

HYATTSVILLE ORDINANCE 2007-08

**AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR
JULY 1, 2007 THROUGH JUNE 30, 2008, FOR THE GENERAL PURPOSE;
FIXING THE TAX RATES FOR THE FISCAL YEAR BEGINNING JULY 1,
2007; AUTHORIZING COLLECTION OF TAXES HEREIN LEVIED, AND
APPROPRIATING FUNDS FOR THE FISCAL YEAR.**

BE IT ENACTED AND ORDAINED by the Mayor and City Council for the City of Hyattsville, as follows:

That pursuant to Section C5-6 of the Hyattsville City Charter the annual budget as follows:

| | General/ Operating | Restricted Programs | Capital Equipment/ Projects | Debt Service | Total |
|--------------------------------|-----------------------|------------------------|-----------------------------------|-----------------|-------------------|
| Revenues | | | | | |
| Local Taxes | | | | | |
| Real Property | 8,134,265 | | | | 8,134,265 |
| Personal Property | 221,365 | | | | 221,365 |
| Railroads and Public Utilities | 1,063,505 | | | | 1,063,505 |
| Penalties and interest | 10,310 | | | | 10,310 |
| Income | 1,079,000 | | | | 1,079,000 |
| Admission and Amusement | 490,320 | | | | 490,320 |
| Local Tax Subtotal | 10,998,765 | | - | - | 10,998,765 |
| Licenses and Permits | 406,225 | | | | 406,225 |
| Other Governments | 928,880 | 117,400 | - | - | 1,046,280 |
| Service Charges | 131,735 | | | | 131,735 |
| Fines and Forfeitures | 375,070 | | | | 375,070 |
| Miscellaneous Revenues | 123,545 | | | | 123,545 |
| Total Revenue | 12,964,220 | | - | - | 13,081,620 |

| | General/ Operating | Restricted Programs | Capital Equipment/ Projects | Debt Service | Total |
|---|-----------------------|------------------------|-----------------------------------|--------------------|--------------------|
| Expenditures | | | | | |
| Legislative | 277,850 | | | | 277,850 |
| General Government | 1,508,285 | | 12,000 | 1,473,485 | 2,993,770 |
| Public Safety | | | | | |
| Police | 5,262,335 | 98,400 | 876,370 | | 6,237,105 |
| Fire | 40,000 | | | | 40,000 |
| Code Enforcement | 409,645 | | 16,500 | | 426,145 |
| Public Safety Subtotal | 5,711,980 | 98,400 | 892,870 | - | 6,703,250 |
| Public Works | | | | | |
| General Operations | 2,987,110 | | 571,350 | | 3,558,460 |
| Pavement Rehab | | | 2,630,000 | | 2,630,000 |
| Public Works Subtotal | 2,987,110 | | 3,201,350 | - | 6,188,460 |
| Recreation | 255,860 | 19,000 | | | 274,860 |
| Community Development | 100,910 | | 263,000 | | 363,910 |
| Total Expenditures | 10,841,995 | 117,400 | 4,369,220 | 1,473,485 | 16,802,100 |
| Excess/(Deficit) of Revenues Over Expenditures | 2,122,225 | - | (4,369,220) | (1,473,485) | (3,720,480) |
| Other Financing Sources/(Uses) | | | | | |
| Operating Transfers | (2,316,705) | | 843,220 | 1,473,485 | - |
| General Obligation Bond Proceeds | | | 2,630,000 | | 2,630,000 |
| Lease Financing Proceeds | | | 596,000 | | 596,000 |
| Total Other Financing Sources/Uses | (2,316,705) | - | 4,069,220 | 1,473,485 | 3,226,000 |
| Net Change in Fund Balance | (194,480) | - | (300,000) | - | (494,480) |

Which was the subject of a public hearing on May 14, 2007 after notice thereof was published twice in a newspaper of general circulation within the City, is hereby adopted.

The tax rate for all real property, not otherwise exempted, located within the corporate limits of the City shall be as is hereby fixed at sixty-three cents (\$.63) on each one hundred (\$100.00) dollars of assessed value on lands, improvements and fixtures.

The tax rate for all operating property of public utilities and contract carriers, not otherwise exempted, located within the corporate limits of the City shall be as is hereby fixed at one dollar and ninety-eight cents (\$1.98) on each one hundred (\$100.00) dollars of assessed value.

Such taxes on lands and improvements shall be computed on the valuation of said properties in Prince George's County, Maryland, which assessment is hereby adopted and used by the City of Hyattsville as its own valuation assessment of the land and improvements within the corporate limits subject to taxation for property of public utilities and contract carriers, the valuation of said properties as certified to the City of Hyattsville by the Maryland State Department of Assessments and Taxation shall be used as the assessed valuation of properties so certified.

The tax rate for all tangible personal property, not otherwise exempted, located within the corporate limits of the City shall be and is hereby fixed at one dollar and fifteen cents (\$1.15) on each one hundred (\$100.00) dollars of assessed value of all tangible operating personal property, including commercial inventory. In computing and levying such taxes on tangible personal property, the valuation of such property as certified to the City of Hyattsville by the Maryland State Department of Assessments and Taxation shall be used as the assessed valuation of properties so certified.

The City Treasurer, or any other person designated by the City Council to act in his place, is hereby authorized and directed to collect the taxes herein levied by this ordinance.

In accordance with Section C5-6 of the Hyattsville City Charter, the real property taxes provided for in this ordinance shall be due and payable on the first day of July, 2007 and shall be overdue and in arrears when the County's real property taxes are overdue and in arrears. All real property taxes shall bear monthly interest while in arrears at the rate of two thirds of one percent (.0066) and a monthly penalty of one percent (.01) as provided in Section C5-17 of the City Charter.

