

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

**Fiscal Year 2023-2024  
Special Tax Report**



**MAY 10, 2023**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

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

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**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 2023-2024.

**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 2023-2024. Special taxes equal to \$1,302,000 will have to be collected for fiscal year 2023-2024. Each of these numbers is explained in the following sections.

**Debt Service**

Debt service includes interest on the bonds payable on January 1, 2024 and July 1, 2024. Each semi-annual interest payment is equal to \$328,750 on the terms bonds shown below.

|                                         |                         |
|-----------------------------------------|-------------------------|
| Term 2027 Bonds of \$3,080,000 at 5.00% | \$77,000                |
| Term 2027 Bonds of \$4,245,000 at 5.00% | \$106,125               |
| Term 2034 Bonds of \$5,825,000 at 5.05% | \$145,625               |
| Total:                                  | <u><u>\$328,750</u></u> |

A principal payment of \$675,000 is due on July 1, 2024. As a result, total debt service for fiscal year 2023-2024 is \$1,332,500.

**Table A**  
**Special Tax Requirement**  
**Fiscal Year 2023-2024**

| <b>Debt service:</b>                                    | <b>Amount</b>             |
|---------------------------------------------------------|---------------------------|
| Interest on January 1, 2024                             | \$328,750                 |
| Interest on July 1, 2024                                | \$328,750                 |
| Principal on July 1, 2024                               | \$675,000                 |
| <b><i>Sub-total debt service</i></b>                    | <b><i>\$1,332,500</i></b> |
| Administrative expenses                                 | \$33,886                  |
| Contingency                                             | \$13,672                  |
| <b><i>Total expenses</i></b>                            | <b><i>\$1,380,058</i></b> |
| Reserve fund investment income                          | (\$61,831)                |
| Surplus from prior year                                 | (\$16,227)                |
| <b><i>Funds available to be applied for FY23-24</i></b> | <b><i>(\$78,058)</i></b>  |
| <b>Special Tax Requirement</b>                          | <b>\$1,302,000</b>        |

### 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 \$8,097. The fees and expenses of the administrator are estimated to be \$14,526. The expenses of the city are estimated to be \$11,260. Accordingly, the total administrative expenses are estimated at \$33,886.

### 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, 2023, the balance in the reserve fund was \$1,730,533, which consists of the reserve requirement of \$1,694,000 and investment income posted to the account in the amount of \$36,534. 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, 2023. The reserve fund proceeds are held in First America Treasury Obligation money market fund earning approximately 3.65 percent per annum. At this rate of return, \$10,305 in interest income is estimated to be earned by the next debt service payment on July 1, 2023. An additional \$61,831 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 2023-2024.

### 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 2023-2024. Special taxes in the amount of \$1,330,000 were billed for collection in fiscal year 2022-2023. As of April 30, 2023, Prince George's County has reported collecting special taxes in the amount of \$1,329,556 (*includes interest and penalties on delinquencies*) for fiscal year 2022-2023. This amount represents 99.97 percent of the total special taxes billed for collection during fiscal year 2022-2023. As of April 30, 2023, all special taxes collected for fiscal year 2022-2023 have been transferred to the trustee.

As of April 30, 2023, the balance in the special tax fund and debt service fund were \$1,040,594 and \$1,141, respectively. As mentioned above, an additional \$36,534 in interest income is also available in the reserve fund. An additional \$10,305 in interest income is estimated to be earned by the next debt service payment on July 1, 2023. As a result, \$46,839 (\$36,534 + \$10,305 = \$46,839) in interest income is estimated to be earned by the next debt service payment on July 1, 2023. A portion of these funds will be used to pay debt service due on July 1, 2023, which consists of an interest payment and principal payment of \$344,125 and \$615,000, respectively, as shown on Table B below.

**Table B**  
**Surplus from Prior Year**

|                                                 | Series 2016               |
|-------------------------------------------------|---------------------------|
| <b>Available Funds:</b>                         |                           |
| Special tax fund balance 4-30-2023              | \$1,040,594               |
| Debt service fund                               | \$1,141                   |
| Estimated reserve fund interest                 | \$46,839                  |
| <i>Total funds available</i>                    | <i>\$1,088,574</i>        |
| Interest payment on July 1, 2023                | ( <i>\$344,125</i> )      |
| Principal payment                               | ( <i>\$615,000</i> )      |
| Administrative expenses                         | ( <i>\$33,222</i> )       |
| <i>Subtotal expenses</i>                        | <i>(<i>\$992,347</i>)</i> |
| <i>Contingency for future principal payment</i> | <i>(<i>\$80,000</i>)</i>  |
| <b>Surplus from prior year</b>                  | <b>\$16,227</b>           |

Administrative expenses for fiscal year 2022-2023 were estimated to be \$33,222 and were to be funded with special taxes collected in fiscal year 2022-2023. Administrative Expenses Fund remains to be funded with special assessments collected in fiscal year 2022-2023. Accordingly, special assessments in the aggregate amount of \$33,222 will be transferred to Administrative Expenses Fund. A contingency in the amount of \$80,000 will be retained to make future principal payment. Accordingly, an estimated aggregate surplus

of \$16,227 will be available to pay debt service and administrative expenses for fiscal year 2023-2024.

## 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 at <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/<br>Dwelling Units /<br>Parking Spaces/ | Equivalent Use Factor | Equivalent Use Factors |
|----------------|-------------------|-----------------------------------------------------|-----------------------|------------------------|
| Office         | 5                 | 1,044,091                                           | 0.70                  | 730.86                 |
| Retail         | 5                 | 211,829                                             | 1.02                  | 216.07                 |
| Residential    | 136               | 716                                                 | 1.00                  | 716.00                 |
| Parking        | 3                 | 1,392                                               | 0.02                  | 27.84                  |
| <b>Total</b>   | <b>148</b>        |                                                     |                       | <b>1,690.77</b>        |

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special tax to be collected is equal to the special tax requirement. For fiscal year 2023-2024, the special tax requirement is equal to \$1,302,000. The equivalent use factors for all parcels within the district are equal to 1,690.77. As a result, the special tax to be collected per each equivalent use factor is equal to \$770.06 ( $\$1,302,000 \div 1,690.77 = \$770.06$ ). 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 2023-2024**

| Land Use Class | Equivalent Use Factors | Special Tax Per EUF | Special Tax           |
|----------------|------------------------|---------------------|-----------------------|
| Office         | 731                    | \$770.06            | \$562,811.58          |
| Retail         | 216                    | \$770.06            | \$166,384.25          |
| Residential    | 716                    | \$770.06            | \$551,365.59          |
| Parking        | 28                     | \$770.06            | \$21,438.57           |
| <b>Total</b>   | <b>1,691</b>           |                     | <b>\$1,302,000.00</b> |

## 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 2023-2024 are estimated to be equal to \$1,380,058. Surplus revenues from prior year and projected interest income available to pay expenses are estimated to be \$78,058. Accordingly, the special tax requirement is equal to \$1,302,000 ( $\$1,380,058 - \$78,058 = \$1,302,000$ ).

The special taxes to be collected on each parcel for fiscal year 2023-2024 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 2023

| Parcel<br>Account # | Parcel | Building             | Owner                        | Special Tax<br>FY2023-2024 |
|---------------------|--------|----------------------|------------------------------|----------------------------|
| 356694-0            | I      | Metro I              | NEW TOWN METRO I LLC         | \$168,870.80               |
| 372073-7            | R      | The Highline         | 3700 EAST WEST LLC           | \$261,513.62               |
| 372074-5            | S      | Retail/Parking       | ECHO UTC LLC                 | \$69,923.94                |
| 337808-0            | G      | Metro IV             | GIP HYATTSVILLE LLC          | \$101,350.62               |
| 366669-0            | L      | Metro III            | 6525 BELCREST ROAD LLC       | \$263,324.35               |
| 383475-1            | T      | GHS/Garage           | VIE AT UNIVERSITY TOWERS I   | \$196,012.01               |
| 383475-1            | T      | Garage               | Vie at University Towers LLC | \$0.00                     |
| 383474-4            | U      | Garage/Retail        | BE UTC GSA THEATRE LLC       | \$27,839.87                |
| 366671-6            | M      | Retail               | BE UTC GSA THEATRE LLC       | \$9,537.90                 |
| 366672-4            | N      | Land                 | TDC GRIFFIN HYATTSVILLE O    | \$0.00                     |
| 372072-9            | Q      | Retail               | BE UTC GSA THEATRE LLC       | \$8,284.30                 |
| 573091-0            | P      | Office               | BE UTC RETAIL LLC            | \$29,265.81                |
| 573092-1            | P      | Retail               | BE UTC RETAIL LLC            | \$62,888.25                |
| 393532-7            | 201    | 1 Independence Plaza | HUDSON DABNEY S              | \$770.06                   |
| 393533-5            | 202    | 1 Independence Plaza | ESCOBAR FRANCISCO J          | \$770.06                   |
| 393534-3            | 203    | 1 Independence Plaza | REPOLE MARIO                 | \$770.06                   |
| 393535-0            | 204    | 1 Independence Plaza | BARKSDALE EDDIE ETAL         | \$770.06                   |
| 393536-8            | 205    | 1 Independence Plaza | MOORE KAREN LT               | \$770.06                   |
| 393537-6            | 206    | 1 Independence Plaza | CRAIG ULANDERS               | \$770.06                   |
| 393538-4            | 207    | 1 Independence Plaza | ZHANG CHAOXING               | \$770.06                   |
| 393539-2            | 208    | 1 Independence Plaza | ODUNLAMI OLADIPUPO ETAL      | \$770.06                   |
| 393540-0            | 209    | 1 Independence Plaza | WARD MILTON                  | \$770.06                   |
| 393541-8            | 210    | 1 Independence Plaza | WUSU PROSPER O               | \$770.06                   |
| 393542-6            | 211    | 1 Independence Plaza | KUMAZAH INNOCENT K           | \$770.06                   |
| 393543-4            | 212    | 1 Independence Plaza | BRECHTEL COLT                | \$770.06                   |
| 393544-2            | 213    | 1 Independence Plaza | THOMAS LEEAN                 | \$770.06                   |
| 393545-9            | 214    | 1 Independence Plaza | GOLDBERG BENAMOU INNA I      | \$770.06                   |
| 393546-7            | 215    | 1 Independence Plaza | PRINCE LOUISE L              | \$770.06                   |
| 393547-5            | 216    | 1 Independence Plaza | ADOLPHUS MARCUS              | \$770.06                   |
| 393548-3            | 301    | 1 Independence Plaza | WURM MEGAN ELIZABETH         | \$770.06                   |
| 393549-1            | 302    | 1 Independence Plaza | PERDUE SAMUEL F              | \$770.06                   |

| <b>Parcel<br/>Account #</b> | <b>Parcel</b> | <b>Building</b>      | <b>Owner</b>              | <b>Special Tax<br/>FY2023-2024</b> |
|-----------------------------|---------------|----------------------|---------------------------|------------------------------------|
| 393550-9                    | 303           | 1 Independence Plaza | HARRIS CAMERON ETAL       | \$770.06                           |
| 393551-7                    | 304           | 1 Independence Plaza | BROWN LARRY S             | \$770.06                           |
| 393552-5                    | 305           | 1 Independence Plaza | AKEEM KHADIJAH JINNAH KI  | \$770.06                           |
| 393553-3                    | 306           | 1 Independence Plaza | SUN LUYU                  | \$770.06                           |
| 393554-1                    | 307           | 1 Independence Plaza | LEE HOYOUNG ETAL          | \$770.06                           |
| 393555-8                    | 308           | 1 Independence Plaza | CHATMAN VANESSA           | \$770.06                           |
| 393556-6                    | 309           | 1 Independence Plaza | HERNANDEZ ALEX F          | \$770.06                           |
| 393557-4                    | 310           | 1 Independence Plaza | MARFO KOJO A              | \$770.06                           |
| 393558-2                    | 311           | 1 Independence Plaza | KWAMIN MARIAM             | \$770.06                           |
| 393559-0                    | 312           | 1 Independence Plaza | KIRUTHI FAMILY TRS DR GAC | \$770.06                           |
| 393560-8                    | 313           | 1 Independence Plaza | PANDE MEENAKSHI A         | \$770.06                           |
| 393561-6                    | 314           | 1 Independence Plaza | MARCSIMO REAL ESTATE VEN  | \$770.06                           |
| 393562-4                    | 315           | 1 Independence Plaza | BURSE-MONROE BARBARA      | \$770.06                           |
| 393563-2                    | 316           | 1 Independence Plaza | WHITE MATTIE E & BRIAN TU | \$770.06                           |
| 393564-0                    | 401           | 1 Independence Plaza | LI KIT Y                  | \$770.06                           |
| 393565-7                    | 402           | 1 Independence Plaza | KAPLAN MORIEL E           | \$770.06                           |
| 393566-5                    | 403           | 1 Independence Plaza | BRANCH DAVID G            | \$770.06                           |
| 393567-3                    | 404           | 1 Independence Plaza | HONG YOONJEE ETAL         | \$770.06                           |
| 393568-1                    | 405           | 1 Independence Plaza | DEFLOMIMONTE MELENA S     | \$770.06                           |
| 393569-9                    | 406           | 1 Independence Plaza | ELLISON RAFE R            | \$770.06                           |
| 393570-7                    | 407           | 1 Independence Plaza | BERHANE SABA              | \$770.06                           |
| 393571-5                    | 408           | 1 Independence Plaza | POE FAMILY REVOCABLE LT   | \$770.06                           |
| 393572-3                    | 409           | 1 Independence Plaza | KWON TAE H                | \$770.06                           |
| 393573-1                    | 410           | 1 Independence Plaza | HAWKINS RODGER L III      | \$770.06                           |
| 393574-9                    | 411           | 1 Independence Plaza | MEZGHEBE BSRAT ETAL       | \$770.06                           |
| 393575-6                    | 412           | 1 Independence Plaza | SAMANTA LISA T            | \$770.06                           |
| 393576-4                    | 413           | 1 Independence Plaza | KACHEL CHRISTIAN          | \$770.06                           |
| 393577-2                    | 414           | 1 Independence Plaza | ASTARABADI SYED MORTEZA   | \$770.06                           |
| 393578-0                    | 415           | 1 Independence Plaza | DAVER ZANEETA E           | \$770.06                           |
| 393579-8                    | 416           | 1 Independence Plaza | OVERTON CHRISTINA N       | \$770.06                           |
| 393580-6                    | 501           | 1 Independence Plaza | SAAD DORY W               | \$770.06                           |
| 393581-4                    | 502           | 1 Independence Plaza | BAGHDADI LAYA             | \$770.06                           |
| 393582-2                    | 503           | 1 Independence Plaza | CANELA AMIR               | \$770.06                           |
| 393583-0                    | 504           | 1 Independence Plaza | BREEDLOVE HAROLD ETAL     | \$770.06                           |
| 393584-8                    | 505           | 1 Independence Plaza | NZONDJOU PATRICIA E       | \$770.06                           |
| 393585-5                    | 506           | 1 Independence Plaza | LEWIN GREGORY             | \$770.06                           |
| 393586-3                    | 507           | 1 Independence Plaza | SAIDI DIDIER MUHAFU       | \$770.06                           |
| 393587-1                    | 508           | 1 Independence Plaza | WILLIAMS BRIAN A          | \$770.06                           |
| 393588-9                    | 509           | 1 Independence Plaza | NGUYEN SAM M              | \$770.06                           |
| 393589-7                    | 510           | 1 Independence Plaza | TRAN KY                   | \$770.06                           |
| 393590-5                    | 511           | 1 Independence Plaza | BROWN BRITTANY            | \$770.06                           |
| 393591-3                    | 512           | 1 Independence Plaza | JAKCSON HAROLD III        | \$770.06                           |



| <b>Parcel<br/>Account #</b> | <b>Parcel</b> | <b>Building</b>      | <b>Owner</b>             | <b>Special Tax<br/>FY2023-2024</b> |
|-----------------------------|---------------|----------------------|--------------------------|------------------------------------|
| 393592-1                    | 513           | 1 Independence Plaza | LEE CHAN HWI             | \$770.06                           |
| 393593-9                    | 514           | 1 Independence Plaza | MITCHELL CHASE ETAL      | \$770.06                           |
| 393594-7                    | 515           | 1 Independence Plaza | DE SILVA DUSHANI         | \$770.06                           |
| 393595-4                    | 516           | 1 Independence Plaza | REDMOND KAREEM           | \$770.06                           |
| 393596-2                    | 601           | 1 Independence Plaza | JACOB VARGESE ETAL       | \$770.06                           |
| 393597-0                    | 602           | 1 Independence Plaza | WEINSTEIN DANIEL B       | \$770.06                           |
| 393598-8                    | 603           | 1 Independence Plaza | ANWUKAH UZOMA T          | \$770.06                           |
| 393599-6                    | 604           | 1 Independence Plaza | ELLERBEE DIASIA          | \$770.06                           |
| 393600-2                    | 605           | 1 Independence Plaza | BROWN JEFFREY E JR       | \$770.06                           |
| 393601-0                    | 606           | 1 Independence Plaza | HAFER JEFFREY H ETAL     | \$770.06                           |
| 393602-8                    | 607           | 1 Independence Plaza | TEJADA VERA BETZAIDA     | \$770.06                           |
| 393603-6                    | 608           | 1 Independence Plaza | ESPINOSA ALBERTO JOSE    | \$770.06                           |
| 393604-4                    | 609           | 1 Independence Plaza | GONZALES ERIC E ETAL     | \$770.06                           |
| 393605-1                    | 610           | 1 Independence Plaza | NGUYEN TAN ETAL          | \$770.06                           |
| 393606-9                    | 611           | 1 Independence Plaza | BRAGDON J S & HIROMI H   | \$770.06                           |
| 393607-7                    | 612           | 1 Independence Plaza | PANDIT SUNIL K           | \$770.06                           |
| 393608-5                    | 613           | 1 Independence Plaza | PERI DAVID               | \$770.06                           |
| 393609-3                    | 614           | 1 Independence Plaza | CARROLL TYLER            | \$770.06                           |
| 393610-1                    | 615           | 1 Independence Plaza | BAKER AJA S              | \$770.06                           |
| 393611-9                    | 616           | 1 Independence Plaza | TRAINOR PATRICK          | \$770.06                           |
| 393612-7                    | 701           | 1 Independence Plaza | MATTEI ENRICO A          | \$770.06                           |
| 393613-5                    | 702           | 1 Independence Plaza | ROSADO DOUGLAS           | \$770.06                           |
| 393614-3                    | 703           | 1 Independence Plaza | SALAAM AKBAR TALUT       | \$770.06                           |
| 393615-0                    | 704           | 1 Independence Plaza | GEORGE T K & IVY G S ETL | \$770.06                           |
| 393616-8                    | 705           | 1 Independence Plaza | CHATO JENNIFER           | \$770.06                           |
| 393617-6                    | 706           | 1 Independence Plaza | FLORES MARIA A LT        | \$770.06                           |
| 393618-4                    | 707           | 1 Independence Plaza | NGUYEN TRANG T           | \$770.06                           |
| 393619-2                    | 708           | 1 Independence Plaza | EVERETT BRITTNEY L       | \$770.06                           |
| 393620-0                    | 709           | 1 Independence Plaza | VOGEL RONALD             | \$770.06                           |
| 393621-8                    | 710           | 1 Independence Plaza | LANHAM JASMINE           | \$770.06                           |
| 393622-6                    | 711           | 1 Independence Plaza | ODARE STEPHEN JAMES      | \$770.06                           |
| 393623-4                    | 712           | 1 Independence Plaza | PAULSON STANLEY L        | \$770.06                           |
| 393624-2                    | 713           | 1 Independence Plaza | YU HAO                   | \$770.06                           |
| 393625-9                    | 714           | 1 Independence Plaza | CANELA AMIR              | \$770.06                           |
| 393626-7                    | 715           | 1 Independence Plaza | EDWARD FISHER B          | \$770.06                           |
| 393627-5                    | 716           | 1 Independence Plaza | LEWIS E JENE             | \$770.06                           |
| 393628-3                    | 801           | 1 Independence Plaza | BHAVNANI KISHIN K ETAL   | \$770.06                           |
| 393629-1                    | 802           | 1 Independence Plaza | CASKEY DAVID L ETAL      | \$770.06                           |
| 393630-9                    | 803           | 1 Independence Plaza | CHANG JAY C              | \$770.06                           |
| 393631-7                    | 804           | 1 Independence Plaza | POWERS JOSEPH C          | \$770.06                           |
| 393632-5                    | 805           | 1 Independence Plaza | MCCARTHY K A & JOHN D    | \$770.06                           |
| 393633-3                    | 806           | 1 Independence Plaza | MORRIS A VINCENT III     | \$770.06                           |

| <b>Parcel<br/>Account #</b> | <b>Parcel</b> | <b>Building</b>      | <b>Owner</b>             | <b>Special Tax<br/>FY2023-2024</b> |
|-----------------------------|---------------|----------------------|--------------------------|------------------------------------|
| 393634-1                    | 807           | 1 Independence Plaza | SMALL STACY N & JUDITH A | \$770.06                           |
| 393635-8                    | 808           | 1 Independence Plaza | GIPSON TANYA L           | \$770.06                           |
| 393636-6                    | 809           | 1 Independence Plaza | CHATO JOHN ETAL          | \$770.06                           |
| 393637-4                    | 810           | 1 Independence Plaza | DALE KIVA C              | \$770.06                           |
| 393638-2                    | 811           | 1 Independence Plaza | SNOWDEN SAMUEL           | \$770.06                           |
| 393639-0                    | 812           | 1 Independence Plaza | GENSHEIMER KATHLEEN      | \$770.06                           |
| 393640-8                    | 813           | 1 Independence Plaza | KUNG FAITH               | \$770.06                           |
| 393641-6                    | 814           | 1 Independence Plaza | SINGH SATINDER ETAL      | \$770.06                           |
| 393642-4                    | 815           | 1 Independence Plaza | DUBARD KAMILAH           | \$770.06                           |
| 393643-2                    | 816           | 1 Independence Plaza | ELLISON RAFE R           | \$770.06                           |
| 402119-2                    | 200           | Plaza Lofts 22       | LADEIRA BRUNA D P        | \$770.06                           |
| 402120-0                    | 201           | Plaza Lofts 22       | ASANTE SELINA ETAL       | \$770.06                           |
| 402121-8                    | 202           | Plaza Lofts 22       | ANIKPO MELEI Y           | \$770.06                           |
| 402122-6                    | 203           | Plaza Lofts 22       | AMOS RALPH E JR          | \$770.06                           |
| 402123-4                    | 204           | Plaza Lofts 22       | ALDRIDGE TOAYOA DIJON    | \$770.06                           |
| 402124-2                    | 205           | Plaza Lofts 22       | NORTON E V REVOC TRUST   | \$770.06                           |
| 402125-9                    | 206           | Plaza Lofts 22       | RZIHAN FAHD ANWAR        | \$770.06                           |
| 402126-7                    | 207           | Plaza Lofts 22       | BONADUCE THERESA A       | \$770.06                           |
| 402127-5                    | 208           | Plaza Lofts 22       | WILLIAMS LANA RAE        | \$770.06                           |
| 402128-3                    | 209           | Plaza Lofts 22       | YANG GIYOUNG             | \$770.06                           |
| 402129-1                    | 210           | Plaza Lofts 22       | MCCLEAN KYLE             | \$770.06                           |
| 402130-9                    | 400           | Plaza Lofts 22       | ABENGOWE C BARNABAS      | \$770.06                           |
| 402131-7                    | 401           | Plaza Lofts 22       | GRAHAM LISA              | \$770.06                           |
| 402132-5                    | 402           | Plaza Lofts 22       | CHAQUEA JUAN S           | \$770.06                           |
| 402133-3                    | 403           | Plaza Lofts 22       | PANOVSKI NAUM ETAL       | \$770.06                           |
| 402134-1                    | 404           | Plaza Lofts 22       | WILLIS DONALD            | \$770.06                           |
| 402135-8                    | 405           | Plaza Lofts 22       | CODY THERESA T ETAL      | \$770.06                           |
| 402136-6                    | 406           | Plaza Lofts 22       | CRADDOCK CLARISSA ETAL   | \$770.06                           |
| 402137-4                    | 407           | Plaza Lofts 22       | SLOAN JONCIER GIAVONNA   | \$770.06                           |
| 402138-2                    | 408           | Plaza Lofts 22       | BRIGADOON VALHALLA PROI  | \$770.06                           |
| 402139-0                    | 409           | Plaza Lofts 22       | WONG GORDON Y            | \$770.06                           |
| 402140-8                    | 410           | Plaza Lofts 22       | SCHEER RICHARD M ETAL    | \$770.06                           |
| <b>Total</b>                |               |                      |                          | <b>\$1,302,000.00</b>              |

**APPENDIX B**

**CITY OF HYATTSVILLE  
UNIVERSITY TOWN CENTER SPECIAL TAXING DISTRICT  
STATE DEPARTMENT OF ASSESSMENTS AND TAXATION  
SDAT SCHEDULES**

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 3566940

Owner Information

Owner Name:NEW TOWN METRO I LLC

Use:COMMERCIAL

Principal Residence:NO

Mailing Address:THE BERSTEIN COMPANIES  
3299 K ST NW STE 700  
WASHINGTON DC 20007-

Deed Reference:/34387/ 00304

Location & Structure Information

Premises Address:6505 BELCREST RD  
HYATTSVILLE 20782-0000

Legal Description:PARCEL 1

Map:0042

Grid:00A2

Parcel:0000

Neighborhood:10017.17

Subdivision:7016

Section:

Block:

Lot:

Assessment Year:2022

Plat No:198052

Plat Ref:

Town:HYATTSVILLE

Primary Structure Built1964

Above Grade Living Area313,278 SF

Finished Basement Area

Property Land Area1.7000 AC

County Use005

Stories

Basement

TypeOFFICE BUILDING

Exterior/

QualityC3

Full/Half Bath

Garage

Last Notice of Major Improvements

Value Information

Base Value

Value

Phase-in Assessments

As of01/01/2022

As of07/01/2022

As of07/01/2023

Land:1,401,900

Improvements17,251,700

Total:18,653,600

Preferential Land:0

20,469,000

22,284,400

Transfer Information

Seller:

Date:02/08/2013

Price:\$16,000,000

Type:NON-ARMS LENGTH OTHER

Deed1:/34387/ 00304

Deed2:

Seller:

Date:

Price:\$0

Type:NON-ARMS LENGTH OTHER

Deed1:/11044/ 00033

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2022

07/01/2023

County:000

0.00

State:000

0.00

Municipal:000

0.00|0.00

0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

| View Map                                                  |          |           |                         | View GroundRent Redemption                                   |                |                        |                                   | View GroundRent Registration |                    |               |            |
|-----------------------------------------------------------|----------|-----------|-------------------------|--------------------------------------------------------------|----------------|------------------------|-----------------------------------|------------------------------|--------------------|---------------|------------|
| Special Tax Recapture: None                               |          |           |                         |                                                              |                |                        |                                   |                              |                    |               |            |
| Account Identifier:                                       |          |           |                         | District - 17 Account Number - 3720737                       |                |                        |                                   |                              |                    |               |            |
| Owner Information                                         |          |           |                         |                                                              |                |                        |                                   |                              |                    |               |            |
| Owner Name:                                               |          |           |                         | 3700 EAST WEST LLC                                           |                |                        |                                   | Use:                         |                    | COMMERCIAL    |            |
| Mailing Address:                                          |          |           |                         | BERNSTEIN CO STE 700<br>3299 K ST NW<br>WASHINGTON DC 20007- |                |                        |                                   | Principal Residence:         |                    | NO            |            |
|                                                           |          |           |                         |                                                              |                |                        |                                   | Deed Reference:              |                    | /40112/ 00349 |            |
| Location & Structure Information                          |          |           |                         |                                                              |                |                        |                                   |                              |                    |               |            |
| Premises Address:                                         |          |           |                         | 6445 AMERICA BLVD<br>HYATTSVILLE 20782-0000                  |                |                        |                                   | Legal Description:           |                    | PARCEL R      |            |
| Map:                                                      | Grid:    | Parcel:   | Neighborhood:           | Subdivision:                                                 | Section:       | Block:                 | Lot:                              | Assessment Year:             | Plat No:           | 209054        |            |
| 0042                                                      | 00A2     | 0000      | 10017.17                | 7016                                                         |                |                        |                                   | 2022                         | Plat Ref:          |               |            |
| Town: HYATTSVILLE                                         |          |           |                         |                                                              |                |                        |                                   |                              |                    |               |            |
| Primary Structure Built                                   |          |           | Above Grade Living Area |                                                              |                | Finished Basement Area |                                   |                              | Property Land Area |               | County Use |
| 1968                                                      |          |           | 429924                  |                                                              |                |                        |                                   |                              | 2.8700 AC          |               | 005        |
| Stories                                                   | Basement | Type      | Exterior                | Quality                                                      | Full/Half Bath | Garage                 | Last Notice of Major Improvements |                              |                    |               |            |
|                                                           |          | APARTMENT | /                       | C3                                                           |                |                        | 2019                              |                              |                    |               |            |
| Value Information                                         |          |           |                         |                                                              |                |                        |                                   |                              |                    |               |            |
|                                                           |          |           | Base Value              |                                                              | Value          |                        | Phase-in Assessments              |                              |                    |               |            |
|                                                           |          |           |                         |                                                              | As of          |                        | As of                             |                              | As of              |               |            |
|                                                           |          |           |                         |                                                              | 01/01/2022     |                        | 07/01/2022                        |                              | 07/01/2023         |               |            |
| Land:                                                     |          |           | 1,875,200               |                                                              | 1,875,200      |                        |                                   |                              |                    |               |            |
| Improvements                                              |          |           | 47,824,800              |                                                              | 54,709,500     |                        |                                   |                              |                    |               |            |
| Total:                                                    |          |           | 49,700,000              |                                                              | 56,584,700     |                        | 51,994,900                        |                              | 54,289,800         |               |            |
| Preferential Land:                                        |          |           | 0                       |                                                              | 0              |                        |                                   |                              |                    |               |            |
| Transfer Information                                      |          |           |                         |                                                              |                |                        |                                   |                              |                    |               |            |
| Seller: PRINCE GEORGE CNTR II LLC RE                      |          |           |                         | Date: 10/13/2017                                             |                |                        |                                   | Price: \$5,000,000           |                    |               |            |
| Type: NON-ARMS LENGTH OTHER                               |          |           |                         | Deed1: /40112/ 00349                                         |                |                        |                                   | Deed2:                       |                    |               |            |
| Seller: PRINCE GEORGE CNTR II LP                          |          |           |                         | Date: 12/02/2005                                             |                |                        |                                   | Price: \$0                   |                    |               |            |
| Type: NON-ARMS LENGTH OTHER                               |          |           |                         | Deed1: /23584/ 00680                                         |                |                        |                                   | Deed2:                       |                    |               |            |
| Seller: PRINCE GEORGE CNTR INC                            |          |           |                         | Date:                                                        |                |                        |                                   | Price: \$0                   |                    |               |            |
| Type: NON-ARMS LENGTH OTHER                               |          |           |                         | Deed1: /08751/ 00443                                         |                |                        |                                   | Deed2:                       |                    |               |            |
| Exemption Information                                     |          |           |                         |                                                              |                |                        |                                   |                              |                    |               |            |
| Partial Exempt Assessments:                               |          |           |                         | Class                                                        |                |                        |                                   | 07/01/2022                   |                    | 07/01/2023    |            |
| County:                                                   |          |           |                         | 000                                                          |                |                        |                                   | 0.00                         |                    |               |            |
| State:                                                    |          |           |                         | 000                                                          |                |                        |                                   | 0.00                         |                    |               |            |
| Municipal:                                                |          |           |                         | 000                                                          |                |                        |                                   | 0.00 0.00                    |                    | 0.00 0.00     |            |
| Special Tax Recapture: None                               |          |           |                         |                                                              |                |                        |                                   |                              |                    |               |            |
| Homestead Application Information                         |          |           |                         |                                                              |                |                        |                                   |                              |                    |               |            |
| Homestead Application Status: No Application              |          |           |                         |                                                              |                |                        |                                   |                              |                    |               |            |
| Homeowners' Tax Credit Application Information            |          |           |                         |                                                              |                |                        |                                   |                              |                    |               |            |
| Homeowners' Tax Credit Application Status: No Application |          |           |                         |                                                              |                |                        | Date:                             |                              |                    |               |            |



View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 3720745

Owner Information

Owner Name: ECHO UTC LLC

Use: COMMERCIAL

Principal Residence: NO

Mailing Address: 560 EPSILON DR  
PITTSBURGH PA 15238-0000

Deed Reference: /35579/ 00001

Location & Structure Information

Premises Address: 6401 AMERICA BLVD  
HYATTSVILLE 20782-0000

Legal Description: PARCEL S

Map: 0042

Grid: 00A2

Parcel: 0000

Neighborhood: 10017.17

Subdivision: 7016

Section:

Block:

Lot:

Assessment Year: 2022

Plat No: 209054

Plat Ref:

Town: HYATTSVILLE

Primary Structure Built 2016

Above Grade Living Area 199,058 SF

Finished Basement Area

Property Land Area 3.4900 AC

County Use 005

Stories

Basement

Type MARKET

Exterior /

Quality C3

Full/Half Bath

Garage

Last Notice of Major Improvements 2016

Value Information

Base Value

Value

Phase-in Assessments

As of 01/01/2022

As of 07/01/2022

As of 07/01/2023

Land: 2,280,300

Improvements 20,905,200

Total: 23,185,500

Preferential Land: 0

2,280,300

25,249,200

27,529,500

24,633,500

26,081,500

Transfer Information

Seller: PRINCE GEORGES CNTR

Date: 01/29/2014

Price: \$2,500,000

Type: NON-ARMS LENGTH OTHER

Deed1: /35579/ 00001

Deed2:

Seller:

Date:

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /08751/ 00443

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2022

07/01/2023

County: 000

0.00

State: 000

0.00

Municipal: 000

0.00|0.00

0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 3378080

Owner Information

Owner Name:NGP VII HYATTSVILLE MD LLC

Use:COMMERCIAL

Principal Residence:NO

Mailing Address:SUITE 1500  
1650 TYSONS BLVD  
MCLEAN VA 22102-

Deed Reference:/47827/ 00184

Location & Structure Information

Premises Address:3311 TOLEDO RD  
HYATTSVILLE 20782-0000

Legal Description:PARCEL G

|      |       |         |               |              |          |        |      |                  |           |        |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|--------|
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No:  | 192019 |
| 0042 | 00A2  | 0000    | 10017.17      | 7016         |          |        |      | 2022             | Plat Ref: |        |

Town: HYATTSVILLE

|                         |                         |                        |                    |            |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
| 2003                    | 188,019 SF              |                        | 1.0100 AC          | 005        |

|         |          |                 |          |         |                |        |                                   |
|---------|----------|-----------------|----------|---------|----------------|--------|-----------------------------------|
| Stories | Basement | Type            | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|         |          | OFFICE BUILDING | /        | C5      |                |        | 2002                              |

Value Information

|                    |            |            |                      |            |
|--------------------|------------|------------|----------------------|------------|
|                    | Base Value | Value      | Phase-in Assessments |            |
|                    |            | As of      | As of                | As of      |
|                    |            | 01/01/2022 | 07/01/2022           | 07/01/2023 |
| Land:              | 659,900    | 659,900    |                      |            |
| Improvements       | 16,211,400 | 20,579,300 |                      |            |
| Total:             | 16,871,300 | 21,239,200 | 18,327,267           | 19,783,233 |
| Preferential Land: | 0          | 0          |                      |            |

Transfer Information

|                             |                      |                     |
|-----------------------------|----------------------|---------------------|
| Seller: GIP HYATTSVILLE LLC | Date: 06/17/2022     | Price: \$45,000,000 |
| Type: ARMS LENGTH IMPROVED  | Deed1: /47827/ 00184 | Deed2:              |

|                                     |                      |                     |
|-------------------------------------|----------------------|---------------------|
| Seller: HYATTSVILLE OFFICE 2015 LLC | Date: 02/13/2019     | Price: \$16,050,000 |
| Type: ARMS LENGTH IMPROVED          | Deed1: /41805/ 00288 | Deed2:              |

|                                         |                      |                    |
|-----------------------------------------|----------------------|--------------------|
| Seller: JPMCC 2003 C1 TOLEDO OFFICE LLC | Date: 12/17/2015     | Price: \$7,376,250 |
| Type: NON-ARMS LENGTH OTHER             | Deed1: /37697/ 00290 | Deed2:             |

Exemption Information

|                             |       |            |            |
|-----------------------------|-------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2022 | 07/01/2023 |
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00 0.00  | 0.00 0.00  |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 3666690

Owner Information

Owner Name:6525 BELCREST ROAD LLC

Use:COMMERCIAL

Principal Residence:NO

Mailing Address:STE 320  
33 WEST 19TH ST  
NEW YORK NY 10011-

Deed Reference:/37718/ 00016

Location & Structure Information

Premises Address:6525 BELCREST RD  
HYATTSVILLE 20782-0000

Legal Description:PARCEL L

Map:0042

Grid:00A2

Parcel:0000

Neighborhood:10017.17

Subdivision:7016

Section:

Block:

Lot:

Assessment Year:2022

Plat No:205042

Plat Ref:

Town:HYATTSVILLE

Primary Structure Built1972

Above Grade Living Area488,502 SF

Finished Basement Area

Property Land Area2.7800 AC

County Use005

Stories

Basement

TypeOFFICE BUILDING

Exterior/

QualityC3

Full/Half Bath

Garage

Last Notice of Major Improvements

Value Information

Base Value

Value

Phase-in Assessments

As of01/01/2022

As of07/01/2022

As of07/01/2023

Land:2,219,000

Improvements5,781,000

Total:8,000,000

Preferential Land:0

8,203,900

8,067,967

8,135,933

Transfer Information

Seller: FUCMS 1999 C1 BELCREST RD LLC

Date: 12/28/2015

Price: \$6,510,001

Type: NON-ARMS LENGTH OTHER

Deed1: /37718/ 00016

Deed2:

Seller: PG METRO CENTER III INC

Date: 08/23/2013

Price: \$9,825,000

Type: NON-ARMS LENGTH OTHER

Deed1: /35120/ 00123

Deed2:

Seller:

Date:

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /12085/ 00627

Deed2:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2022

07/01/2023

County:000

0.00

State:000

0.00

Municipal:000

0.00|0.00

0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 3834751

Owner Information

Owner Name:VIE AT UNIVERSITY TOWERS LLC

Use:APARTMENTS

Mailing Address:STE 2000  
80 SW 8TH ST  
MIAMI FL 33130-

Principal Residence:NO

Deed Reference:/40531/ 00450

Location & Structure Information

Premises Address:6515 BELCREST RD  
HYATTSVILLE 20782-0000

Legal Description:PRINCE GEORGE CENTER  
PARCEL T

Map:0042

Grid:00A2

Parcel:0000

Neighborhood:10017.17

Subdivision:7017

Section:

Block:

Lot:

Assessment Year:2022

Plat No:217014

Plat Ref:

Town: HYATTSVILLE

Primary Structure Built2006

Above Grade Living Area389,030 SF

Finished Basement Area

Property Land Area1.4300 AC

County Use004

Stories

Basement

TypeAPARTMENT

Exterior/

QualityC4

Full/Half Bath

Garage

Last Notice of Major Improvements

Value Information

Base Value

Value

Phase-in Assessments

Land:

Improvements

Total:

Preferential Land:

As of01/01/2022

As of07/01/2022

As of07/01/2023

934,300

66,168,000

67,102,300

0

934,300

74,942,200

75,876,500

0

70,027,033

72,951,767

Transfer Information

Seller: MLCFC 2007 8 BELCREST ROAD LLC

Date: 02/02/2018

Price: \$69,500,000

Type: ARMS LENGTH IMPROVED

Deed1: /40531/ 00450

Deed2:

Seller: UTC HOUSING 1 LLC

Date: 10/17/2012

Price: \$39,150,000

Type: NON-ARMS LENGTH OTHER

Deed1: /34030/ 00013

Deed2:

Seller:

Date:

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /20005/ 00685

Deed2:

Exemption Information

Partial Exempt Assessments:

County:

State:

Municipal:

Class

000

000

000

07/01/2022

0.00

0.00

0.00|0.00

07/01/2023

0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 3834744

Owner Information

Owner Name:BE UTC RETAIL LLC

Use:COMMERCIAL

Mailing Address:BERMAN ENTPR STE 220  
5410 EDSON LN  
ROCKVILLE MD 20852-

Principal Residence:NO

Deed Reference:/48336/ 00121

Location & Structure Information

Premises Address:6500 AMERICA BLVD  
HYATTSVILLE 20782-0000

Legal Description:PAR U LOFTS 22 LEV  
1 RETAIL&COMM ELE  
(NPL 09 4021192)

|      |       |         |               |              |          |        |      |                  |           |        |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|--------|
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No:  | 217014 |
| 0042 | 00A2  | 0000    | 10017.17      | 7017         |          |        |      | 2022             | Plat Ref: |        |

Town: HYATTSVILLE

|                         |                         |                        |                    |            |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
| 2006                    | 277,190 SF              |                        | 2.5900 AC          | 005        |

|         |          |                   |          |         |                |        |                                   |
|---------|----------|-------------------|----------|---------|----------------|--------|-----------------------------------|
| Stories | Basement | Type              | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|         |          | PARKING STRUCTURE | /        | C3      |                |        |                                   |

Value Information

|                    |            |            |                      |            |
|--------------------|------------|------------|----------------------|------------|
|                    | Base Value | Value      | Phase-in Assessments |            |
|                    |            | As of      | As of                | As of      |
|                    |            | 01/01/2022 | 07/01/2022           | 07/01/2023 |
| Land:              | 1,692,300  | 1,692,300  |                      |            |
| Improvements       | 5,657,700  | 6,706,900  |                      |            |
| Total:             | 7,350,000  | 8,399,200  | 7,699,733            | 8,049,467  |
| Preferential Land: | 0          | 0          |                      |            |

Transfer Information

|                                |                      |            |
|--------------------------------|----------------------|------------|
| Seller: BE UTC GSA THEATRE LLC | Date: 11/30/2022     | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER    | Deed1: /48336/ 00121 | Deed2:     |

|                                     |                      |                     |
|-------------------------------------|----------------------|---------------------|
| Seller: HYATTSVILLE PROP HLDNGS LLC | Date: 06/13/2014     | Price: \$25,100,000 |
| Type: NON-ARMS LENGTH OTHER         | Deed1: /36078/ 00001 | Deed2:              |

|                                     |                      |            |
|-------------------------------------|----------------------|------------|
| Seller: HYATTSVILLE PROP HLDNGS LLC | Date: 03/29/2012     | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER         | Deed1: /33490/ 00376 | Deed2:     |

Exemption Information

|                             |       |            |            |
|-----------------------------|-------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2022 | 07/01/2023 |
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00 0.00  | 0.00 0.00  |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 3666716

Owner Information

Owner Name:BE UTC RETAIL LLC

Use:COMMERCIAL

Principal Residence:NO

Mailing Address:STE 220 BERMAN ENTPR  
5410 EDSON LN  
ROCKVILLE MD 20852-

Deed Reference:/48336/ 00121

Location & Structure Information

Premises Address:6450 AMERICA BLVD  
HYATTSVILLE 20782-0000

Legal Description:PARCEL M

Map:0042

Grid:00A2

Parcel:0000

Neighborhood:10017.17

Subdivision:7016

Section:

Block:

Lot:

Assessment Year:2022

Plat No:205043

Plat Ref:

Town:HYATTSVILLE

Primary Structure Built2007

Above Grade Living Area12,143 SF

Finished Basement Area

Property Land Area24,784 SF

County Use005

Stories

Basement

TypeRESTAURANT

Exterior/

QualityC5

Full/Half Bath

Garage

Last Notice of Major Improvements

Value Information

Base Value

Value

Phase-in Assessments

As of01/01/2022

As of07/01/2022

As of07/01/2023

Land:371,700

Improvements1,803,300

Total:2,175,000

Preferential Land:0

2,349,600

2,524,200

Transfer Information

Seller: BE UTC GSA THEATRE LLC

Date: 11/30/2022

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /48336/ 00121

Deed2:

Seller: HYATTSVILLE PROP HLDNGS LLC

Date: 06/13/2014

Price: \$25,100,000

Type: NON-ARMS LENGTH OTHER

Deed1: /36078/ 00001

Deed2:

Seller: UTC RETAIL II LLC

Date: 11/18/2011

Price: \$25,100,000

Type: NON-ARMS LENGTH OTHER

Deed1: /33119/ 00001

Deed2:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2022

07/01/2023

County:000

0.00

State:000

0.00

Municipal:000

0.00|0.00

0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:



View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 3666724

Owner Information

Owner Name:TDC GRIFFIN HYATTSVILLE OWNER LLC

Use:COMMERCIAL

Mailing Address:STE 820  
1850 M ST NW  
WASHINGTON DC 20036-

Principal Residence:NO

Deed Reference:/47926/ 00456

Location & Structure Information

Premises Address:6400 AMERICA BLVD  
HYATTSVILLE 20782-0000

Legal Description:PARCEL 1

Map:0042

Grid:00A2

Parcel:0000

Neighborhood:10017.17

Subdivision:0045

Section:

Block:

Lot:

Assessment Year:2022

Plat No:263007

Plat Ref:263/ 007

Town:HYATTSVILLE

Primary Structure Built

Above Grade Living Area

Finished Basement Area

Property Land Area  
2.4215 AC

County Use  
005

Stories

Basement

Type

Exterior  
/

Quality

Full/Half Bath

Garage

Last Notice of Major Improvements

Value Information

Base Value

Value  
As of  
01/01/2022

Phase-in Assessments  
As of  
07/01/2022

As of  
07/01/2023

Land:

1,898,600

1,898,600

Improvements

0

0

Total:

1,898,600

1,898,600

1,591,733

1,898,600

Preferential Land:

0

0

Transfer Information

Seller: BE UTC PARCEL N LLC

Date: 07/15/2022

Price: \$5,900,000

Type: ARMS LENGTH VACANT

Deed1: /47926/ 00456

Deed2:

Seller: HYATTSVILLE PROP HLDNGS LLC

Date: 05/27/2014

Price: \$700,000

Type: NON-ARMS LENGTH OTHER

Deed1: /36029/ 00586

Deed2:

Seller: UTC RETAIL III LLC

Date: 11/18/2011

Price: \$25,100,000

Type: NON-ARMS LENGTH OTHER

Deed1: /33119/ 00001

Deed2:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2022

07/01/2023

County:

000

0.00

0.00

State:

000

0.00

0.00

Municipal:

000

0.00|0.00

0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 3720729

Owner Information

Owner Name:BE UTC RETAIL LLC

Use:COMMERCIAL

Principal Residence:NO

Mailing Address:STE 220 BERMAN ENTPR  
5410 EDSON LN  
ROCKVILLE MD 20852-

Deed Reference:/48336/ 00121

Location & Structure Information

Premises Address:6451 AMERICA BLVD  
HYATTSVILLE 20782-0000

Legal Description:PARCEL Q

Map:0042

Grid:00A2

Parcel:0000

Neighborhood:10017.17

Subdivision:7016

Section:

Block:

Lot:

Assessment Year:2022

Plat No:209054

Plat Ref:

Town:HYATTSVILLE

Primary Structure Built2007

Above Grade Living Area10,547 SF

Finished Basement Area

Property Land Area23,522 SF

County Use005

Stories

Basement

TypeRETAIL STORE

Exterior/

QualityC4

Full/Half Bath

Garage

Last Notice of Major Improvements

Value Information

Base Value

Value

Phase-in Assessments

As of01/01/2022

As of07/01/2022

As of07/01/2023

Land:352,800

Improvements1,514,900

Total:1,867,700

Preferential Land:0

2,506,100

2,080,500

2,293,300

Transfer Information

Seller: BE UTC GSA THEATRE LLC

Date: 11/30/2022

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /48336/ 00121

Deed2:

Seller: HYATTSVILLE PROP HLDNGS LLC

Date: 06/13/2014

Price: \$25,100,000

Type: NON-ARMS LENGTH OTHER

Deed1: /36078/ 00001

Deed2:

Seller: UTC RETAIL VI LLC

Date: 11/18/2011

Price: \$25,100,000

Type: NON-ARMS LENGTH OTHER

Deed1: /33119/ 00001

Deed2:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2022

07/01/2023

County:000

0.00

State:000

0.00

Municipal:000

0.00|0.00

0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 5730910

Owner Information

Owner Name:BE UTC RETAIL LLC

Use:COMMERCIAL

Principal Residence:NO

Mailing Address:STE 220 BERMAN ENTPR  
5410 EDSON LN  
ROCKVILLE MD 20852-

Deed Reference:/48336/ 00121

Location & Structure Information

Premises Address:6501 AMERICA BLVD  
HYATTSVILLE 20782-0000

Legal Description:UNIT 1

|      |       |         |               |              |          |        |      |                  |           |          |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|----------|
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No:  | 209053   |
| 0042 | 00A2  | 0000    | 10017.17      | 1818         |          |        |      | 2022             | Plat Ref: | 261/ 094 |

Town: HYATTSVILLE

|                         |                          |                        |                    |            |
|-------------------------|--------------------------|------------------------|--------------------|------------|
| Primary Structure Built | Above Grade Living Area  | Finished Basement Area | Property Land Area | County Use |
| 2009                    | <div></div> SF 54,292 SF |                        | 1 SF               | 005        |

|         |          |                 |          |         |                |        |                                   |
|---------|----------|-----------------|----------|---------|----------------|--------|-----------------------------------|
| Stories | Basement | Type            | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|         |          | OFFICE BUILDING | /        | C5      |                |        |                                   |

Value Information

|                    |            |            |                      |            |
|--------------------|------------|------------|----------------------|------------|
|                    | Base Value | Value      | Phase-in Assessments |            |
|                    |            | As of      | As of                | As of      |
|                    |            | 01/01/2022 | 07/01/2022           | 07/01/2023 |
| Land:              | 6,689,000  | 6,689,000  |                      |            |
| Improvements       | 12,486,200 | 15,607,800 |                      |            |
| Total:             | 19,175,200 | 22,296,800 |                      | 21,256,267 |
| Preferential Land: | 0          | 0          |                      |            |

Transfer Information

Seller:BE UTC GSA THEATRE LLC

Date: 11/30/2022

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /48336/ 00121

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Exemption Information

|                             |       |            |            |
|-----------------------------|-------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2022 | 07/01/2023 |
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00 0.00  | 0.00 0.00  |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 5730921

Owner Information

Owner Name:BE UTC RETAIL LLC

Use:COMMERCIAL

Principal Residence:NO

Mailing Address:STE 220 BERMAN ENTPR  
5410 EDSON LN  
ROCKVILLE MD 20852-

Deed Reference:/48336/ 00121

Location & Structure Information

Premises Address:6501 AMERICA BLVD  
HYATTSVILLE 20782-0000

Legal Description:UNIT 2  
PT PARCEL P

Map:0042Grid:00A2Parcel:0000Neighborhood:10017.17Subdivision:1818Section:Block:Lot:Assessment Year:2022Plat No:261094Plat Ref:261/ 094

Town:HYATTSVILLE

Primary Structure Built2009Above Grade Living Area80,065 SFAbove Grade Living Area: 80,065 SF

Finished Basement AreaProperty Land Area2.6900 ACCounty Use005

StoriesBasementTypeOFFICE BUILDINGExteriorFRAME/QualityC5Full/Half BathGarageLast Notice of Major Improvements

Value Information

Base ValueValuePhase-in Assessments

As of01/01/2022As of07/01/2022As of07/01/2023

Land:2,283,1001,597,300

Improvements4,261,8003,727,300

Total:6,544,9005,324,6005,324,600

Preferential Land:00

Transfer Information

Seller: BE UTC GSA THEATRE LLCDate: 11/30/2022Price: \$0

Type: NON-ARMS LENGTH OTHERDeed1: /48336/ 00121Deed2:

Seller:Date:Price:

Type:Deed1:Deed2:

Seller:Date:Price:

Type:Deed1:Deed2:

Exemption Information

Partial Exempt Assessments:Class07/01/202207/01/2023

County:0000.00

State:0000.00

Municipal:0000.00|0.000.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate: