

Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 21, Number 16

August 11, 2008

Planners Mull Office Move

Park and Planning is considering leaving Upper Marlboro for a Metro location.

The agency has recently brought on Alvin McNeal as a contract employee to study possible alternatives to its current home in the County Administration Building.

Park and Planning, officially known as the Maryland National Capital Park and Planning Commission, has a full floor and part of another in the four-story building, as well as two sets of buildings in a nearby office condominium park. Its sister agency, the Parks Department, also needs additional space and may consider expanding at the same location the planners find.

Park and Planning's office space search has just begun, and the agency isn't even prepared to provide a figure for how much it needs. It also has been asked to look primarily at Metro locations.

Park and Planning does pay rent at the County Office Building, but has been approached by other agencies about giving up some or all of its space.

Park and Planning is the latest government agency to hit the streets with a space requirement. The county Board of Education just leased a pair of buildings in Washington Plaza, in Upper Marlboro, and the University of Maryland's University College bought 1616 McCormick Drive in Largo.

Bloom Eyes Anchor Role At Pointer Ridge Shopping Center

A Bloom grocery store may be the proverbial bird in the hand for Rappaport Management.

Bloom, one of the offspring of the Food Lion brand, has long been expected to anchor the new Amber Ridge Shopping Center in Bowie. But Rappaport's Gary Rappaport told the City Council last week that he is negotiating to locate Bloom instead in the adjacent Pointer Ridge Shopping Center, where it would replace former anchor Giant.

Rappaport told the Council that while Bloom remained interested in Amber Ridge, especially with new access shown, it wants to be open in '09, and in this market, Rappaport can't guarantee that. "If Bloom wants to be in Pointer Ridge," said Rappaport, "I want them there."

Rappaport owns Pointer Ridge, on the west side of Route 301, and is the managing partner in the as yet undeveloped Amber Ridge. The firm is also a partner in the planned Hall Road village center, where it will build a pharmacy, a library and townhouses.

Rappaport plans a full-scale renovation of Pointer Ridge, which it will pursue starting this fall even without a signed anchor tenant. Rappaport said he has closed the financing, and despite a review slowdown in the Fire Marshall's office, expects to be completed by the second quarter of next year.

Rappaport said he would still like to get Amber Ridge in development as quickly as possible, but faces an uncertain market. "Tenants are on the sidelines and rents are several dollars lower," he told the Council. But Rappaport has overcome a key hurdle in developing the center, with the approval of a Route 301 cross-over, creating both far better access and a 'hard corner' that tenants want.

Local Retail. In other retail, a partnership headed by Green Light Retail has made plans for a small shopping center in Mitchellville.

The partnership, including Bethesda-based Green Light, headed by Peter Framson, and Henry Resnikoff, want to build about 40,000 feet in a drug-store anchored center. The pair expects to start grading in the spring.

The center will be located on about 4.9 acres in the southeast quadrant of St. Joseph's Drive and Ardwick Ardmore Road. Green Light can be reached at www.greenlightretail.com

MARYLAND NEWSLETTERS

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NV, Ryan Trade Off Subdivisions

Is this what they mean by divide and conquer?

Ryan Homes and NVHomes have decided not to compete head to head in two of the foremost subdivisions in the county.

Beginning two weeks ago, the pair ceded one position each in BeechTree and Oak Creek Club. NVHomes will no longer sell singles in BeechTree, while Ryan has closed its single-family position in Oak Creek Club.

The decision reflects a reality that had become clear over the past year: as both builders have pushed down their prices, the differences between the two seemed to ebb.

Going forward, Ryan is advertising its prices from the upper \$360's in BeechTree, starting with the Zachary. Ryan tops out at the Upper Marlboro subdivision with the Highgrove, priced from the low \$450's.

NV, meanwhile will sell singles in Oak Creek without its trusty sidekick, starting in the \$480's, that for the Empress. Most of NV's models are priced in the \$500's.

After building a substantial presence in upscale subdivisions across the county, NVHomes is now down to only two subdivisions that it is actively selling, Oak Creek and Waterford.

Clarification

Our last issue included a note that the preliminary plan for Pleasant Valley Estates that was appealed to Circuit Court was appealed by "nearby residents." To be more precise, the appellant lives in Accokeek, approximately eight miles from the property.

At Higher Court

'Karington' Decision Upheld

A second court opinion has upheld the operating agreement for the "Karington" mixed-use project in south Bowie.

The Court of Special Appeals backed the earlier Circuit Court ruling that refused to allow partner Gary S. Murray Sr. and his entities to rescind the entire operating agreement. Karington is 381 acres on the west side of Route 301, south of Central Avenue. Though long expected to be developed industrially as the Collington Corporate Center, it is instead now slated for a mix of 700,000 feet of office space, 320,000 feet of retail and almost 1300 residential units. At one point the residential was under contract to Centex Homes for approximately \$65 million.

Though Murray, having purchased the property in winter, 2000 for \$1.6 million, formed a venture with principals of The Michael Company, the two broke over a clause in the partnership agreement that gave Murray an option to purchase 20 acres "at any time."

Murray contends that when he attempted to exercise his option in 2005, Kenneth Michael and Gary Michael informed him that they couldn't legally convey the tract until the subdivision process was completed. Murray went to court seeking rescission, but the Michaels told the court that their legal inability to deed out the 20 acre parcel shouldn't be the "basis for the radical remedy of rescission of an entire operating agreement." The Michaels argued that they had every intention to sell the option property as soon as the subdivision process permits," but that deed out the option ground couldn't be "done in a vacuum."

The Circuit Court agreed with the Michaels that rescission was an inappropriate remedy, and suggested that the two parties could work out a compromise. Instead, the Court of Special Appeals found, Murray filed another memorandum insisting that rescission was the only equitable remedy.

In its final ruling, the Court of Special Appeals found that the "trial court reasonably determined that rescission of the operating agreement was not the appropriate equitable remedy."

At one point, the property was worth \$115 million, according to the Circuit Court.

After Lengthy Search, Pepco Opts to Stay

For a few brief, shining weeks it appeared that Pepco might actually relocate to Largo. No longer.

The utility has reportedly let its local suitors here know that Pepco plans to stay put in the District and reorganize its operations there. Pepco had raised hopes that it might lease as much as 250,000 square feet in the Largo area earlier this year. It put an RFP on the street to which a number of developers responded. But the plans seemed to evaporate when the D.C. City Council learned of the idea.

Caruso Hopes to File Plan Soon

Using a loan from its president to continue operations, Caruso Homes hopes to craft a reorganization plan within a few weeks.

Jeffrey V. Caruso, acting as the 'Postpetition Lender,' has agreed to loan the company up to \$1.3 million to fund operations. Crofton-based Caruso filed for bankruptcy protection for those projects based on bank loans. Its' projects funded from a private Dutch source, including its Symphony Village on the Eastern Shore, are not in bankruptcy.

Jeff Caruso lent the money to the firm because financing for operations was difficult to find, and because he believes the firm will emerge from bankruptcy to continue building. Caruso said that the firm has been having "good discussions with bankers," that should yield a plan. "Unequivocally, there will be a Caruso Homes," he said, "but it will be a question of how many lots we have. It will be a slimmed down version."

State Buys 1616 McCormick

University of Maryland's University College now owns 1616 McCormick Drive in Largo.

The building that started as a home for Hechinger, then Raytheon will now be classrooms and administrative offices for the University of Maryland affiliate. The new owners paid \$38 million for the 236,620 square foot building. University College also got a developable site next door that, with structured parking, could accommodate a building of about 255,000 feet.

The most recent large office sale that is comparable is Cambridge Property Group's \$58 million acquisition last year of the 350,000 foot, two-building Maryland Trade Center complex in Greenbelt.

Seller MTM Builder/Developer had bought 1616 McCormick in 2006 for \$28 million from Kimco. Then-tenant Raytheon relocated to College Park, leaving the building empty and a prime target for University College.

University College will renovate the building over the next few months and occupy in the spring.

Springhill Lake Becomes Empirian Village

Two weeks ago we wrote that the buyer of Springhill Lake paid "approximately \$275 million" for the Greenbelt complex. Bingo. You can remove the word 'approximately.'

Land records now available show that the Empire Equity Group paid an even \$275 million for 2,907 units, or just under \$95,000 per unit. Empire, based in Montvale, New Jersey, bought the complex in 12 separate partnerships. It financed the package with a \$241.5 million loan from the Key Bank.

Empire has said it won't pursue the redevelopment that seller Aimco once considered, preferring instead to make renovations and 'refresh' the units. One thing it has freshened is the name: no longer Springhill Lake, the complex is now 'Empirian Village.' Rents start at \$789 for a one-bedroom and \$1,059 for a two-bedroom unit.

Plans Starting for Univ. MARC

A study of potential development around the Bowie State University MARC Station will get underway.

Park and Planning has outlined the general goals and concepts for about 2,280 acres within a one mile circle around the station, located on Route 197 along the Penn Line. Most of the land lies in the Rural Tier, so the plan will really only affect a small area.

For those properties, Park and Planning will try to ascertain what type of commercial development would capitalize best on the MARC station, on the proximity to Bowie State University, and at the same time, help revitalize Old Town Bowie.

Bowie State is home to a supercomputer called the Exseed, one of the world's most powerful. The sector plan will explore how the University might capitalize on its presence.

Working with Torti Gallas and Partners Inc., Park and Planning will hold a charrette in September. District Council review and approval is slated for Spring, 2010.

Says JLL**Flex Tenants Have Ample Choices**

Flex tenants in Prince George's are enjoying a variety of options as new space delivers.

Jones, Lang, LaSalle says that four new deliveries, including two at the Brick Yard in Beltsville, have brought over 265,000 square feet of flex onto the market. Another 390,780 feet of both flex and warehouse is under construction, offering even more choices. JLL says the plethora of flex properties pushed the vacancy rate for that particular product up by 90 basis points, to a rate of 16.3 percent for the second quarter. Net absorption didn't help, for it fell to negative 101,591 feet. JLL says asking rents are hovering in the \$10.73 a foot range.

By JLL's estimation, the warehouse market is stronger. It enjoyed positive absorption of 486,249 square feet in the second quarter, keeping its vacancy rate at a relatively stable 10.2 percent.

County, St. John Negotiating Melford Deal

The next phase of the Melford office park may include space for the county.

St. John Properties won approval of a Detailed Site Plan for 383,300 square feet of office and R&D in eleven buildings. Melford is the former Science and Technology Center, at the intersection of Routes 50 and 301 in Bowie.

According to the staff report on the plan, St. John is considering leasing or selling a part of Lot 3, which includes two buildings, to the county. St. John's plan shows buildings of 40,000 and 25,840 feet of space. A report in the *Gazette* suggested the county would move its 911 call center to the larger of the two buildings.

In approving the plan, the Planning Board rejected an effort by Planning staff to encourage more intense uses on the site. Staff felt that the single-story flex buildings shown don't "maximize the public investment" on the property, and proposed that St. John alter its phasing schedule to allow for larger buildings. But the Board approved the plan as St. John had proposed it.

In Brief...

.....In the 'taking good news where you can find it' department, a report on D.R. Horton's third-quarter results said the value of its inventory of unsold homes and land holdings "showed signs of stabilizing." Horton has only one project here, its "Balk Hill" community in Mitchellville.

.....The county will spend \$62,500 to study the establishment of an international office and warehouse business incubator at the Steeplechase 95 business park. The park is located at Ritchie Marlboro Road and the Beltway.

VACATION TIME

As we always do at this time, we skip an issue and head for the beach. We'll be back in early September.

Building Permits Issued

July 21 – August 1, 2008

Bowie / Mitchellville

K. Hovnanian Homes, (301) 772-8900, to build a \$150,000 unit on Patuxent Overlook Drive, Bowie, in "Patuxent Overlook;"

D.R. Horton Inc., 15810 Gaither Drive, #220, Gaithersburg, Md. (301) 670-6144, to build three townhouses on Campus Way, Mitchellville, in "Balk Hill;"

K&P Builders, 13627 Annapolis Road, Bowie, Md. (301) 262-7227 to build a \$200,000 unit on Lake Meadows Drive, Bowie, in "Spring Meadows;"

Brandywine / Clinton

K. Hovnanian Homes, 1802 Brightseat Road, Landover, Md. (301) 772-8900, to build two \$100,000 units on Owings Avenue and Britens Way, Brandywine, in "Chaddsford;"

NVHomes, (301) 258-0002, to build a \$250,000 unit on Sir Paul Place, Clinton, in "Woodburn Estates;"

NVR Inc., (301) 937-9761, to build four \$250,000 units on Vintner Drive and Oak Barrel Court, Brandywine, in "Brandywine Crossing;"

Route 210 Corridor

Ryan Homes, (301) 937-9761, to build a \$200,000 unit on Blue Indigo Court, Accokeek, in "Manning Overlook;"

Chadsworth Homes, 1010 Rockville Pike, #300, Rockville, Md. (301) 315-8038, to build a \$700,000 unit at 8113 River Bend Court, Fort Washington;

Upper Marlboro

NVHomes, 555 Quince Orchard Road, Gaithersburg, Md. (301) 258-0002, to build nine \$135,000 units on Argos Place, Upper Marlboro, in "Oak Creek Club;"

Ryan Homes, 4780 Corridor Place, #280, Beltsville, Md. (301) 937-9761, to build four \$200,000 units on Lake Forest Drive and other streets, Upper Marlboro, in "BeechTree;"

(Continued on Page 5)

Building Permits Issued (from p. 4)

NVHomes, 555 Quince Orchard Road, #240, Rockville, Md. (301) 258-0002, to build a \$4190,000 unit on Waverton Court, Upper Marlboro, in "Marlboro Riding;"

K. Hovnanian Homes, 1802 Brightseat Road, Landover, Md. (301) 772-8900, to build two \$120,000 units on Coronella Court, Upper Marlboro, in "Winshire;"

Other Locations

NVR Inc., (301) 937-9761, to build four \$250,000 units on Staggers Farm Court and Oakland Manors Drive, Laurel, in "Oaklands;"

Diversified Properties, 2905 Mitchellville Road, #203, Bowie, Md. 20716, (240) 556-0636, to build a single family unit at 4109 33rd Street, Mount Ranier;

Coremen Inc., 4200 Forbes Blvd, #105, Lanham, Md. 20706, (301) 306-0040, to build a single-family unit at 3405 Brightseat Road, Landover;

D K. Hovnanian, (301) 772-8900, to build six \$100,000 townhouse units on Talmadge Circle, Suitland, in "Town Center at Camp Springs;"

Centex Homes, 2728 North Harwood, Dallas, Tx., (241) 981-5000, to build five \$150,000 units on Spectator Drive and Touchdown Drive, Landover;

Commercial Permits IssuedJuly 21 – August 1, 2008

Ritchie Hill LLC, c/o Michael Co., 4640 Forbes Blvd, Lanham, Md. 20706, (301) 507-6000, to build \$300,000 in retaining walls and grading work, at 1501 Ritchie Marlboro Road, Capitol Heights;

Whiting Turner, Inc., 300 East Joppa Road, Towson, Md. 21286, (800) 638-4279, to build a \$500,000 parking garage for the City of College Park, at 7306 Yale Avenue, College Park;

Enterprise Office Park Inc., c/o W.F. Chesley Inc., 2200 Defense Highway, Crofton, Md. 21114, (301) 261-6700, to build a \$1.5 million bank building at 12100 Annapolis Road, Glenn Dale;

Rainbow Construction Corporation, 65 Industrial Park Drive, Waldorf, Md. 20602, (301) 843-1018, to build an \$802,000 addition of 4,825 square feet at 16608 Brandywine Road, Brandywine, for the Baden Fire Department;

Miller Construction, 8104 Edgewater Avenue, Baltimore, Md. 21237, (410) 886-3600, to build a \$200,000 addition of 25x36 feet at 10925 Baltimore Avenue, Beltsville;

Scorpio Construction, West Creek, NJ, or c/o Clinton Plaza LLC, (479) 204-0803, to build a \$865,577 interior alteration for Wal-Mart, at 8801 Woodyard Road, Clinton;

BBL Construction Services, PO Box 12789, Albany,

NY, 12212, (518) 265-5647, to build a \$267,000 at 8118 Good Luck Road, Glenn Dale, for tenant-fit out for Physicians Group;

BBL Construction, PO Box 12789, Albany, NY, 12212, (518) 265-5647 PO Box 12789, Albany, NY, 12212, (518) 265-5647, to build a \$181,000 alteration for Spine & Pain, at 8114 Good Luck Road, Glenn Dale;

Ortho/Shared Suites, c/o BBL Construction, (518) 265-5647, to build a \$190,000 alteration at 8114 Good Luck Road, Glenn Dale;

BBL Construction, PO Box 12789, Albany, NY, 12212, (518) 265-5647, to build a \$195,000 alteration at Capital Cardiology Inc. at 8114 Good Luck Road, Glenn Dale;

Jackson Shaw, 13370 Mid-Atlantic Blvd, Laurel, Md., to build a \$400,000 alteration for Carpet & Things at 13370 Mid-Atlantic Blvd, Laurel;

PCM Construction, 5407 Port Royal Road, #A, Springfield, Va. 22151, (703) 750-3911, to build a \$400,000 alteration at 4780 Corridor Place, Beltsville, Md., for Davita Inc.

MOR Forbes 2 LLC, 4640 Forbes Blvd, Lanham, Md., (301) 459-4400, to build a \$450,000 alteration for American Vascular at 4230 Forbes Blvd, Lanham;

Lottsford of Landover LLC, 5272 River Road, #360, Bethesda, Md. (301) 656-7790, to build a \$100,000 alteration for Revis Engineering, at 9475 Lottsford Road;

National Harbor at Waterfront LC, 12500 Fair Lakes Circle, #400, Fairfax, Va. to build a \$162,500 alteration for Ann Taylor Inc., at 162 Waterfront Street, Oxon Hill, in "National Harbor;"

Commercial Permit ApplicationsJuly 21 – August 1, 2008

Vasu LLC, 8419 Baltimore Avenue, College Park, Md. 20740, (301) 441-8729, to build a \$1.7 million Garden Suites Hotel, at 8419 Baltimore Avenue, College Park;

Prince George's County, 1400 McCormick Drive, Largo, Md. (301) 817-4388, to build a \$4.5 million police station at 11108 Fort Washington Road, Fort Washington;

Mulvaney G2 Architects, 8484 Westpark Drive, #700, McLean, Va. (503) 223-8030, to build a \$279,000 convenience store and a \$106,100 car wash at 9117 Annapolis Road, Lanham;

Kapirish Investments, 6363 Oxon Hill Road, Oxon Hill, Md. (301) 839-0001, to build a \$6 million hotel at 6363 Oxon Hill Road, Oxon Hill;

Bozuto Construction, 7850 Walker Drive, Greenbelt, Md. 20770, (301) 220-0100, to build a \$475,000 alteration for Church Holdings at 900 Brightseat Road, Landover;

NHL Investment, 6710 Oxon Hill Road, #300, National Harbor, Md, (301) 749-6700, to build a \$700,000 alteration for Vanilla Box, at 120 American Way, in "National Harbor;"

Preliminary Plans Submitted

4-07102 – West New Bridge Subdivision. Zoned C-M. 1 lot. 2.75 acres. Located on the south side of Old Annapolis Road east of Woodcliffe Road, Bowie. Tax map 46E-2, parcel 62. Appl: West New Bridge LLC, 3220 17th Street, NW, #T-30, Washington, DC, 20010. (202) 483-5942.

4-08036 – Bunting Property. Zoned I-1. 22.9 acres. 2 lots. Located on the west side of Crain Highway South, south of Southern Md. Farmers Market, Upper Marlboro. Tax map 135E-3. Appl: Land Design, Inc., 2905 Mitchellville Road, #111, Bowie, Md. (301) 249-8804.

4-08030 – Westphalia United Methodist Church. Zoned R-R. 10.2 acres. 1 lot. Located in the northwest corner of the intersection of Westphalia Road and D'Arcy Road, Upper Marlboro. Tax map 82D-4, parcels 155, 297 and 330. Appl: Westphalia United Methodist, 8511 Westphalia Road, Upper Marlboro, Md., c/o Delon, Hampton & Associates, (301) 585-0100.

4-07025 – College Park Student Housing. Zoned M-U-I and ROS. 3.54 acres. 1 lot. Located on the west side of Route 1, opposite Melbourne Place, College Park. Tax map 33D-2. Appl: College Park Gateway Properties, 9111 Edmonston Road, #407, College Park, Md. (301) 731-1110.

4-08044 – Broadwater Estates. Zoned L-D-O and R-R. 1.57 acres. 2 lots. Located on the north side of Broad Creek Drive, 500 feet from Riverview Road, Fort Washington. Tax map 122E-3. Appl: Broad Creek Yacht and Rec Club, 425 Broad Creek Drive, Fort Washington, Md., c/o RDA Engineers, (301) 952-8200.

4-08029 – Temple of Praise Int'l Church. Zoned R-A. 22.6 acres. 2 parcels. Located on the east side of Crain Highway (Route 301), 1,435 feet north of Queen Anne's Bridge Road, Bowie. Tax map 63E-3, parcel A and parcel 148. Appl: Kenneth Burress Motor Services, 9225 Hampton Overlook, Capitol Heights, Md.

Site Plans Submitted

DSP-05078/01 – M Square. *Revision location of R&D building.* Zoned I-3, TDO. Propose building of 120,000 sf. Located at the end of University Court, 900 feet north of River Road, College Park. Tax map 42E-2. Appl: State of Maryland, 2101 Main Administration Bldg, College Park, Md. (301) 405-5644.

DSP-04004/05 – Belcrest Center Marriott. *Propose 93,000 sf hotel.* Zoned C-S-C, MXT. Located in the southwest corner of East West Highway and Belcrest Road, Hyattsville. Tax map 42A-2. Appl: Taylor Development & Land Company, 7201 Wisconsin Avenue, #500, Bethesda, Md., (301) 652-4244, or Marriott International, One Marriott Drive, Washington, DC.

CDP-9306/02 – Villages of Piscataway. *Revise conditions of approval.* Zoned L-A-C and R-L. 878.6 acres. Located at Floral Park Road and Danville Road, Accokeek. Tax map 142F-3. Appl: Bailey's Associates LP, c/o Greenvest L.C., 8614 Westwood Center Drive, #900, Vienna, Va. (703) 442-8992.

DSP-00050/04 – Dolan's Addition to Southern Pines. Zoned R-R. 14.7 acres. 17 single-family lots. Located on the end of Arundel Drive, approx. 800 feet northwest of Allentown Road. Tax map 106A-4. Appl: BGH Pines LLC, 6525 Belcrest Road, #205, Hyattsville, Md. 20782. (301) 864-6500.

DSP-06038/01 – Marlboro Carwash. Zoned C-M. 2.09 acres. Located on the south side of Marlboro Pike, at intersection with Walker Mill Road, Capitol Heights. Tax map 80F-1. Appl: 5401 Marlboro Pike Venture, 14603 Main Street, Upper Marlboro, Md. 20772. (301) 952-8200.

DSP-01046/21 – Fairwood. *Architecture.* Zoned M-X-C. 86.8 acres. Located southeast of intersection of Annapolis Road and Enterprise Road, Bowie. Tax map 54E-2. Appl: Steuart Kret Development, 10705 Charter Drive, #320, Columbia, Md. (410) 997-7400.

Site Plans Approved

July 31, 2008

DSP-07050 – Henson Valley Montessori. *Propose private school for 260 students.* Zoned O-S. 15.1 acres. Located at 13400 Edgemeade Road, north of North Keys Road, Upper Marlboro. Appl: Henson Valley Montessori, 13400 Edgemeade Road, Upper Marlboro, Md. 20772. (301) 449-4442.

Record Plats Approved

July 31, 2008

5-08184 – Northam Acres. Zoned R-80. 7.6 acres. 17 lots. Located at the northeast end of Northam Road, south of Brinkley Road. Appl: J&A Builders, 130 Lubrano Drive, #200, Annapolis, Md. 21401. (301) 261-8042.

5-08185 (-88) – EYA Arts District. Zoned M-U-I. 8.9 acres. 119 lots. Located between Baltimore Avenue and the B&O Railroad, north of Hamilton Street, Hyattsville. Appl: LH East Associates LP, c/o EYA, 4800 Hampden Lane, #300, Bethesda, Md. 20814. (301) 634-8600.

Planning Board Zoning Actions

July 31, 2008

CSP-06003 – Addison Row. Zoned MXT. 34.4 acres. *Propose up to 2,000 multi-family units, 121,900 sf retail, hotel, office space.* Located in the northeast quadrant of Addison Road and Minnesota Avenue, south of the Cheverly Metro Station, Cheverly. Appl: Jemal's Fairfield Farms LLC, c/o Douglas Development, 702 H Street, NW, #400, Washington, DC. (202) 638-6300. **Approved.**

CDP-0601 – Woodside Village. *Propose 1,496 dwelling units.* Zoned R-M. 381.9 acres. Located on the southern side of Westphalia Road, approx. 2,000 feet west of Ritchie Marlboro Road, Upper Marlboro. Appl: Toll Brothers, 7164 Columbia Gateway Drive, Columbia, Md. (410) 872-9105. **Approved.**

SE-4525 – A&B Trucking. *Request Special Exception for Vehicle Storage Yard.* 1.59 acres. Zoned I-1. Located on the east side of Clifton Road, 920 feet south of Beech Way. Appl: Alexander Sternack, c/o Gibbs and Haller, attorney, (301) 306-0033. **Recommend Approval.**

Real Estate Transactions of Note

Karla I. Benjamin to **United States of America**, Washington DC, 20240. Part of Lots 1036 and 1037 (Block B) in "Cheverly, Section 7." Located at 3601 58th Place, Hyattsville, Md. Lot is 8,973 sf. Improved with 1,152 sf building. Zoned R-55. Tax ID: 02-93930. Liber 29872, page 1. Deed date: July 16, 2008. **Purchase price: \$335,000.**

Yong Jian Chen et al to **Southern Maryland Vocational Industries Inc.** Unit 12, Building 1, in "Glendale Plaza Condominium." Liber 29870, page 631. Deed date: July 1, 2008. **Purchase price: \$860,000.**

James A. Ridgely et al to **15008 Marlboro Pike LLC**, c/o William Sturgell, Jr., 6893 Old Solomon's Island Road, Friendship, Md. 20758. Property in "Marlboro Hill" totaling 48,165 sf. Located at 15008 Marlboro Pike. Zoned C-M. Tax map 102A-1, parcels 3 and 4. Improved with building of 7,950 sf. Tax ID: 03-231506 and 14. Liber 29875, page 101. Deed date: July 15, 2008. **Purchase price: \$600,000.** Deed of Trust: \$500,000, James Ridgely.

RESIDENTIAL

V.O.B. Limited Partnership, c/o Ryko Development, 8133 Leesburg Pike, #300, Vienna, Va., to **Mid-Atlantic Builders of South Village Inc.**, 11611 Old Georgetown Road, Second Floor, Rockville, Md. Lot 14 (Block B) in "BeechTree, South Village." Located on Dorstone Place, Upper Marlboro, Md. Lot is 14,810 sf. Unimproved. Zoned R-S. Tax ID: 03-3674546. Liber 29875, page 454. Deed date: July 18, 2008. **Purchase price: \$45,000.**

Badi Nabely, to **BE Cross Street LLC**, c/o Berman Enterprises. Part of the "Garland Tract." Located at 7708 Cross Street, Lanham, Md. Lot is 9,844 sf. Improved with house of 684 sf. Zoned R-55. Tax ID: 20-2269892. Liber 29877, page 1. Deed date: July 14, 2008. **Purchase price: \$450,000.**

MULTI-FAMILY

Seventh Springhill Lake Associates Limited Partnership, c/o Aimco, 4582 South Ulster Street Parkway, #1100, Denver, Co, to **Empirian Village of Maryland LLC**, 25 Philips Parkway, Montvale, NJ. Part of 2,907 unit apartment complex. Formerly Springhill Lake Apartments, now "Empirian Village." Located on Springhill Drive near Edmonston Road, Greenbelt. Parcel 11, Block B. Liber 29869, page 380. Deed date: June 30, 2008. **Purchase price: \$31,600,000.**

Second Springhill Lake Associates Limited Partnership, c/o Aimco, 4582 South Ulster Street Parkway, #1100, Denver, Co, to **Empirian Village of Maryland LLC**, 25 Philips Parkway, Montvale, NJ. Parcel III. 11.04 acres. Part of 2,907 unit apartment complex. Formerly Springhill Lake Apartments, now "Empirian Village." Located on Springhill Drive near Edmonston Road, Greenbelt. Liber 29869, page 343. Deed date: June 30, 2008. **Purchase price: \$18,500,000.**

First Springhill Lake Associates Limited Partnership, c/o Aimco, 4582 South Ulster Street Parkway, #1100, Denver, Co, to **Empirian Village of Maryland LLC**, 25 Philips Parkway, Montvale, NJ. Parcel I, totaling 16.7 acres. Part of 2,907 unit apartment complex. Formerly Springhill Lake Apartments, now "Empirian Village." Located on Springhill Drive near Edmonston Road, Greenbelt. Liber 29869, page 333. Deed date: June 30, 2008. **Purchase price: \$22,895,000.**

Fourth Springhill Lake Associates Limited Partnership, c/o Aimco, 4582 South Ulster Street Parkway, #1100, Denver, Co, to **Empirian Village of Maryland LLC**, 25 Philips Parkway, Montvale, NJ. Parcel IV. 8.47 acres. Part of 2,907 unit apartment complex. Formerly Springhill Lake Apartments, now "Empirian Village." Located on Springhill Drive near Edmonston Road, Greenbelt. Liber 29869, page 358. Deed date: June 30, 2008. **Purchase price: \$12,600,000.**

(Continued on Page 8)

Real Estate Transactions (From p. 7)**Fifth Springhill Lake Associates Limited**

Partnership, c/o Aimco, 4582 South Ulster Street Parkway, #1100, Denver, Co, to **Empirian Village of Maryland LLC**, 25 Philips Parkway, Montvale, NJ. Parcel 8 (Block B) and Parcel 9, (Block C) in "Springhill Lake." Part of 2,907 unit apartment complex. Formerly Springhill Lake Apartments, now "Empirian Village." Located on Springhill Drive near Edmonston Road, Greenbelt. Liber 29869, page 365. Deed date: June 30, 2008. ***Purchase price: \$33,000,000.***

Sixth Springhill Lake Associates Limited

Partnership, c/o Aimco, 4582 South Ulster Street Parkway, #1100, Denver, Co, to **Empirian Village of Maryland LLC**, 25 Philips Parkway, Montvale, NJ. Easement tract, and Parcel 10 (Block B). Part of 2,907 unit apartment complex. Formerly Springhill Lake Apartments, now "Empirian Village." Located on Springhill Drive near Edmonston Road, Greenbelt. Liber 29869, page 372. Deed date: June 30, 2008. ***Purchase price: \$28,800,000.***

Eighth Springhill Lake Associates Limited

Partnership, c/o Aimco, 4582 South Ulster Street Parkway, #1100, Denver, Co, to **Empirian Village of Maryland LLC**, 25 Philips Parkway, Montvale, NJ. Parcel 13 (Block A) in "Springhill Lake." Part of 2,907 unit apartment complex. Formerly Springhill Lake Apartments, now "Empirian Village." Located on Springhill Drive near Edmonston Road, Greenbelt. Liber 29869, page 387. Deed date: June 30, 2008. ***Purchase price: \$12,500,000.***

Ninth Springhill Lake Associates Limited

Partnership, c/o Aimco, 4582 South Ulster Street Parkway, #1100, Denver, Co, to **Empirian Village of Maryland LLC**, 25 Philips Parkway, Montvale, NJ. Parcel 14 (Block C) in "Springhill Lake." Part of 2,907 unit apartment complex. Formerly Springhill Lake Apartments, now "Empirian Village." Located on Springhill Drive near Edmonston Road, Greenbelt. Liber 29869, page 395. Deed date: June 30, 2008. ***Purchase price: \$15,600,000.***

Springfield Facilities LLC, c/o Aimco, 4582 South Ulster Street Parkway, #1100, Denver, Co., to **Empirian Village of Maryland LLC**, 25 Philips Parkway, Montvale, NJ. Part of Parcel 2 in "Springhill Lake." Part of 2,907 unit apartment complex. Formerly Springhill Lake Apartments, now "Empirian Village." Located on Springhill Drive near Edmonston Road, Greenbelt. Liber 29869, page 402. Deed date: June 30, 2008. ***Purchase price: \$1,700,000.***

Springhill Commercial Limited Partnership, c/o Aimco, 4582 South Ulster Street Parkway, #1100, Denver, Co., to **Empirian Village of Maryland LLC**, 25 Philips Parkway, Montvale, NJ. Part of Parcel 1 and Parcel 12, Block B, in "Springhill Lake." Part of 2,907 unit

apartment complex. Formerly Springhill Lake Apartments, now "Empirian Village." Located on Springhill Drive near Edmonston Road, Greenbelt. Liber 29869, page 410. Deed date: June 30, 2008. ***Purchase price: \$74,805,000.***

Third Springhill Lake Associates Limited

Partnership, c/o Aimco, 4582 South Ulster Street Parkway, #1100, Denver, Co, to **Empirian Village of Maryland LLC**, 25 Philips Parkway, Montvale, NJ. Parcel 6, (Block A) in "Springhill Lake." Part of 2,907 unit apartment complex. Formerly Springhill Lake Apartments, now "Empirian Village." Located on Springhill Drive near Edmonston Road, Greenbelt. Liber 29869, page 351. Deed date: June 30, 2008. ***Purchase price: \$23,000,000.*** Deed of Trust on all above properties: \$241,500,000, KeyBank.

Marvin Gardens Limited Partnership, c/o The Wishcamper Group, to **Saints Real Estate Ventures III, LLC**, c/o Roland F. St. Paul, 12506 Quiverbrook Court, Bowie, Md. Parcel A in "Arnold Gardens." Located at Arnold Road and Ewing Avenue, Suitland. 3.1 acres. Zoned R-18. Tax map 80D-3. Tax ID: 06-0413328. Liber 29877, page 172. Deed date: July 21, 2008. ***Purchase price: \$3,100,000.*** Deed of Trust: \$2.48 million, Va. Commerce Bank.