

APPRAISAL OF REAL PROPERTY



LOCATED AT

Parcel 288 Brandywine Rd
Brandywine, MD 20613

(Subject): Map 145, Grid E4, Parcel 288, Neighborhood 10011.17, (COR USE 05); (Acquiring Parcel): Map 145, Grid E4, Parcel 111, N

FOR

Prince Georges County
1400 McCormick Drive, #336
Largo, MD 20774

OPINION OF VALUE

1,235,000

AS OF

09/08/2021

BY

Thomas A Weigand, MAI
Treffer Appraisal Group
One Annapolis Street, Suite 202
Annapolis, MD 21401
(410) 544-7744
appraisals@treffergroup.com

Borrower	N/A					File No. JL210908-A	
Property Address	Parcel 288 Brandywine Rd						
City	Brandywine	County	Prince George's	State	MD	Zip Code	20613
Lender/Client	Prince Georges County						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- ☐ Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- Jason Lewis, Maryland License # 02-11559; Has provided appraisal assistance in the form of subject and comparable inspection, market area research and analysis, and report compilation.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

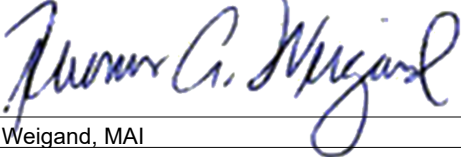
The purpose of this appraisal assignment is to provide an opinion of the market value for the real estate being appraised (Subject property).
The subject of this assignment is an unimproved industrial parcel which has not been assigned a street address, referenced as Parcel 288 Brandywine Road, Brandywine MD 20613.

The subject property is an ±11.76 acre irregularly shaped individually recorded industrial parcel which is land locked, lacking accessible road frontage. The property is situated fully within the I-2 Heavy Industrial zoning district. The parcel is irregular in shape featuring a long/thin configuration. Mild topography is observed onsite, as illustrated on the attached topographic map addendum page. A stream, along with minor portions of wetlands are observed onsite, as illustrated on the attached wetland map addendum page. A railway runs along the eastern boundary. To the south the subject is bordered by the Brandywine Globecom Annex, a predominantly wooded property owned by the Federal Government. It is a standard assumption of this assignment that the subject is free from any soil or groundwater contamination of any kind.

The subject property does not conform to zoning district standards including frontage and setbacks. Therefore, the subject parcel is not believed to be viable for individual development. Considering the subject parcels size, shape, and zoning classification the highest and best use is for assemblage and development under the current zoning district.

In considering the larger parcel determination, I note an abutting privately owned unimproved industrial parcel which is situated immediately to the north; Parcel 111. The parcel to the north has a street address of 14175 Brandywine Road, Brandywine MD 20613, and per GIS measurement, shares a 3100'± linear foot boundary with the subject parcel. This abutting property contains 87 acres of land area also zoned I-2, Heavy Industrial. Therefore, the appraisal assignment will consider the abutting parcel (111) in combination with the subject parcel (288) as the larger parcel, and the market value determination will be based on 87± acres of Industrial zoned land; before and after acquisition of the 11.76± acres of the subject parcel. For the purposes of this report the larger parcel will be treated as vacant land, per assignment conditions.

APPRAISER:

Signature: 
Name: Thomas A Weigand, MAI
Certified General
State Certification #: 04-27637
or State License #:
State: MD Expiration Date of Certification or License: 12/27/2022
Date of Signature and Report: 09/13/2021
Effective Date of Appraisal: 09/08/2021
Inspection of Subject: ☐ None ☐ Interior and Exterior ☒ Exterior-Only
Date of Inspection (if applicable): 09/08/2021

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date of Signature: _____
Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only
Date of Inspection (if applicable): _____

Borrower	N/A					
Property Address	Parcel 288 Brandywine Rd					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
Lender/Client	Prince Georges County					

Subject Property

The subject property Parcel 288 Brandywine Road, Brandywine, Maryland 20613 is an individually described and recorded unimproved industrial lot, estimated to contain approximately 11.76 acres. The subject lot has an irregular long/thin configuration, and is land locked lacking road frontage. Mild topography is observed onsite, as illustrated on the attached topographic map addendum page. A stream, along with minor portions of wetlands are observed onsite, as illustrated on the attached wetland map addendum page. A railway runs along the eastern boundary. To the south the subject is bordered by the Brandywine Globecom Annex, a predominantly wooded property owned by the Federal Government. It is a standard assumption of this assignment that the subject is free from any soil or groundwater contamination of any kind.

According to the MD Department of Transportation, in the vicinity of the subject property, approximately 10,620 AADT (Annual average daily traffic, 2019) is observed along Brandywine to the north of the subject.

Tax Account Data

Real property assessment account data associated with the property valued in this appraisal report.

- 1. ID # 11-1176783; Map 145, Grid E4, Parcel 288, Neighborhood 10011.17 (11.76 acre, Subject parcel)
- 2. ID # 11-1140821; Map 145, Grid E4, Parcel 111, Neighborhood 10011.17 (87 acre, Acquiring parcel)

Larger Parcel total area, as assembled: 98.76 acres

Neighborhood

The subject is located within the southern section of Prince George's County, Maryland. Specifically, the subject parcel is located within the Brandywine market area, just north of the boundary with Charles County. The location is an estimated 40± minute drive from downtown District of Columbia to the north-west, a 10± minute drive from Waldorf to the south, and a 15± minute drive from Upper Marlboro to the north-east. The subject site is also about 3 miles north of the Prince Georges' and Charles County line via 301. Items of influence in the local market area include Waldorf, Upper Marlboro, Joint base Andrews, and the District of Columbia.

Brandywine features a mixed commercial character influenced by its location along 301, a primary thoroughfare. Surrounding portions of the County feature mixed commercial industrial and residential uses. The population of its commercial uses which includes industrial properties, office buildings, and other retail spaces, including a significant mixed community of commercial uses located along primary thoroughfares including Crain Highway, and Brandywine Road.

Exposure Time - 3 to 6 months The reasonable exposure period is a function of price, time and use, not an isolated opinion of time alone. In forming my opinion of reasonable exposure time I consulted statistical information about current market conditions, MLS days on market, information gathered through sales confirmation, and information from prior appraisal assignments.

