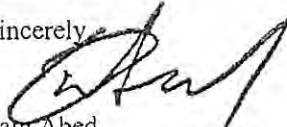
Dear President Miller:

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a site location has been identified to construct the Southern Maryland Regional Children's Center, which will operate as a secure juvenile detention facility. You are receiving this letter because, based on our review of the newly modified state legislative districts as enacted in SJR 1/HJR 1, the proposed site location now falls within District 27. In the interest of keeping all possible stakeholders aware of our progress, I wanted to send you this notice letter. The proposed site is located in Charles County in the Acton Lane Industrial Park in Waldorf.

Attached please find copies of the official notice letters sent to your colleagues in July 2011. They provide more details about the proposed facility

DJS and DGS welcome any comments or questions you may have about the construction of the new facility. Please contact Douglas Mohler, Director of the Southern Region at 301-392-6929, or by email at "MohlerD@djs.state.md.us" if you have any inquiries. Thank you for your expedited consideration as DJS and DGS seek to move forward with the construction of the new Southern Maryland Regional Children's Center.

Sincerely,


Sam Abed
Secretary

Attachments

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

April 27, 2012

The Honorable James E. Proctor, Jr.
House Office Building, Room 121
6 Bladen St., Annapolis, MD 21401
Via Certified Mail

Dear Delegate Proctor:

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a site location has been identified to construct the Southern Maryland Regional Children's Center, which will operate as a secure juvenile detention facility. You are receiving this letter because, based on our review of the newly modified state legislative districts as enacted in SJR 1/HJR 1, the proposed site location now falls within District 27A. In the interest of keeping all possible stakeholders aware of our progress, I wanted to send you this notice letter. The proposed site is located in Charles County in the Acton Lane Industrial Park in Waldorf.

Attached please find copies of the official notice letters sent to your colleagues in July 2011. They provide more details about the proposed facility.

DJS and DGS welcome any comments or questions you may have about the construction of the new facility. Please contact Douglas Mohler, Director of the Southern Region at 301-392-6929, or by email at "MohlerD@djs.state.md.us" if you have any inquiries. Thank you for your expedited consideration as DJS and DGS seek to move forward with the construction of the new Southern Maryland Regional Children's Center.

Sincerely,


Sam Abed
Secretary

Attachments

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications





Maryland Department of
Juvenile Services
Treating • Supporting • Protecting

One Center Plaza
120 West Fayette Street
Baltimore, MD 21201

Anthony G. Brown
Lt. Governor

Martin O'Malley
Governor

Sam Abed
Secretary

April 27, 2012

The Honorable Joseph F. Vallario
House Office Building, H-101
Annapolis, MD 21401 - 1991
Via Certified Mail

Dear Delegate Vallario:

Pursuant to Senate Bill 142 and Section 4-415(c)(2) of the State Finance and Procurement Article of the Maryland Annotated Code, this letter serves as notice from the Department of Juvenile Services ("DJS") and the Department of General Services ("DGS") that a site location has been identified to construct the Southern Maryland Regional Children's Center, which will operate as a secure juvenile detention facility. You are receiving this letter because, based on our review of the newly modified state legislative districts as enacted in SJR 1/HJR 1, the proposed site location now falls within District 27. In the interest of keeping all possible stakeholders aware of our progress, I wanted to send you this notice letter. The proposed site is located in Charles County in the Acton Lane Industrial Park in Waldorf.

Attached please find copies of the official notice letters sent to your colleagues in July 2011. They provide more details about the proposed facility

DJS and DGS welcome any comments or questions you may have about the construction of the new facility. Please contact Douglas Mohler, Director of the Southern Region at 301-392-6929, or by email at "MohlerD@djs.state.md.us" if you have any inquiries. Thank you for your expedited consideration as DJS and DGS seek to move forward with the construction of the new Southern Maryland Regional Children's Center.

Sincerely,

Sam Abed
Secretary

Attachments

Cc: Tammy Brown, Chief of Staff
Douglas Mohler, Director of the Southern Region
Jay Cleary, Director of Communications



410-230-3333 / Toll Free: 1-888-639-7499 / TDD: 1-800-735-2258
Treating Children • Supporting Families • Protecting Communities

APPENDIX 6

INDEPENDENT COMMENTS



**CALVERT COUNTY
BOARD OF COUNTY COMMISSIONERS**

Courthouse, 175 Main Street
Prince Frederick, Maryland 20678
410-535-1600 • 301-855-1243
www.co.cal.md.us

Board of Commissioners
Gerald W. Clark
Pat Nutter
Susan Shaw
Evan K. Slaughenhaupt Jr.
Steven R. Weems

August 9, 2011

The Honorable Martin O'Malley, Governor
The Honorable Peter Franchot, Comptroller
The Honorable Nancy K. Kopp, Treasurer
Board of Public Works
80 Calvert Street
Annapolis, MD 21401

Dear Distinguished Members:

In a letter dated July 12, 2011, Secretary Sam Abed of the Department of Juvenile Services invited us to submit our written comments on the proposed acquisition of a site on Acton Lane in Waldorf for the "Southern Maryland Children's Center." The Center, as described by Secretary Abed, will be a 48-bed facility for temporary detention of male minors ages 12 to 17 from the Southern Maryland counties of Anne Arundel, Calvert, Charles, and St. Mary's.

We are pleased that the Southern Maryland region is finally being provided with its own facility, which will divert local youth from placement at the Cheltenham Youth Facility in Prince George's County.

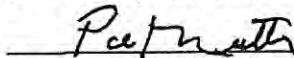
We recognize the difficulty inherent in finding an appropriate location for such a facility. While we were not involved or consulted in the site location process, the site proposed in Waldorf appears to be a good compromise, with its primary proximity to an Industrial Park and minimal exposure to adjacent residential communities. One consideration, however, is the confusion that may arise by calling the facility the Southern Maryland Children's Center, as there are agencies that use similar names already located in the area (i.e., The Center for Children). We would recommend consideration of a name such as the Southern Maryland Youth Center (or Facility), which would be consistent with the other facilities throughout Maryland.

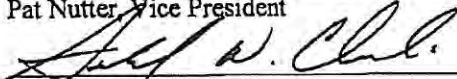
Thank you for the opportunity to comment on the proposed facility and its location.

Sincerely,

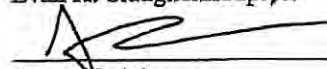
BOARD OF COUNTY COMMISSIONERS
CALVERT COUNTY, MARYLAND


Susan Shaw, President


Pat Nutter, Vice President


Gerald W. Clark


Evan K. Slaughenhaupt Jr.


Steven R. Weems

cc: The Honorable Sam J. Abed, Secretary, Department of Juvenile Services
Mr. Douglas Mohler, Director of the Southern Region
Sheila McDonald, Esquire, Executive Secretary, Department of Public Works

Office
2011 AUG 11 PM 4:11
CALVERT COUNTY



Charles County Commissioners

Candice Quinn Kelly, *President*
Reuben B. Collins, II, Esq., *Vice President*
Ken Robinson
Debra M. Davis, Esq.
Bobby Rucci

Rebecca B. Bridgett, Ed.D.
County Administrator

December 13, 2011

Secretary Sam Abed, Esquire
MD Department of Juvenile Services
120 West Fayette Street
Baltimore, MD 21201

Dear Secretary Abed:

The Charles County Board of Commissioners recognizes the importance of constructing a detention facility for Southern Maryland's male youths in Region V, pursuant to Maryland law. We wish to express our support for your efforts to satisfy the requirements of the law however, we encourage you to explore other sites.

You are faced with a difficult task and we thank you for actively participating in the three local public meetings on the proposed placement of the facility in the Acton Lane Industrial Park. As a result of those public meetings you have taken seriously the community's comments and concerns over the project location and once again, we thank you for your willingness to consider our citizens' comments.

The Charles County Board of Commissioners sends our thanks for your willingness to continue the process.

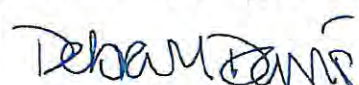
With best regards,

COUNTY COMMISSIONERS OF
CHARLES COUNTY, MARYLAND


Candice Quinn Kelly, *President*


Reuben B. Collins, II, Esq., *Vice President*


Ken Robinson


Debra M. Davis, Esq.


Bobby Rucci

cc: Delegate Peter Murphy
Senator Thomas "Mac" Middleton

