CITY OF HYATTSVILLE SPECIAL OBLIGATION REFUNDING BONDS UNIVERSITY TOWN CENTER PROJECT SERIES 2016

Fiscal Year 2020-2021 Special Tax Report



MAY 4, 2020

PREPARED BY:

MUNICAP, INC.

– PUBLIC FINANCE –

CITY OF HYATTSVILLE SPECIAL OBLIGATION REFUNDING BONDS **UTC PROJECT SERIES 2016**

Fiscal Year 2020-2021 Special Tax Report

INTRODUCTION

The City of Hyattsville issued \$18,000,000 of special obligation bonds in August 2004 related to the University Town Center Development District. These bonds are to be repaid from special taxes collected on the taxable property in the University Town Center Special Taxing District, which was created pursuant to Resolution No. 2004-02 adopted by the City Council on February 17, 2004. Series 2004 Bonds were defeased and redeemed on December 20, 2016 with the \$16,940,000 City of Hyattsville Series 2016 Special Obligation Refunding Bonds.

A special tax is to be collected each fiscal year in the University Town Center Special Taxing District pursuant to Resolution No. 2004-03, and an Executive Order, dated August 9, 2004, executed by the Mayor. This report has been prepared to explain the methodology used to calculate the special tax rates at which property will be taxed in the University Town Center Special Taxing District for fiscal year 2020-2021.

SPECIAL TAX REQUIREMENT

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

Table A provides a summary of the special tax requirement for fiscal year 2020-2021. Special taxes equal to \$1,255,000.00 will have to be collected for fiscal year 2020-2021. Each of these numbers is explained in the following sections.

Debt Service

Debt service includes interest on the bonds payable on January 1, 2021 and July 1, 2021. Each semi-annual interest payment is equal to \$367,225.00 on the terms bonds shown below.

Total:	\$367,225
Term 2034 Bonds of \$5,8250,000 at 5.05%	\$145,625
Term 2027 Bonds of \$4,245,000 at 5.00%	\$106,125
Term 2027 Bonds of \$4,255,000 at 5.00%	\$106,375
Term 2021 Bonds of \$520,000 at 3.50%	\$9,100

A principal payment of \$520,000 is due on July 1, 2021. As a result, total debt service for fiscal year 2020-2021 is \$1,254,450.

Table A
Special Tax Requirement
Fiscal Year 2020-2021

Debt service:	Amount
Interest on January 1, 2021	\$367,225
Interest on July 1, 2021	\$367,225
Principal on July 1, 2021	\$520,000
Sub-total debt service	<i>\$1,254,450</i>
Administrative expenses	\$31,932
Contingency	\$13,240
Total expenses	\$1,299,621
Reserve fund investment income	(\$3,388)
Surplus from prior year	(\$41,233)
Funds available to be applied for FY20-21	(\$44,621)
Special Tax Requirement	\$1,255,000

Administrative Expenses

Administrative expenses include the trustee, the administrator, and the expenses of the city related to the district. The annual charges of the trustee are estimated to be \$7,630. The fees and expenses of the administrator are estimated to be \$13,690. The expenses of the city are estimated to be \$10,612. Accordingly, the total administrative expenses are estimated at \$31,932.

Contingency

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

Reserve Fund Income

As of April 30, 2020, the balance in the reserve fund was \$1,727,982.63, which consists of the reserve requirement of \$1,694,000.00 and investment income posted to the account in the amount of \$33,982.63. The investment income previously posted to the Reserve Fund will be made available to pay debt service on the Series 2016 Refunding Bonds on July 1, 2020. The reserve fund proceeds are held in First America Treasury Obligation money market fund earning approximately 0.38 percent per annum. Due to the COVID-19 pandemic, interest rates have drastically been reducing during the first quarter of 2020. As a result, we anticipate current rates will continue to be lower. To be conservative, we estimate

interest rates will be in the range of 0.20 percent during fiscal year 2020-2021. At this rate of return, \$564.67 in interest income is estimated to be earned by the next debt service payment on July 1, 2020. An additional \$3,388.00 in annual investment income will be earned and made available to pay debt service and administrative expenses on the Series 2016 Refunding Bonds for fiscal year 2020-2021.

Surplus from Prior Year

Table B below outlines the surplus from the prior year that may be applied to pay debt service and administrative expenses for fiscal year 2020-2021. Special taxes in the amount of \$1,185,000.00 were billed for collection in fiscal year 2019-2020. As of April 30, 2020, Prince George's County has reported collecting special taxes in the amount of \$1,193,197.34 (includes interest and penalties and prior year delinquencies) for fiscal year 2019-2020. This amount represents 99.94 percent of the total special taxes billed for collection during fiscal year 2019-2020. As of April 30, 2020, all special taxes collected for fiscal year 2019-2020 have been transferred to the trustee.

As of April 30, 2020, the balance in the special tax fund and debt service fund were \$889,341.98 and \$20,187.15, respectively. As mentioned above, an additional \$33,982.63 in interest income is also available in the reserve fund. An additional \$564.67 in interest income is estimated to be earned by the next debt service payment on July 1, 2020. As a result, \$34,547.60 (\$33,982.63 + \$564.67) in interest income is estimated to be earned by the next debt service payment on July 1, 2020. A portion of these funds will be used to pay debt service due on July 1, 2020, which consists of an interest payment and principal payment of \$375,537.50 and \$475,000.00, respectively, as shown on Table B below.

Table B Surplus from Prior Year

	Series 2016
Available Funds:	
Special tax fund balance 4-30-2020	\$889,341.98
Debt service fund	\$20,187.15
Estimated reserve fund interest	\$34,547.30
Total funds available	\$944,076.43
Interest payment on July 1, 2020	(\$375,537.50)
Principal payment	(\$475,000.00)
Administrative expenses	(\$31,305.64)
Subtotal expenses	(\$881,843.14)
Contingency for future principal payment	(\$21,000.00)
Surplus from prior year	\$41,233.29

Administrative expenses for fiscal year 2019-2020 were estimated to be \$31,305.64 and were to be funded with special taxes collected in fiscal year 2019-2020. As of April 30, 2020, the administrative expenses fund has not been funded with special assessments collected in fiscal year 2019-2020. As a result, special assessments collected in fiscal year

2019-2020 in the amount of \$31,305.64 will be transferred from the special assessment fund to the administrative expenses fund. A contingency in the amount of \$21,000.00 will retained to make future principal payment. Accordingly, an estimated aggregate surplus of \$41,233.29 will be available to pay debt service and administrative expenses for fiscal year 2020-2021.

Special Tax Collected

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

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

Where the terms have the following meaning:

A = The Special Tax for a Parcel

B = The Equivalent Use Factors of the Parcel

C = The Equivalent Use Factors of all Taxable Property in the District

D = The Special Tax Requirement

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

Table C
Land Use Class and Equivalent Use Factors

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

The equivalent use factors for each taxable parcel classified under office or retail land use classes within the district were computed using building square footages obtained from the State Department of Assessments and Taxation. Schedules from the State Department of Assessments and Taxation showing the building square footage for each parcel, which were used in computing the equivalent use factors for each taxable parcel classified under office or retail land use class within the district, are attached to Appendix B. Schedules for individual condominium units of residential property can be obtained https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx. The respective land use class and the aggregate building square footage for office and retail property, the aggregate number of dwelling units for residential parcels and the total number of parking spaces for parking property and the corresponding equivalent use factors for each land use class are shown in Table D below.

Table D Special Tax District Parcels

Land Use Class	Number of Parcels	Building SF/ Dwelling Units / Parking Spaces/	Equivalent Use Factor	Equivalent Use Factors	
Office	4	1,044,783	0.70	731.35	
Retail	5	211,137	1.02	215.36	
Residential	136	716	1.00	716.00	
Parking	3	1,392	0.02	27.84	
Total	148			1,690.55	

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special tax to be collected is equal to the special tax For fiscal year 2020-2021, the special tax requirement is equal to requirement. \$1,255,000.00. The equivalent use factors for all parcels within the district are equal to 1,690.55. As a result, the special tax to be collected per each equivalent use factor is equal to 742.36 ($1,255,000.00 \div 1,690.55 = 742.36$). Table E below shows the aggregate breakdown of special taxes to be collected in the district on the basis of land use class.

Table E Special Taxes to be Collected Fiscal Year 2020-2021

Land Use Class	Equivalent Use Factors	Special Tax Per EUF	Special Tax
Office	731	\$742.36	\$542,925.70
Retail	215	\$742.36	\$159,875.08
Residential	716	\$742.36	\$531,531.84
Parking	28	\$742.36	\$20,667.38
Total	1,691		\$1,255,000.00

SPECIAL TAX RATES

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special tax collected is equal to the special tax requirement. The total expenses of the district for fiscal year 2020-2021 are estimated to be equal to \$1,299,621.29. Surplus revenues from prior year and projected interest income available to pay expenses are estimated to be \$44,621.29. Accordingly, the special tax requirement is equal to \$1,255,000.00.

The special taxes to be collected on each parcel for fiscal year 2020-2021 are shown in Appendix A. Appendix B includes schedules from the State Department of Assessments and Taxation showing the building square footage for each parcel, which were used in computing the equivalent use factors for each taxable parcel classified as office and retail land use class within the district.

APPENDIX A

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

SPECIAL TAX ROLL 2020

Parcel Account #	Parcel	Building	Owner	Special Tax FY20-21
356694-0	I	Metro I	NEW TOWN METRO I LLC	\$162,796.18
372073-7	R	The Highline	3700 EAST WEST LLC	\$252,106.44
372074-5	S	Retail/Parking	ECHO UTC LLC	\$67,408.63
337808-0	G	Metro IV	GIP HYATTSVILLE LLC	\$97,704.83
366669-0	L	Metro III	6525 BELCREST ROAD LLC	\$253,852.03
383475-1	Τ	GHS/Garage	VIE AT UNIVERSITY TOWERS LLC	\$188,961.05
383474-4	U	Garage/Retail	BE UTC GSA THEATRE LLC	\$26,838.41
366671-6	M	Retail	BE UTC GSA THEATRE LLC	\$9,194.80
366672-4	N	Land	BE UTC PARCEL N LLC	\$0.00
372072-9	Q	Retail	BE UTC GSA THEATRE LLC	\$7,986.30
372068-7	P	Office	BE UTC GSA THEATRE LLC	\$28,572.66
372070-3	P	Retail	BE UTC GSA THEATRE LLC	\$60,102.04
393532-7	201	1 Independence Plaza	HUDSON DABNEY S	\$742.36
393533-5	202	1 Independence Plaza	PRIETO LINA M ETAL F	\$742.36
393534-3	203	1 Independence Plaza	REPOLE MARIO	\$742.36
393535-0	204	1 Independence Plaza	LAI ANTHONY ETAL & S	\$742.36
393536-8	205	1 Independence Plaza	MOORE KAREN P	\$742.36
393537-6	206	1 Independence Plaza	DAWSON ALLEN L	\$742.36
393538-4	207	1 Independence Plaza	GARCIA NOEMI G	\$742.36
393539-2	208	1 Independence Plaza	NIEVES TATIANA	\$742.36
393540-0	209	1 Independence Plaza	WARD MILTON	\$742.36
393541-8	210	1 Independence Plaza	WUSU PROSPER O	\$742.36
393542-6	211	1 Independence Plaza	KUMAZAH INNOCENT K	\$742.36
393543-4	212	1 Independence Plaza	BRECHTEL COLT	\$742.36
393544-2	213	1 Independence Plaza	THOMAS LEEAN	\$742.36
393545-9	214	1 Independence Plaza	JONES VINCENT E	\$742.36
393546-7	215	1 Independence Plaza	REPOLE MARIO	\$742.36
393547-5	216	1 Independence Plaza	ADOLPHUS MARCUS	\$742.36
393548-3	301	1 Independence Plaza	FERNANDES OSWALD D &	\$742.36
393549-1	302	1 Independence Plaza	PERDUE SAMUEL F	\$742.36
393550-9	303	1 Independence Plaza	HILL DAVID W ETAL CO	\$742.36

Parcel	Parcel	Building	Owner	Special Tax
Account #				FY20-21
393551-7	304	1 Independence Plaza	BROWN LARRY S	\$742.36
393552-5	305	1 Independence Plaza	BAKER BRIAN	\$742.36
393553-3	306	1 Independence Plaza	SUN LUYU	\$742.36
393554-1	307	1 Independence Plaza	LEE HOYOUNG ETAL & M	\$742.36
393555-8	308	1 Independence Plaza	CHATMAN VANESSA	\$742.36
393556-6	309	1 Independence Plaza	HERNANDEZ ALEX F	\$742.36
393557-4	310	1 Independence Plaza	MARFO KOJO A	\$742.36
393558-2	311	1 Independence Plaza	KWAMIN MARIAM	\$742.36
393559-0	312	1 Independence Plaza	KIRUTHI FAMILY TRS D	\$742.36
393560-8	313	1 Independence Plaza	PATTERSON CHARMIANE	\$742.36
393561-6	314	1 Independence Plaza	JOHNSON VERA E	\$742.36
393562-4	315	1 Independence Plaza	BURSE-MONROE BARBARA	\$742.36
393563-2	316	1 Independence Plaza	WHITE MATTIE E & BRI	\$742.36
393564-0	401	1 Independence Plaza	LI KIT Y	\$742.36
393565-7	402	1 Independence Plaza	KAPLAN MORIEL E	\$742.36
393566-5	403	1 Independence Plaza	BRANCH DAVID G	\$742.36
393567-3	404	1 Independence Plaza	HONG YOONJEE ETAL JU	\$742.36
393568-1	405	1 Independence Plaza	LUBBEN JOSHUA T ETAL	\$742.36
393569-9	406	1 Independence Plaza	ELLISON RAFE R	\$742.36
393570-7	407	1 Independence Plaza	BERHANE SABA	\$742.36
393571-5	408	1 Independence Plaza	POE WILLIAM L ETAL &	\$742.36
393572-3	409	1 Independence Plaza	KWON TAE H	\$742.36
393573-1	410	1 Independence Plaza	HAWKINS RODGER L I	\$742.36
393574-9	411	1 Independence Plaza	EMLAELU ZEWEREDE	\$742.36
393575-6	412	1 Independence Plaza	SAMANTA LISA T	\$742.36
393576-4	413	1 Independence Plaza	KACHEL CHRISTIAN	\$742.36
393577-2	414	1 Independence Plaza	ASTARABADI SYED MORT	\$742.36
393578-0	415	1 Independence Plaza	DAVER ZANEETA E	\$742.36
393579-8	416	1 Independence Plaza	OVERTON CHRISTINA N	\$742.36
393580-6	501	1 Independence Plaza	SAAD DORY W	\$742.36
393581-4	502	1 Independence Plaza	BAGHDADI LAYA ETAL &	\$742.36
393582-2	503	1 Independence Plaza	EMLAELU MUNIT	\$742.36
393583-0	504	1 Independence Plaza	BREEDLOVE HAROLD E	\$742.36
393584-8	505	1 Independence Plaza	NZONDJOU PATRICIA E	\$742.36
393585-5	506	1 Independence Plaza	LEWIN GREGORY	\$742.36
393586-3	507	1 Independence Plaza	ANDREWS AKHIL C	\$742.36
393587-1	508	1 Independence Plaza	WILLIAMS BRIAN A	\$742.36
393588-9	509	1 Independence Plaza	NGUYEN SAM M	\$742.36
393589-7	510	1 Independence Plaza	TRAN KY	\$742.36
393590-5	511	1 Independence Plaza	BURKE PATRICK C ETAL	\$742.36
393591-3	512	1 Independence Plaza	JAKCSON HAROLD III	\$742.36
393592-1	513	1 Independence Plaza	SCOTTON LORI L	\$742.36