LAND APPRAISAL REPORT

File No.: JL210908-A

SUBJECT	Property Address: Parcel 288 Brandywine Rd		City: Brandywine		State: MD		Zip Code: 20613																																																																																															
	County: Prince George's		Legal Description: (Subject): Map 145, Grid E4, Parcel 288, Neighborhood 10011.17, (COR USE 05); (Acquiring Parcel): Map 145, Grid E4, Parcel 111, Neighborhood 10011.17																																																																																																			
	Assessor's Parcel #: 11-1176783		Tax Year: 2022		R.E. Taxes: \$ EXEMPT		Special Assessments: \$ 0																																																																																															
	Market Area Name: Brandywine		Map Reference: 47894		Census Tract: 8010.04																																																																																																	
	Current Owner of Record: Prince George's County		Borrower (if applicable): N/A																																																																																																			
ASSIGNMENT	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)		HOA: \$ 0		<input type="checkbox"/> per year		<input type="checkbox"/> per month																																																																																															
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant		<input type="checkbox"/> Not habitable																																																																																																	
	If Yes, give a brief description:																																																																																																					
MARKET AREA DESCRIPTION	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																																					
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																																					
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																																					
	Intended Use: The purpose of this appraisal assignment is to provide the client with a current opinion of the market value for Parcel 288 Brandywine Road, Brandywine, MD 20613.																																																																																																					
	Intended User(s) (by name or type): Prince George's County																																																																																																					
MARKET AREA DESCRIPTION	Client: Prince Georges County				Address: 1400 McCormick Drive, #336, Largo, MD 20774																																																																																																	
	Appraiser: Thomas A Weigand, MAI				Address: One Annapolis Street, Suite 202, Annapolis, MD 21401																																																																																																	
	<table><tr><th colspan="3">Characteristics</th><th>Predominant Occupancy</th><th colspan="2">One-Unit Housing</th><th colspan="2">Present Land Use</th><th colspan="2">Change in Land Use</th></tr><tr><td>Location:</td><td><input type="checkbox"/> Urban</td><td><input checked="" type="checkbox"/> Suburban</td><td><input type="checkbox"/> Rural</td><td rowspan="5"><input checked="" type="checkbox"/> Owner 70 <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%)</td><td>PRICE</td><td>AGE</td><td>One-Unit</td><td>60 %</td><td><input checked="" type="checkbox"/> Not Likely</td></tr><tr><td>Built up:</td><td><input type="checkbox"/> Over 75%</td><td><input checked="" type="checkbox"/> 25-75%</td><td><input type="checkbox"/> Under 25%</td><td>\$ (000)</td><td>(yrs)</td><td>2-4 Unit</td><td>10 %</td><td><input type="checkbox"/> Likely *</td></tr><tr><td>Growth rate:</td><td><input type="checkbox"/> Rapid</td><td><input checked="" type="checkbox"/> Stable</td><td><input type="checkbox"/> Slow</td><td>40</td><td>Low 14</td><td>Multi-Unit</td><td>10 %</td><td><input type="checkbox"/> In Process *</td></tr><tr><td>Property values:</td><td><input checked="" type="checkbox"/> Increasing</td><td><input type="checkbox"/> Stable</td><td><input type="checkbox"/> Declining</td><td>420</td><td>High 98</td><td>Comm'l</td><td>20 %</td><td>* To:</td></tr><tr><td>Demand/supply:</td><td><input checked="" type="checkbox"/> Shortage</td><td><input type="checkbox"/> In Balance</td><td><input type="checkbox"/> Over Supply</td><td>241</td><td>Pred 57</td><td></td><td>%</td><td></td></tr><tr><td>Marketing time:</td><td><input type="checkbox"/> Under 3 Mos.</td><td><input checked="" type="checkbox"/> 3-6 Mos.</td><td><input type="checkbox"/> Over 6 Mos.</td><td></td><td></td><td></td><td>%</td><td></td></tr></table>								Characteristics			Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use		Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner 70 <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%)	PRICE	AGE	One-Unit	60 %	<input checked="" type="checkbox"/> Not Likely	Built up:	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	\$ (000)	(yrs)	2-4 Unit	10 %	<input type="checkbox"/> Likely *	Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	40	Low 14	Multi-Unit	10 %	<input type="checkbox"/> In Process *	Property values:	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	420	High 98	Comm'l	20 %	* To:	Demand/supply:	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	241	Pred 57		%		Marketing time:	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.				%																														
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Market Area Comments: The subject is located in south western Prince George's Maryland, within the Brandywine market area. The market area is approximately bound by Surrats Road to the north, Croom Road to the east, Waldorf/Charles County to the south, and Accokeek Road to the west. The neighborhood is comprised primarily of detached single family residences of varying ages and styles, with commercial development along the major thoroughfares. The subject's location provides convenient access to employment centers; and major travel routes including 301, 381, 373, and 5. Brandywine features a mixed commercial character influenced by its location along 301, a primary thoroughfare. Surrounding portions of the County feature mixed commercial industrial and residential uses. The population of its commercial uses which includes industrial properties, office buildings, and other retail spaces, including a significant mixed community of commercial uses located along primary thoroughfares including Crain Highway, and Brandywine Road.																																																																																																						
SITE DESCRIPTION	Dimensions: Irregular, see map addendum				Site Area: 11.76 Acres																																																																																																	
	Zoning Classification: I-2				Description: To accommodate a mix of intense industrial uses which require larger tracts of land; may impact adjoining properties, but are essential to the County's economic well-being; and to apply site development standards which will generate an attractive, conventional heavy industrial environment.																																																																																																	
	Uses allowed under current zoning: See section 27-473 of the Prince George's County Code for further permitted, conditional, and special exception uses.				Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements																																																																																																	
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown				Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																																																																	
	Ground Rent (if applicable) \$ /				Comments:																																																																																																	
SITE DESCRIPTION	Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) The highest and best use of the 11.76 acre subject parcel is for assemblage. The highest and best use of the larger parcel is to be developed under the current zoning district.																																																																																																					
	Actual Use as of Effective Date: Vacant Industrial Parcel				Use as appraised in this report: Assemblage Parcel																																																																																																	
	Summary of Highest & Best Use: After considering the physical constraints of the subject property's parcel, the subject property location, the use of the surrounding parcels, and the existing zoning regulations, it is our opinion that the maximally productive and highest and best use for this property is assemblage.																																																																																																					
SITE DESCRIPTION	<table><tr><th>Utilities</th><th>Public</th><th>Other</th><th>Provider/Description</th></tr><tr><td>Electricity</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Available Hookup</td></tr><tr><td>Gas</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Available Hookup</td></tr><tr><td>Water</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Available Hookup</td></tr><tr><td>Sanitary Sewer</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Available Hookup</td></tr><tr><td>Storm Sewer</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Available Hookup</td></tr><tr><td>Telephone</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Available Hookup</td></tr><tr><td>Multimedia</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Available Hookup</td></tr></table>				Utilities	Public	Other	Provider/Description	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	<table><tr><th>Off-site Improvements</th><th>Type</th><th>Public</th><th>Private</th></tr><tr><td>Street</td><td>Brandywine Road(LrgPar)</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td>Width</td><td>50± Feet</td><td></td><td></td></tr><tr><td>Surface</td><td>Macadam</td><td></td><td></td></tr><tr><td>Curb/Gutter</td><td>None</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td>Sidewalk</td><td>None</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td>Street Lights</td><td>None</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td>Alley</td><td>None</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr></table>				Off-site Improvements	Type	Public	Private	Street	Brandywine Road(LrgPar)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Width	50± Feet			Surface	Macadam			Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>																														
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Alley	None	<input type="checkbox"/>	<input type="checkbox"/>																																																																																																			
Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)				Frontage ±310 feet, per GIS (Larger Par)																																																																																																		
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X				FEMA Map # 24033C0335E FEMA Map Date 09/16/2016																																																																																																		
Site Comments: The as assembled larger Parcel will feature 98.76 acres of land zoned I-2, heavily industrial. The subject parcel (288) features 11.76 acres of land. The acquiring parcel (111) features 87 acres of land, also zoned I-2. The subject lot has an irregular long/thin configuration, and is land locked lacking road frontage. Mild topography is observed onsite, as illustrated on the attached topographic map addendum page. A stream, along with minor portions of wetlands are observed onsite, as illustrated on the attached wetland map addendum page. A railway runs along the eastern boundary. To the south the subject is bordered by the Brandywine Globecom Annex, a predominantly wooded property owned by the Federal Government.																																																																																																						

LAND APPRAISAL REPORT

File No.: JL210908-A

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Assessment Records

1st Prior Subject Sale/Transfer

Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject property has not transferred within three years of the effective date of this appraisal.

Date: 01/16/1974

Price: \$0

Source(s): Sdat/Deed; 4323/793

2nd Prior Subject Sale/Transfer

Date:

Price:

Source(s):

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Parcel 288 Brandywine Rd Brandywine, MD 20613	5 Accts Mattapeake Buisness Dr Brandywine, MD 20613		Old Marlboro Pike Upper Marlboro, MD 20772		4 lots, Fallard Dr Upper Marlboro, MD 20772	
Proximity to Subject		1.40 miles SW		8.52 miles N		8.09 miles N	
Sale Price	\$		\$ 49,000,000		\$ 2,800,000		\$ 3,350,000
Price/ Acre	\$	\$ 172,837.25		\$ 126,850.09		\$ 216,940.81	
Data Source(s)		TID# See Addendum		TID#15 5678274		TID#15 3763208,3190,3182,3166	
Verification Source(s)		BrightMLS, SDAT, Deed		BrightMLS, SDAT, Deed		BrightMLS, SDAT, Deed	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust
Sales or Financing Concessions		ALT None Known		ALT None Known		ALT None Known	
Date of Sale/Time		03/12/2021		05/17/2021		02/26/2021	0
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Brandywine	Brandywine		Upper Marlboro	-5	Upper Marlboro	-5
Site Area (in Acres)	98.76	283.5037	+15	22.0733	-10	15.442	-10
Zoning	I-2	I-2, I-3	0	I-4	+10	I-1	-5
Development Status	Raw, Predom Clr	Entitlements,Clr'd	-50	Platted & Rec'd	-25	Platted & Rec'd	-25
Improvements	None	None		None		None	
Environmental Factors	See Addendum	Inferior	+10	Inferior	+10	Inferior	+5
Other Factors	N/A	Industrial Park	-10	N/A		Industrial Park	-10
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -17,150,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -560,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1,675,000	
Net Adjustment (Total, in % of \$ / Acre)		Net 35.0 % (-35 % of \$/Acre)		Net 20.0 % (-20 % of \$/Acre)		Net 50.0 % (-50 % of \$/Acre)	
Adjusted Sale Price (in \$ / Acre)		Gross 85.0 % \$ 112,344.21		Gross 60.0 % \$ 101,480.07		Gross 60.0 % \$ 108,470.41	

Summary of Sales Comparison Approach In completing the sales comparison analysis, I have attempted to use comparable sales which fully compete with the subject property. (e.g., settled dates within certain time frames, reasonable proximity to subject, similar use and utility, etc.). In order to achieve this goal, a comprehensive search of the subject market is conducted. The best sales available have been utilized in this analysis; the adjusted prices of the comparable sales form a value range considered inclusive of the subject property. When possible, I applied quantifiable market extracted adjustments to account for the contributory value of different property attributes. When adjustments cannot be directly quantified I used my best judgment to make a reasonable and appropriate adjustment based upon anticipated market reaction to a particular property characteristic. A market conditions adjustment was considered, and is applied on a quarterly basis; after considering commercial sources and statistics I have reconciled to 3% annual appreciation in the submarket; This adjustment is a scaled percentage of market appreciation recognizing that vacant land reacts more slowly to changing market conditions. A correlation is observed among the adjusted values of all comparable sales utilized. Comparable sale no.1 receives increased weight due to proximity and size.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities: The comparable sales range in adjusted sale price from \$133,193 to \$162,706 per acre, which is the unit of measure. Comparable sale #1, was given increased weight in the final value determination due to it's recent transfer date and large acreage.

