

HYATTSVILLE ORDINANCE 2008-06

**AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR
JULY 1, 2008 THROUGH JUNE 30, 2009, FOR THE GENERAL PURPOSE;
FIXING THE TAX RATES FOR THE FISCAL YEAR BEGINNING JULY 1,
2008; 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:

	Operating	Special Revenues	Capital Equipment/ Projects	Debt Service	Total
Revenues and Other Financing Sources					
Revenues					
Local Taxes					
Real Property	9,053,720	-	-	-	9,053,720
Personal Property	225,450	-	-	-	225,450
Railroads & Utilities	1,075,410	-	-	-	1,075,410
Penalties & Interest	4,020	-	-	-	4,020
Income	1,125,835	-	-	-	1,125,835
Admissions & Amusements	245,000	-	-	-	245,000
Local Taxes subtotal	11,729,435	-	-	-	11,729,435
Licenses & Permits	519,745	-	-	-	519,745
Other Governments	894,635	881,655	-	-	1,776,290
Service Charges	48,665	-	-	-	48,665
Fines & Forfeitures	363,335	-	-	-	363,335
Miscellaneous	175,370	202,950	-	-	378,320
Revenue Subtotal	13,731,185	1,084,605	-	-	14,815,790
Other Financing Sources					
GO Bond Proceeds					
FY08 Series	-	-	1,800,000	-	1,800,000
FY09 Series	-	-	2,076,000	-	2,076,000
GO Bond Proceeds subtotal	-	-	3,876,000	-	3,876,000
Lease/purchase proceeds	-	-	627,000	-	627,000
Transfers	(2,172,886)	-	230,146	1,942,740	-
Fund Balance					
Appropriations Carried over from Prior Year	100,000	-	353,264	-	453,264
Appropriation of Unreserved Fund Balance	210,501	-	-	-	210,501
Fund Balance Subtotal	310,501	-	353,264	-	663,765
Other Financing Sources Subtotal	(1,862,385)	-	5,086,410	1,942,740	5,166,765
Total Revenues and Other Financing Sources	11,868,800	1,084,605	5,086,410	1,942,740	19,982,555

	Operating	Special Revenues	Capital Equipment/Projects	Debt Service	Total
Expenditures and Other Financing Uses					
Legislative	330,425	-	40,000	-	370,425
General Government/Administration	1,615,540	-	209,000	1,942,740	3,767,280
Public Safety					
Police	5,601,210	364,500	665,410	-	6,631,120
Fire	45,000	-	-	-	45,000
Code Enforcement	452,245	-	-	-	452,245
Public Safety subtotal	6,098,455	364,500	665,410	-	7,128,365
Public Works	3,070,950	-	2,757,000	-	5,827,950
Parks Maintenance	358,950	90,215	165,000	-	614,165
Recreation & the Arts	292,750	21,950	-	-	314,700
Community Development	101,730	607,940	1,250,000	-	1,959,670
Total Expenditures and Other Financing Uses	11,868,800	1,084,605	5,086,410	1,942,740	19,982,555

Which was the subject of a public hearing on May 27, 2008 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, 2008 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 revenue and expenditure of funds by the City during the fiscal year 2009, 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 by motion 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, 2008 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;

INTRODUCED by the City Council of the City of Hyattsville, Maryland at a public meeting on May 27, 2008;

ADOPTED by the City Council of the City of Hyattsville, Maryland at a public meeting on June 3, 2008.

Adopted: June 3rd, 2008

Attest: Douglas A. Barber
Douglass A. Barber
City Clerk

William F. Gardiner
William F. Gardiner
Mayor

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

**FISCAL YEAR 2008-2009
SPECIAL TAX REPORT**

Prepared By:

MUNICAP, INC.

May 25, 2008

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

**Fiscal Year 2008-2009
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 2008-2009.

SPECIAL TAX REQUIREMENT

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special taxes collected are equal to the special tax requirement. The special tax requirement is generally equal to (i.) annual debt service, (ii.) administrative expenses, less (iii) interest income on the 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 2008-2009. Special taxes equal to \$1,026,000.00 will have to be collected for fiscal year 2008-2009. Each of these numbers is explained in the following sections.