Tangible personal property shall bear a fixed penalty of one hundred (\$100.00) dollars for the first month in arrears, which is defined as the period beginning ninety-one (91) days and ending one hundred twenty (120) days following the tax bill date. An additional penalty of one percent (.01) per month shall be due on any taxes in arrears more than one hundred twenty (120) days. All tangible personal property taxes shall bear interest at the rate of two thirds of one percent (.0066) per month while in arrears.

AND BE IT FURTHER ORDAINED, that this budget shall govern the expenditure of funds by the City during the fiscal year 2008, subject to further budget ordinances enacted by the City pursuant to Article 23A §2(b)(2) of the Maryland Annotated Code;

AND BE IT FURTHER ORDAINED, that the City Council may from time to time during the fiscal year amend this budget by motions made, discussed and carried by a 2/3 vote of the City Council so long as any action regarding this budget is taken at a public meeting after notice and a public discussion, and the amendments to the budget for entire fiscal year do not increase the total expenditures by more than ten percent (10%) of the total budgeted expenditures figure appearing above;

AND BE IT FURTHER ORDAINED, pursuant to Hyattsville Resolution 2004-03 designating the University Town Center Special Taxing District and Hyattsville Resolution 2004-03 authorizing the imposition, levy and collection of special taxes in the Special Taxing District and pursuant to the Rate and Apportioning terms adopted, the City of Hyattsville adopts and approves the report of the Administrator of the University Town Center Special Taxing District (Exhibit A) and hereby assesses and levies as additional real property taxes on the owners of properties in the University Town Center Special Taxing District this special tax as indicated in Appendix A of Exhibit A for the upcoming fiscal year; in the event any parcel numbers are changed prior to the actual billing of taxes by the county, the Administrator shall revise Appendix A to be consistent with the tax parcel numbers used by the County for billing of taxes and recalculate the special tax to be collected from each parcel in a manner consistent with the method utilized to calculate the special taxes in Exhibit A;

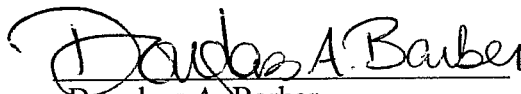
AND BE IT FURTHER ORDAINED, that this ordinance shall become effective on July 1, 2007 and a fair summary of this Ordinance shall be published twice in a newspaper having general circulation in the City, subject to the provisions of section C3-2A(6) of the City Charter;

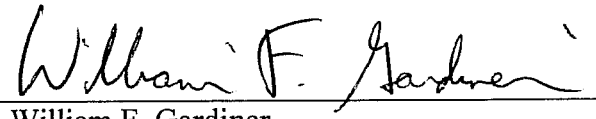
AND BE IT FURTHER ORDAINED, that this ordinance shall be passed as emergency legislation.

PASSED on the 4th day of June, 2007

Adopted: June 4, 2007

Attest:


Douglass A. Barber
City Clerk


William F. Gardiner
Mayor

**CITY OF HYATTSVILLE
SPECIAL OBLIGATION BONDS
UNIVERSITY TOWN CENTER PROJECT
SERIES 2004**

**FISCAL YEAR 2007-2008
SPECIAL TAX REPORT**

Prepared By:

MUNICAP, INC.

May 14, 2007

**CITY OF HYATTSVILLE
SPECIAL OBLIGATION BONDS
UNIVERSITY TOWN CENTER PROJECT
SERIES 2004**

**Fiscal Year 2007-2008
Special Tax Report**

INTRODUCTION

The City of Hyattsville issued \$18,000,000 of special obligation bonds in August 2004 related to the University Town Center Development District. These bonds are to be repaid from special taxes levied on the taxable property in the University Town Center Special Taxing District, which was created pursuant to Resolution No. 2004-02 adopted by the City Council on February 17, 2004.

A special tax is to be collected each fiscal year in the University Town Center Special Taxing District pursuant to Resolution No. 2004-03, and an Executive Order, dated August 9, 2004, executed by the Mayor. This report has been prepared to explain the methodology used to calculate the special tax rates at which property will be taxed in the University Town Center Special Taxing District for fiscal year 2007-2008.

SPECIAL TAX REQUIREMENT

Special taxes are to be collected in a proportional amount equal to each parcel equivalent use factor such that the total special tax collected is equal to the special tax requirement. The special tax requirement is generally equal to (i.) annual debt service, (ii.) administrative expenses, less (iii.) proceeds in the capitalized interest account, and (iv.) interest income on reserve fund (*upon closure of the improvement fund*) held by the trustee.

Table A provides a summary of the special tax requirement for fiscal year 2007-2008. Special taxes equal to \$1,080,000.00 will have to be collected for fiscal year 2007-2008. Each of these numbers is explained in the following sections.

Debt Service

Debt service includes interest on the bonds payable on January 1, 2007 and July 1, 2007. Each semi annual interest payment is equal to \$508,572 on the terms bonds shown below.

| | |
|--|-------------|
| Term 2017 Bonds of \$1,676,000 at 5.00% | \$83,800 |
| Term 2024 Bonds of \$3,524,000 at 5.60% | \$197,344 |
| Term 2034 Bonds of \$12,800,000 at 5.75% | \$736,000 |
| Total: | \$1,017,144 |

There is no principal due on July 1, 2007. As a result, total debt service for fiscal year 2007-2008 is \$1,017,144.