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 10,369,800 or \$ 105,000 per Acre

Final Reconciliation The Sales Comparison Approach is the preferred method for determining the market value of the subject property, best representing the actions of typical market participants. The Cost and Income Approaches have not been developed as the subject is vacant land, not under lease.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions: Assemblage value calculation: Larger Parcel 98.76 acres x \$105,000/per acre = \$10,369,800; Acquiring Parcel 87 acres x \$105,000/per acre = \$9,135,000; \$10,369,800 - \$9,135,000 = \$1,234,800 Subject Parcel indicated market value. Rounded to \$1,235,000.

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 1,235,000 , as of: 09/08/2021 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 30 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work ☒ Additional Sales

☒ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location Map(s) ☐ Flood Addendum

☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: Benjamin Hobbs Client Name: Prince Georges County

E-Mail: bhobbs@co.pg.md.us Address: 1400 McCormick Drive, #336, Largo, MD 20774

APPRaiser

Appraiser Name: Thomas A Weigand, MA

Company: Treffer Appraisal Group

Phone: (410) 544-7744 Fax: (410) 544-9005

E-Mail: appraisals@treffergroup.com

Date of Report (Signature): 09/13/2021

License or Certification #: 04-27637 State: MD

Designation: Certified General

Expiration Date of License or Certification: 12/27/2022

Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect (Desktop)

Date of Inspection: 09/08/2021

SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect

Date of Inspection:

GPLAND

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3/2007

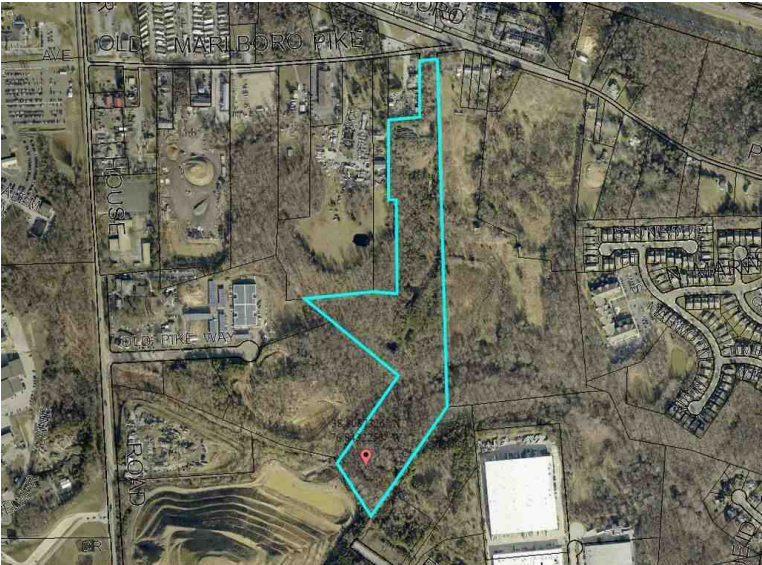
Comparable Land Photo Page

Borrower	N/A					
Property Address	Parcel 288 Brandywine Rd					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
Lender/Client	Prince Georges County					



Comparable 1

5 Accts Mattapeake Buisness Dr
Prox. to Subj. 1.40 miles SW
Sales Price 49,000,000
Date of Sale 03/12/2021
Location Brandywine
Site/View
Zoning I-2, I-3
Development Status Entitlements,Clr'd
Improvements None
Environmental Factors Inferior



Comparable 2

Old Marlboro Pike
Prox. to Subj. 8.52 miles N
Sales Price 2,800,000
Date of Sale 05/17/2021
Location Upper Marlboro
Site/View
Zoning I-4
Development Status Platted & Rec'd
Improvements None
Environmental Factors Inferior



Comparable 3

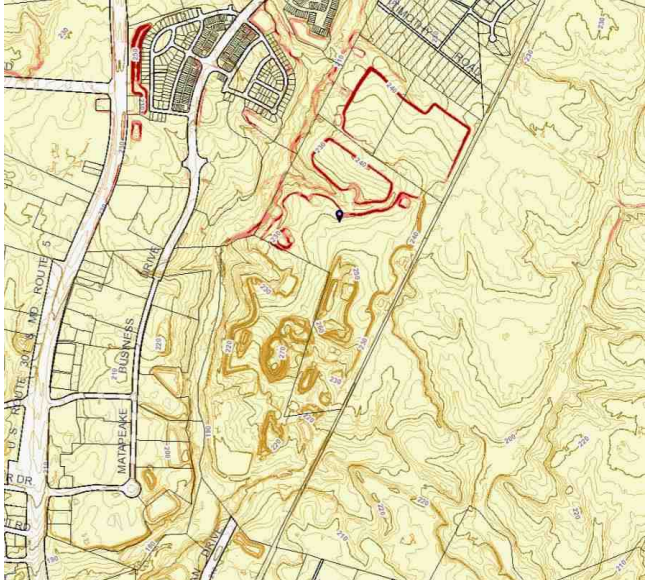
4 lots, Fallard Dr
Prox. to Subj. 8.09 miles N
Sales Price 3,350,000
Date of Sale 02/26/2021
Location Upper Marlboro
Site/View
Zoning I-1
Development Status Platted & Rec'd
Improvements None
Environmental Factors Inferior

Mattapeake Business Dr.

Borrower	N/A					
Property Address	Parcel 288 Brandywine Rd					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
Lender/Client	Prince Georges County					