Debt Service

Debt service includes interest on the bonds payable on January 1, 2009 and July 1, 2009. 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%	\$41,900
Term 2024 Bonds of \$3,524,000 at 5.60%	\$98,672
Term 2034 Bonds of \$12,800,000 at 5.75%	<u>\$368,000</u>
Total:	\$508,572

A principal payment of \$74,000 is due on July 1, 2009. As a result, total debt service for fiscal year 2008-2009 is \$1,091,144.

Table A
Special Tax Requirement
Fiscal Year 2008-2009

Debt service:	
Interest on January 1, 2009	\$508,572
Interest on July 1, 2009	\$508,572
Principal on July 1, 2009	\$74,000
<i>Sub-total debt service</i>	\$1,091,144
Administrative expenses	\$29,500
Contingency	\$67,286
<i>Total expenses</i>	\$1,187,930
Reserve fund investment income	(\$56,370)
Surplus from prior year	(\$105,560)
<i>Funds available to be applied for FY08-09</i>	(\$161,930)
<i>Special Tax Requirement</i>	\$1,026,000

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 \$12,500. The expenses of the city are estimated to be \$10,000. Accordingly, the total administrative expenses are estimated at \$29,500.

Contingency

A contingency, equal to approximately six 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 April 30, 2008, 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 in a 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 period and may only be used to pay debt service or administrative services expenses upon the closure of the improvement fund.

The improvement fund was closed on December 6, 2007. Accordingly, interest income earned on the reserve fund through December 31, 2007 in the amount of \$28,185.18 was transferred to the debt service fund and administrative expenses fund to pay debt service and administrative expenses for fiscal year 2007-2008. An additional \$28,185.18 in interest income will be earned on the reserve fund through July 1, 2008 and will be made available to pay debt service and administrative expenses for fiscal year 2007-2008 (which is included in the surplus from the prior year). Likewise, the annual investment income of \$56,370.35 on the reserve fund requirement of \$1,708,192.50 will be made available to pay debt service and administrative expenses for fiscal year 2008-2009.

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 2008-2009. Special taxes in the amount of \$1,080,000.00 were billed for collection in fiscal year 2007-2008. As of April 30, 2008, the entire amount billed for collection in fiscal year 2007-2008 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, 2008. As of April 30, 2008, the balance in the special tax fund and debt service fund was \$585,044.42 and \$14,398.08, respectively. As mentioned above, an additional \$28,185.18 in interest income will be earned on the reserve fund through the debt service payment due on July 1, 2008. A portion of these special taxes and debt service fund balances will be used to pay debt service due on July 1, 2008, which consists of an interest payment totaling \$508,572.00 as shown on Table D below.

Table D
Surplus from Prior Year

	Series 2003
<i>Available Funds:</i>	
Special tax revenue fund through April 30, 2008	\$585,044.42
Debt service fund through April 30, 2008	\$14,398.08
Estimated reserve fund interest to June 30, 2008	\$28,185.18
<i>Total funds available</i>	<i>\$627,627.68</i>
Interest payment on July 1, 2008	(\$508,572.00)
Administrative expenses	(\$13,495.58)
<i>Subtotal expenses</i>	<i>(\$522,067.58)</i>
Surplus from prior year	\$105,560.10

As of April 30, 2008, the balance in the administrative expense fund was \$19,805.53. Administrative expenses for fiscal year 2007-2008 were estimated to be \$28,050.00 and were to be funded with special taxes collected in fiscal year 2007-2008. On February 2, 2008, the trustee transferred a portion of reserve fund interest income in the amount of \$14,554.42 to the administrative expense fund. As a result, fiscal year 2007-2008 administrative expenses in the amount of \$13,495.58 (\$28,050.00 - \$14,554.42 = \$13,495.58) remain to be funded with special tax revenues collected in fiscal year 2007-2008. Accordingly, an estimated aggregate surplus of \$105,067.10 will be available to pay debt service and administrative expenses for fiscal year 2008-2009.

Special Tax Collected

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

The equivalent use factors for each taxable parcel classified under office or retail land use classes within the district were computed using building square footages obtained from the State Department of Assessments and Taxation. 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 classified under office or retail land use class within the district, are attached to Appendix B. Schedules for individual condominium units of residential property can be obtained at http://sdatcert3.resiusa.org/rp_rewrite. The respective land use class and the aggregate building square footage for office and retail property, the aggregate number of dwelling units for residential parcels and the total number of parking spaces for parking property and the corresponding equivalent use factors for each land use class are shown in Table G below.

Table G
Special Tax District Parcels

Land Use Class	Number of Parcels	Building SF/ Dwelling Units / Parking Spaces/	Equivalent Use Factor	Equivalent Use Factors
Office	5	1,419,723	0.70	993.81
Retail	5	126,884	1.02	129.42
Residential	113	356	1.0	356.00
Parking	2	1,022	0.02	20.44
	125			1,499.67

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special tax to be collected is equal to the special tax requirement. For fiscal year 2008-2009, the special tax requirement is equal to \$1,026,000.00. The equivalent use factors for all parcels within the district are equal to 1,499.67. As a result, the special tax to be collected per each equivalent use factor is equal to \$684.15 ($\$1,026,000.00 \div 1,499.67 = \684.15). Table H below shows the aggregate breakdown of special taxes to be collected in the district on the basis of land use class.

Table H
Special Tax Levy
Fiscal Year 2008-2009

Land Use Class	Equivalent Use Factors	Special Tax Per EUF	Special Tax
Office	993.81	\$684.15	\$679,913.96
Retail	129.42	\$684.15	\$88,544.04
Residential	356.00	\$684.15	\$243,557.94
Parking	20.44	\$684.15	\$13,984.06
Total	1,499.67		\$1,026,000.00

SPECIAL TAX RATES

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special tax collected is equal to the special tax requirement. The total expenses of the district for fiscal year 2008-2009 are estimated to be equal to \$1,187,930.45. Surplus revenue from prior year and interest income available to pay expenses are estimated to be \$161,930.45. Accordingly, the special tax requirement is equal to \$1,026,000.00.

The special taxes to be collected on each parcel for fiscal year 2008-2009 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 classified as office and retail land use class 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 FY08-09
356694-0	I	Metro I	PG Center I Inc	\$150,030.74
372073-7	R	Metro II	PG Center II LP	\$205,893.21
372074-5	S	0	PG Center II LP	\$0.00
337808-0	G	Metro IV	PG Metro Center IV, LLC	\$90,043.44
366669-0	L	Metro III	PG Metro Center III, Inc	\$233,946.57
383475-1	T	Student HS/Garage	UTC Housing I, LLC	\$173,774.49
383474-4	U	Garage/Retail	UTC CONDO I INC	\$24,463.49
393541-8	210	Condo	AKINKUOLIE ROTIMI	\$684.15
393538-4	207	Condo	BROOKS SEAN P	\$684.15
393562-4	315	Condo	BURSEMONROE	\$684.15
393555-8	308	Condo	BUSTOSRICKMAN	\$684.15
393569-9	406	Condo	CRON DAVID A	\$684.15
393578-0	415	Condo	DAVER ZANEETA E	\$684.15
393548-3	301	Condo	FERNANDES OSWALD	\$684.15
393599-6	604	Condo	FULLER ALICE G &	\$684.15
393615-0	704	Condo	GEORGE TONY K &	\$684.15
393635-8	808	Condo	GIPSON TANYA L	\$684.15
393580-6	501	Condo	HAMILTON ADAOHA C	\$684.15
393636-6	809	Condo	HANNRY MITCHELL H	\$684.15
393532-7	201	Condo	HUDSON DABNEY S	\$684.15
393561-6	314	Condo	JOHNSON VERA E	\$684.15
393576-4	413	Condo	KACHEL CHRISTIAN	\$684.15
393565-7	402	Condo	KAPLAN MORIEL E	\$684.15
393642-4	815	Condo	KIRKPATRICK	\$684.15
393559-0	312	Condo	KIRUTHI GACANGI	\$684.15
393542-6	211	Condo	KUMAZAH INNOCENT	\$684.15
393612-7	701	Condo	MATTEI ENRICO A	\$684.15
393536-8	205	Condo	MOORE KAREN P	\$684.15
393583-0	504	Condo	NATHAN BRADLEY J	\$684.15
393539-2	208	Condo	NIEVES TITIANA	\$684.15
393552-5	305	Condo	ONYEOZIRI VICTOR	\$684.15
393571-5	408	Condo	POE JEREMY &	\$684.15

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 FY08-09
393533-5	202	Condo	PRIETO LINA M	\$684.15
393534-3	203	Condo	REPOLE MARIO	\$684.15
393546-7	215	Condo	REPOLE MARIO	\$684.15
393604-4	609	Condo	RUBIO EBONY C	\$684.15
393616-8	705	Condo	RUCKER CRYSTAL C	\$684.15
393592-1	513	Condo	SCOTTON LORI L	\$684.15
393588-9	509	Condo	SERRANO MONICA A	\$684.15
393544-2	213	Condo	SMOLINSKY ERIC M	\$684.15
393564-0	401	Condo	STRAHAN MARCELLA	\$684.15
393535-0	204	Condo	UTC CONDO I INC	\$684.15
393537-6	206	Condo	UTC CONDO I INC	\$684.15
393543-4	212	Condo	UTC CONDO I INC	\$684.15
393545-9	214	Condo	UTC CONDO I INC	\$684.15
393547-5	216	Condo	UTC CONDO I INC	\$684.15
393549-1	302	Condo	UTC CONDO I INC	\$684.15
393550-9	303	Condo	UTC CONDO I INC	\$684.15
393551-7	304	Condo	UTC CONDO I INC	\$684.15
393554-1	307	Condo	UTC CONDO I INC	\$684.15
393557-4	310	Condo	UTC CONDO I INC	\$684.15
393558-2	311	Condo	UTC CONDO I INC	\$684.15
393560-8	313	Condo	UTC CONDO I INC	\$684.15
393566-5	403	Condo	UTC CONDO I INC	\$684.15
393567-3	404	Condo	UTC CONDO I INC	\$684.15
393568-1	405	Condo	UTC CONDO I INC	\$684.15
393570-7	407	Condo	UTC CONDO I INC	\$684.15
393572-3	409	Condo	UTC CONDO I INC	\$684.15
393573-1	410	Condo	UTC CONDO I INC	\$684.15
393574-9	411	Condo	UTC CONDO I INC	\$684.15
393575-6	412	Condo	UTC CONDO I INC	\$684.15
393577-2	414	Condo	UTC CONDO I INC	\$684.15
393579-8	416	Condo	UTC CONDO I INC	\$684.15
393581-4	502	Condo	UTC CONDO I INC	\$684.15
393582-2	503	Condo	UTC CONDO I INC	\$684.15

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 FY08-09
393584-8	505	Condo	UTC CONDO I INC	\$684.15
393585-5	506	Condo	UTC CONDO I INC	\$684.15
393589-7	510	Condo	UTC CONDO I INC	\$684.15
393590-5	511	Condo	UTC CONDO I INC	\$684.15
393591-3	512	Condo	UTC CONDO I INC	\$684.15
393594-7	515	Condo	UTC CONDO I INC	\$684.15
393595-4	516	Condo	UTC CONDO I INC	\$684.15
393596-2	601	Condo	UTC CONDO I INC	\$684.15
393598-8	603	Condo	UTC CONDO I INC	\$684.15
393600-2	605	Condo	UTC CONDO I INC	\$684.15
393601-0	606	Condo	UTC CONDO I INC	\$684.15
393602-8	607	Condo	UTC CONDO I INC	\$684.15
393603-6	608	Condo	UTC CONDO I INC	\$684.15
393605-1	610	Condo	UTC CONDO I INC	\$684.15
393606-9	611	Condo	UTC CONDO I INC	\$684.15
393607-7	612	Condo	UTC CONDO I INC	\$684.15
393608-5	613	Condo	UTC CONDO I INC	\$684.15
393609-3	614	Condo	UTC CONDO I INC	\$684.15
393610-1	615	Condo	UTC CONDO I INC	\$684.15
393611-9	616	Condo	UTC CONDO I INC	\$684.15
393613-5	702	Condo	UTC CONDO I INC	\$684.15
393614-3	703	Condo	UTC CONDO I INC	\$684.15
393617-6	706	Condo	UTC CONDO I INC	\$684.15
393618-4	707	Condo	UTC CONDO I INC	\$684.15
393619-2	708	Condo	UTC CONDO I INC	\$684.15
393621-8	710	Condo	UTC CONDO I INC	\$684.15
393622-6	711	Condo	UTC CONDO I INC	\$684.15
393623-4	712	Condo	UTC CONDO I INC	\$684.15
393624-2	713	Condo	UTC CONDO I INC	\$684.15
393625-9	714	Condo	UTC CONDO I INC	\$684.15
393626-7	715	Condo	UTC CONDO I INC	\$684.15
393627-5	716	Condo	UTC CONDO I INC	\$684.15
393628-3	801	Condo	UTC CONDO I INC	\$684.15

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

SPECIAL TAX ROLL

Parcel Account #	Parcel	Building	Owner	Special Tax FY08-09
393629-1	802	Condo	UTC CONDO I INC	\$684.15
393630-9	803	Condo	UTC CONDO I INC	\$684.15
393631-7	804	Condo	UTC CONDO I INC	\$684.15
393632-5	805	Condo	UTC CONDO I INC	\$684.15
393633-3	806	Condo	UTC CONDO I INC	\$684.15
393634-1	807	Condo	UTC CONDO I INC	\$684.15
393637-4	810	Condo	UTC CONDO I INC	\$684.15
393638-2	811	Condo	UTC CONDO I INC	\$684.15
393639-0	812	Condo	UTC CONDO I INC	\$684.15
393640-8	813	Condo	UTC CONDO I INC	\$684.15
393641-6	814	Condo	UTC CONDO I INC	\$684.15
393643-2	816	Condo	UTC CONDO I INC	\$684.15
393586-3	507	Condo	VO TOAN T	\$684.15
393620-0	709	Condo	VOGEL RONALD	\$684.15
393540-0	209	Condo	WARD MILTON	\$684.15
393597-0	602	Condo	WEINSTEIN DANIEL	\$684.15
393563-2	316	Condo	WHITE MATTIE E &	\$684.15
393587-1	508	Condo	WILLIAMS BRIAN A	\$684.15
393553-3	306	Condo	WILSON EVELYN D &	\$684.15
393593-9	514	Condo	WILSON SHELBY N &	\$684.15
393556-6	309	Condo	WOODYEAR JOEL R	\$684.15
366671-6	M	Retail	UTC Retail II, LLC	\$8,473.81
366672-4	N	Retail	UTC Retail III, LLC	\$0.00
372072-9	Q	Retail	UTC Retail VI LLC	\$7,360.06
372068-7	P	Retail	UTC Retail IV LLC	\$0.00
372070-3	P	Retail	UTC Retail IV LLC	\$55,389.22
Total				\$1,026,000.00

APPENDIX B

**City of Hyattsville
University Town Center Special Taxing District
State Department of Assessments and Taxation
SDAT Schedules**

results

Maryland Department of Assessments and Taxation
 PRINCE GEORGE'S COUNTY
 Real Property Data Search (2007 ver.3)

Go Back
 View Map
 New Search

Account Identifier: District - 17 Account Number - 3720737

Owner Information

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

Location & Structure Information

Premises Address: 3700 EAST WEST HWY
 HYATTSVILLE 20782
 Legal Description: PARCEL R
 Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No: 209054
 42 A2 7016 7016 HYATTSVILLE 1

Special Tax Areas: Ad Valorem Tax Class 08
 Property Land Area 2.87 AC
 County Use 005

Primary Structure Built 1968 Enclosed Area 429,924 SF
 Basement 2.87 AC

Stories: 1
 Type: Exterior

Value Information

Base Value	Value	Phase-in Assessments	As Of	As Of
Land	1,125,100	01/01/2007	07/01/2007	07/01/2008
Improvements:	40,350,300	55,387,500		
Total:	41,475,400	57,262,700	46,737,833	52,000,266
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	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class: * NONE *

results

Maryland Department of Assessments and Taxation
 PRINCE GEORGE'S COUNTY
 Real Property Data Search (2007 ver.3)

Go Back
 View Map
 New Search

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
 HYATTSVILLE MD 20782-2003
 Deed Reference: 1) /11044/ 33
 2)

Location & Structure Information

Premises Address: 6505 BELCREST RD
 HYATTSVILLE 20782
 Legal Description: PARCEL 1
 Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No: 190052
 42 A2 7016 7016 HYATTSVILLE 1

Special Tax Areas: Ad Valorem Tax Class 08
 Property Land Area 1.70 AC
 County Use 005

Primary Structure Built 1964 Enclosed Area 313,278 SF
 Basement 1.70 AC

Stories: 1
 Type: Exterior

Value Information

Base Value	Value	Phase-in Assessments	As Of	As Of
Land	666,400	01/01/2007	07/01/2007	07/01/2008
Improvements:	8,691,600	36,595,000		
Total:	9,358,000	37,705,700	18,807,233	28,256,466
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	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class: * NONE *

results

Maryland Department of Assessments and Taxation
 PRINCE GEORGE'S COUNTY
 Real Property Data Search (2007 Ver. 3)

Go Back
 View Map
 New Search

Account Identifier: District - 17 Account Number - 3666690

Owner Name: PG METRO CENTER III INC

Use: COMMERCIAL

Principal Residence: NO

Mailing Address: 6525 BELCREST RD 1) /12085/ 627

HYATTSVILLE MD 20782-2003 2)

Location & Structure Information

Premises Address: 6525 BELCREST RD

Legal Description: PARCELL

HYATTSVILLE 20782

Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No: 205042

42 A2 7016 HYATTSVILLE 1

Special Tax Areas: Ad Valorem Tax Class 08

Primary Structure Built: 1972 Enclosed Area 488,502 SF

Property Land Area 2.78 AC

County Use 005

Stories: Basement Type Exterior

Value Information

Base Value As Of Phase-In Assessments

01/01/2007 07/01/2007 07/01/2008

Land 817,400 1,816,400

Improvements: 24,182,600 46,592,600

Total: 25,000,000 48,409,000

Preferential Land: 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:

Exemption Information

Class 07/01/2007

County 000 0

State 000 0

Municipal 000 0

Tax Exempt: NO

Special Tax Recapture: * NONE *

results

Maryland Department of Assessments and Taxation
 PRINCE GEORGE'S COUNTY
 Real Property Data Search (2007 Ver. 3)

Go Back
 View Map
 New Search

Account Identifier: District - 17 Account Number - 3376080

Owner Name: PGMC IV LLC

Use: COMMERCIAL

Principal Residence: NO

Mailing Address: S TUCKER VP PG METRO CENTER IN 1) /15209/ 641

6525 BELCREST RD 2)

Location & Structure Information

Premises Address: 3311 TOLEDO RD

Legal Description: PARCELL

HYATTSVILLE 20782

Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No: 192019

42 A2 7016 HYATTSVILLE 1

Special Tax Areas: Ad Valorem Tax Class 08

Primary Structure Built: 2003 Enclosed Area 188,019 SF

Property Land Area 1.01 AC

County Use 005

Stories: Basement Type Exterior

Value Information

Base Value As Of Phase-In Assessments

01/01/2007 07/01/2007 07/01/2008

Land 395,900 659,900

Improvements: 27,032,400 44,485,000

Total: 27,428,300 45,144,900

Preferential Land: 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:

Exemption Information

Class 07/01/2007

County 000 0

State 000 0

Municipal 000 0

Tax Exempt: NO

Special Tax Recapture: * NONE *

Maryland Department of Assessments and Taxation
 PRINCE GEORGE'S COUNTY
 Real Property Data Search (2007 v04.3)

Go Back
View Map
New Search

Account Identifier: District - 17 Account Number - 3834744

Owner Name: UTC CONDO 1, INC
 Uses: COMMERCIAL

Mailing Address: SUITE 300
 6525 BELCREST RD
 HYATTSVILLE MD 20782-2003

Principal Residence: NO
 Deed References: 1)
 2)

Premises Address: 6500 AMERICA BLVD
 HYATTSVILLE 20782

Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No: 217014
 42 A2 7017 HYATTSVILLE Residential 244 units

Special Tax Areas: Ad Valorem Tax Class 08 Parking: 522 spaces

Primary Structure Built Enclosed Area Property Land Area County Use
 2006 389,030 SF 1.45 AC 005

Stories: Basement Type Exterior

	Base Value	Value Phase-In Assessments	
		As Of	As Of
Land	560,600	01/01/2007	07/01/2008
Improvements:	57,641,200		
Total:	58,201,800		
Preferential Land:	0		

Transfer Information
 Seller: UTC RETAIL I LLC Date: 08/28/2007 Price: \$0
 Type: NOT ARMS-LENGTH Deed2:

Seller: UTC RETAIL I LLC Date: 11/13/2006 Price: \$0
 Type: NOT ARMS-LENGTH Deed2:

Seller: PRINCE GEORGE CENTER I INC Date: 07/29/2004 Price: \$0
 Type: UNKNOWN Deed2:

Exemption Information	
Partial Exempt Assessments	07/01/2007
County	000 0
State	000 0
Municipal	000 0

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

Maryland Department of Assessments and Taxation
 PRINCE GEORGE'S COUNTY
 Real Property Data Search (2007 v04.3)

Go Back
View Map
New Search

Account Identifier: District - 17 Account Number - 3834751

Owner Name: UTC HOUSING I LLC
 Uses: COMMERCIAL

Mailing Address: SUITE 300
 6525 BELCREST RD
 HYATTSVILLE MD 20782-2003

Principal Residence: NO
 Deed References: 1)/20005/ 685
 2)

Premises Address: 6515 BELCREST RD
 HYATTSVILLE 20782

Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No: 217014
 42 A2 7017 HYATTSVILLE Residential 244 units

Special Tax Areas: Ad Valorem Tax Class 08 Parking: 500 spaces

Primary Structure Built Enclosed Area Property Land Area County Use
 2006 389,030 SF 1.45 AC 005

Stories: Basement Type Exterior

	Base Value	Value Phase-In Assessments	
		As Of	As Of
Land	560,600	01/01/2007	07/01/2008
Improvements:	57,641,200		
Total:	58,201,800		
Preferential Land:	0		

Transfer Information
 Seller: UTC RETAIL I LLC Date: 08/28/2007 Price: \$0
 Type: NOT ARMS-LENGTH Deed2:

Seller: UTC RETAIL I LLC Date: 11/13/2006 Price: \$0
 Type: NOT ARMS-LENGTH Deed2:

Seller: PRINCE GEORGE CENTER I INC Date: 07/29/2004 Price: \$0
 Type: UNKNOWN Deed2:

Exemption Information	
Partial Exempt Assessments	07/01/2007
County	000 0
State	000 0
Municipal	000 0

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

results

Maryland Department of Assessments and Taxation
 PRINCE GEORGE'S COUNTY
 Real Property Data Search (2007 vml.3)

Go Back
 View Map
 New Search

Account Identifier: District - 17 Account Number - 3720729

Owner Name: UTC RETAIL VI LLC
 Use: COMMERCIAL
 Principal Residence: NO
 Deed Reference: 1)

Mailing Address: 6525 BELCREST RD
 HYATTSVILLE MD 20782-2003
 Deed Reference: 2)

Premises Address: 6451 AMERICA BLVD
 HYATTSVILLE 20782
 Legal Description: PARCEL Q

Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No: 209D54
 42 A2 7016 1 1

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

Primary Structure Built: Enclosed Area: Property Land Area: County Use
 2007 10,547 SF 23,522.00 SF 005

Stories: Basement: Type: Exterior

	Base Value	Value Phase-In Assessments	
		As Of	As Of
		01/01/2007	07/01/2007
Land	211,600	352,800	
Improvements:	1,199,500	1,311,100	
Total:	1,411,100	1,663,900	1,579,632
Preferential Land:	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: Price: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

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

results

Maryland Department of Assessments and Taxation
 PRINCE GEORGE'S COUNTY
 Real Property Data Search (2007 vml.3)

Go Back
 View Map
 New Search

Account Identifier: District - 17 Account Number - 3666716

Owner Name: UTC RETAIL I LLC
 Use: COMMERCIAL
 Principal Residence: NO
 Deed Reference: 1) 720005/700

Mailing Address: SUITE 300
 6525 BELCREST RD
 HYATTSVILLE MD 20782-2003
 Deed Reference: 2)

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 1

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

Primary Structure Built: Enclosed Area: Property Land Area: County Use
 2007 12,143 SF 24,784.00 SF 005

Stories: Basement: Type: Exterior

	Base Value	Value Phase-In Assessments	
		As Of	As Of
		01/01/2007	07/01/2007
Land	223,000	371,700	
Improvements:	1,522,200	2,128,800	
Total:	1,745,200	2,500,500	2,248,732
Preferential Land:	0	0	0

Transfer Information

Seller: Date: Price: Deed1: Deed2:

Seller: Date: Price: Deed1: Deed2:

Seller: Date: Price: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

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

results

Maryland Department of Assessments and Taxation
 PRINCE GEORGE'S COUNTY
 Real Property Data Search (2007 v44.3)

Go Back
 View Map
 New Search

Account Identifier: District - 17 Account Number - 3666724

Owner Name: UTC RETAIL III LLC
 Use: COMMERCIAL
 Principal Residence: NO
 Deed Reference: 1) /20005/ 700
 2)

Mailing Address: SUITE 300
 6525 BELCREST RD
 HYATTSVILLE MD 20782-2003

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 1

Special Tax Areas: Town HYATTSVILLE
 Ad Valorem Tax Class 08
 Property Land Area 2.42 AC
 County Use 905

Primary Structure Built Enclosed Area Property Land Area
 0000 0000 2.42 AC

Stories Basement Type Exterior

Value Information	
Base Value	Phase-In Assessments
As Of	As Of
01/01/2007	07/01/2007
948,700	1,438,900
Land	0
Improvements:	0
Total:	1,112,100
Preferential Land:	0

Transfer Information	
Seller:	Date:
Type:	Deed1:

Exemption Information	
Class	07/01/2007
County	0
State	0
Municipal	0
Tax Exempt:	NO
Exempt Class:	* NONE *

results

Maryland Department of Assessments and Taxation
 PRINCE GEORGE'S COUNTY
 Real Property Data Search (2007 v44.3)

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 View Map
 New Search

Account Identifier: District - 17 Account Number - 3720703

Owner Name: UTC RETAIL IV LLC
 Use: COMMERCIAL
 Principal Residence: NO
 Deed Reference: 1)
 2)

Mailing Address: 6525 BELCREST RD
 HYATTSVILLE MD 20782-2003

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 1

Special Tax Areas: Town HYATTSVILLE
 Ad Valorem Tax Class 08
 Property Land Area 2.69 AC
 County Use 005

Primary Structure Built Enclosed Area Property Land Area
 2007 79,375 SF 2.69 AC

Stories Basement Type Exterior

Value Information	
Base Value	Phase-In Assessments
As Of	As Of
01/01/2007	07/01/2007
1,054,500	1,757,600
Land	1,757,600
Improvements:	11,928,700
Total:	13,686,300
Preferential Land:	0

Transfer Information	
Seller:	Date:
Type:	Deed1:
PRINCE GEORGE CTR II LTD P	05/02/2006
IMPROVED ARMS-LENGTH	
PRINCE GEORGES CENTER INC	05/03/1993
UNKNOWN	8/751/ 443

Exemption Information	
Class	07/01/2007
County	0
State	0
Municipal	0
Tax Exempt:	NO
Exempt Class:	* NONE *

Maryland Department of Assessments and Taxation
 PRINCE GEORGE'S COUNTY
 Real Property Data Search (2007 v04.3)

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 View Map
 New Search

Account Identifier: District - 17 Account Number - 3720687

Owner Information
 Owner Name: UTC RETAIL IV LLC Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: SUITE 300 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 08 1

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

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

Stories: Basement Type: Exterior

Base Value	Value Information	
	Value	Phase-In Assessments
	As Of	As Of
Land	486,100	07/01/2007
Improvements:	0	0
Total:	486,100	569,800
Preferential Land:	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Tax Exempt: NO
 Exempt Class: * NONE *

Maryland Department of Assessments and Taxation
 PRINCE GEORGE'S COUNTY
 Real Property Data Search (2007 v04.3)

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 View Map
 New Search

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 1) / 8751/ 443
 6525 BELCREST RD 2)
 HYATTSVILLE MD 20782-2003

Location & Structure Information
 Premises Address: 6401 AMERICA BLVD
 HYATTSVILLE 20782
 Legal Description: PARCEL S

Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No: 209054
 42 A2 7016 08 1

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

Base Value	Value Information	
	Value	Phase-In Assessments
	As Of	As Of
Land	1,368,200	07/01/2007
Improvements:	0	0
Total:	1,368,200	1,839,466
Preferential Land:	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Tax Exempt: NO
 Exempt Class: * NONE *

