

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

6500 Clipper Way  
Oxon Hill, MD 20745

Map 105, Grid A1, Neighborhood 10012.17, Subdivision 4792, Plat 8, Lot 9; Potomac Business Park

## FOR

Prince George's County  
1400 McCormick Drive, #336  
Largo, MD 20774

## OPINION OF VALUE

2,010,000

## AS OF

09/08/2021

## BY

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

Borrower	N/A	File No.	JL210908-A
Property Address	6500 Clipper Way		
City	Oxon Hill	County	Prince George's
		State	MD
		Zip Code	20745
Lender/Client	Prince George's 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

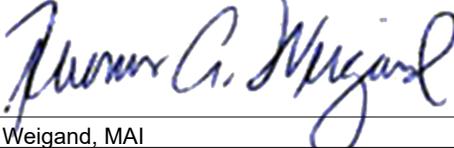
Note any USPAP related issues requiring disclosure and any State mandated requirements:

The purpose of this appraisal assignment is to provide an opinion of the market value for the real estate being appraised (Subject property) with a street address of 6500 Clipper Way, Oxon Hill MD 20745.

The subject property is an ±12.19 acre, platted and recorded, industrial lot within the Potomac Business Park. The property is situated fully within the I-3 Planned Industrial/Employment Park zoning district. The subject property features moderate topography onsite including portions of steep slopes, as illustrated on the attached topographic map addendum page. A stream, along with portions of wetlands and floodplain are observed along the northern boundary, as illustrated on the attached wetland map addendum page. Existing easements are observed along the northern border and running across the north-eastern corner of the site from NW to SE, as illustrated on the attached easement map addendum page.

**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.

#### 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: 09/09/2021

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	6500 Clipper Way						
City	Oxon Hill	County	Prince George's	State	MD	Zip Code	20745
Lender/Client	Prince George's County						

**Subject Property**

The subject property 6500 Clipper Way, Oxon Hill, Maryland 20745 is an individually described and recorded unimproved industrial lot, estimated to contain approximately 12.19 acres or 530,996 sf±. The subject lot has an irregular configuration, and it is estimated to have ±575' of frontage along the eastern side of Clipper Way. The site has an average depth of approximately 670'. The site features moderate topography with portions of steep slopes, and is predominantly wooded. Based on onsite and aerial observations, the site is an estimated 5% cleared, the remainder is wooded. A stream runs along the northern boundary, with a branch extending south easterly from near the center of the northern boundary to the center of the eastern boundary. Portions of floodplain are observed along the northern boundary. Existing utility easement areas are observed crossing the north eastern corner of the subject lot. 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 26,870 AADT (Annual average daily traffic 2019) is observed along Oxon Hill Road to the north of the subject.

**Real Property Assessment Account Data**

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

- 1. ID # 12-5509872; Map 105, Grid A1, Neighborhood 10012.17, Subdivision 4792, Potomac Business Park, Plat 8, Lot 9; Plat 234/021

**Neighborhood**

The subject is located within the south-western section of Prince George's County, Maryland. Specifically, the subject parcel is located within the Oxon Hill market area. The location is an estimated 20± minute drive from downtown District of Columbia to the north, a 25± minute drive from Arlington to the north-west, and a 45± minute drive from Annapolis to the east. The subject site is also about 3 miles east of the Maryland/Virginia state line via I-495. Items of influence in the local market area include the District of Columbia, the national harbor, and Joint base Andrews.

Potomac Business Park features a mixed commercial character influenced by its location just to the south east of the intersection of Indian Head Hwy and The Capitol Beltway, including proximity to the National Harbor. Institutional uses are observed to the north and south. Surrounding portions of the County feature mixed commercial hospitality institutional 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 Oxon Hill Road, Saint Barnabas Road, and Indian Head Hwy.

# LAND APPRAISAL REPORT

File No.: JL210908-A

Property Address: 6500 Clipper Way	City: Oxon Hill	State: MD	Zip Code: 20745
County: Prince George's		Legal Description: Map 105, Grid A1, Neighborhood 10012.17, Subdivision 4792, Plat 8, Lot 9;	
Potomac Business Park			
Assessor's Parcel #: 12-5509872	Tax Year: 2022	R.E. Taxes: \$ EXEMPT	Special Assessments: \$ 0
Market Area Name: Oxon Hill/Potomac Business Park	Map Reference: 47894	Census Tract: 8014.05	
Current Owner of Record: Prince George's County	Borrower (if applicable): N/A		
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:			

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 6500 Clipper Way, Oxon Hill, MD 20745.			
Intended User(s) (by name or type): Prince George's County			
Client: Prince George's County	Address: 1400 McCormick Drive, #336, Largo, MD 20774		
Appraiser: Thomas A Weigand, MAI	Address: One Annapolis Street, Suite 202, Annapolis, MD 21401		

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 (\$000)	One-Unit 60 %	<input checked="" type="checkbox"/> Not Likely
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		AGE (yrs)	2-4 Unit 10 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		40 Low 14	Multi-Unit 10 %	* To: _____
Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		420 High 98	Comm'l 20 %	
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		241 Pred 57	%	
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.			%	

Factors Affecting Marketability														
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A			
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

Market Area Comments: The subject is located in south western Prince George's Maryland, within the Oxon Hill market area. The market area is approximately bound by The Capitol Beltway to the north, Branch Ave. to the east, Allentown Rd. to the south, and The Potomac River to the west. The neighborhood is comprised primarily of detached single family residences of varying ages and styles, multi-family is observed, with portions of commercial development along the major thoroughfares. The subject's location provides convenient access to employment centers through-out the Metro area; and major travel routes including I-95/495, 5, and 210. Potomac Business Park features a mixed commercial character influenced by its location just to the south east of the intersection of Indian Head Hwy and The Capitol Beltway, including proximity to the National Harbor. Institutional uses are observed to the north and south. Surrounding portions of the County feature mixed commercial hospitality institutional 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 Oxon Hill Road, Saint Barnabas Road, and Indian Head Hwy.

Dimensions: Irregular, see Plat map addendum	Site Area: 12.19 Acres
Zoning Classification: I-3	Description: To provide for a mixture of industrial, research, office, and in certain instances specific retail commercial uses (along with compatible institutional, recreational, and service uses) in a manner which will retain the dominant industrial/employment character of the area. Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements
Uses allowed under current zoning: See section 27-471 of the Prince George's County Code for further permitted, conditional, and special exception uses.	

Are CC&Rs applicable?  Yes  No  Unknown Have the documents been reviewed?  Yes  No Ground Rent (if applicable) \$ \_\_\_\_\_ /

Comments:

Highest & Best Use as improved:  Present use, or  Other use (explain) The highest and best use of the subject property is to be developed under the current zoning district

Actual Use as of Effective Date: Vacant Industrial Park Lot Use as appraised in this report: Vacant Industrial Park Lot

Summary of Highest & Best Use: The site has moderately easy access to major transportation routes. Surrounding site influences include a mixture of commercial residential and institutional utilization. Public water, sewer, electric and telephone services are available. The subject property's supporting site appears well-drained, is believed to have typical land easements, and its soil appears suitable for development of permitted uses. The subject property's location, access, visibility, supporting services, and other physical conditions support industrial utilization.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	±575 feet, per GIS
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Street	2 way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Moderate, Predom. from S to N
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Width	40± Feet			Size	Above Average
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Surface	Macadam			Shape	Irregular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Curb/Gutter	Concrete/Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Natural;Appears Adequate
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Commercial/Institutional
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements:  Inside Lot  Corner Lot  Cul de Sac  Underground Utilities  Other (describe)

FEMA Spec'l Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 24033C0240E FEMA Map Date 9/16/2016

Site Comments: The subject property is a 12.19 acre platted and recorded lot within an industrial park development. Moderate environmental concerns are observed onsite including portions of steep topography, a stream/wetlands and floodplain along the northern border, and existing easements on the northern portion of the property. Typical utility easements (telephone, electric) do not detract from the market value of the property. This area is serviced by public utilities.



# LAND APPRAISAL REPORT

File No.: JL210908-A

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: <u>The subject property has not transferred</u>
Date: 07/22/2016	within three years of the effective date of this appraisal.
Price: \$376,666 (NALT)	
Source(s): MLS/Sdat; 38409/195	
2nd Prior Subject Sale/Transfer	
Date: 01/04/1995	
Price: \$400,000 (ALT - Multi Acct)	
Source(s): MLS/Sdat; 9964/705	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	6500 Clipper Way Oxon Hill, MD 20745	4 lots, Fallard Dr Upper Marlboro, MD 20772		8201 Woodyard Rd Clinton, MD 20735		6150 Fallard Dr Upper Marlboro, MD 20772	
Proximity to Subject		8.23 miles E		7.10 miles E		8.24 miles E	
Sale Price	\$		\$ 3,350,000		\$ 1,120,000		\$ 1,000,000
Price/ Acre	\$	\$ 216,940.81		\$ 146,596.86		\$ 246,852.63	
Data Source(s)		TID#15 3763208,3190,3182,3166		TID# 09 3744950		Costar/TID# 15 3763174	
Verification Source(s)		BrightMLS, SDAT, Deed		BrightMLS, SDAT, Deed		BrightMLS, SDAT, Deed	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) % Adjust	DESCRIPTION	+(-) % Adjust	DESCRIPTION	+(-) % Adjust
Sales or Financing		ALT		ALT		ALT	
Concessions		None Known		None Known		None Known	
Date of Sale/Time		02/26/2021		10/17/2019	+4.5	11/25/2019	+4.5
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Oxon Hill	Upper Marlboro		Clinton		Upper Marlboro	
Site Area (in Acres)	12.19	15.442	0	7.64	-5	4.051	-10
Zoning	I-3	I-1	-15	I-4	+10	I-1	-15
Development Status	Platted & Rec'd	Platted & Rec'd		Platted & Rec'd		Platted & Rec'd	
Improvements	None	None		None		None	
Environmental Factors	Strm,WtInd,Topo	Superior	-10	Superior	-5	Superior	-10
Other Factors	N/A	N/A		Access & Visibility	-5	N/A	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -837,500		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,600		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -305,000	
Net Adjustment (Total, in % of \$ / Acre)		(-25 % of \$/Acre)		(-0.5 % of \$/Acre)		(-30.5 % of \$/Acre)	
Adjusted Sale Price (in \$ / Acre)		\$ 162,705.61		\$ 145,863.88		\$ 171,562.58	

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 amenity. A market conditions adjustment was considered, and is applied on a quarterly basis; after considering commercial sources and statistics I have reconciled to a 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.