Aerial



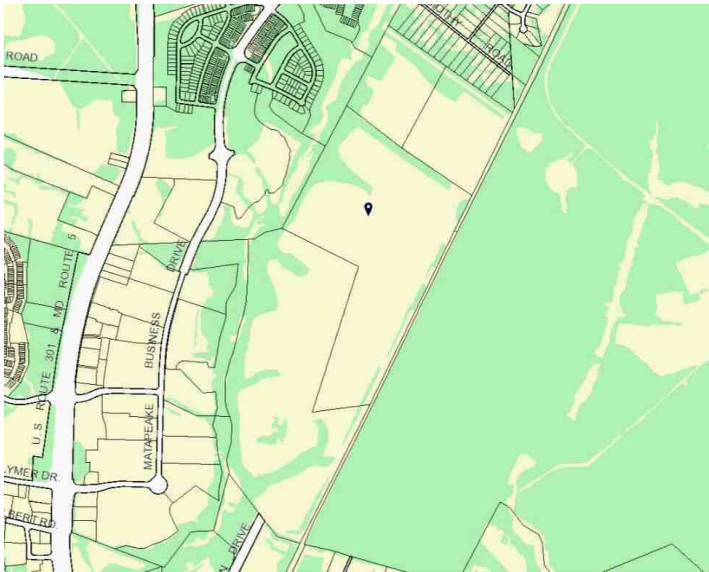
Slope/Topography



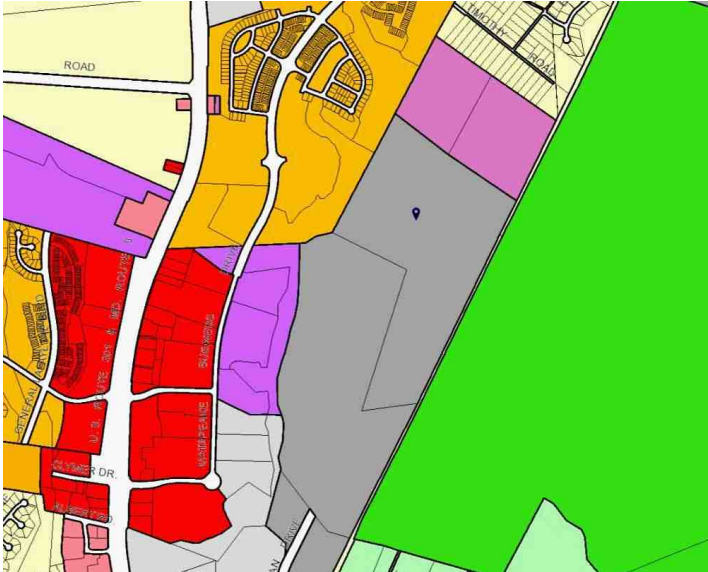
Stream/Wetland/Floodplain



Easement/Conservation plan



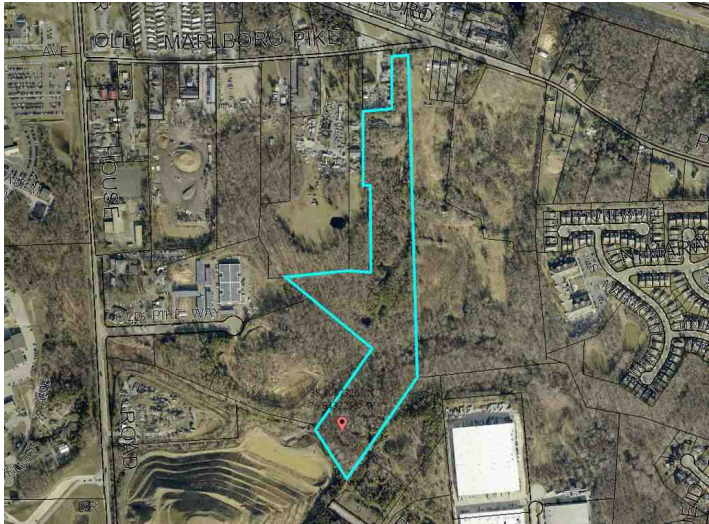
Tree canopy



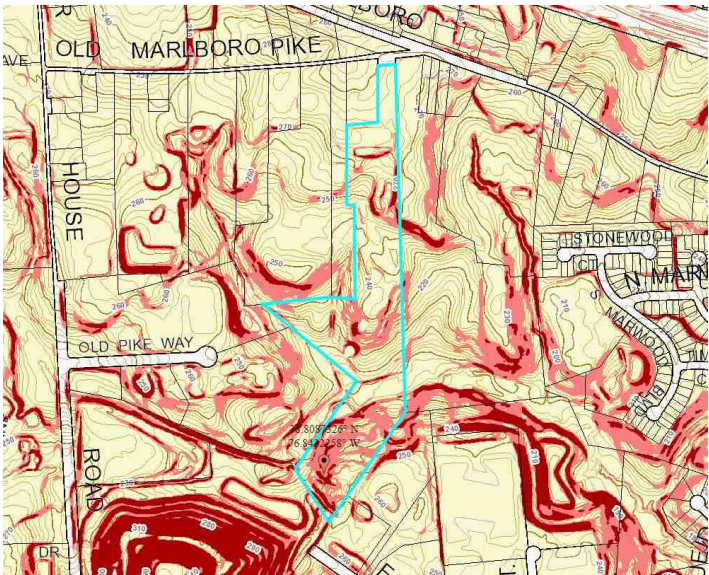
Zoning

Old Marlboro Pike

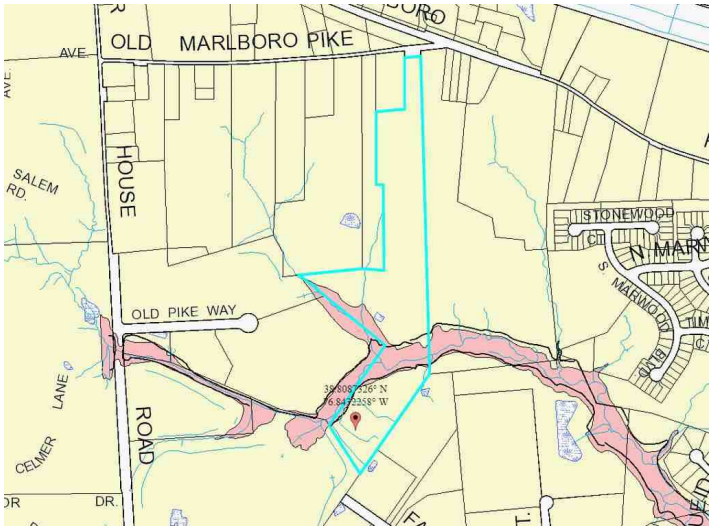
Borrower	N/A				
Property Address	Parcel 288 Brandywine Rd				
City	Brandywine	County	Prince George's	State	MD Zip Code 20613
Lender/Client	Prince Georges County				



Aerial



Slope/Topography



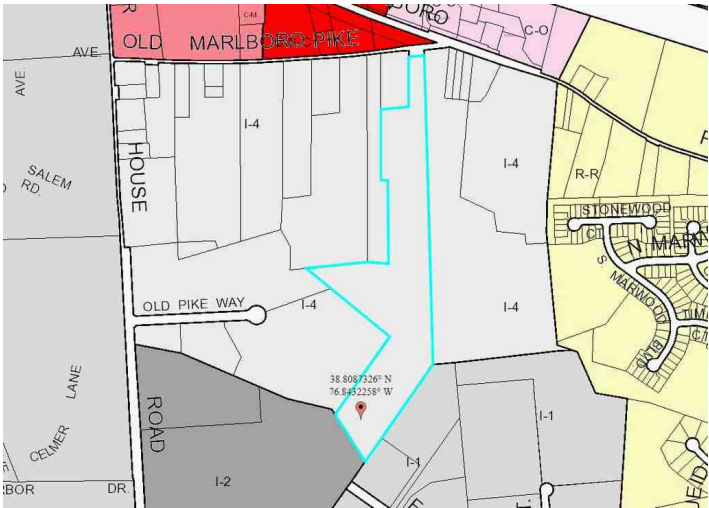
Stream/Wetland/Floodplain



Easement/Conservation plan



Tree canopy



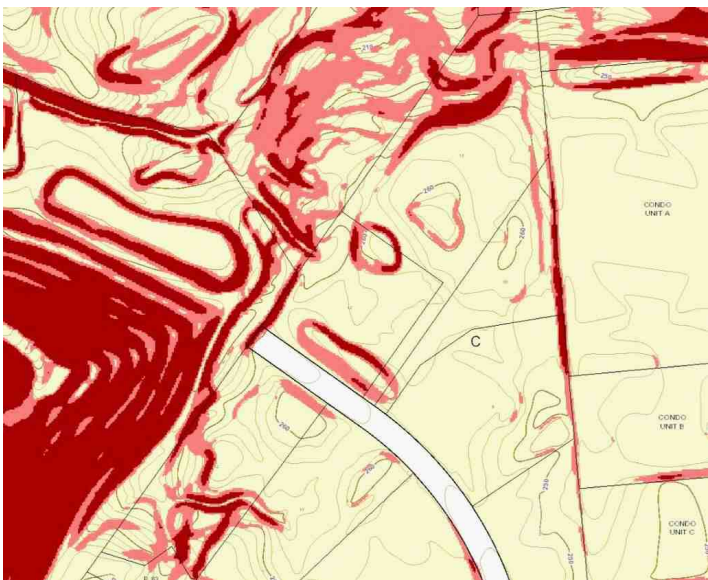
Zoning

Fallard Drive, 4 lots

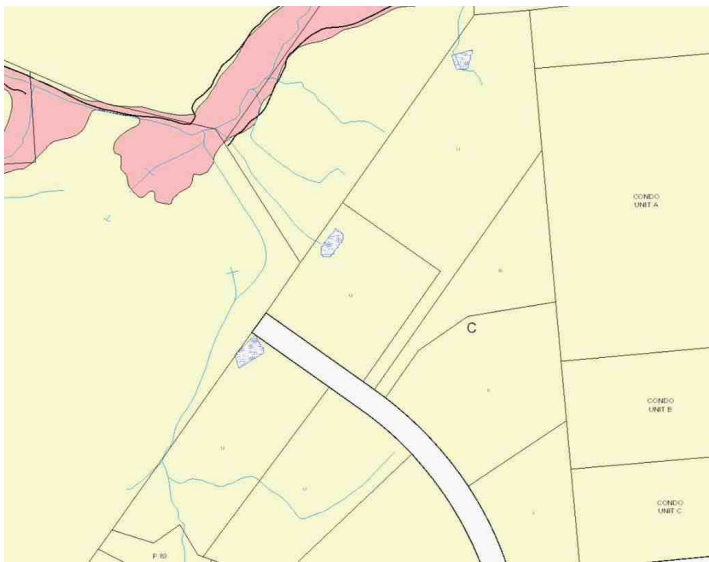
Borrower	N/A					
Property Address	Parcel 288 Brandywine Rd					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
Lender/Client	Prince Georges County					



Aerial



Slope/Topography



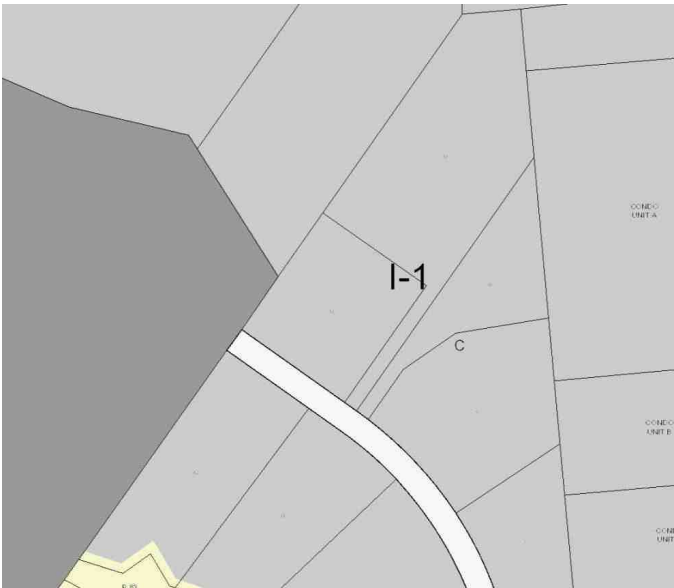
Stream/Wetland/Floodplain



Easement/Conservation Plan



Tree canopy



Zoning

Borrower	N/A					
Property Address	Parcel 288 Brandywine Rd					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
Lender/Client	Prince Georges County					

Comparable Sales Selection: The best available comparable sales have been utilized in my analysis, other considered comparable properties would have required excessive adjustment. There is a paucity of market advertised sales of similar large acreage industrial land in the immediate submarket, particularly among properties within Industrial zoning districts. A focus was made on locating sales of large acreage industrial land, situated in reasonable proximity, within Prince George's County.

Market conditions adjustments were considered, but do not appear warranted among the utilized comparable properties.

Comparable #1 was selected for it's transfer date, close proximity, and it's large acreage size. This was an arms length transaction which consisted of five abutting industrial lot's along Mattapeake Business Drive, within a park setting. A positive size adjustment is applied in consideration of the law of diminishing returns; Adjustment applied at a rate of positive 15%.This comparable sale was predominantly zoned I-2 and no zoning district adjustment is believed warranted. A negative 35% development status adjustment is applied in consideration of entitlements noted prior to sale for this comparable property. A positive adjustment is applied for environmental factors reflects anticipated market reaction to the comparable's inferior onsite conditions including streams, wetlands, floodplain, and portions of steep topography; Adjustment applied at a rate of negative 10%. (TID #'s 11-115986; 11-3648268; 11-3245925; 11-1161348; and 11-1191386)

Comparable #2 was selected for it's recent transfer date, reasonable proximity, and it's size/utility. This was an arms length transaction which consisted of a vacant industrial lot along Old Marlboro Pike. A location adjustment is based on data from the local market. A negative size adjustment is applied in consideration of the law of diminishing returns; Adjustment applied at a rate of negative 10%. A positive adjustment reflecting anticipated market reaction to zoning differences is applied, considering this comparable sales less permissible I-4 zoning district; Adjustment applied at a rate of positive 10%. A positive adjustment is applied for environmental factors reflects anticipated market reaction to the comparable's inferior onsite conditions including streams, wetlands, floodplain, and portions of steep topography; Adjustment applied at a rate of positive 10%.

Comparable #3 was selected for it's recent transfer date, reasonable proximity, and it's size/utility. This was an arms length transaction which consisted of a vacant industrial tract along Fallard Drive, in an park setting. A location adjustment is based on data from the local market. A negative size adjustment is applied in consideration of the law of diminishing returns; Adjustment applied at a rate of negative 10%. A negative adjustment reflecting anticipated market reaction to zoning differences is applied, considering this comparable sales I-1 zoning district; Adjustment applied at a rate of negative 5%. A positive adjustment is applied for environmental factors reflects anticipated market reaction to the comparable's inferior onsite conditions including streams, wetlands, floodplain, and portions of steep topography; Adjustment applied at a rate of positive 5%.

Supplemental Addendum

File No. JL210908-A

Borrower	N/A					
Property Address	Parcel 288 Brandywine Rd					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
Lender/Client	Prince Georges County					

Purpose of the Appraisal

The purpose of the report is to develop and report an opinion of market value for the subject property.

Scope of the Appraisal

The scope of the appraisal provides for a physical inspection of the property and its surroundings sufficient to gather data necessary to form a supportable estimate of market value. Comparable properties are chosen after reviewing recent settled sales, current listings, and properties currently under contract for sale. Specifics regarding physical features of the comparable properties and the terms of sale are obtained from one or more of the following sources: Multiple Listing Services, public records, deeds, and other commercially available subscription services. Comparable sales are then compared to the subject, and necessary adjustments (market abstracted) are applied to arrive at an indicated value by direct sales comparison. A reasoned reconciliation of the approach to value is then made to arrive at an estimate of market value as defined in the appraisal report as of the effective date of the appraisal and subject to the Certification and Limiting Conditions that are attached hereto.

Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property that would make the property more or less valuable and makes no guarantees, or warranties, expressed or implied, regarding the condition of the property. Furthermore, this appraisal report is not a home inspection report. No warranty is expressed or implied.

Condition line adjustments have been made where warranted based on an observed level of individual update, upkeep and deferred maintenance seen in each comparable sale when compared to the subject. Condition has been determined using a combination of MLS listing information, agent's comments and exterior inspection of these properties. Condition is a consideration of both effective and actual age differences.

Standard Comments

- 1) Client: The client is the private party who has engaged Treffer Appraisal for this assignment, or other representative/employee that is a party to the ordering of the appraisal.
 - 2) Intended Use: The intended use of the appraisal report is to assist the client in evaluating the subject properties market value, as of the effective date of this assignment.
 - 3) Intended User: The intended user of the report is the client who has ordered the appraisal report or the employee(s) of the client that may be required to review or comment on the appraisal. The report is intended for use only by the client. Use of the report by others is not intended by the appraiser.
 - 4) Exposure Time: The exposure time of the subject is the same as marketing time. Exposure time is defined 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 value on the effective date of the appraisal.
 - 5) I am qualified and competent to perform this appraisal under USPAP guidelines.
 - 6) No personal property other than what is typical for the area is included in this report, (i.e. appliances).
- Additional Certifications

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and in accordance with the regulations developed by the Lender's Federal Regulatory Agency as required by FIRREA.

The photographs presented in this report were produced using digital photography. None of the photographs have been altered with the possible exception of brightness and or contrast in order to enhance clarity. Photographs are true representation of the subject and or comparable sales as of the inspection date unless otherwise noted in report.

No warranty of the appraised property is given or implied.

This appraisal is not intended to be used by any third party as the third party is not the intended user as defined in this report. This appraisal report has been prepared solely for the benefit of the client identified here within. It is not prepared for the benefit of others.

Neither I, nor anyone associated with this appraisal assignment, has performed valuation services on the subject property within the past three years.

Market Value

The 6th Edition of The Dictionary of Real Estate Appraisal includes several definitions for market value. The following definition from the dictionary is used by the federal agencies that regulate insured financial institutions in the United States. Market value: the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

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

Hazmat/Environmental Statement

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, radon, urea-formaldehyde foam insulation, lead paint, or other potentially hazardous materials may affect the value of the property. The value is predicated on the assumption that there is no such materials on or in the property that would

Supplemental Addendum

File No. JL210908-A

Borrower	N/A					
Property Address	Parcel 288 Brandywine Rd					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
Lender/Client	Prince Georges County					

cause the loss of value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Detrimental Conditions Statement

There are a wide variety of detrimental conditions that can impact property values. These include, but are not limited to: non-market motivations, future temporary disruptions, acts of terrorism, stigmas, convicted criminals who reside in the neighborhood, neighborhood nuisances, future unannounced surrounding developments, structural and engineering conditions, construction conditions, soils and geotechnical issues, environmental conditions and natural conditions. The appraiser has inspected the subject property on a level that is consistent with the typical responsibilities of the appraisal profession; however the appraiser does not have the expertise of market analysts, soils, structural or engineers, scientists, specialists, urban planners and specialists for the various fields. Unless otherwise stated within the report, we assume no responsibilities for the impact that the variety of detrimental conditions may cause.

Comments on Sales Comparison

The scope of the assignment is to estimate the fee simple market value of the subject property. The Cost Approach has been developed as secondary support for the sales comparison conclusion. The Income Approach is not considered valid in this assignment. The Sales Comparison Approach is most reliable when appraising a single family home in this neighborhood due to sufficient number of comparable sales. Single family homes in this neighborhood are typically purchased for owner occupancy.

The Sales Comparison Approach compares the subject with other properties considered similar competing properties which have transferred title within the recent market period. Adjustments are made for items of dissimilarity. This approach assumes that buyers in the market are similarly motivated and will pay a relatively similar price per unit (per square foot) based on property's merits: location, site size, gross living area, etc. When possible, we apply quantifiable market extracted adjustments to account for the contributory value of different property attributes. When adjustments cannot be directly quantified we use our best judgment to make a reasonable and appropriate adjustment based upon anticipated market reaction to a particular property amenity.

Comments on Cost and Income Approach

The subject is vacant land, not under lease; Therefore, the Cost and Income Approaches are not considered to be a reliable indicator of value and have not been used in this report.

Final Reconciliation

The Sales Comparison Approach is the preferred method for determining the market value of the subject property. The Cost and income approaches have not been developed in this report as the subject is a vacant lot.

Sale Price/Data Source/Verification Source

The sale prices of all comparable sales were verified through public tax records, by examination of Deed, or through contact with the respective Agent(s).

Aerial Map

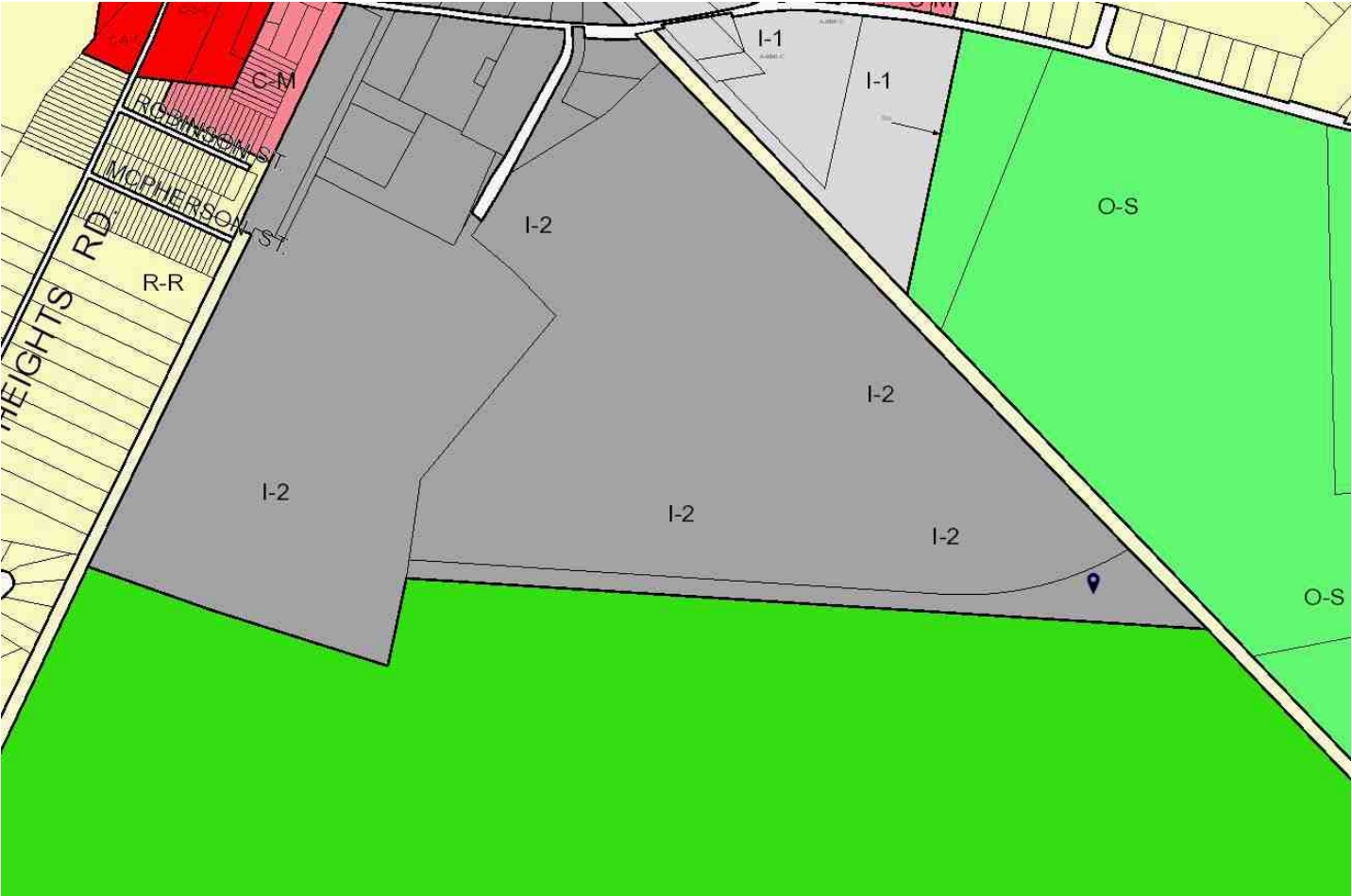
Borrower	N/A					
Property Address	Parcel 288 Brandywine Rd					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
Lender/Client	Prince Georges County					

<https://www.pgatlas.com/>



Zoning Map

Borrower	N/A					
Property Address	Parcel 288 Brandywine Rd					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
Lender/Client	Prince Georges County					



Easement Map

Borrower	N/A					
Property Address	Parcel 288 Brandywine Rd					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
Lender/Client	Prince Georges County					

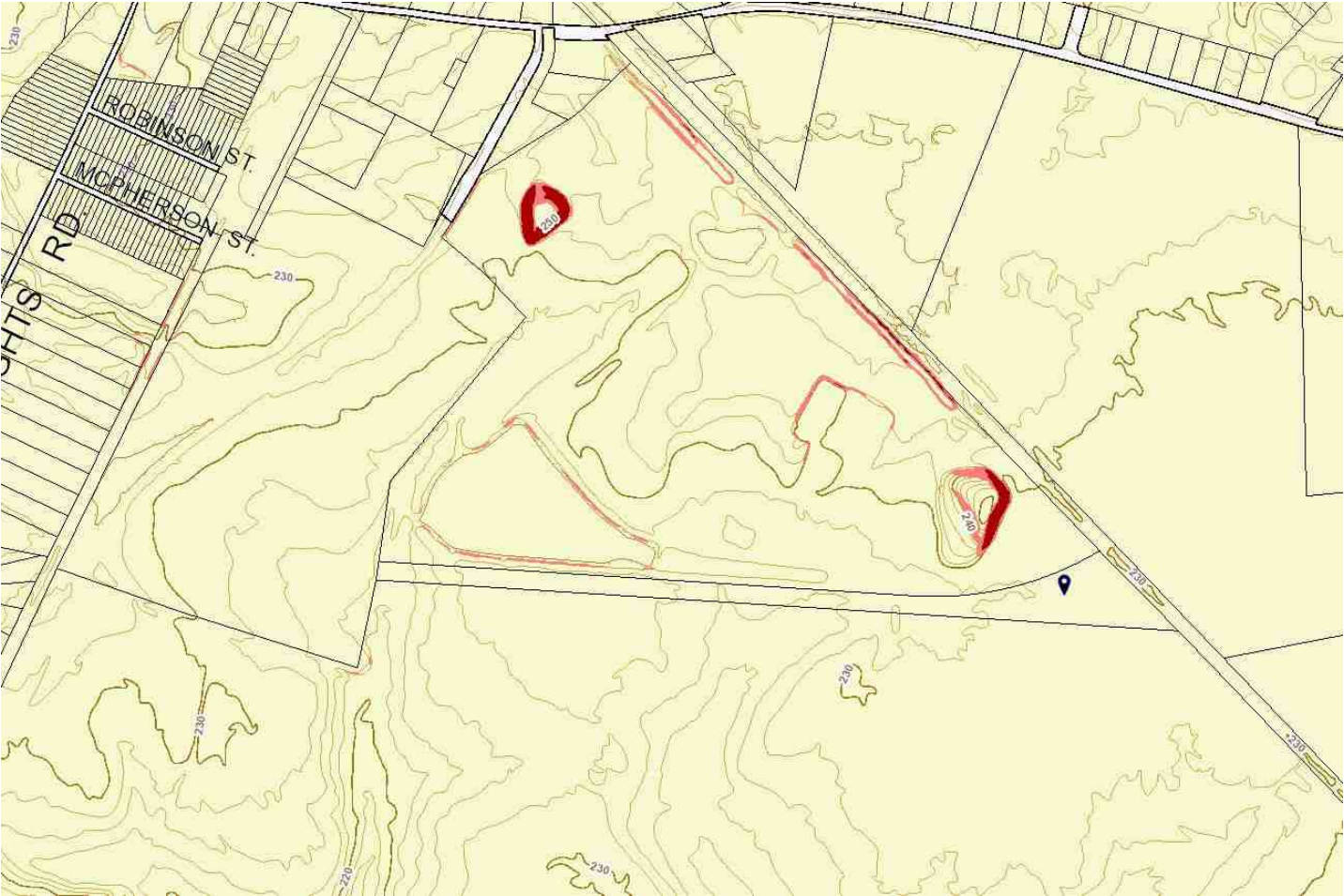
<https://www.pgatlas.com/>



Topographic Map

Borrower	N/A					
Property Address	Parcel 288 Brandywine Rd					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
Lender/Client	Prince Georges County					

<https://www.pgatlas.com/>



Stream/Wetland Map

Borrower	N/A					
Property Address	Parcel 288 Brandywine Rd					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
Lender/Client	Prince Georges County					

<https://www.pgatlas.com/>



Tree canopy

Borrower	N/A					
Property Address	Parcel 288 Brandywine Rd					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
Lender/Client	Prince Georges County					



SDAT Tax Assessment Record

Real Estate Tax Bill - FY22

PRINCE GEORGE'S COUNTY
REAL PROPERTY TAX INFORMATION FOR FY 22
TAX PERIOD 07/01/21 - 06/30/22
MEETS REQUIREMENTS FOR REAL PROPERTY SECTION 14-126

ACCOUNT NUMBER:	1176783	DISTRICT:	11	DATA AS OF:	09/09/21 at 10:06:22	New Search
OWNER:	PRINCE GEORGES COUNTY			CARE OF:	RIGHT OF WAY SECTION	
					Help	Payment History
PROPERTY ADDRESS:	000000 BRANDYWINE RD BRANDYWINE MD 20613-0000			MAILING ADDRESS:	ROOM 3020 C A B UPPER MARLBORO, MD 20772-0000	
MORTGAGE:				UNKNOWN		
PROPERTY DESCRIPTION:	(COR USE 05)					
CONDO PLAT	PHASE	BLDG	UNIT			
SUBNAME:				LIBER/FOLIO:	04323/793	
SECTION:				LATEST DEED:	01/16/1974	
LOT:				LAND:	384,100.00	
BLOCK:				IMPS:	0.00	
ACREAGE:	11.760 A			ASSESSMENT:	384,100.00	
OCCUPANCY:	NOT PRINCIPAL RESIDENCE					
TAX DESCRIPTION:				TAX/CHARGE:		
COUNTY PROPERTY TAX					0.00	
COUNTY PROPERTY TAX - SUPPLEMENTAL EDUCATION					0.00	
STATE OF MARYLAND					0.00	
PARK & PLANNING					0.00	
STORMWATER/CHESAPEAKE BAY WATER QUALITY					0.00	
WASHINGTON SUBURBAN TRANSIT COMMISSION					0.00	
TOWN LEVY					0.00	
OTHER MUNICIPAL CHARGES					0.00	
FRONT FOOT					0.00	
SOLID WASTE SERVICE CHARGE					0.00	
CLEAN WATER ACT FEE					0.00	
SPECIAL AREA					0.00	
LIENS					0.00	
OTHER TAXES/FEES					0.00	
LESS HOMEOWNERS TAX CREDIT					0.00	
LESS HOMESTEAD TAX CREDIT					0.00	
LESS DISCOUNT CREDIT					0.00	
TOTAL					0.00	
PAYMENT RECEIVED				INT/PEN	0.00	0.00
REFUND DATE				REFUND AMOUNT	0.00	
Account No:	1176783	FY22				

Subject Parcel SDAT

Real Property Data Search (w2)

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Special Tax Recapture: None									
Account Identifier:		District - 11 Account Number - 1176783							
Owner Information									
Owner Name:		PRINCE GEORGES COUNTY				Use:		EXEMPT COMMERCIAL	
Mailing Address:		RIGHT OF WAY SECTION ROOM 3020 C A B UPPER MARLBORO MD 20772				Principal Residence:		NO	
						Deed Reference:		/04323/ 00793	
Location & Structure Information									
Premises Address:		BRANDYWINE RD BRANDYWINE 20613-0000				Legal Description:		(COR USE 05)	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0145	00E4	0288	10011.17	0000				2020	Plat Ref:
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						11.7600 AC		907	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2020		07/01/2021		07/01/2022	
Land:		384,100		384,100					
Improvements		0		0					
Total:		384,100		384,100		384,100		384,100	
Preferential Land:		0		0					
Transfer Information									
Seller: CARUSILLO,LOUIS J				Date: 01/16/1974		Price: \$0			
Type:				Deed1: /04323/ 00793		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2021		07/01/2022			
County:		500		384,100.00		384,100.00			
State:		500		384,100.00		384,100.00			
Municipal:		500		0.00 0.00		0.00 0.00			
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Acquiring Parcel SDAT

Real Property Data Search (w2)

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 11 Account Number - 1140821			
Owner Information					
Owner Name:		MATTAWOMAN ENERGY LLC		Use:	INDUSTRIAL
Mailing Address:		PANDA ENERGY/STE 1150 WEST 5001 SPRING VALLEY RD DALLAS TX 75244-0000		Principal Residence:	NO
				Deed Reference:	/33962/ 00246
Location & Structure Information					
Premises Address:		14175 BRANDYWINE RD BRANDYWINE 20613-0000		Legal Description:	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0145	00E4	0111	10011.17	0000	
					Block:
					Lot:
					Assessment Year:
					2020
					Plat No:
					Plat Ref:
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area
					87.0000 AC
County Use		007			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
			/		
					Garage
Last Notice of Major Improvements					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2020	07/01/2021	07/01/2022
Land:		7,105,700	7,105,700		
Improvements		8,400	8,100		
Total:		7,114,100	7,113,800	7,113,800	7,113,800
Preferential Land:		0	0		
Transfer Information					
Seller: BRANDYWINE INDSTRL PROP LLC		Date: 09/14/2012		Price: \$7,500,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /33962/ 00246		Deed2:	
Seller: BRANDYWINE ENVRMNTL SRV		Date: 01/25/2006		Price: \$2,800,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /24137/ 00272		Deed2:	
Seller: BRANDYWINE ENVRMNT RESOURCES INC		Date: 04/25/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /14564/ 00129		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2021	07/01/2022
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	0.00 0.00
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

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Deed - Page 1

JAN 16 1 11 PM '74

4323 793

RECORDED
W. WAVERLY WEBB
RECORDER & CLERK
CIRCUIT COURTR/W Case No.
513-1

THIS DEED, Made this 31 day of December, 19 73
by and between: LOUIS J. CARUSILLO AND ANNA T. CARUSILLO, HIS WIFE AND
ALICE M. MATHEWS, WIDOW, SURVIVING TENANT OF MAX J. MATHEWS, DECEASED
hereinafter called LANDOWNER and PRINCE GEORGE'S COUNTY, MARYLAND, herein-
after called COUNTY.

WITNESSETH: In consideration of the benefits accruing or to accrue to
the said Landowner, by reason of the location and construction or other im-
provements of ACCOKEEK ROAD EXTENSION
along, through, or over the lands of the Landowner and/or for further consid-
eration of One Dollar (\$1.00) in hand paid to the Landowner, receipt of
which is hereby acknowledged, the said Landowner grants and conveys unto
the said County, its successors and assigns, in fee simple, the land of the
Landowner needed for the location and construction or other improvement of
said road, identified as Plat ~~Number~~ attached, and recorded,
or to be recorded, in Liber BB13 among the Land Records of Prince George's
County, Maryland, all of said land being located in the 11th Election
District in Prince George's County, Maryland, and being described as follows:

Parcel No. 1
Being a parcel of land in the 11th Election District, 150 feet wide,
75 feet on each side of the centerline that begins in the west line of the
98.40 acre tract described in Liber 2775 at Folio 452, among the Land Records
of Prince George's County, Maryland; N. 13° 00' E. 75.00 feet from the south-
west corner of the whole tract and running thence parallel with the south
line of the 98.40 acre tract

1. N. 81° 35' 30" W. 2,350 feet more or less to a point of curvature to
the left; thence with a 4° curve to the left running through the whole
tract approximately 870 feet to intersect the easterly line of the whole
tract at a point N. 39° 00' E. approximately 500 feet from the southeast
corner thereof; being also in the westerly right of way line of the U. S.
Naval Railroad, formerly Southern Maryland Railroad, containing 483,000
square feet or 11.09 acres of land more or less.

Being a part of the 98.40 acre tract acquired by the Grantor by Deed
dated January 9, 1963 and recorded in Liber 2775 at Folio 452, among the
Land Records of Prince George's County, Maryland.

The parties do hereby agree that Prince George's County its agents and
assigns are under no obligation to improve or construct a roadway within the
150 foot parcel herein conveyed.

Parcel No. 2

Being all that severed triangular shaped parcel of land lying southeast
of Parcel No. 1 herein described; said parcel lying in the southeast corner of
the whole 98.40 acre tract acquired by the Grantor in Liber 2775 at Folio 452
among the Land Records of Prince George's County, Maryland containing 29,400
square feet of land more or less.

Deed - Page 2

4323-2- 794

AND the Landowner does further grant to the County, its successors and assigns, the right to create use and maintain on the land shown hatched thus ~~/////////XXXXXXX~~ on the above mentioned plat, such drainage structures, stream changes and facilities as are necessary in the opinion of the County to adequately drain the highway and/or adjacent property. It being understood between the parties hereto, however, at such times as the contour of the land over which this easement is granted is changed so that the easement required for slopes is no longer necessary to support or protect the property conveyed in fee simple or the roadway, then said slope easement shall cease to be effective.

The said Landowner covenants that he has the right to convey the said land to the County; that he has done no act to encumber the said land; that the County shall have quiet possession of the land free from all encumbrances and that he will execute such further assurances of the said land as may be requisite.

The said Landowner covenants and agrees for himself, his heirs and assigns and successors, that the consideration hereinabove mentioned shall be in lieu of any and all claims to compensation and damages by reason of the location, construction and maintenance of said highway, including such drainage facilities as may be necessary.

AND

Join in this conveyance for the purpose of releasing the land, easements and/or rights herein conveyed from the operation and effect of any mortgage and/or lien which they hold upon the property of the Landowner, retaining their rights as mortgagee and/or lieners in and to the remainder of the land not affected by this conveyance.

IN WITNESS WHEREOF we have hereunto set our hands and seals this day.

WITNESS _____	<u>Louis J. Carusillo</u> (SEAL) LOUIS J. CARUSILLO
WITNESS _____	<u>Anna T. Carusillo</u> (SEAL) ANNA T. CARUSILLO
WITNESS _____	<u>Alice M. Mathews</u> (SEAL) ALICE M. MATHEWS
WITNESS _____	_____ (SEAL)

STATE OF MARYLAND :
SS
COUNTY OF PRINCE GEORGE'S:

BEFORE ME, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LOUIS J. CARUSILLO AND ANNA T. CARUSILLO, HIS WIFE
and acknowledged the foregoing deed, and right of way to be their
act.

WITNESS MY HAND AND NOTARIAL SEAL this 31st. day of December, 19 73.

NOTARIAL SEAL

[Signature]
My Commission expires 9-25-75

STATE OF MARYLAND :
SS
COUNTY OF PRINCE GEORGE'S :

BEFORE ME, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ALICE M. MATHEWS, WIDOW, SURVIVING TENANT
OF MAX J. MATHEWS, DECEASED
and acknowledged the foregoing deed to be her act.

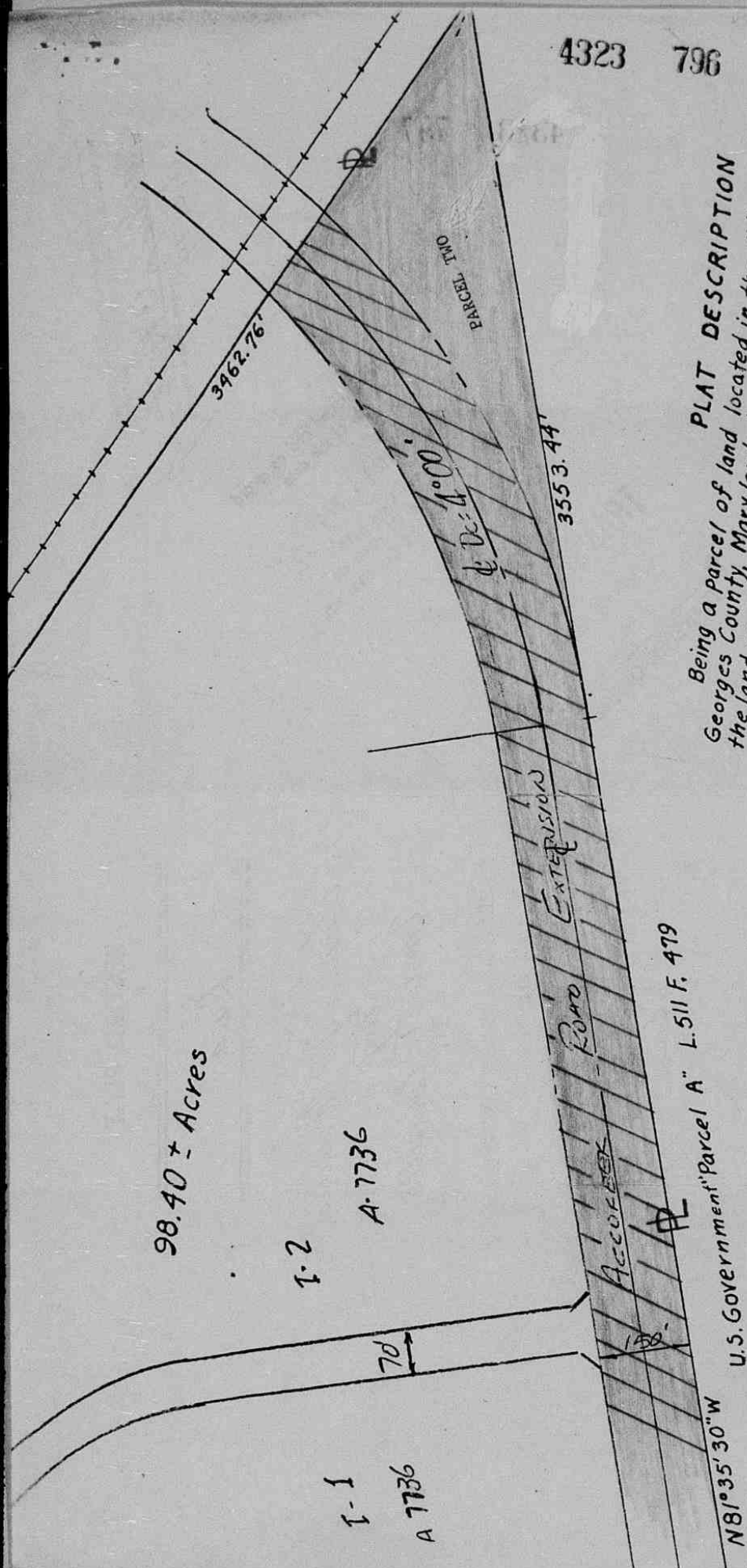
WITNESS MY HAND AND NOTARIAL SEAL this 31st. day of December, 19 73.

NOTARIAL SEAL

[Signature]
My Commission expires 9-25-75

P.G. 357-P 1/73
(PW# 212)

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) WWW 4323, p. 0794, MSA_CEG4_4404. Date available 06/07/2006. Printed 09/09/2021.



PLAT DESCRIPTION

Being a parcel of land located in the 11th. Election District,
Georges County, Maryland, described in liber 2775 at folio 452,
the land records of the above said County, and described as follows:

Beginning at a point in the southwesterly right of way of U.S. Navy Railroad
northerly corner of this parcel and a corner of other lands of Mathews & Co.
liber 2836 folio 593 and S 39°00' E 191.00' from Md. Route 381; thence with
S 39°00' E 3462.76' to a point at the northeast corner of the U.S. Govt.
N 81°35'30" W 3553.44' to a corner of the Marlboro Lumber Company;
Continuing with other lands of U.S. Government N 13°00' E 495.00' N
89°58' N 38°15' W 250.80'; N 45°00' W 313.50' to Indian Head Road; then
N 40°45' E 221.76'; N 65°52'25" E 630.64' (deed 607.88') containing
of Meinhardt at 121.76); thence N 51°00' E 222.00'
Containing 98.40 Acres.

4323 797

From book benefit abstracts not collected by the dead
WASHINGTON SUBURBAN SANITARY COMMISSION
11/10/74
Assessment Division Manager

Taxes levied and on record
as of this date
JAN 16 1974
have been paid
DIRECTOR OF FINANCE
PRINCE GEORGES COUNTY, MD.

TRANSFERRED
JAN 16 1974
Clerk
BY *[Signature]*
TRANSFER OFFICE

RECORD PLAT

Deed

FROM

Louis & Annelle
cup
TO
Anna T Connelto

PRINCE GEORGE'S COUNTY,
MARYLAND

Received for the record on 16
day of Jan A.D. 1974
at 07:00
Libert
one of the said records for Prince
George's County, Md.

Remitted
DEPARTMENT OF THE TREASURY
RECORDS SECTION
815 P.D. 7 1070
FORESTVILLE, MARYLAND 21028
Clerk

Appraiser Certification

Borrower	N/A				
Property Address	Parcel 288 Brandywine Rd				
City	Brandywine	County	Prince George's	State	MD Zip Code 20613
Lender/Client	Prince Georges County				

11/06/20195,431,876


COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 04 27637THOMAS WEIGAND6128 11-05-2019

MESSAGE(S) :

THIS DOCUMENT IS VOID WITHOUT BLUE BACKGROUND. CONTAINS COPY VOID FEATURE & ARTIFICIAL WATERMARK ON THE BACK.

STATE OF MARYLAND

DLLR

DEPARTMENT OF LABOR, LICENSING AND REGULATION

LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

THOMAS WEIGAND

Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

James E. Rappaport
Acting Secretary

IS AN AUTHORIZED:

04 - CERTIFIED GENERAL

LIC/REG/CERT

27637

EXPIRATION


12-27-2022

EFFECTIVE

11-05-2019

CONTROL NO

5431876



Signature of Bearer



Acting Secretary DLLR

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

Location Map

Borrower	N/A				
Property Address	Parcel 288 Brandywine Rd				
City	Brandywine	County	Prince George's	State	MD Zip Code 20613
Lender/Client	Prince Georges County				