Parcel	Parcel	Building	Owner	Special Tax
Account #				FY20-21
393593-9	514	1 Independence Plaza	RAHMAN AHMED	\$742.36
393594-7	515	1 Independence Plaza	DE SILVA DUSHANI	\$742.36
393595-4	516	1 Independence Plaza	FLETCHER FRANCES E	\$742.36
393596-2	601	1 Independence Plaza	JACOB VARGESE ETAL &	\$742.36
393597-0	602	1 Independence Plaza	WEINSTEIN DANIEL B	\$742.36
393598-8	603	1 Independence Plaza	ANWUKAH UZOMA T	\$742.36
393599-6	604	1 Independence Plaza	MCLEAN COLLIN	\$742.36
393600-2	605	1 Independence Plaza	BROWN JEFFREY E JR	\$742.36
393601-0	606	1 Independence Plaza	HAFER JEFFREY H ETAL	\$742.36
393602-8	607	1 Independence Plaza	VERA BETZAIDA TEJA	\$742.36
393603-6	608	1 Independence Plaza	ESPINOSA ALBERTO J	\$742.36
393604-4	609	1 Independence Plaza	GONZALES ERIC E ETAL	\$742.36
393605-1	610	1 Independence Plaza	PARKINS JACQUELINE A	\$742.36
393606-9	611	1 Independence Plaza	BRAGDON JEREMY S & H	\$742.36
393607-7	612	1 Independence Plaza	PANDIT SUNIL K	\$742.36
393608-5	613	1 Independence Plaza	PERI DAVID	\$742.36
393609-3	614	1 Independence Plaza	ORUGANTI SOLO 401K T	\$742.36
393610-1	615	1 Independence Plaza	BAKER AJA S	\$742.36
393611-9	616	1 Independence Plaza	TRAINOR PATRICK & SA	\$742.36
393612-7	701	1 Independence Plaza	MATTEI ENRICO A MONZ	\$742.36
393613-5	702	1 Independence Plaza	ROSADO DOUGLAS	\$742.36
393614-3	703	1 Independence Plaza	AYU HECTOR T	\$742.36
393615-0	704	1 Independence Plaza	GEORGE TONY K & IVY	\$742.36
393616-8	705	1 Independence Plaza	CHATO JENNIFER & JOH	\$742.36
393617-6	706	1 Independence Plaza	FLORES MARIA A LIVIN	\$742.36
393618-4	707	1 Independence Plaza	NGUYEN TRANG T	\$742.36
393619-2	708	1 Independence Plaza	EDENS RICHARD W JR	\$742.36
393620-0	709	1 Independence Plaza	VOGEL RONALD	\$742.36
393621-8	710	1 Independence Plaza	WANG LIZHAO ETAL	\$742.36
393622-6	711	1 Independence Plaza	OLIVAIGNACIO FRANK E	\$742.36
393623-4	712	1 Independence Plaza	PAULSON STANLEY L	\$742.36
393624-2	713	1 Independence Plaza	YU HAO	\$742.36
393625-9	714	1 Independence Plaza	CANELA AMIR	\$742.36
393626-7	715	1 Independence Plaza	EDWARD FISHER B	\$742.36
393627-5	716	1 Independence Plaza	DEROSALES JOSEPH C	\$742.36
393628-3	801	1 Independence Plaza	BHAVNANI KISHIN K ET	\$742.36
393629-1	802	1 Independence Plaza	CASKEY DAVID L ETAL	\$742.36
393630-9	803	1 Independence Plaza	CHANG JAY C	\$742.36
393631-7	804	1 Independence Plaza	POWERS JOSEPH C	\$742.36
393632-5	805	1 Independence Plaza	MCCARTHY KATHLEEN A	\$742.36
393633-3	806	1 Independence Plaza	YANG ROBERT T ETAL &	\$742.36
393634-1	807	1 Independence Plaza	SMALL STACY N & JUDI	\$742.36

Parcel Account #			Owner	Special Tax FY20-21
393635-8	808	1 Independence Plaza	GIPSON TANYA L	\$742.36
393636-6	809	1 Independence Plaza	CHATO JOHN ETAL & CH	\$742.36
393637-4	810	1 Independence Plaza	BOKKISAM RAJESH ETAL	\$742.36
393638-2	811	1 Independence Plaza	SNOWDEN SAMUEL & BOB	\$742.36
393639-0	812	1 Independence Plaza	GENSHEIMER KATHLEEN	\$742.36
393640-8	813	1 Independence Plaza	KUNG FAITH	\$742.36
393641-6	814	1 Independence Plaza	SINGH SATINDER ETAL	\$742.36
393642-4	815	1 Independence Plaza	CAMERON JOHN	\$742.36
393643-2	816	1 Independence Plaza	ELLISON RAFE R	\$742.36
402119-2	200	Plaza Lofts 22	LADEIRA BRUNA D P	\$742.36
402120-0	201	Plaza Lofts 22	ASANTE SELINA ETAL P	\$742.36
402121-8	202	Plaza Lofts 22	ANIKPO MELEI Y	\$742.36
402122-6	203	Plaza Lofts 22	AMOS RALPH E JR	\$742.36
402123-4	204	Plaza Lofts 22	GOLDBERG SHAINA	\$742.36
402124-2	205	Plaza Lofts 22	NORTON EDWARD V REVO	\$742.36
402125-9	206	Plaza Lofts 22	CORTEZ ANN M	\$742.36
402126-7	207	Plaza Lofts 22	DIMPERIO MICHAEL V	\$742.36
402127-5	208	Plaza Lofts 22	EDOROR MICHAEL	\$742.36
402128-3	209	Plaza Lofts 22	ROBINSON KEENAN T	\$742.36
402129-1	210	Plaza Lofts 22	MCCLEAN KYLE	\$742.36
402130-9	400	Plaza Lofts 22	ABENGOWE CHIKODIRI	\$742.36
402131-7	401	Plaza Lofts 22	GRAHAM LISA	\$742.36
402132-5	402	Plaza Lofts 22	CHAQUEA JUAN S	\$742.36
402133-3	403	Plaza Lofts 22	PANOVSKI NAUM ETAL Z	\$742.36
402134-1	404	Plaza Lofts 22	NGUYEN ALICE C & KAR	\$742.36
402135-8	405	Plaza Lofts 22	BOOTH NANCY M REVC T	\$742.36
402136-6	406	Plaza Lofts 22	MELKONIAN RONALD ETA	\$742.36
402137-4	407	Plaza Lofts 22	JONES TIFFANY	\$742.36
402138-2	408	Plaza Lofts 22	BRIGADOON VALHALLA	\$742.36
402139-0	409	Plaza Lofts 22	WONG GORDON Y	\$742.36
402140-8	410	Plaza Lofts 22	BEAL BEVERLY ANN J	\$742.36
			Total	\$1,255,000.00

APPENDIX B

CITY OF HYATTSVILLE UNIVERSITY TOWN CENTER SPECIAL TAXING DISTRICT

STATE DEPARTMENT OF ASSESSMENTS AND TAXATION SDAT SCHEDULES

Search Result for PRINCE GEORGE'S COUNTY

Vie	w Map		View Grou	ndRent Redei	mption			View GroundRent Registration			
Specia	I Tax Re	capture:	None								
Accoun	t Identifie	er:		istrict - 17 Ad	count Nu	mber - 3	566940				
					Owne	er Informa	ation				
Owner N	Name:		N	EW TOWN M	ETRO I LL	.C		Use: Princ	ipal Residence:	COMMER	RCIAL
Mailing	Address		т	HE BERSTEII	N COMPA	NIES			Reference:	/34387/ 0	1304
9	, taa. 000		3	299 K ST NW	STE 700			2000		70.0077 0	
			V	/ASHINGTON							
						Structure	Information		B 1.0	BAROEI	
Premise	s Addres	ss:		505 BELCRES YATTSVILLE		00		Legai	Description:	PARCEL	1
Мар:	Grid:	Parcel:	Neighborhood:	Subdivision	on: S	ection:	Block:	Lot:	Assessment Year:	Plat No:	198052
0042	00A2	0000	10017.17	7016					2019	Plat Ref:	
T	HYATTS\	<i>-</i> 11.5									
iowii.	HIAIIS	VILLE									
Drimar	y Structi	ıre Built	Above Grade	l iving Area	F	inishad l	Basement /	Aros	Property Land A	rea Cou	inty Use
1964	y Su ucii	are Duill	313,278 SF	Living Aled	-	iiiiəlieü l	Justineill /	-i ca	1.7000 AC	005	-
Stories	Base	ement	Туре	Exterior	Quality	Full/l	Half Bath	Gara	ge Last Notice of M	ajor Improvem	ents
			OFFICE BUILDING	1	C3						
						e Informa	ition				
			Base	Value		Value As of			hase-in Assessments is of	As of	
						01/01/20	19		7/01/2019	07/01/2020	
Land:			1,401	,900		1,401,90					
Improv	ements		15,09	8,100		17,251,7	00				
Total:			16,50	0,000		18,653,6	00	1	7,217,867	17,935,733	
Prefere	ential Lar	nd:	0							0	
					Transi	fer Inform	nation				
Seller:					Date: 02/0	8/2013			Price: \$16,00	00,000	
Type: N	NON-ARI	NS LENG	TH OTHER	1	Deed1: /34	1387/ 003	304		Deed2:		
Seller:					Date:				Price: \$0		
Type:				1	Deed1: /11	044/ 000	133		Deed2:		
Seller:				-	Date:				Price:		
Type:				1	Deed1:				Deed2:		
					Exemp	tion Infor	mation				
Partial E	xempt A	ssessme		lass				07/01	/2019	07/01/202	:0
County:				00				0.00			
State:				00				0.00			
Municip				00				0.00 0	0.00	0.00 0.00	
Specia	I Tax Re	capture: I	None								
1			M-4 NI - AE"	Ho	mestead A	pplicatio	n Informatio	n			
Homest	ead Appl	lication S	status: No Application			171 8					
		0 11			ners' Tax C	redit App	lication Info				
Homeov	vners' Ta	x Credit	Application Status: No	Application				Date:			

Real Property Data Search

View	/ Мар		View G	roundRent F	Redemption	l			View GroundRen	t Registration	l	
Special	Tax Re	capture: N	lone									
Account	Identifi	er:		District	- 17 Accou	nt Number - 3	720737					
						wner Informat	ion					
Owner N	ame:			3700 EA	ST WEST I	.LC		Use: Principal Residence:		COMM NO	ERCIAL	
Mailing A	ddress	s:		BERNSTEIN CO STE 700					eference:	/40112/	00349	
				3299 K S		00007						
				WASHIN	IGTON DC	& Structure In	formation					
Premises	Addre	ss:		6445 AN	IERICA BL		IIOIIIIalioi		escription:	PARCE	L R	
					VILLE 2078							
Мар:	Grid:	Parcel:	Neighborhood	: Subd	ivision:	Section:	Block:	Lot:	Assessment Year:	Plat No	209054	
0042	00A2	0000	10017.17	7016					2019	Plat Re	f:	
Town: H	YATTS'	VILLE										
	Structi	ure Built		de Living A	rea	Finished B	asement	Area	Property Land		•	
1968			429924						2.8700 AC	(005	
Stories	Bas	ement	Type APARTMENT	Exterior /	Quality C3	Full/Half E	ath	Garage	Last Notice of Ma 2019	ijor Improvem	ents	
					\	alue Informati	on					
			В	ase Value		Value			nase-in Assessment			
						As of 01/01/2019	9		s of 7/01/2019	As of 07/01/202	0	
Land:			1	875,200		1,875,200	-	-		******	-	
Improve	ments		4	5,806,900		50,109,20)					
Total:				7,682,100		51,984,40)	49	,116,200	50,550,30	10	
Preferer	ntial Lar	nd:	0							0		
						ansfer Informa	ition					
			CNTR II LLC RE			0/13/2017			Price: \$5,	000,000		
Type: N	ON-ARI	MS LENGT	'H OTHER		Deed1	: /40112/ 0034	9		Deed2:			
Seller: F	PRINCE	GEORGE	CNTR II LP		Date: 1	2/02/2005			Price: \$0			
Type: N	ON-ARI	MS LENGT	'H OTHER		Deed1	/23584/ 0068	10		Deed2:			
Seller: F	PRINCE	GEORGE	CNTR INC		Date:				Price: \$0			
Type:						: /08751/ 0044	3		Deed2:			
					Exe	mption Inform	ation					
Partial Ex	kempt A	Assessmei	nts:	Class				07/01/20	019	07/01/2	2020	
County:				000				0.00				
State:				000				0.00		0.05:-		
Municipa		capture: N	lone	000				0.00 0.0	U	0.00 0.	UU	
Special	iax Ke	capture: N	IOHE		Homestea	nd Application	Informatio	n				
Homeste	ad App	lication St	atus: No Application	n								
						x Credit Appli	cation Info	rmation				
Homeow	ners' Ta	ax Credit A	Application Status	No Applicat	ion			Date:				

Search Result for PRINCE GEORGE'S COUNTY

Vie	w Map		Viev	v GroundRen	t Redempti	View GroundRent Registration						
Specia	I Tax Re	capture: N	one									
Accoun	t Identifi	er:		District	- 17 Αcco ι	ınt Number - 372						
				E01:	170110	Owner Informati	on			00111:	0141	
Owner N	Name:			ECHO I	JTC LLC			Use: Princ	ipal Residence:	COMMER NO	CIAL	
Mailing	Address	::			SILON DR URGH PA	15238-0000			Reference:	/35579/ 00	1001	
						on & Structure In	formatio	on				
Premise	s Addre	ss:			6401 AMERICA BLVD HYATTSVILLE 20782-0000			Legal	Description:	PARCEL S		
Мар:	Grid:	Parcel:	Neighborh	ood: Su	division:	Section:	Block	Lot:	Assessment Year:	Plat No:	209054	
0042	00A2	0000	10017.17	701	6				2019	Plat Ref:		
Town:	HYATTS	VILLE										
Primar	y Struct	ure Built	Above	Grade Living	Area	Finished Ba	semen	t Area	Property Land A	rea Cou	nty Use	
2016			199,058	3 SF					3.4900 AC	005		
Stories	Bas	sement	Type MARKET	Exterior /	Quality C3	Full/Half Bath	1	Garage	Last Notice of Major 2016	Improvements		
						Value Information	on					
				Base Value		Value		F	Phase-in Assessments			
						As of			As of	As of		
Land:				2,280,300		01/01/2019 2,280,300	,	(07/01/2019	07/01/2020		
	ements			18,913,600		25,209,600	1					
Total:	cincints			21,193,900		27,489,900		5	23,292,567	25,391,233		
	ential Lar	nd:		0		,,		_	,,	0		
						Transfer Informa	tion					
Seller:	PRINCE	GEORGE	S CNTR		Date	: 01/29/2014			Price: \$2,5	00,000		
Type: N	NON-ARI	MS LENGT	H OTHER		Deed	d1: /35579/ 0000	1		Deed2:			
Seller:					Date	:			Price: \$0			
Type:					Deed	d1: /08751/ 0044	3		Deed2:			
Seller:					Date	:			Price:			
Type:					Deed	d1:			Deed2:			
					Е	xemption Information	ation					
		Assessmer	nts:	Class				07/01	/2019	07/01/202	0	
County: State:				000 000				0.00				
State: Municip	al:			000				0.00	0.00	0.00 0.00		
		capture: N	one					0.00 0		0.00,0.00		
		****			Homes	tead Application I	nformat	ion				
Homest	ead App	lication St	atus: No Applio	ation								
						Tax Credit Applic	cation In	formation				
Homeov	vners' Ta	ax Credit A	pplication Sta	tus: No Applio	ation	·		Date:				

Real Property Data Search

Viev	v Мар		View Grou	ndRent Redempt	tion			View GroundRent R	Registration	
Special	Tax Re	capture:	None							
Account	Identifi	er:	Di	strict - 17 Accou	nt Number - 33	78080				
					Owner Informa	ntion				
Owner N	lame:		GI	P HYATTSVILLE	LLC		Use:	ipal Residence:	COMME	RCIAL
Mailing A	Addroce		14	65 LAKE SHORE	. DD			Reference:	NO /41805/ 0	0288
waning A	- dui ess			OUTH BARRINGT			Deed	Reference.	74 1003/ 0	0200
					tion & Structure	Information				
Premise	s Addre	ss:		11 TOLEDO RD	0.000		Lega	Description:	PARCEL	G
				ATTSVILLE 2078						
Мар:	Grid:	Parcel	. 5	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	192019
0042	00A2	0000	10017.17	7016				2019	Plat Ref:	
Town: I	HYATTS	VILLE								
Primary 2003	Struct	ure Built	Above Grade 188.019 SF	Living Area	Finished I	Basement A	Area	Property Land Are 1.0100 AC	ea Cou 005	nty Use
2003			100,019 31					1.0100 AC	003	
Stories	Base	ement	Туре			lalf Bath	Garag		ijor Improvem	ents
			OFFICE BUILDING	/ 0	5			2002		
					Value Informa	tion				
			Base	Value	Value As of			nase-in Assessments of	As of	
					01/01/20	19		/01/2019	07/01/2020	
Land:			659,9	900	659,900					
Improve	ements		15,43	30,100	16,211,40	00				
Total:			16,09	90,000	16,871,30	00	16	,350,433	16,610,867	
Prefere	ntial La	nd:	0						0	
					Transfer Inform	ation				
Seller:	HYATTS	VILLE OF	FFICE 2015 LLC	Dat	e: 02/13/2019			Price: \$16,05	0,000	
Type: A	RMS LE	NGTH IN	MPROVED	Dee	ed1: /41805/ 002	88		Deed2:		
Seller:	JPMCC	2003 C1	TOLEDO OFFICE LLC	Dat	e: 12/17/2015			Price: \$7,376	,250	
Type: N	ION-ARI	MS LENG	TH OTHER	Dee	d1: /37697/ 002	90		Deed2:		
Seller:	PGMC I	V LLC		Dat	e: 07/08/2014			Price: \$4,875	,000	
Type: N	ION-ARI	MS LENG	TH OTHER	Dee	d1: /36146/ 005	15		Deed2:		
					Exemption Infor	nation				
	xempt A	Assessm		ass				/2019	07/01/202	20
County:			00				0.00			
State: Municipa	al·		00				0.00	0.00	0.00 0.00	
		capture:		•			0.00		0.00 0.00	
Opecial	i iax ite	cupture.	INOTIC	Homes	stead Application	n Informatio	n			
Homeste	ad App	lication S	Status: No Application	11011101						
			**	Homeowners	' Tax Credit App	lication Info	rmation			
Homoou	ners' Ta	x Credit	Application Status: No		- ''		Date:			

Search Result for PRINCE GEORGE'S COUNTY

Vie	w Map		View Grou	ndRent Rede	mption				View GroundRent	Registration	
Specia	I Tax Red	capture:	None								
Account	t Identifie	er:	I	District - 17 A	Account N	lumber - :	3666690				
						ner Inform	ation				
Owner N	lame:		•	5525 BELCRE	ST ROAL	DILLC		Use: Princip	oal Residence:	COMMER NO	RCIAL
Mailing .	Address	:	:	STE 320					Reference:	/37718/ 00	0016
				33 WEST 19T							
				NEW YORK N			Information				
Premise	s Addres	ss:		5525 BELCRE		Oli doldic	IIIIOIIIIadoii	Legal	Description:	PARCEL	L
			l l	HYATTSVILLE	E 20782-0	000			·		
Мар:	Grid:	Parcel:	: Neighborhood:	Subdivisi	on:	Section:	Block:	Lot:	Assessment Year:	Plat No:	205042
0042	00A2	0000	10017.17	7016					2019	Plat Ref:	
Town:	HYATTS\	/ILLE									
Primar	y Structu	ıre Built	Above Grade	Living Area	1	Finished I	Basement	Area	Property Land A	rea Cou	ınty Use
1972			488,502 SF						2.7800 AC	005	
Stories	Base	ment	Туре	Exterior	Quality	/ Full/l	Half Bath	Gara	ge Last Notice of M	laior Improvem	ents
			OFFICE BUILDING	/	C3	,		Juliu	g	,p. 076111	
					Vali	ue Informa	ition				
	Base Value					Value			hase-in Assessments		
						As of 01/01/20	19		s of 7/01/2019	As of 07/01/2020	
Land:			2,219	0,000		2,219,00		U	.,0.,2010	3110112020	
	Improvements		5,58	7,781,000							
Total:			7,800	10,000,000			8,533,333		9,266,667		
Prefere	ntial Lan	ıd:	0							0	
						sfer Inform	nation				
			BELCREST RD LLC		Date: 12/				Price: \$6,5	10,001	
Type: N	NON-ARN	/IS LENG	TH OTHER		Deed1: /3	37718/ 000)16		Deed2:		
Seller:	PG MET	RO CEN	TER III INC		Date: 08/	23/2013			Price: \$9,8	25,000	
Type: N	NON-ARN	IS LENG	TH OTHER		Deed1: /3	35120/ 001	123		Deed2:		
Seller:					Date:				Price: \$0		
Type:						2085/ 006	327		Deed2:		
						ption Infor					
Partial E	xempt A	ssessme	ents:	Class				07/01/2	2019	07/01/202	10
County:				000				0.00			
State:				000				0.00		0.0015	
Municip				000				0.00 0.	00	0.00 0.00	
Specia	I Tax Red	capture:	None								
				Ho	mestead	Application	n Informatio	n			
Homest	ead Appl	ication S	Status: No Application								
					ners' Tax	Credit App	lication Info				
Homeov	vners' Ta	x Credit	Application Status: No	Application				Date:			

Real Property Data Search

View	/ Map		View	GroundRent I	Redemption	1			View Grou	nakent ke	egistration	
Special	Tax Re	capture: N	one									
Account	Identific	er:	Di	strict - 17 Acc	ount Numb	er - 3834751						
					С	wner Informatio	n					
Owner Na	ame:		VI	E AT UNIVERS	SITY TOWER	RS LLC	Use: Prin		sidence:	APARTM NO	ENTS	
Mailing A	Address	:	80	E 2500 SW 8TH ST AMI FL 33130-			Deed	d Refere	nce:	/40531/ 0	0450	
						& Structure Inf						
Premises	s Addre	ss:		15 BELCREST ATTSVILLE 20			Lega	I Descri	ption:	PRINCE PARCEL	GEORGE CEI T	NTER
Мар:	Grid:	Parcel:	Neighborho	od: Subc	livision:	Section:	Block:	Lot:	Assessment	Year:	Plat No:	217014
0042	00A2	0000	10017.17	7017					2019		Plat Ref:	
Town: H	HYATTS\	VILLE										
Primary 2006	Structi	ure Built	Above 0 389,030	Grade Living A	rea	Finished Bas	ement.	Area	Property 1.4300 A	Land Are	a Cou	ınty Use
Stories	Base	ement	Type APARTMENT	Exterior /	Quality C4	Full/Half Ba	th	Garage	Last Notice	of Major	Improvement	ts
					\	/alue Informatio	n					
				Base Value		Value			Phase-in Asses	sments		
						As of 01/01/2019			As of 07/01/2019		As of 07/01/2020	
Land:				934,300		934,300						
Improve	ements			60,951,100		66,168,000		_				
Total: Preferer	stiel Lev	a du		61,885,400 0		67,102,300		6	3,624,367		65,363,333 0	
Freierer	Iliai Lai	iu.		U	To.	ansfer Informati	0.00				0	
0-111	AL OFO	0007.0.DE	ODECT DOAD			02/02/2018	JII		Data	. 600 500	000	
			LCREST ROAD	LLC		: /40531/ 00450			Deed	e: \$69,500	,000	
Type. A	KIVIO LE	NGTH IMF	ROVED		Deed I	. /40551/ 00450			Deed	12.		
		USING 1 L				10/17/2012				: \$39,150	,000	
Type: N	ON-ARI	MS LENGT	H OTHER		Deed1	: /34030/ 00013			Deed	12:		
Seller:					Date:				Price	e: \$0		
Type:					Deed1	: /20005/ 00685			Deed	12:		
					Exe	emption Informa	tion					
	xempt A	Assessmei		ass				1/2019		07/01/202	20	
County:			00	-			0.00					
State:			00	-			0.00	0.00		0.0010.00		
Municipa			00	U			0.00	0.00		0.00 0.00		
Special	iax Re	capture: N	one		Hamastas	d Application Is	formatic					
Homeste	ad App	lication St	atus: No Applica	ition	riomestea	ad Application Ir	iormatic	711				
				Hom	neowners' Ta	ax Credit Applica	ation Info	ormation				

Search Result for PRINCE GEORGE'S COUNTY

View Map		View G	roundRen	t Redempt	ion			View GroundF	Rent Registi	ation	
Special Tax Re	capture:	None									
Account Identifi	ier:		District - 1	7 Account	Number -	3834744					
					Owner Info			_			
Owner Name:			BE UTC G	SA THEAT	RE LLC	Use Prin		esidence:	COMMER! NO	CIAL	
Mailing Address	s:		5410 EDS	ENTPR ST ON LN LE MD 208		Dee	d Refere	ence:	/36078/ 00	001	
						ure Information	1				
Premises Addre	ess:			RICA BLVE LLE 20782		Leg	al Descr	ription:	PAR U LOFTS 22 LEV 1 RETAIL&COMM ELE (NPL 09 4021192)		
Map: Grid:	Parce	l: Neighborhood	i: Su	odivision:	Sectio	n: Block:	Lot:	Assessment Yea	ar: Pl	at No:	217014
0042 00A2	0000	10017.17	701	7				2019	PI	at Ref:	
Town: HYATTS	VILLE										
Primary Struct 2006	ure Built	Above Gr 277,190 S	ade Living F	Area	Finish	ed Basement	Area	Property Las 2.5900 AC	nd Area	Co u	inty Use
Stories Base	ement	Туре		Exterior	Quality	Full/Half Bat	h Ga	arage Last Notic	e of Major I	mprover	nents
		PARKING STRUCT	URE	/	C3			•	•		
					Value Info	rmation					
	Base Value				Value			Phase-in Assessme			
					As of 01/01	/2019		As of 07/01/2019	As 0	f 1/2020	
Land:		1	,692,300		1,692		,		5110	2020	
Improvements			,107,700		9,878						
Total:			,800,000		11,57	0,700	9	9,056,900		13,800	
Preferential La	nd:	()						0		
					Transfer Int						
		ROP HLDNGS LLC			e: 06/13/201				25,100,000		
Type: NON-AR	MS LENG	JIH OTHER		Dee	d1: /36078/	00001		Deed2:			
Seller: HYATTS	SVILLE P	ROP HLDNGS LLC		Date	e: 03/29/201	12		Price: \$	0		
Type: NON-AR	MS LENG	GTH OTHER		Dee	d1: /33490/	00376		Deed2:			
Seller: UTC RE	TAIL I LL	_C		Date	e: 11/18/201	1		Price: \$	25,100,000		
Type: NON-AR	MS LENG	GTH OTHER		Dee	d1: /33119/	00001		Deed2:			
					Exemption In						
Partial Exempt	Assessm	ents:	Class				1/2019		07/01/2020)	
County:			000			0.00					
State: Municipal:			000			0.00	0.00		0.00 0.00		
Special Tax Re	ecapture:	None	000			0.00	10.00		0.00 0.00		
				Homes	tead Applica	ation Information	on				
Homestead App	lication	Status: No Application	on								
					' Tax Credit	Application Info					
Homeowners' Ta	ax Credi	t Application Status	: No Applic	ation		Date	e:				

Real Property Data Search

Mailing Address: Premises Address: Map: Grid: Parcel: Ne 0042 00A2 0000 100 Town: HYATTSVILLE Primary Structure Built 2007 Stories Basement Type REST Land: Improvements Total: Preferential Land: Preferential Land: Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH S	BE UTC BERMA 5410 E ROCKI 6450 A HYATT:	C GSA THEATRE LINE ENTER SET 22 DSON LN SET 22 DSON LN SET 22 DSON LN SET 24 DSON LN SET 25 DSON	Information LC 0 ructure Information 0 cttion: Block: hished Basement Information alue s of 1/01/2019 71,700	Legal Descriptie Lot: Assess 2019 Area Pro 24,; Garage Last	on: iment Year: imperty Land Area 784 SF Notice of Major	Plat Ref:	05043
Owner Name: Mailing Address: Premises Address: Map: Grid: Parcel: Ne 0042 00A2 0000 107 Town: HYATTSVILLE Primary Structure Built 2007 Stories Basement Type REST Land: Improvements Total: Preferential Land: Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller:	BE UTC BERMM 5410 E ROCK 6450 A HYATT: Ighborhood: Sut 117.17 701 Above Grade Living 12,143 SF Exteric AURANT / Base Value 371,700 1,836,800	Owner C GSA THEATRE I IN ENTRY RST 222 DSON LN I'LLE MD 20852- Location & St MERICA BLVD VILLE 20782-000 division: See 6 Area Fir V Quality F C5 Value V A 0 0 3	Information LC 0 ructure Information 0 cttion: Block: hished Basement Information alue s of 1/01/2019 71,700	Principal Resid. Deed Reference Lot: Assess 2019 Area Pro 24, Garage Last Phase-in A As of	on: iment Year: imperty Land Area 784 SF Notice of Major	PARCEL M Plat No: 2 Plat Ref: a County 005 r Improvements	05043
Mailing Address: Premises Address: Map: Grid: Parcel: Ne 0042 00A2 0000 100 Town: HYATTSVILLE Primary Structure Built 2007 Stories Basement Type REST Land: Improvements Total: Preferential Land: Preferential Land: Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC TYPE: UTC R	BERM#	C GSA THEATRE LINE ENTER SET 22 DSON LN SET 22 DSON LN SET 22 DSON LN SET 24 DSON LN SET 25 DSON	LC 0 ructure Information 0 ction: Block: hished Basement Information alue s of 1/10/1/2019 71,700	Principal Resid. Deed Reference Lot: Assess 2019 Area Pro 24, Garage Last Phase-in A As of	on: iment Year: imperty Land Area 784 SF Notice of Major	PARCEL M Plat No: 2 Plat Ref: a County 005 r Improvements	05043
0042	BERM#	IN ENTPR STE 22 DSON LN ILLE MD 20852- Location & St Location & St MERICA BLVD SVILLE 20782-000 ddivision: Ser 6 Area Fir V Quality F C5 Value V A 0 0 3	nucture Information Tructure Information Contion: Block: Dished Basement Information alue s of 1/10/1/2019 71,700	Principal Resid. Deed Reference Lot: Assess 2019 Area Pro 24, Garage Last Phase-in A As of	on: iment Year: imperty Land Area 784 SF Notice of Major	PARCEL M Plat No: 2 Plat Ref: a County 005 r Improvements	05043
Premises Address: Map: Grid: Parcel: Ne 0042 00A2 0000 100 Town: HYATTSVILLE Primary Structure Built 2007 Stories Basement Type REST Land: Improvements Total: Preferential Land: Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller: Seller: Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller:	5410 E ROCK/	DSON LN	ructure information 0 ction: Block: hished Basement information alue s of 1/10/1/2019 71,700	Legal Description Lot: Assess 2019 Area Pro 24, Garage Last Phase-in A As of	on: Iment Year: Imperty Land Are: R84 SF Notice of Major	PARCEL M Plat No: 2 Plat Ref: a County 005 r Improvements	05043
Map: Grid: Parcel: Ne 0042 00A2 0000 100 Town: HYATTSVILLE Primary Structure Built 2007 Stories Basement Type REST REST Land: Improvements Total: Preferential Land: Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II ILC Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II ILC Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II ILC Type: NON-ARMS LENGTH OTH	HYATT: ighborhood: Sut 1017.17 701 Above Grade Living 12,143 SF Exteric AURANT	MERICA BLVD	0 Cttion: Block: hished Basement information alue s of 1/10/1/2019 71,700	Lot: Assess 2019 Area Pro 24, 3 Garage Last Phase-in A As of	perty Land Area 784 SF Notice of Major	Plat No: 2 Plat Ref: a County 005 r Improvements	
Map: Grid: Parcel: Ne 0042 00A2 0000 100 Town: HYATTSVILLE Primary Structure Built 2007 Stories Basement Type REST REST Land: Improvements Total: Preferential Land: Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II ILC Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II ILC Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II ILC Type: NON-ARMS LENGTH OTH	HYATT: ighborhood: Sut 1017.17 701 Above Grade Living 12,143 SF Exteric AURANT	SVILLE 20782-000 didivision: See 6 Area Fir C5 Value V. A 0 3	inished Basement Full/Half Bath Information alue s of 1/10/1/2019 71,700	Lot: Assess 2019 Area Pro 24,; Garage Last Phase-in A As of	perty Land Area 784 SF Notice of Major	Plat No: 2 Plat Ref: a County 005 r Improvements	
0042 00A2 0000 100 Town: HYATTSVILLE Primary Structure Built 2007 Stories Basement Type REST Land: Improvements Total: Preferential Land: Seller: HYATTSVILLE PROP HILT Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC TYPE: UTC RETAIL II L	Above Grade Living 12,143 SF Exteric AURANT Base Value 371,700 1,836,800	Area Fir or Quality F C5 Value V. A 0 3	Information alue s of 1/10/1/2019 71,700	Area Pro 24,i Garage Last Phase-in A	perty Land Area 784 SF Notice of Major Assessments	Plat Ref: a County 005 r Improvements As of	
Town: HYATTSVILLE Primary Structure Built 2007 Stories Basement Type REST Land: Improvements Total: Preferential Land: Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller:	Above Grade Living 12,143 SF AURANT Exteric / Base Value 371,700 1,836,800	Area Fire C5 Value V. A 0 0 3	Full/Half Bath Information alue s of 1/01/2019 71,700	Area Pro 24, Garage Last Phase-in A	784 SF Notice of Major Assessments	a County 005 r Improvements	Use
Primary Structure Built 2007 Stories Basement Type REST Land: Improvements Total: Preferential Land: Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller:	12,143 SF Exterior AURANT / Base Value 371,700 1,836,800	vr Quality F C5 Value A 0 3	Full/Half Bath Information alue s of 1/01/2019 71,700	Garage Last Phase-in A As of	784 SF Notice of Major Assessments	005 r Improvements As of	Use
Stories Basement Type REST Land: Improvements Total: Preferential Land: Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller: UTC Seller:	12,143 SF Exterior AURANT / Base Value 371,700 1,836,800	vr Quality F C5 Value A 0 3	Full/Half Bath Information alue s of 1/01/2019 71,700	Garage Last Phase-in A As of	784 SF Notice of Major Assessments	005 r Improvements As of	Use
Land: Improvements Total: Preferential Land: Seller: HYATTSVILLE PROP HILL Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller:	Base Value 371,700 1,836,800	C5 Value VA A 0 3	Information alue s of 1/01/2019 71,700	Phase-in A	Assessments	As of	
Improvements Total: Preferential Land: Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller:	371,700 1,836,800	V: A 0: 3:	alue s of 1/01/2019 71,700	As of			
Improvements Total: Preferential Land: Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller:	371,700 1,836,800	A 0 3	s of 1/01/2019 71,700	As of			
Improvements Total: Preferential Land: Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller:	1,836,800	0:	1/01/2019 71,700)		
Improvements Total: Preferential Land: Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller:	1,836,800						
Total: Preferential Land: Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller:		1,					
Preferential Land: Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller:	2 208 500		,803,300				
Seller: HYATTSVILLE PROP HLI Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller:	2,200,300	2,	,175,000	2,175,000		2,175,000	
Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller:	0					0	
Type: NON-ARMS LENGTH OTH Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller:		Transfe	r Information				
Seller: UTC RETAIL II LLC Type: NON-ARMS LENGTH OTH Seller:	ONGS LLC	Date: 06/13	/2014		Price: \$25,100	,000	
Type: NON-ARMS LENGTH OTH Seller:	IER	Deed1: /360	078/ 00001		Deed2:		
Seller:		Date: 11/18/	/2011		Price: \$25,100	,000	
	IER	Deed1: /331	119/ 00001		Deed2:		
		Date:			Price: \$0		
Type:		Deed1: /200	005/ 00700		Deed2:		
		Exemption	on Information				
Partial Exempt Assessments:	Class			07/01/2019		07/01/2020	
County:	000			0.00			
State: Municipal:	000			0.00		0.00 0.00	
Special Tax Recapture: None	030			0.00 0.00		3.00 0.00	
		Homestead Ap	plication Information	on			
Homestead Application Status: 1							
Homeowners' Tax Credit Applica	Ho	meowners' Tax Cre	adit Application Inf	formation			

Search Result for PRINCE GEORGE'S COUNTY

Vie	w Map			View Groun	dRent Redem	ption		View GroundRent Registration					
Specia	I Tax Re	capture: No	ne										
Accoun	t Identifie	er:		Di	strict - 17 Acco	ount Number - 366	6724						
						Owner Information	ion						
Owner N	Name:			BE	UTC PARCEL	N LLC		Use: Prin	cipal Residence:	COMMER NO	RCIAL		
Mailing	Address	:		KE	VIN BERMAN	BERMAN ENT			d Reference:	/36029/ 00586			
				54	10 EDSON LAN	NE SUITE 220							
				RO	OCKVILLE MD :	20852- ation & Structure Ii	oformation						
Premise	s Addres	ss:		64	00 AMERICA B		поппацоп	Lens	al Description:	PARCEL	N		
					ATTSVILLE 20			_cgc	2000p011.	. AROLL			
Мар:	Grid:	Parcel:	Neigh	borhood:	Subdivision	: Section:	Block:	Lot:	Assessment Year:	Plat No:	205043		
0042	00A2	0000	10017	.17	7016				2019	Plat Ref:			
Town:	HYATTS\	VILLE											

Primar	y Structi	ure Built	Al	oove Grade I	_iving Area	Finished B	asement A	Area	Property Land Ar	ea Coi	unty Use		
					•				2.4200 AC	005	•		
•													
Stories	Bas	sement	Type	Exterior	Quality	Full/Half Bath	Gara	age	Last Notice of Major In	provements			
				,		Value Informat	ion						
	Base Value						011		Phase-in Assessments				
				2000		As of		,	As of	As of			
						01/01/201	9	(07/01/2019	07/01/2020			
Land:	.and: mprovements			1,438	,900	1,438,900							
	ements		0 1,438,900 0			0			1 429 000	1 439 000			
Total:	ential Lar	nd.				1,438,900		1,438,900		1,438,900 0			
. 101016	mai Lai	ıu.		U		Transfer Informa	ition			•			
Soller	HVATTS	VILLE PRO	P HI DNO	SSLIC	Ds	ate: 05/27/2014	10011		Price: \$700,0	00			
		VILLE PRO VIS LENGTH				ed1: /36029/ 0058	16		Deed2:	00			
				•									
		TAIL III LLC				ate: 11/18/2011			Price: \$25,10	0,000			
Type: N	NON-ARI	MS LENGTH	OTHER		De	ed1: /33119/ 0000	1		Deed2:				
Seller:					Da	ite:			Price: \$0				
Type:					De	eed1: /20005/ 0070	00		Deed2:				
						Exemption Inform	ation						
		ssessmen	ts:		ass				1/2019	07/01/202	20		
County:				00				0.00					
State:	-1.			00				0.00		0.0010.00			
Municip				00	U			0.00	0.00	0.00 0.00			
Specia	II Tax Re	capture: No	one										
1		li4i C'	4 N	N 1: 4:	Home	estead Application	Informatio	n			<u> </u>		
nomest	ead Appl	lication Sta	itus: No A	Application									
		0 111 1				rs' Tax Credit Appli	cation Info						
aameav	vners: Ta	ix Credit Ap	plication	n Status: No	Application			Date	1.				

Real Property Data Search

Vie	w Map		View Gro	undRent Re	demption				View GroundRent	Registration	
		ecapture: N			p					J	
			40110	District 43		Mb	700700				
Accoun	t Identif	ier:		District - 17		Number - 3 vner Informa					
Owner N	Name:			BE UTC GS			uoll	Use:		COMMER	CIAL
				52 0.0 00					I Residence:	NO	01712
Mailing	Address	s:		BERMAN E 5410 EDSO ROCKVILLE	N LN			Deed Re	ference:	/36078/ 00	001
				TOOKVILLE		& Structure	nformation				
Premise	es Addre	ess:		6451 AMER	ICA BLVD				escription:	PARCEL C)
Map:	Grid:	Parcel:	Neighborhood:	Subdivi		Section:	Block:	Lot:	Assessment Year:	Plat No: 2090	
0042	00A2	0000	10017.17	7016	31011.	occion.	DIOCK.		2019	Plat Ref:	200004
			10017.17	7010					2010	i lat itel.	
Town:	HYATTS	SVILLE									
Primar	rv Struct	ture Built	Above Grad	e Living Are	a	Finished E	asement	Area	Property Land A	Area Cou	nty Use
2007	,		10,547 SF						23,522 SF	005	•
041			T	Fortendan	0!!4	F	6 D-4h	0	14 51-414 54	-11	
Stories	s Bas	sement	Type RETAIL STORE	Exterior /	Quality C4	Full/Hal	rBatn	Garage	Last Notice of Ma	ajor improvemei	its
			THE PRESENTE			lue Informa	tion				
			Ва	se Value		Value		Pha	ase-in Assessments	;	
						As of		As		As of	
			0.5			01/01/201	9	07/	01/2019	07/01/2020	
Land:				2,800		352,800					
Improv Total:	ements			89,300 42,100	1,514,900 1,867,700			1.0	E0 633	1,859,167	
	ential La	nd:	0	1,007,700			1,850,633		1,859,167		
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				Tra	nsfer Inform	ation				
Seller:	HYATTS	SVILLE PR	OP HLDNGS LLC			5/13/2014			Price: \$25,1	00.000	
			TH OTHER			/36078/ 000	01		Deed2:	,	
Seller:	UTC RE	ETAIL VI LL	С		Date: 11	/18/2011			Price: \$25,1	00.000	
			TH OTHER			/33119/ 000	01		Deed2:		
Seller:	PRINCE	E GEORGE	CNTR II LP		Date: 05	5/02/2006			Price: \$211,	600	
		ENGTH VA				/00000/ 000	00		Deed2:		
				•	Exer	nption Inforr	nation	07/04/7	10	07/04/7-7-	
Partial E County:		Assessme	nts:	Class 000				07/01/20 0.00	19	07/01/2020	J
County: State:	•			000				0.00			
State. Municip	al:			000				0.00 0.00)	0.00 0.00	
		ecapture: N	None								
					Homestead	Application	Informatio	n			
Homest	ead App	olication S	tatus: No Application								
						Credit App	ication Info				
tomeov	wners' T	ax Credit	Application Status:	No Application	ו			Date:			

Search Result for PRINCE GEORGE'S COUNTY

Viev	v Мар		View Grou	ındRent Rede	mption				View GroundR	Rent Registration	n
Special	Tax Rec	capture:	None								
Account	Identifie	er:		District - 17 A	ccount Nu	ımber - 3	3720687				
						r Informa	ation				
Owner N	ame:			BE UTC GSA	THEATRE	LLC		Use: Princi	oal Residence:		COMMERCIAL NO /36078/ 00001 PT PARCEL P Plat No: 20905 Plat Ref: 005 ujor Improvements As of 07/01/2020 11,133,567 0 0,000
Mailing A	Address:	:		BERMAN ENT 5410 EDSON ROCKVILLE N	LN	20			Reference:		8/ 00001
						tructure	Information				
Premise	s Addres	ss:		6501 AMERIC HYATTSVILLE	A BLVD 20782-00	00		Legal	Description:	PT PA	ARCEL P
Мар:	Grid:	Parcel:	Neighborhood:	Subdivisi	on: Se	ection:	Block:	Lot:	Assessment Yea	ar: Plat N	o: 209053
0042	00A2	0000	10017.17	7016					2019	Plat R	ef:
Town:	HYATTSV	/ILLE									
Primary 2009	y Structu	ıre Built	Above Grade 72,576 SF	Living Area	Fi	nished E	Basement /	Area	Property Lar 1.2400 AC	nd Area	•
Stories	Base	ment	Type OFFICE BUILDING	Exterior /	Quality C5	Full/H	lalf Bath	Gara	ge Last Notice	of Major Impro	vements
					Value	e Informa	tion				
			Bas	e Value	١	/alue		Р	hase-in Assessme	ents	
					As of 01/01/2019				s of 7/01/2019		20
Land:	Land: Improvements		810,			310,200					
Improve Total:	ements			0,700 0,900		11,859,70 12,669,90		0	,597,233	11 100 5	67
	ntial Lan	d:	8,06	10,500	1	12,009,90	00	9	,001,200		U1
		-			Transf	er Inform	ation				
Seller:	HYATTS\	VILLE PR	OP HLDNGS LLC		Date: 06/13	3/2014			Price: \$2	25,100,000	
Type: N	ION-ARM	IS LENG	TH OTHER		Deed1: /36	078/ 000	01		Deed2:		
Seller:	UTC RF1	TAIL IV LI	С		Date: 11/18	3/2011			Price: \$	25,100,000	
			TH OTHER		Deed1: /33		01		Deed2:	,.00,000	
Seller:					Date:				Price: \$	n	
Type:					Deed1: /20	005/ 007	05		Deed2:	•	
. , po.				'		ion Infor			20042.		
Partial E	xempt A	ssessme	ents:	Class	LAGITIPE	.011 1111011	nouoil	07/01/2	2019	07/01	/2020
County:				000				0.00			
State:				000				0.00			
Municipa				000				0.00 0.	00	0.00 0	0.00
Special	Tax Rec	capture:	None								
Homeste	ad Anni	ication S	tatus: No Application	Но	mestead A	pplication	n Informatio	n			
	aa appi	.cauon o	THO Application	Homeour	nere' Tay C	radit Ann	lication Info	rmation			
			Application Status: N		iora rax Ol	rouit whh	noduon illi	Date:			

Real Property Data Search

search Re	esult fo	r PRINCE	GEORGE'S C	COUNTY							
View	Мар		Vie	ew GroundRe	nt Redempti	on			View GroundRent	Registration	
Special 7	Tax Re	capture: N	one								
Account I	dentifi	er:		Distri	ct - 17 Acco	unt Number - 3					
						Owner Informa	tion				
Owner Na	me:			BE U	TC GSA THE	ATRE LLC		Use: Princi	oal Residence:	COMMER(CIAL
Mailing A	ddress	:		5410	MAN ENTPR EDSON LN (VILLE MD 2				Reference:	/36078/ 00	001
						on & Structure I	nformation				
Premises	Addre	ss:			AMERICA BI TSVILLE 207			Legal	Description:	PT PARCEL P	
Мар:	Grid:	Parcel:	Neighborl	hood: S	ubdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	209053
0042	00A2	0000	10017.17	70	016				2019	Plat Ref:	
Town: H	YATTS	VILLE									
Primary	Struct	ure Built	Above	e Grade Livin	g Area	Finished B	asement	Area	Property Land A	rea Cou	nty Use
2007			79,373	3 SF					2.6900 AC	005	
Stories	Bas	sement	Type CINEMA	Exterior /	Quality C4	Full/Half Bati	h G	arage	Last Notice of Major	Improvements	
						Value Informat	ion				
				Base Valu	ie	Value			hase-in Assessments		
						As of 01/01/201			ns of 17/01/2019	As of 07/01/2020	
Land:				1,757,600		1,757,600					
Improver Total:	ments			10,786,800		12,062,900 13,820,500		4	2.000.707	13,395,133	
Preferent	tial Laı	nd:	12,544,400 0		U			12,969,767		0	
						Transfer Informa	ation				
Seller: H	YATTS	VILLE PRO	P HLDNGS L	LC	Date	: 06/13/2014			Price: \$25,1	00,000	
Type: NO	ON-ARI	MS LENGT	H OTHER		Dee	d1: /36078/ 0000	01		Deed2:		
Seller: U	TC RE	TAIL IV LLC	2		Date	: 11/18/2011			Price: \$25,1	00,000	
Type: NO	ON-ARI	MS LENGT	H OTHER		Dee	11: /33119/ 0000)1		Deed2:		
Seller: P	RINCE	GEORGE	CTR II LTD P		Date	: 05/02/2006			Price: \$1,05	4,500	
Type: AF	RMS LE	NGTH IMP	ROVED			d1: /00000/ 0000			Deed2:		
Partial Fx	emnt A	Assessmen	ıts:	Class		xemption Inforn	nation	07/01/2	2019	07/01/2020)
County:				000				0.00		0.70.72020	-
State:				000				0.00			
Municipal	:			000				0.00 0.	00	0.00 0.00	
Special 7	Tax Re	capture: N	one								
Homostos	d Ann	lication Sta	atus: No Appl	ication	Homes	tead Application	ıntormatio	n			
	Վիի		acas. No Appi		-lomeowners'	Tax Credit Appl	ication Info	rmation			
Uamaauu	ners' Ta	ax Credit A	pplication St	atus: No App		iax Gredit Appi	ioauon illi	Date:			