Table A
Special Tax Requirement
Fiscal Year 2007-2008

| | |
|--------------------------------|-------------|
| Debt service: | |
| Interest on January 1, 2008 | \$508,572 |
| Interest on July 1, 2008 | \$508,572 |
| Principal on July 1, 2008 | \$0 |
| <i>Sub-total debt service</i> | \$1,017,144 |
| Administrative expenses | \$28,050 |
| Contingency | \$45,047 |
| <i>Total expenses</i> | \$1,090,241 |
| Surplus from prior year | (\$10,241) |
| <i>Special Tax Requirement</i> | \$1,080,000 |

Administrative Expenses

Administrative expenses include the trustee, the administrator, and the expenses of the city related to the district. The annual charges of the trustee are estimated to be \$7,000. The fees and expenses of the administrator are estimated to be \$11,050. The expenses of the city are estimated to be \$10,000. Accordingly, the total administrative expenses are estimated at \$28,050.

Contingency

A contingency, equal to approximately four percent of annual debt service plus an additional amount to round the special tax requirement to the nearest ten-thousand has been added in case there are unanticipated expenses or tax payment delinquencies.

Reserve Fund Income

As of March 31, 2007, the balance in the reserve fund was \$1,708,192.50, which is the reserve requirement of Series 2004 Bonds. Bond proceeds in the reserve fund are invested Transamerica Guarantee Investment Contract (GIC) that is earning 3.30 percent per annum (paid semi-annually in June and December) and maturing on August 24, 2009. According to the trust indenture, reserve fund investment income should be transferred to the improvement fund after the capitalized interest and may only be used to pay debt service or administrative services expenses upon the closure of the improvement fund. As a result, the estimated interest income in the amount of \$28,185.18 that will be earned by the next debt service payment due on July 1, 2007 will be transferred to the improvement fund and will not be made available to pay debt service and administrative expenses for fiscal year 2006-2007. Likewise, the annual investment income of \$56,370.35 on the reserve fund requirement of \$1,708,192.50 will be transferred to the improvement fund and will not be made available to pay debt service for fiscal year 2007-2008.

Surplus from Prior Year

Table D below outlines the surplus from the prior year that may be applied to pay debt service and administrative expenses for fiscal year 2007-2008. Special taxes in the amount of \$1,080,000.00 were billed for collection in fiscal year 2006-2007. As of March 31, 2007, the entire amount billed for collection in fiscal year 2006-2007 had been collected by Prince George's County and transferred to the trustee. A portion of these special tax revenues in the amount \$508,572.00

were used to pay debt service due on the bonds on January 1, 2007. As of March 31, 2007, the balance in the special tax fund and debt service fund was \$516,082.14 and \$3.67, respectively. A portion of these special taxes revenue and debt service fund balances will be used to pay debt service due on July 1, 2007, which consists of an interest payment totaling \$508,572.00 as shown on Table D below.

Table D
Surplus from Prior Year

| | Series 2003 |
|--|----------------|
| Available Funds: | |
| Special tax revenue fund through March 31, 2007 | \$516,082.14 |
| Debt service fund through March 31, 2007 | \$3.67 |
| Estimated reserve fund interest to June 30, 2007 | \$19,805.53 |
| <i>Total funds available</i> | \$535,891.34 |
| Interest payment on July 1, 2007 | (\$508,572.00) |
| Administrative expenses | (\$17,078.75) |
| <i>Subtotal expenses</i> | (\$525,650.75) |
| Surplus from prior year | \$10,240.59 |

As of March 31, 2007, the balance in the administrative expense fund was \$19,805.53. Administrative expenses for fiscal year 2006-2007 were estimated to be \$28,050.00 and were to be funded with special taxes collected in fiscal year 2006-2007. As of March 31, 2007, administrative expenses for fiscal year 2006-2007 in the amount of \$10,971.25 have been paid by the trustee. As a result, administrative expenses in the amount of \$17,078.75 remain to be funded with special tax revenues collected in fiscal year 2006-2007. Accordingly, an estimated aggregate surplus of \$10,240.59 will be available to pay debt service and administrative expenses for fiscal year 2007-2008.

Special Tax Levied

The special tax for the year shall be equal to the special tax requirement. The special tax for each parcel shall be equal to the Equivalent Use Factors of the parcel, divided by the Equivalent Use Factors of all Taxable Property in the District, and the result multiplied by the Special Tax Requirement as shown by the formula below:

$$A = (B \div C) \times D$$

Where the terms have the following meaning:

- A = The Special Tax for a Parcel.
- B = The Equivalent Use Factors of the Parcel.
- C = The Equivalent Use Factors of all Taxable Property in the District
- D = The Special Tax Requirement.

Equivalent Use Factors means for any parcel, the number of dwelling units, parking spaces, and building square footage of a parcel by the Land Use Class multiplied by the factor for each Land Use Class as shown in Table F below:

Table F
Land Use Class and Equivalent Use Factors

| Land Use Class | Equivalent Use Factors |
|----------------------|----------------------------|
| Office Property | 0.70 per 1,000 square feet |
| Parking Property | 0.02 per parking space |
| Residential Property | 1.00 per dwelling unit |
| Retail Property | 1.02 per 1,000 square feet |

Schedules from the State Department of Assessments and Taxation showing the building square footage for each parcel, which were used in computing the equivalent use factors for each taxable parcel within the district, are attached to Appendix B. There are currently twelve parcels within the special tax district. These parcels and their respective land use class, building square footage for office and retail property, respectively, the number of dwelling units per residential parcel, the number of parking spaces for parking property and the corresponding equivalent use factors are shown in Table G below.

Table G
Special Tax District Parcels

| Parcel Account # | Parcel | Land Use Class | Building SF/ Dwelling Units / Parking Spaces/ | Equivalent Use Factor | Equivalent Use Factors |
|------------------|--------|----------------|---|-----------------------|------------------------|
| 356694-0 | I | Office | 313,278 | 0.70 | 219.29 |
| 372073-7 | R | Office | 429,924 | 0.70 | 300.95 |
| 372074-5 | S | Retail | 0 | 0.70 | 0.00 |
| 337808-0 | G | Office | 188,019 | 0.70 | 131.61 |
| 366669-0 | L | Office | 488,502 | 0.70 | 341.95 |
| 366674-0 | J | Residential | 244 | 1.00 | 254.00 |
| | | Parking | 500 | 0.02 | |
| 366675-7 | K | Parking | 522 | 0.02 | 10.44 |
| 366671-6 | M | Retail | 0 | 1.02 | 0.00 |
| 366672-4 | N | Retail | 0 | 1.02 | 0.00 |
| 372072-9 | Q | Retail | 0 | 1.02 | 0.00 |
| 372068-7 | P | Retail | 0 | 1.02 | 0.00 |
| 372070-3 | P | Retail | 0 | 1.02 | 0.00 |
| Total | | | | | 1,258.25 |

Special taxes are to be collected in a proportional amount equal to each parcel equivalent use factor such that the total special tax to be collected is equal to the special tax requirement. For fiscal year 2007-2008, the special tax requirement is equal to \$1,080,000.00. The equivalent use factors for all parcels within the district are equal to 1,258.25. As a result, the special tax to be collected per each equivalent use factor is equal to \$858.34 ($\$1,080,000.00 \div 1,258.25 = \858.34). The special tax to be collected on each parcel is shown in Table H below.

Table H
Special Tax Levy
Fiscal Year 2007-2008

| Parcel Account # | Equivalent Use Factor | Special Tax Per EUF | Special Tax Levy |
|-----------------------------|----------------------------------|--------------------------------|-----------------------------|
| 356694-0 | 219.29 | \$858.34 | \$188,228.81 |
| 372073-7 | 300.95 | \$858.34 | \$258,313.97 |
| 372074-5 | 0.00 | \$858.34 | \$0.00 |
| 337808-0 | 131.61 | \$858.34 | \$112,968.65 |
| 366669-0 | 341.95 | \$858.34 | \$293,509.76 |
| 366674-0 | 254.00 | \$858.34 | \$218,017.76 |
| 366675-7 | 10.44 | \$858.34 | \$8,961.05 |
| 366671-6 | 0.00 | \$858.34 | \$0.00 |
| 366672-4 | 0.00 | \$858.34 | \$0.00 |
| 372072-9 | 0.00 | \$858.34 | \$0.00 |
| 372068-7 | 0.00 | \$858.34 | \$0.00 |
| 372070-3 | 0.00 | \$858.34 | \$0.00 |
| Total | 1,258.25 | | \$1,080,000.00 |

SPECIAL TAX RATES

Special taxes are to be collected in a proportional amount equal to each parcel equivalent use factor such that the total special tax collected is equal to the special tax requirement. The total expenses of the district for fiscal year 2007-2008 are estimated to be equal to \$1,090,240.59. Surplus revenue from prior year and interest income available to pay expenses are estimated to be \$10,240.59. Accordingly, the special tax requirement is equal to \$1,080,000.00.

The special taxes to be collected on each parcel for fiscal year 2007-2008 are shown in Appendix A. Appendix B includes schedules from the State Department of Assessments and Taxation showing the building square footage for each parcel, which were used in computing the equivalent use factors for each taxable parcel within the district.

APPENDIX A

CITY OF HYATTSVILLE
UNIVERSITY TOWN CENTER SPECIAL TAX DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

SPECIAL TAX ROLL

| Parcel Account # | Parcel | Building | Owner | Special Tax FY07-08 |
|---------------------|--------|-------------------|--------------------------|------------------------|
| 356694-0 | I | Metro I | PG Center I Inc | \$188,228.81 |
| 372073-7 | R | Metro II | PG Center II LP | \$258,313.97 |
| 372074-5 | S | 0 | PG Center II LP | \$0.00 |
| 337808-0 | G | Metro IV | PG Metro Center IV, LLC | \$112,968.65 |
| 366669-0 | L | Metro III | PG Metro Center III, Inc | \$293,509.76 |
| 366674-0 | J | Student HS/Garage | UTC Housing I, LLC | \$218,017.76 |
| 366675-7 | K | Garage | UTC Retail I, LLC | \$8,961.05 |
| 366671-6 | M | 0 | UTC Retail II, LLC | \$0.00 |
| 366672-4 | N | 0 | UTC Retail III, LLC | \$0.00 |
| 372072-9 | Q | 0 | UTC Retail VI LLC | \$0.00 |
| 372068-7 | P | 0 | UTC Retail IV LLC | \$0.00 |
| 372070-3 | P | 0 | UTC Retail IV LLC | \$0.00 |
| | | | Total | \$1,080,000.00 |

APPENDIX B

**City of Hyattsville
University Town Center Special Taxing District**

**State Department of Assessments and Taxation
SDAT Schedules**

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Maryland Department of Assessments and Taxation
PRINCE GEORGE'S COUNTY
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Account Identifier: District - 17 Account Number - 3566940

Owner Information

Owner Name: PRINCE GEORGE CENTER I INC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 6525 BELCREST RD Deed Reference: 1) /11044/ 33
HYATTSVILLE MD 20782-2003 2)

