

**COUNCIL OF THE TOWN OF LA PLATA  
RESOLUTION 09-8**

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<b>Introduced By:</b>	<b>Mayor Roy G. Hale</b>
<b>Date Introduced:</b>	<b>September 15, 2009</b>
<b>Town Council Public Hearing:</b>	<b>September 15, 2009</b>
<b>Amendments Adopted:</b>	
<b>Date Adopted:</b>	<b>September 22, 2009</b>
<b>Date Effective:</b>	<b>September 22, 2009</b>

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**A Resolution concerning**

**Designation of Heritage Green Special Taxing District, Levy, Imposition and  
Collection of Special Taxes in Relation Thereto, and Related Matters**

FOR the purpose of designating a special taxing district in Town of La Plata (the "Town") to be known as the "Heritage Green Special Taxing District" (the "District"); creating a special fund with respect to the District; providing for the use of moneys in the special fund; providing for the issuance from time to time of one or more series of bonds, notes or other similar instruments of the Town (the "special tax obligations") under the terms of an Ordinance to be enacted by the Council; specifying certain actions to be taken by the Town before issuing any such special tax obligations; approving and authorizing the levy, imposition and collection of a special tax or special taxes on property within the District and various matters relating thereto; making certain legislative findings, among others, concerning the public benefit and purpose of the District and such special taxes; providing for the automatic revocation of this Resolution under certain circumstances; and generally providing for the financing, reimbursement or refinancing of the cost of infrastructure improvements within or outside the District and other permitted costs and the levy, imposition, collection and application of such special taxes in accordance with the Act identified herein.

**RECITALS**

WHEREAS, Section 44A of Article 23A of the Annotated Code of Maryland (the "Act"), authorizes any municipal corporation of the State of Maryland to create a "special taxing district" (as such term is used in the Act), levy ad valorem taxes or special taxes and borrow money by issuing and selling its "bonds" (as such term is used in the Act) for the purpose of financing, refinancing or reimbursing the "cost" (as such term is used in the Act) of the design, construction, establishment, extension, alteration or acquisition of adequate storm drainage

systems, sewers, water systems, roads, bridges, culverts, tunnels, streets, sidewalks, lighting, parking, parks and recreation facilities, libraries, schools, and other infrastructure improvements as necessary, whether situated within the special taxing district or the municipal corporation or outside of the municipal corporation if notification is given to the governmental unit having jurisdiction over the infrastructure improvement and if the infrastructure improvement is reasonably related to other infrastructure improvements within the special taxing district, for the development and utilization of land, each with respect to any defined geographic region within the municipal corporation; and

WHEREAS, the bonds authorized to be issued by the Act are special obligations of a municipal corporation payable from a special fund created by the municipal corporation for the purpose of paying debt service on the bonds and from other assets or revenues pledged by the municipal corporation for that purpose; and

WHEREAS, prior to issuing and selling bonds for the purposes allowed under the Act, a request must be made to the municipal corporation by both (i) at least two-thirds of the owners of the real property located within the special taxing district, provided that: (A) multiple owners of a single parcel are treated as a single owner and (B) a single owner of multiple parcels is treated as one owner; and (ii) the owners of at least two-thirds of the assessed valuation of the real property located within the special taxing district; and

WHEREAS, before issuing bonds under the Act, the governing body of a municipal corporation is required to designate by resolution an area or areas as a "special taxing district", to adopt a resolution creating a special fund with respect to the special taxing district, to provide for the levy of an ad valorem or special tax on all real and personal property within the special taxing district at a rate or amount designed to provide adequate revenues to pay the principal of, interest on, and redemption premium, if any, on the bonds, to replenish any debt service reserve fund, and for any other purpose relating to the ongoing expenses of or security for the bonds, and to pledge to the special fund the proceeds of such ad valorem tax or special tax and require that such proceeds be paid into the special fund; and

WHEREAS, Town of La Plata, a municipal corporation of the State of Maryland (the "Town"), has received a request entitled "Application to Create the Heritage Green Special Taxing District as a Special Taxing District and Provide for the Financing, Reimbursing or Refinancing of the Cost of Related Infrastructure Improvements" (the "Request"), which Request is on file with the Town Clerk; and

WHEREAS, pursuant to the Request, Heritage Green Development, LLC (the "Owner") represents that it (i) constitutes one hundred percent (100%) of the owners of the real property located within the geographic boundaries of the proposed special taxing district to be established in response to the Request and (ii) owns one hundred percent (100%) of the assessed valuation of the real property located within the geographic boundaries of such proposed special taxing district; and

WHEREAS, as specified in the Request, the Owner has asked the Town (i) to establish a special taxing district to be known as the "Heritage Green Special Taxing District" (the

"District"), consisting of all of the properties listed in Attachments 1-3 to the Request, but excluding the area of Rosewick Road as depicted on Attachment 4 to the Request (after giving effect to such exclusion, the "Property"), (ii) to undertake to issue its bonds, notes or other similar instruments in one or more series from time to time, in order to finance, reimburse or refinance all or a portion (as applicable) of the cost (within the meaning of the Act) of the infrastructure improvements identified on Attachment 5 to the Request, which identified infrastructure improvements include (without limitation) (A) a new sewage pumping station and appurtenances, new force main and gravity sewer lines to convey sewage from the new pumping station to the La Plata Wastewater Treatment Plant west of U.S. Route 301, and decommissioning of the Town's Willow Lane and Phoenix Run pumping stations (collectively, the "Town Sewer Facilities"), and (B) on-site as well as off-site public infrastructure and improvements necessary to support a planned mixed use development, including (without limitation) roads and sidewalks, traffic signals and traffic studies therefor, water, sewer, landscaping and such other infrastructure improvements as may be permitted by the Act and other applicable law, all servicing or benefiting the development of and property within the District, and to be dedicated to the Town, Charles County or the State of Maryland (collectively, the "Project Infrastructure" and, together with the Town Sewer Facilities, the "Public Improvements"), and (iii) to levy, impose and collect special taxes in accordance with Subsection (n) of the Act on the Property in order to pay (A) debt service on any bonds of the Town issued to finance, reimburse or refinance the cost of the Public Improvements and (B) other costs and expenses permitted under the Act; and

WHEREAS, the Request anticipates that any taxes to be imposed on real and personal property located within the District will be in the nature of special taxes, but that the Town, after consultation with the Owner and other parties involved in the issuance of the Special Tax Obligations (as defined herein) contemplated hereby, may determine that it is more appropriate to levy ad valorem taxes upon the Property in accordance with the Act; and

WHEREAS, the Owner intends to provide for the further subdivision of the Property and the development of a mixed use development, including single-family homes, townhouses, condominium units and apartments, together with commercial and light industrial uses to support growth and other amenities and site improvements; and

WHEREAS, representatives of the Owner have held discussions with representatives of the Town as to the scope of, and the initial financing or reimbursement for, such development, including the contemplated Public Improvements, pursuant to the creation of a special taxing district as provided in the Act; provided that, only costs authorized under the Act and other applicable law will be financed, reimbursed or refinanced from the proceeds of bonds issued pursuant to the Act and other applicable law; and

WHEREAS, it is intended by the Owner that the portion of the cost of any infrastructure improvements relating to the District not initially financed or reimbursed from proceeds of any bonds issued by the Town will be paid by the Owner, the Town or from other applicable sources; and

WHEREAS, the Town has determined to create the District as a special taxing district in order to encourage and promote the development of the contemplated mixed use development within the geographic area of the Town, such District to be comprised of the properties described in Attachments 1-3 to the Request, but excluding the property described in Attachment 4 to the Request, as further identified in this Resolution; and

WHEREAS, the Town has further determined to apply the special tax revenues and the proceeds of any bonds issued under the Act and other applicable law to provide the Public Improvements for the benefit of the property within the District, to the extent permitted under the Act and other applicable law, and to pay other costs permitted under the Act and other applicable law (the "Project"); and

WHEREAS, the creation of the District and the issuance of bonds pursuant to the Act and other applicable law will serve the public purposes of providing infrastructure improvements within the Town, directly and indirectly enhancing the taxable base of the Town, encouraging the development of residential areas, commerce and industry within the Town, and increasing employment within the Town through the installation of infrastructure improvements benefiting the District; and

WHEREAS, the Town has further determined to create the Heritage Green Special Taxing District Special Fund identified herein as required by the Act as a condition to the issuance of bonds under the Act; and

WHEREAS, pursuant to subsection (g) of the Act, the Council may implement its authority under the Act to issue its bonds for the purpose of financing, reimbursing or refinancing the costs of the Project, including certain related costs of issuing the bonds and other permitted costs (within the meaning of the Act and as authorized by other applicable law), by adopting a resolution or an ordinance that (i) specifies and describes the proposed undertaking and states that it has complied with certain conditions precedent to the issuance of the bonds, (ii) specifies the maximum principal amount of the bonds to be issued, (iii) specifies the maximum rate or rates of interest the bonds are to bear, and (iv) agrees to a covenant to levy upon all real and personal property within the District ad valorem or special taxes in rate and amount sufficient in each year in which any of the bonds are outstanding to provide for the payment of the principal of and interest on the bonds; and

WHEREAS, pursuant to conversations between representatives of the Maryland Water Quality Financing Administration ("MWQFA") and the Town, MWQFA has indicated it should be able to loan money to the Town to finance or reimburse all or a portion of the cost of the Town Sewer Facilities and related costs, and any such loan shall be evidenced by the issuance by the Town to MWQFA of a bond of the Town (the "MWQFA Note"); and

WHEREAS, MWQFA has further indicated that the Town, in addition to securing payment of the MWQFA Note by the special fund created pursuant to the Act, will be required to pledge its wastewater and water supply system revenues and its full faith and credit and unlimited taxing power of the Town to payment of the MWQFA Note; and

WHEREAS, accordingly, the MWQFA Note will be issued pursuant to the combined authority of the Act, Sections 9-1601 through 9-1622, inclusive, of the Environment Article of the Annotated Code of Maryland, Sections 31 to 37, inclusive, of Article 23A of the Annotated Code of Maryland and Sections C8-20 and C8-21 of the Charter of the Town; and

WHEREAS, it is contemplated that the Town will provide for the financing, reimbursement or refinancing of costs of the Project Infrastructure from bonds issued solely pursuant to the authority of the Act (the "Bonds" and, together with the MWQFA Note, the "Special Tax' Obligations"); and

WHEREAS, the Council shall enact an ordinance prior to the issuance of any such Special Tax Obligations and shall take such other necessary steps to comply with all applicable provisions of the Act and other applicable law; and

WHEREAS, in order to provide for the payment of the principal of and interest on the Special Tax Obligations, the Town has determined to levy, impose and collect, and by this Resolution covenants to levy, impose and collect, pursuant to Subsection (n) of the Act, a special tax or taxes, to be designated the "Heritage Green Special Tax" or the "Heritage Green Special Taxes" (collectively, the "Special Taxes") upon all real and personal property within the District, unless otherwise provided by law or pursuant to the provisions hereof, for the purposes, to the extent and in the manner herein provided, and assessed according to the laws of the State of Maryland, contingent upon the issuance and sale of the Special Tax Obligations, at a rate or rates and amount designed to provide adequate revenues at least sufficient in each year in which any of such Special Tax Obligations are outstanding to pay the principal of, interest on, and redemption premium, if any, on the Special Tax Obligations, to replenish any debt service reserve fund, and for any other purpose relating to the ongoing expenses of or security for the Special Tax Obligations, through the application of the procedures provided for in the "Town of La Plata, Maryland Heritage Green Special Taxing District Rate and Method of Apportionment of Special Taxes" (the "Rate and Method"), which Rate and Method is attached hereto as Exhibit E and incorporated by reference herein; and

WHEREAS, the Special Taxes shall be levied, imposed and collected in the District each Fiscal Year (as defined in and contemplated by the Rate and Method), commencing with the first Fiscal Year after the issuance of any of the Special Tax Obligations as provided in the Rate and Method, in an amount as shall be determined in accordance with the Rate and Method; and

WHEREAS, the Special Taxes shall be collected in the same manner and at the same time as general ad valorem taxes of the Town are collected, and shall be discontinued when the Special Tax Obligations and any subsequent obligations issued to refund or advance refund any Special Tax Obligations have been paid in full (either at their maturity or prior to maturity by legal or economic defeasance in full); and

WHEREAS, this Resolution constitutes the resolution contemplated by Subsections (e) and (n) of the Act; and

WHEREAS, the Request (or applicable portions thereof) constitutes the request of the property owners contemplated by Subsections (c)(1) and (g)(3)(ii) of the Act; and

WHEREAS, prior to adopting this Resolution, the Council held a public hearing after giving not less than ten (10) days notice in a newspaper of general circulation in the Town in accordance with subsection (m) of the Act; and

WHEREAS, pursuant to Subsection (g)(3)(i) of the Act, except as may be required by the Maryland Constitution, this Resolution, the designation of the "Heritage Green Special Taxing District" and the levy of the Special Taxes provided for herein may not be subject to referendum by reason of any other State of Maryland or local law.

**SECTION 1. FINDINGS AND DETERMINATIONS: BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA that it is hereby found and determined that:**

(i) (A) The Recitals to this Resolution (the "Recitals") are deemed a substantive part of this Resolution and are incorporated by reference herein, (B) capitalized terms defined in the Recitals to this Resolution and not defined in Sections 1-13 hereof will have the meanings given to such terms in the Recitals hereto, and (C) references to the Subsections of the Act in this Resolution are to such provisions of the Act as the same may be replaced, supplemented or amended from time to time, to the extent applicable;

(ii) The following terms used in the Recitals and elsewhere in this Resolution shall have the meanings given to such terms in the Act: "special taxing district", "cost", "infrastructure improvements", "bonds", "special fund", "ad valorem tax" and "special tax"; and

(iii) The proposed District is located wholly within the geographic boundaries of the Town; and

(iv) The creation of the District provided for herein within the geographic boundaries of the Town and the issuance by the Town from time to time of one or more series of Special Tax Obligations pursuant to the Act and other applicable law will serve the public purposes of providing public infrastructure improvements within the Town, directly and indirectly enhancing the taxable base of the Town, encouraging the development of residential areas, commerce and industry within the Town, increasing the general health and welfare of the residents of the Town and increasing employment within the Town through the installation of the Public Improvements; and

(v) The Owner, which is a private, for-profit entity, has expressed a desire to undertake and facilitate new development within the District, and all of the Owner's current property within the District will be subject to additional taxation in accordance with the Act; and

(vi) Any Public Improvements within the District or the Town, or outside the Town if reasonably related to other infrastructure improvements within the District, the costs of which are financed, reimbursed or refinanced from the proceeds of the Special Tax Obligations issued by the Town pursuant to the Act and other applicable law, will be more fully described

and identified in one or more development or similar agreements by and between the Owner or subsequent owners of the Property (and/or their developers, contractors or agents) and the Town; and

(vii) The Public Improvements, in addition to providing general public benefits to the Town and its citizens and the general public, specifically benefit the Property by providing needed infrastructure improvements for the use of the residents, tenants and businesses to be located in the District, and their visitors and invitees; and

(viii) The Special Taxes levied pursuant to the provisions of Section 4 of this Resolution and the Rate and Method have been provided for pursuant to the provisions of Subsection (n)(2)(iii) of the Act, which permits special taxes to be levied pursuant to the Act to cover the cost of infrastructure improvements in a reasonable manner that results in fairly allocating the cost of such infrastructure improvements; this finding and determination is made in reliance on the Report identified in Section 4(b) of this Resolution and attached hereto as Exhibit F and incorporated by reference herein, which sets forth the basis of the reasonable manner in which the Special Taxes are established and levied; and

(ix) The Special Taxes are not levied in a manner that burdens any parcel of property within the District in excess of the benefit provided by the Public Improvements to such parcel.

**SECTION 2. DESIGNATION OF SPECIAL TAXING DISTRICT: BE IT FURTHER RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA** that acting pursuant to Subsection (e)(1)(i) of the Act, the Town designates the areas of property located within the geographic boundaries of the Town of La Plata and currently identified by (i) the tax accounts listed on Exhibit A attached hereto and incorporated by reference herein, (ii) the metes and bounds description on Exhibit B attached hereto and incorporated by reference herein and (iii) the map attached hereto as Exhibit C and incorporated by reference herein, totaling approximately 1,030 acres in the aggregate (as such acreage may be subsequently subdivided after the date of adoption of this Resolution), but excluding the area of Rosewick Road depicted in Exhibit D attached hereto and incorporated by reference herein, as a special taxing district for the purposes of the Act, and provides that such total area described in this Section 2 will be known as the "Heritage Green Special Taxing District" (identified in the Recitals to this Resolution as the District).

**SECTION 3. CREATION AND FUNDING OF SPECIAL FUND: BE IT FURTHER RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA** that: IT

(a) Acting pursuant to Subsection (e)(1)(ii) of the Act, there is hereby created and established a special fund of the Town designated the "Heritage Green Special Taxing District Special Fund" (the "Special Fund").

(b) The taxes derived from the levy of the Special Taxes pursuant to the Act, this Resolution and the Rate and Method, once such taxes are imposed and collected in accordance

therewith, shall be paid over to the Special Fund pursuant to Subsection (e)(2) of the Act and Section 6 of this Resolution as long as this Resolution remains in effect.

(c) The Town Treasurer or other appropriate fiscal officer is hereby directed and authorized to deposit or cause to be deposited in such Special Fund all Special Taxes received by the Town in accordance with the provisions of this Resolution and the Rate and Method.

(d) The Town Manager, the Town Treasurer and other appropriate officers and employees of the Town, to the extent applicable, are hereby authorized to take all necessary steps in order to establish, hold, manage and invest the Special Fund to be held by the Town. If any indenture or trust agreement pursuant to which any Special Tax Obligations are issued in accordance with the Act and other applicable law so provides, the Special Fund may be held, managed and invested in accordance with the provisions of such indenture or trust agreement.

**SECTION 4. LEVY OF SPECIAL TAXES; ADOPTION OF RATE AND METHOD:**  
**BE IT FURTHER RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA** that (a) commencing with the fiscal year provided for in the Rate and Method, and contingent upon the issuance and delivery of any Special Tax Obligations, there is hereby levied pursuant to the Act and other applicable Maryland law special taxes (earlier referred to herein as the Special Taxes) on all real and personal property within the District, unless exempted by law or by the provisions of the, Rate and Method, in an amount equal to the Special Taxes provided for in the Rate and Method, subject to increase as specified in the Rate and Method, which Special Taxes are hereby levied and shall be allocated among the Parcels of Taxable Property (as defined in the Rate and Method) located in the District in accordance with the Rate and Method. The Special Taxes shall be imposed and collected to the extent and in the manner provided in the Rate and Method, through the application of the procedures provided for in the Rate and Method. The Special Taxes shall take effect and terminate as provided in the Rate and Method. The Special Taxes are designed to provide adequate revenues to pay the principal of, interest on and redemption premium, if any, on the Special Tax Obligations, to replenish any debt service reserve fund, and for any other purpose related to the ongoing expenses of or security for the Special Tax Obligations including, but not limited to, the fees of any trustee, counsel, financial or other advisor to the Town, costs related to secondary market disclosure, and costs of collecting and administering the Special Taxes. The Town hereby covenants to impose and collect the Special Taxes in accordance with the Rate and Method at a rate and amount at least sufficient in each year in which any of the Special Tax Obligations are outstanding to provide, if necessary, for the payment of the principal of, interest on and any redemption premium on the Special Tax Obligations, to replenish any debt service reserve funds and to provide for ongoing expenses of or security for the Special Tax Obligations, all in accordance with the Rate and Method. There shall be credited against the Town's obligation to impose and collect the Special Taxes in any fiscal year any revenues or other assets available for such purpose in accordance with the provisions of the Rate and Method. The Special Tax on any Parcel is subject to prepayment in accordance with the Rate and Method. The Special Taxes shall be collected in the same manner and at the same time as ordinary real property taxes and shall be secured in the same manner as general ad valorem taxes and shall be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for general ad valorem taxes; provided, however, that the Special Taxes may be collected at a different time or in a

different manner as determined by the Town provided that such time or manner is not inconsistent with the provisions of any indenture or trust agreement pursuant to which the Special Tax Obligations are issued. The Rate and Method was prepared by MuniCap, Inc. at the request of the Owner and for the benefit of the Town. The Special Taxes also may be imposed and collected with respect to any refunding bonds issued under the Act (and any other authorizing law, if applicable) pursuant to the provisions of an ordinance or resolution enacted or adopted by the Town in connection with the issuance of such refunding . bonds. The Town. hereby adopts the provisions of the Rate and Method the same as if such provisions were set forth in full in this Resolution.

(b) Attached hereto as Exhibit F and incorporated by reference herein as though set forth herein in full is the Heritage Green Special Taxing District Town of La Plata, Maryland Special Tax Report (the "Report"), prepared by MuniCap, Inc. at the request of the Owner and for the benefit of the Town, which Report documents the methodology utilized in apportioning the Special Taxes and, based on, and in reliance upon, the Report the Council finds that the methodology is reasonable and results in fairly allocating the costs of the Public Improvements as required by the Act.

**SECTION 5. PLEDGE TO ALLOCATE TAXES: BE IT FURTHER RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA** that until any Special Tax Obligations which are issued to finance, reimburse or refinance the costs of the Project have been fully paid, the Town hereby pledges that it will pay all amounts collected from the Special Taxes levied under the Act, this Resolution and the Rate and Method into the Special Fund established pursuant to Section 3 above. This pledge to pay such Special Taxes derived from the District is intended to be in complete fulfillment of the condition precedent to the issuance of the Special Tax Obligations contained in Subsection (e)(2) of the Act. The pledge to so pay those collected Special Taxes shall be continuous and irrevocable so long as any Special Tax Obligations and any subsequent bonds issued under the Act and other applicable law to refund or advance refund any Special Tax Obligations are outstanding.

**SECTION 6. USE OF SPECIAL FUND: BE IT FURTHER RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA** that the Town may use, accumulate and pay moneys into or from the Special Fund as provided in, and subject to the restrictions of, Subsections (d), (e), (f) and (g)(4) of the Act.

**SECTION 7. FURTHER AUTHORIZATIONS: BE IT FURTHER RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA** that in addition, the Mayor, the Town Manager, the Town Treasurer and all other appropriate officials are further authorized to do all such acts and things and execute such other documents and certificates as shall be deemed necessary or desirable by them or upon the advice of counsel, to the extent such activities are within the scope of their authority, in order to facilitate the issuance of any Special Tax Obligations, the development of the District, the use and application of moneys in the Special Fund and the financing, reimbursement or refinancing of costs of infrastructure improvements and other costs permitted under the Act and other applicable law, and the transactions contemplated by this Resolution.

**SECTION 8. SPECIAL TAX OBLIGATIONS AUTHORIZING LEGISLATION: BE IT FURTHER RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA** that prior to the issuance of any Special Tax Obligations to finance, reimburse or refinance any portion of the cost of the Public Improvements with respect to the District, the Council shall enact an ordinance that satisfies the provisions of subsection (g) of the Act and other applicable law and shall otherwise comply with all other applicable provisions of the Act.

**SECTION 9. MODIFICATION OF THE DISTRICT: BE IT FURTHER RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA** that this Resolution may be amended by one or more administrative resolutions of the Council following a public hearing after published notice in accordance with the Act, which resolutions may enlarge or reduce the District. No such resolution shall be effective to reduce the District so long as there are any Special Tax Obligations outstanding with respect to the District pursuant to the Act, unless the authorizing legislation with respect to such Special Tax Obligations permits the Town to reduce the area or areas constituting the District and the applicable percentage of the holders of such Special Tax Obligations specified in any corresponding indenture or trust agreement or a representative on their behalf consents to any such reduction, if so required by such corresponding indenture or trust agreement.

**SECTION 10. LIBERAL CONSTRUCTION OF RESOLUTION: BE IT FURTHER RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA** that as provided in Subsection (1) of the Act, the provisions of this Resolution shall be liberally construed in order to effectuate and carry out the purposes of and the activities authorized by the Act and the matters contemplated by this Resolution.

**SECTION 11. SEVERABILITY PROVISIONS: BE IT FURTHER RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA** that the provisions of this Resolution are severable, and if any provision, sentence, clause, section or part hereof is held or determined to be illegal, invalid, unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity, unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Resolution or their application to other persons or circumstances. It is hereby declared to be the intent of the Council that this Resolution would have been adopted if such illegal, invalid, unconstitutional or inapplicable provision, sentence, clause, section or part had not been included herein, and if the person or circumstances to which this Resolution or any part hereof are inapplicable had been specifically exempted herefrom.

**SECTION 12. SUNSET DATE: BE IT FURTHER RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA** that in the event no Special Tax Obligations are issued pursuant to the Act to finance, reimburse or refinance the costs of the Public Improvements with respect to the District and other costs permitted under this Resolution and the Act by December 31, 2011, this Resolution shall be automatically revoked without further action by the Council and shall be considered terminated, null and void.

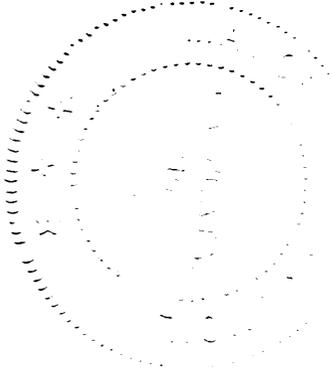
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**SECTION 13. EFFECTIVE DATE: BE IT FURTHER RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA that this Resolution shall be effective upon adoption by the Council.**

**ADOPTED** this 22 day of September, 2009.

SEAL:

**COUNCIL OF THE TOWN OF LA PLATA**



Roy G. Hale  
Roy G. Hale, Mayor

R. Wayne Winkler  
R. Wayne Winkler, Councilman

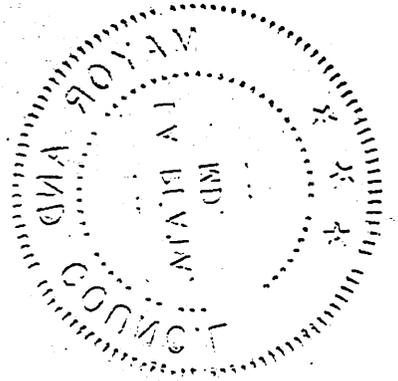
(Absent)  
C. Keith Back, Councilman

**ATTEST:**

Paretta D. Mudd  
Paretta D. Mudd, Councilwoman

Danielle Mandley  
Danielle Mandley, Town Clerk

Joseph W. Norris  
Joseph W. Norris, Councilman



## APPLICATION

To Create the Heritage Green Special Taxing District  
As a Special Taxing District  
And Provide for the Financing, Reimbursing or Refinancing of  
the Cost of Related Infrastructure Improvements

Town of La Plata  
305 Queen Anne Street  
La Plata, Maryland 20646

Dear Council Members:

This application requests, among other matters, the creation of the "Heritage Green Special Taxing District" as a special taxing district pursuant to Section 44A of Article 23A of the Annotated Code of Maryland (the "Special Taxing District Act").

1. Applicant. This application is submitted by the entity identified below as the sole owner of the parcels of real property described in Attachments 1-3 attached hereto. By submitting this application, the applicant represents and warrants to the Council of the Town of La Plata (the "Town") that it is authorized to execute this application.

2. Ownership of Property. The applicant represents and warrants to the Town that the applicant is (A) 100 percent of the owners of the real property located within the proposed geographic boundaries of the Heritage Green Special Taxing District and (B) the sole owner of 100 percent of the assessed valuation of the real property located within the proposed geographic boundaries of the Heritage Green Special Taxing District, determined as prescribed by Subsection (c)(1) of the Special Taxing District Act. The applicant further represents and warrants to the Town that all of such property is located wholly within the geographic boundaries of the Town.

3. Proceedings Requested. The applicant intends to provide for the further subdivision of the parcels described on Attachments 1-3 and the development of a mixed use development including single-family homes, townhouses, condominium units and apartments, together with commercial and light industrial uses to support the proposed growth. The applicant represents that the proposed development of such property will (i) result in development of a currently vacant area, (ii) result in development consistent with the Town's Comprehensive Plan, (iii) provide a variety of housing options to the Town population, (iv) provide complementary neighborhood retail and commercial venues, and (v) result in employment opportunities for local firms during the construction phase as well as economic development for the Town in the future.

The applicant has requested that the Town participate in the contemplated project by financing (including by reimbursing prior project expenditures) all or a portion of the costs of certain infrastructure improvements identified on Attachment 5 hereto to the extent such infrastructure improvements are permitted by the terms of the Special Taxing District Act and other applicable law, together with permitted related costs and reserves. Representatives of the applicant have held discussions with representatives of the Town as to the scope of, and the initial financing or reimbursement for, such contemplated infrastructure improvements, pursuant to the designation of the property described on Attachments 1-3 hereto as a "special taxing district" pursuant to the Special Taxing District Act (excluding the property described on Attachment 4 hereto), and the issuance from time to time and in one or more series of its revenue bonds, notes or other similar instruments (the "bonds") pursuant to the authority of the Special Taxing District Act and, with respect to the financing or reimbursement of the costs of the Town Sewer Facilities identified on Attachment 5 hereto, also pursuant to the authority of Sections 9-1601 through 9-1622, inclusive, of the Environment Article of the Annotated Code of Maryland and Sections 31 to 37, inclusive, of Article 23A of the Annotated Code of Maryland. The applicant requests that the special taxing district contemplated in this application be designated as the "Heritage Green Special Taxing District" (the "District"). The applicant currently anticipates that one or more series of bonds will need to be issued in the aggregate principal amount of \$45,000,000 (or such greater or lesser amount as the Town may agree to at the request of the applicant) in order to finance or reimburse the cost of the contemplated infrastructure improvements and other costs authorized under the Special Taxing District Act and other applicable law.

It is contemplated that the bonds to be issued to finance or reimburse the costs of the Town Sewer Facilities identified on Attachment 5 hereto and related costs and expenses permitted by the Special Taxing District Act and other applicable law will be sold and delivered to the Maryland Water Quality Financing Administration ("MWQFA") and will be paid in the first instance from special taxes levied, imposed and collected on and from properties located in the District and secondarily, to the extent required by MWQFA, by wastewater system and water supply system revenues and the full faith and credit and unlimited taxing power of the Town. It is anticipated that the bonds to be issued to finance or reimburse costs of the Project Infrastructure identified on Attachment 5 hereto and related costs permitted by the Special Taxing District Act (including, without limitation, funding of a debt service reserve fund and capitalized interest) will be payable solely from special taxes levied, imposed and collected on and from properties located in the District pursuant to the Special Taxing District Act and may be secured by special taxes on a basis subordinate to the bonds sold to MWQFA if so required by MWQFA. The applicant anticipates that any taxes to be imposed on real and personal property located within the District pursuant to the Special Taxing District Act will be in the nature of special taxes, but that the Town, after consultation with the applicant and other parties involved in the issuance of the bonds contemplated hereby, may determine that it is more appropriate to provide for the levy of ad valorem taxes upon the properties located in the District in accordance with the Special Taxing District Act.

In order to facilitate the development and financing contemplated in this application, the applicant requests that the Town, with respect to the requirements of the Special Taxing District Act, (i) set a date for one or more public hearings, as applicable, for (A) the creation of the

District as a special taxing district for all purposes of the Special Taxing District Act described above, (B) the authorization of special taxes or ad valorem taxes to be levied, imposed and collected in the District and (C) the issuance of bonds to finance or reimburse the cost of infrastructure improvements relating to the District, (ii) publish notice of each public hearing as required by the Special Taxing District Act, (iii) retain any professionals necessary to assist the Town with the proceedings, such as bond counsel, a financial advisor and one or more bond underwriters, a trustee or fiscal agent, and any other professionals necessary in connection with the levying or collecting of special taxes or ad valorem taxes pursuant to the Special Taxing District Act, the issuance of the bonds and the administration of the District (iv) authorize Town staff to work with the applicant to prepare the necessary documents for the activities described in this application, and (v) pass such resolutions and ordinances as may be required by the Special Taxing District Act.

It is the intention of the applicant that this application constitutes the request of the property owners required by Subsection (c)(1) and Subsection (g)(3)(ii) of the Special Taxing District Act with respect to the subject matter of this paragraph 3.

4. Boundaries of the District. The territory to be included in the geographic boundaries of the District consists of those areas (i) identified by the tax account information set forth on Attachment 1 hereto, (ii) described by the metes and bounds description set forth on Attachment 2 hereto, and (iii) shown on the boundary survey attached hereto as Attachment 3. The geographic area of the District excludes the area of Rosewick Road that lies within the borders of the District and is depicted on Attachment 4 hereto. If required by the Town prior to the delivery of any bonds contemplated hereby, the applicant agrees to provide a metes and bounds description of the area of Rosewick Road.

5. Request Regarding Refinancing. The applicant also requests that the Town from time to time undertake to refinance all or a portion of the bonds issued by the Town pursuant to this application to originally finance or reimburse infrastructure improvements and other costs as contemplated by the Special Taxing District Act (or, with respect to the bonds originally sold to MWQFA, other applicable legal authority) with respect to the District when and if market conditions favor any such refinancing or when a refinancing would be appropriate for any purpose permitted by applicable law. To the extent permitted by applicable law, the request contained in this paragraph 5 is intended to be the request of the property owners required by Subsection (c)(1) of the Special Taxing District Act, and constitutes full authority for the issuance of any such bonds for refinancing purposes relating to the District, including the issuance of refunding bonds in an aggregate principal amount in excess of the original aggregate principal amount of the refunded bonds, provided that (i) in connection with any such refinancing, there is no increase in the maximum special taxes or ad valorem taxes authorized to be levied on any class of property within the District over the applicable maximum authorized in the rate and method of taxation adopted in connection with the original financing bonds and (ii) such refinancing bonds do not mature later than the original financing bonds.

6. Notice to Subsequent Owners. By submitting this application, the applicant, at its sole cost and expense, agrees to take all reasonable actions requested by the Town to inform subsequent owners of any portion of the property included in the District of the potential levy

and imposition of special taxes or ad valorem taxes on such property pursuant to the provisions of the Special Taxing District Act.

7. Address. The address of the applicant for purposes of receiving notices and correspondence relating to the matters of this request is set forth on the signature page hereto.

By executing this application, the undersigned agrees to all of the foregoing provisions.

[SIGNATURE ON FOLLOWING PAGE]

#123648;50054.003

SIGNATURE PAGE TO APPLICATION

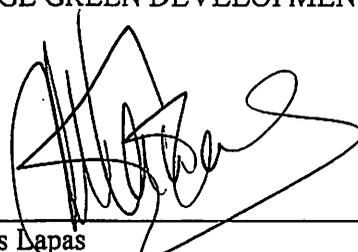
By executing this application, the signatory hereto agrees to all of the foregoing.

Dated: SEPTEMBER 10, 2009

APPLICANT:

HERITAGE GREEN DEVELOPMENT,  
LLC

By: \_\_\_\_\_

  
Charis Lapas  
Manager  
(Authorized Signatory)

The address of the applicant is:

1420 Beverly Road, Suite 144  
McLean, Virginia 22101  
Phone: 703/790-9790 ext. 105  
Fax: 703/790-7619

ATTACHMENT 1 TO APPLICATION

IDENTIFICATION OF PROPERTIES LOCATED  
IN THE DISTRICT AND OWNED BY THE SIGNATORY TO THE APPLICATION

[SEE ATTACHED]

Heritage Green								
Real Estate Tax & Assessments								
2009								
Lot #	Section	Parcel ID#			Acct #	Address	2009 Assessment	2009 Taxes
		Dist	Map	Parcel				
		01	33	43	09-01-017942	INR Radio Station	\$ 2,992,900.00	\$ 41,511.53
		01	33	43	09-01-010875	N & S/S Rosewick Road	\$ 7,612,800.00	\$ 105,589.54
		01	33	440	09-01-012843	Washington Ave	\$ 2,808,050.00	\$ 38,947.65
ROW		01	33	544	09-01-089307	Washington Ave	\$ 7,340.00	\$ 101.81
		01	33	163	09-01-006681	.574 Acre - Vestry Property	\$ 96,840.00	\$ 1,343.17
1	1A	01	33	542	09-01-085352	Pond Place	\$ 14,260.00	\$ 197.79
2	1A	01	33	542	09-01-085360	Pond Place	\$ 14,250.00	\$ 197.65
3	1A	01	33	542	09-01-085379	Pond Place	\$ 13,500.00	\$ 187.24
4	1A	01	33	542	09-01-085387	Pond Place	\$ 13,500.00	\$ 187.24
5	1A	01	33	542	09-01-085395	Pond Place	\$ 14,270.00	\$ 197.92
6	1A	01	33	542	09-01-085409	Heritage Village Drive	\$ 14,250.00	\$ 197.65
7	1A	01	33	542	09-01-085417	Corner Lot s/b Heritage Village Drive	\$ 14,250.00	\$ 197.65
8	1A	01	33	542	09-01-085425	Corner Lot s/b Pond Place	\$ 14,190.00	\$ 196.82
9	1A	01	33	542	09-01-085433	Corner Lot s/b Pond Place	\$ 13,500.00	\$ 187.24
10	1A	01	33	542	09-01-085441	Corner Lot s/b Pond Place	\$ 14,250.00	\$ 197.65
11	1A	01	33	542	09-01-085468	Corner Lot s/b Pond Place	\$ 14,250.00	\$ 197.65
12	1A	01	33	542	09-01-085476	Corner Lot s/b Pond Place	\$ 13,500.00	\$ 187.24
13	1A	01	33	542	09-01-085484	Corner Lot s/b Pond Place	\$ 14,250.00	\$ 197.65
14	1A	01	33	542	09-01-085492	Corner Lot s/b Pond Place	\$ 14,250.00	\$ 197.65
15	1A	01	33	542	09-01-085506	Corner Lot s/b Pond Place	\$ 14,260.00	\$ 197.79
16	1A	01	33	542	09-01-085514	Corner Lot s/b Horizon Street	\$ 14,270.00	\$ 197.92
17	1A	01	33	542	09-01-085522	Corner Lot s/b Horizon Street	\$ 14,260.00	\$ 197.79
18	1A	01	33	542	09-01-085530	Corner Lot s/b Horizon Street	\$ 14,260.00	\$ 197.79
19	1A	01	33	542	09-01-085549	Corner Lot s/b Horizon Street	\$ 14,260.00	\$ 197.79
20	1A	01	33	542	09-01-085557	Horizon Street	\$ 14,260.00	\$ 197.79
21	1A	01	33	542	09-01-085565	Horizon Street	\$ 14,290.00	\$ 198.20
22	1A	01	33	542	09-01-085573	Horizon Street	\$ 14,290.00	\$ 198.20
23	1A	01	33	542	09-01-085581	Horizon Street	\$ 14,260.00	\$ 197.79
24	1A	01	33	542	09-01-085603	Horizon Street	\$ 14,260.00	\$ 197.79
25	1A	01	33	542	09-01-085611	Horizon Street	\$ 14,270.00	\$ 197.92
26	1A	01	33	542	09-01-085638	Horizon Street	\$ 14,290.00	\$ 198.20
27	1A	01	33	542	09-01-085646	Horizon Street	\$ 14,270.00	\$ 197.92
28	1A	01	33	542	09-01-085654	Horizon Street	\$ 14,270.00	\$ 197.92
29	1A	01	33	542	09-01-085662	Horizon Street	\$ 14,280.00	\$ 198.06
30	1A	01	33	542	09-01-085670	Horizon Street	\$ 14,280.00	\$ 198.06
31	1A	01	33	542	09-01-085689	Corner Lot s/b Scenic Street	\$ 14,280.00	\$ 198.06
32	1A	01	33	542	09-01-085697	Scenic Street	\$ 14,280.00	\$ 198.06
33	1A	01	33	542	09-01-085700	Scenic Street	\$ 14,280.00	\$ 198.06
34	1A	01	33	542	09-01-085719	Scenic Street	\$ 14,300.00	\$ 198.35
35	1A	01	33	542	09-01-085727	Scenic Street	\$ 14,280.00	\$ 198.06
36	1A	01	33	542	09-01-085735	Scenic Street	\$ 14,280.00	\$ 198.06
37	1A	01	33	542	09-01-085743	Scenic Street	\$ 14,270.00	\$ 197.92
38	1A	01	33	542	09-01-085751	Scenic Street	\$ 14,270.00	\$ 197.92
39	1A	01	33	542	09-01-085778	Scenic Street	\$ 14,260.00	\$ 197.79
40	1A	01	33	542	09-01-085786	Scenic Street	\$ 14,280.00	\$ 198.06
41	1A	01	33	542	09-01-085794	Corner Lot s/b Panorama Place	\$ 14,310.00	\$ 198.48
42	1A	01	33	542	09-01-085808	Panorama Place	\$ 14,310.00	\$ 198.48
43	1A	01	33	542	09-01-085816	Panorama Place	\$ 14,290.00	\$ 198.20
44	1A	01	33	542	09-01-085824	Panorama Place	\$ 14,290.00	\$ 198.20
45	1A	01	33	542	09-01-084832	Panorama Place	\$ 14,270.00	\$ 197.92
46	1A	01	33	542	09-01-085867	Panorama Place	\$ 14,270.00	\$ 197.92
47	1A	01	33	542	09-01-085840	Panorama Place	\$ 14,280.00	\$ 198.06
48	1A	01	33	542	09-01-085859	Panorama Place	\$ 14,280.00	\$ 198.06
49	1A	01	33	542	09-01-085875	Panorama Place	\$ 14,280.00	\$ 198.06
50	1A	01	33	542	09-01-085883	Panorama Place	\$ 14,270.00	\$ 197.92
51	1A	01	33	542	09-01-085891	Panorama Place	\$ 14,280.00	\$ 198.06
52	1A	01	33	542	09-01-085905	Panorama Place	\$ 14,280.00	\$ 198.06
53	1A	01	33	542	09-01-085913	Panorama Place	\$ 14,260.00	\$ 197.79
54	1A	01	33	542	09-01-085921	Panorama Place	\$ 14,260.00	\$ 197.79
55	1A	01	33	542	09-01-085948	Panorama Place	\$ 13,500.00	\$ 187.24
56	1A	01	33	542	09-01-085956	Panorama Place	\$ 13,500.00	\$ 187.24
57	1A	01	33	542	09-01-085964	Panorama Place	\$ 13,500.00	\$ 187.24
58	1A	01	33	542	09-01-085972	Corner Lot s/b Panorama Place	\$ 13,500.00	\$ 187.24
59	1A	01	33	542	09-01-085980	Panorama Place	\$ 14,260.00	\$ 197.79
60	1A	01	33	542	09-01-085999	Corner Lot s/b Panorama Place	\$ 14,260.00	\$ 197.79
61	1A	01	33	542	09-01-086006	Corner Lot s/b Panorama Place	\$ 14,260.00	\$ 197.79

Heritage Green  
Real Estate Tax & Assessments  
2009

Lot #	Section	Parcel ID#			Acct #	Address	2009 Assessment	2009 Taxes
		Dist	Map	Parcel				
62	1A	01	33	542	09-01-086014	Corner Lot s/b Panorama Place	\$ 14,280.00	\$ 198.06
63	1A	01	33	542	09-01-086022	Corner Lot s/b Panorama Place	\$ 14,280.00	\$ 198.06
64	1A	01	33	542	09-01-086030	Corner Lot s/b Panorama Place	\$ 14,280.00	\$ 198.06
65	1A	01	33	542	09-01-086049	Scenic Street	\$ 13,790.00	\$ 191.27
66	1A	01	33	542	09-01-086057	Scenic Street	\$ 13,500.00	\$ 187.24
67	1A	01	33	542	09-01-086065	Scenic Street	\$ 13,500.00	\$ 187.24
68	1A	01	33	542	09-01-086073	Scenic Street	\$ 14,250.00	\$ 197.65
69	1A	01	33	542	09-01-086081	Scenic Street	\$ 14,250.00	\$ 197.65
70	1A	01	33	542	09-01-086103	Alley #16 s/b Heritage Village Drive	\$ 14,250.00	\$ 197.65
71	1A	01	33	542	09-01-086111	Alley #16 s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
72	1A	01	33	542	09-01-086138	Corner Lot s/b Scenic Street	\$ 13,500.00	\$ 187.24
73	1A	01	33	542	09-01-086146	Alley #15 s/b Scenic Street	\$ 13,500.00	\$ 187.24
74	1A	01	33	542	09-01-086154	Corner Lot s/b Scenic Street	\$ 13,500.00	\$ 187.24
75	1A	01	33	542	09-01-086162	Corner Lot s/b Palisades Drive	\$ 13,500.00	\$ 187.24
76	1A	01	33	542	09-01-086170	Palisades Drive	\$ 13,500.00	\$ 187.24
77	1A	01	33	542	09-01-086189	Palisades Drive	\$ 13,500.00	\$ 187.24
78	1A	01	33	542	09-01-086197	Palisades Drive	\$ 13,500.00	\$ 187.24
79	1A	01	33	542	09-01-086200	Palisades Drive	\$ 13,500.00	\$ 187.24
80	1A	01	33	542	09-01-086219	Palisades Drive	\$ 13,500.00	\$ 187.24
81	1A	01	33	542	09-01-086227	Corner Lot s/b Palisades Drive	\$ 13,500.00	\$ 187.24
83	1A	01	33	542	09-01-086235	Alley #18 s/b Scenic Street	\$ 14,260.00	\$ 197.79
84	1A	01	33	542	09-01-086243	Alley #18 s/b Scenic Street	\$ 14,250.00	\$ 197.65
85	1A	01	33	542	09-01-086251	Alley #18 s/b Scenic Street	\$ 14,250.00	\$ 197.65
86	1A	01	33	542	09-01-086278	Corner Lot s/b Scenic Street	\$ 14,260.00	\$ 197.79
87	1A	01	33	542	09-01-086286	Corner Lot s/b Horizon Street	\$ 14,250.00	\$ 197.65
88	1A	01	33	542	09-01-086294	Corner Lot s/b Horizon Street	\$ 14,250.00	\$ 197.65
89	1A	01	33	542	09-01-086308	Corner Lot s/b Horizon Street	\$ 14,250.00	\$ 197.65
90	1A	01	33	542	09-01-086316	Corner Lot s/b Heritage Village Drive	\$ 14,250.00	\$ 197.65
91	1A	01	33	542	09-01-086324	Corner Lot s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
92	1A	01	33	542	09-01-086332	Corner Lot s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
93	1A	01	33	542	09-01-086340	Corner Lot s/b Palisades Drive	\$ 13,500.00	\$ 187.24
94	1A	01	33	542	09-01-086359	Corner Lot s/b Palisades Drive	\$ 13,500.00	\$ 187.24
95	1A	01	33	542	09-01-086367	Corner Lot s/b Palisades Drive	\$ 13,500.00	\$ 187.24
96	1A	01	33	542	09-01-086375	Corner Lot s/b Palisades Drive	\$ 13,500.00	\$ 187.24
97	1A	01	33	542	09-01-086383	Corner Lot s/b Palisades Drive	\$ 13,500.00	\$ 187.24
98	1A	01	33	542	09-01-086391	Corner Lot s/b Palisades Drive	\$ 13,500.00	\$ 187.24
99	1A	01	33	542	09-01-086405	Corner Lot s/b Palisades Drive	\$ 13,500.00	\$ 187.24
100	1A	01	33	542	09-01-086413	Corner Lot s/b Palisades Drive	\$ 13,500.00	\$ 187.24
101	1A	01	33	542	09-01-086421	Corner Lot s/b Palisades Drive	\$ 13,500.00	\$ 187.24
102	1A	01	33	542	09-01-086448	Corner Lot s/b Horizon Street	\$ 14,270.00	\$ 197.92
103	1A	01	33	542	09-01-086456	Corner Lot s/b Horizon Street	\$ 14,270.00	\$ 197.92
104	1A	01	33	542	09-01-086464	Corner Lot s/b Horizon Street	\$ 14,260.00	\$ 197.79
105	1A	01	33	542	09-01-086472	Corner Lot s/b Horizon Street	\$ 14,270.00	\$ 197.92
106	1A	01	33	542	09-01-086480	Corner Lot s/b Heritage Village Drive	\$ 14,250.00	\$ 197.65
107	1A	01	33	542	09-01-086499	Corner Lot s/b Heritage Village Drive	\$ 14,250.00	\$ 197.65
108	1A	01	33	542	09-01-086502	Corner Lot s/b Heritage Village Drive	\$ 14,250.00	\$ 197.65
109	1A	01	33	542	09-01-086510	Corner Lot s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
110	1A	01	33	542	09-01-086529	Corner Lot s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
111	1A	01	33	542	09-01-086537	Corner Lot s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
112	1A	01	33	542	09-01-086545	Corner Lot s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
113	1A	01	33	542	09-01-086553	Corner Lot s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
114	1A	01	33	542	09-01-086561	Corner Lot s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
115	1A	01	33	542	09-01-086588	Alley #8 s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
116	1A	01	33	542	09-01-086596	Alley #8 s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
117	1A	01	33	542	09-01-086618	Alley #8 s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
118	1A	01	33	542	09-01-086626	Alley #8 s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
119	1A	01	33	542	09-01-086634	Alley #8 s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
120	1A	01	33	542	09-01-086642	Alley #8 s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
121	1A	01	33	542	09-01-086650	Alley #8 s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
122	1A	01	33	542	09-01-086669	Alley #8 s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
123	1A	01	33	542	09-01-086677	Alley #8 s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
124	1A	01	33	542	09-01-086685	Alley #8 s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
125	1A	01	33	542	09-01-086693	Alley #8 s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
126	1A	01	33	542	09-01-086707	Alley #6 s/b Horizon Street	\$ 13,500.00	\$ 187.24
127	1A	01	33	542	09-01-086715	Alley #6 s/b Horizon Street	\$ 13,500.00	\$ 187.24
128	1A	01	33	542	09-01-086723	Alley #6 s/b Horizon Street	\$ 13,500.00	\$ 187.24

Heritage Green  
Real Estate Tax & Assessments  
2009

Lot #	Section	Parcel ID#			Acct #	Address	2009	
		Dist	Map	Parcel			Assessment	Taxes
129	1A	01	33	542	09-01-086731	Alley #16 s/b Horizon Street	\$ 13,500.00	\$ 187.24
130	1A	01	33	542	09-01-086758	Alley #6 s/b Horizon Street	\$ 13,500.00	\$ 187.24
131	1A	01	33	542	09-01-086766	Alley #6 s/b Horizon Street	\$ 13,500.00	\$ 187.24
132	1A	01	33	542	09-01-086774	Alley #6 s/b Horizon Street	\$ 13,500.00	\$ 187.24
133	1A	01	33	542	09-01-086782	Alley #6 s/b Horizon Street	\$ 13,500.00	\$ 187.24
134	1A	01	33	542	09-01-086790	Sunrise View Place s/b Street	\$ 14,250.00	\$ 197.65
135	1A	01	33	542	09-01-086804	Sunrise View Place s/b Street	\$ 14,250.00	\$ 197.65
136	1A	01	33	542	09-01-086812	Sunrise View Place s/b Street	\$ 14,250.00	\$ 197.65
137	1A	01	33	542	09-01-086820	Sunrise View Place s/b Street	\$ 14,250.00	\$ 197.65
138	1A	01	33	542	09-01-086839	Sunrise View Place s/b Street	\$ 14,250.00	\$ 197.65
139	1A	01	33	542	09-01-086847	Corner Lot s/b Sunrise View Street	\$ 14,250.00	\$ 197.65
140	1A	01	33	542	09-01-086855	Corner Lot s/b Sunrise View Street	\$ 14,250.00	\$ 197.65
141	1A	01	33	542	09-01-086863	Corner Lot s/b Sunrise View Street	\$ 14,260.00	\$ 197.79
142	1A	01	33	542	09-01-086871	Corner Lot s/b Sunrise View Street	\$ 14,260.00	\$ 197.79
143	1A	01	33	542	09-01-086898	Corner Lot s/b Sunrise View Street	\$ 14,270.00	\$ 197.92
144	1A	01	33	542	09-01-086901	Corner Lot s/b Sunrise View Street	\$ 14,280.00	\$ 198.06
145	1A	01	33	542	09-01-086928	Corner Lot s/b Sunrise View Street	\$ 14,280.00	\$ 198.06
146	1A	01	33	542	09-01-086936	Corner Lot s/b Sunrise View Street	\$ 14,280.00	\$ 198.06
147	1A	01	33	542	09-01-086944	Corner Lot s/b Sunrise View Street	\$ 14,280.00	\$ 198.06
148	1A	01	33	542	09-01-086952	Corner Lot s/b Sunrise View Street	\$ 14,280.00	\$ 198.06
149	1A	01	33	542	09-01-086960	Corner Lot s/b Sunrise View Street	\$ 14,270.00	\$ 197.92
150	1A	01	33	542	09-01-086979	Alley #10 s/b Sunrise View Street	\$ 14,250.00	\$ 197.65
151	1A	01	33	542	09-01-086987	Alley #10 s/b Sunrise View Street	\$ 14,250.00	\$ 197.65
152	1A	01	33	542	09-01-086995	Alley #10 s/b Sunrise View Street	\$ 14,260.00	\$ 197.79
153	1A	01	33	542	09-01-087002	Alley #10 s/b Sunrise View Street	\$ 14,260.00	\$ 197.79
154	1A	01	33	542	09-01-087010	Alley #10 s/b Sunrise View Street	\$ 13,500.00	\$ 187.24
155	1A	01	33	542	09-01-087029	Alley #10 s/b Sunrise View Street	\$ 13,500.00	\$ 187.24
156	1A	01	33	542	09-01-087037	Alley #10 s/b Sunrise View Street	\$ 13,890.00	\$ 192.66
157	1A	01	33	542	09-01-087045	Alley #10 s/b Chapman House Drive	\$ 14,260.00	\$ 197.79
158	1A	01	33	542	09-01-087053	Alley #10 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
159	1A	01	33	542	09-01-087061	Alley #10 s/b Chapman House Drive	\$ 13,530.00	\$ 187.66
160	1A	01	33	542	09-01-087088	Palisades Drive	\$ 14,250.00	\$ 197.65
161	1A	01	33	542	09-01-087096	Palisades Drive	\$ 13,500.00	\$ 187.24
162	1A	01	33	542	09-01-087118	Palisades Drive	\$ 13,500.00	\$ 187.24
163	1A	01	33	542	09-01-087126	Palisades Drive	\$ 13,500.00	\$ 187.24
164	1A	01	33	542	09-01-087134	Palisades Drive	\$ 14,250.00	\$ 197.65
165	1A	01	33	542	09-01-087142	Alley #2 s/b Palisades Drive	\$ 13,500.00	\$ 187.24
166	1A	01	33	542	09-01-087150	Alley #2 s/b Palisades Drive	\$ 13,500.00	\$ 187.24
167	1A	01	33	542	09-01-087169	Alley #2 s/b Palisades Drive	\$ 13,500.00	\$ 187.24
168	1A	01	33	542	09-01-087177	Alley #2 s/b Palisades Drive	\$ 13,500.00	\$ 187.24
169	1A	01	33	542	09-01-087185	Alley #2 s/b Palisades Drive	\$ 13,500.00	\$ 187.24
170	1A	01	33	542	09-01-087193	Alley #2 s/b Palisades Drive	\$ 13,500.00	\$ 187.24
171	1A	01	33	542	09-01-087207	Alley #2 s/b Palisades Drive	\$ 13,500.00	\$ 187.24
172	1A	01	33	542	09-01-087215	Alley #2 s/b Palisades Drive	\$ 13,500.00	\$ 187.24
173	1A	01	33	542	09-01-087223	Alley #2 s/b Palisades Drive	\$ 13,500.00	\$ 187.24
174	1A	01	33	542	09-01-087231	Alley #2 s/b Palisades Drive	\$ 13,500.00	\$ 187.24
176	1A	01	33	542	09-01-087258	Alley #2 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
177	1A	01	33	542	09-01-087266	Alley #2 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
178	1A	01	33	542	09-01-087274	Alley #2 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
179	1A	01	33	542	09-01-087282	Alley #2 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
180	1A	01	33	542	09-01-087290	Alley #2 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
181	1A	01	33	542	09-01-087304	Alley #2 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
182	1A	01	33	542	09-01-087312	Alley #2 s/b Sunrise View Street	\$ 14,250.00	\$ 197.65
183	1A	01	33	542	09-01-087320	Alley #2 s/b Sunrise View Street	\$ 14,250.00	\$ 197.65
184	1A	01	33	542	09-01-087339	Alley #2 s/b Sunrise View Street	\$ 14,250.00	\$ 197.65
185	1A	01	33	542	09-01-087437	Alley#6-1 s/b Horizon Street	\$ 13,500.00	\$ 187.24
186	1A	01	33	542	09-01-087355	Alley#6-1 s/b Horizon Street	\$ 13,500.00	\$ 187.24
187	1A	01	33	542	09-01-087363	Alley#6-1 s/b Horizon Street	\$ 13,500.00	\$ 187.24
188	1A	01	33	542	09-01-087371	Alley#6-1 s/b Horizon Street	\$ 13,500.00	\$ 187.24
189	1A	01	33	542	09-01-087398	Alley#6-1 s/b Horizon Street	\$ 13,500.00	\$ 187.24
190	1A	01	33	542	09-01-087401	Alley#6-1 s/b Horizon Street	\$ 13,500.00	\$ 187.24
191	1A	01	33	542	09-01-087428	Alley#6-1 s/b Horizon Street	\$ 13,500.00	\$ 187.24
192	1A	01	33	542	09-01-087436	Alley#6-1 s/b Horizon Street	\$ 13,500.00	\$ 187.24
193	1A	01	33	542	09-01-087444	Alley#6-1 s/b Horizon Street	\$ 13,500.00	\$ 187.24
194	1A	01	33	542	09-01-087452	Alley 5-A s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24
195	1A	01	33	542	09-01-087460	Alley 5-A s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24

Heritage Green		Real Estate Tax & Assessments		Parcel ID#		Acct #		Address		2009		2009 Taxes	
Lot #	Section	Dist	Map	Parcel	Acct #	Address	Assessment	Taxes	Assessment	Taxes	Assessment	Taxes	
196	1A	01	33	542	09-01-087479	Alley 5-A s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24					
197	1A	01	33	542	09-01-087487	Alley 5-A s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24					
198	1A	01	33	542	09-01-087495	Alley 5-A s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24					
199	1A	01	33	542	09-01-087509	Alley 5-A s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24					
200	1A	01	33	542	09-01-087517	Alley 5-A s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24					
201	1A	01	33	542	09-01-087525	Alley 5-A s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24					
202	1A	01	33	542	09-01-087533	Alley 5-A s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24					
203	1A	01	33	542	09-01-087541	Alley 5-A s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24					
204	1A	01	33	542	09-01-087568	Alley 5-A s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24					
205	1A	01	33	542	09-01-087576	Alley 5-A s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24					
206	1A	01	33	542	09-01-087584	Alley 5-A s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24					
207	1A	01	33	542	09-01-087592	Alley 5-A s/b Heritage Village Drive	\$ 13,500.00	\$ 187.24					
211	1A	01	33	542	09-01-087606	Horizon Street	\$ 13,500.00	\$ 187.24					
212	1A	01	33	542	09-01-087614	Horizon Street	\$ 13,500.00	\$ 187.24					
213	1A	01	33	542	09-01-087622	Horizon Street	\$ 13,500.00	\$ 187.24					
214	1A	01	33	542	09-01-087630	Horizon Street	\$ 13,500.00	\$ 187.24					
215	1A	01	33	542	09-01-087649	Horizon Street	\$ 13,500.00	\$ 187.24					
216	1A	01	33	542	09-01-087657	Horizon Street	\$ 13,500.00	\$ 187.24					
217	1A	01	33	542	09-01-087665	Horizon Street	\$ 13,500.00	\$ 187.24					
218	1A	01	33	542	09-01-087673	Horizon Street	\$ 13,500.00	\$ 187.24					
219	1A	01	33	542	09-01-087681	Horizon Street	\$ 13,500.00	\$ 187.24					
220	1A	01	33	542	09-01-087703	Horizon Street	\$ 13,500.00	\$ 187.24					
221	1A	01	33	542	09-01-087711	Horizon Street	\$ 13,500.00	\$ 187.24					
222	1A	01	33	542	09-01-087738	Horizon Street	\$ 13,500.00	\$ 187.24					
223	1A	01	33	542	09-01-087746	Horizon Street	\$ 13,500.00	\$ 187.24					
224	1A	01	33	542	09-01-087754	Chapman House Drive	\$ 13,500.00	\$ 187.24					
225	1A	01	33	542	09-01-087762	Chapman House Drive	\$ 13,500.00	\$ 187.24					
226	1A	01	33	542	09-01-087770	Chapman House Drive	\$ 13,500.00	\$ 187.24					
227	1A	01	33	542	09-01-087789	Chapman House Drive	\$ 13,500.00	\$ 187.24					
228	1A	01	33	542	09-01-087797	Chapman House Drive	\$ 13,500.00	\$ 187.24					
229	1A	01	33	542	09-01-087800	Chapman House Drive	\$ 13,500.00	\$ 187.24					
230	1A	01	33	542	09-01-087819	Chapman House Drive	\$ 13,500.00	\$ 187.24					
231	1A	01	33	542	09-01-087827	Chapman House Drive	\$ 13,500.00	\$ 187.24					
232	1A	01	33	542	09-01-087835	Chapman House Drive	\$ 13,500.00	\$ 187.24					
233	1A	01	33	542	09-01-087843	Chapman House Drive	\$ 13,500.00	\$ 187.24					
234	1A	01	33	542	09-01-087851	Chapman House Drive	\$ 13,500.00	\$ 187.24					
235	1A	01	33	542	09-01-087878	Chapman House Drive	\$ 13,500.00	\$ 187.24					
236	1A	01	33	542	09-01-087886	Chapman House Drive	\$ 13,500.00	\$ 187.24					
237	1A	01	33	542	09-01-087894	Chapman House Drive	\$ 13,500.00	\$ 187.24					
238	1A	01	33	542	09-01-087908	Chapman House Drive	\$ 13,500.00	\$ 187.24					
239	1A	01	33	542	09-01-087916	Chapman House Drive	\$ 13,500.00	\$ 187.24					
240	1A	01	33	542	09-01-087924	Alley #2 s/b Palisades Drive	\$ 14,260.00	\$ 197.79					
241	1A	01	33	542	09-01-087932	Alley #2 s/b Palisades Drive	\$ 14,260.00	\$ 197.79					
242	1A	01	33	542	09-01-087940	Alley #2 s/b Palisades Drive	\$ 14,270.00	\$ 197.92					
243	1A	01	33	542	09-01-087959	Alley #2 s/b Palisades Drive	\$ 14,260.00	\$ 197.65					
244	1A	01	33	542	09-01-087967	Alley #2 s/b Palisades Drive	\$ 14,250.00	\$ 197.65					
245	1A	01	33	542	09-01-087975	Alley #2 s/b Palisades Drive	\$ 14,250.00	\$ 197.65					
246	1A	01	33	542	09-01-087983	Alley #2 s/b Palisades Drive	\$ 14,250.00	\$ 197.65					
247	1A	01	33	542	09-01-087991	Alley #2 s/b Palisades Drive	\$ 14,250.00	\$ 197.65					
248	1A	01	33	542	09-01-088009	Alley #2 s/b Palisades Drive	\$ 14,250.00	\$ 197.65					
249	1A	01	33	542	09-01-088017	Palisades Drive	\$ 14,250.00	\$ 197.65					
250	1A	01	33	542	09-01-088025	Palisades Drive	\$ 14,260.00	\$ 197.79					
251	1A	01	33	542	09-01-088033	Palisades Drive	\$ 14,260.00	\$ 197.79					
252	1A	01	33	542	09-01-088041	Palisades Drive	\$ 14,270.00	\$ 197.92					
253	1A	01	33	542	09-01-088068	Palisades Drive	\$ 14,270.00	\$ 197.92					
254	1A	01	33	542	09-01-088076	Palisades Drive	\$ 14,270.00	\$ 197.92					
255	1A	01	33	542	09-01-088084	Palisades Drive	\$ 14,280.00	\$ 198.06					
256	1A	01	33	542	09-01-088092	Palisades Drive	\$ 14,280.00	\$ 198.06					
257	1A	01	33	542	09-01-088106	Palisades Drive	\$ 14,270.00	\$ 197.92					
258	1A	01	33	542	09-01-088114	Palisades Drive	\$ 14,270.00	\$ 197.92					
259	1A	01	33	542	09-01-088122	Palisades Drive	\$ 14,270.00	\$ 197.92					
260	1A	01	33	542	09-01-088130	Palisades Drive s/b Chapman House Dr	\$ 14,270.00	\$ 197.92					
261	1A	01	33	542	09-01-088149	Palisades Drive s/b Chapman House Dr	\$ 14,270.00	\$ 197.92					
262	1A	01	33	542	09-01-088157	Palisades Drive s/b Chapman House Dr	\$ 14,270.00	\$ 197.92					
263	1A	01	33	542	09-01-088165	Sunrise View Place s/b Street	\$ 14,280.00	\$ 198.06					
264	1A	01	33	542	09-01-088173	Sunrise View Place s/b Street	\$ 14,300.00	\$ 198.33					

Heritage Green		Real Estate Tax & Assessments		2009				
Lot #	Section	Dist	Parcel ID#	Parcel	Acct #	Address	2009 Assessment	2009 Taxes
265	1A	01	33	542	09-01-088181	Sunrise View Place s/b Street	\$ 14,280.00	\$ 198.06
266	1A	01	33	542	09-01-088203	Sunrise View Place s/b Street	\$ 14,270.00	\$ 197.92
267	1A	01	33	542	09-01-088211	Sunrise View Place s/b Street	\$ 14,280.00	\$ 198.06
268	1A	01	33	542	09-01-088238	Alley #1 s/b Market Avenue	\$ 13,500.00	\$ 187.24
269	1A	01	33	542	09-01-088246	Alley #1 s/b Market Avenue	\$ 13,500.00	\$ 187.24
270	1A	01	33	542	09-01-088254	Alley #1 s/b Market Avenue	\$ 13,500.00	\$ 187.24
271	1A	01	33	542	09-01-088262	Alley #1 s/b Market Avenue	\$ 13,500.00	\$ 187.24
L1	1A	01	33	542	09-01-088270	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
L2	1A	01	33	542	09-01-088289	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
L3	1A	01	33	542	09-01-088297	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
L4	1A	01	33	542	09-01-088300	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
L5	1A	01	33	542	09-01-088319	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
L6	1A	01	33	542	09-01-088327	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
L7	1A	01	33	542	09-01-088335	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
L8	1A	01	33	542	09-01-088343	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
L9	1A	01	33	542	09-01-088351	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
L10	1A	01	33	542	09-01-088378	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
L11	1A	01	33	542	09-01-088386	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
L12	1A	01	33	542	09-01-088394	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
ROW	1A	01	33	542	09-01-089005	Alley #8	\$ 250.00	\$ 3.47
L13	1A	01	33	542	09-01-088408	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
L14	1A	01	33	542	09-01-088416	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
L15	1A	01	33	542	09-01-088424	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
L16	1A	01	33	542	09-01-088432	Alley #3 s/b Chapman House Drive	\$ 13,500.00	\$ 187.24
L17	1A	01	33	542	09-01-088440	Alley #1 s/b Market Avenue	\$ 13,500.00	\$ 187.24
L18	1A	01	33	542	09-01-088459	Alley #1 s/b Market Avenue	\$ 13,500.00	\$ 187.24
L19	1A	01	33	542	09-01-088467	Alley #1 s/b Market Avenue	\$ 13,500.00	\$ 187.24
L20	1A	01	33	542	09-01-088475	Alley #1 s/b Market Avenue	\$ 13,500.00	\$ 187.24
L21	1A	01	33	542	09-01-088483	Alley #1 s/b Market Avenue	\$ 13,500.00	\$ 187.24
L22	1A	01	33	542	09-01-088491	Alley #1 s/b Market Avenue	\$ 13,500.00	\$ 187.24
L23	1A	01	33	542	09-01-088505	Alley #1 s/b Market Avenue	\$ 13,500.00	\$ 187.24
L24	1A	01	33	542	09-01-088513	Alley #1 s/b Market Avenue	\$ 13,500.00	\$ 187.24
L25	1A	01	33	542	09-01-088521	Alley #1 s/b Market Avenue	\$ 13,500.00	\$ 187.24
OP SP	FUT DEV	01	33	542	09-01-088688	Market Avenue	\$ 21,470.00	\$ 297.79

These remaining assessments are on the actual roads and alleys which are obviously incorrect but they are also assessing them more than once through different account numbers

ROW	1A	01	33	542	09-01-088750	Heritage Village Drive	\$ 290.00	\$ 4.02
ROW	1A	01	33	542	09-01-088769	Pond Place	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088777	Alley #1 - final assessment says alley #11	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088785	Alley #12	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088793	Alley #13	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088807	Heritage Village Drive	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088815	Horizon Street	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088823	Palisades Drive	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088831	Horizon Street	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088858	Scenic Street	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088866	Alley #15	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088874	Alley #18	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088882	Alley #19	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088890	Panorama Drive s/b Place	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088904	Palisades Drive	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088912	Heritage Village Drive	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088920	Scenic Street	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088939	Panorama Drive	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088947	Alley #17	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088955	Alley #15	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088963	Alley #16	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088971	Sunrise View Street	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-088998	Panorama Drive	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089013	Sunrise View Place	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089021	Palisades Drive	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089048	Palisades Drive	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089056	Alley #6-1	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089064	Alley #6-2	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089072	Alley #2	\$ 250.00	\$ 3.47

Heritage Green  
 Real Estate Tax & Assessments  
 2009

Lot #	Section	Parcel ID#			Acct #	Address	2009 Assessment	2009 Taxes
		Dist	Map	Parcel				
ROW	1A	01	33	542	09-01-089080	Alley #7	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089099	Alley #8	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089102	Alley #9	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089110	Alley #9 - final assessment says alley #14	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089129	Alley #10	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089137	Market Avenue	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089145	Horizon Street	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089153	Alley #3	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089161	Alley #4	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089188	Alley 5-A	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089196	Alley #5-B	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089218	Chapman House Drive	\$ 310.00	\$ 4.30
ROW	1A	01	33	542	09-01-089226	Chapman House Drive	\$ 650.00	\$ 9.02
ROW	1A	01	33	542	09-01-089234	Alley #1	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089242	Alley #1	\$ 250.00	\$ 3.47
ROW	1A	01	33	542	09-01-089250	Alley #2	\$ 250.00	\$ 3.47
							\$ 243,813.81	

ATTACHMENT 2 TO APPLICATION

METES AND BOUNDS DESCRIPTION OF THE DISTRICT

[SEE ATTACHED]

HERITAGE GREEN

BEGINNING FOR THE SAME AT A STONE FOUND AT THE NORTH  
EASTERN MOST CORNER OF SAID TRACT

THENCE South 12 degrees 37 minutes 44 seconds West for a  
distance of 853.83 feet to an IPF

THENCE South 14 degrees 15 minutes 05 seconds West for a  
distance of 281.95 feet to a POINT

THENCE South 13 degrees 45 minutes 35 seconds West for a  
distance of 518.53 feet to a R/C CORP423;

THENCE South 14 degrees 10 minutes 31 seconds West for a  
distance of 582.16 feet to an IPF;

THENCE South 13 degrees 07 minutes 41 seconds West for a  
distance of 671.34 feet to a CONC MON.;

THENCE South 51 degrees 36 minutes 03 seconds East for a  
distance of 185.59 feet to a CONC MON.;

THENCE South 06 degrees 18 minutes 59 seconds West for a  
distance of 181.83 feet to a POINT

THENCE South 02 degrees 55 minutes 02 seconds West for a  
distance of 496.93 feet to a CONC MON.;

THENCE South 41 degrees 45 minutes 21 seconds West for a  
distance of 499.92 feet to an IPF;

THENCE South 41 degrees 49 minutes 14 seconds West for a  
distance of 1207.27 feet to an IPF;

THENCE South 40 degrees 59 minutes 47 seconds East for a  
distance of 427.15 feet to a CONC MON.;

THENCE South 51 degrees 50 minutes 25 seconds East for a  
distance of 55.65 feet to an IPF;

THENCE South 09 degrees 09 minutes 24 seconds West for a  
distance of 1145.38 feet to an IPF;

THENCE South 09 degrees 45 minutes 26 seconds West for a  
distance of 2318.27 feet to a POINT

THENCE North 73 degrees 17 minutes 23 seconds West for a  
distance of 388.45 feet to an IP/C;

THENCE South 48 degrees 43 minutes 58 seconds West for a  
distance of 901.04 feet to a POINT

THENCE South 54 degrees 49 minutes 06 seconds West for a  
distance of 947.88 feet to an IP/C;

THENCE South 83 degrees 21 minutes 17 seconds West for a  
distance of 310.12 feet to an IPF;

THENCE South 24 degrees 36 minutes 47 seconds West for a  
distance of 70.57 feet to a POINT

THENCE North 26 degrees 57 minutes 11 seconds West for a  
distance of 485.89 feet to an IP/CAP;

THENCE North 04 degrees 02 minutes 18 seconds West for a  
distance of 150.50 feet to an IP/CAP;

THENCE South 85 degrees 57 minutes 42 seconds West for a  
distance of 110.00 feet to an IP/CAP;

THENCE North 04 degrees 02 minutes 18 seconds West for a  
distance of 255.50 feet to an IP/CAP;

THENCE South 85 degrees 57 minutes 42 seconds West for a  
distance of 330.50 feet to a POINT

THENCE South 86 degrees 27 minutes 42 seconds West for a distance of 353.95 feet to a POINT  
THENCE North 00 degrees 43 minutes 42 seconds East for a distance of 203.00 feet to a POINT  
THENCE South 85 degrees 56 minutes 16 seconds West for a distance of 33.00 feet to a POINT  
THENCE North 02 degrees 32 minutes 04 seconds West for a distance of 264.00 feet to a POINT  
THENCE South 85 degrees 27 minutes 20 seconds West for a distance of 330.00 feet to a POINT  
THENCE North 01 degrees 36 minutes 20 seconds East for a distance of 246.89 feet to a POINT  
THENCE North 17 degrees 32 minutes 05 seconds East for a distance of 86.00 feet to a POINT  
THENCE North 01 degrees 02 minutes 05 seconds East for a distance of 108.00 feet to a POINT  
THENCE North 89 degrees 15 minutes 56 seconds West for a distance of 50.00 feet to a POINT  
THENCE North 01 degrees 33 minutes 05 seconds East for a distance of 57.00 feet to a IP/CAP  
THENCE South 73 degrees 52 minutes 16 seconds West for a distance of 197.41 feet to a POINT  
THENCE South 07 degrees 41 minutes 30 seconds East for a distance of 37.57 feet to a POINT  
THENCE South 87 degrees 11 minutes 56 seconds West for a distance of 195.58 feet to a POINT  
THENCE North 03 degrees 03 minutes 19 seconds West for a distance of 1878.71 feet to a POINT  
THENCE North 03 degrees 03 minutes 19 seconds West for a distance of 2235.59 feet to a POINT  
THENCE along a curve to the right having a radius of 1703.48 feet and an arc length of 477.38 feet, being subtended by a chord of North 04 degrees 58 minutes 23 seconds East for a distance of 475.82 feet to a POINT  
THENCE along a curve to the right having a radius of 5696.65 feet and an arc length of 2545.30 feet, being subtended by a chord of North 25 degrees 48 minutes 04 seconds East for a distance of 2524.18 feet to a POINT  
THENCE North 38 degrees 36 minutes 05 seconds East for a distance of 302.63 feet to the northerly right of way line of Rosewick Road, thence binding on said right of way.  
THENCE North 78 degrees 17 minutes 40 seconds East for a distance of 702.80 feet to a POINT  
THENCE leaving said right of way North 11 degrees 42 minutes 20 seconds West for a distance of 284.75 feet to a point  
Thence North 51 degrees 23 minutes 55 seconds West for a distance of 121.92 feet to a point  
Thence North 38 degrees 36 minutes 05 seconds East for a distance of 986.68 feet to a point  
THENCE South 34 degrees 04 minutes 06 seconds East for a distance of 368.93 feet to a IPF;  
THENCE North 43 degrees 23 minutes 49 seconds East for a distance of 1999.82 feet to a POINT

THENCE North 43 degrees 19 minutes 25 seconds East for a distance of 843.12 feet to a NAIL FOUND;

THENCE North 43 degrees 18 minutes 16 seconds East for a distance of 535.21 feet to a POINT,

THENCE South 23 degrees 21 minutes 48 seconds East for a distance of 285.15 feet to a POINT

THENCE South 25 degrees 26 minutes 09 seconds East for a distance of 1001.29 feet to a POINT

THENCE South 25 degrees 49 minutes 04 seconds East for a distance of 641.62 feet to an IPF;

THENCE South 25 degrees 34 minutes 29 seconds East for a distance of 692.74 feet to THE BEGINNING

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1036.6117 acres more or less.

SAVING AND EXCEPTING THE AREA OF ROSEWICK ROAD

296,513 SQ. FT. OR 6.8070 ACRES

TOTAL AREA REMAINING

44,858,293 SQ. FT. OR 1029.8047 ACRES

ATTACHMENT 3 TO APPLICATION

BOUNDARY SURVEY

[SEE ATTACHED]



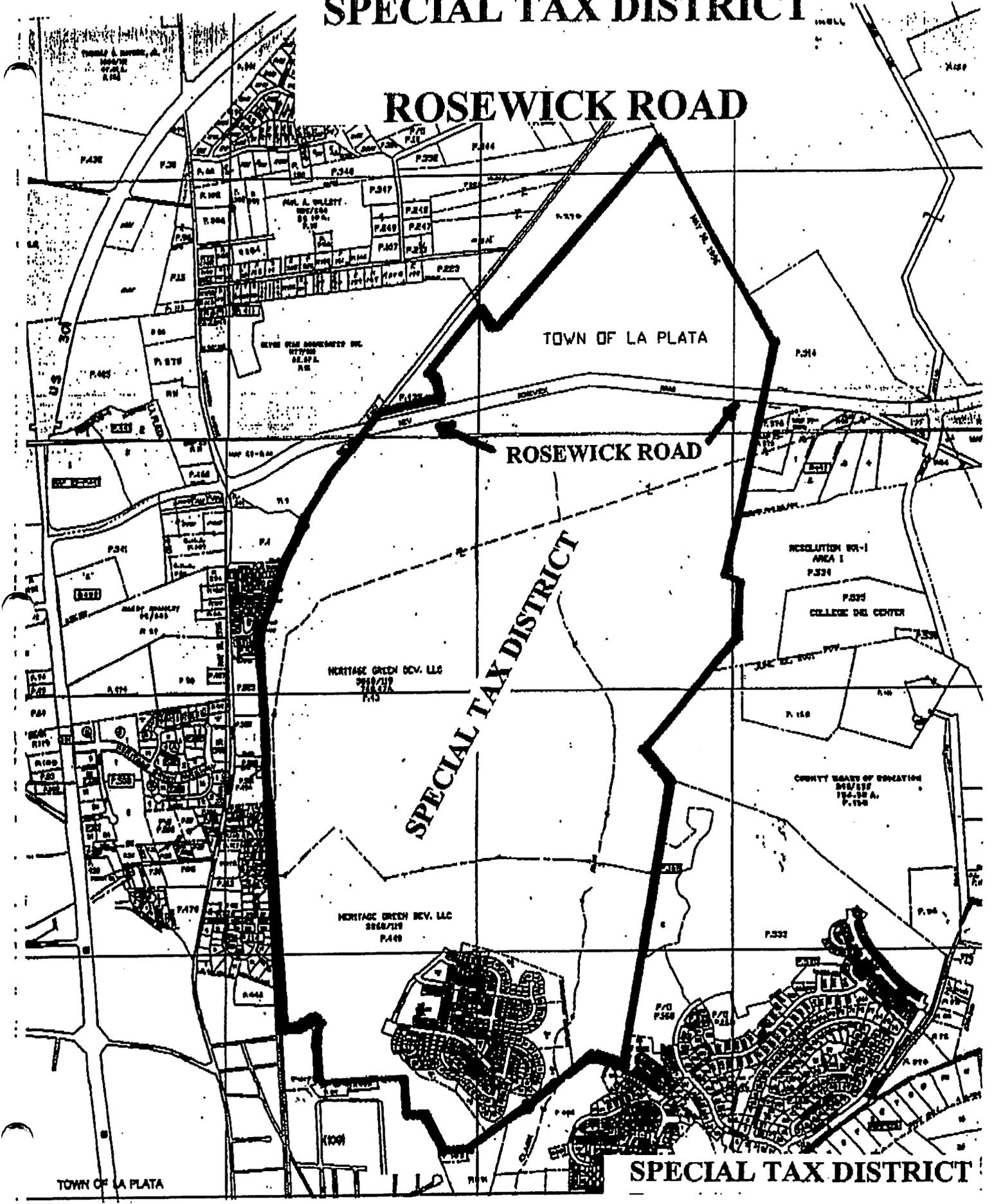
ATTACHMENT 4 TO APPLICATION

DEPICTION OF ROSEWICK ROAD

[SEE ATTACHED]

# SPECIAL TAX DISTRICT

## ROSEWICK ROAD



TOWN OF LA PLATA

SPECIAL TAX DISTRICT

ATTACHMENT 5 TO APPLICATION

DESCRIPTION OF INFRASTRUCTURE IMPROVEMENTS  
WITHIN OR OUTSIDE (AND REASONABLY RELATED TO) THE DISTRICT

(1) the construction of a new sewage pumping station and appurtenances and a new force main and gravity sewer lines to convey sewage from the new pumping station through the Town to the La Plata Wastewater Treatment Plant west of U.S. Route 301, and decommissioning of the Town's Willow Lane and Phoenix Run pumping stations (collectively, the "Town Sewer Facilities"); and

(2) the planning, design, acquisition, construction, improvement, installation and equipping of roads, sidewalks, traffic signals, traffic studies, water, sewer, and landscaping; and

(3) such other infrastructure improvements within or outside the District as authorized by the Special Taxing District Act and as may be provided for in an agreement or agreements between the Town and the property owner(s) or its/or their contractors, developers or agents (the infrastructure improvements identified in (2) and (3) are referred to collectively as the "Project Infrastructure").

On-site Project Infrastructure is contemplated to include (to the extent permitted by the Town or its authorized representative):

- A. La Plata Parkway (within the District);
- B. Rosewick Road improvements;
- C. sanitary sewer trunklines;
- D. parks, open space, wetland restoration and remediation;
- E. associated consulting/design/ engineering overhead and fees; and
- F. other necessary and useful public infrastructure improvements.

Off-site Project Infrastructure is contemplated to include (to the extent permitted by the Town or its authorized representative):

- A. La Plata Parkway at Maryland Route 6 (Charles Street) (outside the District);
- B. Maryland Route 6 (Charles Street) and La Plata Parkway improvements;
- C. CSXT at grade crossing;
- D. associated consulting/design/engineering overhead and fees; and
- E. other necessary and useful public infrastructure improvements.