**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 \$145,864 to \$185,267 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 similar size.

**Indicated Value by: Sales Comparison Approach \$** 2,011,350 **or \$** 165,000 **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: \_\_\_\_\_

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:**  
**\$** 2,010,000 **, 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.**

A true and complete copy of this report contains 38 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:

Limiting cond./Certifications  Narrative Addendum  Location Map(s)  Flood Addendum  Additional Sales

Photo Addenda  Parcel Map  Hypothetical Conditions  Extraordinary Assumptions

Client Contact: Benjamin Hobbs Client Name: Prince George's County

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

<p><b>APPRAISER</b></p>  <p>Appraiser Name: <u>Thomas A Weigand, MA</u></p> <p>Company: <u>Treffler Appraisal Group</u></p> <p>Phone: <u>(410) 544-7744</u> Fax: <u>(410) 544-9005</u></p> <p>E-Mail: <u>appraisals@trefflergroup.com</u></p> <p>Date of Report (Signature): <u>09/09/2021</u></p> <p>License or Certification #: <u>04-27637</u> State: <u>MD</u></p> <p>Designation: <u>Certified General</u></p> <p>Expiration Date of License or Certification: <u>12/27/2022</u></p> <p>Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)</p> <p>Date of Inspection: <u>09/08/2021</u></p>	<p><b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b></p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date of Report (Signature): <u>05/28/2021</u></p> <p>License or Certification #: _____ State: _____</p> <p>Designation: <u>Certified General</u></p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect</p> <p>Date of Inspection: _____</p>
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# ADDITIONAL COMPARABLE SALES

File No.: JL210908-A

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	6500 Clipper Way Oxon Hill, MD 20745	6051 Fallard Dr Upper Marlboro, MD 20772		7513 Ogden Dr Clinton, MD 20735			
Proximity to Subject		8.14 miles E		4.64 miles E			
Sale Price	\$		\$ 925,000		\$ 1,000,000		\$
Price/ Acre	\$	\$ 266,570.61		\$ 166,389.35		\$	
Data Source(s)		TID# 15 3763158		TID# 09 4053815			
Verification Source(s)		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			
Date of Sale/Time		12/20/2019	+4.5	02/01/2018	+9.75		
Rights Appraised	Fee Simple	Fee Simple		Fee Simple			
Location	Oxon Hill	Upper Marlboro		Clinton			
Site Area (in Acres)	12.19	3.47	-10	6.01	-5		
Zoning	I-3	I-1	-15	I-1	-15		
Development Status	Platted & Rec'd	Platted & Rec'd		Platted & Rec'd			
Improvements	None	None		None			
Environmental Factors	Strm,WtInd,Topo	Superior	-10	Superior	-5		
Other Factors	N/A	N/A		Shape	+10		
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -282,125	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -52,500	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Net Adjustment (Total, in % of \$ / Acre)			(-30.5 % of \$/Acre)		(-5.25 % of \$/Acre)		
Adjusted Sale Price (in \$ / Acre)			\$ 185,266.57		\$ 157,653.91		\$

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 amenity.

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.

SALES COMPARISON APPROACH



### Subject Photo Page

Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender/Client	Prince George's County				



#### Subject Front

6500 Clipper Way  
 Sales Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Oxon Hill  
 View  
 Site 12.19  
 Quality  
 Age



#### Subject Street



#### Subject Street

### Photograph Addendum

Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender/Client	Prince George's County				



**Facing NE from the center of Clipper Way, looking at the subject property**



**Facing E near the SW corner of the subject property**



**Facing E from the western side of Clipper Way, approximately looking at the center of the subject frontage**



**Facing NE from Clipper Way near the SW corner of the subject property.**



**Facing SE from the western side of Clipper Way, looking across the subject frontage.**



**Abutting Commercial use to the north**

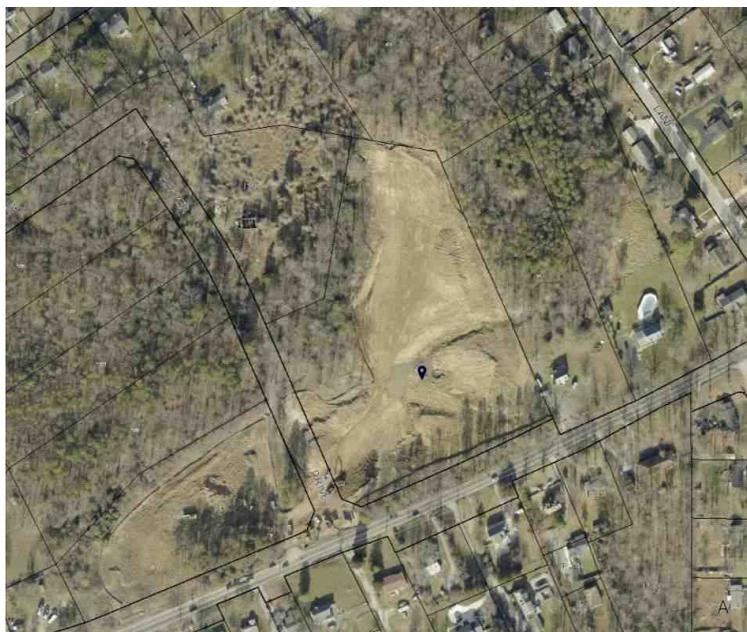
### Comparable Land Photo Page

Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender/Client	Prince George's County				



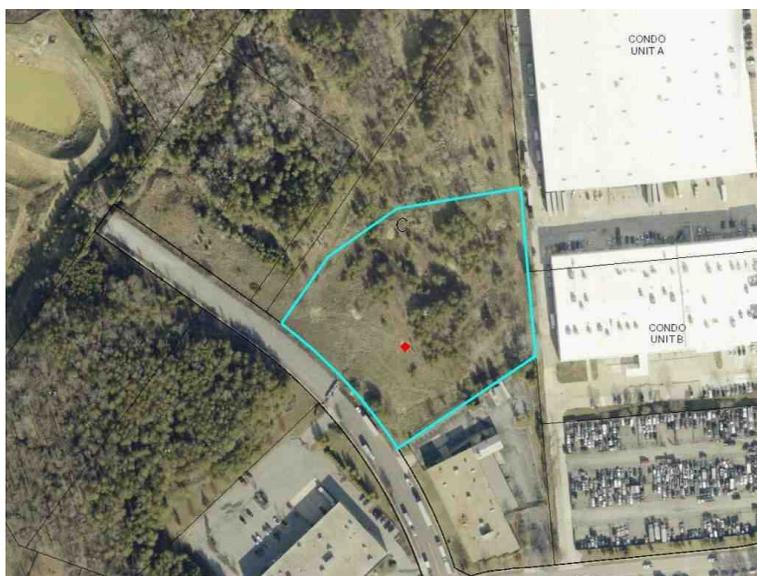
#### Comparable 1

4 lots, Fallard Dr  
 Prox. to Subj. 8.23 miles E  
 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 Superior



#### Comparable 2

8201 Woodyard Rd  
 Prox. to Subj. 7.10 miles E  
 Sales Price 1,120,000  
 Date of Sale 10/17/2019  
 Location Clinton  
 Site/View  
 Zoning I-4  
 Development Status Platted & Rec'd  
 Improvements None  
 Environmental Factors Superior



#### Comparable 3

6150 Fallard Dr  
 Prox. to Subj. 8.24 miles E  
 Sales Price 1,000,000  
 Date of Sale 11/25/2019  
 Location Upper Marlboro  
 Site/View  
 Zoning I-1  
 Development Status Platted & Rec'd  
 Improvements None  
 Environmental Factors Superior

### Comparable Photo Page

Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender/Client	Prince George's County				



#### Comparable 4

6051 Fallard Dr  
 Prox. to Subject 8.14 miles E  
 Sale Price 925,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Upper Marlboro  
 View  
 Site 3.47  
 Quality  
 Age



#### Comparable 5

7513 Ogden Dr  
 Prox. to Subject 4.64 miles E  
 Sale Price 1,000,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Clinton  
 View  
 Site 6.01  
 Quality  
 Age

