



*Larry Hogan, Governor
Boyd Rutherford, Lt. Governor
Jeannie Haddaway-Riccio, Secretary*

October 19, 2020

Linda Janey
State Clearinghouse
Maryland Department of Planning (MDP)
301 West Preston Street
Baltimore, MD 21201

RE: "Review Fee Simple & Permanent Easement Requests MDOT SHA MD24 Section A – Rocks State Park: Project# 2019DNR099"

Ms. Janey

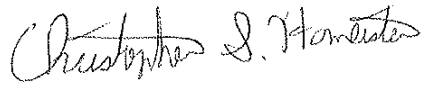
The above mentioned fee simple and permanent easement requests were sent to Clearinghouse in 2013 (MD20130715-0535) (see Attachment B). The fee simple and permanent easement requests were recommended for approval to the Maryland Board of Public Works. However, they were never processed and approved by the Maryland Board of Public Works. Since 2013, MDOT SHA has fully completed the MD24 Section A road improvements. No further construction is needed at this time. However, the Maryland Department of Natural Resources (DNR) Environmental Review Program (ERP) would like to initiate Clearinghouse Review for the above referenced project with the Maryland Department of Planning (MDP) to formally process and approve MDOT SHA's fee simple and permanent easement requests. In summary, the Maryland Department of Transportation (MDOT) State Highway Administration (SHA) is requesting a fee simple area and permanent easements from the DNR for the MD24 Section A project. These requests are being made to accommodate permanent roadway and safety improvements on MD24.

This project has been reviewed and approved by DNR and the Maryland Park Service (MPS). Detailed information regarding this project is attached and includes the following:

- Attachment A: MDP Real Property Form
- Attachment B: MD24 Section A 2013 Clearinghouse Recommendation Letter
- Attachment C: Plats Map (Showing Permanent Easement Areas)
- Attachment D: Taxation and Assessment SDAT Information
- Attachment E: Appraisal

If you have any questions or require additional information, please don't hesitate to contact me at 301-395-2306 or at Christopher.Homeister@maryland.gov.

Sincerely,

A handwritten signature in black ink that reads "Christopher J. Homeister". The signature is written in a cursive style with a large, stylized "C" and "H".

Chris Homeister, DNR-Environmental Review Program

cc: Mary Owens, LeeAnne Chandler, Andrew Hangen, Tony Redman, Martha Stauss

**REAL PROPERTY REPORT**

All information must be completed for declarations of excess real property, and proposed easements. If information is unknown, enter N/A for "Not Appropriate."

State Application Identifier 2019DNR099	MMC# (for MDOT's projects only):
Project Description <small>The Maryland Department of Transportation (MDOT) State Highway Administration (SHA) is requesting a fee simple and permanent easements from the DNR for the MD24 Section A project. The request for permanent easements is being made to accommodate permanent roadway and safety improvements on MD24. These easements were reviewed in 2013 (MD20130715-0535) but never processed by the Maryland Board of Public Works.</small>	

1) Contact Person of Administering Agency

Applicant/Agency	Maryland Department of Natural Resources
Contact Person	Chris Homeister - Environmental Review Program

2) Description (of the Proposed Change, Location, Size, and Physical Characteristics)

County Harford County	Tax Map# 0064	Parcel# 0223
Grid# 0020	Block#	Date of availability
Tax map #, Parcel #, Grid #, and Block #" can be found at SDAT's web site: sdat.dat.maryland.gov/RealProperty/Pages/default.aspx		
Address (enter the actual street number, street name, and zip code of the property OR the closest actual street number, street name, and zip code if the property is landlocked or part of a larger tract of land like a rail corridor. In the latter case, you may consider using the address of the closest public facility. Zip codes can be found at U.S. Postal Service's web site: https://tools.usps.com/go/ZipLookupAction!input.action) Rocks State Park, 3318 Rocks Chrome Hill Rd. Jarrettsville, MD 21084.		
Physical Description (including acreage; indicate if the property is flat, hilly, grassy, barren, forested, other) Permanent Easement = 0.899 acres. Fee Simple Area = 0.037 acres.		
Certified Priority Funding Area (PFA): Verify if the site is located in a PFA. Use MDP's interactive map, planning.maryland.gov/Pages/OurProducts/iMaps.aspx by entering the actual street number, street name, and zip code of the property) Yes.		

3) Current use (farm land, open space, office, other)

Roadside rocky slope stabilization.

4) Access (name of road, highway, Route #, landlocked)

MD24.

5) Building Characteristics (list improvements on the land; Structures, if any: the number of buildings; name of each building; its physical condition, and its potential use)

No buildings are within the requested easement or fee simple areas. MD24 roadside is steep. MDOT SHA has installed an imbricated rock wall on the streambank of Deer Creek to improve road safety in the area.

6) Environmental issues (habitat of species, floodplains, steep slopes, wetlands, other)

Deer Creek is a designated Maryland Scenic and Wild River. Scenic and Wild River coordination was completed in 2013 prior to construction. This section of Deer Creek has a population of, state-listed rare mussel species, *Strophitus undulatus* (Creeper). Prior to construction a mussel relocation survey took place to protect this valuable resource.

7) Expressed Interest (for both declarations of excess real property, and proposed easements. In addition, for declarations of excess real property, please expand your answer to indicate: contemplated use of the property; whether funds are currently available for acquisition of the property- if not, the time period required to obtain funds if applicable; the name of the grantee to appear on the deed of conveyance)

Request for fee simple and permanent easements has been made to improve safety and roadway conditions on MD24.

8) Conditions of Transfer, if any

None.

9) Utilities available (Specify public water, public sewer, electricity)

No utilities will be impacted by this project.



Maryland Department of Planning

Sustainable _____ Attainable _____

September 18, 2013

Mr. Michael Gaines
Assistant Secretary
Maryland Department of General Services
300 West Preston Street
Baltimore, MD 21201

STATE CLEARINGHOUSE RECOMMENDATION

State Application Identifier: MD20130715-0535
Applicant: Maryland Department of Natural Resources (DNR)
Project Description: Fee Simple transfer +/- 18,192 square feet, and Temporary Easement +/- 89,525 square feet, to the: State Highway Administration (SHA), secured from DNR Rocks State Park
Project Location: County of Harford
Approving Authority: Maryland Board of Public Works
Recommendation: Consistent Contingent Upon Certain Actions

Dear Mr. Gaines:

In accordance with Code of Maryland Regulation (COMAR) 34.02.02.04-.07, the State Clearinghouse has coordinated the intergovernmental review of the referenced project. This letter constitutes the State process review and recommendation. As a result of the review, it is recommended to transfer the 18,192 square feet of land, which is part of Rocks State Park, to the State Highway Administration. It is also recommended to grant a temporary Construction Easement of +/- 89,525 square feet to the State Highway Administration. In the Fee Simple area, the State Highway Administration will: (1) place the retaining walls; and (2) have ease of access to the retaining walls in order to maintain them. The State Highway Administration will use the Easement to install and maintain the stream diversion, and to give the Contractor sufficient working area to construct the improvements. It is further recommended that planning coordination take place between SHA, DNR, and the Maryland Department of General Services (DGS) concerning the timeline for this project.

It is understood that the referenced project seeks to stabilize the slopes along MD 24 adjacent to Deer Creek, and to make safety improvements to MD 24: from the Deer Creek Bridge to 1,800 feet south of the Deer Creek Bridge.

Review comments were requested from the the Maryland Departments of General Services, Transportation, and the Environment, Harford County, and the Maryland Department of Planning, including the Maryland Historical Trust.

The Maryland Departments of General Services, and the Environment; and Harford County stated that their findings of consistency are contingent upon the Applicant taking the actions summarized below.

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Richard Eberhart Hall, AICP, Secretary
Amanda Stakem Conn, Esq., Deputy Secretary

Mr. Michael Gaines
September 18, 2013
Page 2
State Application Identifier #: MD20130715-0535

The Maryland Department of General Services stated that it has not identified a specific time line for the SHA project, in relation to the DGS-managed project (#P-024-140-001) that involves the design and construction and replacement of the 700 gross square feet comfort station and septic system; repairs to the water well; and associated site work at Rocks State Park. It is suggested that DGS' Project Management Division communicate with DNR to identify SHA's design and construction schedule. DGS seeks to minimize any impacts to the capital cost and schedule of the comfort station project. The location for the comfort station is within the general bounded area identified in the SHA proposed safety improvements project.

The Maryland Department of the Environment addressed issues relating to: the proper handling of particulate matter; earthwork; cutback asphalt; and solid waste. No further comments are forthcoming from MDE's Science Service Administration. See the attached letter.

Harford County commented that according to the Harford County Code, the Deer Creek Scenic River Advisory Board should be given the opportunity to review this project and make recommendations to the Harford County Executive. This project must be in compliance with the Harford County Code, Chapter 131, Floodplain Management Program. Additionally, Harford County's Transportation Element Plan requires that Maryland Scenic Byway Design Guidelines be used when planning road improvements on all Scenic Byways. It requires that roadways that transverse and/or adjoin State Parks and certain County park preserves enhance scenic, aesthetic, and environmental resources, when feasible, while maintaining safety and mobility.

The Maryland Department of Transportation; and the Maryland Department of Planning; including the Maryland Historical Trust found this project to be consistent with their plans, programs, and objectives. The Maryland Historical Trust has determined that Section A of SHA's undertaking will have no adverse effect on historic properties.

The State Clearinghouse should be kept informed of all decisions made in regard to this project. The Clearinghouse recommendation is valid for a period of three years from the date of this letter. If the Board of Public Works has not made a decision regarding the project within that time period, information should be submitted to the Clearinghouse requesting a review update. We appreciate your attention to the intergovernmental review process and look forward to continued cooperation. If you need assistance or have questions, contact the State Clearinghouse staff person noted above at 410-767-4490 or through e-mail at brosenbush@mdp.state.md.us. Thank you for your cooperation with the MIRC process.

Sincerely,



Linda C. Janey, J.D., Assistant Secretary

LCJ:BR

cc: Sheila McDonald - Maryland Board of Public Works

Wendy Scott-Napier - DGS

Melinda Gretsinger - MDOT

Amanda Degen - MDE

Denise Lynch - HRFD

Peter Conrad - MDPL

Beth Cole - MHT

Tony Redman - DNR

John Wilson - DNR

3-0535_CRP,CLS3.doc



Maryland Department of Planning

Sustainable_____Attainable_____

BOARD OF PUBLIC WORKS AGENDA ITEM REQUEST

The following comment should be included on the project's agenda item brought before the Board of Public Works:

STATE CLEARINGHOUSE: The Clearinghouse conducted an intergovernmental review of the project under **MD20130715-0535**. It has recommended to transfer the 18,192 square feet of land, which is part of Rocks State Park, to the State Highway Administration. It is also recommended to grant a temporary Construction Easement of +/- 89,525 square feet to the State Highway Administration. In the Fee Simple area, the State Highway Administration will: (1) place the retaining walls; and (2) have ease of access to the retaining walls in order to maintain them. The State Highway Administration will use the Easement to install and maintain the stream diversion, and to give the Contractor sufficient working area to construct the improvements. It is further recommended that planning coordination take place between the State Highway Administration, the Maryland Department of Natural Resources, and the Maryland Department of General Services concerning the timeline for this project.

 09/18/2013
Linda C. Janey, J.D., Assistant Secretary

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Richard Eberhart Hall, AICP, Secretary
Amanda Stakem Conn, Esq., Deputy Secretary



MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard • Baltimore, Maryland 21230

410-537-3000 • 1-800-633-6101 • <http://www.mde.state.md.us>

Martin O'Malley
Governor

Robert M. Summers, Ph.D
Secretary

Anthony G. Brown
Lieutenant Governor

August 23, 2013

Mr. Tony Redman
Director, Maryland Department of Natural Resources
Project Review Division
580 Taylor Avenue
Annapolis, MD 21401

RE: State Application Identifier: MD20130715-0535
Project: Easement: State Highway Administration Acquisition and Temporary Easements to be Secured from
DNR Rocks State Park
Recommendation: Contingent Upon Certain Actions

Dear Mr. Redman:

Thank you for the opportunity to review the above referenced project. The document was circulated throughout the Maryland Department of the Environment (MDE) for review, and the following comments are offered for your consideration.

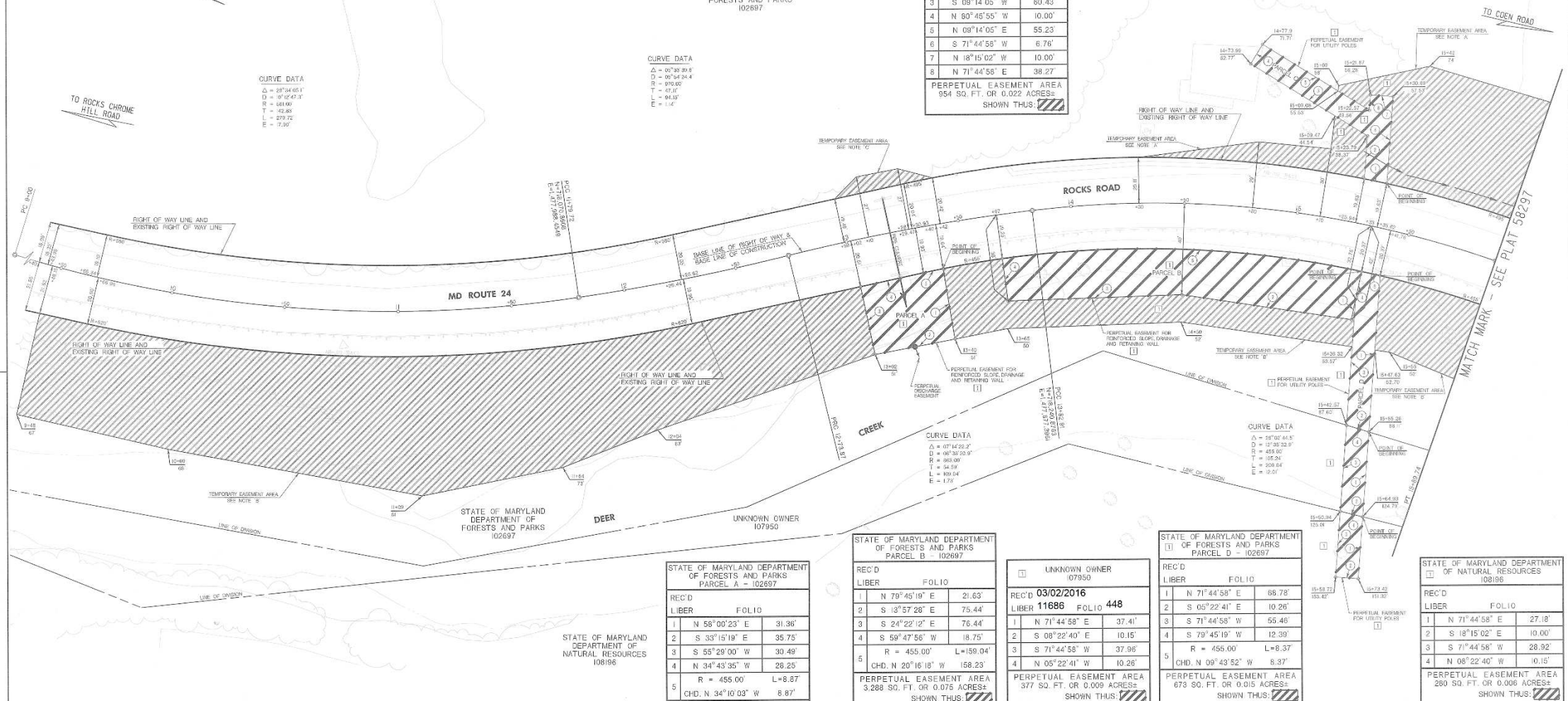
1. Construction, renovation and/or demolition of buildings and roadways must be performed in conformance with State regulations pertaining to "Particulate Matter from Materials Handling and Construction" (COMAR 26.11.06.03D), requiring that during any construction and/or demolition work, reasonable precaution must be taken to prevent particulate matter, such as fugitive dust, from becoming airborne.
2. If soil contamination is present, a permit for soil remediation is required from MDE's Air and Radiation Management Administration. Please contact the New Source Permits Division, Air and Radiation Management Administration at (410) 537-3230 to learn about the State's requirements for these permits.
3. The applicant should be advised that no cutback asphalt should be used during the months of June, July and August.
4. Any solid waste including construction, demolition and land clearing debris, generated from the subject project, must be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible. Contact the Solid Waste Program at (410) 537-3315 for additional information regarding solid waste activities and contact the Waste Diversion and Utilization Program at (410) 537-3314 for additional information regarding recycling activities.
5. Additional information from the Science Service Administration is enclosed.






STATE OF MARYLAND DEPARTMENT OF FORESTS AND PARKS PARCEL C - 102697		
REC'D		
LIBER		FOLIO
1	R = 495.00' L=10.09' GHD. S 10° 31' 30" E 10.09'	
2	S 71° 44' 58" W 18.88'	
3	S 09° 14' 05" W 60.43'	
4	N 60° 45' 55" W 10.00'	
5	N 09° 14' 05" E 55.23'	
6	S 71° 44' 58" W 6.76'	
7	N 18° 15' 02" W 10.00'	
8	N 71° 44' 58" E 38.27'	
PERPETUAL EASEMENT AREA 954 SQ. FT. OR 0.022 ACRES SHOWN THUS: 		


$\Delta = 29^{\circ}34'05.1''$
 $D = 10^{\circ}12'47.3''$
 $R = 581.00$
 $T = 42.83$
 $L = 279.72$
 $E = 7.30$


CURVE DATA
 $\Delta = 00^{\circ}38'39.8"$
 $D = 05^{\circ}54'24.4"$
 $R = 970.00'$
 $T = 47.81'$
 $L = 94.15'$
 $E = 1.14'$




STATE OF MARYLAND DEPARTMENT OF FORESTS AND PARKS PARCEL A - 102697			
REC'D		FOLIO	
1	N 58°00'23" E	31.36'	
2	S 33°15'19" E	35.75'	
3	S 55°29'00" W	30.49'	
4	N 34°43'35" W	26.25'	
5	R = 455.00'	L=8.87'	
CHD: N. 34°10'03" W. 6.87'			
PERPETUAL EASEMENT AREA 1,128 SQ. FT. OR 0.026 ACRES SHOWN THUS: 			
TEMPORARY EASEMENT AREA 14,167 SQ. FT. OR 0.323 ACRES 			

STATE OF MARYLAND DEPARTMENT OF FORESTS AND PARKS PARCEL B - 102697			
REC'D			
LIBER		FOLIO	
1	N 79°45'19" E		21.63'
2	S 13°57'28" E		75.44'
3	S 24°22'12" E		76.44'
4	S 59°47'56" W		18.75'
R = 455.00'		L=159.04'	
5	CHD. N 20°16'18" W		158.23'
PERPETUAL EASEMENT AREA 3,288 SQ. FT. OR 0.075 ACRES+/-			
SHOWN THUS: 			

UNKNOWN OWNER 07950	
REC'D	03/02/2016
LIBER	11686 FOLIO 448
1	N 71°44'58" E 37.41'
2	S 08°22'40" E 10.15'
3	S 71°44'58" W 37.96'
4	N 05°22'41" W 10.26'
PERPETUAL EASEMENT AREA 377 SQ. FT. OR 0.009 ACRES SHOWN THUS: 	

STATE OF MARYLAND DEPARTMENT			
OF FORESTS AND PARKS			
PARCEL D - 102697			
REC'D			
LIBER		FOLIO	
1	N 71° 44' 58" E	68.78'	
2	S 05° 22' 41" E	10.26'	
3	S 71° 44' 58" W	55.46'	
4	S 79° 45' 19" W	12.39'	
5	R = 455.00'		L = 8.37'
CHD. N 09° 43' 52" W 8.37'			
PERPETUAL EASEMENT AREA			
673 SQ. FT. OR 0.015 ACRES			
SHOWN THUS: 			

STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES 108196		
REC'D		
LIBER FOLIO		
1	N 71°44'58" E	27.18'
2	S 18°15'02" E	10.00'
3	S 71°44'58" W	28.92'
4	N 08°22'40" W	10.15'
PERPETUAL EASEMENT AREA 280 SQ. FT. OR 0.006 ACRES SHOWN THUS: 		

NOTE: A TEMPORARY EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSES OF ACCESS AND EGRESS TO AND FROM CONSTRUCTION VEHICLES AND EQUIPMENT OF A PAVING LOT AND AT THE TERMINATION OF THE CONSTRUCTION ALL RIGHTS HEREBY ACQUIRED BY THE STATE HIGHWAY ADMINISTRATION SHALL REVERT TO THE PROPERTY OWNERS.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE CORRECT AND ARE BASED ON THE FIELD SURVEY PERFORMED UNDER MY SUPERVISION, AND THE RECORD DESCRIPTIONS THEREOF, AND THAT THIS PLAT MEETS THE REQUIREMENTS AS CONTRACTED FOR BY THE STATE OF TEXAS DEPARTMENT OF TRANSPORTATION - STATE HIGHWAY ADMINISTRATION.

NOTE 5: TEMPORARY EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF EXPRESS AND EGRESS OF CONSTRUCTION VEHICLES, STREAM DIVERSION FACILITY, EROSION AND SEDIMENT CONTROL, TREE GRADING, SHEDS, TREE PLANTING, AND AT THE TERMINATION OF THE CONSTRUCTION A YEAR THE TREE PERIOD WILL REMAIN FOR MONITORING THE TREE PLANTING, AND AT THE TERMINATION OF THE CONSTRUCTION ALL RIGHTS HEREBY ACQUIRED BY THE STATE HIGHWAY ADMINISTRATION STATE ROADS COMMISSION, SHALL THEN TERMINATE AND REVERT TO THE PROPERTY OWNERS.

NOTE C:
TEMPORARY EASEMENT TO BE USED ONLY DURING THE PERIOD OF
CONSTRUCTION FOR THE PURPOSE OF HIGHNESS AND DEPRESSION OF
CONSTRUCTION VEHICLES, THE GRADING AND EROSION AND SEDIMENT
CONTROL, AND AT THE TERMINATION OF THE CONSTRUCTION ALL
RIGHTS HEREBY ACQUIRED BY THE STATE HIGHWAY ADMINISTRATION
STATE ROADS COMMISSION SHALL THEN TERMINATE AND REVERT
TO THE PROPERTY OWNERS.

LEGEND
OR SUPPORTING SLOPES
OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON PLAT
OR SPECIAL PURPOSE AS INDICATED ON THIS PLAT
OR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT
(NATURAL DRAINAGE PATTERN)
OR DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR
OR DISCHARGE FLOW OF WATER UPON EXISTING GROUND
(NATURAL DRAINAGE PATTERN)
(LABORATORY PURPOSE ONLY)

SENT TO RECORD OFFICE JUNE 3
APPROVED BY CHAIRMAN JUNE 3

COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD83 (89) ADJUSTMENT AND ARE BASED ON THE FOLLOWING STATE HIGHWAY ADMINISTRATION PLATS AND SURVEYS CONTROL STATIONS

DESIGNATION	NORTH	EAST	BOOK/PAGE	POINTS OF DESCRIPTION
CADD-100	718220.109	1477825.646	23018 / 20	REBAR & CAP
CADD-101	718221.965	1477778.960	23048 / 21	REBAR & CAP

BOOKS	REV/SIONS	PART OF PLATS	LOCATED IN _____ HARFORD _____ COUNTY
007691 (TPO) 007686 (TPO) 007690 (TPO) 000214 (TPO) 000123 (TPO) 000124 (TPO) 007691 (TPO) 200052 (TPO) 200771 (TPO) (M&T)	2/29/2016	E&F	PREPARED BY WALLACE MONTGOMERY & ASSOCIATES, LLP CONSTRUCTION PROJECT: MD 24 FROM SOUTH OF STRIPPUR RUN TO DEER CREEK BRIDGE CONSTRUCTION PROJECT NO: H433451/7I

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STATE ROADS COMMISSION

RIGHT OF WAY PROJECT : MD 24 FROM SOUTH OF STIRRUP RUN
TO DEER CREEK BRIDGE
HA334A31
RIGHT OF WAY PROJECT NO. _____
FEDERAL AID PROJECT NO. _____
ISSUED Sept. 21 2012 SCALE 1" = 20'
Barry E. Smith
CHIEF PLANNING & SURVEYS DIVISION
PLAT No. 58296

NAD 83 / 91

REC'D		
LIBER	FOLIO	
1	S 86° 54' 02" W	16.16'
2	N 01° 07' 28" W	145.09'
3	N 00° 42' 53" E	15.03'
4	N 86° 54' 02" E	10.00'
5	S 03° 09' 15" E	160.00'

FOR TEMPORARY EASEMENTS
AREAS SEE PLAT 58296

TO COEN ROAD

7

LINE OF DIVISION
 400° 00' 00" E.

MATCH MARK - SEE PLAT 59939

MATCH MARK - SEE PLAT 58296

N/F
STATE OF MARYLAND
DEPARTMENT OF
NATURAL RESOURCES

REC'D		
LIBER	FOLIO	
1	S 80°09'20" E	49.11'
2	S 09°37'30" W	31.78'
3	S 86°54'02" W	40.82'
4	N 03°09'15" W	42.00'

PERPETUAL EASEMENT AREA
1.638 SQ. FT. OR 0.038 ACRES±

NOTE A
TEMPORARY EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF INGRESS AND EGRESS OF CONSTRUCTION VEHICLES AND REGRADING OF A PAVING LOT AND, AT THE TERMINATION OF THE CONSTRUCTION, ALL RIGHTS HEREBY ACQUIRED BY THE STATE HIGHWAY ADMINISTRATION, STATE ROADS COMMISSION SHALL THEN TERMINATE AND REVERT TO THE PROPERTY OWNERS.

NOTE C:
TEMPORARY EASEMENT TO BE USED ONLY DURING THE PERIOD OF
CONSTRUCTION FOR THE PURPOSE OF INGRESS AND EGRESS OF
CONSTRUCTION VEHICLES, PINE GRADING AND EROSION AND SEDIMENT
CONTROL AND AT THE TERMINATION OF THE CONSTRUCTION ALL
RIGHTS HEREBY ACQUIRED BY THE STATE HIGHWAY ADMINISTRATION
STATE ROADS COMMISSION SHALL THEN TERMINATE AND REVERT
TO THE PROPERTY OWNERS.


N/F
STATE OF MARYLAND
DEPARTMENT OF
NATURAL RESOURCES
L1045 F. 777

CURVE DATA
 $\Delta = 98^{\circ} 55' 05.6''$
 $D = 93^{\circ} 49' 11.0''$
 $R = 1500.00'$
 $T = 116.98'$
 $L = 233.45'$
 $E = 4.55'$

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN
HEREON ARE CORRECT AND ARE BASED ON THE FIELD
SURVEY PERFORMED UNDER MY SUPERVISION, AND THE
RECORD DESCRIPTIONS THEREOF, AND THAT THIS PLAT
MEETS THE REQUIREMENTS AS CONTRACTED FOR BY THE
MARYLAND DEPARTMENT OF TRANSPORTATION - STATE
HIGHWAY ADMINISTRATION.

LEGEND	
	REVERTIBLE EASEMENT FOR SUPPORTING SLOPES.
	REVERTIBLE EASEMENT ON RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON PLAT.
	PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED ON THIS PLAT.
	PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT. (ARROW INDICATES GENERAL DRAINAGE PATTERN)
	PERPETUAL EASEMENT TO DISCHARGE FLOOD OR WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
	PERPETUAL EASEMENT TO DISCHARGE FLOOD OR WATER UPON EXISTING GROUND.
	APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE-FOR EXPLANATORY PURPOSE ONLY)

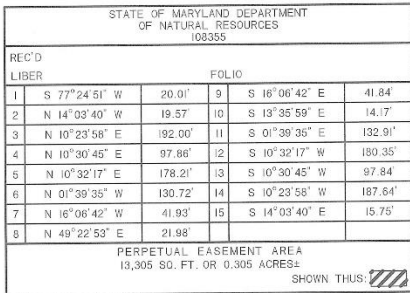
SENT TO RECORD OFFICE	20
APPROVED BY CHAIRMAN	20

COORDINATES AND READINGS SHOWN HEREON ARE DETERMINED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD83 - IRI ADJUSTMENT AND ARE BASED ON THE FOLLOWING STATE HIGHWAY ADMINISTRATION PLATS AND SURVEY CONTROL STATIONS.				
DESIGNATION	NORTH	EAST	BOOK/FACE	
CAD-00	73603.109	477732.641	25048 / 26	REBAR & C&P
CAD-00	73603.180	477778.880	25048 / 21	REBAR & C&P
BOOKS	REVISIONS	PART OF PLATS	LOCATED IN	COUNTY
	<input checked="" type="checkbox"/> 2/20/2015		HARFORD	
02/09/10P1		SP	PREPARED BY WALLACE, MONTGOMERY & ASSOCIATES, LLP  ENGINEER PLAT SECTION	
02/09/10P2		S&T		
02/09/10P3				
02/09/10P4				
02/09/10P5				
02/09/10P6			CONSTRUCTION PROJECT: MD 24 FROM SOUTH OF STIRRUP RUN TO DEER CREEK BRIDGE	
02/11/10P1			CONSTRUCTION PROJECT NO. H43345171	
02/11/10P2				
02/11/10P3				
02/11/10P4				
02/11/10P5				
02/11/10P6				
02/11/10P7				
02/11/10P8				
02/11/10P9				
02/11/10P10				
02/11/10P11				
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02/11/10P52				
02/11/10P53				
02/11/10P54				
02/11/10P55				
02/11/10P56				
02/11/10P57				
02/11/10P58				
02/11/10P59				
02/11/10P60				
02/11/10P61				
02/11/10P62				
02/11/10P63				
02/11/10P64				
02/11/10P65				
02/11/10P66				
02/11/10P67				
02/11/10P68				
02/11/10P69				
02/11/10P70				
02/11/10P71				
02/11/10P72				
02/11/10P73				
02/11/10P74				
02/11/10P75				
02/11/10P76				
02/11/10P77				
02/11/10P78				
02/11/10P79				
02/11/10P80				
02/11/10P81				

STATE OF MARYLAND	
DEPARTMENT OF TRANSPORTATION	
STATE HIGHWAY ADMINISTRATION	
STATE ROADS COMMISSION	
RIGHT OF WAY PROJECT :	MD 24 FROM SOUTH OF STIRRUP RUN TO DEER CREEK BRIDGE MS34(K3)
RIGHT OF WAY PROJECT NO.	
FEDERAL AID PROJECT NO.	
ISSUED <u>Sept. 21, 2012</u>	SCALE 1" = 20'
<i>Barry C Smith</i> Barry C. Smith COUNTY ENGINEER	PLAT No. 58297

COMPED BY MAIL, MONT. & ASSOC. L.P. SERVER \ DIRECTORY \ FOLDERNAME \ 512005-05-3018145271.jpg

X=1478011
Y=719125



SENT TO RECORD OFFICE	20
APPROVED BY CHAIRMAN	20

STATE OF MARYLAND	
DEPARTMENT OF TRANSPORTATION	
STATE HIGHWAY ADMINISTRATION	
STATE ROADS COMMISSION	
RIGHT OF WAY PROJECT : MD 24 FROM SOUTH OF STIRRUP RUN TO DEER CREEK BRIDGE HA334A31	
RIGHT OF WAY PROJECT NO. _____	
FEDERAL AID PROJECT NO. _____	
ISSUED <u>February 20, 195</u>	SCALE <u>1" = 20'</u>
<u>Barry C. Smith</u>	PLAT No. <u>59940</u>
TRACED, PLANNED AND SURVEYED DIVISION	

TAX RECORDS

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier: District - 04 Account Number - 065328		
Owner Information		
Owner Name:	STATE OF MARYLAND DEPARTMENT OF FOREST & PARKS	Use: EXEMPT Principal Residence: NO
Mailing Address:	C/O LAND & PROPERTY MNGT E3 580 TAYLOR AVE ANNAPOLIS MD 21401-2352	Deed Reference: /05621/ 00629
Location & Structure Information		
Premises Address:	ST CLAIR BRIDGE RD JARRETTSVILLE 21084-0000	Legal Description: 186 ACRES S ST CLAIR BRIDGE ROAD ROCKS STATE PARK
Map:	Grid:	Parcel:
0024	0002F	0026
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2019
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area
		186.0000 AC
County Use		
Stories	Basement	Type
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	930,000	930,000
Improvements	0	0
Total:	930,000	930,000
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2018
		As of
		07/01/2019
		930,000
		930,000
		0
Transfer Information		
Seller: STATE OF MARYLAND	Date: 09/29/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05621/ 00629	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
County:	220	930,000.00
State:	220	930,000.00
Municipal:	220	0.00 0.00
		07/01/2019
		930,000.00
		930,000.00
		0.00 0.00

59

60

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 04 Account Number - 065255			
Owner Information					
Owner Name:	STATE OF MARYLAND DEPARTMENT OF FOREST & PARKS		Use:	EXEMPT COMMERCIAL NO	
Mailing Address:	C/O LAND & PROPERTY MNGT E3 580 TAYLOR AVE ANNAPOLIS MD 21401-2352		Principal Residence:		
			Deed Reference:	/00783/ 00042	
Location & Structure Information					
Premises Address:		ROUTE 24 JARRETTSVILLE 21084-0000		Legal Description:	26.21 ACRES RT 24 JARRETTSVILLE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0025	0002B	0088		0000	
					Assessment Year: 2019
					Plat No:
					Plat Ref:
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			26.2100 AC		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2019	As of 07/01/2018	As of 07/01/2019	
Land:	188,400	188,400			
Improvements	43,500	43,500			
Total:	231,900	231,900	231,900	231,900	
Preferential Land:	0			0	
Transfer Information					
Seller:	Date:	Price:			
Type:	Deed1:	Deed2:			
Seller:	Date:	Price:			
Type:	Deed1:	Deed2:			
Seller:	Date:	Price:			
Type:	Deed1:	Deed2:			
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018	07/01/2019		
County:	220	231,900.00	231,900.00		
State:	220	231,900.00	231,900.00		
Municipal:	220	0.00 0.00	0.00 0.00		
Tax Exempt:		Special Tax Recapture:			

62

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 04 Account Number - 065263			
Owner Information					
Owner Name:	STATE OF MARYLAND DEPT OF FOREST & PARKS		Use:	EXEMPT COMMERCIAL	
Mailing Address:	C/O LAND & PROPERTY MNGT E3 580 TAYLOR AVE ANNAPOLIS MD 21401- 2352		Principal Residence:	NO	
Deed Reference:					
Location & Structure Information					
Premises Address:		ROUTE 24 STREET 21154-0000		Legal Description:	294.70 ACRES WS RT 24 ROCKS STATE PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0025	0002A	0139		0000	
Assessment Year:				Plat No:	Plat Ref:
2019					
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			294.7000 AC		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2019	07/01/2018	07/01/2019
Land:		1,537,700	1,537,700		
Improvements		197,500	197,500		
Total:		1,735,200	1,735,200	1,735,200	1,735,200
Preferential Land:		0			0
Transfer Information					
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	220	1,735,200.00		1,735,200.00	
State:	220	1,735,200.00		1,735,200.00	
Municipal:	220	0.00 0.00		0.00 0.00	

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 04 Account Number - 065301			
Owner Information					
Owner Name:	STATE OF MARYLAND DEPT OF FORESTS & PARKS		Use:	EXEMPT	
Mailing Address:	C/O LAND & PROPERTY MNGT E3 580 TAYLOR AVE ANNAPOLIS MD 21401-2352		Principal Residence:	NO	
			Deed Reference:	/00587/ 00196	
Location & Structure Information					
Premises Address:		ROCKS CHROME HILL RD JARRETTSVILLE 21084-0000		Legal Description:	LOT 2.45 AC S S ROCKS CHROME HILL RD JARRETTSVILLE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0025	0002A	0236		0000	
					Assessment Year: 2019
					Plat No: Plat Ref:
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			2.4500 AC		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
	Base Value		Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2019	07/01/2018	07/01/2019
Land:	7,300		7,300		
Improvements	0		0		
Total:	7,300		7,300	7,300	7,300
Preferential Land:	0				0
Transfer Information					
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	220	7,300.00		7,300.00	
State:	220	7,300.00		7,300.00	
Municipal:	220	0.00/0.00		0.00/0.00	

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier: District - 05 Account Number - 043913		
Owner Information		
Owner Name:	STATE OF MARYLAND DEPT OF NATURAL RESOURCES	Use: Principal Residence: EXEMPT NO
Mailing Address:	C/O LAND & PROPERTY MNGT E3 580 TAYLOR AVE ANNAPOLIS MD 21401-2352	Deed Reference: /07209/ 00676
Location & Structure Information		
Premises Address:	3820 ROCKS STATION RD STREET 21154-0000	Legal Description: LT 3 8.334 AC 3820 ROCKS STATION ROAD LD L MANKOWSKI PT 46/127
Map:	Grid:	Parcel:
0025	0001B	0237
Sub District:	Subdivision:	Section:
	5016	
Block:	Lot:	Assessment Year:
	3	2019
Plat No:	Plat Ref:	46127
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area
		8,3300 AC
County Use		
Stories	Basement	Type
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	136,600	133,600
Improvements	0	0
Total:	136,600	133,600
Preferential Land:	0	0
Phase-in Assessments		
	As of	As of
	07/01/2018	07/01/2019
Transfer Information		
Seller: BUECHE CHRISTIAN E	Date: 02/15/2007	Price: \$230,000
Type: ARMS LENGTH IMPROVED	Deed1: /07209/ 00676	Deed2:
Seller: FREEBURGER GEORGE R	Date: 04/15/2002	Price: \$130,000
Type: ARMS LENGTH VACANT	Deed1: /03938/ 00071	Deed2:
Seller: MANKOWSKI PAULA A	Date: 09/21/1983	Price: \$19,000
Type: ARMS LENGTH IMPROVED	Deed1: /01201/ 00961	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
County:	220	136,600.00
State:	220	133,600.00
Municipal:	220	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	

APPRAISAL REPORT

Right of Way Project: MD Rt 24 from south of Stirrup Run to Deer Creek Bridge
Right of Way Project No. HA334A31
Right of Way Item 102697
Numbers: 105332
108196
108354
108355
Owner: Maryland Department of Natural Resources
Maryland Department of Forest and Parks
Property Address: Rocks State Park
MD Route 24 / Rocks Road
Jarrettsville, Maryland 21084
Appraisal Effective Date: June 1, 2020



Report Prepared for
Maryland State Highway Administration
Right of Way District 4 - Office of Real Estate
320 West Warren Road
Hunt Valley, Maryland 21030

By
S. H. MULLER & ASSOCIATES, LLC
REAL ESTATE APPRAISERS & CONSULTANTS

190034

S. H. MULLER & ASSOCIATES, LLC
REAL ESTATE APPRAISERS & CONSULTANTS

7307 York Road
Towson, Maryland 21204
410-832-0080

Stephen H. Muller, SRA
smuller@mullerappraisal.com
www.mullerappraisal.com

July 8, 2020

Ms. Janet Blondell, Chief
Special Acquisition Division / MDSHA
707 North Calvert Street MS M-201
Baltimore, Maryland 21202

Re: Right of Way Project: MD 24 from south of Stirrup Run to Deer Creek Bridge
Right of Way Project No. HA334A31
Items: 102697, 105332, 108196, 108354 & 108355
State of Maryland Department of Natural Resources - Dept of Forest and Parks
Jarrettsville, MD 21084

Dear Ms. Blondell:

I have completed an appraisal of the five (5) items estimating the market value of the properties and interests acquired. The five items are located in Rocks State Park owned by the State of Maryland Department of Natural Resources.

The portion of the park from which the acquisitions will take place contains approximately 739.63 acres. The proposed acquisition includes perpetual and temporary easements as described below:

Item #	Plat #	Plat Date Issued / Rev	Fee Simple (sf)	Perpetual Easement (sf)	Temporary Easement (sf)
102697					
Parcel A	58296	2/20/15	-	1,128	64,857
Parcel B	58296	2/20/15	-	3,288	-
Parcel C	58296	2/20/15	-	954	-
Parcel D	58296	2/20/15	-	673	-
Parcel F	58297	2/20/15	-	1,638	-
Parcel F	58297	2/20/15	-	2,128	-
Parcel G	59939	2/24/15	-	3,005	-
Parcel H	59939	2/24/15	-	1,819	-
105332	59939	2/24/15	-	-	1,771
108196	58296	2/20/15		280	
108354	59940	2/24/15		11,541	
108355	59940	2/24/15		13,305	
Totals			-	39,759	66,628

Project: HA334A32
Items: 102697, 105332, 108196, 108354, 108355
Rocks State Park
July 8, 2020
Page 2

I Studied the proposed acquisition drawings and conducted an inspection of the proposed acquisition areas. Based on acquisition drawings and inspection, it is my opinion the proposed acquisition will not result in severance or proximity damages to the remainder. The most appropriate valuation methodology is the Direct Sales Comparison Approach.

Information was assembled from the acquisition plats, land records, tax data, and various state and county offices. Additional sources include the Maryland Department of Assessment and Taxation, Bright MLS and CoStar Realty Information, as well as data from Harford County and state and federal agencies. This appraisal and appraisal report is developed following the Uniform Standards of Professional Appraisal Practice.

As a result of the appraisal and analysis, it is my opinion that the Market Value of the proposed taking under the extraordinary assumptions and hypothetical condition as of the effective date is:

Before Estimated Market Value	\$ 5,962,525
After Estimated Market Value	<u>\$ 5,958,013</u>
Estimated acquisition Value	\$ 4,512
<i>rounded</i>	\$ 4,550

The appraisal is made under the *Extraordinary Assumption* that the subject can physically accommodate the lot density allowed by zoning and development standards of Harford County and State of Maryland.

The appraisal has been completed under the *Extraordinary Assumption* that there are no easements or encroachments which would interfere with the development of the property to its highest and best use.

The appraisal is made under the *Extraordinary Assumption* the existing improvements, in both the before and after value estimates, are represented by the improvement assessment value determined by the Maryland State Department of Assessments and Taxation.

Project: HA334A32
Items: 102697, 105332, 108196, 108354, 108355
Rocks State Park
July 8, 2020
Page 3

The after-market value is estimated under the *Hypothetical Condition* the taking and public project are completed as of the effective date.

The supporting data, analysis, and conclusions upon which this value is based are contained in the accompanying report.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Stephen H. Muller". The signature is fluid and cursive, with the first name "Stephen" being more legible than the last name "Muller".

Stephen H. Muller, SRA
Certified General Appraiser
MD License #40001022

EXECUTIVE SUMMARY

Right of Way Project:	MD Rt 24 from south of Stirrup Run to Deer Creek Bridge		
Right of Way Project No.:	HA334A32		
Plat Numbers:	59939, 58296, 58297, 59939, 59940		
Item Numbers:	102697M 105332M 108196M 108354M 108355		
Property Location:	MD Route 24 / Rocks Road		
	Rocks State Park		
	Jarrettsville, Maryland 21084		
Owner:	State of Maryland		
	Department of Natural Resources		
	Department of Forest and Parks		
	c/o Land & Property Management		
	580 Taylor Avenue		
	Annapolis, Maryland 21401-2352		
Property Size:	739.63 acres		
Zoning:	AG - Agriculture		
Improvement Description:	Ranger Station, picnic shelter, restrooms		
Present Use:	Rocks State Park		
Before Highest and Best Use:	Development of residential building lots on area north of St. Clair Bridge Road, with recreational use on remaining area.		
Proposed Acquisition:	Perpetual Easements containing a total of 39,759 sf Temporary Easements containing a total 66,628 sf		
After Highest and Best Use:	Unchanged-Development of residential building lots on area north of St. Clair Bridge Road, with recreational use on remaining area.		
Effective Date of Value:	June 1, 2020		
Estimates of Market Value:	Before Estimated Market Value	\$ 5,962,525	
	After Estimated Market Value	\$ 5,958,013	
	Estimated acquisition Value	\$	4,512
	<i>rounded</i>	\$	4,550

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS

The appraisal is made under the *Extraordinary Assumption* that the subject can physically accommodate the lot density allowed by zoning and development standards of Harford County and State of Maryland.

The appraisal has been completed under the *Extraordinary Assumption* that there are no easements or encroachments which would interfere with the development of the property to its highest and best use.

The appraisal is made under the *Extraordinary Assumption* the existing improvements, in both the before and after value estimates, are represented by the improvement assessment value determined by the Maryland State Department of Assessments and Taxation.

The after-market value is estimated under the *Hypothetical Condition* the taking and public project are completed as of the effective date.

TABLE OF CONTENTS

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS	8
CERTIFICATE OF APPRAISAL	11
DEFINITIONS	14
INTEREST APPRAISED	15
EFFECTIVE DATE OF THE APPRAISAL	15
INTENDED USE OF APPRAISAL	15
INTENDED USER OF APPRAISAL	15
SCOPE OF THE APPRAISAL	16
TRANSFER HISTORY	17
LEGAL DESCRIPTION	17
TAX INFORMATION	17
ZONING CLASSIFICATION	18
FLOOD ZONE STATUS	20
CENSUS TRACT DATA	20
MARKET AREA DESCRIPTION	21
SITE DESCRIPTION	23
SOILS DESCRIPTION	24
EASEMENT AND ENCROACHMENTS	24
IMPROVEMENT & SITE IMPROVEMENT DESCRIPTION	24
HIGHEST AND BEST USE	24
METHODS OF VALUATION	26
BEFORE DIRECT SALES	27
COMPARISON APPROACH	27
AFTER VALUATION	38
DESCRIPTION OF AREA OF TAKING	39
DESCRIPTION OF REMAINING AREA	41
LOCATION OF SIDE & OUTLET DITCHES ADJACENT TO THE REMAINING PROPERTY	41
HIGHEST AND BEST USE - AFTER	41
SALES COMPARISON APPROACH - AFTER	42
SUMMARY AND VALUE CONCLUSION	44
ADDENDA	46

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

In conducting this appraisal, your appraiser has assumed that:

1. Title to the land is good and marketable.
2. The property is appraised as though under competent management in responsible ownership and is free and clear of all encumbrances and liens other than those mentioned in this report.
3. The information supplied by others is correct, and the revenue stamps placed on the deeds used to indicate the sale prices are in correct relation to the actual dollar amount of the individual transactions.
4. There are no hidden or undisclosed sub-soil conditions. No consideration has been given to oil or mineral rights, if outstanding.
5. All general codes, ordinances, regulations, or statutes affecting the property have been and will be enforced and the property is not subject to flood plain or utility restrictions or moratoriums except as reported to your appraiser and contained in this report.
6. The party for whom this report is prepared has reported to the appraiser, original existing conditions or development plans that would subject this property to the regulations of the Securities and Exchange Commission or similar agencies on the state or local level.
7. No responsibility is assumed by the appraiser for legal matters, nor is any opinion on the title rendered herewith.
8. The appraiser herein, by reason of this report is not to be required to give testimony in court with reference to the property appraised, unless arrangements have been previously made therefore.
9. The appraiser has made no survey of the property and assumes no responsibility in connection with such matters. Any sketch or identified survey of the property included in this report is only for the purpose of assisting the reader to visualize the property. The appraisal covers the property as described in this report and the areas and dimensions as shown herein are assumed to be correct.
10. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS (continued)

11. No environmental impact studies were either requested or made in conjunction with this appraisal, and the appraisal hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research, or investigation.

12. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is concerned, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public means of communication without the prior written consent and approval of the undersigned.

13. The appraiser assumes completion of the improvements in a competent manner, within a reasonable period of time and in accordance with final plans and specifications. This appraisal is subject to a review by the appraiser of the final plans and specifications.

14. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicted on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Extraordinary Assumptions

The appraisal is made under the *Extraordinary Assumption* that the subject can physically accommodate the lot density allowed by zoning, development standards of Harford County and State of Maryland.

The appraisal has been completed under the *Extraordinary Assumption* that there are no easements or encroachments which would interfere with the development of the property to its highest and best use.

The appraisal is made under the *Extraordinary Assumption* the existing improvements, in both the before and after value estimates, are represented by the improvement assessment value determined by the Maryland State Department of Assessments and Taxation.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS (continued)

Hypothetical Condition

The after-market value is estimated under the *Hypothetical Condition* the taking and public project are completed as of the effective date.

CERTIFICATE OF APPRAISAL

The undersigned do hereby certify that, except as otherwise noted in this appraisal report:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is/are my/our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I did perform a previous appraisal on the property dated 3/30/2015. No other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the person signing this certification.¹

As of the date of this report, I, Stephen H. Muller, SRA, have completed the continuing education program of the Appraisal Institute.



Stephen H. Muller, SRA
Certified General Appraiser
MD License Number 1022-04

¹ Uniform Standards of Professional Appraisal Practice 2018-2019 Edition, Appraisal Standards Board, The Appraisal Foundation

APPRAISER QUALIFICATIONS
Stephen H. Muller, SRA

EDUCATION

Towson University, Bachelor of Science Degree, 1978
Calvert Hall College High School

PROFESSIONAL MEMBERSHIPS

The Appraisal Institute, **SRA Designated Member** - Awarded 1985
State of Maryland Licensed Certified General Appraiser #1022-04
Associate Member - Greater Baltimore Board of Realtors
International Right of Way Association

PROFESSIONAL ASSOCIATION BOARD & COMMITTEE ACTIVITY

Appraisal Institute Maryland Chapter – Chapter President 1995, Vice President 1994,
Secretary 1993, Treasurer 1992, Regional Representative 1993-99
Society of Real Estate Appraisers - Baltimore Chapter - Board of Directors 1988-90,
Chapter Treasurer - 1990
National Association of Independent Fee Appraisers - Baltimore Chapter - Past
President-1984, Maryland State Director 1985
Greater Baltimore Board of Realtors, Appraisal Committee, Chairman - 1996

REAL ESTATE APPRAISAL EDUCATION

Appraisal Institute Courses

Advanced Concepts & Case Studies	- 2017
Advance Market Analysis and Highest & Best Use	- 2016
Fundamentals of Intangible Business Assets	- 2012
Valuation of Conservation Easement	- 2009
Real Estate Appraisal Principles Examination 1A1	- 1988
Basic Valuation Procedures Examination 1A2	- 1988
Case Studies in Real Estate Valuation Examination 2-1	- 1987
Capitalization Theory and Techniques Examination 1BA	- 1986
Capitalization Theory and Techniques Examination 1BB	- 1986
Applied Income Property Appraising Course 202	- 1985
Principles of Income Property Appraising Course 201	- 1980
Examination of Residential Properties Exam R-2	- 1979
Introduction to Appraising Real Property Course 101	- 1977

TEACHING, INSTRUCTOR

Investment Analysis – Anne Arundel Community College	- 2007-2011
Subdivision Appraising – Anne Arundel Community College	- 2005-2011
Introduction to Real Estate Appraising - Harford Community College	- 1993
Appraising Income Properties - Catonsville Community College	- 1989-91

TYPES OF APPRAISAL PREFORMED

Multi-family, Industrial, Retail, Office Buildings, Apartments, Raw Land, Special Purpose
Properties, Agricultural, Partial Takings, Recreational Facilities, Mixed Use, Historic
Properties, Agricultural & Conservation Easements, Residential, Condominiums.

Appraiser Qualifications – Stephen H. Muller, SRA

PROFESSIONAL EXPERIENCE - Performed appraisals for the following clients:

Baltimore City, Maryland	Maryland Department of General Services
Baltimore County, Maryland	Maryland Department of Natural Resources
Baltimore Museum of Art	Maryland State Highway Administration
BB&T	Maryland State Treasurer's Office
BGE	Maryland Transit Administration
Blue Ridge Bank	Morgan State University
Carroll County, Maryland	Neighbor Space of Baltimore County
CFG Community Bank	Old Line Bank
Chesapeake Bank of Maryland	PNC Bank
First Mariner Bank	Slavie Federal
Fulton Bank	State Farm Bank
Hamilton Federal Savings Bank	Susquehanna Bank
Howard County, Maryland	The Trust for Public Lands
Kopernik Federal Bank	Towson University
Land Preservation Trust	University of Maryland Baltimore County
Manor Conservancy	US Army Corps of Engineers
Maryland Aviation Administration	Wilmington Trust

EXPERT TESTIMONY

US District Court	Board of Property Review Baltimore County
Circuit Court for Baltimore County	Board of Property Review Harford County
Circuit Court for Baltimore City	Board of Property Review Carroll County
Circuit Court for Montgomery County	Board of Property Review Howard County
Board of Property Review Montgomery County	Board of Zoning Appeals– Carroll County

SEMINAR ATTENDANCE

Uniform Appraisal Standards for Federal Land Acquisitions	Appraisal Institute	2017
Uniform Standard of Professional Appraisal Practice	Appraisal Institute	2016
Green Buildings: Principles & Concepts	Appraisal Institute	2015
Eminent Domain and Condemnation	Appraisal Institute	2015
Sustainable Growth & Agricultural Preservation Act 2012	Appraisal Institute	2013
Conservation Easements - Legal and Financial Aspects MD	Maryland Environmental Trust	2012
Uniform Appraisal Dataset from Fannie Mae & Freddie Mac	Appraisal Institute	2011
Advanced Spreadsheet Modeling for Valuation Application	Appraisal Institute	2010
Appraising Distressed Commercial Real Estate	Appraisal Institute	2009
Integrating Appraisal Standards	IRWA	2009
The Valuation of Wetlands	Appraisal Institute	2006
Self- Storage Economics and Appraisals	Appraisal Institute	2005
Appraising Convenience Stores	Appraisal Institute	2005
Appraising Local Retail Properties	Appraisal Institute	2004
Commercial Development and Market Update	Appraisal Institute	2003
Uniform Appraisal Standards for Federal Land Acquisitions	Appraisal Institute	2002
Overview of Conservation Easements in MD	Appraisal Institute	2002
FHA & Appraisal Procedures	Appraisal Institute	2000
Real Estate Appraisals for Federal Gift Tax	Appraisal Institute	1999
FHWA Appraisal Seminar	MD DOT	1998
Appraisal of Nursing Facilities	Appraisal Institute	1996
Residential Land Development and Subdivision Analysis	Appraisal Institute	1996
The Appraiser as an Expert Witness	Appraisal Institute	1995

DEFINITIONS

Fair Market Value – The fair market value of property in a condemnation proceeding is the price as of the valuation date for the highest and best use of the property which a vendor, willing but not obligated to sell, would accept for the property, and which a purchaser, willing but not obligated to buy, would pay, excluding any increment in value proximately caused by the public project for which the property condemned is needed. In addition, fair market value includes any amount by which the price reflects a diminution in value occurring between the effective date of legislative authority for the acquisition of the property and the date of actual taking if the trier of facts finds that the diminution in value was proximately caused by the public project for which the property condemned is needed, or by announcements or acts of the plaintiff or its officials concerning the public project, as was beyond the reasonable control of the property owner. (*Annotated Code of Maryland, §12-105*)

Fee Simple - Fee Simple is defined as "absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."²

Extraordinary Assumption - An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about the physical, legal, or economic characteristics of the subject property; or about condition external to the property, such as market conditions, or trends; or about the integrity of data used in an analysis. ³

Hypothetical Condition – a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist as of the effective date of the assignment results, but is supposed for the purpose of analysis. Hypothetical conditions are contrary to known fact about the physical, legal, or economic characteristics of the subject property; or about conditions, external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. ⁴

Easement - The right to use another's land for a stated purpose.

² The Dictionary of Real Estate Appraisal, 5th edition, Appraisal Institute

³ Uniform Standards of Professional Appraisal Practice 2018-2019 Edition, Appraisal Standards Board, The Appraisal Foundation

⁴ Ibid

DEFINITIONS (continued)

Special Benefits – In eminent domain valuation, the benefits that arise from the peculiar relation of the land in question to the public improvement, usually resulting from a change in its highest and best use. Special benefits may accrue to multiple parcels (such as all four quadrants of a newly constructed freeway interchange) because the parcels are directly benefitted in a similar manner, if not to the same degree.⁵

Severance Damages - The diminution of the market value of the remainder area, in the case of a partial taking, which arises (a) by reason of the taking (severance), and/or (b) the construction of the improvement in the manner proposed.⁶

INTEREST APPRAISED

Appraisal is made of the Fee Simple and proposed partial interests.

EFFECTIVE DATE OF THE APPRAISAL

The effective date of the appraisal is the date of inspection, June 1, 2020.

CLIENT

The client is the Maryland Department of Transportation, State Highway Administration.

INTENDED USE OF APPRAISAL

This appraisal was made as a basis for estimating market value of the acquisition area and interest specified on the State Highway Acquisition Plats:

Plat 58296 revised 2/20/2015

Plat 58297 issued 2/20/2015

Plat 59939 issued 2/24/2015 (replacing plat 5828)

Plat 59940 issued 2/24/2015.

INTENDED USER OF APPRAISAL

The intended user of the appraisal is the Maryland Department of Transportation, State Highway Administration and the Maryland State Roads Commission.

⁵ Ibid

⁶ Real Estate Valuation in Litigation, Second Edition., Appraisal Institute

SCOPE OF THE APPRAISAL

The appraisal problem is to estimate the Market Value of a proposed takings along MD Route 24 Rocks Road and Deer Creek, in the Jarrettsville area of Harford County. I have made an inspection of the property, and studied the acquisition plats and construction drawings. Based on the inspection and acquisition plats, it is as my opinion the proposed acquisitions will not result in severance or proximity damages to the remainder.

Using the before and after method, an appraisal is performed on the subject property. We develop a Direct Sales Comparison Approach comparing the sales of similar properties with the subject. In addition to the inspection, acquisition plats and construction drawings, additional secondary sources include land records, tax data, and various state and county agencies. Additional sources include Bright MLS. The sales comparables used are observed from the public streets. Market data is confirmed with buyer, seller, broker, or attorney; typically, public records are reviewed to supplement or confirm the information. Attempts are made to confirm data with parties of the transactions; however, where secondary sources such as deeds or third-party data sources were the only confirmation source available the comparable may still be considered important but may be less reliable than those with a more primary confirmation. We have not reviewed environmental surveys of the subject, title reports, or building inspection reports. The appraisal and appraisal report is completed in accordance with the *Uniform Standards of Professional Appraisal Practice*. The reader's attention is directed to the assumptions and limiting conditions of this appraisal.

TRANSFER HISTORY

The proposed taking is to be acquired from portions of the State of Maryland's Rocks State Park. The transfer information available through the tax records for the eight tax accounts identified as part of the park is summarized below.

Premise Address	Tax Account	Tax Map	Size (Ac)	Deed Reference	Transfer Date	Consideration
3820 Rocks Station Rd	05-043913	25/1B/237, Lt 3	8.33	7209/676	2/1/2007	\$ 230,000.00
St Clair Bridge Rd	04-065328	24/2F/26	186.00	5621/629	7/30/2004	\$ -
3831 Rocks Station Rd	05-040728	25/1B/29	11.27	1242/869	8/30/1984	\$ 135,000.00
Route 24, Pcl 139	04-065263	25/2A/139	294.70	N/A	N/A	N/A
Rocks Chrome Hill Rd	04-065301	25/2A/236	2.45	N/A	N/A	N/A
Route 24, Pcl 28	05-036879	25/1B/28	11.01	N/A	N/A	N/A
Route 24, Pcl 88	04-065255	25/2B/88	26.21	N/A	N/A	N/A
Route 24, Pcl 118	04-065271	17/4A/118	199.66	N/A	N/A	N/A
Total Acreage			739.63			

LEGAL DESCRIPTION

The subject area is a portion Rocks State Park. Portions of the park are described in the above referenced deeds. The proposed taking areas and interest are described on SHA Right of Way Acquisition Plats:

Plat 59939 issued 2/24/2015 (replacing plat 5828)

Plat 58296 revised 2/20/2015

Plat 58297 issued 9/21/2012

Plat 59940 issued 2/24/2015.

TAX INFORMATION

The tax parcels that compose this portion of Rocks State Park are listed in the tax records as tax exempt. Current assessments for these parcels are summarized below:

Parcel Address	Tax Account	Land FCV	Improvement FCV	Total FCV
3820 Rocks Station Rd	05-043913	\$ 133,600	\$ -	\$ 133,600
St Clair Bridge Rd	04-065328	\$ 930,000	\$ -	\$ 930,000
3831 Rocks Station Rd	05-040728	\$ 166,300	\$ 67,700	\$ 234,000
Route 24, Pcl 139	04-065263	\$ 1,537,700	\$ 197,500	\$ 1,735,200
Rocks Chrome Hill Rd	04-065301	\$ 7,300	\$ -	\$ 7,300
Route 24, Pcl 28	05-036879	\$ 33,000	\$ -	\$ 33,000
Route 24, Pcl 88	04-065255	\$ 188,400	\$ 43,500	\$ 231,900
Route 24, Pcl 118	04-065271	\$ 998,300	\$ 28,400	\$ 1,026,700
Totals		\$ 3,994,600	\$ 337,100	\$ 4,331,700

ZONING CLASSIFICATION

The subject area is zoned AG, Agricultural. A copy of the Agricultural zoning requirements listed in the *Harford County, Maryland Zoning Code*, may be found in the addendum. The code lists the purpose of this zone is to "provide for continued farming activities, conserved agricultural land, and reaffirm agricultural uses..." Residential development is allowed on parcels that are described in the Land Records as of February 8, 1977 at a rate of one development right for 20,000 square feet up to 11 acres, two for up to 19.99 acres, and one additional development right for each additional ten acres. Additional rights may be available for immediate family members and all but one development right is transferable as outlined in the Zoning Code as found in the addendum.

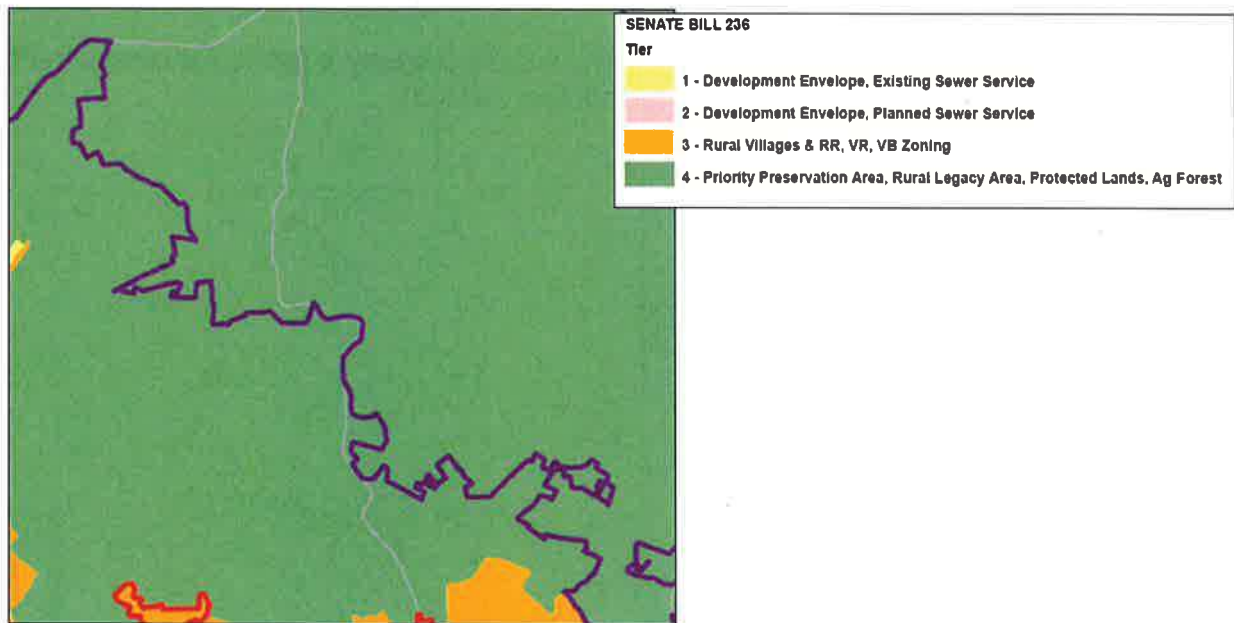
Density rights may be transferred from AG zoned property in Harford County according to zoning regulations (§267-53, D, 4 & 5). Limitations include one development right must remain with a parcel, and receiving parcels may be made to Rural Residential or Village Residential zoned properties. Development rights may only be transferred once.



SUSTAINABLE GROWTH & AGRICULTURAL PRESERVATION ACT OF 2012

The goal of the act is to limit the disproportionate impact of larger subdivisions septic systems on farm and forestland. The Act calls for county governments to adopt countywide maps identifying four tiers, where major and minor residential subdivisions may be located in a jurisdiction and what type of sewerage system will serve them. Harford County has adapted a plan and the subject property is located in Tier 4. This designation limits development to a minor subdivision with a maximum of seven (7) lots unless a previous plan has been grandfathered. The subject has multiple tax account parcels and therefore would have approximately 30 density rights available, with the three larger parcels having 7 density rights and the five smaller parcels having from 1-3 rights.

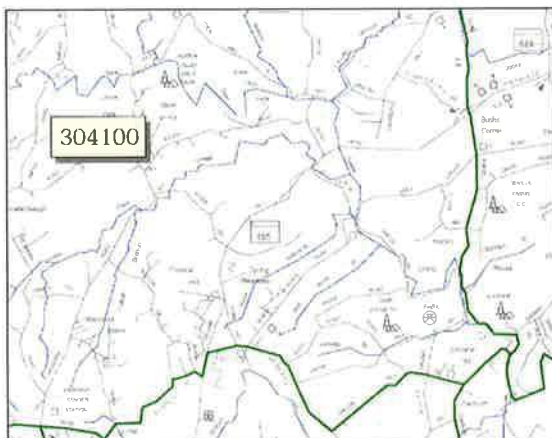
Tier 1	Areas are currently served by sewerage systems
Tier II	Areas are planned to be served by sewerage systems
Tier III	Areas are not planned to be served by sewerage systems, these areas where growth on septic systems can occur.
Tier IV	Areas are planned for preservation and conservation and prohibit residential major subdivisions.



FLOOD ZONE STATUS

The subject is primarily located in Zone X as shown on Federal Emergency Management Agency of the Federal Insurance Administration's Community Panel number 24025C-0043E, dated April 19, 2016.

Low-lying portions of the subject located along Deer Creek are in a 100-year flood zone.



CENSUS TRACT DATA

The subject property is located in census tract number 3041.00.

MARKET AREA DESCRIPTION

The subject property is located in Harford County, which is one of seven Maryland jurisdictions, which make up the Baltimore Metropolitan area. Harford County is 448 square miles in size and had an estimated 2015 population of 250,025 and 93,362 households.

Development Envelope extends along the I-95 corridor in the eastern portions of the county and into the central portion of the county along the Route 24 corridor and Bel Air. Within the growth areas moderate to high residential development is permitted and public utilities serving much of the envelope.



Commercial development is concentrated in the growth areas. The Town of Bel Air is located approximately seven miles to the south of the subject. The incorporated township of Bel Air is the county seat with courts and administrative office. Employment centers are concentrated around Belair and along the I-95 corridor.

Bel Air is an important economic hub with retail and service businesses found along Belair Road (Route 1) where commercial retail centers, stand-alone service centers and professional offices are concentrated. Commercial roadside development is also clustered along MD Route 24 from Bel Air north to Route 23, East-West Highway and south from Bel Air to Route 40 east.

Industrial development is located through the county in scattered industrial parks which include Bynum Run, Forest Hill Business Airpark, and Wyndemede. Heavier concentration of industrial use is in the eastern part of the county along I-95/Route 40 corridor. Industrial land use includes a concentration of logistical warehousing facilities along the I-95/Route 40 corridor.

The largest employer in Harford County is the Aberdeen Proving Grounds employing over 22,000. Private employers include Upper Chesapeake Health, Rite Aid Mid-Atlantic Customer Support Center, Jacobs Technology, Booze Allen Hamilton, Leidos, Frito-Lay, Cytec Engineered Materials and Northrup Grumman.

Transportation infrastructure is well developed roadway system I-95 traveling north/south through the eastern portion of the county and linking the county to large metropolitan areas to and south. CSX Railroad and Amtrak northeast corridor also runs through the eastern part of the county. The Port of Baltimore is located approximately 25 miles south of Bel Air. International Airports include BWI Thurgood Marshall located 30 miles south and Philadelphia International 60 miles to the northeast and Dulles International 70 miles to the southwest.

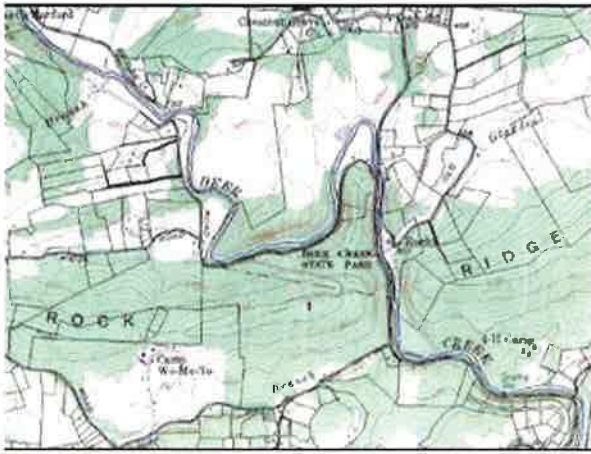
MARKET AREA DESCRIPTION (continued)

The subject is located in the Jarrettsville market area of northwest Harford County. The subject area consists of agricultural and low-density single-family development. Rocks State Park is located within the Jarrettsville planning area. The park is approximately five miles north of Forest Hill area where there is a range of commercial and retail businesses located along MD Route 24.

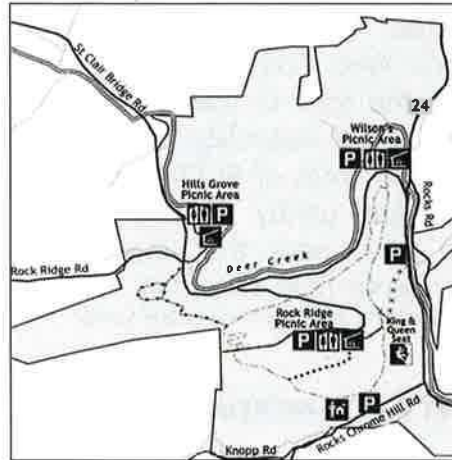
The primary land use in the subject area is agriculture and low-density single-family detached residential. The majority of dwelling in the immediate area have been constructed in the last 40 years. Within a 4 mile radius of the subject, Bright Multiple Listing Service reports 109 detached dwelling sales sold in the last 12 months, ranging between \$146,000 and \$794,900 with an average sales price of \$434,590 and median of \$419,900. The average exposure time of these sales was 48 days.

The Jarrettsville market area is considered a desirable location in terms of both residential and agricultural use, stemming from its physical features, convenient location and supporting commercial, educational and recreational facilities.

SITE DESCRIPTION



Source: www.mdmerlin.net



The subject area is a portion Rocks State Park. The identified tax accounts of the park indicate a size of 739.63 acres. The central feature of the park is Deer Creek, which drains in a southerly direction along the east side of Route 24. The topography of Rocks State Park ranges from steeply sloped with elevation changes of 300 feet noted on the west side of Route 24 to gently sloping areas to the north of St. Clair Bridge Road. The park is generally wooded with open areas noted to the north of St. Clair Bridge Road.

Rocks State Park is accessed from Route 24, Rocks Road, which extends north from Bel Air and Forest Hill, through the park before heading north to Pylesville and Pennsylvania. Route 24 is two-lane, macadam-paved with guardrails along much of the subject portion. The Maryland State Highway Administration reports an Average Daily Traffic, ADT, level along the subject portion of Route 24 in 2019 of 3,444 vehicles. Interstate highway access is available at the Route 24 intersection with I-95, approximately 14 miles to the south. The subject area of Rocks State Park is bordered on the south by Rocks Chrome Hill Road and on the north by St. Clair Bridge Road.



SOILS DESCRIPTION

The United States Department of Agriculture's Web Soil Survey reports the majority of the soils in the immediate area have very limited suitability for septic field use. The areas north of St Clair Bridge Road that are more gently sloping and open appear to have soils that may be more suitable for septic field utilization.

Source: U.S. Department of Agriculture Web Soil Survey



EASEMENT AND ENCROACHMENTS

The appraisal is completed under the *Extraordinary Assumption* that there are no easements or encroachments which would interfere with the development of the property to its highest and best use.

IMPROVEMENT & SITE IMPROVEMENT DESCRIPTION

The subject is improved with minimal improvements utilized in the support of the Rocks State Park. In conducting the appraisal, and studying the acquisition plat, proposed construction drawings, and inspecting the property, it is my opinion that the proposed acquisition and public project will not result in severance or proximity damage to the remainder. As there is no resulting damage to the improvements, the contributing value of the improvements have been represented by the improvement assessment value determined by the Maryland State Department of Assessments and Taxation.

HIGHEST AND BEST USE

Highest and Best Use - That reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, and financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability⁷.

Physically Possible - The subject portion of Rocks State Park consists of eight parcels totaling 739.63 acres. Deer Creek flow through portions of the parkland with topography ranging from rolling to steeply sloping. Mature woodlands covers the majority of the area. Soils profiles and slopes render much of the area unsuitable for development. Areas north of St. Clair Bridge Road, however, are less steeply sloping, and include open land and soils that may be more suitable for residential development.

⁷ The Dictionary of Real Estate Appraisal, Fifth Edition - 2010

HIGHEST AND BEST USE (continued)

Legally Permissible - The subject is zoned Agriculture, which allows one unit per ten acres on larger properties. Under the extraordinary assumptions of this appraisal, the highest and best use of the subject site as if vacant would be development of residential building lots on the area north of St Clair Bridge Road with continued recreational use of the remainder. The existing improvements are utilized in support of the Rocks State Park facility and are complimentary to its current use.

While the subject is located in Sustainable Growth and Agricultural Preservation Tier IV, with a maximum of 7 lots per parcel, the eight parcels would have a maximum density of 30 lots allowed. The three larger parcels would have 7 rights, and the five smaller parcels would have from 1-3 density rights.

Financially Feasible and Maximally Profitable - The subject is in proximity to Jarrettsville, Forest Hill, and the Town of Bel Air. The area is a mix of agricultural use and residential development. The property is located in a desirable area for residential development stemming from its convenience to employment centers, residential support services, transportation arteries and desirable setting. Low density residential use surrounds the parkland and properties suitable for development continued to be developed and absorbed into the market place.

The highest and best use of the subject property if available for development is to develop suitable areas of the property into low density residential use.

METHODS OF VALUATION

In estimating the Market Value of real estate there are three methods by which an estimate of value can be derived. They are the Cost, Direct Sales Comparison and Income Approaches. All three approaches find their basis in the principle of substitution, which is the premise that an informed individual would pay no more than what a comparable (property, site, improvement or rental) could be acquired for. The principle of substitution extends through all three approaches whether it is land, improved property, rentals or capitalization rates. Other principles of valuation are also utilized in a part of the methods used, such as the principles of anticipation, contribution, supply and demand, and change. A brief discussion of the methods employed in this report follows. The use of all three methods, or the omission of one or more of the methods, is dependent on the type of property being appraised as well as the availability of data.

Cost Approach - The Cost Approach is applied to the subject property by estimating the cost to reproduce the improvements, less depreciation if any, and adding the value of the site. Due to a lack of affect upon the existing improvements, this approach is not pertinent to the appraisal problem.

Direct Sales Comparison Approach - The Direct Sales Comparison Approach employs recent sales of similar unimproved properties and compares these properties to the subject. Comparable sales are analyzed in order to identify differences between the comparable and the subject. Both the subject and comparable are broken down into units of comparison. Adjustments for differences are made and applied to the comparable, in effect adjusting the comparable to the subject and, therefore, indicating what the comparable would have sold for if it possessed both the physical and economic qualities of the subject property.

Income Approach - The Income Approach is not pertinent to the appraisal problem.

**BEFORE DIRECT SALES
COMPARISON APPROACH**

COMPARABLE SALE #1

Location: 3018A Troyer Road
White Hall, Maryland 21161
Sales Price: \$1,250,000
Record Date: 1/18/2019
Deed Reference: 13130/190
Grantor: Turner, Howard W. Jr.
Grantee: Rose Family Farm, LLC
Tax Account #: 04-069730, 0469722, 04-081129
Map/Grid/Parcel: 23/2A/76
Zoning: AG
Tier: 4
Land size (acres): 122.289 acres
Description: Irregular farm property fronting on the north side of Troyer Road east of MD Rt 23 Norrisville Road. Approximately 80% tillable. Small pond <.5 ac southeast of house and barns.
Topography: Rolling
Soils: Chester, Glenville, Manor channery, Manor, Glenelg.
Improvements: House, barn, shed (no contributing value-since razed).
Utilities: Well & septic
Comments: Buyer owns the neighboring farm. Confirmed improvements had no contributing value. Since the sale the property was placed in easement with the Manor Conservancy.
Density Rights: 12 gross / 7 Tier 4
Confirmation: Buyer/tax and land records
Price/acre: \$10,222



COMPARABLE SALE #2

Location: 1700 Castleton Road
Darlington, Maryland 21034

Sales Price: \$985,900

Contract Date: 9/18/2019

Closing date: Unknown

Deed Date: 5/12/2020

Deed Reference: 13847 / 453

Grantor: Castleton Farm LLC

Contract buyer: JPS Properties LLC

Tax Account #: 05 035651

Map/Grid/Parcel: 19/2D/42

Zoning: AG

Tier: 4

Land size (acres): 100.7 acres

Description: Irregular property rising up from Castleton Road. House site on elevated area of property. Tillable cropland located in the northeastern part of the property. Woodlands cover the northwestern part of the property.

Topography: Rolling. Drains to the west.

Soils: Approximately 36 acres tillable. Approximately 59 acres in forest retention area.

Improvements: Detached frame cottage renovated in 2010 containing 2,850 sf. House is in good condition. Bank barn, garage, sheds. Pond.

Utilities: Well & septic

Comments: Contributing value of improvements estimated at \$200,000. Property was on the market for 343 days. Original list price \$1,350,000 dropped to \$1,200,000 then to \$1,100,000. Prior sale 12/9/2010 for \$735,000.

Density Rights: 7

Confirmation: Agent, MLS, tax and land records

Price/acre: \$7,804 without improvements



COMPARABLE SALE #3

Location: 3443 Wilson Road
Street, MD 21154
County: Harford
Market Area: Street
Sales Price: \$1,900,000
Deed Date: 6/30/2016
Deed Reference: 11944/58
Grantor: Carolyn L. Heaps, Donald Heaps, Stewart Getz
Grantee: Troyer Farms, LLC
Tax Account #: 05-037638 & 05-037646
Map/Grid/Parcel: Tax Map 18 Grid 3F Parcels 71 & 150
Zoning: AG
Land size (acres): 168.0 acres
Description: Approximately 120 acres in tillable cropland, 10 pasture, 35 woodlands and 3 surrounding barn complex and houses
Topography: Majority of property is gently rolling
Soils: 121.73 acres of the total are Class I, I, III and Group 1 and 2
Improvements: 3 residential dwellings (1 primary residence and 2 tenant houses, barn, equipment sheds)
Utilities: Well & septic
Comments: House and barns are in fair to average exterior condition. Estimated contributing value \$100,000.
Density Rights: 11
Confirmation: Buyer/Deed/tax records
Price/acre: \$11,310
Price/acre net of imp: \$10,714



COMPARABLE SALE #4

Location: Parcel 185 Falls Road
Upperco, MD 21155
Sales Price: \$825,000
Record Date: 06/24/2019
Deed Reference: 41573/256
Grantor: Baker, William C
Grantee: Falls Road Farms LLC
Tax Account #: 05 1600009093
Map/Grid/Parcel: 15/21/185
Zoning: RC2
Land size: 111.28 acres
Description: Irregular shaped with stream flowing through western portion of the property. Fronts on northeast side of Falls Road for approximately 1,680 feet.
Topography: Moderate rolling to hilly in places
Utilities: Private well & septic
Soils: Manor Brinklow complex, Brinklow channery loam, Glenville silt loam, Glenelg channery loam.
Comments: Unimproved land sale. Property is not in conservation and has 2 development rights. Property was improved with a frame dwelling that had been gutted in preparation for renovation. Estimated contributing value \$25,000.
Confirmation: MLS/Deed/tax records
Price/Acre: \$7,414
Price/ac net of imp: \$7,189



COMPARABLE SALE #5

Location: Parcel 126 Mount Carmel Road
Parkton, Maryland 21120
Sales Price: \$1,000,000
Record Date: 4/17/2018
Deed Reference: 40151/344
Grantor: Red Shutters LLC
Grantee: Mays Farming LLC
Tax Account #: 07 08038190
Map/Grid/Parcel: 21/16/126
Zoning: RC2 & RC 8
Land size: 103.36 acres
Description: Property fronts on the north side of Mount Carmel Road
and the west side of Evna Road.
Topography: Rolling
Utilities: Well & septic
Soils: Primary soils include Gaila loam Ga, Glenelg loam, Gd,
Glenville silt loam Gh, Manor channery loam, Mb.
Comments: Unimproved property located west of the I-83 corridor.
Property was purchased for farming.
Confirmation: Grantee/Deed/tax records
Price/Acre: \$9,675

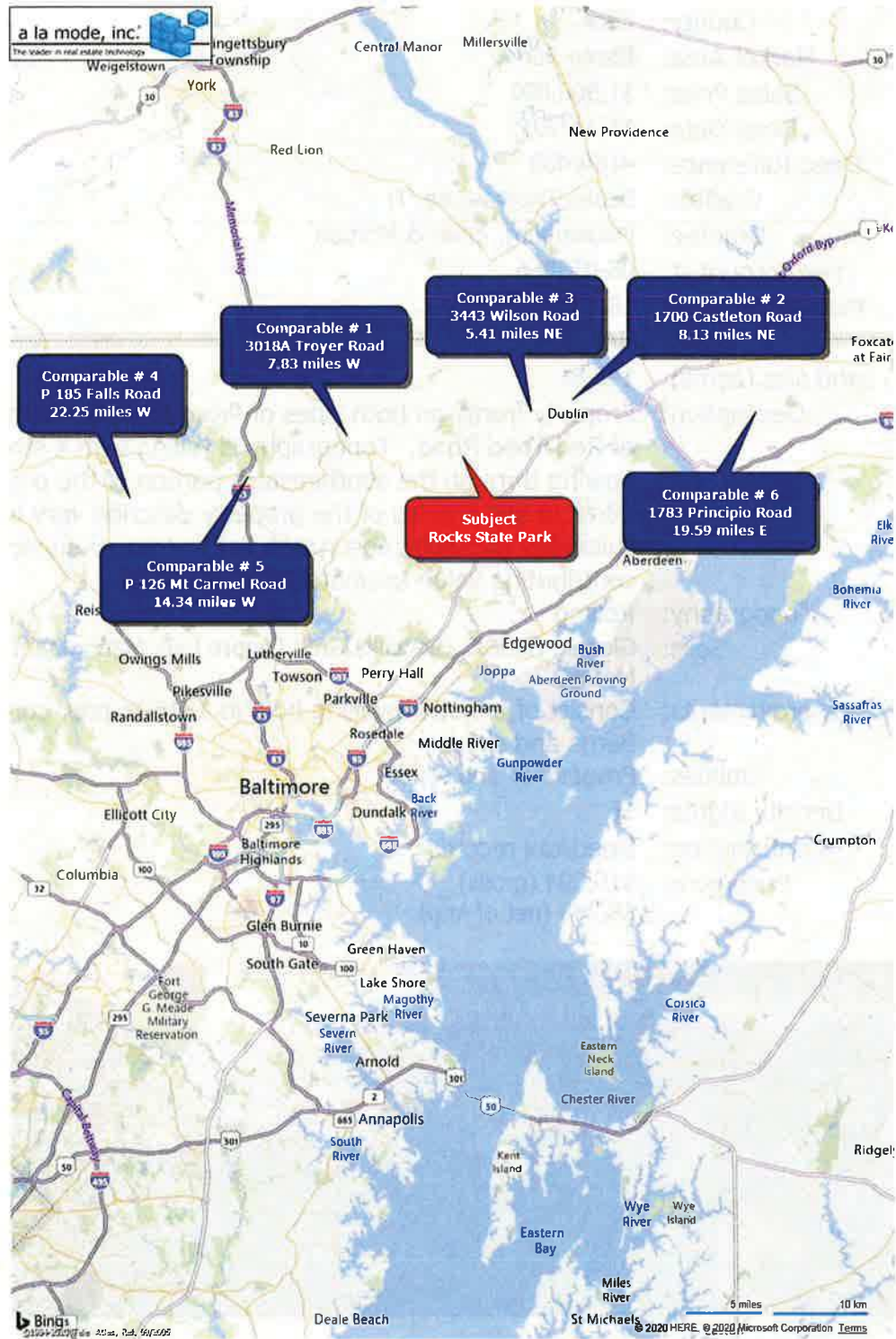


COMPARABLE SALE #6

Location: 1783 Principio Road
Rising Sun, MD 21911
County: Cecil
Market Area: Rising Sun
Sales Price: \$1,500,000
Deed Date: 11/14/2017
Deed Reference: 4160/489
Grantor: Beale, Thomas Lee, Tr
Grantee: Meulenberg, Emiel & Morgan
Tax Account #: 06-013066
Map/Grid/Parcel: 18/13/11
Zoning: NAR
Land size (acres): 148.61
Description: Property fronts on both sides of Principio Road northeast of Red Toad Road. Topography is rolling with a stream flowing through the southeastern portion of the property. Most of soil profiles of the property describe very limited suitability for septic absorption fields. Improvements contributing value estimated at \$200,000.
Topography: Rolling
Soils: Glenelg GeB&C, Glenville GnB, Legore LaB, Manor loam MaC&D.
Improvements: Consist of a stone dwelling built in 1816 in poor condition, barns and sheds.
Utilities: Private well and septic
Density Rights: 16
Confirmation: Deed/tax records
Price/acre: \$10,094 (gross)
\$8,748 (net of imp)



COMPARABLE SALES MAP



DIRECT SALES COMPARISON ANALYSIS

Location	Subject Rocks State Park Jarrettsville, MD	Comparable #1 3018A Troyer Road White Hall, MD	Comparable #2 1700 Castleton Road Darlington, MD 21034	Comparable #3 3443 Wilson Road Street, MD 21154	Comparable #4 P 185 Falls Road Upperco, MD 21155	Comparable #5 P. 126 Mt. Carmel Rd Parkton, MD 21120	Comparable #6 1783 Principio Road Rising Sun, MD 21911
Purchase Price		\$ 1,250,000	\$ 985,900	\$ 1,900,000	\$ 825,000	\$ 1,000,000	\$ 1,500,000
Date of Sale		Jan-19	Sep-19	Jun-16	Jun-19	Apr-18	Nov-17
Price/Acre		\$10,222	\$9,790	\$11,310	\$ 7,414	\$ 9,675	\$10,094
Imp Contrib Value		Not Contrib	\$200,000	\$100,000	\$ 25,000	Unimproved	Contributing
Interest	Fee Simple				Dwellings	Fee Simple	Fee Simple
Size (Acres)	739.63	122.289	100.70	168.00	111.28	103.36	148.610
Zoning	AG	AG	AG	AG	RC2	RC2 & RC8	NAR
Est. Density Rights	74/29	12/7	7	11	2	6	16
Units per acre	0.04	0.06	0.07	0.07	0.02	0.06	0.11
Price/land only		\$ 10,222	\$ 7,804	\$ 10,714	\$ 7,189	\$ 9,675	\$8,748
Conditions of Sale		Arms Length	Arms Length	Arms Length	Arms Length	Arms Length	Arms Length
Market Conditions				4%			2%
Adjusted Price		\$ 10,222	\$ 7,804	\$ 11,143	\$ 7,189	\$ 9,675	\$8,923
Location	Jarrettsville	White Hall	Darlington	Street	Upperco	Parkton	Rising Sun
Setting	Rural	Rural	Rural	Rural	Rural	Average	Rural
Development Status	Raw/Parkland	Raw/Farm	Raw/Farm	Raw/Farm	Raw/Farm	Raw/Farm	Raw/farm
Topography	Rolling	Level/Rolling	Rolling	Level/Rolling	More rolling	Level/Rolling	Rolling
Size (Acres)	739.630	122.29	100.70	168.00	111.280	103.360	148.610
Units per Acre	0.04	0.06	0.07	0.07	0.02	0.06	0.11
Zoning	AG	AG	AG	AG	RC2	RC2 & RC8	NAR
Utilities	well / septic	well/septic	well/septic	well/septic	well/septic	well/septic	well/septic
Net Adjustments		-25%	-15%	-25%	-15%	-25%	-15%
Indicated Value		\$7,667	\$6,633	\$8,357	\$6,111	\$ 7,256	\$7,585

Lowest Value Indicated	\$ 6,111	Estimated Value/Acre	\$ 7,500
Highest Value Indicated	\$ 8,357	Subject Land Area	739.630
Average Adjusted Value	\$ 7,268	Subject Land Market Value	\$ 5,547,225
Median Adjusted Value	\$ 7,421	Improvement Contrib. Value	\$ 415,300
		Before Market Value	\$ 5,962,525
		Rounded	\$ 5,963,000

DIRECT SALES COMPARISON APPROACH

The Direct Sales Comparison Approach compares recent sales of similar properties to the subject property. Adjustments are made for economic, physical or functional differences between the sales and the subject. The criteria in selecting the comparables included the zoning, date of transfer, proximity to the subject, size, and physical characteristics. The sales selected are all properties in excess of 100 acres in size, zoned for agricultural use and not encumbered by agricultural or conservation easements. Adjustments are made for changes in market conditions since the comparable transfer, size and topographic differences.

The first comparable is a 122.289 acre farm zoned AG located on Troyer Road in the White Hall area of western Harford County. The property was purchased by the adjoining owner. Topography is gently rolling with cleared tillable cropland. Improvements at the time of sale did not contribute to value. Adjustments are made for more moderate topography and smaller size.

The second comparable, 1700 Castleton Road is located northeast of the subject in Darlington. The property consists of 100.7 acres improved with a detached dwelling and outbuildings. Adjustments are made for the contributing value of the improvement and smaller land area.

Comparable 3, Wilson Road, is a 168-acre farm located northeast of the subject in the Street market area. The property consists of cleared cropland with gently rolling topography. Adjustments are made for the contributing value of the improvements, changes in market conditions since its transfer, topography and smaller size.

The fourth comparable, Parcel 185 Falls Road is located west of the subject in Baltimore County. The property consists of 111.28 acres and improved with a dwelling shell prepared for renovation. Adjustments are made for the contributing value of the improvements and smaller size.

The fifth comparable, parcel 126 Mount Carmel Road, is a 103.36-acre property located in the Parkton market area of Baltimore County. The property is unimproved and cleared put to tillable cropland. Adjustments are made for its more moderate topography and smaller size.

The sixth sale, 1783 Principio Road is a 148.61-acre farm located northeast of the subject in the Rising Sun market area of Cecil County. Adjustments are made for its changes in market conditions since its transfer and smaller size.

The adjusted comparables indicated a range from \$6,111 to \$8,357 per acre, with an average of \$7,268 and median \$7,421. Comparable #1 is the most recent and proximate sale and therefore greater weight is placed on this sale. Based on the relative

DIRECT SALES COMPARISON APPROACH (continued)

importance of the comparable sales it is my opinion the market value of the subject is \$7,500 per acre. Applying this per acre estimate subject size of 739.63 acres indicates land value estimate of \$5,547,225.

The overall before value of the subject is the land value plus the contributing value of the existing improvements and site improvements. The subject improvement's contributing value in both the before and after are represented using the Maryland Department of Assessments and Taxation estimate of improvement value of \$415,300. Adding these estimates of improvement values to the land value yields an overall before value.

Estimated Value/Acre	\$	7,500
Subject Land Area		<u>739.630</u>
Subject Land Market Value	\$	5,547,225
Improvement Contrib. Value	\$	<u>415,300</u>
Before Market Value	\$	5,962,525
<i>Rounded</i>	\$	5,963,000

AFTER VALUATION

DESCRIPTION OF AREAS AND INTEREST OF TAKING

The proposed acquisition consists of several items made up of Perpetual Easements and Temporary Construction Easements. The easement areas and interests extend on either side of MD Route 24 Rocks Road and Deer Creek through Rocks State Park. The purpose of the acquisition is for road and waterway improvements along this section of MD Route 24.

The proposed acquisition is taken from Lands owned by the State of Maryland Department of Natural Resources / Department of Forest and Parks. There are five (5) items 102697, 105332, 108196, 108354, 108355 described on four (4) Right of Way Plats, 58296, 58297, 59939 and 59940.

The acquisition includes a total Perpetual Easement Area of 39,759 square feet and Temporary Easement Area totaling 66,628 square feet. Outlined below is a summary outline of the proposed easements together with the corresponding plats showing the easement interest to be acquired.

Item #	Plat #	Plat Date Issued / Rev	Fee Simple (sf)	Perpetual Easement (sf)	Temporary Easement (sf)
102697					
Parcel A	58296	2/20/15	-	1,128	64,857
Parcel B	58296	2/20/15	-	3,288	-
Parcel C	58296	2/20/15	-	954	-
Parcel D	58296	2/20/15	-	673	-
Parcel E	58297	2/20/15	-	1,638	-
Parcel F	58297	2/20/15	-	2,128	-
Parcel G	59939	2/24/15	-	3,005	-
Parcel H	59939	2/24/15	-	1,819	-
 105332	 59939	 2/24/15	 -	 -	 1,771
 108196	 58296	 2/20/15		 280	
 108354	 59940	 2/24/15		 11,541	
 108355	 59940	 2/24/15		 13,305	
Totals			-	39,759	66,628

Item 102697 parcel A is located on the east side of Rocks Road running parallel to Deer Creek. The perpetual easement is for drainage discharge. Parcel B is located on the east side of Rocks Road and consists of a perpetual easement to support a reinforced slope, drainage and retaining wall. Parcel C is located on the west side of Rocks Road and consists of a perpetual easement to support utility poles. Parcel D is a perpetual easement to support utility poles beginning east of Rocks Road and crossing Deer Creek.

Parcel E is a perpetual easement for drainage located on the east side of Rocks Road. Parcel F is located on the west side of Rocks Road and is a perpetual easement for a reinforced slope, drainage and retaining wall. Parcel G is located on the east side of Rocks Road and is a perpetual easement for a reinforced slope, drainage and retaining wall. Parcel H is a perpetual easement located on the west side of Rocks Road and is for drainage.

Item 105332 is a temporary easement located on the west side of Rocks Road is for access, fine grading, erosion control and seeding and tree planting.

Item 108196 located on the east side of Deer Creek is a perpetual easement for utility poles.

Item 108354 is located east of Deer Creek running in proximity to Rocks Station Road. Item 108354 is a perpetual easement in support of utility poles.

Item 108355 is located east of Deer Creek running along Rocks Station Road is a perpetual easement for utility poles.

Both sides of Rocks Road are covered with deciduous trees and various underbrush. The existing tree and under-canopy population will be removed and will be replaced after proposed grading with various species of deciduous, ornamental and evergreen trees. Additionally, both turf grass and lowland meadow materials will be added. A bankfull bench will be constructed and run parallel to Deer Creek. Storm water management inlets and piping will be installed intermittently along the west side of Rocks Road extending under Rocks Road and discharging just west of the bankfull bench.

The proposed perpetual easement is located along Rocks Station road southeast of Route 24 Rocks Road east of Deer Creek. The purpose of the acquisition is to permit stream restoration and road stabilization along this section of Rocks Road. The acquisition areas will permit stream bank restoration, road way stabilization and storm water management. The area on which the easement will overlay varies in topography from generally level areas in proximity to Deer Creek to rocky hillsides.

DESCRIPTION OF REMAINING AREA

At the completion of the proposed project, the subject will be the same size (739.63 acres), but will be encumbered by the 39,759 square feet of perpetual easements. The existing improvements will be unaffected by the acquisition and there is no indication of a change in utility or appeal of the subject.

LOCATION OF SIDE & OUTLET DITCHES ADJACENT TO THE REMAINING PROPERTY

There are drainage swales and inlets planned for portions of the acquisition areas with piping to run under MD Route 24 and discharging east of Rocks Road in the direction of Deer Creek.

HIGHEST AND BEST USE - AFTER

The subject's highest and best use after the proposed taking is consistent with the highest and best use before the proposed taking. The proposed project does not affect its potential density or the functional utility of the park. There is no severance or proximity damage to the existing improvements resulting from the proposed acquisition or project.

SALES COMPARISON APPROACH - AFTER

The estimate of market value after the taking is based upon the before value as adjusted for the proposed takings. The Perpetual Easement is estimated at a 50% discount in recognition of the diminished rights remaining for the subject owner. The temporary easement will expire at the completion of the project, and has been valued at 10% of the fee simple value. No site improvements other than the roadbed are located in the area of the proposed easement.

AFTER VALUE ESTIMATE

BEFORE VALUE

\$ 5,962,525

Before Land Value: \$ 5,547,225
 Before size: 739.63 acres
 Estimate per acre: \$ 7,500 /acre
 Estimate per sf: \$ 0.17 /sf

PROPOSED ACQUISITION

Item 102697

Parcel A	Perpetual Eas	1,128 sf x	\$	0.17 sf x	50% =	\$ 96
	Temporary Eas	64,857 sf x	\$	0.17 sf x	10% =	\$ 1,103
Parcel B	Perpetual Eas	3,288 sf x	\$	0.17 sf x	50% =	\$ 279
Parcel C	Perpetual Eas	954 sf x	\$	0.17 sf x	50% =	\$ 81
Parcel D	Perpetual Eas	673 sf x	\$	0.17 sf x	50% =	\$ 57
Parcel E	Perpetual Eas	1,638 sf x	\$	0.17 sf x	50% =	\$ 139
Parcel F	Perpetual Eas	2,128 sf x	\$	0.17 sf x	50% =	\$ 181
Parcel G	Perpetual Eas	3,005 sf x	\$	0.17 sf x	50% =	\$ 255
Parcel H	Perpetual Eas	1,819 sf x	\$	0.17 sf x	50% =	\$ 155

Item 105332

Temporary Eas	1,771 sf x	\$	0.17 sf x	10% =	\$ 30
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Item 108196

Perpetual Eas	280 sf x	\$	0.17 sf x	50% =	\$ 24
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Item 108354

Perpetual Eas	11,541 sf x	\$	0.17 sf x	50% =	\$ 981
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Item 108355

Perpetual Eas	13,305 sf x	\$	0.17 sf x	50% =	\$ 1,131
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TOTAL ACQUISITION

\$ 4,512

AFTER VALUE

\$ 5,958,013

STATE RULE COMPUTATION

Maryland uses the State Rule, which allows for offsetting severance damages of the remainder (but not acquisitions) by special benefits. The subject is an unimproved parcel and there is no indication of any change in highest and best use or severance damage to the remainder because of the proposed acquisition. Additionally, no special benefits are created for the remainder because of the proposed acquisition. I have summarized the before and after values per the State Rule for purposes of clarity as shown below:

Value of Acquisition Plus Damages (State Rule)		
Value of Property Before Acquisition	\$	5,962,525
Value of Part Acquired (Irreducible Minimum)	- \$	4,512
Remainder Value Before Damages	= \$	5,958,013
Remainder Value After Taking (Damages but not Special Benefits)	- \$	5,958,013
Damages to the Remainder	= \$	-
Special benefits to the remainder	- \$	-
Net damages to remainder	= \$	-
Value of the part taken (Irreducible Minimum)	+ \$	4,512
Equals Just Compensation	= \$	5,958,013

RECONCILIATION OF FINAL VALUE ESTIMATE

SUMMARY AND ESTIMATE OF VALUE

Reconciliation is the process of evaluating related conclusions and facts into a final estimate of value. The appraiser weighs the strengths and weaknesses of each approach to value estimation and gives the greatest consideration and reliance on the approach, which, in his professional judgment, best approximates the Fair Market Value in the appraisal.

The change in value resulting from the proposed taking has been estimated by the Direct Sales Comparison Approach in the before and after scenarios. Market data was compiled and analyzed and was of sufficient quantity and quality to justify reliance on this approach. Sales data used were arms length transactions, located in the subject market area and are similar to the subject property. Adjustments were applied to make these sales as comparable to the subject as possible.

I have, therefore, relied on the Direct Sales Comparison Approach in my estimate and consider it the most appropriate methodology in estimating the market value. After consideration of the facts presented in this report, it is the opinion of the appraiser that the Fair Market value of the subject real property and the consequent value of the proposed acquisition are estimated as of June 1, 2020 to be:

Before Estimated Market Value	\$ 5,962,525
After Estimated Market Value	<u>\$ 5,958,013</u>
Estimated acquisition Value	\$ 4,512
<i>rounded</i>	\$ 4,550

ADDENDA



LOOKING NORTH ALONG DEER CREEK AND MD 24



LOOKING SOUTH ALONG DEER CREEK AND MD 24

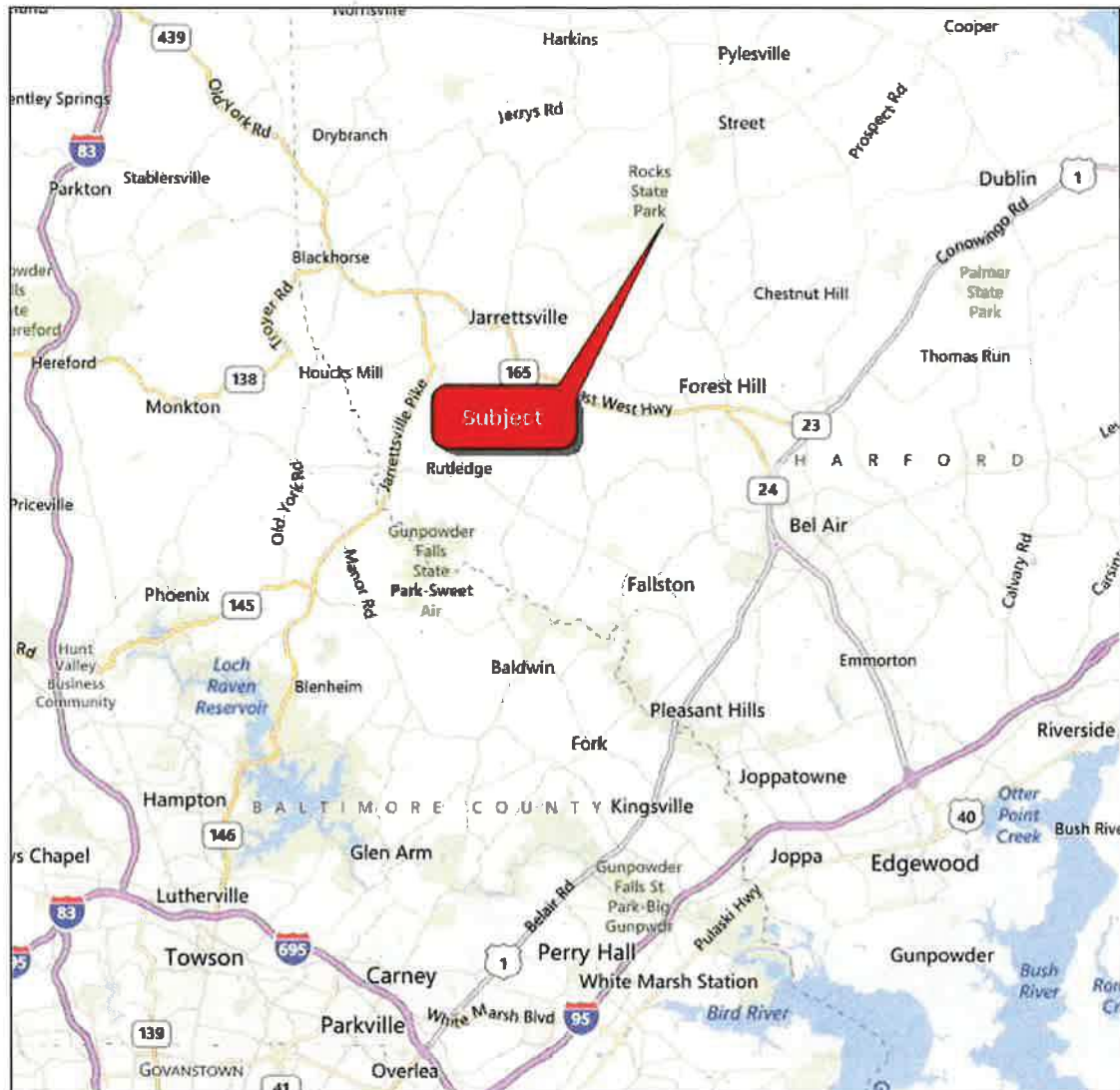


LOOKING NORTH ON WEST SIDE OF MD 24

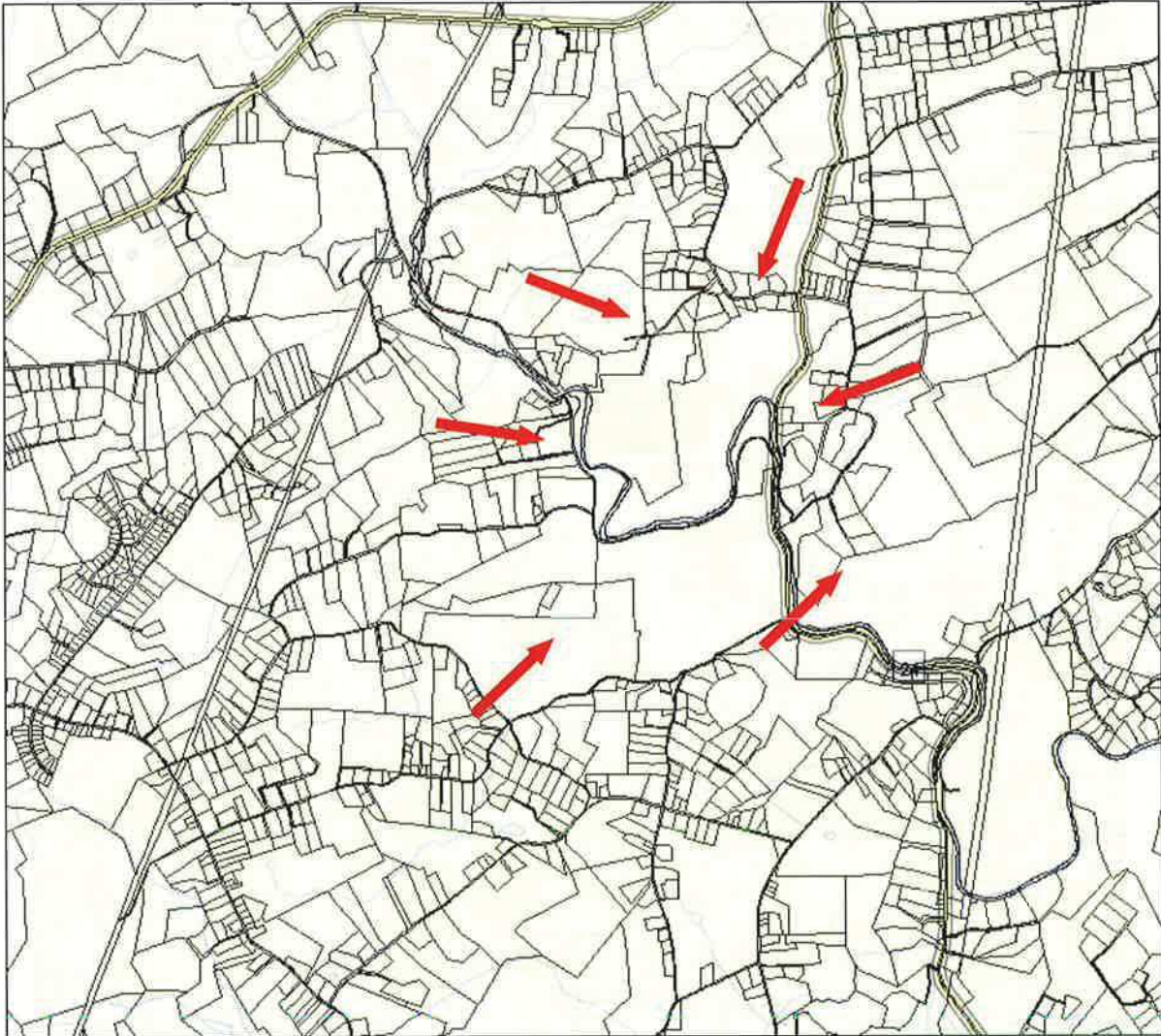


LOOKING NORTH ON MD 24

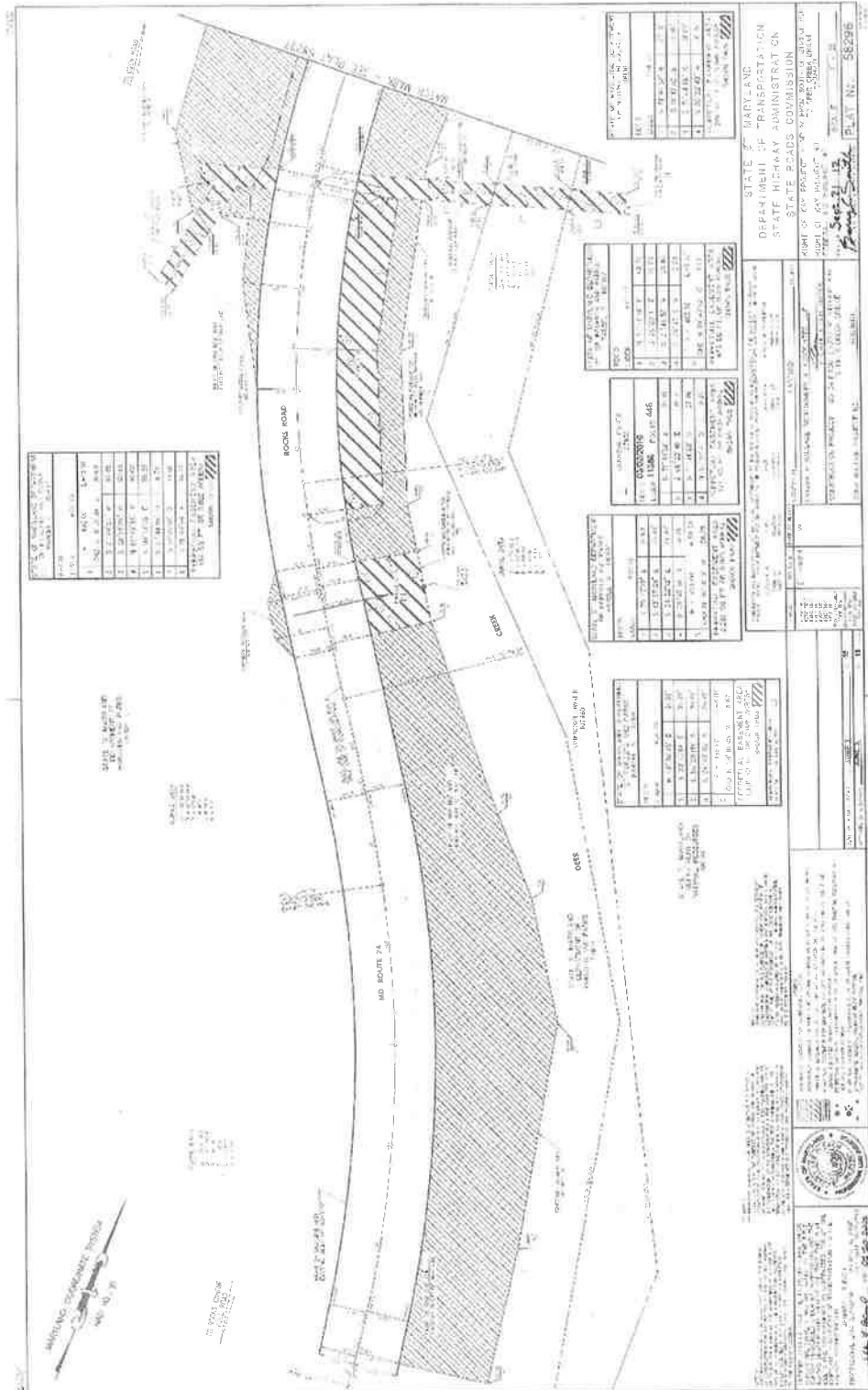
SUBJECT LOCATION MAP



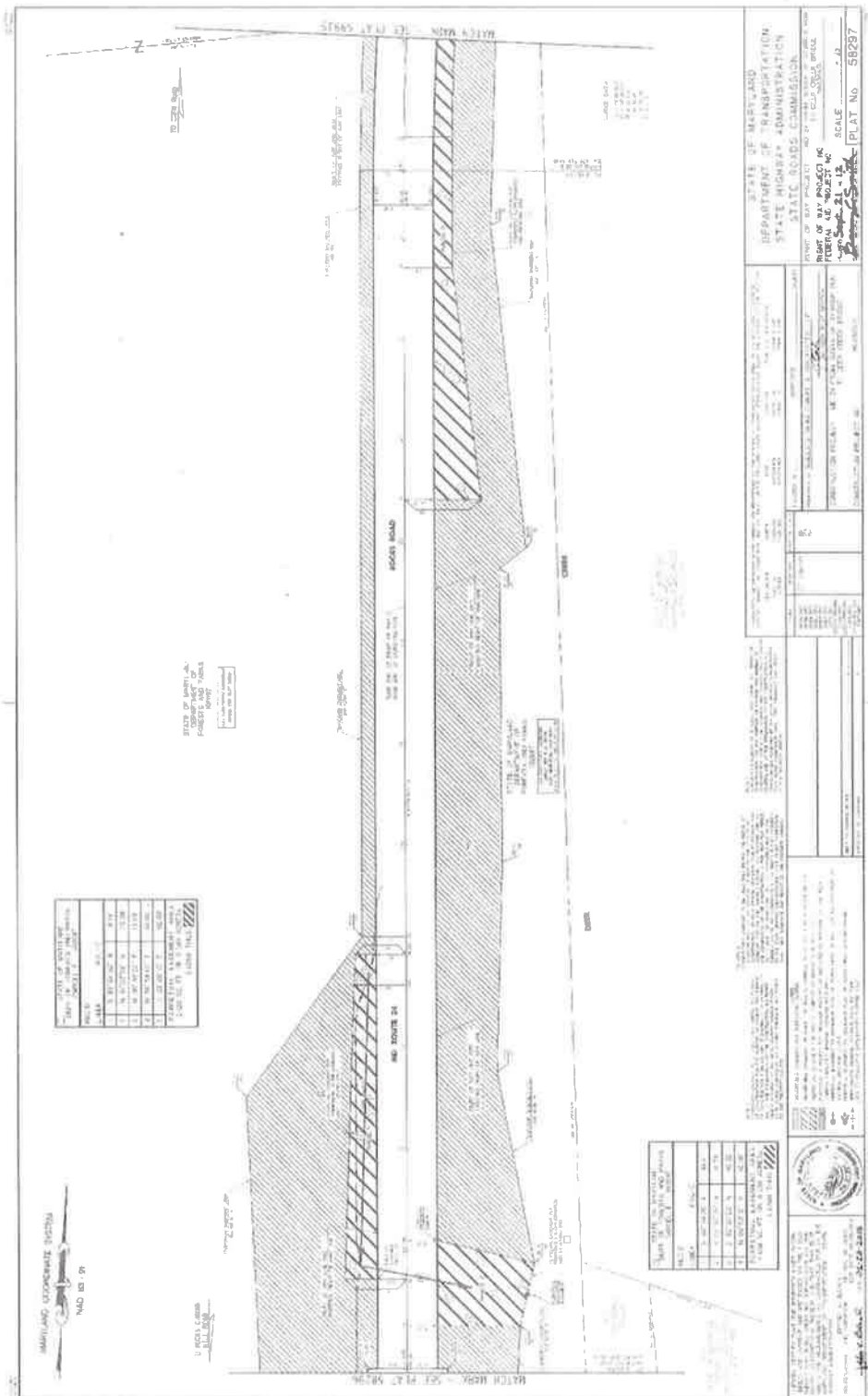
TAX MAP OF SUBJECT AREA



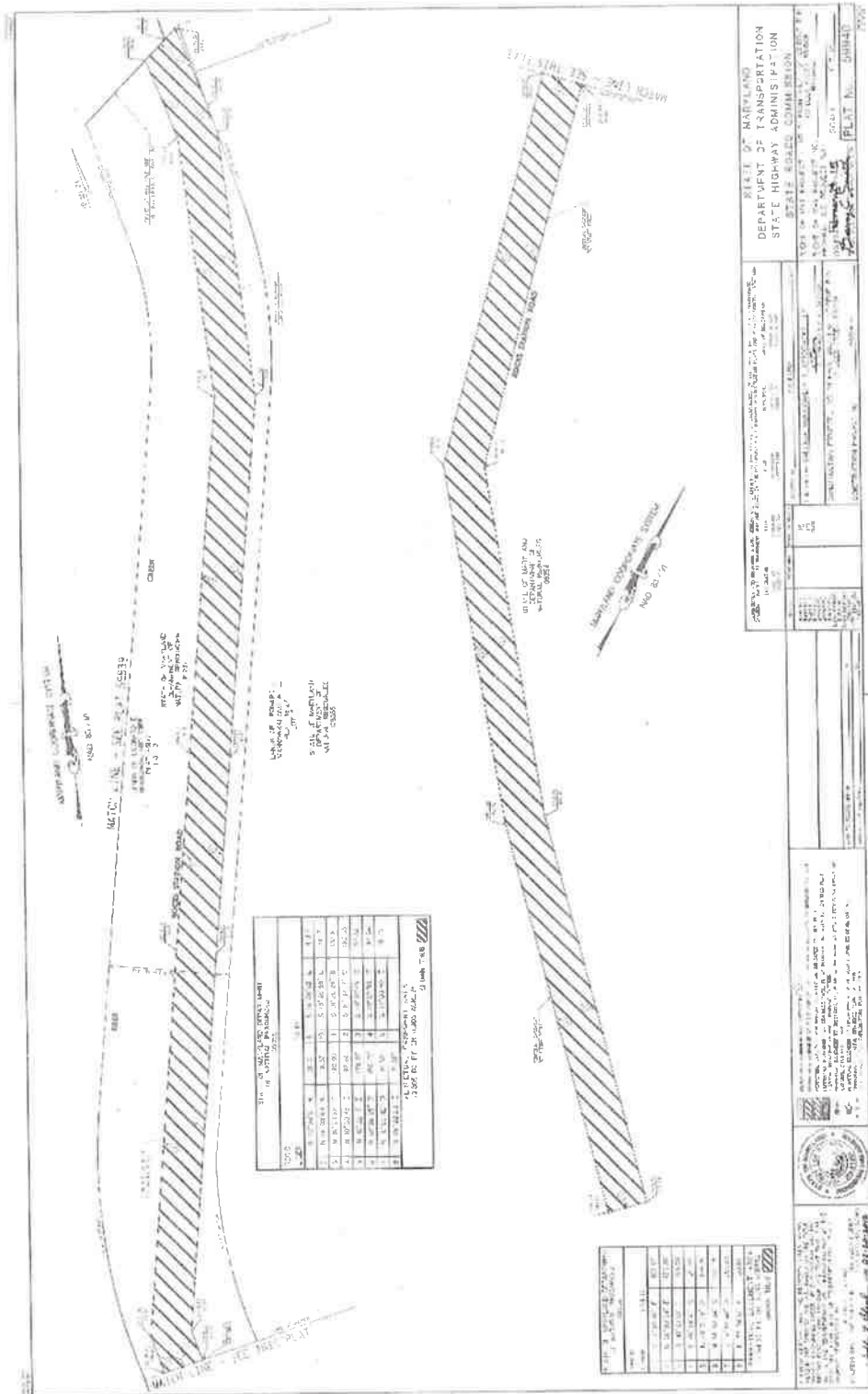
PLAT 58296 rev 2/20/2015



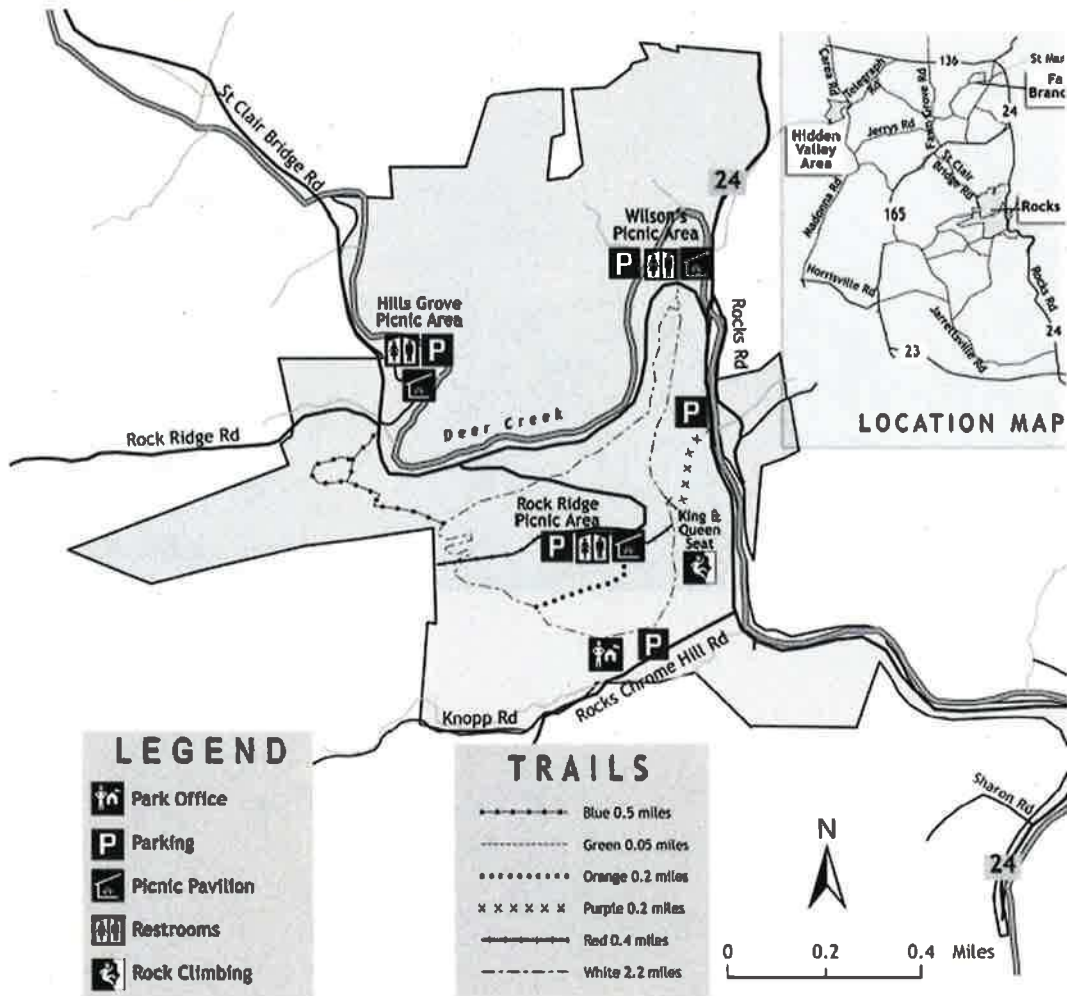
Plat 58297 - Rev 2/20/2015



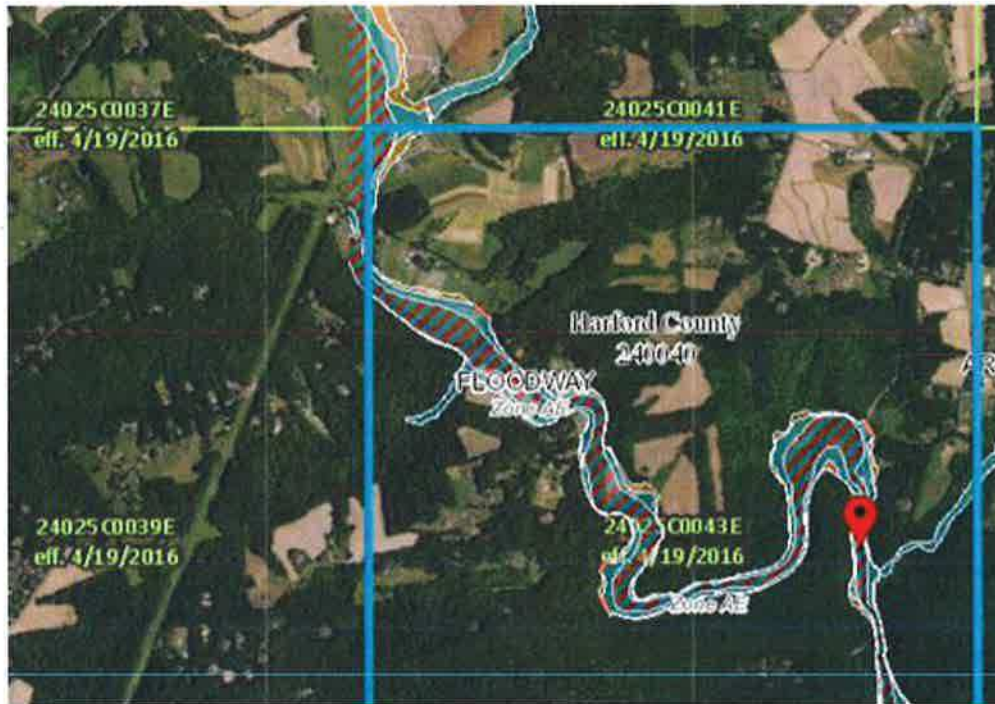
Plat 58940 - Issued 2/24/2015



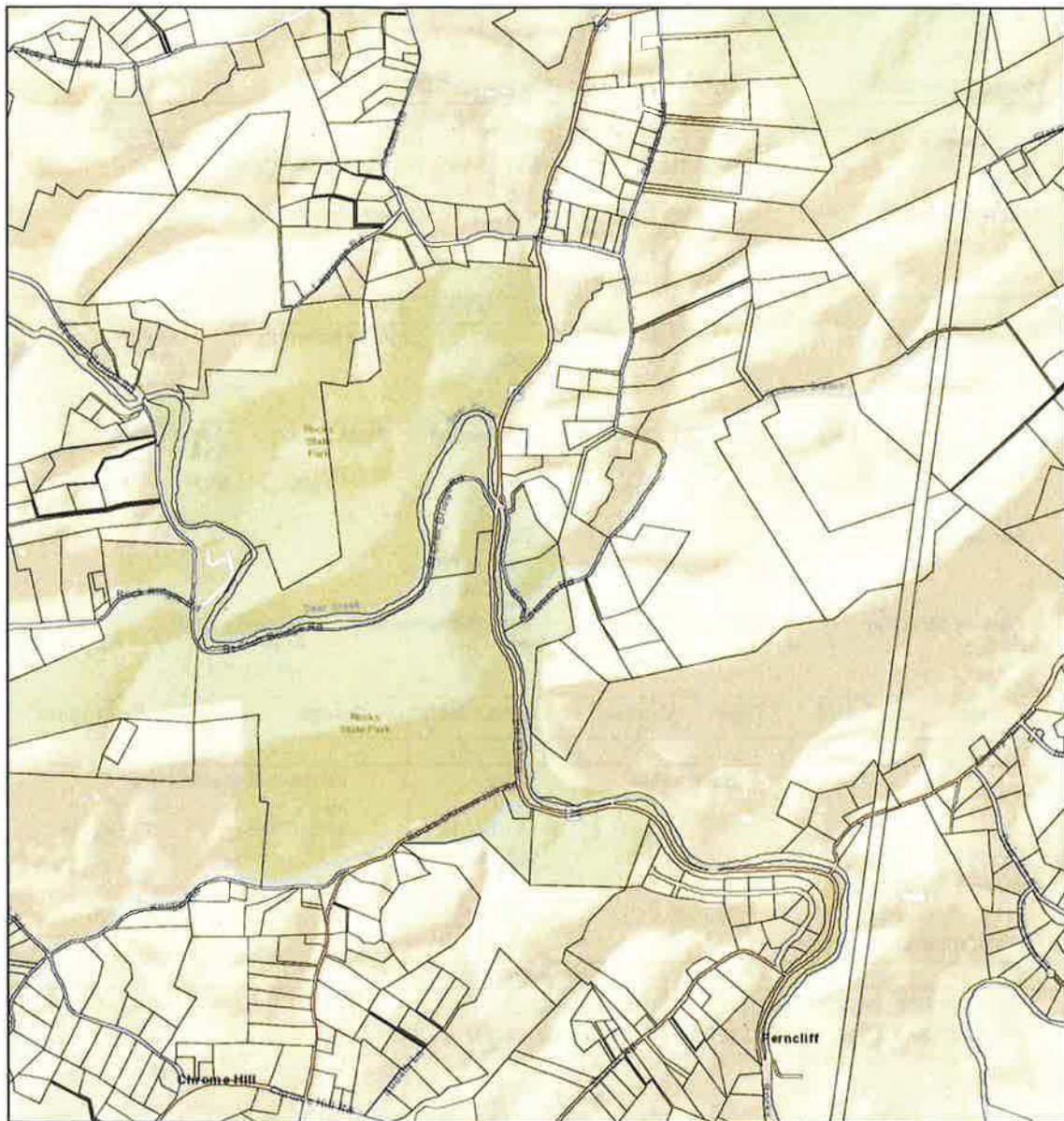
Area Map of Rocks State Park



FEMA FLOOD MAP



Harford County Zoning / Land Use



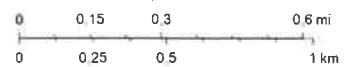
July 31, 2020

□ Cadastral

Zoning Designations

AG Agricultural District

1:18,056



TAX RECORDS

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier: District - 04 Account Number - 065328		
Owner Information		
Owner Name:	STATE OF MARYLAND DEPARTMENT OF FOREST & PARKS	Use: Principal Residence: EXEMPT NO
Mailing Address:	C/O LAND & PROPERTY MNGT E3 580 TAYLOR AVE ANNAPOLIS MD 21401-2352	Deed Reference: /05621/ 00629
Location & Structure Information		
Premises Address:	ST CLAIR BRIDGE RD JARRETTSVILLE 21084-0000	Legal Description: 186 ACRES S ST CLAIR BRIDGE ROAD ROCKS STATE PARK
Map:	Grid:	Parcel:
0024	0002F	0026
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2019
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area
		186.0000 AC
County Use		
Stories	Basement	Type
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	930,000	930,000
Improvements	0	0
Total:	930,000	930,000
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2018
		As of
		07/01/2019
		930,000
		930,000
		0
Transfer Information		
Seller: STATE OF MARYLAND	Date: 09/29/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05621/ 00629	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
County:	220	930,000.00
State:	220	930,000.00
Municipal:	220	0.00 0.00
		07/01/2019
		930,000.00
		930,000.00
		0.00 0.00

View Map			View GroundRent Redemption			View GroundRent Registration				
Tax Exempt: Exempt Class:			Special Tax Recapture: NONE							
Account Identifier:			District - 05 Account Number - 036879							
Owner Information										
Owner Name:		STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES				Use: Principal Residence:		EXEMPT NO		
Mailing Address:		C/O LAND & PROPERTY MGMT E3 580 TAYLOR AVE ANNAPOLIS MD 21401-2352				Deed Reference:		/01045/ 00777		
Location & Structure Information										
Premises Address:		ROUTE 24 STREET 21154-0000				Legal Description:		11.015 AC E S ROUTE 24 ROCKS		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:	
0025	0001B	0028		0000				2019		
Special Tax Areas:				Town:		NONE				
				Ad Valorem: Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area 11.0100 AC		County Use		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2019		As of 07/01/2018		As of 07/01/2019	
Land:		33,000		33,000						
Improvements		0		0						
Total:		33,000		33,000		33,000		33,000		
Preferential Land:		0						0		
Transfer Information										
Seller:			Date:			Price:				
Type:			Deed1:			Deed2:				
Seller:			Date:			Price:				
Type:			Deed1:			Deed2:				
Seller:			Date:			Price:				
Type:			Deed1:			Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
County:		220		33,000.00		33,000.00				
State:		220		33,000.00		33,000.00				
Municipal:		220		0.00/0.00		0.00/0.00				
Tax Exempt:			Special Tax Recapture:							

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 04 Account Number - 065255			
Owner Information					
Owner Name:	STATE OF MARYLAND DEPARTMENT OF FOREST & PARKS		Use:	EXEMPT COMMERCIAL NO	
Mailing Address:	C/O LAND & PROPERTY MNGT E3 580 TAYLOR AVE ANNAPOLIS MD 21401-2352		Principal Residence:		
			Deed Reference:	/00783/ 00042	
Location & Structure Information					
Premises Address:		ROUTE 24 JARRETTSVILLE 21084-0000		Legal Description:	26.21 ACRES RT 24 JARRETTSVILLE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0025	0002B	0088		0000	
					Assessment Year: 2019
					Plat No:
					Plat Ref:
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			26.2100 AC		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2019	As of 07/01/2018	As of 07/01/2019	
Land:	188,400	188,400			
Improvements	43,500	43,500			
Total:	231,900	231,900	231,900	231,900	
Preferential Land:	0			0	
Transfer Information					
Seller:	Date:	Price:			
Type:	Deed1:	Deed2:			
Seller:	Date:	Price:			
Type:	Deed1:	Deed2:			
Seller:	Date:	Price:			
Type:	Deed1:	Deed2:			
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018	07/01/2019		
County:	220	231,900.00	231,900.00		
State:	220	231,900.00	231,900.00		
Municipal:	220	0.00 0.00	0.00 0.00		
Tax Exempt:		Special Tax Recapture:			

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 04 Account Number - 065263			
Owner Information					
Owner Name:	STATE OF MARYLAND DEPT OF FOREST & PARKS		Use:	EXEMPT COMMERCIAL	
Mailing Address:	C/O LAND & PROPERTY MNGT E3 580 TAYLOR AVE ANNAPOLIS MD 21401- 2352		Principal Residence:	NO	
Deed Reference:					
Location & Structure Information					
Premises Address:		ROUTE 24 STREET 21154-0000		Legal Description:	294.70 ACRES WS RT 24 ROCKS STATE PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0025	0002A	0139		0000	
Assessment Year:				Plat No:	Plat Ref:
2019					
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			294.7000 AC		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2019	07/01/2018	07/01/2019
Land:		1,537,700	1,537,700		
Improvements		197,500	197,500		
Total:		1,735,200	1,735,200	1,735,200	1,735,200
Preferential Land:		0			0
Transfer Information					
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	220	1,735,200.00		1,735,200.00	
State:	220	1,735,200.00		1,735,200.00	
Municipal:	220	0.00 0.00		0.00 0.00	

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 04 Account Number - 065301			
Owner Information					
Owner Name:	STATE OF MARYLAND DEPT OF FORESTS & PARKS		Use:	EXEMPT	
			Principal Residence:	NO	
Mailing Address:	C/O LAND & PROPERTY MNGT E3 580 TAYLOR AVE ANNAPOLIS MD 21401-2352		Deed Reference:	/00587/ 00196	
Location & Structure Information					
Premises Address:		ROCKS CHROME HILL RD JARRETTSVILLE 21084-0000		Legal Description:	LOT 2.45 AC S S ROCKS CHROME HILL RD JARRETTSVILLE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0025	0002A	0236		0000	
				Assessment Year:	Plat No:
				2019	Plat Ref:
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			2.4500 AC		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2019	07/01/2018	07/01/2019
Land:		7,300	7,300		
Improvements		0	0		
Total:		7,300	7,300	7,300	7,300
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2018	07/01/2019	
County:	220		7,300.00	7,300.00	
State:	220		7,300.00	7,300.00	
Municipal:	220		0.00 0.00	0.00 0.00	

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier: District - 05 Account Number - 043913		
Owner Information		
Owner Name:	STATE OF MARYLAND DEPT OF NATURAL RESOURCES	Use: Principal Residence: EXEMPT NO
Mailing Address:	C/O LAND & PROPERTY MNGT E3 580 TAYLOR AVE ANNAPOLIS MD 21401-2352	Deed Reference: /07209/ 00676
Location & Structure Information		
Premises Address:	3820 ROCKS STATION RD STREET 21154-0000	Legal Description: LT 3 8.334 AC 3820 ROCKS STATION ROAD LD L MANKOWSKI PT 46/127
Map:	Grid:	Parcel:
0025	0001B	0237
Sub District:	Subdivision:	Section:
	5016	
Block:	Lot:	Assessment Year:
	3	2019
Plat No:	Plat Ref:	46127
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area
		8,3300 AC
County Use		
Stories	Basement	Type
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	136,600	133,600
Improvements	0	0
Total:	136,600	133,600
Preferential Land:	0	0
Phase-in Assessments		
	As of	As of
	07/01/2018	07/01/2019
Transfer Information		
Seller: BUECHE CHRISTIAN E	Date: 02/15/2007	Price: \$230,000
Type: ARMS LENGTH IMPROVED	Deed1: /07209/ 00676	Deed2:
Seller: FREEBURGER GEORGE R	Date: 04/15/2002	Price: \$130,000
Type: ARMS LENGTH VACANT	Deed1: /03938/ 00071	Deed2:
Seller: MANKOWSKI PAULA A	Date: 09/21/1983	Price: \$19,000
Type: ARMS LENGTH IMPROVED	Deed1: /01201/ 00961	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
County:	220	136,600.00
State:	220	133,600.00
Municipal:	220	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	