Location & Structure Information

Premises Address Legal Description
6505 BELCREST RD PARCEL 1
HYATTSVILLE 20782

| Map Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | 198052 |
|-------------------------|--------|--------------|---------------------------|--------------------|-------|------------|-----------------|-----------|--------|
| 42 | A2 | | 7016 | | | | 1 | Plat Ref: | |
| Special Tax Areas | | | Town Ad Valorem Tax Class | HYATTSVILLE | | 08 | | | |
| Primary Structure Built | | | Enclosed Area | Property Land Area | | County Use | | | |
| 1964 | | | 313,278 SF | 1.70 AC | | 005 | | | |
| Stories | | Basement | | Type | | Exterior | | | |

Value Information

| | Base Value | Value As Of | Phase-In Assessments | |
|--------------------|------------|-------------|----------------------|------------|
| | | | As Of | As Of |
| Land: | 666,400 | 01/01/2007 | 07/01/2006 | 07/01/2007 |
| Improvements: | 8,691,600 | 40,365,500 | | |
| Total: | 9,358,000 | 41,476,200 | 9,358,000 | 20,064,066 |
| Preferential Land: | 0 | 0 | 0 | 0 |

Transfer Information

| | | |
|---------|--------|--------|
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2006 | 07/01/2007 |
|----------------------------|-------|------------|------------|
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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PRINCE GEORGE'S COUNTY
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Account Identifier: District - 17 Account Number - 3720737

Owner Information

Owner Name: PRINCE GEORGE CNTR II LP **Use:** COMMERCIAL
Mailing Address: SUITE 300 **Principal Residence:** NO
 6525 BELCREST RD **Deed Reference:** 1) / 8751/ 443
 HYATTSVILLE MD 20782-2003 2)

Location & Structure Information

Premises Address **Legal Description**
 3700 EAST WEST HWY PARCEL R
 HYATTSVILLE 20782

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | 209054 |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|--------|
| 42 | A2 | | | 7016 | | | | 1 | Plat Ref: | |

Special Tax Areas **Town** **Ad Valorem** **HYATTSVILLE**
 Tax Class **08**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|-----------------|--------------------|-----------------|
| 1968 | 429,924 SF | 2.87 AC | 005 |
| Stories | Basement | Type | Exterior |

Value Information

| | Base Value | Value As Of | Phase-in Assessments | |
|--------------------|-------------------|-------------------|----------------------|-------------------|
| | | | As Of | As Of |
| Land: | 1,125,100 | 1,875,200 | 07/01/2006 | 07/01/2007 |
| Improvements: | 40,350,300 | 55,387,500 | | |
| Total: | 41,475,400 | 57,262,700 | 41,475,400 | 46,737,833 |
| Preferential Land: | 0 | 0 | 0 | 0 |

Transfer Information

| Seller: | Date: | Price: |
|---------|--------|--------|
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2006 | 07/01/2007 |
|----------------------------|-------|------------|------------|
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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 PRINCE GEORGE'S COUNTY
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Account Identifier: District - 17 Account Number - 3720745

Owner Information

Owner Name: PRINCE GEORGE CNTR II LP Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: SUITE 300 Deed Reference: 1) / 8751/ 443
 6525 BELCREST RD 2)
 HYATTSVILLE MD 20782-2003

Location & Structure Information

Premises Address Legal Description
 6401 AMERICA BLVD PARCEL S
 HYATTSVILLE 20782

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | 209054 |
|-------------------------|------|----------|---------------|-------------|--------------------|----------|------------|-----------------|-----------|--------|
| 42 | A2 | | | 7016 | | | | 1 | Plat Ref: | |
| Special Tax Areas | | | | Town | HYATTSVILLE | | | | | |
| | | | | Ad Valorem | | | | | | |
| | | | | Tax Class | 08 | | | | | |
| Primary Structure Built | | | Enclosed Area | | Property Land Area | | County Use | | | |
| 0000 | | | | | 3.49 AC | | 005 | | | |
| Stories | | Basement | | Type | | Exterior | | | | |

Value Information

| | Base Value | Value As Of | Phase-In Assessments | |
|--------------------|------------|-------------|----------------------|------------|
| | | | As Of | As Of |
| Land: | 1,368,200 | 01/01/2007 | 07/01/2006 | 07/01/2007 |
| Improvements: | 0 | 2,280,300 | | |
| Total: | 1,368,200 | 2,280,300 | 1,368,200 | 1,672,233 |
| Preferential Land: | 0 | 0 | 0 | 0 |

Transfer Information

| | | |
|---------|--------|--------|
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2006 | 07/01/2007 |
|----------------------------|-------|------------|------------|
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |

Tax Exempt: NO
 Exempt Class:

Special Tax Recapture:

* NONE *

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Account Identifier: District - 17 Account Number - 3378080

Owner Information

Owner Name: PGMC IV LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: S TUCKER VP PG METRO CENTER IN Deed Reference: 1) /15209/ 641
6525 BELCREST RD 2)
HYATTSVILLE MD 20782-2003

Location & Structure Information

Premises Address Legal Description
3311 TOLEDO RD PARCEL G
HYATTSVILLE 20782

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | 192019 |
|-------------------------|------|----------|---------------|-------------|-------------|--------------------|-----|-----------------|------------|--------|
| 42 | A2 | | | 7016 | | | | 1 | Plat Ref: | |
| Special Tax Areas | | | | Town | HYATTSVILLE | | | | | |
| | | | | Ad Valorem | | | | | | |
| | | | | Tax Class | 08 | | | | | |
| Primary Structure Built | | | Enclosed Area | | | Property Land Area | | | County Use | |
| 2003 | | | 188,019 SF | | | 1.01 AC | | | 005 | |
| Stories | | Basement | | | Type | | | Exterior | | |

Value Information

| | Base Value | Value As Of 01/01/2007 | Phase-In Assessments | |
|--------------------|------------|------------------------|----------------------|------------------|
| | | | As Of 07/01/2006 | As Of 07/01/2007 |
| Land: | 395,900 | 659,900 | | |
| Improvements: | 27,032,400 | 44,485,000 | | |
| Total: | 27,428,300 | 45,144,900 | 27,428,300 | 33,333,833 |
| Preferential Land: | 0 | 0 | 0 | 0 |

Transfer Information

Seller: PRINCE GEORGE CENTER I INC Date: 11/28/2001 Price: \$400,000
Type: UNIMPROVED ARMS-LENGTH Deed1: /15209/ 641 Deed2:
Seller: PRINCE GEORGE'S CENTER INC Date: 10/03/1996 Price: \$0
Type: NOT ARMS-LENGTH Deed1: /11044/ 33 Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2006 | 07/01/2007 |
|----------------------------|-------|------------|------------|
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |


Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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| | |
|--|--|
|  Maryland Department of Assessments and Taxation PRINCE GEORGE'S COUNTY Real Property Data Search | Go Back View Map New Search Ground Rent |
|--|--|

Account Identifier: District - 17 Account Number - 3666690

Owner Information

| | | | |
|-------------------------|---|-----------------------------|----------------------|
| Owner Name: | PG METRO CENTER III INC | Use: | COMMERCIAL |
| Mailing Address: | 6525 BELCREST RD HYATTSVILLE MD 20782-2003 | Principal Residence: | NO |
| | | Deed Reference: | 1) /12085/ 627 2) |

Location & Structure Information

| | |
|---------------------------------------|--------------------------|
| Premises Address | Legal Description |
| 6525 BELCREST RD HYATTSVILLE 20782 | PARCEL L |

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | 205042 |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|--------|
| 42 | A2 | | | 7016 | | | | 1 | Plat Ref: | |

| | | |
|--------------------------|------------|-------------|
| Special Tax Areas | Town | HYATTSVILLE |
| | Ad Valorem | |
| | Tax Class | 08 |

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1972 | 488,502 SF | 2.78 AC | 005 |

| | | | |
|----------------|-----------------|-------------|-----------------|
| Stories | Basement | Type | Exterior |
|----------------|-----------------|-------------|-----------------|

Value Information

| | Base Value | Value As Of | Phase-In Assessments | |
|--------------------|------------|-------------|----------------------|------------|
| | | | As Of | As Of |
| Land: | 817,400 | 01/01/2007 | 07/01/2006 | 07/01/2007 |
| Improvements: | 24,182,600 | 1,816,400 | | |
| Total: | 25,000,000 | 51,798,800 | 25,000,000 | 34,538,400 |
| Preferential Land: | 0 | 53,615,200 | 0 | 0 |

Transfer Information

| | | |
|----------------|---------------|---------------|
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |


Exemption Information

| Partial Exempt Assessments | Class | 07/01/2006 | 07/01/2007 |
|----------------------------|-------|------------|------------|
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |

Tax Exempt: NO **Special Tax Recapture:**
Exempt Class: * NONE *

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|---|---|--|

Account Identifier: District - 17 Account Number - 3666740

Owner Information

| | | | |
|-------------------------|--|-----------------------------|----------------------|
| Owner Name: | UTC HOUSING I LLC | Use: | COMMERCIAL |
| Mailing Address: | SUITE 300 6525 BELCREST RD HYATTSVILLE MD 20782-2003 | Principal Residence: | NO |
| | | Deed Reference: | 1) /20005/ 685 2) |

Location & Structure Information

| | |
|---------------------------------------|---|
| Premises Address | Legal Description |
| 6515 BELCREST RD HYATTSVILLE 20782 | PT PAR J RESET AIR RGHTS DEED -RESCH (COMB FR 3836939 ERR 07)NLP PN |

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|--------|
| 42 | A2 | | | 7016 | | | | 1 | | 205041 |

| Special Tax Areas | Town Ad Valorem Tax Class | HYATTSVILLE |
|-------------------|---------------------------|-------------|
| | 08 | |

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|-----------------|--------------------|-----------------|
| 2006 | 389,030 SF | 1.45 AC | 005 |
| Stories | Basement | Type | Exterior |

Value Information

| | Base Value | Value As Of 01/01/2007 | Phase-In Assessments | |
|--------------------|-------------------|------------------------|----------------------|-------------------|
| | | | As Of 07/01/2006 | As Of 07/01/2007 |
| Land: | 568,400 | 947,400 | | |
| Improvements: | 57,641,200 | 74,249,500 | | |
| Total: | 58,209,600 | 75,196,900 | 58,209,600 | 63,872,033 |
| Preferential Land: | 0 | 0 | 0 | 0 |

Transfer Information

| | | |
|---|---------------------------|-------------------------|
| Seller: UTC HOUSING I LLC | Date: 11/13/2006 | Price: \$295,198 |
| Type: NOT ARMS-LENGTH | Deed1: /20005/ 685 | Deed2: |
| Seller: PRINCE GEORGE CENTER I INC | Date: 07/29/2004 | Price: \$295,198 |
| Type: UNKNOWN | Deed1: /20005/ 685 | Deed2: |
| Seller: UTC HOUSING I LLC | Date: 10/03/1996 | Price: \$0 |
| Type: UNKNOWN | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2006 | 07/01/2007 |
|----------------------------|-------|------------|------------|
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Account Identifier: District - 17 Account Number - 3666757

Owner Information

Owner Name: UTC RETAIL I LLC Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: SUITE 300 Deed Reference: 1)
 6525 BELCREST RD 2)
 HYATTSVILLE MD 20782-2003

Location & Structure Information

Premises Address: 6500 AMERICA BLVD
 HYATTSVILLE 20782
 Legal Description: PARCEL K AIR RIGHT
 DEEDS PEND-RESRCH 07-NP
 L PEND217014 (FIN NO CHD)

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | 205041 |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|--------|
| 42 | A2 | | | 7016 | | | | 1 | | |

Special Tax Areas: Town Ad Valorem Tax Class 08
 HYATTSVILLE

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 2006 | 251,248 SF | 2.56 AC | 005 |

Stories: Basement Type: Exterior

Value Information

| | Base Value | Phase-in Assessments | | |
|--------------------|-------------------|------------------------|-------------------|-------------------|
| | | Value As Of 01/01/2007 | As Of 07/01/2006 | As Of 07/01/2007 |
| Land: | 1,003,600 | 1,672,700 | | |
| Improvements: | 9,325,000 | 11,691,100 | | |
| Total: | 10,328,600 | 13,363,800 | 10,328,600 | 11,340,333 |
| Preferential Land: | 0 | 0 | 0 | 0 |

T-500

Transfer Information

Seller: UTC RETAIL I LLC Date: 11/13/2006 Price: \$0
 Type: NOT ARMS-LENGTH Deed1:
 Seller: PRINCE GEORGE CENTER I INC Date: 07/29/2004 Price: \$618,534
 Type: UNKNOWN Deed1: /20005/ 690 Deed2:
 Seller: UTC RETAIL I LLC Date: 10/03/1996 Price: \$0
 Type: UNKNOWN Deed1: Deed2:

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2006 | 07/01/2007 |
|----------------------------|-------|------------|------------|
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |

Tax Exempt: NO
 Exempt Class:

Special Tax Recapture:

* NONE *

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Account Identifier: District - 17 Account Number - 3666716

Owner Information

Owner Name: UTC RETAIL II LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: SUITE 300 Deed Reference: 1) /20005/ 700
6525 BELCREST RD 2)
HYATTSVILLE MD 20782-2003

Location & Structure Information

Premises Address: 6450 AMERICA BLVD
HYATTSVILLE 20782
Legal Description: PARCEL M

| Map Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | 205043 |
|-------------------------|--------|--------------|---------------------------|--------------------|-------|-----|-----------------|-----------|--------|
| 42 | A2 | | 7016 | | | | 1 | Plat Ref: | |
| Special Tax Areas | | | Town Ad Valorem Tax Class | HYATTSVILLE | | | | | |
| Primary Structure Built | | | Enclosed Area | Property Land Area | | | County Use | | |
| 0000 | | | | 24,784.00 SF | | | 005 | | |
| Stories | | Basement | | Type | | | Exterior | | |

Value Information

| | Base Value | Value As Of 01/01/2007 | Phase-In Assessments | |
|--------------------|------------|------------------------|----------------------|------------------|
| | | | As Of 07/01/2006 | As Of 07/01/2007 |
| Land: | 223,000 | 315,900 | | |
| Improvements: | 0 | 0 | | |
| Total: | 223,000 | 315,900 | 223,000 | 253,966 |
| Preferential Land: | 0 | 0 | 0 | 0 |

Transfer Information

| Seller: | Date: | Price: |
|---------|--------|--------|
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2006 | 07/01/2007 |
|----------------------------|-------|------------|------------|
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

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Account Identifier: District - 17 Account Number - 3666724

Owner Information

Owner Name: UTC RETAIL III LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: SUITE 300 Deed Reference: 1) /20005/ 700
6525 BELCREST RD 2)
HYATTSVILLE MD 20782-2003

Location & Structure Information

Premises Address
6400 AMERICA BLVD
HYATTSVILLE 20782

Legal Description
PARCEL N

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | 205043 |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|--------|
| 42 | A2 | | | 7016 | | | | 1 | Plat Ref: | |

Special Tax Areas
Town Ad Valorem Tax Class 08
HYATTSVILLE

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 0000 | | 2.42 AC | 005 |
| Stories | Basement | Type | Exterior |

Value Information

| | Base Value | Value As Of 01/01/2007 | Phase-In Assessments | |
|--------------------|------------|------------------------|----------------------|------------------|
| | | | As Of 07/01/2006 | As Of 07/01/2007 |
| Land: | 948,700 | 1,581,200 | | |
| Improvements: | 0 | 0 | | |
| Total: | 948,700 | 1,581,200 | 948,700 | 1,159,533 |
| Preferential Land: | 0 | 0 | 0 | 0 |

Transfer Information

| Seller: | Date: | Price: |
|---------|--------|--------|
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2006 | 07/01/2007 |
|----------------------------|-------|------------|------------|
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Account Identifier: District - 17 Account Number - 3720687

Owner Information

Owner Name: UTC RETAIL IV LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: SUITE 300 Deed Reference: 1) /20005/ 705
6525 BELCREST RD 2)
HYATTSVILLE MD 20782-2003

Location & Structure Information

Premises Address
6501 AMERICA BLVD
HYATTSVILLE 20782

Legal Description
PT PARCEL P

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | 209053 |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|--------|
| 42 | A2 | | | 7016 | | | | 1 | Plat Ref: | |

Special Tax Areas
Town Ad Valorem Tax Class 08
HYATTSVILLE

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 0000 | | 1.24 AC | 005 |

| Stories | Basement | Type | Exterior |
|---------|----------|------|----------|
| | | | |

Value Information

| | Base Value | Value | | |
|--------------------|------------|------------------|------------------|------------------|
| | | As Of 01/01/2007 | As Of 07/01/2006 | As Of 07/01/2007 |
| Land: | 486,100 | 810,200 | | |
| Improvements: | 0 | 0 | | |
| Total: | 486,100 | 810,200 | 486,100 | 594,133 |
| Preferential Land: | 0 | 0 | 0 | 0 |

Transfer Information

| Seller: | Date: | Price: |
|---------|--------|--------|
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2006 | 07/01/2007 |
|----------------------------|-------|------------|------------|
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |


Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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| | Ground Rent |

Account Identifier: District - 17 Account Number - 3720729

Owner Information

| | | | |
|-------------------------|---|-----------------------------|------------|
| Owner Name: | UTC RETAIL VI LLC | Use: | COMMERCIAL |
| Mailing Address: | 6525 BELCREST RD HYATTSVILLE MD 20782-2003 | Principal Residence: | NO |
| | | Deed Reference: | 1) 2) |

Location & Structure Information

| | |
|--|--------------------------|
| Premises Address | Legal Description |
| 6451 AMERICA BLVD HYATTSVILLE 20782 | PARCEL Q |

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | 209054 |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|--------|
| 42 | A2 | | | 7016 | | | | 1 | Plat Ref: | |

| | | |
|--------------------------|------------|-------------|
| Special Tax Areas | Town | HYATTSVILLE |
| | Ad Valorem | |
| | Tax Class | 08 |

| | | | |
|--------------------------------|----------------------|---------------------------|-------------------|
| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
| 0000 | | 23,522.00 SF | 005 |
| Stories | Basement | Type | Exterior |
| | | | |

Value Information

| | Base Value | Value As Of | Phase-In Assessments | |
|--------------------|----------------|----------------|----------------------|----------------|
| | | | As Of | As Of |
| Land: | 211,600 | 01/01/2007 | 07/01/2006 | 07/01/2007 |
| Improvements: | 0 | 0 | | |
| Total: | 211,600 | 211,600 | 211,600 | 211,600 |
| Preferential Land: | 0 | 0 | 0 | 0 |

Transfer Information

| | | |
|---|---------------------------|-------------------------|
| Seller: PRINCE GEORGE CNTR II LP | Date: 05/02/2006 | Price: \$211,600 |
| Type: UNIMPROVED ARMS-LENGTH | Deed1: | Deed2: |
| Seller: PRINCE GEORGE'S CENTER INC | Date: 05/03/1993 | Price: \$39,500 |
| Type: UNKNOWN | Deed1: / 8751/ 443 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |


Exemption Information

| Partial Exempt Assessments | Class | 07/01/2006 | 07/01/2007 |
|----------------------------|-------|------------|------------|
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |

| | |
|-----------------------|-------------------------------|
| Tax Exempt: NO | Special Tax Recapture: |
| Exempt Class: | * NONE * |

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|---|--|--|

Account Identifier: District - 17 Account Number - 3720703

Owner Information

| | | | |
|-------------------------|---|-----------------------------|------------|
| Owner Name: | UTC RETAIL IV LLC | Use: | COMMERCIAL |
| Mailing Address: | 6525 BELCREST RD HYATTSVILLE MD 20782-2003 | Principal Residence: | NO |
| | | Deed Reference: | 1) 2) |

Location & Structure Information

| | |
|--|--------------------------|
| Premises Address | Legal Description |
| 6501 AMERICA BLVD HYATTSVILLE 20782 | PT PARCEL P |

| | | | | | | | | | |
|-----------------|---------------|---------------------|--------------------|----------------|--------------|------------|------------------------|------------------|--------|
| Map Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | 209053 |
| 42 | A2 | | 7016 | | | | 1 | Plat Ref: | |

| | | | |
|--------------------------|----------------------------------|--------------------|-----------|
| Special Tax Areas | Town Ad Valorem Tax Class | HYATTSVILLE | 08 |
|--------------------------|----------------------------------|--------------------|-----------|

| | | | |
|--------------------------------|----------------------|---------------------------|-------------------|
| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
| 0000 | | 2.69 AC | 005 |

| | | | |
|----------------|-----------------|-------------|-----------------|
| Stories | Basement | Type | Exterior |
| | | | |

Value Information

| | Base Value | Value As Of | Phase-in Assessments | |
|---------------------------|------------|-------------|----------------------|------------|
| | | | As Of | As Of |
| Land: | 1,054,500 | 1,757,600 | 07/01/2006 | 07/01/2007 |
| Improvements: | 0 | 0 | | |
| Total: | 1,054,500 | 1,757,600 | 1,054,500 | 1,288,866 |
| Preferential Land: | 0 | 0 | 0 | 0 |

Transfer Information

| | | |
|---|---------------------------|---------------------------|
| Seller: PRINCE GEORGE CTR II LTD P | Date: 05/02/2006 | Price: \$1,054,500 |
| Type: IMPROVED ARMS-LENGTH | Deed1: | Deed2: |
| Seller: PRINCE GEORGES CENTER INC | Date: 05/03/1993 | Price: \$39,500 |
| Type: UNKNOWN | Deed1: / 8751/ 443 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| | | | |
|-----------------------------------|--------------|-------------------|-------------------|
| Partial Exempt Assessments | Class | 07/01/2006 | 07/01/2007 |
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *