

# Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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## *Cafritz Plan Has Staff Backing*

Whole Foods, the retail and the residential that would surround it, plus a small office component, are appropriate uses on the 'Cafritz' property in Riverdale Park.

That's the opinion of the county planning staff, which has released its recommendation of approval, with conditions, for the rezoning that would allow the Calvert Tract LLC to convert the undeveloped 37-acre property on Route 1 just north of East West Highway into a mixed-use community. The case comes to the Planning Board this week, bringing with it some contention over added traffic, and the impact of a big project on a small town.

But Cafritz also promises a Whole Foods in the first phase of the project, anchoring a retail layout of almost 170,000 square feet. The developer also envisions just shy of 1,000 residential units, including 100 townhouses, 664 multi-family units and a senior housing component. The residential, plus a 120-room hotel, is slated for the second phase.

Staff, in its report for the Planning Board, suggests that an added layer of detailed site plan review be included, but finds that overall, the M-U-TC zone sought by the Cafritz family is appropriate.

## **Back for More** *GSA Returns for Additional Space on Ivy Lane*

For the second month in a row, the Mack-Cali Realty Trust received a visitor it could warmly welcome: a government official bearing a lease.

The REIT scored another GSA deal at Capital Office Park in Greenbelt, this time for 8,421 square feet (9,901 rentable feet) at 6411 Ivy Lane. Only three weeks prior, in November, GSA had awarded Mack-Cali a 16,883 square foot lease, that in 6406 Ivy Lane. Between the two deals, GSA has removed over 25,000 square feet of vacancy from the market, including putting a small dent in the more than 100,000 square feet at 6406 Ivy that Mack-Cali is still working to backfill.

As it did with the first deal, GSA awarded the new lease through its Advanced Acquisition program, agreeing to a five year term at 6411 Ivy, or Capital Office Park 4. The agency valued the deal at \$1.27 million for the term (GSA notes that the Total Contract Value doesn't include any concessions such as free rent, nor does it imply there were concessions).

In an office market nearly bereft of tenants, GSA's sudden flash of activity is a bright spot, and Mack-Cali is probably looking forward to January.

**State Renewals.** Elsewhere, the state agreed last week to renew leases for almost 60,000 square feet for its Office of Child Care in two Landover buildings.

Most of that – 54,446 square feet – goes to 925 Brightseat Road, with another 4,093 slated to remain in 807 Brightseat Road. Both buildings, located in the Centrepointe complex, are owned by affiliates of Guardian Realty Investors.

Approved by the Board of Public Works last week, the leases will keep the Child Care offices in place for 11 years to come, with an option for a five-year renewal.

According to the Board's summary documents, the state's annual rent for the 54,446 square foot lease will be \$802,534 on average. State officials agreed to take responsibility for utilities, and said that based on a utility rate of \$2.50 per foot (to be used until an exact rate can be verified), the average effective rent per foot will be \$17.24, a reduction from the previous effective rate of \$19.89 per foot. Before utilities, say the documents, the rate is \$14.74 per net usable square foot. The smaller lease was written on the same figures.

The space has been used for child care going back to 1995, which means that the original toddlers that careened around the space are now entering young adulthood. And life goes on.

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## ***Movement on Book Exchange***

The developers of a contentious College Park project agreed last week to bring the 'step down' to their planned redevelopment of the Maryland Book Exchange.

It isn't a new dance craze that developers Ilya Zusin and Josef Mittleman, as R&J Company, embraced, but a redesign of the planned 341-unit building from a full six stories on all sides to one that gradually falls away in height on the side away from Route 1.

The pair made the concession last week in a six-hour Planning Board meeting after it became apparent that that was the main issue separating them from the Board's final approval for the student housing project. R&J agreed to submit a step-down proposal to the City in time for another hearing in January.

The idea of student housing on over two acres so close to the City's downtown – and historic area – has been controversial from the minute Zusin and Mittleman proposed it. Unhappiness with the prospect of over 900 students added to the city center's population spilled over into last week's hearing, prompting plenty of testimony. Opponents also took issue with the design, calling it monotonous and unattractive, among other unfriendly adjectives.

Further, critics had the University of Maryland on their side, which suggested in a letter to the Board that the architecture 'falls short' of expectations, and will negatively impact 'views from the campus.'

But gradually the Board revealed that it had little problem both with the use – housing students – and the architecture, leaving the rear step-down the outstanding problem. City planning chief Terry Schum said she was looking forward to the revised plan.

## **For Metro Development**

# **WMATA, GSA to Discuss MOU**

WMATA wants a better way to bring the GSA and its slate of federal agencies to a Metro station near you, and it has a plan for how to do it.

The plan involves making WMATA's property at Metro stations available to GSA, perhaps through leases, when that agency has a particular need. With control of a site in hand, GSA could act quickly to move to development. This week, the WMATA board will review an initial cut at a memorandum of understanding between the two agencies.

"This is a plan to place our real estate in the path of opportunity," said Steven Goldin, director of Real Estate at WMATA. "It allows us to more quickly monetize the land, and it helps GSA locate at transit stations."

As things stand, it could be argued that WMATA-owned Metro station sites are actually at a disadvantage to landing a GSA deal. The transit agency has to go through the laborious process of soliciting development partners for its sites, reviewing and selecting partners, then leaving that developer to do the necessary marketing to the government as well as the private sector. Where it hasn't chosen a partner, the agency has almost no chance of competing for a requirement, despite the obvious 'smart growth' advantages of its land.

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**"This is a plan to place our real estate in the path of opportunity" - Steve Goldin, WMATA**

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Under the new plan, the WMATA ground – without a joint development partner – could be included among the respondents to a GSA requirement. Were that particular Metro location chosen, GSA and WMATA would conclude an arrangement based on the terms of the MOU, and GSA would then hold a solicitation to find its own developer. Goldin says the idea puts WMATA on the same level playing field as other developers.

The idea is an obvious alternative to the long-running 'joint development' agreements that WMATA has sought. Though the agency has a successfully negotiated joint deal to its credit at the New Carrollton station, with Forest City, many joint development negotiations turned into long-running affairs that ultimately went sideways.

Goldin says that if the GSA plan is successful, WMATA would still only lease a portion of any Metro Station sites to GSA, preferring to leave the rest to gradual built-out. "In these cases, GSA would be like the anchor store at a mall," he said. "It would spur the private sector growth that WMATA wants at every Metro property."

## *Monroe Following Quincy's Lead*

'Residential Revitalization'  
Speeds Reviews for Obsolete  
Apartments

A few years back the owners of the aging Quincy Manor Apartments in Bladensburg started the redevelopment process driven by visions of brand new product. Now they're doing the same for the adjacent Monroe Gardens.

The Washington, D.C. -based partnership wants to raze the seven buildings totaling 38 units and redevelop with two buildings of 127 apartment units, according to plans just filed with Park & Planning. As they did with Quincy Manor, the group will use the 'Residential Revitalization' process designed expressly to turn antiquated apartments into new product.

Both complexes are located off 53<sup>rd</sup> Place, near Quincy Street. At Quincy Manor, however, the owners went the townhouse route, and plans to convert that complex into 433 townhouse lots are now nearing Final Plan approval. At Monroe, they see a demand for rental units, and envision 95 one-bedroom units and 32 two-bedroom units.

The 'Residential Revitalization' review, designed to incentivize owners to give up their income stream for the prospect of greater density and upgraded units, is much more flexible than traditional subdivisions. For instance, the 'RR' review offers owners a break of up to 30 percent from the normal minimum parking standards.

## **GSA Postpones Office Need**

A GSA solicitation for Department of Health and Human Services office space has been put on hold for 90 days.

The federal government put the requirement for 104,000 square feet, which could be fulfilled in either Montgomery or Prince George's County, on ice a week ago. The agency informed what are believed to be 10 candidates of the change by letter. According to the preliminary solicitation, released this spring, the agency occupies space that will expire at the end of 2012. GSA anticipated that occupancy would take place in September, 2012.

The decision to hold the requirement follows the same fate as the big DHS solicitation put on hold earlier this year. And warehouse landlords are concerned that a 140,000 square foot requirement for the National Archives is similarly stalled, though there has been no official notification.

**Cambridge Development** logged an early Christmas present recently: a renewal by Lockheed. The defense contractor decided to stay put in approximately 40,000 square feet in Maryland Trade Center II, or 7474 Greenway Center Drive in Greenbelt. The company had traversed the market in recent months looking at alternatives but has written another five year deal in its present quarters. Cambridge is now 85 percent leased in the two buildings. The third Trade Center belongs to Berkadia Commercial and is believed to be under contract.

**The Peterson Companies** is readying plans for a new office building at National Harbor that it would kick off with the signing of a first significant tenant. Peterson officials told Biznow that a first tenant of 40,000 to 50,000 square feet would be enough to start construction on a 140,000 foot building at 125 Waterfront Street. Peterson unveiled plans for the building while the pain of Disney's exit from a planned resort hotel at the Harbor is still fresh. But the developer is moving on quickly, adamant that D.C. companies in particular will respond to additional Class A office space at the Harbor.

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## *Bowie Wants Say on Zoning Cases*

As it sets fees for the new plan review duties it has taken on, the City of Bowie wants further authority.

City officials have backed legislation slated to come to the General Assembly this year that would give municipalities like Bowie broad zoning review power. Though the City could not amend the county's zoning ordinance or adopt its own zoning ordinance, it could be delegated determination on those cases within its borders.

Previous legislation at the state level has now put the City in charge of minor site plan review, non-conforming uses and alternative compliance. In recent Council action, the City began to set the fees for those newly won reviews.

But with a fully-staffed planning department of its own and a keen interest in controlling its own destiny, the City wants more. "It is time for the City to make its own land use decisions as every other City of its size in the State can do right now," wrote Mayor G. Frederick Robinson in a letter to the county delegation.

## *Adelphi Retail Plan Needs More Trees*

Zimmer Development has been told that its retail plans for Adelphi rely on saving more trees.

The company's Specific Design Plan for just over 22,000 square feet at Riggs Road and Adelphia Road will go back to the Planning Board, the District Council decided recently, for a second look at the extent of arboreal preservation.

Zimmer wants to build a 9,275 square foot free-standing pharmacy and 13,013 square feet of additional retail on the 4.14 acres it bought several years ago. Winning approval has already been a bumpy ride, but for an altogether different reason: planners originally saw Zimmer's 22,000 square feet as *under-utilizing* property zoned for a 'local activity center.'

Now, the District Council suggests that because Zimmer isn't building a local community center that was once envisioned, it should be able to save more trees than it shows. The upshot: the developer has to reexamine its tree plan to try and preserve as many mature trees as possible, but Zimmer also has to specify a nearby site for tree mitigation, particularly near a floodplain.

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## *In Brief...*

**From the Examiner: Plans for a 25,000-seat lacrosse stadium still percolate in the county offices.** State and county officials have met over the prospect of relocating the Chesapeake Bayhawks out of Annapolis to a site off Route 301 in Bowie, close to the Bowie Baysox stadium. . . . **The 935,000 square foot lease by HHS is officially staying in Rockville.** A final decision by the federal GAO upheld the award of the 15-year lease to a JBG Companies affiliate on Fishers Lane in Rockville. Three developers had appealed the award, taking issue with GSA's evaluation of their sites.

## *New Home Building*

# **Builders: 2012 Lot Like 2011**

Philosopher Sun Tzu said the 'good general is full of caution.' That was a military dictum, but, as 2011 gives way to 2012, builders appear to be adopting it for their own.

Our unofficial survey of builders, both large and small, local and national, reveals very tempered expectations for 2012. The long hard slog since January has left few anticipating more sales next year than they managed to corral this year. Given a slight uptick in sales and traffic felt among some builders during October and November, a few brave souls believe they'll post minor increases in sales. Most aren't willing to put it in their projections.

Instead, the majority expect 'more of the same' while staying open to improvement. Here are a few of the opinions we got over the last week:

*"I think prudent builders are planning to be in largely the same place, while hoping to be pleasantly surprised."*

*"We're somewhat optimistic; we've done better with inventory homes in the last two months. Immediate delivery had dried up before that;"*

*"Traffic is miserable but at least what is out there is better qualified; December buyers usually are. Why else would you be out in December?"*

*"It's dogfight; it's slow, but it's not about price anymore. It's about qualified buyers."*

One of the biggest problems is the one builders have no control over: what happens globally. The mess that is the EU can still go farther awry and damage the economy and the stock market here. Builders are shaking their heads about the incongruity of homes sales in Maryland depending on twists in Italian politics, but how the various players manage the crisis 'over there' will directly impact the confidence with which buyers enter the market here.

A global meltdown aside, there is a certain stability to the market, say builders. While credit issues remain the top problem, prices seem to have reached an equilibrium, resale inventory continues to decline, and interest rates can't get any better. But those plusses haven't translated yet into a sales pace that makes for a restful night. Builders aren't expecting that to change over the next twelve months, but, the consensus seems, why not hope it does?

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## *A Bowie 'Big Lots' Store in the Making*

It doesn't show up on the company's Internet store locator, but, say the building permit logs, a Big Lots is coming to Bowie.

Big Lots recently filed for a \$250,000 fit-out permit of the former Borders Books space in the Bowie Gateway Center. Apparently, books and CDs will give way to toys and furniture at 4420 Mitchellville Road. The company that advertises itself as the 'largest broadline closeout retailer' in the nation, with annual revenues approaching \$5 billion, has been expanding in the county lately. Big Lots' 1400 stores across 48 states include outlets in Greenbelt and District Heights.

For Smith Farm

## Interchange Fee Approved

The idea that builders in the future Smith Home Farm community will have to pay a fee toward the construction of a new interchange on Westphalia Road at Route 4 is now, officially, a given. What that fee will be remains undetermined.

In approving an amendment to the Farm's comprehensive design plan, the Planning Board directly applied the PFFIP payment (Public Facilities Financing and Implementation Program, if you must know) to all building permits in the community. It left the size of the fee for future approvals, but Smith and other projects dependent on the Westphalia interchange face a total bill of up to \$79 million. When the fee was first floated last year, developers in Westphalia expected it to fall near \$4700 per unit.

DASC, the partnership that put the Smith farm into play, first envisioned paying the cost of the new interchange outright, as a proffer. The return to earth of the real estate market changed that, and the partnership, with the approval of other stakeholders, drew up the PFFIP idea.

## Marlton Townhouse Lots Transferred

Annapolis developer Stavrou Associates bought a collection of townhouse lots in Upper Marlboro.

But this is one collection that won't stay on the shelf. Stavrou paid the county approximately \$840,000 for 92 lots with Preliminary Plan approval, or just over \$9,000 per lot. It will complete the approval process and sell the lots to a builder. The transaction off Heathermore Boulevard near Grandhaven Avenue is the second in the Marlton community in a few months. In mid-October, Xzerta Marlton LLC sold a parcel slated for senior housing to a partnership headed by a Chevy Chase doctor, M. Louis Offen. His OB LLC paid \$2.73 million for the 8.94 acres, again near Heathermore Boulevard and Grandhaven, and called 'The Woods of Marlton.' It traded with an approved site plan for 172 units of elderly housing.

## Tax Credit Bill Coming to General Assembly

Legislation that would create a property tax credit for major economic development projects in the county will be debated in the General Assembly next year.

The bill would allow for a reduction of up to 95 percent in future county property taxes on transit area projects and other focused areas, for the first 25 years of a project. Projects that are transit-oriented, located in a revitalization tax credit district or in an urban renewal area might qualify, as long as they met other criteria. Under different circumstances, hotels, office buildings, retail or parking garages could qualify.

The bill would make available to developers the kind of tax districts they have had to fight for on an individual basis.

## Building Permits Issued

Nov. 21 - Dec. 2, 2011

### Bowie

**NVR Inc.**, (301) 937-9761, to build a single-family unit at 4901 Dorsey Chapel Lane, Bowie, in 'Fairwood';

**K. Hovnanian Homes**, 1802 Brightseat Road, Landover, Md. (301) 772-8900, to build a single-family unit at 5600 Megans Chance Court, Bowie, in 'Dixon Estates';

**Mid-Atlantic Builders**, Executive Blvd, Rockville, Md. (301) 231-0009, to build a single-family unit at 13014 Woodmore North Blvd., Bowie, in 'Woodmore North';

### Brandywine / Clinton

**Mid-Atlantic Builders**, Rockville, Md. (301) 230-0009, to build a single-family unit at 6307 Barrow House Drive, Brandywine, in 'Villages of Savannah';

**K. Hovnanian Homes**, (301) 772-8900, to build a single-family unit at 7409 Nanjemoy Drive, Brandywine;

**NVR Inc.**, (301) 937-9761, to build a single-family unit at 8412 Cedar Chase Drive, Clinton, in 'Cedar Chase';

**NVR Inc.**, (301) 937-9761, to build seven single-family units in 'Simmons Ridge,' Clinton, at:

- 6405 Simmons Lane;
- 6601 Tall Woods Way;
- 6502 Dunnigan Drive;
- 6800 Simmons Lane;
- 6603 Simmons Lane;
- 6806 Simmons Lane;
- 6600 Simmons Lane;

### Upper Marlboro

**Marrick Properties**, 995 Prince Frederick Blvd, #201, Prince Frederick, Md. 20678, (301) 855-3828, to build a single-family unit at 6001 Old Crain Highway, Upper Marlboro;

**KB Homes of Maryland**, (800) 624-8178, to build two single-family units in 'Cherry Tree Estates,' Upper Marlboro, at:

- 10804 Furgang Road;
- 11001 Rawlings Court;

(Continued on Page 6)

**Building Permits Issued (from p. 5)*****Other Locations***

**K&P Builders**, 13627 Annapolis Road, Bowie, Md. (301) 262-7227, to build a single-family unit at 6000 Glennberry Court, Glenn Dale;

**NVHomes**, (301) 258-0002, to build a single-family unit at 6802 Diploma Drive, Laurel;

**Commercial Permits Issued**

Nov. 21 - Dec. 2, 2011

**Marrick Properties**, 995 Prince Frederick Blvd, Prince Frederick, Md., to build a \$1.5 million building for Tires Plus, at 15911 Crain Highway, Brandywine;

**VA Company**, 13289 Holly Meadow Lane, Herndon, Va. (571) 331-5099, to build a \$80,000 addition to a maintenance building at 5200 Paint Branch Parkway, College Park;

**Adler Properties**, Purchase, NY, to build a \$200,000 tenant fit-out at 9150 Hampton Overlook Road, Capitol Heights, for GSA;

**Streetsense Inc.**, Bethesda, Md., to build a \$200,000 retail fit-out for Spice 6, at 5501 Baltimore Avenue, Hyattsville;

**St. John Properties**, Lord Baltimore Drive, Baltimore, Md. (410) 788-0100, to build a \$91,800 fit-out at 17000 Science Drive, Bowie;

**Rocchi Construction**, 57 W. Timonium Road, Timonium, Md. (410) 252-9430, to build a \$90,000 tenant fit-out at 7223 Hanover Parkway, Greenbelt, for Ivallop Investments;

**Topfer Construction Companies**, 1101 Ritchie Road, Capitol Heights, Md. (301) 336-8600, to build a \$65,000 fire damage repair at 3085 Chester Grove Road, Largo;

**Kogut Architects**, (301) 490-9066, to build a \$120,000 interior fit-out at 9505 Belcrest Road, West Hyattsville;

**Carrollton Limited Partnership**, 11785 Beltsville Drive, Beltsville, Md., to build \$165,000 interior fit-out at 7788 Riverdale Road, Lanham;

**Centennial Contractors**, 15209 Marlboro Pike, Upper Marlboro, Md. (571) 238-8862, to replace structural beams at 3415 North Forest Edge Road, District Heights, at a cost of \$50,000;

**Mid-Atlantic Construction**, 505 Lendall Lane, Fredericksburg, Va. (505) 368-0540, to build a \$770,000 underground tank for Wawa, at 10515 Baltimore Avenue, Beltsville;

**Capitol Petroleum Equipment**, 11319 Old Baltimore Pike, Beltsville, Md. (301) 931-9090, to build a \$61,000 above-ground tank at 7902 Walker Mill Drive, Capitol Heights;

**Site Plans Submitted**

**DSP-10045 – Monroe Gardens**. *Propose razing of seven buildings containing 38 units, to replace with two buildings with 127 units.* Located at 5353 Quincy Street, Bladensburg. Tax map 50E-3. Appl: Quincy Manor LLP and Monroe Gardens LLP, 3824 Klinge Place, NW, Washington, DC, 20016. (202) 415-3457.

**SP-110004 – Town Center Market**. *Propose 9,630 square foot food and beverage store.* (Special permit needed for the use in the MU-TC zone). Located at the intersection of Lafayette Avenue and Queensbury Road, Hyattsville. Appl: Pete and Sons Inc., 4700 Riverdale Road, Riverdale, Md., (301) 758-3821.

**DSP-04025-01 – The Delight at Fairwood**. *Revise architecture for condominium buildings 13 and 14.* Zoned M-X-C. 14.08 acres. Located at the intersection of Barons Delight Drive and Fairwood Parkway, Bowie. Appl: Steuart Kret Homes, 7090 Samuel Morse Drive, Columbia, Md. 21046. (410) 312-5163.

**DSP-03055-09 – Timber Ridge**. *Revisions to Princeton and Briarwood models.* Zoned R-80 and R-R. 254.6 acres. Located east side of Brandywine Road, Clinton. Appl: Lennar Corporation, 10211 Wincopin Circle, #180, Columbia, Md. 21044. (410) 423-0470.

**DSP-11007 – McDonald's**. *Raze and rebuild McDonald's restaurant.* Zoned C-S-C. .71 acre. Located on the south side of Martin Luther King Jr. Hwy, 160 feet north of Cabin Branch Drive, Seat Pleasant. Appl: McDonald's Corporation, PO Box 66321, AMF O'Hare, Il., c/o McNamee & Hosea, (301) 441-2420.

**Commercial Permit Applications**

Nov. 21 - Dec. 2, 2011

**Seafood Sushi Buffet**, (202) 498-6895, to build a \$385,000 alteration at 9636 Fort Meade Road, Laurel;

**Chesapeake Design Group**, (410) 837-3622, to build a \$350,000 addition to a McDonald's at 1030 Largo Center Drive, Largo;

**DCI Inc.**, 5868 Hubbard Drive, Rockville, Md. (301) 984-4221, to build a \$400,000 garage for the Board of Education at 15201 Mount Oak Road, Bowie;

**Peterson Co.**, (703) 227-2000, to build a \$167,000 alteration at 137 National Plaza, National Harbor;

**Mevers Construction Company**, 1121 Greenwood Road, Baltimore, Md. (410) 484-7474, to build a \$500,000 fire damage repair at 8811 Hunting Lane, Laurel;

**FP Properties**, no phone given, to build a \$135,000 office alteration at 9315 Largo Drive, Largo;

**Bowie Mall Company**, 225 N. Washington St., Indianapolis, Indiana, (317) 263-2411, or c/o (614) 474-4536, to build a retail alteration at 15606 Emerald Way, Bowie;

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## Site Plans Approved

December 1 and 8, 2011

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**CSP-10004 – King Property.** Zoned M-X-T. 46.1 acres. *Propose 404,000 square feet office space and 210 senior residential units.* Located off Lottsford Road near the intersection with Ruby Lockhart Boulevard, Largo. Tax map 60E-3. Appl: Ludlow King, 4522 Old Columbia Pike, Annandale, Va. 22003. (703) 864-8064.

**CDP-0501-01 – Smith Home Farm.** *Seek Revisions to comprehensive design plan regarding transportation, amenities.* 265 acres. Zoned R-M. Total 3,648 units, including age-restricted. Located along Melwood Road, north of Pennsylvania Avenue, Upper Marlboro. Appl: SHF Project Owner, c/o Woodridge Capital Partners, 1999 Avenue of the Stars, #2850, Los Angeles, Ca., 90067, or c/o Marva Jo Camp, attorney, (301) 943-0255.

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## Final Plans Approved

Dec. 1 and 8, 2011

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**5-11094 – Conte Point.** Zoned R-80. .77 acre. 2 lots. Located on the west side of Brandywine Road, 700 feet south of Thrift Road, Clinton. Appl: Joseph C. Conte., c/o J&A Builders Inc., 130 Lubrano Drive, #200, Annapolis, Md. (301) 261-8042.

**5-11095 – Landover Park.** Zoned C-S-C. 1.02 acres. *One parcel for 14,896 square foot retail store.* Located in the southwest quadrant of Old Landover Road and Kilmer Street, Landover. Appl: Landover DK LLC, c/o The Michael Company, 10100 Business Parkway, Lanham, Md. (301) 459-4400.

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## Real Estate Transactions of Note

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**Darlie Fay Norton** to **4801 Silver Hill Road LLC**, Parcel A in "Norton's Addition to Suitland." 4801 Silver Hill Road, Suitland, Md. 20746. Total 29,228 square feet. Improved with 2,370 square foot building. Zoned MU-T-C. (Special Exception approved). Tax map 80E-4. Tax ID: 06-577775. Liber 33099, page 475. Deed date: November 8, 2011. **Purchase price: \$550,000.**

**FR/CAL Columbia Park LLC**, c/o Washington Real Estate Investment Trust, 6110 Executive Blvd., #800, Rockville, Md. 20852, to **AP Adler Columbia Park LLC**, AREA Property Partners, 2 Manhattanville Road, Purchase, NY. 10577. Parcel B in "Safeway Stores Inc." Located at 6100 Columbia Park Road, Landover, Md. 20785. 17.6 acres. Improved with 147,470 square foot building. Zoned I-2. Tax ID: 13-1528009. Liber 33099, page 436. Deed date: November 1, 2011. **Purchase price: \$14,445,858.** Deed of Trust: 414.4 million, Key Bank.

**Richard M. Kremen, Substitute Trustee**, to **Hyattsville Property Holdings LLC**, c/o Wells Fargo Bank, 333 S. Grand Avenue, 9<sup>th</sup> Floor, Los Angeles, Ca. 90071. Thru Foreclosure. Parcels K, M, N, P, Q, part of A, and the One Independence Plaza Condominium, and the 'Plaza Lofts Twenty-Two Condominium.' Located at 6500 America Boulevard, Hyattsville, Md. 20782. Tax map 42A-2. Zoned M-X-T. Tax ID: 17-3834744. Liber 33119, page 1. Deed date: November 1, 2011. **Purchase price: \$25,100,000.**

**Michael D. Anderson et al** to **320 Main Street Laurel LLC**, 319 Main Street, Laurel, Md. 20707. Part of Lots 3 and 4 in 'Talbot Estates.' Totaling 23,615 square feet. Located at 320 Main Street, Laurel, Md. 20707. Liber 33125, page 74. Deed date: September 30, 2011. **Purchase price: \$825,000.**

**DLW Properties Inc.**, c/o Diane Wellons to **Homes Oil Company II, LLC**, 2423 Chelmsford Drive, Crofton, Md. 21114. Part of Lot 1 in 'Bowling Heights.' Located at 4109 S. Crain Highway, Upper Marlboro, Md. 20772. Lot is 42,950 square feet. Improved with 1,620 square foot building. Zoned CM. Tax map 93C-2, parcel 182. Zoned M-X-T. Tax ID: 03-0205104. Liber 33134, page 29. Deed date: November 4, 2011. **Purchase price: \$650,000.** Deed of Trust: \$650,000, DLW Properties.

**Robert S. Glushakow** to **Chesapeake Holdings Rock LLC**, M&T Bank, 25 S. Charles Street, 13<sup>th</sup> Floor, Baltimore, Md. Thru Foreclosure. Located at 5404 -5410 Brinkley Road, Temple Hills, Md. 20748. Total 11.6 acres. Improved. Zoned R-80. Tax ID: 0449306, 48, 14, 30. Liber 33142, page 250. Deed date: November 22, 2011. **Purchase price: \$2,210,400.**

**Prince George's County, Maryland** to **Heathermore Associates LP**, c/o Stavrou Associates, 441 Defense Highway, Suite C, Annapolis, Md. 21401. Located on Heathermore Boulevard near Grandhaven Avenue, Upper Marlboro, Md. 20772. 12.1 acres. Unimproved. Zoned R-30. Tax map 119B-2. Tax ID: 15-1712819. Tax map 119B-2, parcel 104. Liber 33119, page 408. Deed date: November 10, 2011. **Purchase price: \$844,350.** Deed of Trust: \$1.35 million, Howard Bank.

## RESIDENTIAL

### Bowie

**NVR MS Cavalier Fairwood LLC**, c/o John T. Carney, 8614 Westwood Center Drive, #900, Vienna, Va., 22187, to **NVR Inc.** Lot 66 (Block FF) in "Fairwood." Lot is 9,104 square feet. Unimproved. Zoned M-X-C. Tax ID: 07-3836293. Liber 33111, page 266. Deed date: October 26, 2011. **Purchase price: \$115,000.**

**Cenhall LLC**, c/o Gary D. Rappaport, Rappaport Management, 8405 Greensboro Drive, #830, McLean, Va. 22102, to **NVR Inc.** Phase 2 in 'Parcel A, Hall Street Condominium.' Located at 906 Hall Station Drive, Bowie,

(Continued on Page 8)

**Real Estate Transactions of Note (from p. 7)**

Md. Zoned L-A-C. Tax ID: 07-5504527. Liber 33111, page 382. Deed date: October 25, 2011. **Purchase price: \$550,000.**

**Cenhall LLC**, c/o Gary D. Rappaport, Rappaport Management, to **NVR Inc.** Lots 30 – 34 in "Hall Station." Located on Hall Station Drive, Bowie, Md. Townhouse lots. Zoned L-A-C. Tax map 70A-2. Tax ID: 07-4006938 et al. Liber 33111, page 377. Deed date: October 25, 2011. **Purchase price: \$410,000.**

**NVR MS Cavalier Fairwood LLC**, c/o John T. Carney III, 8614 Westwood Center Drive, #900, Vienna, Va., to **NVR Inc.** Lot 6 (Block FF) in "Fairwood." Located at 13402 Boones Chapel Court, Bowie, Md. Lot is 9,321 square feet. Zoned M-X-C. Tax map 46C-4. Tax ID: 07-3837655. Liber 33142, page 524. Deed date: November 9, 2011. **Purchase price: \$118,450.**

**NVR MS Cavalier Fairwood LLC**, c/o John T. Carney III, 8614 Westwood Center Drive, #900, Vienna, Va., to **NVR Inc.** Lot 3 (Block A) in "Roberts Addition to Fairwood." Located at 12803 Dominic's Bequest Court, Bowie, Md. 20720. Lot is 30,753 square feet. Tax map 46A-4. Zoned M-X-C. Tax ID: 07-3716420. Liber 33142, page 520. Deed date: November 8, 2011. **Purchase price: \$150,000.**

***Clinton / Brandywine***

**Timberlake Clinton LLC**, c/o Timberlake Homes, Annapolis, Md., to **U.S. Home Corporation**, 10211 Wincopin Circle, #300, Columbia, Md. 21044. Lot 89 (Block E) in "Timber Ridge." Located at 7203 Flame Leaf Court, Clinton, Md. 20735. Lot is 13,024 square feet. Unimproved. Zoned R-R. Tax map 125E-3. Tax ID: 09-3659174. Liber 33111, page 390. Deed date: November 1, 2011. **Purchase price: \$110,000.**

**Wilburforce LLC**, c/o PDC Development, to **Richmond American Homes of Maryland Inc.** Lots 29, 30 and 31 (Block B) in "Loveless Estates." Located on Moores Road, Brandywine, Md. 20613. Lots avg. 20,000 sf. Unimproved. Zoned R-R. Tax map 98A-4. Tax map 134F-4. Tax ID: 11-3742442, 59, 67. Liber 33142, page 575. Deed date: November 7, 2011. **Purchase price: \$240,000.**

***Route 210 Corridor***

**Potomac Riverbend L.C.**, c/o Peterson Companies, to **Potomac Overlook II, LLC**, c/o Integrity Homes, 3684 Centerview Drive, #180, Chantilly, Va. 20151. Land Unit 29-F in 'National Harbor Condominium.' Liber 33118, page 583. Deed date: November 17, 2011. **Purchase price: \$1,200,000.**

**TSC/Muma Mattawoman Associates LP**, c/o Upshire Realty Advisors, 1501 Farm Credit Drive, McLean, Va., 22102, to **NVR Inc.** Lot 42 in 'Manning Overlook.' Located at 713 Yarrow Court, Accokeek, Md. 20607. Lot is 20,429 square feet. Zoned R-R. Tax map 161C-2. Tax ID: 05-3698636. Liber 33142, page 512. Deed date: November 21, 2011. **Purchase price: \$50,000.**

**Belle Oak Land LLC**, c/o Chesapeake Custom Homes, to **NVR Inc.**, 4780 Corridor Place, Beltsville, Md. 20705. Lot 11 (Block D) in "Bealle Hill Forest." Located at 16507 Hardisty Farm Lane, Accokeek, Md. 20607. Lot is 20,211 square feet. Unimproved. Zoned R-R. Tax map 161F-3. Tax ID: 05-3989134. Liber 33111, page 386. Deed date: October 26, 2011. **Purchase price: \$56,250.**

***Upper Marlboro***

**V.O.B. Limited Partnership**, c/o Ryko Development, to **NVR Inc.** Lot 98 (Block E) in "BeechTree, North Village." Located at 2217 Lake Forest Drive, Upper Marlboro, Md. 20772. Lot is 8,799 square feet. Unimproved. Zoned R-S. Tax map 85B-2. Tax ID: 03-3900669. Liber 33111, page 262. Deed date: October 26, 2011. **Purchase price: \$65,000.**

**Southern Pacific Supply Co. Inc.**, c/o Delores Francis, to **NVR**. Lot 2 (Block I) in "BeechTree, East Village." Located at 15603 Easingwold Lane, Upper Marlboro, Md. Lot 7,971 square feet. Unimproved. Tax map 85B-2. Zoned R-S. Tax ID: 03-3572880. Liber 33111, page 258. Deed date: November 4, 2011. **Purchase price: \$100,000.**

**Emerald Homes Inc.**, c/o Jerry Foster, 511 Shaw Court, Severn, Md. 21144, to **NVR Inc.** Lot 3 (Block I) in 'BeechTree, East Village.' Located at 5605 Easingwold Lane, Upper Marlboro, Md. 20774. Lot is 7,971 square feet. Unimproved. Zoned R-S. Tax map 85B-2. Tax ID: 03-3572898. Liber 33121, page 470. Deed date: November 15, 2011. **Purchase price: \$100,000.**

***Other Locations***

**David R. Powell et al** to **Calpine Mid-Atlantic Development LLC**, 717 Texas Avenue, #1000, Houston, Tx., 77002. Property of 46.1 acres. Located at 21606 Aquasco Road, Aquasco, Md. 20608. Tax map 180D-2. Improved with 2,071 sf building. Zoned O-S. Tax ID: 08-827816, 808, 821. Liber 33119, page 626. Deed date: September 27, 2011. **Purchase price: \$1,175,000.**

**The Maryland Newsletters**

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Email: support@marylandnewsletters.com