#### Comparable 6

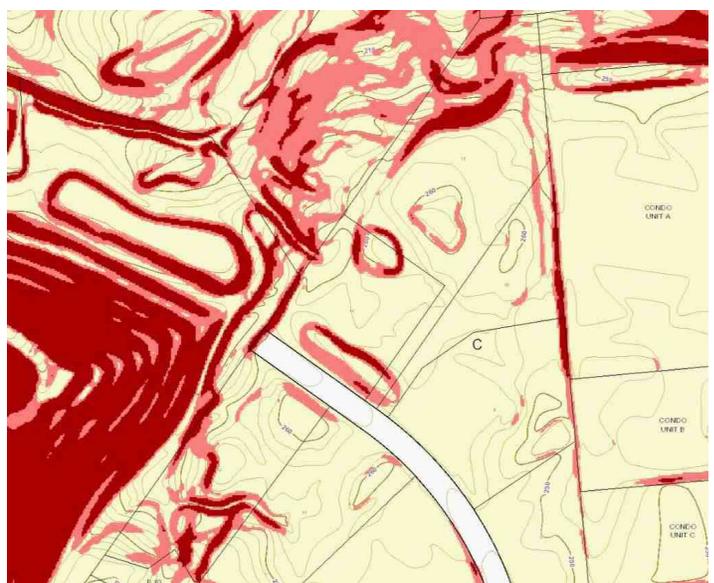
Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

### Fallard Drive, 4 lots

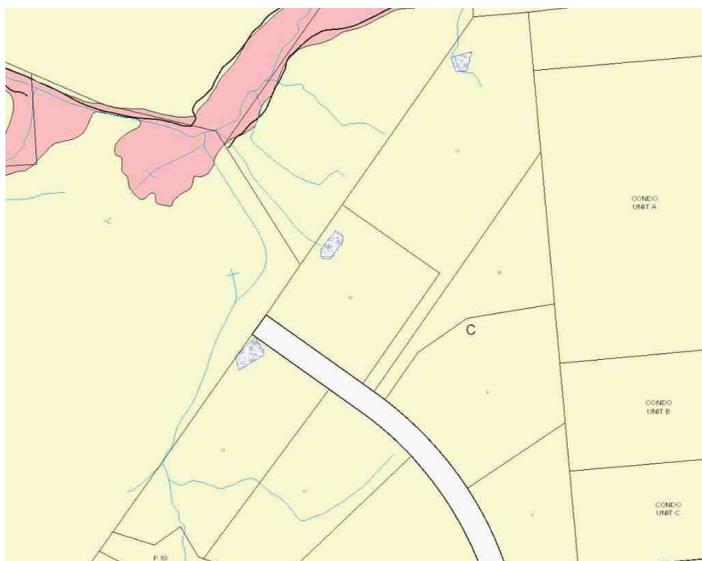
Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender/Client	Prince George's County				



**Aerial; 10,615 AADT along Dower House Road to the south.**



**Slope/Topography**



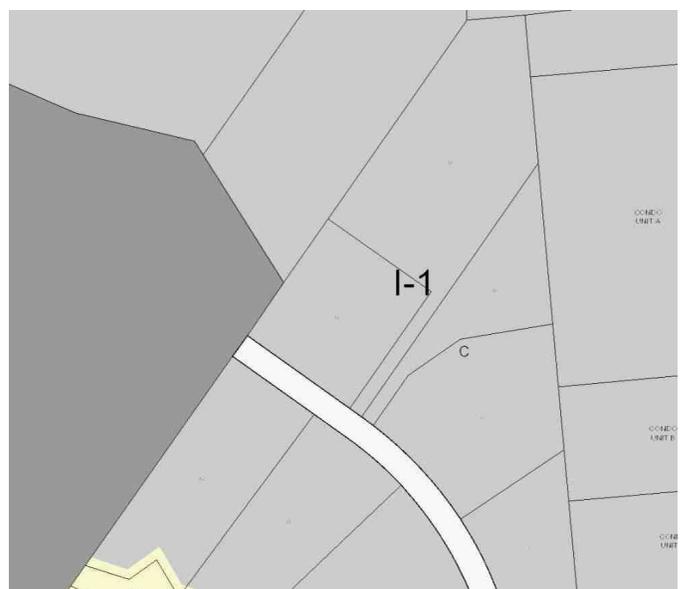
**Stream/Wetland/Floodplain**



**Easement/Conservation Plan**



**Tree canopy**



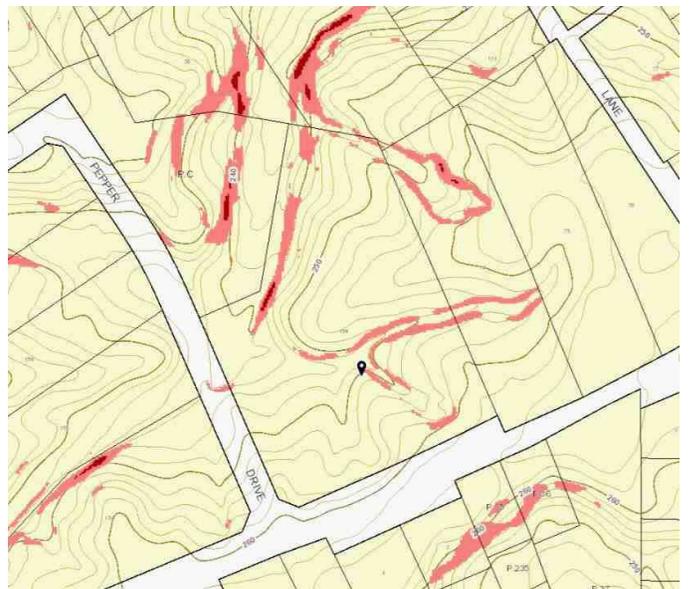
**Zoning**

### 8201 Woodyard Rd

Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender/Client	Prince George's County				



**Aerial; 20,040 AADT along Woodyard Road on the southern property boundary**



**Slope/Topography**



**Stream/Wetland/Floodplain**



**Easement/Conservation plan**



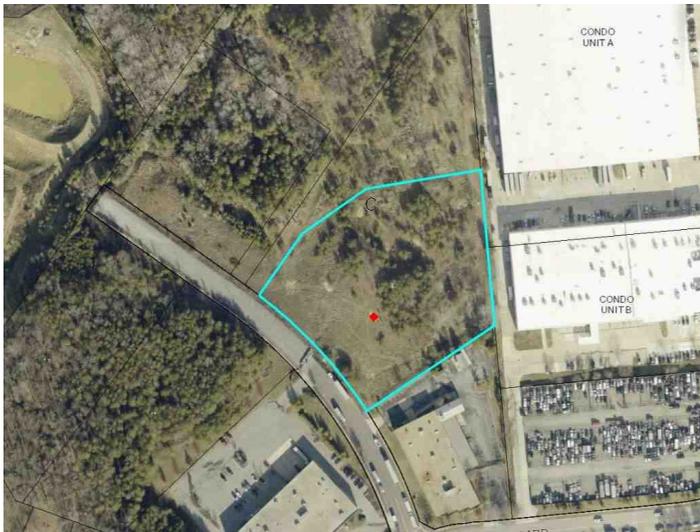
**Tree canopy**



**Zoning**

### 6150 Fallard Drive

Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender/Client	Prince George's County				



**Aerial; 10,615 AADT along Dower House Road to the south.**



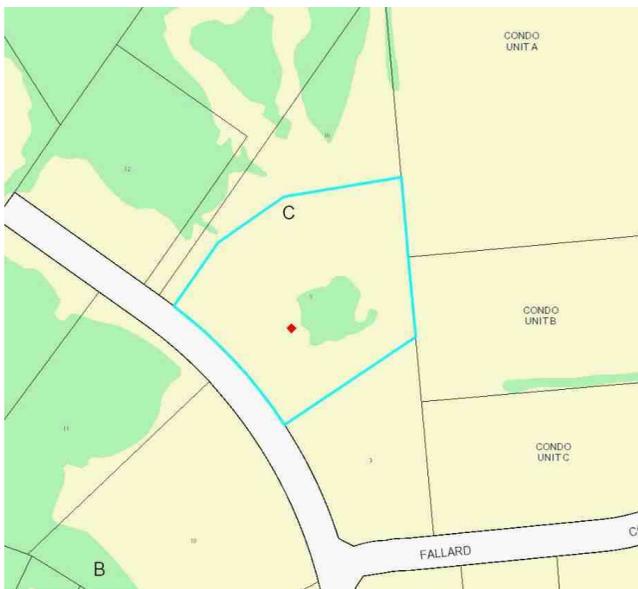
**Slope/Topography**



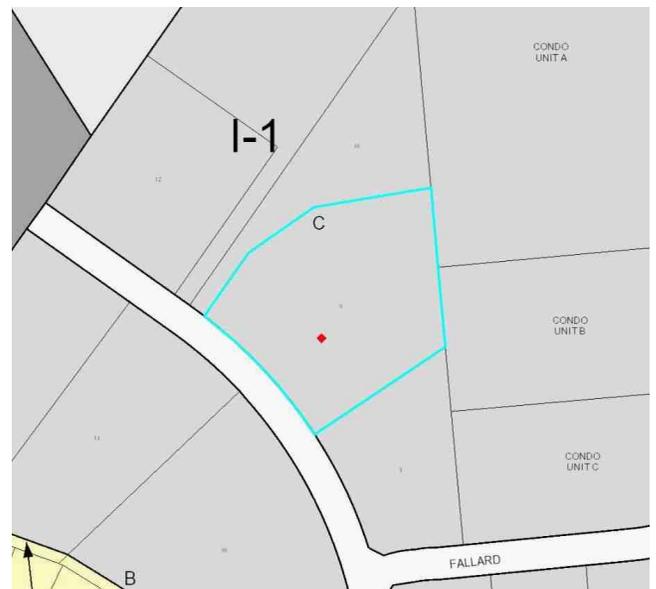
**Stream/Wetland/Floodplain**



**Easement/Conservation plan**



**Tree canopy**



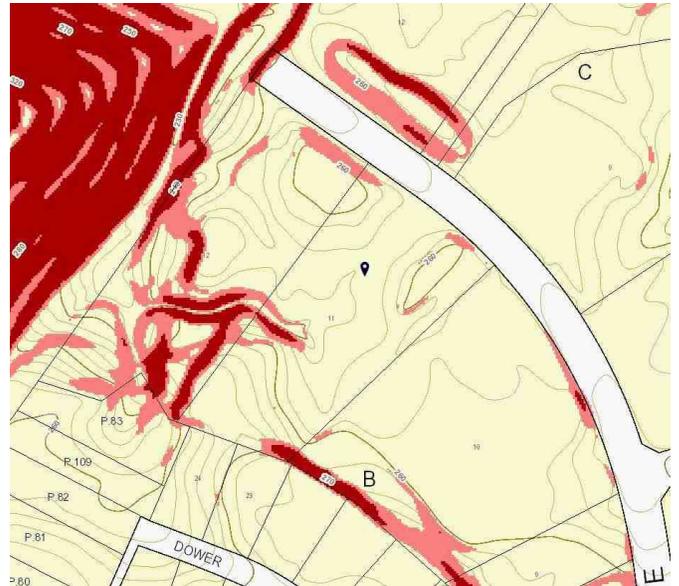
**Zoning**

# 6501 Fallard Drive

Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender/Client	Prince George's County				



**Aerial; 10,615 AADT along Dower House Road to the south.**



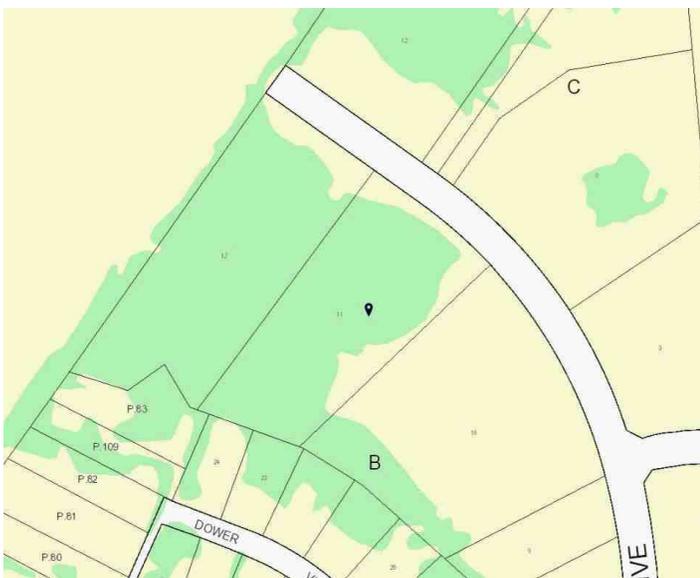
**Slope/Topography**



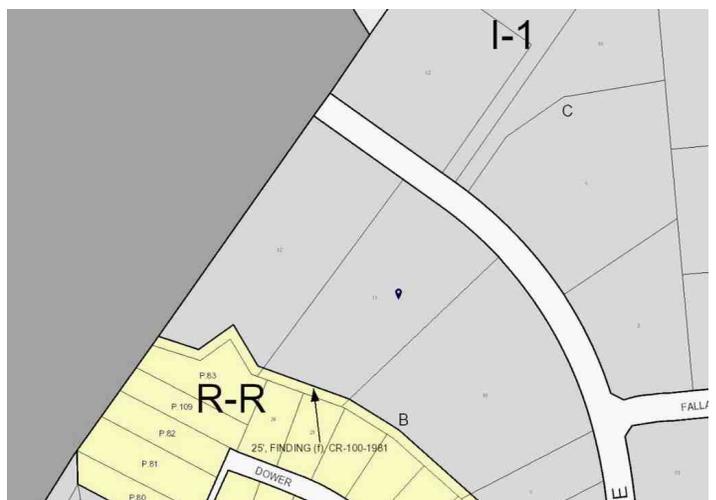
**Stream/Wetland/Floodplain**



**Easement/Conservation plan**



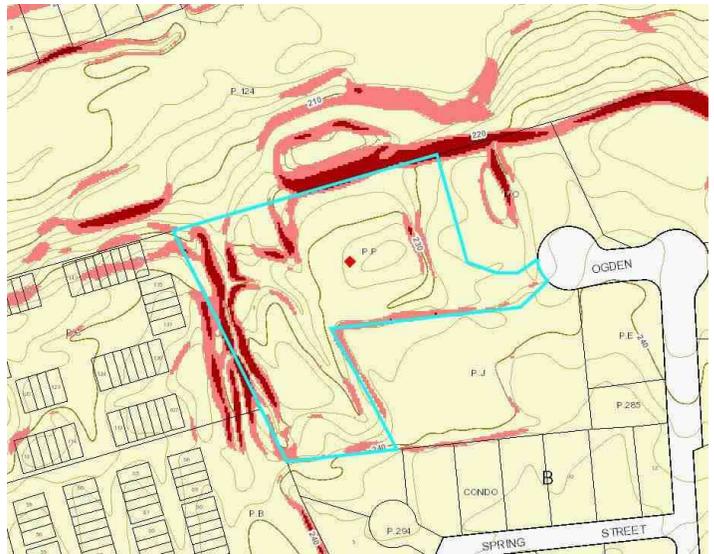
**Tree canopy**



**Zoning**

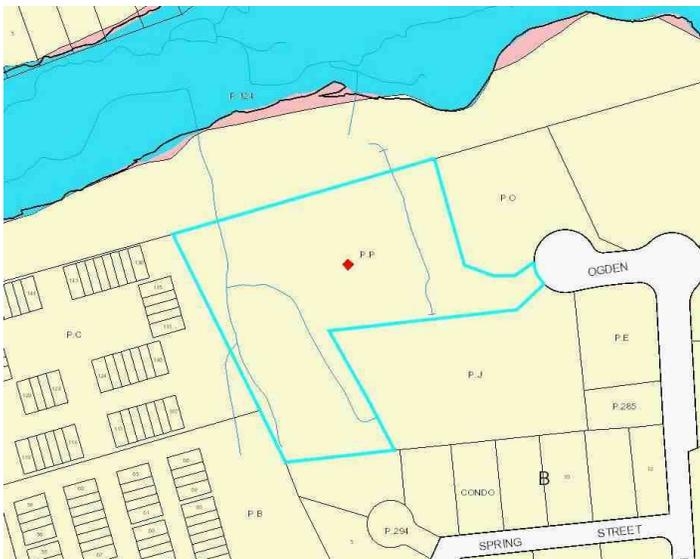
# 7513 Ogden Drive

Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender/Client	Prince George's County				



**Aerial; 11,791 AADT along Kirby Road to the south**

**Slope/Topography**



**Stream/Wetland/Floodplain**

**Easement/Conservation plan**



**Tree canopy**

**Zoning**

Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD
				Zip Code	20745
Lender/Client	Prince George's 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 industrial land in the immediate submarket, particularly among properties within the I-3 zoning district. A focus was made on locating sales of industrial land within a park setting, situated in reasonable proximity.

After consulting multiple sources I have reconciled to an blended rate of 3% annual market conditions adjustment for the prior 36 month period preceding the effective date; This adjustment is applied on a quarterly basis. No adjustments are applied for properties which settled within 6 months of the effective date. This adjustment is based on a scaled percentage of appreciation observed among industrial rents within the submarket, recognizing that unimproved land tends to trend more slowly than the greater market.

Comparable #1 was selected for it's transfer date, reasonable proximity, and it's similar size and utility. This was an arms length transaction which consisted of four abutting industrial lot's along Fallard Drive, within an industrial park. A negative adjustment reflecting anticipated market reaction to zoning differences is applied, considering this comparable sales more permissible I-1 zoning district; Adjustment applied at a rate of negative 15%. A negative adjustment is applied for environmental factors reflects anticipated market reaction to the subject's inferior onsite conditions including streams, wetlands, floodplain, and portions of steep topography; Adjustment applied at a rate of negative 10%.

Comparable #2 was selected for it's relatively recent transfer date, reasonable proximity, and it's similar utility. This was an arms length transaction which consisted of a vacant industrial lot along Woodyard Road. Market conditions adjustments are warranted. A negative size adjustment is applied in consideration of the law of diminishing returns; Adjustment applied at a rate of negative 5%. 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 negative adjustment is applied for environmental factors reflects anticipated market reaction to the subject's inferior onsite conditions including streams, wetlands, floodplain, and portions of steep topography; Adjustment applied at a rate of negative 5%.

Comparable #3 was selected for it's relatively recent transfer date, reasonable proximity, and it's similar utility. This was an arms length transaction which consisted of a vacant industrial lot along Fallard Drive, within an industrial park. Market conditions adjustments are warranted. 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 more permissible I-1 zoning district; Adjustment applied at a rate of negative 15%. A negative adjustment is applied for environmental factors reflects anticipated market reaction to the subject's inferior onsite conditions including streams, wetlands, floodplain, and portions of steep topography; Adjustment applied at a rate of negative 10%.

Comparable #4 was selected for it's relatively recent transfer date, reasonable proximity, and it's similar utility. This was an arms length transaction which consisted of a vacant industrial lot along Fallard Drive, within an industrial park. Market conditions adjustments are warranted. 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 more permissible I-1 zoning district; Adjustment applied at a rate of negative 15%. A negative adjustment is applied for environmental factors reflects anticipated market reaction to the subject's inferior onsite conditions including streams, wetlands, floodplain, and portions of steep topography; Adjustment applied at a rate of negative 10%.

Comparable #5 was selected for it's reasonable proximity, and it's similar utility. This was an arms length transaction which consisted of a vacant industrial lot along Ogden Drive, within an industrial park. Market conditions adjustments are warranted. A negative size adjustment is applied in consideration of the law of diminishing returns; Adjustment applied at a rate of negative 5%. A negative adjustment reflecting anticipated market reaction to zoning differences is applied, considering this comparable sales more permissible I-1 zoning district; Adjustment applied at a rate of negative 15%. A negative adjustment is applied for environmental factors reflects anticipated market reaction to the subject's inferior onsite conditions including streams, wetlands, floodplain, and portions of steep topography; Adjustment applied at a rate of negative 5%. A positive adjustment for shape is applied in consideration of the irregular L shape of this comparable property; Adjustment applied at a rate of positive 10%.

**Supplemental Addendum**

File No. JL210908-A

Borrower	N/A						
Property Address	6500 Clipper Way						
City	Oxon Hill	County	Prince George's	State	MD	Zip Code	20745
Lender/Client	Prince George's 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	6500 Clipper Way						
City	Oxon Hill	County	Prince George's	State	MD	Zip Code	20745
Lender/Client	Prince George's 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

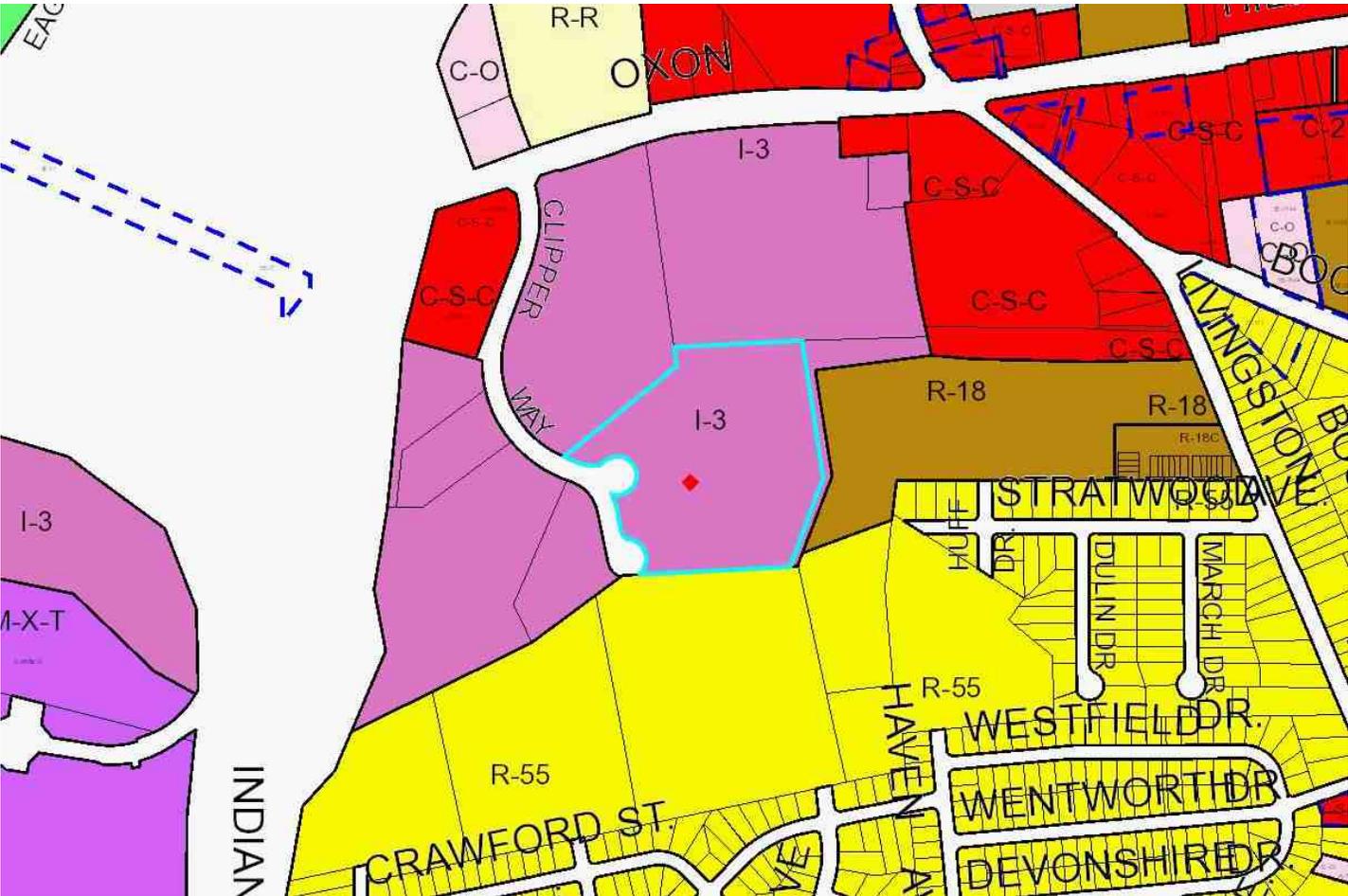
Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender/Client	Prince George's County				

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



### Zoning Map

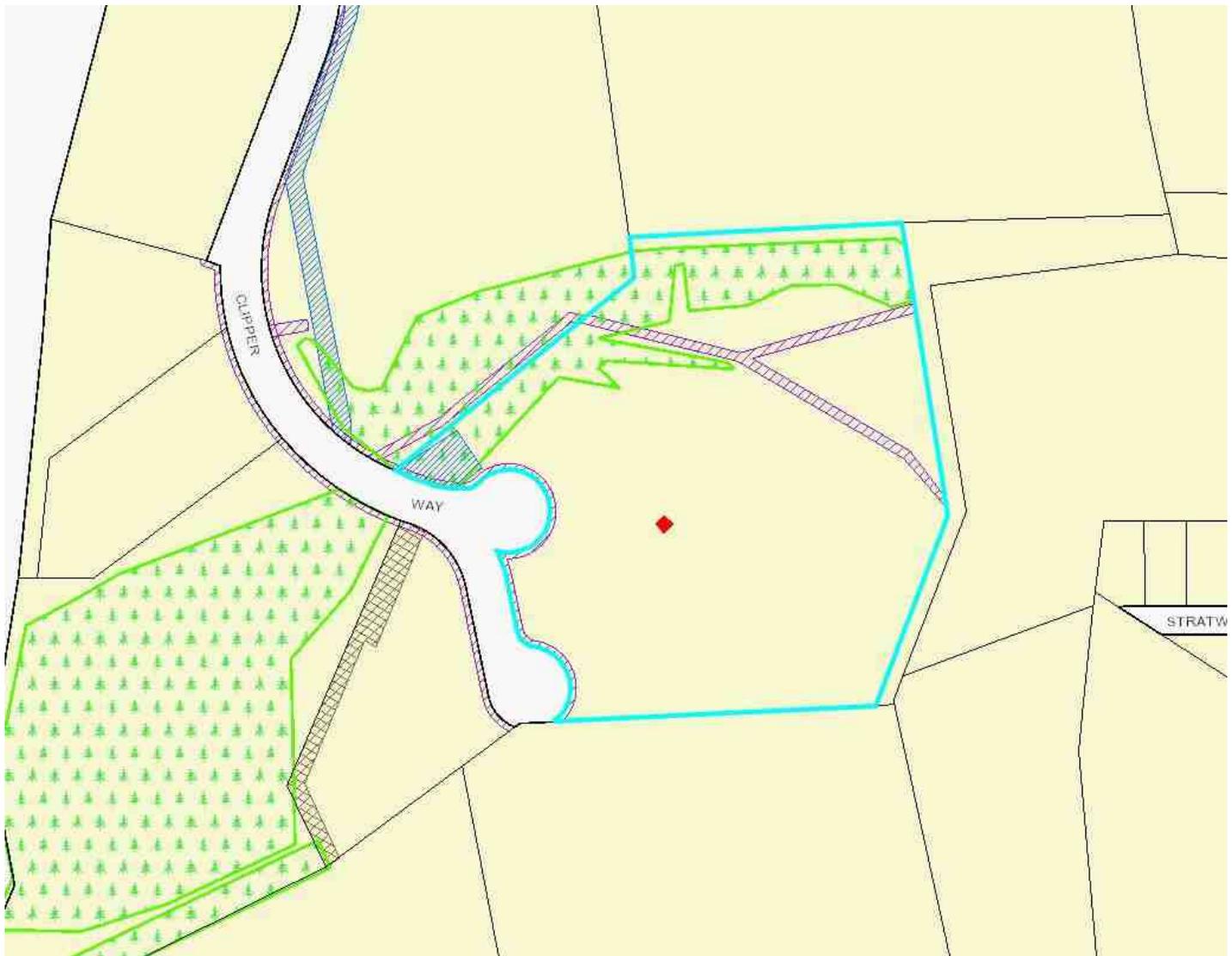
Borrower	N/A			
Property Address	6500 Clipper Way			
City	Oxon Hill	County	Prince George's	State MD Zip Code 20745
Lender/Client	Prince George's County			



### Easement Map

Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender/Client	Prince George's County				

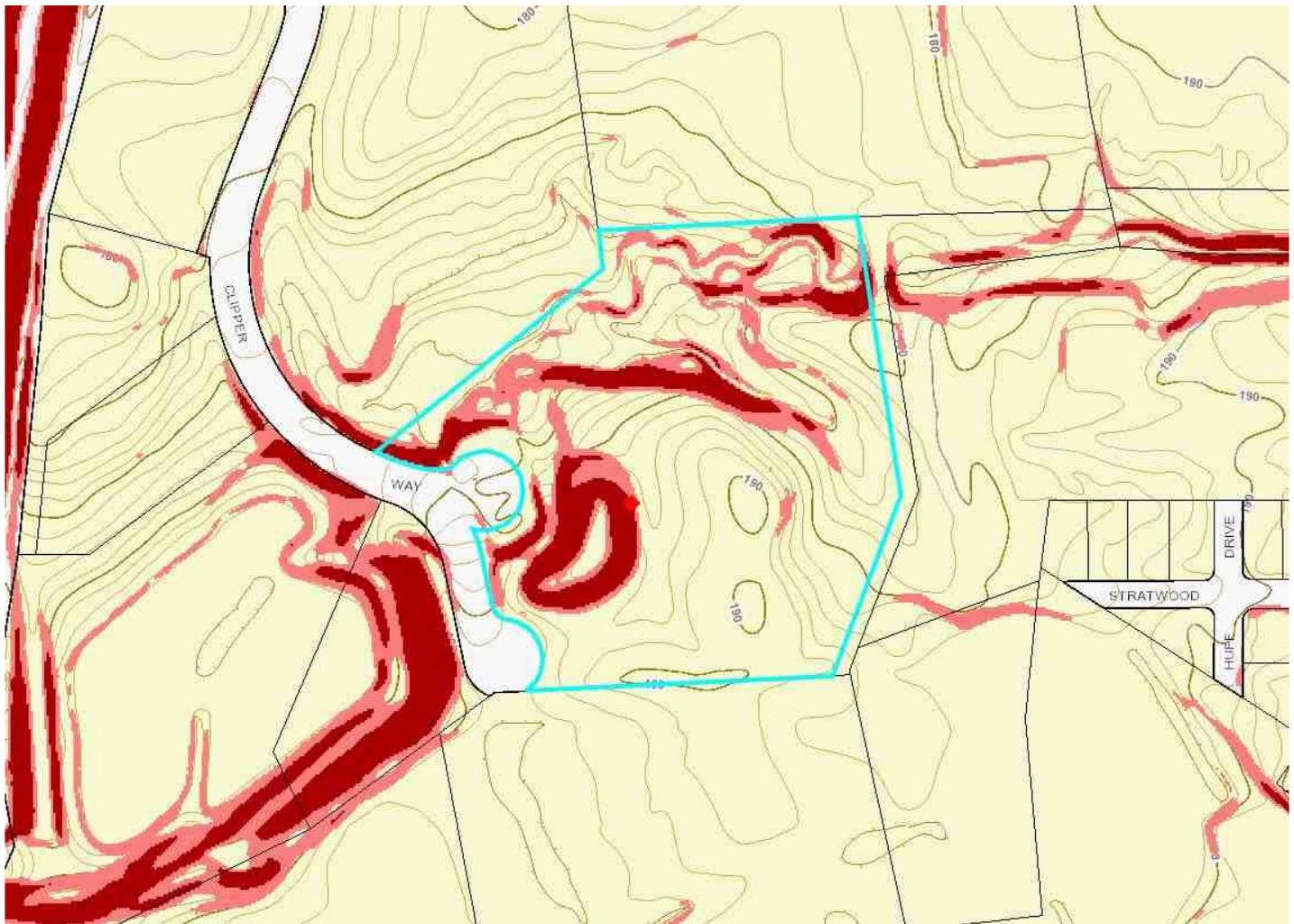
<https://www.pgatlas.com/>



### Topographic Map

Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender/Client	Prince George's County				

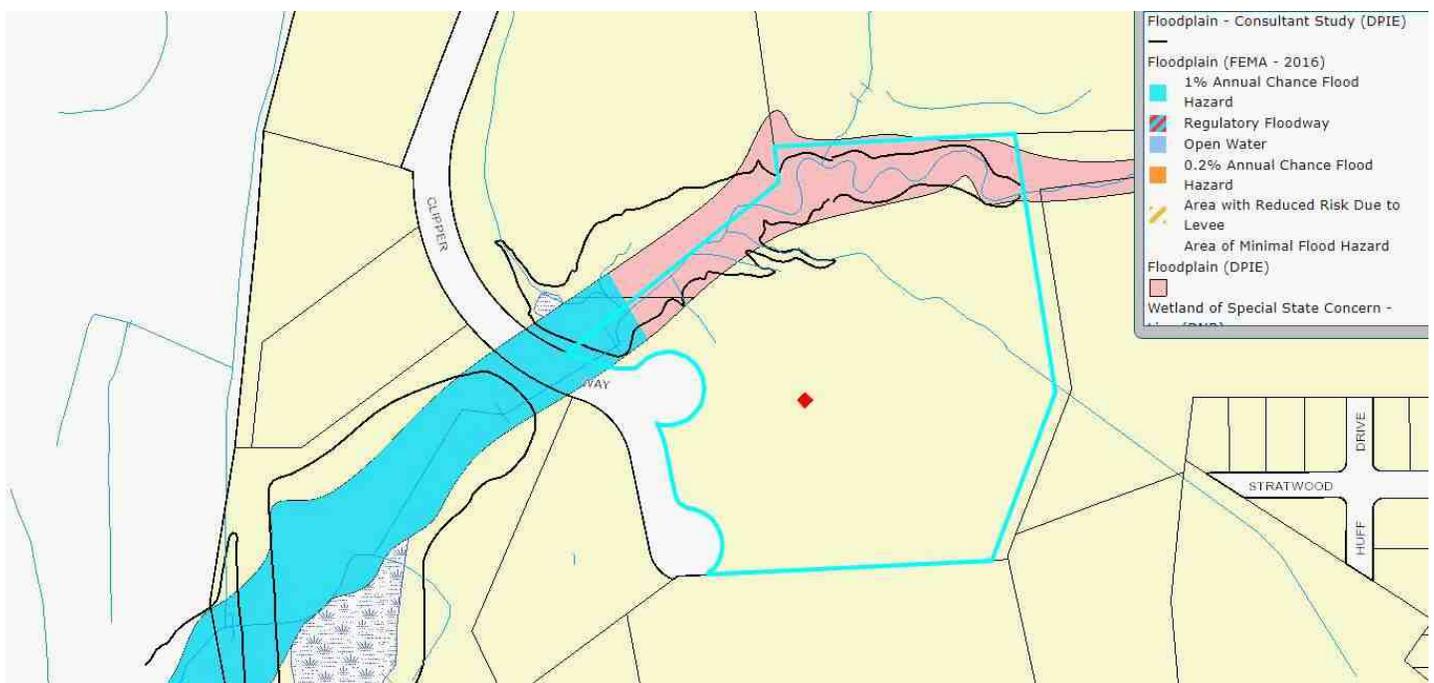
<https://www.pgatlas.com/>



### Stream/Wetland Map

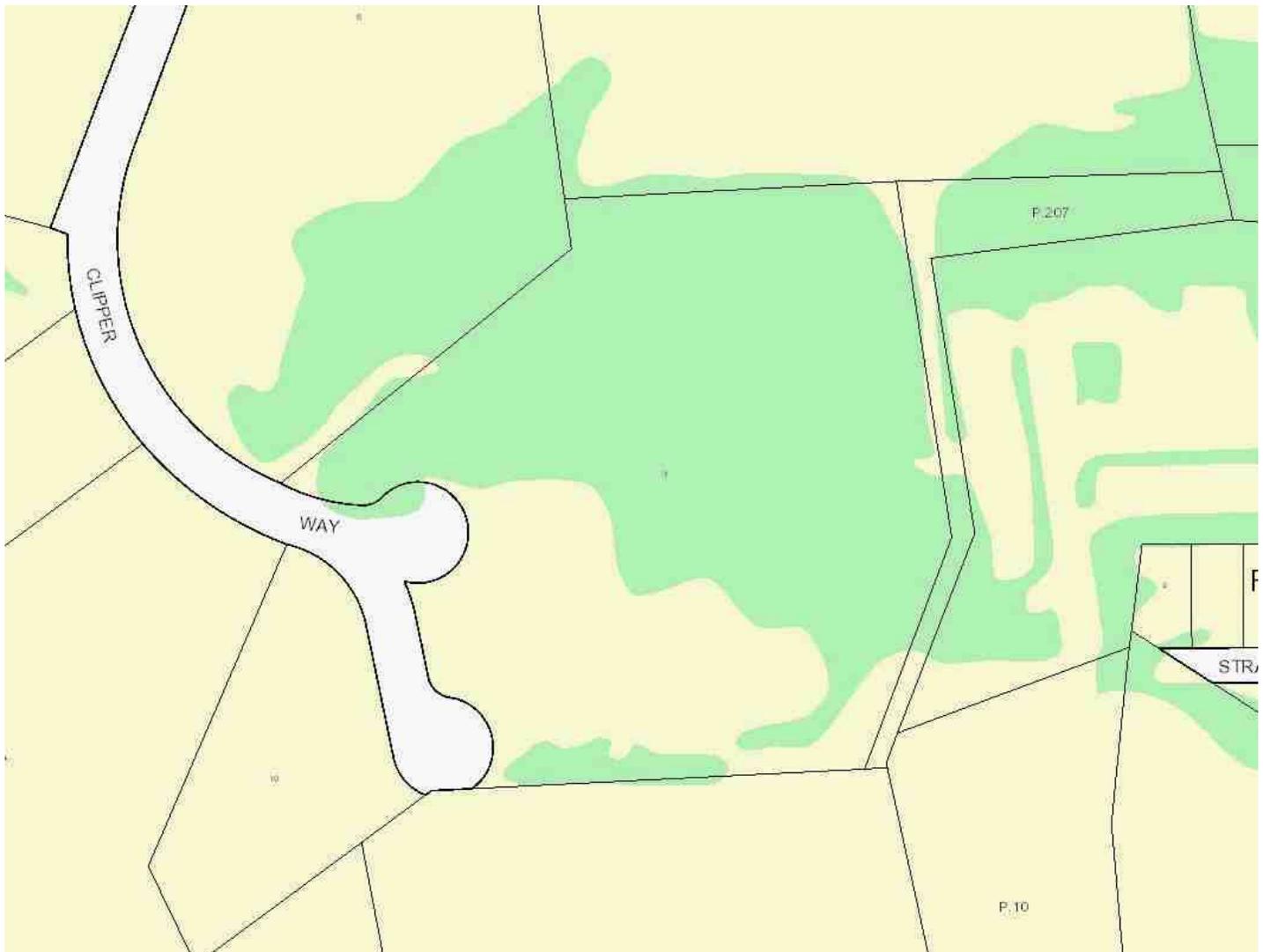
Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender/Client	Prince George's County				

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



### Tree canopy

Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender/Client	Prince George's County				



## SDAT Tax Assessment Record

Real Property Data Search ( w2)

Search Result for PRINCE GEORGE'S COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
<b>Special Tax Recapture: None</b>		
<b>Account Identifier:</b>		<b>District - 12 Account Number - 5509872</b>
Owner Information		
<b>Owner Name:</b>	PRINCE GEORGES COUNTY	<b>Use:</b> EXEMPT COMMERCIAL
<b>Mailing Address:</b>	SUITE 336 1400 MCCORMICK DR LARGO MD 20774-	<b>Principal Residence:</b> NO
		<b>Deed Reference:</b> /38409/ 00195
Location & Structure Information		
<b>Premises Address:</b>	6500 CLIPPER WAY OXON HILL 20745-0000	<b>Legal Description:</b> POTOMAC BUSINESS PARK-PLAT 8
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>
0105	00A1	10012.17
<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
10012.17	4792	
<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>
	9	2022
<b>Plat No:</b>	<b>Plat Ref:</b>	234021
	234/ 021	
<b>Town:</b> None		
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>
		<b>Property Land Area</b>
		12.1900 AC
		<b>County Use</b>
		907
<b>Stories</b>	<b>Basement</b>	<b>Type</b>
		<b>Exterior</b>
		<b>Quality</b>
		<b>Full/Half Bath</b>
		<b>Garage</b>
		<b>Last Notice of Major Improvements</b>
		/
Value Information		
	<b>Base Value</b>	<b>Value</b>
		As of
<b>Land:</b>	2,123,900	01/01/2019
<b>Improvements</b>	0	0
<b>Total:</b>	2,123,900	2,123,900
<b>Preferential Land:</b>	0	2,123,900
		<b>Phase-in Assessments</b>
		As of
		07/01/2021
		As of
		07/01/2022
Transfer Information		
<b>Seller:</b> OXON HILL ASSOCIATES L C	<b>Date:</b> 07/22/2016	<b>Price:</b> \$376,666
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /38409/ 00195	<b>Deed2:</b>
<b>Seller:</b> D M H JOINT VENTURE	<b>Date:</b> 01/04/1995	<b>Price:</b> \$400,000
<b>Type:</b> ARMS LENGTH MULTIPLE	<b>Deed1:</b> /09964/ 00705	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
Exemption Information		
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2021
<b>County:</b>	580	2,123,900.00
<b>State:</b>	580	2,123,900.00
<b>Municipal:</b>	580	0.00
		0.00
<b>Special Tax Recapture: None</b>		
Homestead Application Information		
<b>Homestead Application Status:</b> No Application		
Homeowners' Tax Credit Application Information		
<b>Homeowners' Tax Credit Application Status:</b> No Application		<b>Date:</b>

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.

# Real Estate Tax Bill - FY22

## Property Tax Inquiry

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: 5509872      DISTRICT: 12      DATA AS OF: 09/07/21 at 10:48:31      [New Search](#)

OWNER: PRINCE GEORGES COUNTY      CARE OF: SUITE 336      [Help](#)  
[Payment History](#)

PROPERTY ADDRESS: 006500 CLIPPER WAY  
 FOREST HEIGHTS MD 20745-0000      MAILING ADDRESS: 1400 MCCORMICK DR  
 LARGO, MD 20774-

MORTGAGE: UNKNOWN

PROPERTY DESCRIPTION:		POTOMAC BUSINE SS PARK-PLAT 8	
CONDO,PLAT		PHASE	BLDG UNIT
SUBNAME:	POTOMAC BUSINESS P		LIBER/FOLIO: 38409/195
SECTION:			LATEST DEED: 07/22/2016
LOT:	9		LAND: 2,123,900.00
BLOCK:			IMPS: 0.00
ACREAGE:	12.190 A		ASSESSMENT: 2,123,900.00
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: 5509872      FY22



## Current Zoning Code - Page 1

Sec. 27-471. - I-3 Zone (Planned Industrial/Employment Park).

**(a) Purposes.**

(1) The purposes of the I-3 Zone are:

- (A) To provide increased and enhanced employment opportunities for the residents of the County and areas for industries, research facilities, and offices which have common characteristics with respect to site requirements, desired amenities, compatibility of operations, general functional classifications, and access;
- (B) To provide for a mixture of industrial, research, office, and in certain instances specific retail commercial uses (along with compatible institutional, recreational, and service uses) in a manner which will retain the dominant industrial/employment character of the area, while also providing for the enhanced viability of the zone by providing for the location of certain retail commercial uses on the periphery of the area, specifically when the periphery fronts on, and is adjacent to, arterial roadways;
- (C) To permit uses which, when compared to the uses permitted in other Industrial Zones, will minimize detrimental effects on uses of adjacent land, especially where adjacent land is being used commercially; and
- (D) To provide development standards which assure the compatibility of proposed land uses with surrounding land uses, maximize open space so as to create a park-like setting, and improve the overall quality of industrial/employment areas in Prince George's County.

**(b) Landscaping, screening, and buffering** of development in the I-3 Zone shall be provided as set forth in the Landscape Manual.

(1) Additional buffering and screening may be required to protect the park-like setting of the Planned Industrial/Employment Park from adjoining or interior incompatible land uses.

**(c) Outside uses.**

(1) With the exception of off-street parking and loading areas, recreational facilities (unless otherwise provided), airports, agricultural uses, sidewalk cafes (as an accessory use), surface mining operations, towers (poles, whips, and antennas), vehicle rental lots, and public utility uses, all uses allowed in the Table of Uses shall be located in wholly enclosed buildings. Outdoor storage is prohibited.

**(d) Site plans.**

- (1) A Conceptual Site Plan and a Detailed Site Plan shall be approved for all uses and improvements, in accordance with Part 3, Division 9, of this Subtitle.
- (2) In addition to the requirements of Part 3, Division 9, the Detailed Site Plan shall show the design and size of lettering, lighting, and all other features of signs proposed (except those for directional or informational purposes containing not more than four (4) square feet). These signs shall be reviewed and approved or disapproved at the same time the Detailed Site Plan is acted upon.

**(e) Uses.**

(1) The uses allowed in the I-3 Zone are as provided for in the Table of Uses (Division 3 of this Part).

**(f) Regulations.**

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the I-3 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.
- (2) Not more than twenty-five (25%) of any parking lot and no loading space shall be located in the yard to which the building's main entrance is oriented, except that the Planning Board may approve up to an additional fifteen percent (15%) in its discretion if increased parking better serves the efficiency of the particular use; improves views from major arteries or interstate highways; and makes better use of existing topography or complements the architectural design of the building.

## Current Zoning Code - Page 2

- (3) No loading docks shall be permitted on any side of a building facing a street except where the lot is bounded by three (3) or more streets.

**(g) Warehousing.**

- (1) Warehousing, wholesaling, distribution, or storage of materials not used, or products not produced, on the premises may be permitted, subject to the following:
- (A) Not more than twenty percent (20%) of the net tract area of the entire Planned Industrial/Employment Park shall be devoted to these uses (including accessory uses such as off-street parking and loading areas).
- (B) More than twenty percent (20%), but not more than thirty percent (30%), of the net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses if at least five percent (5%) of the net lot area (of the lot on which the use is proposed) is devoted to green area. This green area shall be in addition to any other green area required by this Part. This additional green area shall either serve to preserve irreplaceable natural features, be designed so that the visual impact of the facility will be relieved (either by natural features or changes in grade), or provide distinctive furnishings (such as sculptures, fountains, and sidewalk furniture).
- (C) More than thirty percent (30%), but not more than fifty percent (50%), of the net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses if, in addition to meeting the requirements of (B), above, the Planning Board finds:
- (i) That the tract is suited for these uses because of its accessibility to railways or highways that readily accommodate warehousing;
- (ii) That the traffic generated by the uses is not directed through residential neighborhoods;
- (iii) That the use is compatible with surrounding existing land uses and those proposed on the Master Plan. In determining compatibility, the Planning Board shall consider architectural or physical features of the facility and may require that these features be compatible with surrounding land uses.
- (D) The remainder of the park shall be devoted to other uses, in the case of (A), (B), or (C), above.

**(h) Required access.**

- (1) Each Planned Industrial/Employment Park (including each property in separate ownership) shall have frontage on, and direct vehicular access to, a street having a right-of-way width of at least seventy (70) feet.

**(i) Minimum area for the development.**

- (1) The minimum area for the development of any Planned Industrial/Employment Park shall be twenty-five (25) gross acres.
- (2) If the area is less than twenty-five (25) acres but not less than fifteen (15) acres, the property may be classified in the I-3 Zone when the property adjoins property in the C-O Zone, provided that the area of the combined properties is at least twenty-five (25) gross acres.
- (3) If the area is less than twenty-five (25) acres, the property may be classified in the I-3 Zone when the property adjoins property in the I-3 or E-I-A Zone, provided that the area of the combined properties is at least twenty-five (25) gross acres.
- (4) If the area is less than twenty-five (25) acres, and the land was classified in the I-3 Zone prior to October 31, 1977, or upon approval of a Sectional Map Amendment, it may be developed in accordance with this Part, provided the owner of record does not own abutting undeveloped land in the I-3, E-I-A, or C-O Zone that could be used to comply with the provisions of paragraph (1), (2), or (3), above.

*(CB-49-1986; CB-1-1989; CB-90-1992; CB-58-1993; CB-21-1994)*

Deed - Page 1

2 of 3

38409 195

NOTE TO CLERK: Exempt from Recordation Tax and Transfer Tax under Annotated Code of Maryland, Tax Property Article, Sections 12-108 (a) and 13-207(a), respectively, and exempt from Recording Fees under Annotated Code of Maryland, Real Property Article, Section 3-603.

SPECIAL WARRANTY DEED

Clerk of the Circuit Court

2016 JUL 22 PM 3: 56

PR GEORGE'S COUNTY MD #86

THIS SPECIAL WARRANTY DEED made this 22nd day of July, 2016, by and between OXON HILL ASSOCIATES L.C., a Virginia limited liability company, party of the first part, hereinafter referred to as the "Grantor" and PRINCE GEORGE'S COUNTY, MARYLAND, a body corporate and politic, party of the second part hereinafter referred to as the "Grantee".

WHEREAS, the Grantor acquired title to certain real property by deed recorded among the land records of Prince George's County at Liber 9964 Folio 705 (the "Property"), which Property is more particularly described herein below.

NOW, THEREFORE, in consideration of Three Hundred Seventy Six Thousand Six Hundred Sixty Six and 67/100 Dollars (\$376,666.67), the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell, convey, transfer and confirm, with Special Warranty of title, successors and assigns, fee simple absolute title to the Property lying, situate and being in the Twelfth (12th) Election District of Prince George's County, State of Maryland, and being described as follows, to wit:

SEE ATTACHMENT A

TOGETHER WITH all right, title and interest of Grantor in and to improvements thereupon and all and singular the tenements, hereditaments, rights-of-way, easements, privileges, and appurtenances to the same being in anywise appertaining.

SUBJECT TO covenants, easements and restrictions of record, if any.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every right, title, privileges, appurtenances and advantages thereunto belonging, or in anyway appertaining,

FURTHER, the land and premises above described are conveyed "AS IS" without representation or warranty of any kind other than expressly granted herein.

PRINCE GEORGE'S COUNTY GOVT.	
RECEIPT DATE	07/22/2016
ACCOUNT #	5509872
REVENUE STATE	004
RECEIPT #	69
PG DEED TAX	.00
MD DEED TAX	.00
PG TRUST #1	.00
MD TRUST #1	.00
PG TRUST #2	.00
MD TRUST #2	.00
PG TRUST #3	.00
MD TRUST #3	.00
PG TRUST #4	.00
MD TRUST #4	.00
AGRI TAX	.00
TOTAL	.00

LR Dated (No-Taxes)  
 Recording Fee 20.00  
 Grantor/Grantee Name:  
 Oxon Hill  
 Reference/Control #:  
 LR Dated (No-Taxes)  
 Surcharge 40.00  
 Sub Total: 60.00  
 Total: 170.00  
 07/22/2016 03:56  
 #5509872 C0703 -  
 Prince George's  
 County of MD 03.01 -  
 Recorder 01

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) SJH 38409, p. 0195, MSA\_CE64\_38718. Date available 08/08/2016. Printed 09/06/2021.

38409 196

IN TESTIMONY WHEREOF, Witness the hands and seals of the parties hereto:

Grantor:

ATTEST:

OXON HILL ASSOCIATES L.C., a Virginia limited liability company

*Kathleen L. Ciro*

By: MVP Management, LLC, a Virginia limited liability company, its Manager

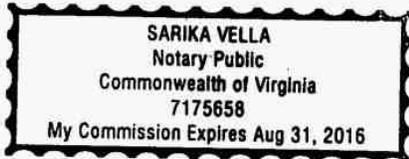
BY: *[Signature]* (Seal)  
Name: Jan M. Petersen  
Title: manager

STATE OF MARYLAND:  
COUNTY OF PRINCE GEORGE'S: to wit:

I HEREBY CERTIFY that on this 21st day of July 2016, before me, Sarika Vella, the undersigned Notary Public, personally appeared Jan M. Petersen, who acknowledged himself to be the manager of MVP Management, LLC, a Virginia limited liability company, which is the Manager of Oxon Hill Associates L.C., a Virginia limited liability company, and that as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in the name of the company by himself as manager, and that he has the power and authority to sign in said capacity to bind Oxon Hill Associates, L.C..

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public  
My Commission expires: 8/31/16



*Sarika Vella*  
Notary Public

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) SJH 38409, p. 0196, MSA\_CE64\_38718. Date available 08/08/2016. Printed 09/06/2021.

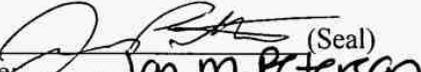
38409 197

**CERTIFICATE OF PREPARATION**

The undersigned certifies that the foregoing document presented for recordation was prepared by **OXON HILL ASSOCIATES L.C.**, one of the parties named in the foregoing instrument.

**OXON HILL ASSOCIATES L.C.**, a  
Virginia limited liability company

By: MVP Management, LLC, a  
Virginia limited liability company, its  
Manager

BY:  (Seal)  
Name: Jan M. Petersen  
Title: Manager

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) SJH 38409, p. 0197, MSA\_CE64\_38718. Date available 08/08/2016. Printed 09/06/2021.

**Deed - Page 4**

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**Grantees Address:**

**Jennifer Bratton  
Realty Specialist  
Land Acquisition and Real Property Division  
Office of Central Services  
1400 McCormick Drive  
Suite 336  
Largo, MD 20774**

**After recording, remit to:**

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) SJH 38409, p. 0198, MSA\_CE64\_38718. Date available 08/08/2016. Printed 09/06/2021.

**Deed - Page 5**

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**Attachment "A"**

All that certain lot or parcel of land together with all improvements thereon located and being in the County of Prince George's, Maryland and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 9, as shown on plat entitled "Plat Eight, Plat of Resubdivision of Lot 3, P.B. VJ 178 P.No.71, Lots 9 & 10, POTOMAC BUSINESS PARK, Oxon Hill (12th) Election District," which plat is recorded among the Land Records of Prince George's County, Maryland in Plat Book MMB 234 at Plat No. 21.

Property Address: 6500 Clipper Way, Forest Heights, MD 20745  
Property Tax ID No. 12-5509872

F:\Clients\Settlements WMS 08645\31996 - Prince George's County, Clipper Way\Documents\Special Warranty Deed - Lot 9.doc

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) SJH 38409, p. 0199, MSA\_CE64\_38718. Date available 08/08/2016. Printed 09/06/2021.

38409 200

**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate**

**Affidavit of Residence or Principal Residence**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

**1. Transferor Information**

Name of Transferor:  
**Oxon Hill Associates L.C.**

**2. Reasons for Exemption**

<b>Resident Status</b>	<input type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input checked="" type="checkbox"/> Transferor is a resident entity under §10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
<b>Principal Residence</b>	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

**3a. Individual Transferors**

\_\_\_\_\_  
Witness (SEAL)

**3b. Entity**

**OXON HILL ASSOCIATES L.C.,**  
a Virginia limited liability company

By: MVP Management, LLC,  
a Virginia limited liability company,  
its Manager

By:   
Name: Jan M. Petersen  
Its: Manager

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) SJH 38409, p. 0200, MSA\_CE64\_38718. Date available 08/08/2016. Printed 09/06/2021.



### Appraiser Certification

Borrower	N/A				
Property Address	6500 Clipper Way				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender/Client	Prince George's County				

11/06/2019

5,431,876

#### COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 04 27637  
MESSAGE(S) :

THOMAS WEIGAND

6128 11-05-2019

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



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

*Thomas A. Weigand*  
Signature of Bearer

*James E. Rappaport*  
Acting Secretary DLLR

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