

land
land
land
land

OFFERING MEMORANDUM



TERNBERRY

**11 RECORDED INFILL LOTS
BOWIE, MARYLAND**

July 2019



MarylandLand
ADVISORS

STEPHEN J. FERRANDI

Land Brokerage | Strategic Consultants
5771 Waterloo Road, Suite 1000 | Ellicott City, MD 21043
Mobile: 410.925.4566 | Office 866.910.LAND
Stephen@MarylandLand.com | MarylandLand.com

OFFERING TERMS & DISCLOSURES

Maryland Land Advisors is proud to offer for sale a total of 11 recorded lots in the residential development known as Ternberry, located in Bowie, Prince George's County, Maryland.

All inquiries should be addressed to:



Stephen J. Ferrandi

Maryland Land Advisors

5771 Waterloo Road

Ellicott City, Maryland 21043

Stephen: 410.925.4566

Office: 866.910.LAND

Stephen@MarylandLand.com

MarylandLand.com

The material contained herein is based in part upon information supplied or obtained by Maryland Land Advisors from sources deemed to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Prospective purchasers shall make their own investigations, projections and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the property, including such engineering inspections and evaluation of market conditions as they deem necessary to determine the condition and value of the property. The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of the property described herein, and is not to be used for any other purpose or made available without the express written consent of Stephen J. Ferrandi and Maryland Land Advisors.

All offers should be addressed to Stephen J. Ferrandi, President of Maryland Land Advisors, and emailed to Stephen@MarylandLand.com.

No arrangements have been made to compensate any other agent or brokerage. If you are a buyer being represented by a licensed real estate brokerage, please compensate your broker directly.



TABLE OF CONTENTS

Executive Summary3

Regional Overview Map5

Aerial Map with Lot Overlay6

Block & Lot Map6

Lot Table & Location Map7

City Council District Map8

Public Schools8

Site Photography9

Professional Services Proposal15

SDAT Property Records21

Recorded Subdivision Plats 2/6/733

Site Report37

Ternberry HOA Rules & Regulations52

EXECUTIVE SUMMARY

Maryland Land Advisors is pleased to offer for sale 11 platted lots (7 single-family detached, 4 townhomes) within the residential development known as Ternberry, located off Central Avenue (MD-214) and Crain Highway (MD-301) in Bowie, Prince George's County, Maryland. Ternberry is an established community that was originally built out in the early 1990s.

The homesites are comprised of seven (7) single family detached lots and four (4) townhome lots located along Pennsbury Drive and Pengrove Court, more accurately described as Block B, Lots 2, 4-54, and 28-31. Six of the single family lots (Lots 49-54) are clustered together with three situated on Pennsbury Drive and the other adjacent three located on Pengrove Court. The four townhome lots in a single attached row (Lots 28-31) are fronting on Presidio Way while backing onto Pennsbury Drive. The remaining single family lot (Lot 2) is located separately on Pennsbury Drive, with a driveway off the cul-de-sac loop. Ternberry is located within the City of Bowie's Council District 4B.

Pennsbury Drive is the primary access road into the Ternberry development, both to/from the southwest at its intersection with Central Avenue as well as to/from the northeast at its intersection with Crain Highway. Being a connector between two state highways, Pennsbury Drive offers easy and very convenient accessibility to the surrounding area and facilitates commuting within and beyond the immediate region. The Pointer Ridge Recreation Area/South Community Park is an outdoor amenity located immediately adjacent to Ternberry, nestled between Pennsbury Drive and Penn Manor Lane.

Pennsbury Drive and Pengrove Court are dedicated public roads maintained by the City of Bowie and the Ternberry development has existing underground utility infrastructure including water and wastewater (operated by the Washington Suburban Sanitary Commission), electric and gas service, and cable/data communication lines. All of the lots are zoned R-S and are located in Category 3 for water and sewer service (W-3/S-3 community system).

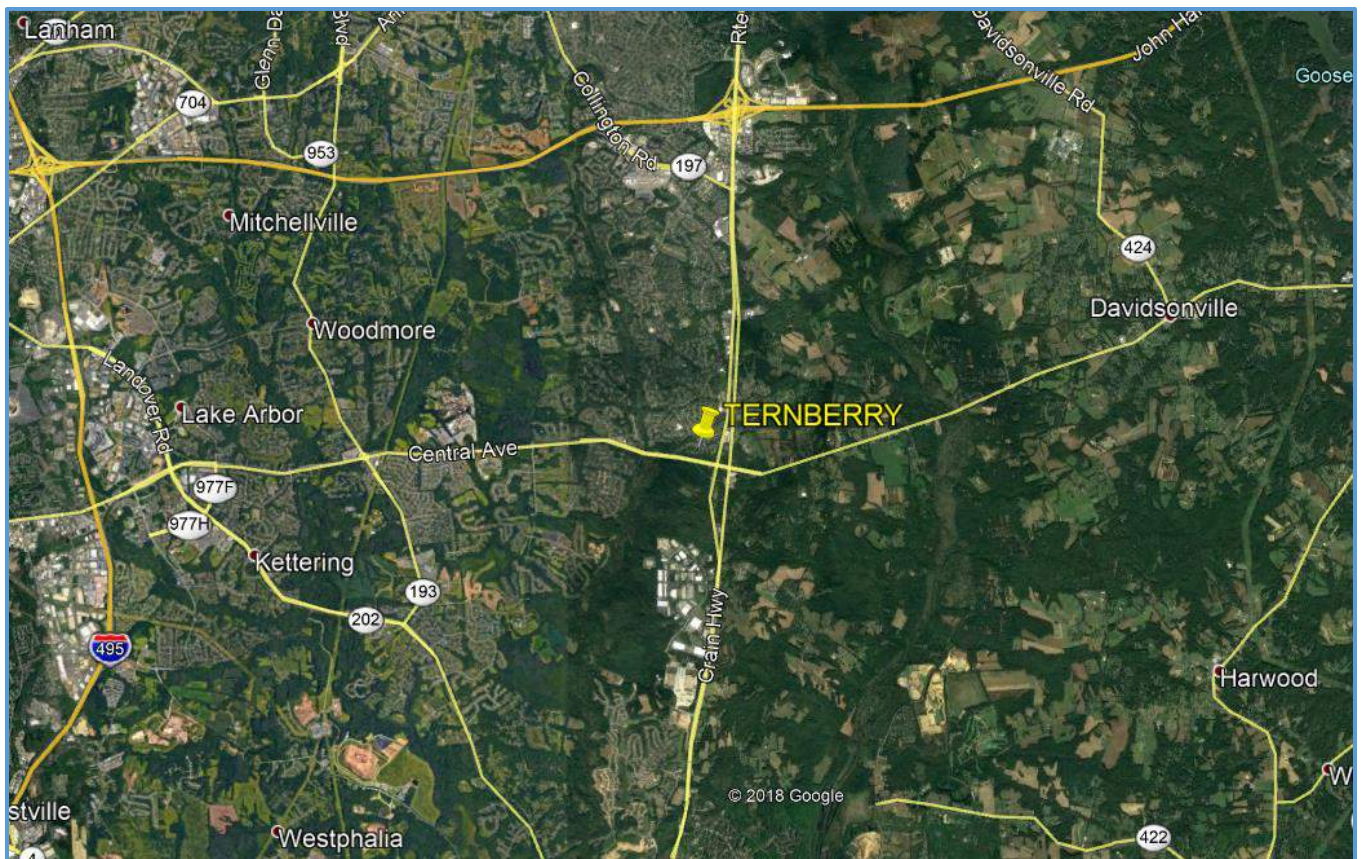
Approval for construction of homes on these lots is not vested with or grandfathered by the original development approvals. Contract purchaser will need to retain an engineering/planning consultant to execute updated entitlements and necessary approvals/permits. Included herein is a copy of a professional services proposal from Soltesz, LLC reflecting the costs for entitlements, engineering, and permitting these lots (including current stormwater management regulations for environmental site design to the maximum extent practicable) through Prince George's County, M-NCPPC, and the City of Bowie. The proposal also outlines services for obtaining approval of required off-site improvements (roadway widening for an acceleration/deceleration lane and State

Highway Administration access permitting) that would be triggered as part of the approval of these remaining lots.

These 11 platted lots represent a unique residential infill opportunity to acquire desirable, buildable homesites with strong curb appeal and great access in a highly sought after neighborhood of Bowie.

The combined properties are being marketed to the homebuilder community and currently offered at a bulk price of \$800,000. Contract purchaser shall be granted a study/feasibility period of reasonably agreed upon length during which to conduct its due diligence on the properties. At the conclusion of said period, contract purchaser shall release to seller a deposit in the amount of 10% of the total purchase price. Letters of intent shall include any additional terms being sought.

REGIONAL OVERVIEW MAP



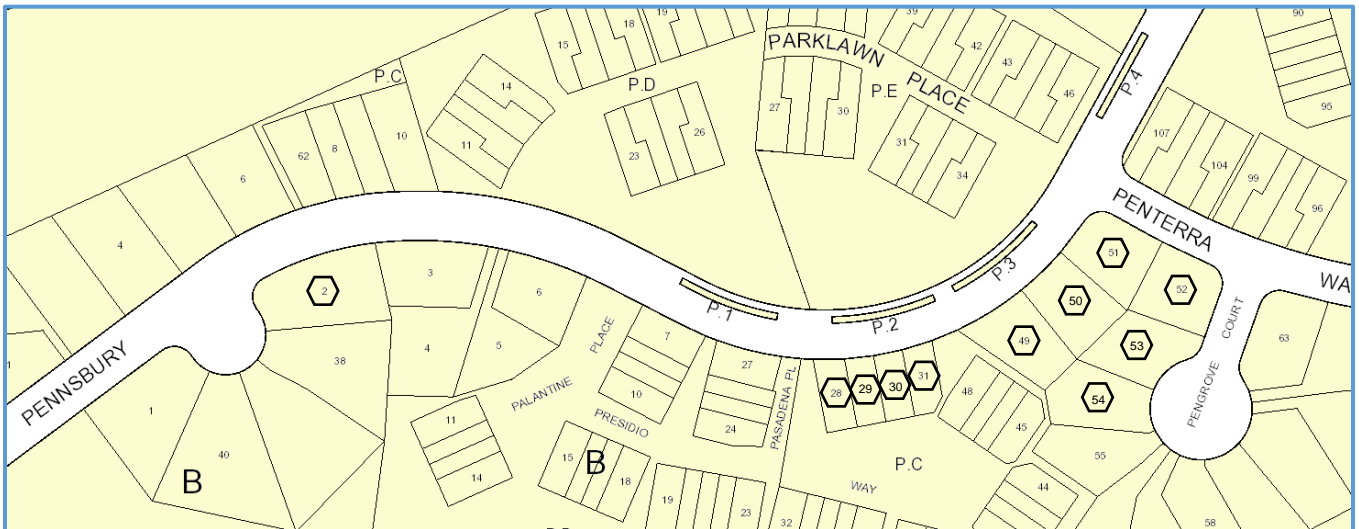
Source: Google Earth

AERIAL MAP WITH LOT OVERLAY



Source: Google Earth & PG Atlas

BLOCK & LOT MAP



Source: PG Atlas

LOT TABLE & LOCATION MAP

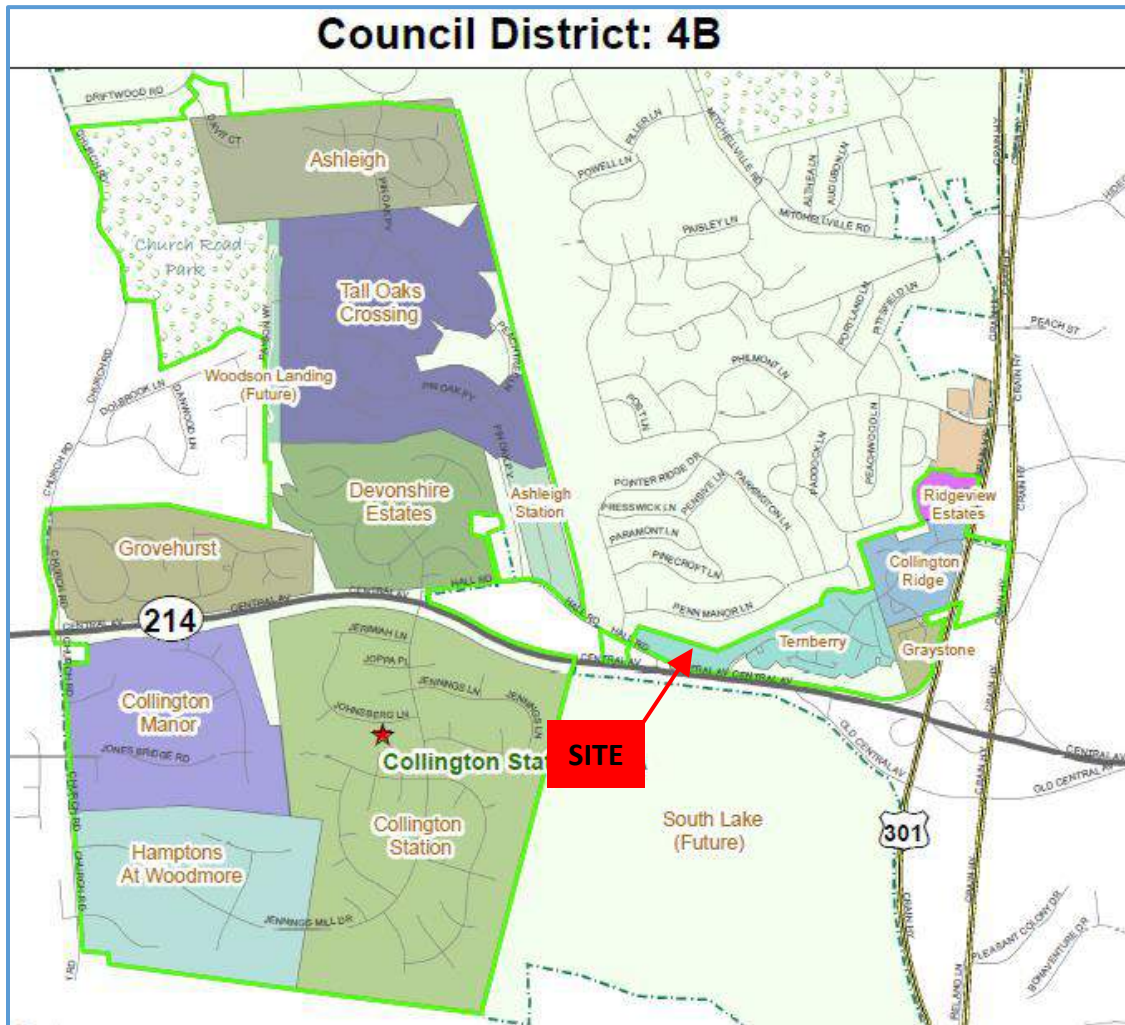
Map Index (lot #)	Type	Block	Lot	Lot Address	Parcel/ Account #	Lot Area (SF)
1	SFD	B	2	16009 Pennsbury Drive	07-0808154	12,854
2	SFD	B	49	16201 Pennsbury Drive	07-0807388	8,171
3	SFD	B	50	16203 Pennsbury Drive	07-0807396	8,000
4	SFD	B	51	16205 Pennsbury Drive	07-0807404	8,000
5	SFD	B	52	814 Pengrove Court	07-0807412	8,000
6	SFD	B	53	810 Pengrove Court	07-0807420	8,000
7	SFD	B	54	806 Pengrove Court	07-0807438	8,354
8	TH	B	31	16235 Presidio Way	07-0807180	3,016
9	TH	B	30	16237 Presidio Way	07-0807172	2,882
10	TH	B	29	16239 Presidio Way	07-0807164	2,922
11	TH	B	28	16241 Presidio Way	07-0807156	3,262

Note: Owner of record for all 11 lots is NAHB Research Center Inc.



Source: Bright MLS

CITY COUNCIL DISTRICT MAP



Source: cityofbowie.org

PUBLIC SCHOOLS

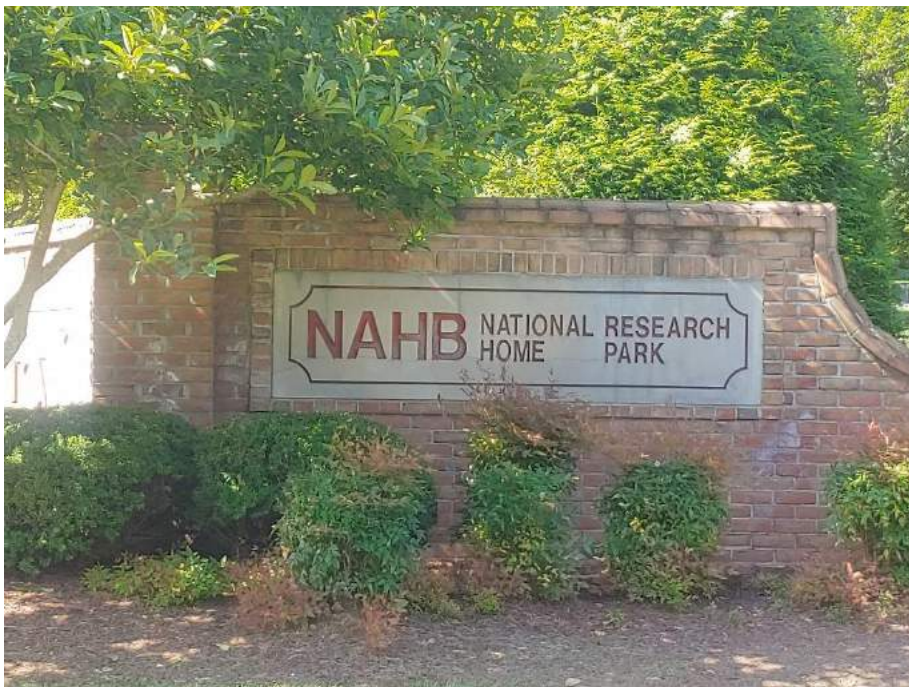
Publicly-funded schools that serve these properties are part of Prince George's County Public Schools (PGCPS). The specific schools for each level are as follows:

HIGH (Grades 9-12):	Bowie High
MIDDLE (Grades 6-8):	Benjamin Tasker Middle
ELEMENTARY (Grades K-5):	Pointer Ridge Elementary

SITE PHOTOGRAPHY



View of Ternberry Entry Monument at Central Avenue/MD-214



View of NAHB Entry Monument at Central Avenue/MD-214



View of Vacant SFD Lot with Concrete Driveway @ 16009 Pennsbury Drive



View of Vacant SFD Lot – corner of Pennsbury Drive & cul-de-sac loop



Side View of Vacant SFD Lot along Pennsbury Drive



View of Vacant Townhome Lots from Pasadena Place



View of Vacant Townhome Lots from Pennsbury Drive



View of Vacant Townhome Lots from Pennsbury Drive



View of Six Vacant SFD Lots from Pennsbury Drive



View of Six Vacant SFD Lots from Pengrove Court



View of Six Vacant SFD Lots – corner of Penterra Way & Pengrove Court



View of Six Vacant SFD Lots – corner of Pennsbury Drive & Penterra Way

PROFESSIONAL SERVICES PROPOSAL

May 9, 2019

Mr. Stephen J. Ferrandi,
EA Realty Family of Brokerages
5771 Waterloo Road,
Ellicott City, Maryland 21043

Re: NAHB
Soltesz No.: TBD

Dear Stephen,

Soltesz, LLC (Soltesz) is pleased to present this agreement for civil engineering, surveying and planning services for the NAHB project.

ELEMENTS AND ASSUMPTIONS

1. **Project Description:** The project consists of Lot 2, Lots 49-54, Block B and Lots 28-31.
2. **Site Zoning:** The site is currently zoned R-S. These lots are recorded, and we will attempt to revise previously approved plans as much as possible.
3. **Project Purpose:** We understand that it is your intent to permit the remaining lots. This proposal includes surveying, entitlement, engineering, and permit services to take the remaining lots through the permit process.
4. **Water and Sewer:** Based upon available information, the site is located in Category 3 for both water and sewer.
5. **Agency Processing Fees:** This agreement does not include any agency processing fees. All agency fees are assumed to be paid by the client.

SCOPE OF SERVICES AND FEES

Based on the elements and assumptions above, Soltesz has developed the following scope of services and fees.

Consultant agrees to provide the following professional services:

A. Survey

- | | |
|--|-------------------------|
| 1. Deed Composite
(Task 2000) | Lump Sum \$2,000 |
|--|-------------------------|

Compile and catalog current information such as deeds and plats from County Land Records Office and Maryland State Highway Administration. Prepare a deed composite of the subject and adjoining properties.

INITIAL:

Soltesz, LLC

EA Realty Family of Brokerages

2. Establish Horizontal and Vertical Control (Task 2100) Lump Sum \$3,000

Horizontal and vertical control will be established on-site via GPS or conventional methods. Additional traverse control will be established around the perimeter of the site for the purpose of locating property corners and site features.

**3. Soil Boring Stakeout (Task 7300) Lump Sum \$3,000
\$200 Per Boring**

Stakeout required or desired soil-boring locations as directed by various team members for soil data including survey requirements. Budget assumes 15 borings.

4. Field Run Survey (Task 2300) Hourly/Budget \$6,000

Obtain detail field survey for the property. This task does not include off-site road improvements.

**Subtotal Section A: Lump Sum \$8,000
Hourly/Budget \$6,000**

B. Entitlement

1. Natural Resource Inventory (Task 4000) Lump Sum \$1,200

Prepare a Natural Resource Inventory equivalency letter. Submit to MNCPPC for review and approval.

2. Floodplain Delineation Coordination (Task 6400) Lump Sum \$3,500

Coordinate with DPIE to acquire copies of floodplain modeling. Delineate floodplain limits on aerial topographic maps and process for approval through DPIE. DPIE may require a separate agency processing fee to prepare the floodplain study. This agency processing fee is not included in the above estimate, and is assumed to be paid by the Client.

3. Specific Design Plan (Task 3201) Lump Sum \$5,000

Prepare a Specific Design Plan (SDP) for submission to MNCPPC based on the approved CSP. The plan will be prepared to reflect the requirements of Subtitle 27 of the Prince George's County Code as well as conditions of approval from the approved Preliminary Plan. Task assumes one (1) phase.

INITIAL:

Soltesz, LLC

EA Realty Family of Brokerages

- 4. Landscape Plan (Task 3300) Lump Sum \$2,500**

Prepare a Landscape Plan for submittal to MNCPPC as part of the DSP package. The plan will be prepared to the minimum standards of the Prince George's Landscape Manual.
- 5. Tree Conservation - Type II Waiver Letter (Task 4101) Lump Sum \$1,200**

Prepare a Type 2 Tree Conservation waiver letter necessary for submission of the SDP. The request will be reviewed by the Environmental Planning Section of MNCPPC. If a full plan is required, a fee will be offered.
- 6. Notification of Adjacent Property Owners (Task 3000) Lump Sum \$1,000
\$1,000 per notification**

Compile a list of names/addresses for all adjacent property owners, parties of record, Homeowner's Associations and notify via regular mail of the pending Planning Board Hearings, and send a second notification of Plan Acceptance. This task assumes one (1) notification.
- 7. Sign Posting (Task 3500) Lump Sum \$1,200
\$1,200 per notification**

Coordinate with MNCPPC to install signs on the project site, as required for the processing of plans through MNCPPC Hearings. The fee assumes one (1) posting will be required for each entitlement submitted. This does not include repairing or reposting signs, if necessary.
- 8. MNCPPC Comments/Certification (Task 3202) Hourly/Budget \$2,500**

Revise plans to address MNCPPC staff, Planning Board, or opposition comments, if any, provided during the review by staff for acceptance, the review of the plan by staff, or during the certification process. This task also allows for any revisions directed by the architect or applicant.
- 9. Statement of Justification/Variation, Variances, Departures, and BPIS (Task 3001) Hourly/Budget \$2,000**

Provide support as required, for the submittal of variations, variances, departures, or statements of justification if required for the SDP.

**Subtotal Section B: Lump Sum \$15,600
Hourly/Budget \$4,500**

INITIAL:

Soltesz, LLC

EA Realty Family of Brokerages

C. Engineering

1. **Stormwater Management Concept Plan** **Lump Sum \$15,000**
(Task 6000)

Prepare an SWM Concept Plan and submit to DPIE for review. The site will be designed using ESD to the MEP process. Given the previous SWM concept approval, it is anticipated that 100-year control on-site will be required since the site drains through Upper Marlboro where there are known flooding issues.

2. **Stormwater Management Plan** **Lump Sum \$45,000**
(Task 6100)

Prepare SWM Plan using the 2-step process and submit to DPIE. The design will utilize the ESD approach to SWM. This task includes quality and quantity control and includes storm drain design to accommodate the subdivision.

3. **Sediment Control Plan** **Lump Sum \$20,000**
(Task 6200)

Provide a three-phased Sediment Control Plan to allow grading of site, installation of utilities, and building construction. Fee is based on the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. This task does not include a Rough Grading Plan.

4. **Public Road Improvement Plan** **Lump Sum \$5,000**
(Task 3300)

Prepare a Public Road Improvement Plan including sidewalk widening for the internal subdivision streets that the lots front on.

5. **Meetings** **Hourly/Budget \$4,000**
(Task 1900)

Attend meetings as necessary or as required.

Subtotal Section C: Lump Sum \$85,000
Hourly/Budget \$4,000

D. Permit Packages/Bond Estimates

Assist the owner in the preparation and processing of permit applications. This includes preparation of bond cost estimates as required by the public agencies to establish performance and labor and material bonds to be posted by the Client.

INITIAL:Soltesz, LLCEA Realty Family of Brokerages

1. **On-site Grading Permit
(Task 8001)** **Hourly/Budget \$3,000**

Prepare permit package, complete bond forms, and address limited permit comments for one (1) grading permit application.
 2. **NOI Permits
(Task 8002)** **Hourly/Budget \$1,500**

Prepare one (1) NOI permit application and file permit with MDE.
 3. **Sketch & Description/Easements
(Task 8003)** **\$900 Per Sketch and/or Description**

Prepare sketch and description for individual easement.
- Subtotal Section D: Hourly/Budget \$4,500**

Charges for Professional Services:

Total: Lump Sum \$108,600
Hourly/Budget \$15,000

OPTIONAL TASKS:

Off-Site Road Improvements

1. **Accel/Decel Lane Design
(Task 5302)** **Lump Sum \$100,000**

Prepare a Road Widening Plan to include grading, storm drain, sediment control, and stormwater management. This task exempts signage and marking, signalization, and MOT Plans. This task includes survey.
2. **SHA Access Permit
(Task 8004)** **Lump Sum \$15,000**

Submit Improvement Plans to SHA for their review and approval.

Optional Tasks: Lump Sum \$115,000

INITIAL:

Soltesz, LLC

EA Realty Family of Brokerages

SDAT PROPERTY RECORDS

Search Result for PRINCE GEORGE'S COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Account Identifier:				District - 07 Account Number - 0808154							
Owner Information											
Owner Name:				NAHB RESEARCH CENTER INC				Use:		RESIDENTIAL	
Mailing Address:				400 PRINCE GEORGES BLVD UPPER MARLBORO MD 20774-8731				Principal Residence:		NO	
								Deed Reference:		/11597/ 00659	
Location & Structure Information											
Premises Address:				16009 PENNSBURY DR BOWIE 20716-0000				Legal Description:		PLAT 2	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	152090	
0070	00C2	0000		6465		B	2	2017	Plat Ref:		
Special Tax Areas:						Town:		BOWIE			
						Ad Valorem:					
						Tax Class:		9			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
						12,854 SF		001			
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation				
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2017		07/01/2018		07/01/2019		
Land:			60,800		60,800						
Improvements			0		0						
Total:			60,800		60,800		60,800		60,800		
Preferential Land:			0						0		
Transfer Information											
Seller: NAHB RESEARCH CENTER INC				Date: 08/14/1997				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /11597/ 00659				Deed2:			
Seller: NATIONAL ASSN OF				Date: 10/13/1992				Price: \$0			
Type:				Deed1: /08483/ 00115				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class				07/01/2018		07/01/2019		
County:			000				0.00				
State:			000				0.00				
Municipal:			000				0.00 0.00		0.00 0.00		
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application						Date:					

Search Result for PRINCE GEORGE'S COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration					
Tax Exempt:				Special Tax Recapture:									
Exempt Class:				NONE									
Account Identifier:				District - 07 Account Number - 0807388									
Owner Information													
Owner Name:				NAHB RESEARCH CENTER INC				Use:		RESIDENTIAL			
Mailing Address:				400 PRINCE GEORGES BLVD UPPER MARLBORO MD 20774-8731				Principal Residence:		NO			
								Deed Reference:		/11597/ 00659			
Location & Structure Information													
Premises Address:				16201 PENNSBURY DR BOWIE 20716-0000				Legal Description:					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	161025			
0070	00D2	0000		6456		B	49	2017	Plat Ref:				
Special Tax Areas:						Town:		BOWIE					
						Ad Valorem:							
						Tax Class:		9					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use					
						8,171 SF		001					
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation						
Value Information													
			Base Value		Value		Phase-in Assessments						
					As of		As of		As of				
					01/01/2017		07/01/2018		07/01/2019				
Land:			60,400		60,400								
Improvements			0		0								
Total:			60,400		60,400		60,400		60,400				
Preferential Land:			0						0				
Transfer Information													
Seller: NATIONAL ASSN OF HOME BLDRS OF US				Date: 08/14/1997				Price: \$0					
Type: NON-ARMS LENGTH OTHER				Deed1: /11597/ 00659				Deed2:					
Seller:				Date:				Price:					
Type:				Deed1:				Deed2:					
Seller:				Date:				Price:					
Type:				Deed1:				Deed2:					
Exemption Information													
Partial Exempt Assessments:			Class				07/01/2018		07/01/2019				
County:			000				0.00						
State:			000				0.00						
Municipal:			000				0.00 0.00		0.00 0.00				
Tax Exempt:				Special Tax Recapture:									
Exempt Class:				NONE									
Homestead Application Information													
Homestead Application Status: No Application													
Homeowners' Tax Credit Application Information													
Homeowners' Tax Credit Application Status: No Application							Date:						

Search Result for PRINCE GEORGE'S COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Account Identifier:				District - 07 Account Number - 0807396							
Owner Information											
Owner Name:				NAHB RESEARCH CENTER INC				Use:		RESIDENTIAL	
Mailing Address:				400 PRINCE GEORGES BLVD UPPER MARLBORO MD 20774-8731				Principal Residence:		NO	
								Deed Reference:		/11597/ 00659	
Location & Structure Information											
Premises Address:				16203 PENNSBURY DR BOWIE 20716-0000				Legal Description:			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	161025	
0070	00D2	0000		6456		B	50	2017	Plat Ref:		
Special Tax Areas:						Town:		BOWIE			
						Ad Valorem:					
						Tax Class:		9			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
						8,000 SF		001			
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation				
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2017		07/01/2018		07/01/2019		
Land:			60,400		60,400						
Improvements			0		0						
Total:			60,400		60,400		60,400		60,400		
Preferential Land:			0						0		
Transfer Information											
Seller: NATIONAL ASSN OF HOME BLDRS OF US				Date: 08/14/1997				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /11597/ 00659				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class				07/01/2018		07/01/2019		
County:			000				0.00				
State:			000				0.00				
Municipal:			000				0.00 0.00		0.00 0.00		
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application						Date:					

Search Result for PRINCE GEORGE'S COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration									
Tax Exempt:				Special Tax Recapture:													
Exempt Class:				NONE													
Account Identifier:				District - 07 Account Number - 0807404													
Owner Information																	
Owner Name:				NAHB RESEARCH CENTER INC				Use:		RESIDENTIAL							
Mailing Address:				400 PRINCE GEORGES BLVD UPPER MARLBORO MD 20774-8731				Principal Residence:		NO							
								Deed Reference:		/11597/ 00659							
Location & Structure Information																	
Premises Address:				16205 PENNSBURY DR BOWIE 20716-0000				Legal Description:									
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	161025							
0070	00D2	0000		6456		B	51	2017	Plat Ref:								
Special Tax Areas:						Town:		BOWIE									
						Ad Valorem:											
						Tax Class:		9									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use									
						8,000 SF		001									
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation										
Value Information																	
			Base Value		Value		Phase-in Assessments										
					As of		As of		As of								
					01/01/2017		07/01/2018		07/01/2019								
Land:			60,400		60,400												
Improvements			0		0												
Total:			60,400		60,400		60,400		60,400								
Preferential Land:			0						0								
Transfer Information																	
Seller: NATIONAL ASSN OF HOME BLDRS OF US				Date: 08/14/1997				Price: \$0									
Type: NON-ARMS LENGTH OTHER				Deed1: /11597/ 00659				Deed2:									
Seller:				Date:				Price:									
Type:				Deed1:				Deed2:									
Seller:				Date:				Price:									
Type:				Deed1:				Deed2:									
Exemption Information																	
Partial Exempt Assessments:			Class				07/01/2018		07/01/2019								
County:			000				0.00										
State:			000				0.00										
Municipal:			000				0.00 0.00		0.00 0.00								
Tax Exempt:				Special Tax Recapture:													
Exempt Class:				NONE													
Homestead Application Information																	
Homestead Application Status: No Application																	
Homeowners' Tax Credit Application Information																	
Homeowners' Tax Credit Application Status: No Application							Date:										

Search Result for PRINCE GEORGE'S COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Account Identifier:				District - 07 Account Number - 0807412							
Owner Information											
Owner Name:				NAHB RESEARCH CENTER INC				Use:		RESIDENTIAL	
Mailing Address:				400 PRINCE GEORGES BLVD UPPER MARLBORO MD 20774-8731				Principal Residence:		NO	
								Deed Reference:		/11597/ 00659	
Location & Structure Information											
Premises Address:				814 PENGROVE CT BOWIE 20716-0000				Legal Description:			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	161025	
0070	00D2	0000		6456		B	52	2017	Plat Ref:		
Special Tax Areas:						Town:		BOWIE			
						Ad Valorem:					
						Tax Class:		9			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
						8,000 SF		001			
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation				
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2017		07/01/2018		07/01/2019		
Land:			60,400		60,400						
Improvements			0		0						
Total:			60,400		60,400		60,400		60,400		
Preferential Land:			0						0		
Transfer Information											
Seller: NATIONAL ASSN OF HOME BLDRS OF US				Date: 08/14/1997				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /11597/ 00659				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class				07/01/2018		07/01/2019		
County:			000				0.00				
State:			000				0.00				
Municipal:			000				0.00 0.00		0.00 0.00		
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application						Date:					

Search Result for PRINCE GEORGE'S COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Account Identifier:				District - 07 Account Number - 0807420							
Owner Information											
Owner Name:				NAHB RESEARCH CENTER INC				Use:		RESIDENTIAL	
Mailing Address:				400 PRINCE GEORGES BLVD UPPER MARLBORO MD 20774-8731				Principal Residence:		NO	
								Deed Reference:		/11597/ 00659	
Location & Structure Information											
Premises Address:				810 PENGROVE CT BOWIE 20716-0000				Legal Description:			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	161025	
0070	00D2	0000		6456		B	53	2017	Plat Ref:		
Special Tax Areas:						Town:		BOWIE			
						Ad Valorem:					
						Tax Class:		9			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
						8,000 SF		001			
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation				
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2017		07/01/2018		07/01/2019		
Land:			60,400		60,400						
Improvements			0		0						
Total:			60,400		60,400		60,400		60,400		
Preferential Land:			0						0		
Transfer Information											
Seller: NATIONAL ASSN OF HOME BLDRS OF US				Date: 08/14/1997				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /11597/ 00659				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class				07/01/2018		07/01/2019		
County:			000				0.00				
State:			000				0.00				
Municipal:			000				0.00 0.00		0.00 0.00		
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application						Date:					

Search Result for PRINCE GEORGE'S COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration					
Tax Exempt:				Special Tax Recapture:									
Exempt Class:				NONE									
Account Identifier:				District - 07 Account Number - 0807438									
Owner Information													
Owner Name:				NAHB RESEARCH CENTER INC				Use:		RESIDENTIAL			
Mailing Address:				400 PRINCE GEORGES BLVD UPPER MARLBORO MD 20774-8731				Principal Residence:		NO			
								Deed Reference:		/11597/ 00659			
Location & Structure Information													
Premises Address:				806 PENGROVE CT BOWIE 20716-0000				Legal Description:					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	161025			
0070	00D2	0000		6456		B	54	2017	Plat Ref:				
Special Tax Areas:						Town:		BOWIE					
						Ad Valorem:							
						Tax Class:		9					
Primary Structure Built		Above Grade Living Area			Finished Basement Area		Property Land Area		County Use				
							8,354 SF		001				
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation						
Value Information													
			Base Value		Value		Phase-in Assessments						
					As of		As of		As of				
					01/01/2017		07/01/2018		07/01/2019				
Land:			60,400		60,400								
Improvements			0		0								
Total:			60,400		60,400		60,400		60,400				
Preferential Land:			0						0				
Transfer Information													
Seller: NATIONAL ASSN OF HOME BLDRS OF US				Date: 08/14/1997				Price: \$0					
Type: NON-ARMS LENGTH OTHER				Deed1: /11597/ 00659				Deed2:					
Seller:				Date:				Price:					
Type:				Deed1:				Deed2:					
Seller:				Date:				Price:					
Type:				Deed1:				Deed2:					
Exemption Information													
Partial Exempt Assessments:			Class				07/01/2018		07/01/2019				
County:			000				0.00						
State:			000				0.00						
Municipal:			000				0.00 0.00		0.00 0.00				
Tax Exempt:				Special Tax Recapture:									
Exempt Class:				NONE									
Homestead Application Information													
Homestead Application Status: No Application													
Homeowners' Tax Credit Application Information													
Homeowners' Tax Credit Application Status: No Application							Date:						

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 07 Account Number - 0807180			
Owner Information					
Owner Name:		NAHB RESEARCH CENTER INC		Use:	TOWN HOUSE
Mailing Address:		400 PRINCE GEORGES BLVD UPPER MARLBORO MD 20774-8731		Principal Residence:	NO
				Deed Reference:	/11597/ 00659
Location & Structure Information					
Premises Address:		16235 PRESIDIO WAY BOWIE 20716-0000		Legal Description:	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0070	00D2	0000		6455	
					Block:
					B
					Lot:
					31
					Assessment Year:
					2017
					Plat No:
					159058
					Plat Ref:
Special Tax Areas:		Town:		BOWIE	
		Ad Valorem:			
		Tax Class:		9	
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			3,016 SF	011	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	65,000	65,000			
Improvements	0	0			
Total:	65,000	65,000	65,000	65,000	
Preferential Land:	0			0	
Transfer Information					
Seller: NATIONAL ASSN OF HOME BLDRS OF US		Date: 08/14/1997		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11597/ 00659		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application			Date:		

Search Result for PRINCE GEORGE'S COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Account Identifier:				District - 07 Account Number - 0807172							
Owner Information											
Owner Name:				NAHB RESEARCH CENTER INC				Use:		TOWN HOUSE	
Mailing Address:				400 PRINCE GEORGES BLVD UPPER MARLBORO MD 20774-8731				Principal Residence:		NO	
								Deed Reference:		/11597/ 00659	
Location & Structure Information											
Premises Address:				16237 PRESIDIO WAY BOWIE 20716-0000				Legal Description:			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	159058	
0070	00D2	0000		6455		B	30	2017	Plat Ref:		
Special Tax Areas:						Town:		BOWIE			
						Ad Valorem:					
						Tax Class:		9			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
						2,882 SF		011			
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation				
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2017		07/01/2018		07/01/2019		
Land:			65,000		65,000						
Improvements			0		0						
Total:			65,000		65,000		65,000		65,000		
Preferential Land:			0						0		
Transfer Information											
Seller: NATIONAL ASSN OF HOME BLDRS OF US				Date: 08/14/1997				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /11597/ 00659				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class				07/01/2018		07/01/2019		
County:			000				0.00				
State:			000				0.00				
Municipal:			000				0.00 0.00		0.00 0.00		
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application						Date:					

Search Result for PRINCE GEORGE'S COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Account Identifier:				District - 07 Account Number - 0807164							
Owner Information											
Owner Name:				NAHB RESEARCH CENTER INC				Use:		TOWN HOUSE	
Mailing Address:				400 PRINCE GEORGES BLVD UPPER MARLBORO MD 20774-8731				Principal Residence:		NO	
								Deed Reference:		/11597/ 00659	
Location & Structure Information											
Premises Address:				16239 PRESIDIO WAY BOWIE 20716-0000				Legal Description:			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	159058	
0070	00D2	0000		6455		B	29	2017	Plat Ref:		
Special Tax Areas:						Town:		BOWIE			
						Ad Valorem:					
						Tax Class:		9			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
						2,922 SF		011			
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation				
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2017		07/01/2018		07/01/2019		
Land:			65,000		65,000						
Improvements			0		0						
Total:			65,000		65,000		65,000		65,000		
Preferential Land:			0						0		
Transfer Information											
Seller: NATIONAL ASSN OF HOME BLDRS OF US				Date: 08/14/1997				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /11597/ 00659				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class				07/01/2018		07/01/2019		
County:			000				0.00				
State:			000				0.00				
Municipal:			000				0.00 0.00		0.00 0.00		
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application						Date:					

Search Result for PRINCE GEORGE'S COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Account Identifier:				District - 07 Account Number - 0807156							
Owner Information											
Owner Name:				NAHB RESEARCH CENTER INC				Use:		TOWN HOUSE	
Mailing Address:				400 PRINCE GEORGES BLVD UPPER MARLBORO MD 20774-8731				Principal Residence:		NO	
								Deed Reference:		/11597/ 00659	
Location & Structure Information											
Premises Address:				16241 PRESIDIO WAY BOWIE 20716-0000				Legal Description:			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	159058	
0070	00C2	0000		6455		B	28	2017	Plat Ref:		
Special Tax Areas:						Town:		BOWIE			
						Ad Valorem:					
						Tax Class:		9			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
						3,262 SF		011			
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation				
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2017		07/01/2018		07/01/2019		
Land:			65,000		65,000						
Improvements			0		0						
Total:			65,000		65,000		65,000		65,000		
Preferential Land:			0						0		
Transfer Information											
Seller: NATIONAL ASSN OF HOME BLDRS OF US				Date: 08/14/1997				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /11597/ 00659				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class				07/01/2018		07/01/2019		
County:			000				0.00				
State:			000				0.00				
Municipal:			000				0.00 0.00		0.00 0.00		
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application						Date:					

Drawings are available for
download at
MarylandLand.com

OWNER'S DEDICATION

WE, THE NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES, AN ILLINOIS CORPORATION, AND NABH RESEARCH FOUNDATION, INC., A MARYLAND CORPORATION, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINED IN ACCORDANCE WITH THE APPROVED COMPREHENSIVE DESIGN PLAN (COP-0810).

FURTHER, WE GRANT TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, BALTIMORE GAS AND ELECTRIC COMPANY AND TO WASHINGTON GAS & LIGHT COMPANY, AND TO THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS, AN EASEMENT IN, THROUGH, OVER AND ACROSS THE LAND HEREON IDENTIFIED AS "10" P.U.L.E." WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703 AT FOLIO 746, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

PROPERTY MARKERS SHALL BE PLACED IN ACCORDANCE WITH SECTION 24-120 (K) (5) (b) (4) OF THE SUBDIVISION REGULATIONS OF THE PRINCE GEORGE'S COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, MORTGAGES OR DEBITS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT FOR A CERTAIN DEED OF TRUST, AND THE PARTIES OF INTEREST THEREIN HAVE BELOW INDICATED THEIR ASSENT.

NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES, (SEAL)

K. D. Calk 3/7/90
KENT W. CALKIN DATE
EXECUTIVE VICE PRESIDENT

NABH RESEARCH FOUNDATION, INC. (SEAL)

John A. Calkin 3/7/90
JOHN A. CALKIN DATE
ASST. TREASURER

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

John A. Calkin 3-13-90
JOHN A. CALKIN DATE
WITNESS

John A. Calkin 3-19-90
JOHN A. CALKIN DATE
WITNESS

APPROVED: PRINCE GEORGE'S COUNTY
John A. Calkin

PLAT ONE

NATIONAL RESEARCH HOME PARK

PARCEL A

PARCEL B
2,652 sq ft
TO BE CONVEYED TO THE
HOMEOWNERS ASSOCIATION

NOTES

- THIS PLAN IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN LIBER 6583 AT FOLIO 645.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL EVIDENCE IS PROVIDED THAT A HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED AND THAT THE COMMON AREAS HAVE BEEN CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE SPECIFIC DESIGN PLAN HEREON APPROVED ON OCT. 5, 1989 (IN COMPLIANCE WITH THE COMPREHENSIVE DESIGN PLAN COP-0810 APPROVED ON JUNE 1, 1989) OR AS AMENDED BY ANY SUBSEQUENT REVISIONS THEREIN.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR STAGE A-4 THE APPLICANT SHALL CONSTRUCT, TO THE CITY OF BOWIE'S DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION STANDARDS, THE ENTIRE LENGTH OF THE PROPOSED PENNSYLVANIA DRIVE FROM CENTRAL AVENUE TO THE EASTERN PROPERTY LINE.
- PRIOR TO THE ISSUANCE OF THE LAST (15TH) BUILDING PERMIT FOR THE 450 Dwellings Units, THE APPLICANT SHALL DESIGN AND CONSTRUCT A 500 FOOT ACCELERATION LANE ALONG THE BOUNDARY MEDIAN OF U.S. ROUTE 301 AT THE INTERSECTION OF U.S. ROUTE 301 AND PENNSYLVANIA DRIVE.
- APPROVAL OF THIS PLAN IS BASED UPON THE REASONABLE EXPECTATION THAT PUBLIC WATER AND SEWER SERVICE WILL BE AVAILABLE WHEN NEEDED AND IS CONDITIONED ON FULFILLING ALL OF U.S.S.C. AUTHORIZATION 900 AM'S 0522-A COMMITMENTS.
- THIS PLAN IS SUBJECT TO A RECREATIONAL FACILITIES AGREEMENT RECORDED IN LIBER 7543 AT FOLIO 301.
- COMMON DRIVEWAY EASEMENTS ARE SUBJECT TO COVENANTS RECORDED IN LIBER 6583 AT FOLIO 645 IN ACCORDANCE WITH SECTION 24-136 (b) (4) FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING

APPROVED: 11 APRIL 1990

John A. Calkin
PLANNING DIRECTOR

WITNESS

DEPT. OF ENVIRONMENTAL RESOURCES
PRINCE GEORGE'S COUNTY, MD.

APPROVED ON March 13, 1990

John A. Calkin
DIRECTOR OF DISTRICT

RECORDED 4-21-90

PLAT BOOK NLP 152

PLAT 32

PRINCE GEORGE'S COUNTY
L 3906 F 43

NO.	DELT A	ABSCISSA	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	01°17'02"	505.16	259.02	129.31	N 83°22'25"W	280.00
2	32°08'44"	206.61	119.92	58.55	N 37°14'36"E	114.40
3	24°49'46"	355.00	239.87	121.54	S 75°17'32"E	238.00
4	02°50'01"	488.00	24.91	12.45	N 64°15'09"W	22.91
5	31°13'32"	430.00	234.35	120.16	N 58°55'46"E	231.45
6	32°09'49"	555.00	316.24	162.54	S 79°00'03"E	311.07
7	32°19'49"	488.00	262.05	144.97	N 79°02'03"W	276.28
8	23°14'51"	370.00	150.13	78.11	S 72°55'07"W	149.10
9	97°55'41"	20.00	42.75	26.75	S 12°16'21"W	37.73
10	90°00'00"	25.00	39.27	25.00	N 51°41'00"W	35.36
11	54°51'32"	159.47	120.37	62.21	S 35°53'14"W	116.73
12	26°02'41"	200.51	93.92	47.70	N 40°17'39"E	93.11

POINTER RIDGE AT
COLLINGTON
PB WWW 81 P NO 95

PARCEL C

4,263 sq ft

TO BE CONVEYED TO THE
HOMEOWNERS ASSOCIATION

PARCEL D

VICINITY MAP

NO SCALE

PLAT THREE

NATIONAL RESEARCH HOME PARK

34,106 sq ft DEDICATED TO
PUBLIC USE BY THIS PLAT

NATIONAL RESEARCH
HOME PARK
PB NLP 132 P NO 1

PLAT FIVE

NATIONAL RESEARCH HOME PARK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY EVELYN L. BEANS TO THE NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES, AN ILLINOIS CORPORATION, BY DEED DATED FEBRUARY 27, 1984, AND RECORDED AMONG IN LIBER 6583 AT FOLIO 671, AND THAT IT IS ALSO A RESUBDIVISION OF THE LAND CONVEYED BY THE NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES TO NABH RESEARCH FOUNDATION, INC., A MARYLAND CORPORATION BY DEED DATED APRIL 20, 1987, AND RECORDED IN LIBER 6583 AT FOLIO 680. A PART OF SAID PROPERTY BEING A RESUBDIVISION OF LOTS 37 AND 41, BLOCK A AND PARCEL A, BLOCK A, NATIONAL RESEARCH HOME PARK AS RECORDED IN PLAT BOOK NLP 132 AS PLAT NO. 1, ALL BEING THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

THE TOTAL AREA OF THIS PLAT IS 267,258 SQUARE FEET OR 6.1363 ACRES OF LAND OF WHICH 61,210 SQUARE FEET OR 1.4046 ACRES IS DEDICATED TO PUBLIC USE.

March 7, 1990
DATE

William Joseph Hines
WILLIAM JOSEPH HINES
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10387

NOTE:
THIS PLAT IS BEING DONE IN ACCORDANCE WITH SECTION 24-136 (b) (1) TO CORRECT THE SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION SO AS TO REFLECT PROPER OWNERSHIP OF A PART OF THE LAND INCLUDED HEREIN. SAID INFORMATION WAS OMITTED ON THE ORIGINAL PLAT BOOK 151 AT PLAT 66, DUE TO A DRAFTING ERROR.

PLAT OF CORRECTION

PLAT TWO

LOTS 1 THRU 6 AND PARCEL A, BLOCK B
AND
LOTS 1 THRU 10 AND PARCELS H & C, BLOCK C

NATIONAL RESEARCH HOME PARK

QUEEN ANNE (7TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE 1" = 60'

MARCH 1990



LOEDERMAN
CIVIL ENGINEERING

ASSOCIATES
LAND PLANNING
ENVIRONMENTAL STUDIES

INC. 1970
LAND PLANNING

15200 Shady Ridge Road
Baltimore, Maryland 21244
(410) 431-1000

4407 Parkers Boulevard
Crown Point, Indiana 46032
(219) 751-1000

1000 West 10th Street
Lawrence, Kansas 66044
(913) 841-1000

OWNER'S DEDICATION

WE, TERNBERRY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, THE NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES, AN ILLINOIS CORPORATION AND TERNBERRY HOMEOWNER'S ASSOCIATION, INC., A MARYLAND CORPORATION, BEING THE OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREET TO PUBLIC USE AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES IN ACCORDANCE WITH THE APPROVED COMPREHENSIVE DESIGN PLAN (CDP-8810).

FURTHER, WE GRANT TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, BALTIMORE GAS & ELECTRIC COMPANY AND WASHINGTON GAS & LIGHT COMPANY AND TO EACH OF THEM, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOREVER, A 10' WIDE PUBLIC UTILITY EASEMENT IN, ON, OVER AND THROUGH THE LAND HEREON IDENTIFIED AS "10' P.U.E." WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703 AT FOLIO 748, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE.

PROPERTY MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-120 (b) (5) (F) (1) OF THE SUBDIVISION REGULATIONS OF THE PRINCE GEORGE'S COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT FOR A CERTAIN DEED OF TRUST, AND THE PARTIES OF INTEREST HERETO HAVE BELOW INDICATED THEIR ASSENT

TERNBERRY DEVELOPMENT CORPORATION (SEAL)

DATE: 3/24/91
 Robert S. Jordan, VICE PRESIDENT

ATTEST:

TERNBERRY HOMEOWNER'S ASSOCIATION, INC. (SEAL)

DATE: 3/24/91
 Louise Atkins, PRESIDENT

ATTEST:

NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES (SEAL)

DATE: 3/24/91
 Mary W. Colton, EXECUTIVE VICE PRESIDENT

ATTEST:

WE, THE MARYLAND NATIONAL BANK HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: 3/24/91
 Sean E.L. Russell, TITLE: A.M.

ATTEST:

DATE: 3/24/91
 Robert S. Jordan, TITLE: A.M.

ATTEST:

NOTES

- THIS PLAN IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN LIBER 8888 AT FOLIO 348.
- DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE SPECIFIC DESIGN PLAN 80P-8845 APPROVED ON OCT. 5, 1989 (IN COMPLIANCE WITH COMPREHENSIVE DESIGN PLAN CDP-8810 APPROVED ON JUNE 1, 1989) OR AS AMENDED BY ANY SUBSEQUENT REVISIONS THERETO.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR STAGE A-1 THE APPLICANT SHALL CONSTRUCT, TO THE CITY OF BOWIE'S DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION STANDARDS, THE ENTIRE LENGTH OF THE PROPOSED PENNSBURY DRIVE FROM CENTRAL AVENUE TO THE EASTERN PROPERTY LINE.
- PRIOR TO THE ISSUANCE OF THE LAST (167TH) BUILDING PERMIT FOR THE 167 DWELLING UNITS, THE APPLICANT, SHALL DESIGN AND CONSTRUCT A 500 FOOT ACCELERATION LANE ALONG THE NORTHBOUND MEDIAN OF U.S. ROUTE 301 AT THE INTERSECTION OF U.S. ROUTE 301 AND PENNSBURY DRIVE.
- APPROVAL OF THIS PLAN IS BASED UPON THE REASONABLE EXPECTATION THAT PUBLIC WATER AND SEWER SERVICE WILL BE AVAILABLE WHEN NEEDED AND IS CONDITIONED ON FULFILLING ALL OF W.S.B.C. AUTHORIZATION #90 AW/S B090-A COMMITMENTS.
- THIS PLAN IS SUBJECT TO A RECREATIONAL FACILITIES AGREEMENT RECORDED IN LIBER 7543 AT FOLIO 341.
- THIS PLAN IS BEING FILED IN ACCORDANCE WITH SECTION 24-108-(b) (1) IN ORDER TO CORRECT DIMENSIONS AND AREAS OF LOTS 28 THROUGH 40 AND PARCEL C, BLOCK B AS SHOWN ON PLAT BOOK NLP 151, P. NO. 80, FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 PRINCE GEORGE'S COUNTY PLANNING

APPROVED: 25 JUNE 1991

John P. [Signature]
 PLANNING DIRECTOR

N.M.C.P. & P.C. RECORD FILE NO. 5-01105

DEPT. OF ENVIRONMENTAL RESOURCES
 PRINCE GEORGE'S COUNTY, MD.

APPROVED ON 5-31-91

[Signature]
 DIRECTOR OF DESIGN

REQUIRES 7/27/91
 PLAT BOOK 12152
 PLAT NO. 50

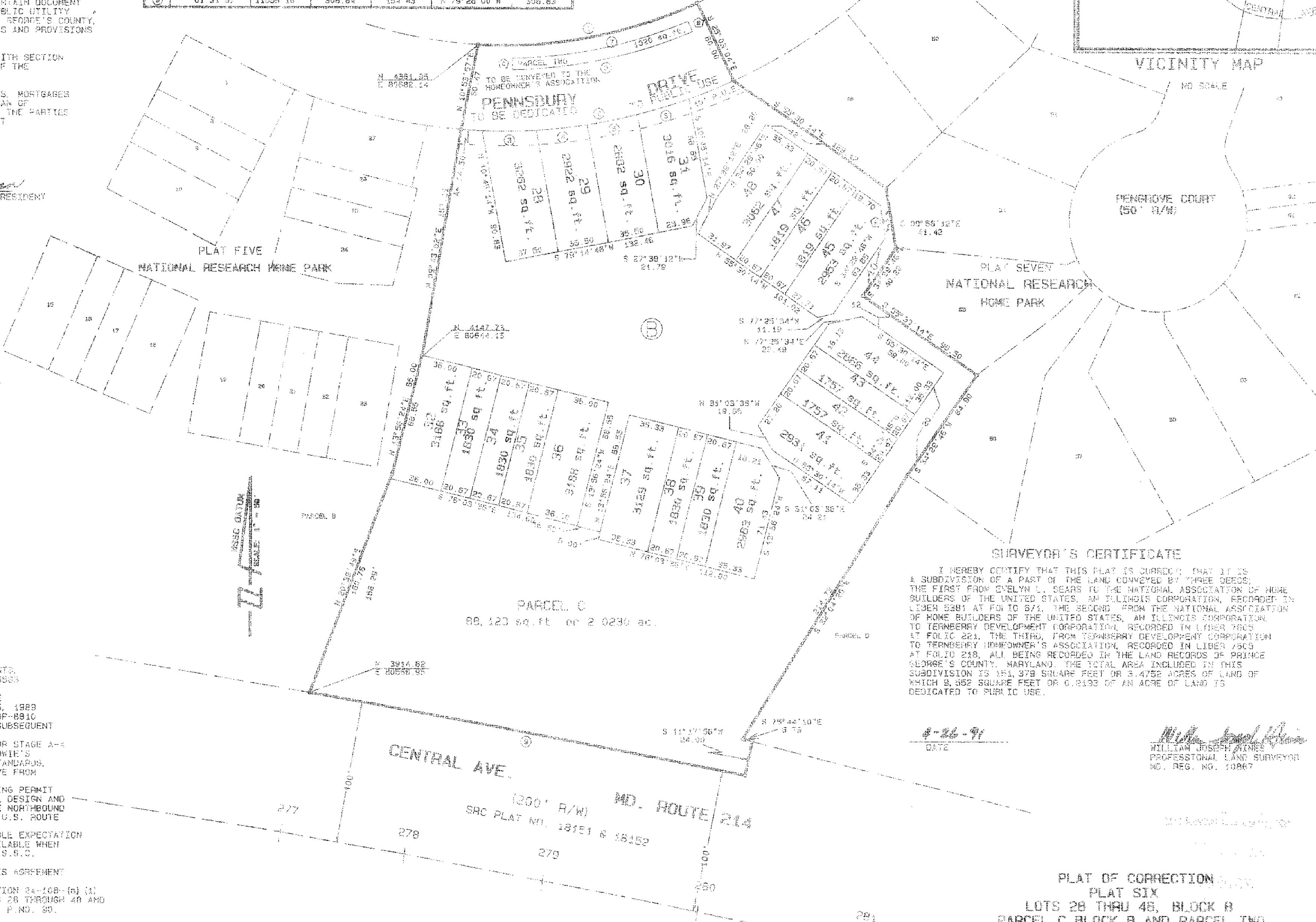
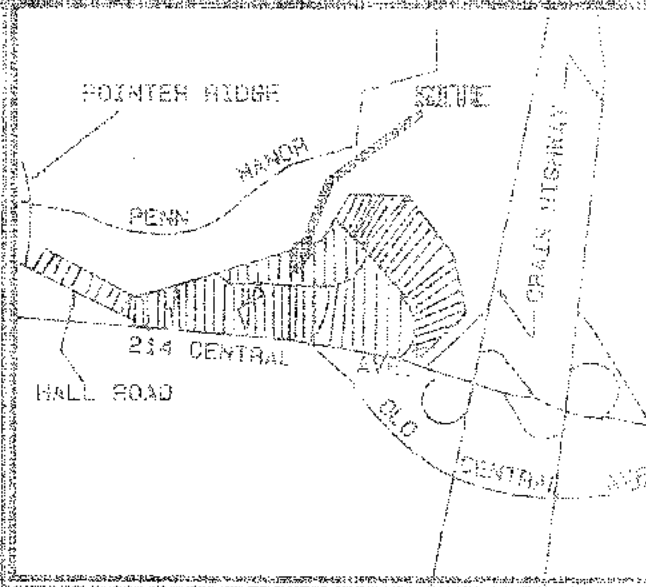
CURVE DATA

STATION	CHORD	CHORD BEARING	CHORD DIST.
1	28' 10" 00"	N 79° 02' 12" E	155.78
2	29' 24' 32"	S 79° 30' 12" W	159.81
3	05' 44' 48"	N 89° 17' 57" E	36.08
4	05' 22' 16"	N 83° 44' 28" E	35.61
5	05' 21' 18"	N 78° 22' 41" E	35.50
6	05' 41' 52"	N 72° 51' 18" E	37.79
7	21' 56' 38"	N 77° 52' 59" E	125.23
8	21' 56' 38"	S 77° 52' 59" W	125.23
9	61' 34' 52"	N 79° 20' 00" W	338.83

PLAT FOUR
 NATIONAL
 RESEARCH
 HOME PARK

LINE DATA

BEARING	DISTANCE
S 09° 56' 12" E	22.34
S 23° 05' 18" E	5.00
N 01° 08' 42" W	5.00



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT, THAT IT IS A SUBDIVISION OF A PART OF THE LAND CONVEYED BY THREE DEEDS: THE FIRST FROM EVELYN L. SEARS TO THE NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES, AN ILLINOIS CORPORATION, RECORDED IN LIBER 8881 AT FOLIO 674, THE SECOND FROM THE NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES, AN ILLINOIS CORPORATION, TO TERNBERRY DEVELOPMENT CORPORATION, RECORDED IN LIBER 7605 AT FOLIO 221, THE THIRD, FROM TERNBERRY DEVELOPMENT CORPORATION TO TERNBERRY HOMEOWNER'S ASSOCIATION, RECORDED IN LIBER 7605 AT FOLIO 218, ALL BEING RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE TOTAL AREA INCLUDED IN THIS SUBDIVISION IS 181,379 SQUARE FEET OR 4.1752 ACRES OF LAND OF WHICH 8,852 SQUARE FEET OR 0.2019 OF AN ACRE OF LAND IS DEDICATED TO PUBLIC USE.

DATE: 8-26-91

William Joseph [Signature]
 WILLIAM JOSEPH [Name]
 PROFESSIONAL LAND SURVEYOR
 REG. NO. 10867

PLAT OF CORRECTION
 PLAT SIX
 LOTS 28 THRU 48, BLOCK B
 PARCEL C, BLOCK B AND PARCEL TWO
 NATIONAL RESEARCH HOME PARK
 QUEEN ANNE (715) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND
 SCALE 1" = 50' MARCH 1991

LEVEL ENGINEERING LAND PLANNING LAND SURVEYING
 ENVIRONMENTAL STUDIES

1000 Brady Road, Suite 100, Prince George's County, MD 20782
 410-276-2200
 1000 Brady Road, Suite 100, Prince George's County, MD 20782
 410-276-2200
 1000 Brady Road, Suite 100, Prince George's County, MD 20782
 410-276-2200

THE TERRYBERRY TRUST, TRUSTEES CORPORATION, A MARYLAND CORPORATION, AND NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES, AN ILLINOIS CORPORATION, AND TERRYBERRY HOMEOWNERS'S ASSOCIATION, INC. (TERRYBERRY ASSOCIATION), BEING THE OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE (HEREBY JOIN) THIS PLAN OF DEVELOPMENT, DEDICATE THE EASELY TO PUBLIC USE AND ENJOYMENT OF THE BUILDING BUILDING RECREATION LINES IN ACCORDANCE WITH THE APPROVED DEVELOPMENTAL DESIGN PLAN (CUP-08-01).

FOURTH, IN GRANT TO THE CINCINNATI AND ATLANTIC TELEPHONE COMPANY OF CINCINNATI, BELMONT HAS A ELECTRIC COMPANY AND CINCINNATI HAS A LIGHT COMPANY AND TO EACH OF THEM, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOREVER, A EASEMENT, IN FULL, IN, ON, OVER AND THROUGH THE LAND DESCRIBED HEREIN FOR THE PURPOSE OF CONVEYING AND PROVIDING OF SAID GRANT MEANS SET FORTH IN A CERTAIN DOCUMENT CAPTULED "REGULATION OF TRUNKS AND PROVIDIONS FOR PUBLIC UTILITY COMPANIES" RECORDED AMONG THE LAND RECORDS OF CINCINNATI COUNTY, OHIO AND IN LIBER 2702 AT FOLIO 765, WHICH SAID TRUNKS AND PROVIDIONS ARE INCORPORATED HEREIN BY THIS REFERENCE.

PROPERTY MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-120 (1) (S) (F) (J) OF THE SUBDIVISION REGULATIONS OF THE PRINCE GEORGE'S COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, DEMANDS, CLAIMS, NOTWITHSTANDING OR RIGHTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF REORGANIZATION, EXCEPT FOR A CERTAIN DEED OF TRUST, AND THE PAROLS OF INTEREST THERETO HAVE BEEN INDICATED THEIR ASSENT.

TECHNICAL DEVELOPMENT CORPORATION (SEE A1.)

DATE 3/24/91 BY Robert J. Jones FOR PRESIDENT

TELETYPE TRANSMISSION 5 APRIL 1964 140 (25AL)

DATE 2/26/91 COURSE ATTEND. 100% PRESIDENT

44-38861-1000

NATIONAL ASSOCIATION OF HOME BUILDERS OF THE
UNITED STATES (SEAL)

6/20/79 K. J. C. C. C.
SITE POWER & COLON
EXECUTIVE VICE PRESIDENT

Mr. J. C. McLaughlin

RE: THE HAWAIIAN NATIONAL BANK HERBERT JOSEPH
TO THE BOARD OF SUPERVISORS.

202

DATE: 10/10/68


DATE: 10/14/74
FILE: 100-441101-100


Figure 1 is a line graph titled "Percentage of total population in the labor force by age group, 1970-1990". The vertical axis (Y-axis) is labeled "Percentage of total population in the labor force" and ranges from 0 to 100 in increments of 10. The horizontal axis (X-axis) is labeled "Year" and ranges from 1970 to 1990 in increments of 10. There are six data series representing different age groups: 15-24, 25-34, 35-44, 45-54, 55-64, and 65+. The 15-24 age group starts at approximately 45% in 1970 and declines sharply to about 15% by 1990. The 25-34 age group starts at approximately 35% and declines to about 25%. The 35-44 age group starts at approximately 25% and rises slightly to about 30%. The 45-54 age group starts at approximately 15% and rises slightly to about 20%. The 55-64 age group starts at approximately 10% and rises slightly to about 15%. The 65+ age group starts at approximately 5% and rises slightly to about 10%.

- 6.0 THIS PLAN IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN LIDER 7547 AT FOLIO 365.
- 7.0 NO BUILDING PERMITS SHALL BE ISSUED UNTIL EVIDENCE IS PROVIDED THAT A HOMEOWNER'S ASSOCIATION HAS BEEN ESTABLISHED AND THAT THE COMMON AREAS HAVE BEEN CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
- 8.0 DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE SPECIFIC DESIGN PLAN SDP-2945 APPROVED ON OCT. 4, 1988 IN COMPLIANCE WITH COMPREHENSIVE DESIGN PLAN CDP-0810 APPROVED ON JUNE 1, 1988 OR AS MODIFIED BY ANY SUBSEQUENT REVISIONS THEREIN.
- 9.0 PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR STAGE A AND THE APPLICANT SHALL CONSTRUCT TO THE CITY OF SORLEO DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION STANDARDS, THE ENTIRE LENGTH OF THE PROPOSED PANSORLEO DRIVE FROM CENTRAL AVENUE TO THE EASTERN PROPERTY LINE.
- 10.0 PRIOR TO THE ISSUANCE OF THE LAST (10TH) BUILDING PERMIT FOR THE 157 DWELLING UNITS, THE APPLICANT, SHALL DESIGN AND CONSTRUCT A 500' ROUTE 201 ACCELERATION LANE ALONG THE NORTHERN BOUNDARY OF U.S. ROUTE 201 AT THE INTERSECTION OF U.S. ROUTE 201 AND PANSORLEO DRIVE.
- 11.0 APPROVAL OF THIS PLAN IS BASED UPON THE REASONABLE EXPECTATION THAT PUBLIC WATER AND SEWER SERVICE WILL BE AVAILABLE WHEN NEEDED AND IS CONDITIONED ON FULFILLING ALL OF SORLEO'S AUTORIZATION PER AWC'S 2020-4 COVENANTS.
- 12.0 THIS PLAN IS SUBJECT TO A RECREATIONAL FACILITIES AGREEMENT RECORDED IN LIDER 7548 AT FOLIO 365.
- 13.0 COMMON DRIVEWAY EASEMENTS ARE SUBJECT TO COVENANTS RECORDED IN LIDER 7548 AT FOLIO 365 IN ACCORDANCE WITH SECTION 211.24 (a) (1) FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING

22 November 1991


 JAMES P. PITT
 PLANNING DIRECTOR


 STANLEY C. ...
 WITNESS

M.A.C.P. B.P.C. RECORDS FILE NO. G-967

COMM. OF AMERICAN SCIENTISTS
FOR THE PEOPLE'S CLIMATE MOVEMENT

APPENDIX C 3-27-91

20

100-443887-100

[illegible]

姓名	性别	出生日期	民族	文化程度	政治面貌	工作单位	职务	备注
王德胜	男	1945.12.15	汉族	高中	中共党员	XX县XX镇XX村	村主任	
李秀英	女	1952.08.22	汉族	初中	群众	XX县XX镇XX村	村妇代会主任	
张国强	男	1958.03.10	汉族	高中	中共党员	XX县XX镇XX村	村团支部书记	
刘小红	女	1965.07.05	汉族	初中	群众	XX县XX镇XX村	村卫生室主任	
陈大伟	男	1970.11.18	汉族	高中	中共党员	XX县XX镇XX村	村文书	
赵小丽	女	1975.04.25	汉族	初中	群众	XX县XX镇XX村	村计生专干	
孙大明	男	1980.09.12	汉族	高中	中共党员	XX县XX镇XX村	村民兵连长	
周小华	女	1985.02.28	汉族	初中	群众	XX县XX镇XX村	村文化室主任	
吴国强	男	1990.06.15	汉族	高中	中共党员	XX县XX镇XX村	村青年委员	
郑小芳	女	1995.10.01	汉族	初中	群众	XX县XX镇XX村	村妇女委员	
王德胜	男	1945.12.15	汉族	高中	中共党员	XX县XX镇XX村	村主任	
李秀英	女	1952.08.22	汉族	初中	群众	XX县XX镇XX村	村妇代会主任	
张国强	男	1958.03.10	汉族	高中	中共党员	XX县XX镇XX村	村团支部书记	
刘小红	女	1965.07.05	汉族	初中	群众	XX县XX镇XX村	村卫生室主任	
陈大伟	男	1970.11.18	汉族	高中	中共党员	XX县XX镇XX村	村文书	
赵小丽	女	1975.04.25	汉族	初中	群众	XX县XX镇XX村	村计生专干	
孙大明	男	1980.09.12	汉族	高中	中共党员	XX县XX镇XX村	村民兵连长	
周小华	女	1985.02.28	汉族	初中	群众	XX县XX镇XX村	村文化室主任	
吴国强	男	1990.06.15	汉族	高中	中共党员	XX县XX镇XX村	村青年委员	
郑小芳	女	1995.10.01	汉族	初中	群众	XX县XX镇XX村	村妇女委员	

[illegible][illegible]

SITE REPORT

The enclosed site profile was generated based on the single lot/tax parcel address of 16241 Presidio Way as a proxy for the 11 lots. Please note that certain information such as the various maps, flood map, and demographics are common to all of the lots.



Site Overview

16241 PRESIDIO WAY BOWIE MD 20716



Location

Site Address	16241 PRESIDIO WAY BOWIE MD 20716	Parcel No.	07-0807156
Legal Information	NATIONAL RESEARCH		

Owner

Owner Name	NAHB RESEARCH CENTER INC	Owner Address	400 PRINCE GEORGES BLVD UPPER MARLBORO MD 20774
Owner Vesting Code	--		

Site Information

Land Use Category	VACANT LAND	Land Use Description	RESIDENTIAL LOT
Zoning (Assessor)	RS	Acres (Assessor)	0.08
Acres (Calculated)	0.07	Lot SF (Assessor)	3,262
Lot SF (Calculated)	3,267		

Last Market Sale

Sale Price	\$0	Sale Date	8/14/1997
Seller Name	--	Deed Type	--
Loan Amount	\$0		

Value and Tax

Total Assd. Value	\$65,000	Land Value	\$65,000
Improvement Value	\$0	Improvement %	--
Property Tax	\$0	Tax Year	--

Property Characteristics

Building Area	0 SF	No. of Units	--
No. of Stories	--	Year Built	--

Foreclosure Details

Stage	--	Document Type	--
-------	----	---------------	----

Hazards

Flood Zone	--	Wetland	--
------------	----	---------	----

School Details

School District(s)	Prince George's County Public Schools
--------------------	---------------------------------------



Property Detail Report

16241 PRESIDIO WAY BOWIE MD 20716

Owner Information

Owner Name 1	NAHB RESEARCH CENTER INC	Owner Name 2	--
Mailing Address	400 PRINCE GEORGES BLVD	Owner Type	--
	UPPER MARLBORO MD 20774	Vesting Code	--
Vesting Code Desc	--		

Location Information

Legal Description NATIONAL RESEARCH			
County	PRINCE GEORGES	Parcel No. (APN)	07-0807156
FIPS Code	24033	Alternative APN	--
Census Trct/Blk	800511/3	Legal Book/Page	--
Twnshp-Rnge-Sect	--	Map Reference	--
Legal Land Lot	28	School District	Prince George's County Public Schools
Legal Block	B	Subdivision	--

Last Market Sale Information

Recording Date	8/14/1997	New Construction	--
Sale Date	8/14/1997	1st Mtg Amount	--
Sale Price	--	1st Mtg Type	--
Price Per SF	--	1st Mtg Doc. No.	--
Price Per Acre	--	Sale Doc. No.	708140
Deed Type	--	Transfer Doc. No.	--
Sale Type	--	Seller Name	--
Title Company	--	Lender	--

Last Transfer of Ownership

Recording Date	--	Book Number	--
Doc. Number	--	Page Number	--
Doc. Type	--		

Prior Sale Information

Recording Date	--	Sale Type	--
Sale Date	--	Transfer Doc. No.	--
Sale Price	--	New Construction	--
Sale Doc. No.	--	Title Company	--
Seller Name	--	Lender	--

Property Characteristics

Building Area	--	Total Rooms	--
No. of Units	--	Bedrooms	--
No. of Stories	--	Bathrooms	0
Year Built	--	Basement	--
Condition	--	Basement Area	--
Construction	--	Heat Type	--
Roof Type	--	Air Cond. Type	--
Roof Material	--	Fireplace	--
Parking Spaces	--		

Site Information

Zoning	RS	Assessor Acreage	0.08
County Use Code	TH	Calculated Acreage	0.08
County Use Code Desc.	VACANT RESIDENTIAL	Assessed Lot SF	3,262
Land Use Code	8001	Calculated Lot SF	3,267
Land Use Desc.	RESIDENTIAL-VACANT LAND	Assessor Lot W/D	/
Land Use Category	VACANT LAND	Topography	--

Tax and Value Information

Tax Year	--	Improvement Value	--
Property Tax	--	Improvement %	--
Tax Rate Code	077	Market Value Year	2018
Tax Exemption	--	Total Market Value	\$65,000
Assessed Year	2018	Land Market Value	65000
Assessed Value	\$65,000	Market Imprv. Value	--
Land Value	\$65,000	AVM Value	--

Hazard Information

Flood Zone	--	Flood Panel	--
Flood Panel Date	--	Wetland Type	--
Wetland Classification	--		



Transaction History Report

16241 PRESIDIO WAY BOWIE MD 20716

NO TRANSACTION HISTORY IS AVAILABLE FOR THIS PROPERTY WITHIN THE
LAST 10 YEARS

Bird's Eye Map View

16241 PRESIDIO WAY BOWIE MD 20716

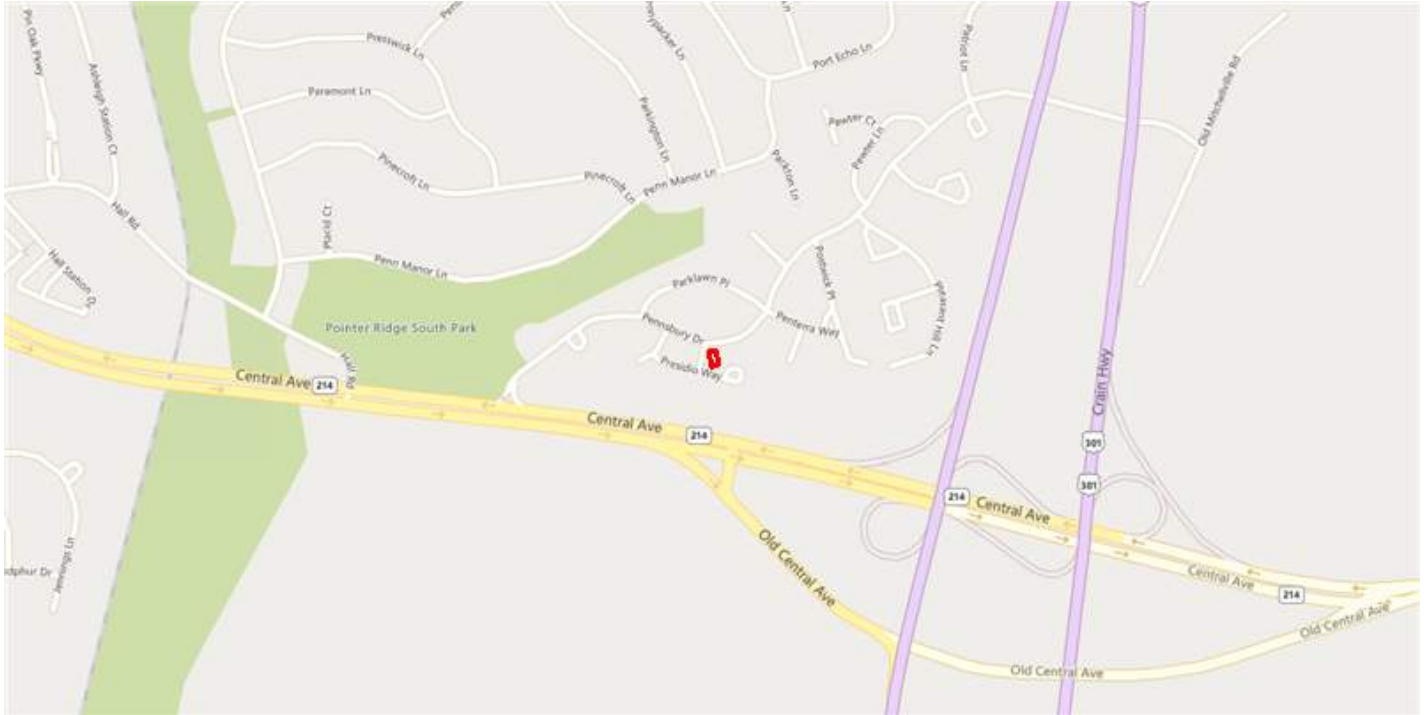




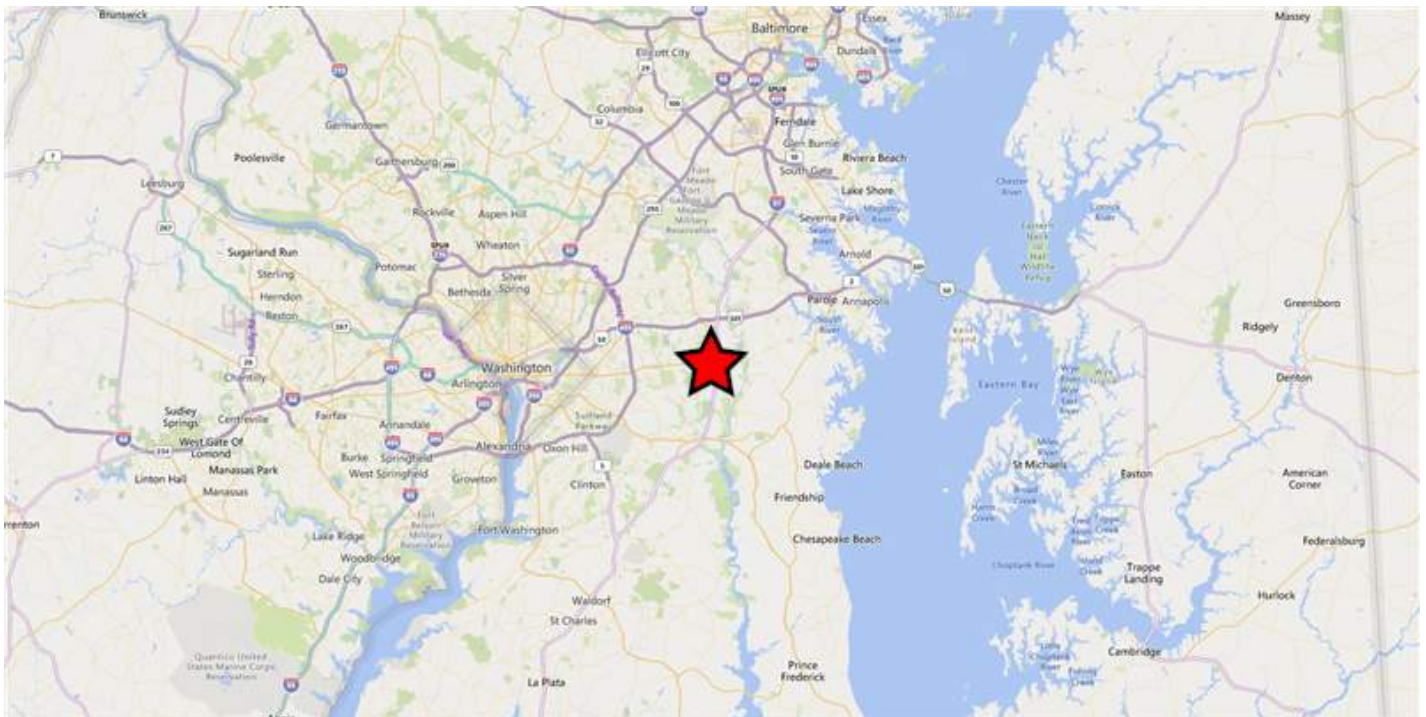
Neighborhood & Regional Map

16241 PRESIDIO WAY BOWIE MD 20716

Neighborhood



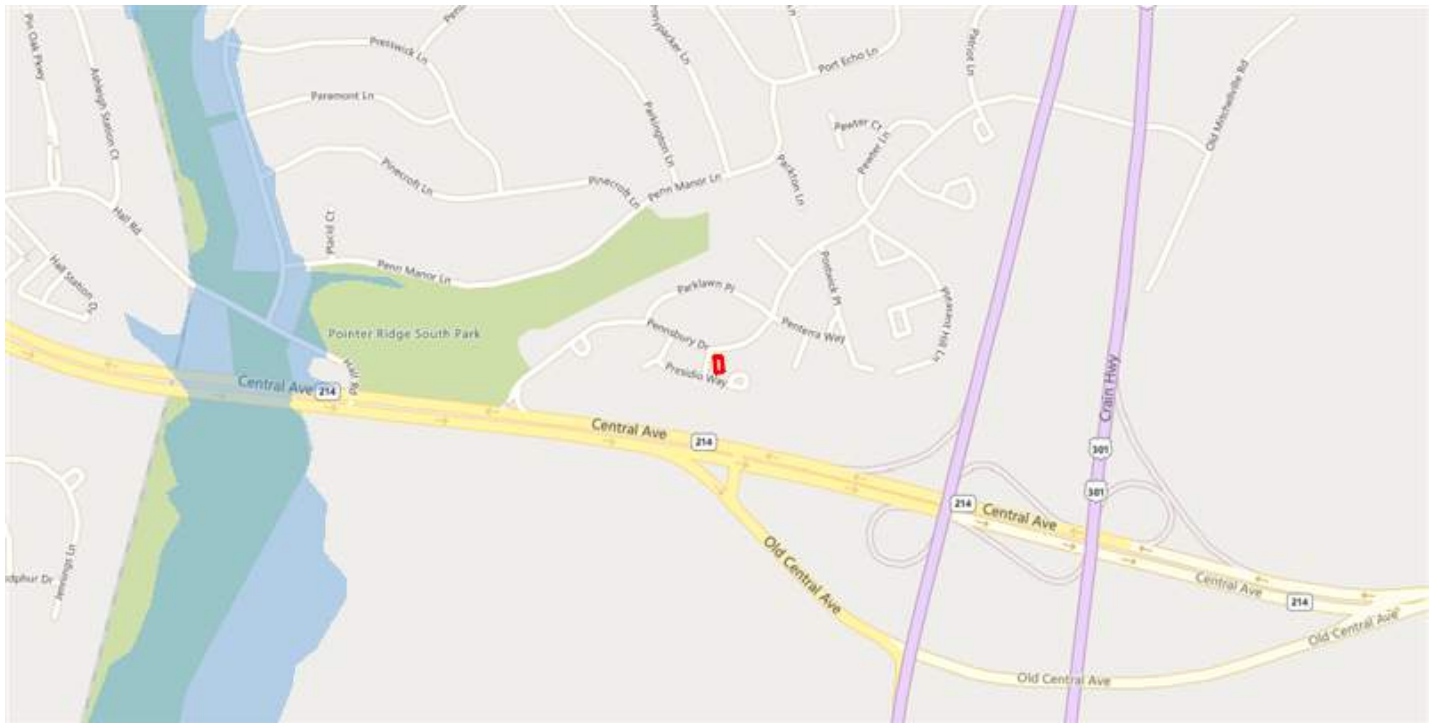
Regional





Flood Map Report

16241 PRESIDIO WAY BOWIE MD 20716



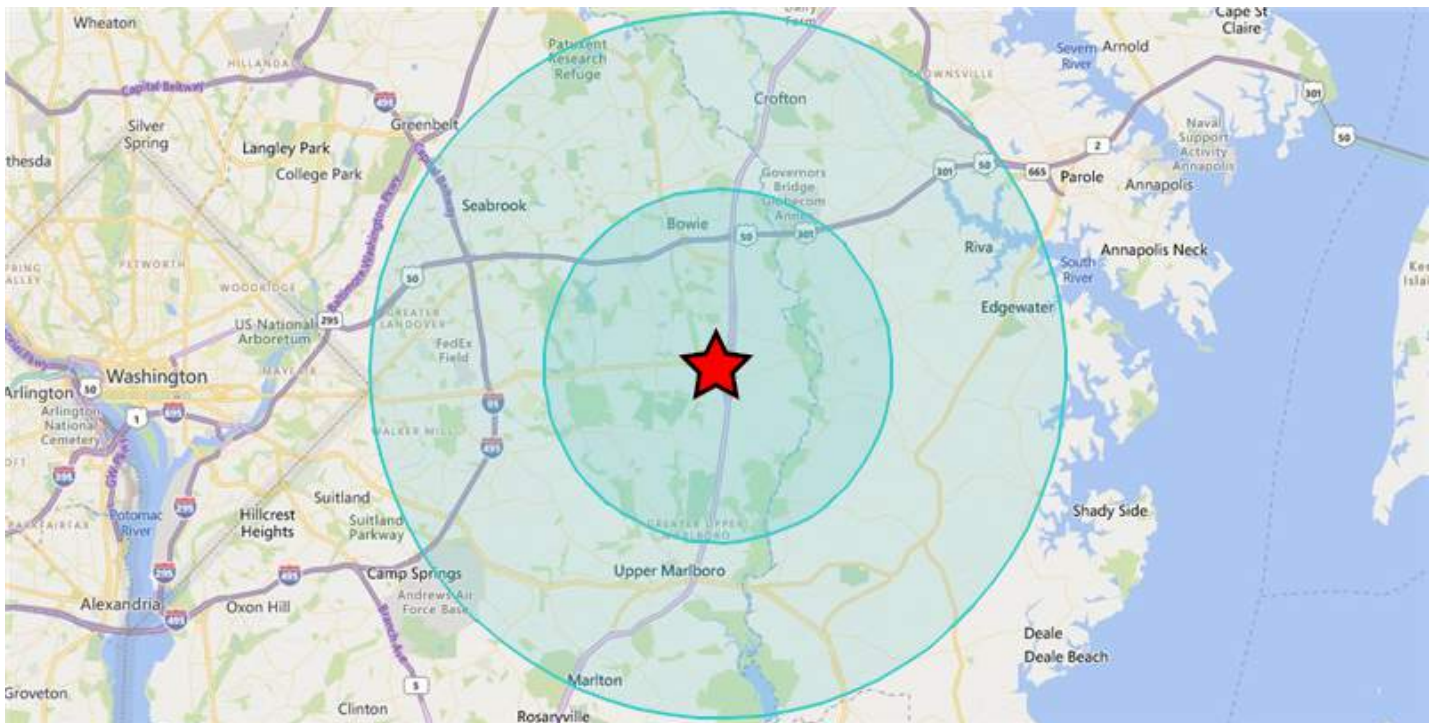
Legend

- Flood Zone**
- Floodway
 - 1% Annual Chance Flood Hazard (100-Year)
 - 0.2% Annual Chance Flood Hazard (500-Year)



Demographics

16241 PRESIDIO WAY BOWIE MD 20716



Area and Density

	5 Miles	10 Miles
Area (Square Miles)	81.52	307.48
Density(Population Per Square Mile)	996	1,357

General Population Characteristics

	5 Miles	10 Miles
Male	37,866	196,377
Female	43,348	220,767
Density	996	1,357
Urban	73,658	393,554
Rural	7,556	23,590

Population By Year

	5 Miles	10 Miles
Population (1990)	46,629	297,739
Population (2000)	66,174	360,726
Population (2010)	76,613	393,579
Population (Current)	81,214	417,144
Population (5 Yr. Forecast)	84,406	433,179
Percent Growth (Current Yr./Previous Yr.)	5.89%	5.95%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.94%	3.83%

Population By Age

	5 Miles	10 Miles
Median Age	42	39
Aged 0 to 5	5,381	30,418
Aged 6 to 11	6,405	32,667
Aged 12 to 17	6,762	33,045
Aged 18 to 24	5,847	35,280
Aged 25 to 34	9,155	55,700
Aged 35 to 44	11,524	57,246
Aged 45 to 54	13,103	60,659
Aged 55 to 64	12,145	57,851
Aged 65 to 74	7,168	35,309
Aged 75 to 84	2,722	13,648
Aged 85+	1,002	5,321
Total Population	81,214	417,144

Population By Race

	5 Miles	10 Miles
White Alone	19,617	106,047
Black Alone	54,497	263,998
Asian Alone	2,547	13,228
Native American and Alaska Native Alone	242	1,594
Other Race Alone	1,293	18,542
Two or More Races	3,018	13,735

Population By Ethnicity

	5 Miles	10 Miles
Hispanic	3,715	34,632
White Non-Hispanic	18,140	95,402

General Income Characteristics

	5 Miles	10 Miles
Median Household Income	\$151,630	\$123,804
Total Household Income	\$4,771,954,347	\$21,028,276,665
Average Household Income	\$163,546	\$140,827
Per Capita Income	\$58,758	\$50,410
Avg Family Income	\$179,540	\$150,969
Family Income, Per Capita	\$52,963	\$44,437

Families by Income

	5 Miles	10 Miles
Family High Income Avg	\$292,149	\$297,404
Under \$15,000	213	2,240
\$15,000 - \$24,999	152	1,825
\$25,000 - \$34,999	196	2,199
\$35,000 - \$49,999	517	5,263
\$50,000 - \$74,999	1,475	11,384
\$75,000 - \$99,999	2,039	12,714
\$100K - \$125K	2,371	13,004
\$125K - \$150K	2,567	12,027
\$150K - \$200K	3,773	17,030
Over \$200K	7,806	27,533

General Household Characteristics

	5 Miles	10 Miles
Households (Current)	29,178	149,320
Families	21,109	105,219
Average Size of Household	2.83	2.82
Median Age of Householder	53	52
Median Value Owner Occupied	\$354,567	\$309,062
Median Rent	\$1,535	\$1,375
Median Vehicles Per Household	2	2
Housing Units	30,262	158,346
Owner Occupied Units	24,607	111,734
Renter Occupied Units	4,571	37,586
Vacant Units	1,084	9,026

Households by Income

	5 Miles	10 Miles
Under \$15,000	670	5,350
\$15,000 - \$24,999	513	4,236
\$25,000 - \$34,999	510	4,635
\$35,000 - \$49,999	1,064	9,218
\$50,000 - \$74,999	2,524	18,799
\$75,000 - \$99,999	3,123	19,864
\$100K - \$125K	3,398	18,598
\$125K - \$150K	4,102	17,147
\$150K - \$200K	4,429	20,442
Over \$200K	8,845	31,031
Total Households	29,178	149,320

Households by Rent Value

	5 Miles	10 Miles
Under \$250	76	1,077
\$250-\$499	107	1,478
\$500-\$749	209	1,567
\$750-\$999	237	5,132
\$1,000-\$1,249	578	9,001
\$1,250-\$1,499	841	7,829
\$1,500-\$1,999	1,672	7,153
Over \$2,000	676	2,736
Total Renter Occupied Units	4,571	37,586

Households by Year Built

	5 Miles	10 Miles
Median Year Built	1987	1982
Built 2010 or Later	3,433	18,785
Built 2000 to 2009	4,921	20,271
Built 1980 to 1989	5,862	23,326
Built 1970 to 1979	3,146	21,525
Built 1960 to 1969	4,738	25,324
Built 1950 to 1959	535	12,232
Built 1940 to 1949	211	3,900
Built 1939 or Earlier	7,160	29,291
Total Households (2000)	23,356	128,277
Total Households (2010)	27,602	141,292
Total Households (Current)	29,178	149,320
Total Households (5 Yr. Forecast)	30,353	155,290
Percent Growth (Current Yr./Previous Yr.)	5.55%	5.62%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.03%	3.97%

Households by Inhabitants

	5 Miles	10 Miles
Median Size	2.98	2.95
1 Person	6,919	37,078
2 Person	8,094	42,063
3 Person	5,503	26,851
4 Person	4,378	21,284
5 Person	2,570	12,250
6 Person	1,018	5,365
7 or More Person	696	4,429
Total Households	29,178	149,320

Employment By Place Of Business

	5 Miles	10 Miles
Total Employees	28,340	145,628
Total Establishments	1,429	7,323

Employment Travel Time

	5 Miles	10 Miles
Work at Home	1,669	7,390
Travel Time under 15min	4,361	21,596
Travel Time 15-29min	--	--
Travel Time 30-59min	19,098	91,124
Travel Time 60-89min	6,795	30,947
Travel Time over 90min	1,431	7,228
Population	81,214	417,144

Education Attainment Over 25

	5 Miles	10 Miles
Less than High School	2,347	23,981
High School	10,125	68,405
Some College	13,887	68,138
Associate's Degree	3,496	17,283
Bachelor's Degree	15,184	62,466
Master's Degree	9,216	35,554
Professional Degree	1,324	5,480
Doctorate Degree	1,240	4,427
Total Population	81,214	417,144

Retail Sales

	5 Miles	10 Miles
Motor Vehicles	\$316,494,000	\$1,277,263,000
Furniture and Home Furnishings	\$44,936,000	\$137,706,000
Electrical and Appliances	\$13,950,000	\$84,094,000
Building Materials and Garden	\$168,891,000	\$499,141,000
Food and Beverage	\$139,441,000	\$1,063,427,000
Health and Personal Care	\$89,961,000	\$386,552,000
Gasoline Stations	\$38,778,000	\$400,185,000
Clothing and Accessories	\$52,130,000	\$230,435,000
Sporting Goods	\$28,792,000	\$83,607,000
General Merchandise	\$366,918,000	\$951,526,000
Miscellaneous	\$14,284,000	\$81,990,000
Nonstore Purchases	\$13,685,000	\$303,319,000
Food Services	\$162,540,000	\$800,736,000
Total Retail Sales	\$1,450,800,000	\$6,299,981,000

Consumer Expenditures

	5 Miles	10 Miles
Total Consumer Expenditures	\$2,064,059,000	\$9,792,733,000

Crime Information Index (Range 0-200, US Average = 100)

	5 Miles	10 Miles
Murder Index	50	69
Forcible Rape Index	101	97
Forcible Robbery Index	84	77
Aggravated Assault Index	63	80
Burglary Index	43	73
Larceny Index	76	93
Motor Vehicle Theft Index	61	76
EASI Total Crime Index	48	75

TERNBERRY HOA RULES & REGULATIONS

Ternberry Homeowners Association

Rules and Regulations

Whereas, pursuant to Article IV, Section 1(c), Article X, Sections 5, 9, 12 and 14, Article XII, Section 1(d) and Article XIV, Section 3 of the ***Declaration of Covenants, Conditions and Restrictions of Ternberry Homeowners Association*** (Declaration) and Article V, Section 3(d) of the ***Bylaws***, the Board of Directors of Ternberry Homeowners Association and/or its appointed Architectural and Environmental Review Committee (AERC) is authorized to establish rules and regulations regarding the use of the common areas and lots within the Homeowners Association and to enforce the Declaration, Bylaws and duly appointed rules and regulations.

Now therefore, in furtherance of the above-described authorities, the following Rules and Regulations are adopted regarding the use of the common areas and lots within the Ternberry Homeowners Association.

RULES REGARDING PETS

- Owners are permitted to keep no more than two dogs, cats, caged birds or other small domestic animals as pets within their dwelling, provided that the same shall not disturb or annoy other owners and shall comply with all requirements of the Declaration, which further provides that the same shall not be kept or maintained for commercial purposes or breeding. Pets shall not be kept chained nor kenneled outside. No owners shall permit livestock, poultry, reptiles, or non domestic animals to be kept or maintained within their dwelling for any purposes. (See page 29 item b and page 30, item f in the Declaration of Covenants, Conditions, and Restrictions of Ternberry Homeowners Association.)
- Owners shall ensure that all pets are licensed and inoculated as required by law.
- Owners shall keep all pets under their direct control at all times and shall not allow pets to run free or unleashed or to otherwise interfere with the rights, comforts and convenience of any other owners. Any inconvenience, damage, or unpleasantness caused by pets shall be the sole responsibility of the owner of the pet.
- Owners shall control the noises, odors, and actions of their pets in order to prevent such pets from being a nuisance or a source of annoyance to other owners. All pets shall be leashed or carried when on the common areas of the Association.
- Owners shall pick up all solid wastes after their pets.
- Nonresidents of Ternberry shall be prohibited, under the laws of trespass, from bringing any pet onto the walkways, common areas or private lots of Ternberry. Signs to this effect will be erected giving notice of this prohibition.

RULES REGARDING PLAYGROUNDS AND PATHS

- Bikes and other wheeled vehicles are prohibited on the walking paths. Signs to this effect will be erected on the affected areas, giving notice of this prohibition.

- Playgrounds and equipment shall be for the use of Ternberry residents and guests. Others are prohibited, under the laws of trespass, from using them. Signs shall be erected giving notice of this prohibition.
- All children under the age of 12 shall be supervised at all times when on the playgrounds. Persons shall not be permitted to loiter or play in any common ground not specifically designated as a play or recreation area.
- Parents are encouraged to ensure that their children use only age appropriate equipment to prevent damage to same and possible injury to a child.
- **RULES REGARDING NOISE**
- No Owner or occupant shall make or permit to be made any disturbing noise on the common elements or in the homes by him/herself, family friends, or guests; nor permit anything to be done by any such persons as would interfere with the rights, comforts or convenience of other Owners.
- Noise on the common areas: No Owner or occupant shall play any music, radio, tape recorder, stereo system or the like if the same shall unreasonably disturb or annoy any other Owner or occupants. During the hours of 9 p.m. and 7 a.m., no Owner shall play or allow to be played any music, radio, tape recorder, stereo system or the like at a sound level that can be heard outside of the home.
- Owners and occupants shall not cause or permit the excessive blowing of any horn from any vehicles which his/her family, tenants, invitees or others is using when in driveways or parking areas within the development.
- Radios, stereos, or other sound systems are not permitted while washing an automobile on the common areas.

RULES REGARDING PARKING

- No junk vehicle, or other vehicles on which current registration plates are not displayed, shall be kept upon any of the common areas or lots unless stored within a garage or other such permitted structure. No repair or extraordinary maintenance may be carried out on any common areas or lots. No automobile fluids may be changed, or allowed to run on to common areas. (See page 29, item e in Declaration of Covenants, Conditions, and Restrictions of Ternberry Homeowners Association.)
- Commercial vehicles, including trailers of any type, may not be kept on streets, common parking areas or lots, unless contained within a garage or other such permitted structure.
- No boats or trailers, may be kept in driveways, or on streets, common parking areas or lots, unless contained within a garage or other such permitted structure.

RULES REGARDING OUTSIDE STRUCTURES

- No lumber, metals, bulk (bagged, boxed, crated, etc.) materials, refuse or trash shall be kept, stored or allowed to accumulate on any lot, except building materials during the course of actual construction of any approved structure. (See page 29, item b in Declaration of Covenants, Conditions, and Restrictions of Ternberry Homeowners Association.)
- Decks and fences and other approved outside structures shall have only clear or natural finishes. No pigmented stains or paints may be used.
- Ladders, hoses, portable hose reels and other lawn care and maintenance equipment shall be stored in such a manner so that they cannot be seen from any public way or from any other lot. (See page 29, item d in Declaration of Covenants, Conditions, and Restrictions of Ternberry Homeowners Association.)

RULES REGARDING RENTALS

- No basement, garage, or other structure erected or maintained on any lot within the development shall at any time be used as a separate residence, either temporarily or permanently. (page 32, item "U" of Declaration of Covenants, Conditions, and Restrictions of Ternberry Homeowners Association)
- Leases of Lots within the Association must be for periods of at least 6 months.
- All leases of lots within the Association shall be filed with the Board of Directors at the management office for the Association within 5 days of the commencement of such lease period.
- All leases of lots within the Association shall contain a lease addendum on the form approved by the Board of Directors.

RULES REGARDING TRASH REMOVAL

- Ternberry has had continuing problems with vermin, animals and birds tearing open trash bags placed at the curb, resulting in garbage and trash being scattered over the neighborhood. This is unsightly and encourages rodent infestation, which is a health hazard. As a result, residents shall, effective August 1, 1998, place all garbage or trash for pickup in covered, animal-proof containers - with these exceptions: 1.) recyclable material should be put out in a City-issued container and 2.) yard waste (i.e. - clippings, etc.) may be put out in plastic bags.
- No burning of trash shall be permitted on any lot. If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open on any day that a pickup is to be made at such place on the lot so as to provide access to persons making such pickup. At all other time such containers shall be stored in such a manner so that they cannot be seen from any public way or from any other lot. (See page 29, item d in Declaration of Covenants, Conditions, and Restrictions of Ternberry Homeowners Association.)

ENFORCEMENT

These Rules and Regulations, as well as the provisions of the Declaration, Bylaws, and any subsequent rules and regulations that may be adopted, shall be subject to enforcement in accordance with the following procedures entitled “**TERNBERRY HOMEOWNER’S ASSOCIATION, INC. RULES AND COVENANT ENFORCEMENT PROCEDURE**” and annexed hereto:

TERNBERRY HOMEOWNER'S ASSOCIATION, INC.
RULES AND COVENANT ENFORCEMENT PROCEDURE

Pursuant to Article V, Section 3(d) of the Bylaws of the Ternberry Homeowner's Association, Inc., the Board of Directors of the Ternberry Homeowner's Association, Inc. hereby adopts the following Rules and Covenant Enforcement Procedure:

A. Notification of Violation. Whenever the Board of Directors becomes aware of a violation of the Association's Declaration, Bylaws (hereinafter collectively referred to as the "governing documents") or any adopted Rules and Regulations, it will send a cease and desist letter to the homeowner (and, if applicable, the tenant of such homeowner) who has committed such violation. The cease and desist letter will be sent to the homeowner at such address which is reflected on the Association's records pursuant to Article IV, Section 5 of the Association's Bylaws. The cease and desist letter (samples of which are attached hereto as Attachments "A1" (continuing violation) and "A2" (non-continuing violation)) shall state:

1. The Rule or Covenant which has been violated;
2. The homeowner's conduct or action which violates the Rule or Covenant;
3. The action required to correct the violation; and
4. The type of violation, continuing or non-continuing.
 - a. A continuing violation consists of action or inaction taken by a homeowner or his or her guest, invitee, or resident which presents an ongoing uninterrupted violation of the Association's governing documents or Rules and Regulations. Examples of continuing violations include but are not limited to: (1) breeding or raising of animals, livestock or poultry of any kind; (2) continuously (without removal or interruption) parking a junk vehicle upon any Lot; (3) continuously maintaining or storing refuse or trash on any Lot; (4) painting a home or any other structure on the Lot in such color which violates the established guidelines; (5) storing ladders, hose reels or other equipment in plain view; and (6) maintaining a kennel on any Lot. For a continuing violation, the following procedures shall apply:
 - i) The initial cease and desist letter shall include a request that the violation be corrected within fifteen (15) days from the date of the letter and a statement advising the homeowner that the failure to correct the violation within the time allotted will result in a hearing being scheduled by the Board of Directors to consider the matter. The letter shall further advise the homeowner that the Board of Directors may impose penalties for the violation, including fines, suspension of voting rights and use of common areas and recreational facilities not to exceed thirty (30) days, action to correct the violation at the expense of the homeowner, and legal action to compel compliance.

ii) If the violation continues after the fifteen (15) day period allotted in the cease and desist letter, the Board shall send a second letter to the homeowner advising him or her that a hearing will be held before the Board of Directors at a specified date, time and place. The hearing shall be scheduled at least fifteen (15) days from the date of the letter. The letter shall advise the homeowner that he or she may present evidence and cross-examine witnesses at the hearing in his or her defense of the alleged violation. In addition, the letter shall provide notice to the homeowner that the Board of Directors may impose sanctions against the homeowner for the violation. The sanctions imposed may include, but are not limited to, imposition of fines, the suspension of voting rights and use of the common areas and recreational facilities not to exceed thirty (30) days, the decision to take action to correct the violation at the expense of the homeowner, and the initiation of legal action to compel compliance with the Association's Declaration, Bylaws and established rules and covenants. (A sample hearing notice is attached hereto as Attachment "B").

b. A non-continuing violation is an action or inaction of a homeowner or his or her guest, invitee, or resident which is a single occurrence and is not continuing or ongoing in nature and is a violation of the Association's governing documents or Rules and Regulations. Examples of non-continuing violations include but are not limited to: (1) allowing domestic pets to be on the common areas unattended or unleashed; (2) parking an unlicensed or inoperable vehicle in the common area parking lot overnight; (3) playing loud music at night which creates a nuisance to another member; (4) behaving in a manner that creates a nuisance and interferes with another's use and enjoyment of his or her Lot. While such conduct may be performed again and again, the occurrences are not uninterrupted and therefore begin anew each time. For a non-continuing violation, the following procedures shall apply:

i) The initial cease and desist letter shall state the conduct which violated the provisions of the governing documents or Rules and Regulations. The letter shall include a statement that should further violation of the same provision of the Association's governing documents or Rules and Regulations occur again within the next twelve (12) months, the Board of Directors may take action to enforce the governing documents or Rules and Regulations which have been violated and may impose sanctions after further notice and hearing.

ii) If a second violation of the same provision of the Association's governing documents or Rules and Regulations recurs within twelve (12) months, the Board shall send a second letter to the owner which shall state:

- a. The Rule or Covenant which has been violated;
- b. The homeowner's conduct or action which violates the Rule or Covenant;
- c. The action required to correct the violation;

- d. The type of violation, continuing or non-continuing;
- e. A hearing has been scheduled at a specified date, time and place before the Board of Directors to consider the matter. Said hearing shall be scheduled at least fifteen (15) days from the date of the letter. The homeowner shall be advised that he or she may present evidence and cross-examine witnesses to defend himself or herself against the alleged document provision or Rule or Covenant violation.
- f. At the hearing, the Board of Directors may impose sanctions against the homeowner, which may include, but may not be limited to the imposition of fines, suspension of the use of the common areas and recreational facilities not to exceed thirty (30) days, the decision to take action to correct the violation at the expense of the owner, the suspension of voting rights, and legal action to compel future compliance with the provisions of the governing documents and Rules and Covenants. (A sample second letter/hearing notice is attached hereto as Attachment "C").

B. Hearing. At any Rules or Covenant enforcement hearing, the homeowner or the alleged violator shall have a right to present evidence and to present and cross-examine witnesses. Proof of notice of the hearing shall be made a part of the hearing record. The notice required is deemed satisfied if the violator appears at the meeting. The minutes of the meeting shall contain a summary of the evidence presented and a written statement of the decision of the Board of Directors and the sanctions, if any, imposed.

If the Board determines that a violation of the governing documents, rules or covenants has been committed, the Board will send a letter to the homeowner within fifteen (15) days of the hearing stating the decision of the Board, including any action required to correct the violation and any sanction imposed by the Board. If the Board of Directors determines that there has been no violation, the homeowner shall be so advised by a letter from the Board within fifteen (15) days of the hearing. Sample notices of the Board's decision are attached hereto as Attachments "D1" and "D2".

C. Sanctions. If the Board of Directors determines that a violation has occurred, the Board may, upon its own discretion, impose one or more of the following sanctions:

1. Cease and Desist Order directing that the violation stop and that corrective action be taken;
2. Fines;
3. Suspension of Association voting rights not to exceed thirty (30) days;
4. Suspension of use of common areas and recreational facilities not to exceed thirty (30) days; and
5. If the violation consists of the owner's failure to maintain the exterior of his or her lot or improvements thereon, take appropriate measures to correct the violation at the expense of the owner and the cost of same shall become a lien against the Lot.

D. Schedule of Fines. If the Board of Directors determines that the homeowner is committing a continuing violation of the Association's governing documents or Rules and

Regulations and that the violation has not been corrected by the date specified by the Board of Directors in the initial cease and desist letter sent to the homeowner or tenant, then the Board of Directors may impose a fine in the amount of fifteen dollars \$(15.00) per day or one hundred dollars (\$100.00) per month.

If the Board of Directors determines that the homeowner has committed a non-continuing violation of the Association's governing documents or Rules and Regulations within twelve (12) months subsequent to the initial cease and desist letter sent to the homeowner or tenant by the Board of Directors, then the Board of Directors may impose a fine in the amount of \$25.00 for the first offense and \$50.00 for a second offense of the same non-continuing violation.

E. Enforcement. The Board of Directors shall collect fines in such amounts as outlined above. All moneys collected by the Association from a homeowner for any reason, including moneys collected for regular and special assessments, shall first be applied to fines until satisfied and the balance, if any, toward assessments.

Adopted this 23rd day of March, 1997, by the Board of Directors of the Ternberry Homeowner's Association, Inc.

ATTEST:

/s/

John Butler, President
Ternberry Homeowner's
Association, Inc.

/s/

Charles W. Caldwell, Secretary/Treasurer
Ternberry Homeowner's
Association, Inc.

ATTACHMENT A1
Continuing Violation Cease and Desist Letter

Mr. John Doe
123 Main Street
City, State 12345

Re: Violation of the Rules and Covenants of the Ternberry Homeowner's Association, Inc.

Dear Mr. Doe:

The Board of Directors of the Ternberry Homeowner's Association, Inc. has become aware that you are currently in violation of the Association's governing documents and/or Rules and Regulations.

It is our understanding that you have (insert conduct that is the nature of the violation). Such action constitutes a violation of Paragraph _____ of the Association's (insert governing documents or Rules and Regulations, whichever is applicable) and is a continuing violation.

In order to comply with the Association's (insert governing document or Rules and Regulations, whichever is applicable), the Board of Directors requests that you take the following action: (insert conduct that homeowner can take to comply with Rules and Covenants)

:

Please be advised that should you fail to take corrective measures as outlined above within ten (10) days from the date of this letter, the Board of Directors will schedule a hearing to consider the matter and determine the action that it will take to enforce the Association's governing documents or Rules and Regulations. Please be advised that pursuant to the Association's Rules and Covenants Enforcement Procedure, the Board of Directors may impose penalties for the violation, including fines, suspension of use of common areas, suspension of voting rights, action to correct the violation at your expense, and legal action to compel compliance.

We hope that you will take the appropriate measures to correct the noted violation and comply with the Association's governing documents and Rules and Regulations within the time allotted, so that additional action is not necessitated.

Sincerely,
Board of Directors

ATTACHMENT A2
Non-Continuing Violation Cease and Desist Letter

Mr. John Doe
123 Main Street
City, State 12345

Re: Violation of the Governing Documents or Rules and Regulations of the Ternberry Homeowner's Association, Inc.

Dear Mr. Doe:

The Board of Directors of the Ternberry Homeowners Association, Inc. has become aware that you have violated the Association's governing documents and/or Rules and Regulations.

It is our understanding that you have _____
(insert conduct that is the nature of the violation)

Such action constitutes a violation of Paragraph _____ of the Association's _____ (insert governing documents or Rules and Regulations, whichever is applicable) and is a non-continuing violation.

Please be advised that should such violation recur within the next twelve (12) months, the Board of Directors may take action to enforce the Association's _____ (insert governing documents or Rules and Regulations, whichever is applicable). If such action is necessitated, the Board of Directors will schedule a hearing to consider the matter and may impose sanctions to enforce the Association's governing documents or Rules and Regulations.

We hope that you will modify your actions so as to comply with the Association's governing documents and Rules and Regulations and to eliminate the need for additional action to be taken.

Sincerely,
Board of Directors

ATTACHMENT B
Notice of Hearing - Continuing Violations

Mr. John Doe
123 Main Street
City, State 12345

Re: Notice of Hearing regarding Violation of Governing Documents and/or Rules and Regulations of Ternberry Homeowners Association, Inc.

Dear Mr. Doe:

The Board of Directors of the Ternberry Homeowners Association, Inc. has previously advised you that you are in violation of the Association's governing documents and/or Rules and Regulations.

It is our understanding that you have _____ (insert conduct that is the nature of the violation) Such action constitutes a violation of Paragraph _____ of the Association's _____ (insert governing documents or Rules and Regulations, whichever is applicable) _____ and is a continuing violation.

Please be advised that in order to remedy the violation, you must _____ (insert the action required to correct the violation)

As you failed to remedy this violation within ten (10) days of the previous correspondence sent to you, the Board of Directors has scheduled a hearing to consider the matter and to determine the action that it will take to enforce the Association's governing documents or Rules and Regulations. The hearing is scheduled for _____ (insert date and time of hearing) and will be held at _____ (insert place of hearing).

Please be advised that at the hearing, you may present evidence and cross-examine witnesses to defend yourself against the alleged document provision or Rules and Regulations violation. In addition, please be advised that upon hearing the matter, the Board may impose sanctions against you which may include, but are not limited to, the suspension of the use of the common areas and recreational facilities not to exceed thirty (30) days, initiation of action to correct the violation at your expense, suspension of voting rights not to exceed thirty (30) days, and the initiation of legal action to compel future compliance with the Association's governing documents and Rules and Regulations.

We hope that you will modify your actions so as to comply with the Association's governing documents and Rules and Regulations and to eliminate the need for additional action to be taken.

Sincerely,
Board of Directors

ATTACHMENT C
Hearing Notice

Mr. John Doe
123 Main Street
City, State 12345

Re: Notice of Hearing

Dear Mr. Doe:

The Board of Directors of the Ternberry Homeowner's Association, Inc. has become aware that you have violated the Association's governing documents and/or Rules and Regulations.

It is our understanding that you have (insert conduct that is the nature of the violation) . Such action constitutes a violation of Paragraph _____ of the Association's (insert governing documents or Rules and Regulations, whichever is applicable) and is a non-continuing violation.

Please be advised that in order to remedy the violation, you must (insert the action required to correct the violation)

.

As you had previously violated this Rule or Covenant within the last twelve (12) months and were notified of same, the Board of Directors has scheduled a hearing to consider the matter and to determine the action that it will take to enforce the Association's governing documents or Rules and Regulations. The hearing is scheduled for (insert date and time of hearing) and will be held at (insert place of hearing).

Please be advised that at the hearing, you may present evidence and cross-examine witnesses to defend yourself against the alleged document provision or Rules and Regulations violation. In addition, please be advised that at the hearing, the Board may impose sanctions against you which may include, but are not limited to, the suspension of the use of the common areas and recreational facilities not to exceed thirty (30) days, initiation of action to correct the violation at your expense, suspension of voting rights not to exceed thirty (30) days, and the initiation of legal action to compel future compliance with the Association's governing documents and Rules and Regulations.

We hope that you will modify your actions so as to comply with the Association's governing documents and Rules and Regulations and to eliminate the need for additional action to be taken.

Sincerely,
Board of Directors

ATTACHMENT D1
Notice of Board Decision - Violation

Mr. John Doe
123 Main Street
City, State 12345

Re: Notice of Hearing of Violation of Governing Documents or Rules and Regulations

Dear Mr. Doe:

The Board of Directors met on (insert date of meeting) to consider your alleged violation of the Ternberry Homeowner's Association, Inc.'s governing documents and/or Rules and Regulations. At this meeting, the Board of Directors found that your actions constitute a violation of the Association's (insert governing documents or Rules and Regulations, whichever is applicable) as (insert basis of Board's decision)

:

As a result of this violation, pursuant to the Association's Rules and Covenant Enforcement Procedure, please be advised that the Board of Directors has imposed the following sanctions against you: (insert nature of sanctions (fines) imposed).

Please take the appropriate measures to correct such violation and to satisfy the sanctions imposed against you, if applicable, upon receipt of this letter. Be advised that should you fail to remedy the violation and satisfy the sanctions, the Board of Directors may initiate legal action to compel compliance.

We hope that you will agree that it is in your best interest to comply with the Association's governing documents and Rules and Regulations without the need for further action on behalf of the Association.

Sincerely,
Board of Directors

EXHIBIT D2
Notice of Board Decision - No Violation

Mr. John Doe
123 Main Street
City, State 12345

Re: Notice of Hearing of Governing Documents and Rules and Regulations Enforcement
Procedure

Dear Mr. Doe:

The Board of Directors met on (insert date of meeting) to discuss the nature of your alleged violation of the Ternberry Homeowners Association, Inc.'s governing documents and/or Rules and Regulations. At this meeting, the Board of Directors found that your actions did not constitute a violation of the Association's governing documents or Rules and Regulations and thus no further action will be taken against you for such conduct.

Sincerely,
Board of Directors