



Regulations, Easements and Assessments (REA) Disclosure and Addendum

(Required for all Listing Agreements and Sales Contracts in Montgomery County)

The Contract of Sale dated _____, Address 22009 Beallsville Road,
City Boyd's, State MD Zip 20841 between
Seller Walter M. Prichard and
Buyer _____ is hereby
amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

Notice to Seller and Buyer: This Disclosure/Addendum to be completed by the Seller shall be available to prospective buyers prior to making a purchase offer and will become a part of the sales contract for the sale of the Property. The information contained herein is the representation of the Seller. The content in this form is not all-inclusive, and the Paragraph headings of this Agreement are for convenience and reference only, and in no way define or limit the intent, rights or obligations of the parties. Please be advised that web site addresses, personnel and telephone numbers do change and GCAAR cannot confirm the accuracy of the information contained in this form. When in doubt regarding the provisions or applicability of a regulation, easement or assessment, information should be verified with the appropriate government agency. Further information may be obtained by contacting staff and web sites of appropriate authorities:

- **Montgomery County Government**, 101 Monroe Street, Rockville, MD, 20850. Main Telephone Number: 311 or 240-777-0311 (TTY 240-251-4850). Web site: www.MC311.com
- **Maryland-National Capital Area Park and Planning Commission (M-NCPPC)**, 8787 Georgia Avenue, Silver Spring, MD, 20910. Main number: 301-495-4600. Web site: www.mc-mncppc.org
- **City of Rockville**, City Hall, 111 Maryland Ave, Rockville, MD 20850. Main telephone number: 240-314-5000. Web site: www.rockvillemd.gov

1. **DISCLOSURE/DISCLAIMER STATEMENT:** A property owner may be exempt from Maryland Residential Property Disclosure Act as defined in the Maryland Residential Property Disclosure and Disclaimer Statement. Is Seller exempt from the Maryland Residential Property Disclosure Act? ☒ Yes ☐ No. If no, see attached Maryland Residential Disclosure and Disclaimer Statement. If yes, reason for exemption: PRICED LAND.
2. **SMOKE DETECTORS:** Pursuant to Montgomery County Code, the Seller is required to have working smoke alarms. Requirements for the location of the alarms vary according to the year the Property was constructed. For a matrix of the requirements see: www.montgomerycountymd.gov/mcfrs-info/resources/files/laws/smokealarmmatrix_2013.pdf. In addition, Maryland law requires the following disclosure: This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will NOT provide an alarm. Therefore, the Buyer should obtain a dual-powered smoke detector or a battery-powered smoke detector. **Maryland law requires by 2018 the replacement of all BATTERY-ONLY operated smoke alarms with tamper resistant units incorporating a silence/hush button and long-life batteries.**
3. **MODERATELY-PRICED DWELLING UNIT:** Is the Property part of the Moderately-Priced Dwelling Unit Program in Montgomery County or the City of Rockville? ☐ Yes ☒ No. If yes, Seller shall indicate month and year of initial offering: _____. If initial offering is after March 20, 1989, the prospective Buyer and Seller should contact the appropriate jurisdictional agency to ascertain the legal buying and selling restrictions on the Property.

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4. **RADON DISCLOSURE:** Effective October 1, 2016, a radon test must be performed before completing the sale of a "Single Family Home" in accordance with Montgomery County Code Section 40-13C. A **Single Family Home** means a single-family detached or attached residential building. Single-family home does not include a residential unit that is part of a condominium regime or a cooperative housing corporation. The Seller of a Single Family Home (unless otherwise exempt below) is required to provide the Buyer a copy of radon test results performed less than one year before Settlement Date or permit the Buyer to perform a radon test.

Is Seller exempt from the Radon Test disclosure? ☒ Yes ☐ No. If yes, reason for exemption: RAWLAND.

Exemptions:

- Property is NOT a "Single Family Home".
- Transfer is an intra family transfer under MD Tax Property Code Section 13-207
- Sale is by a lender or an affiliate or subsidiary of a lender that acquired the home by foreclosure or deed in lieu of foreclosure
- Sale is a sheriff's sale, tax sale or sale by foreclosure, partition or by a court appointed trustee.
- A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship or trust.
- A transfer of a home to be converted by the buyer into a use other than residential or to be demolished.

If not exempt above, a copy of the radon test result is attached ☐ Yes ☒ No.

If Buyer elects not to perform a Radon Test, under Montgomery County Code Section 40-13C, the Seller is mandated to perform the test and provide the results to the Buyer prior to Settlement Date.

Buyer ☐ or Seller ☐ will perform a radon test in accordance with Montgomery County Code Section 40-13C.

NOTE: In order to request Seller to remediate, a Radon Contingency must be included as part of the Contract.

5. **AVAILABILITY OF WATER AND SEWER SERVICE:**

- Existing Water and Sewer Service:** Refer to the Seller's Water Bills or contact WSSC at 301-206-4001 or City of Rockville at 240-314-8420.
- Well and Septic Locations:** Contact the Department of Permitting Services "DPS", Well and Septic, or visit <http://permittingervices.montgomerycountymd.gov/DPS/general/Home.aspx>. For well and/or septic field locations, visit <http://permittingervices.montgomerycountymd.gov/DPS/online/eInformationRequest.aspx>, or for homes built before 1978, request an "as built" drawing in person using DPS's "Septic System Location Application" form. Homes built prior to 1960 may be filed on microfiche, and, if outside a subdivision, the name of the original owner may be required. An original owner's name can be found among the Land Records at the County Courthouse. Allow two weeks for the "as built" drawing.
- Categories:** To confirm service area category, contact the Montgomery County Department of Environmental Protection ("DEP") Watershed Management Division or visit waterworks@montgomerycountymd.gov.

- A. **Water:** Is the Property connected to public water? ☐ Yes ☒ No
If no, has it been approved for connection to public water? ☐ Yes ☒ No ☐ Do not know
If not connected, the source of potable water, if any, for the Property is: WELL
- B. **Sewer:** Is the Property connected to public sewer system? ☐ Yes ☒ No
If no, answer the following questions:
1. Has it been approved for connection to public sewer? ☐ Yes ☒ No ☐ Do not know
2. Has an individual sewage disposal system been constructed on Property? ☐ Yes ☒ No
Has one been approved for construction? ☒ Yes ☐ No
Has one been disapproved for construction? ☐ Yes ☒ No ☐ Do not know
If no, explain: _____
- C. **Categories:** The water and sewer service area category or categories that currently apply to the Property is/are (if known) _____. This category affects the availability of water and sewer service as follows (if known) _____.

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D. Recommendations and Pending Amendments (if known):

1. The applicable master plan contains the following recommendations regarding water and sewer service to the Property: WB #56
2. The status of any pending water and sewer comprehensive plan amendments or service area category changes that would apply to the Property: WB 56

E. Well and Individual Sewage System: When a Buyer of real property that is located in a subdivision on which an individual sewage disposal system has been or will be installed receives the copy of the recorded subdivision plat, the Buyer must confirm in writing by signing said Plat that the Buyer has received and reviewed the Plat, including any restrictions on the location of initial and reserve wells, individual sewage disposal systems, and the buildings to be served by any individual sewage disposal system.

By signing below, the Buyer acknowledges that, prior to signing the Contract, the Seller has provided the information referenced above, or has informed the Buyer that the Seller does not know the information referenced above; the Buyer further understands that, to stay informed of future changes in County and municipal water and sewer plans, the Buyer should consult the County Planning Board or any appropriate municipal planning or water and sewer agency.

Buyer

Date Buyer

Date

6. CITY OF TAKOMA PARK:

If this property is located in Takoma Park, the Takoma Park Sales Disclosure must be attached. See GCAAR Takoma Park Sales Disclosure - Notice of Tree Preservation Requirements and Rental Housing Laws.

7. HOMEOWNER'S, CONDOMINIUM OR COOPERATIVE ASSOCIATION ASSESSMENTS: The Property is located in a ☐ Homeowners Association with mandatory fees (HOA) (refer to GCAAR HOA Seller Disclosure / Resale Addendum for MD, attached), and/or ☐ Condominium Association (refer to GCAAR Condominium Seller Disclosure / Resale Addendum for MD, attached) and/or ☐ Cooperative (refer to GCAAR Co-operative Seller Disclosure / Resale Addendum for MD & DC, attached) and/or ☐ Other (ie: Homeowners Association/ Civic Association WITHOUT dues): M/A

8. UNDERGROUND STORAGE TANK: For information regarding Underground Storage Tanks and the procedures for their removal or abandonment, contact the Maryland Department of the Environment or visit www.mde.state.md.us
Does the Property contain an UNUSED underground storage tank? ☐ Yes ☐ No ☒ Unknown. If yes, explain when, where and how it was abandoned: _____

9. DEFERRED WATER AND SEWER ASSESSMENT:

A. Washington Suburban Sanitary Commission (WSSC) or Local Jurisdiction:

Are there any potential Front Foot Benefit Charges (FFBC) for which the buyer may become liable which do not appear on the attached property tax bills? ☐ Yes ☒ No If yes, EITHER ☐ the Buyer agrees to assume the future obligations and pay future annual assessments in the amount of \$ _____, OR ☐ Buyer is hereby advised that a schedule of charges has not yet been established by the water and sewer authority, OR ☐ a local jurisdiction has adopted a plan to benefit the property in the future.

B. Private Utility Company:

Are there any deferred water and sewer charges paid to a Private Utility Company which do NOT appear on the attached property tax bills? ☐ Yes ☒ No. If yes, complete the following:

EFFECTIVE OCTOBER 1, 2016: NOTICE REQUIRED BY MARYLAND LAW REGARDING DEFERRED WATER AND SEWER CHARGES

This property is subject to a fee or assessment that purports to cover or defray the cost of installing or maintaining during construction all or part of the public water or wastewater facilities constructed by the developer. This fee or assessment is \$ M/A payable annually in _____ (month)

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until _____ (date) to _____ (name and address)
(hereafter called "lienholder"). There may be a right of prepayment or a discount for early prepayment, which may be ascertained by contacting the lienholder. This fee or assessment is a contractual obligation between the lienholder and each owner of this property, and is not in any way a fee or assessment imposed by the county in which the property is located.

If a Seller subject to this disclosure fails to comply with the provisions of this section:

- (1) Prior to Settlement, the Buyer shall have the right to rescind the contract and to receive a full refund of all deposits paid on account of the contract, but the right of rescission shall terminate 5 days after the seller provides the Buyer with the notice in compliance with this section
- (2) Following settlement, the Seller shall be liable to the Buyer for the full amount of any open lien or assessment.

10. SPECIAL PROTECTION AREAS (SPA):

Refer to <http://www.montgomeryplanning.org/environment/spa/faq.shtm> for an explanation of the "SPA" legislation and a map detailing protected areas. To determine if a particular property (which is located close to protected areas as designated on this map) is located within the boundaries of a "SPA," contact: spa@mncppc-mc.org, or call 301-495-4540.

Is this Property located in an area designated as a Special Protection Area? ☐ Yes ☒ No. If yes, special water quality measures and certain restrictions on land uses and impervious surfaces may apply. Under Montgomery County law, Special Protection Area (SPA) means a geographic area where:

- A. Existing water resources, or other environmental features directly relating to those water resources, are of high quality or are unusually sensitive;
- B. Proposed land uses would threaten the quality or preservation of those resources or features in the absence of special water quality protection measures which are closely coordinated with appropriate land use controls. An SPA may be designated in:
 - (1) a land use plan;
 - (2) the Comprehensive Water Supply and Sewer System Plan;
 - (3) a watershed plan; or
 - (4) a resolution adopted after at least fifteen (15) days' notice and a public hearing.

The Buyer acknowledges by signing this disclosure that the Seller has disclosed to the Buyer the information contained in Sections A and B before Buyer executed a contract for the above-referenced Property. Further information is available from the staff and website of Maryland-National Capital Area Park and Planning Commission (M-NCPPC).

Buyer

Buyer

11. PROPERTY TAXES:

Each property in Montgomery County, MD is assessed for annual real property taxes based on several different components. A copy of the tax bill will reflect which categories and components are applicable to this Property, including, whether the Property is located in a municipality, a special taxing district, a development district, a proposed development district, and/or whether this Property is subject to a special area tax or any WSSC front foot benefit charges. Definitions and explanations of each of these categories can be obtained at the Montgomery County Department of Finance website in the "**Frequently Asked Questions**" section located at www.montgomerycountymd.gov/apps/tax and select "**FAQ**". Additional information relating to taxes and the assessment and appeal process can be located at www.dat.state.md.us/sdatweb/taxassess.html - this provides tax information from the State of Maryland.

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A. Current Tax Bill: IN ACCORDANCE WITH MONTGOMERY COUNTY CODE SECTION 40-12C, THE SELLER(S) MUST ATTACH HERETO A COPY OF THE CURRENT REAL PROPERTY TAX BILL FOR THIS PROPERTY. A copy of the tax bill for this Property can be obtained at www.montgomerycountymd.gov/apps/tax.

B. Estimated Property Tax & Non-Tax Charges: IN ADDITION, SELLER(S) ARE REQUIRED TO PROVIDE POTENTIAL BUYERS WITH THE ESTIMATED PROPERTY TAX AND NON-TAX CHARGES FOR THE FIRST FULL FISCAL YEAR OF OWNERSHIP. Information relative to this estimate, including how it was calculated and its significance to Buyers can be obtained at www.montgomerycountymd.gov/estimatedtax.

_____/_____
Buyers' Initials Buyer acknowledges receipt of both tax disclosures.

12. DEVELOPMENT DISTRICT DISCLOSURE - NOTICE OF SPECIAL TAX OR ASSESSMENT:

A Development District is a special taxing district in which owners of properties pay an additional tax or assessment in order to pay for public improvements within the District. Typically, the Development District Special Tax will increase approximately 2% each July 1. For more information, please contact the Montgomery County Department of Finance. FAQ's regarding Development Districts can be viewed at www.montgomerycountymd.gov/apps/OCP/Tax/FAQ.asp. Seller shall choose one of the following:

☐ **The Property is located in an EXISTING Development District:** Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. As of the date of execution of this disclosure, the special assessment or special tax on this Property is \$ _____ each year. A map reflecting Existing Development Districts can be obtained at www.montgomerycountymd.gov/apps/OCP/Tax/map/Existing_DevDistricts.pdf.

OR

☐ **The Property is located in a PROPOSED Development District:** Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. The estimated maximum special assessment or special tax is \$ _____ each year. A map reflecting Existing Development Districts can be obtained at www.montgomerycountymd.gov/apps/ocp/tax/map/dev_districts.pdf.

OR

☒ **The Property is not located in an existing or proposed Development District.**

13. TAX BENEFIT PROGRAMS:

The Property may currently be under a tax benefit program that has deferred taxes due on transfer or may require a legally binding commitment from Buyer to remain in the program, such as, but not limited to:

A. Forest Conservation and Management Program (FC&MP): Buyer is hereby notified that a property under a Maryland Forest Conservation Management Agreement (FCMA) could be subject to recapture/deferred taxes upon transfer. Is the Property under FCMA? ☐ Yes ☐ No. If yes, taxes assessed shall be paid by ☐ the Buyer OR ☐ the Seller.

B. Agricultural Program: Is the Property subject to agricultural transfer taxes? ☒ Yes ☐ No. If yes, taxes assessed as a result of the transfer shall be paid by ☐ the Buyer OR ☐ the Seller. Confirm if applicable to this Property at www.dat.state.md.us/sdatweb/agtransf.html.

C. Other Tax Benefit Programs: Does the Seller have reduced property taxes from any government program? ☐ Yes ☐ No. If yes, explain: _____.

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14. RECORDED SUBDIVISION PLAT:

Plats are available at the MNCPPC or at the Judicial Center, Room 218, 50 Maryland Avenue, Rockville, MD or at 240-777-9477. In order to obtain a plat you will be required to supply the Lot, Block, Section and Subdivision, as applicable, for the property. Plats are also available online at http://www.montgomeryplanning.org/info/plat_maps.shtm or at www.plats.net . Buyers shall check **ONE** of the following:

Buyers' Initials

☐ **A. Unimproved Lot and New Construction:** If the Property is an unimproved lot or a newly constructed house being sold for the first time, the Buyer shall be provided a copy of the recorded subdivision plat prior to entering into a contract. **Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.**

OR

☐ **B. Resale/Acknowledged Receipt:** If the Property is **not** an unimproved lot or a newly constructed house (i.e. resale), the Buyer may, in writing, waive receipt of a copy of such plat at the time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided with a copy of the subdivision plat. The subdivision plat is not intended as a substitute for examination of title and does not show every restriction and easement. **Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.**

OR

☐ **C. Resale/Waived Receipt:** For Resale properties only, Buyer hereby waives receipt of a copy of such plat at time of execution of contract, but shall, prior to or at the time of Settlement, be provided a copy of the subdivision plat.

15. AGRICULTURAL RESERVE DISCLOSURE NOTICE:

This Property ☒ is ☐ is not subject to the Agricultural RESERVE Disclosure Notice requirements. These disclosures are contained in **GCAAR Agricultural Zone Disclosure Notice**, which must be provided to potential buyers prior to entering into a contract for the purchase and sale of a property that is subject to this Agricultural Reserve Disclosure requirement. Additional information can be obtained at http://www.mcmmaps.org/notification/agricultural_lands.aspx .

16. NOTICE CONCERNING CONSERVATION EASEMENTS: This property ☒ is ☐ is not subject to a Conservation Easement. See **GCAAR Conservation Easements Addendum**. See www.montgomeryplanning.org/environment/forest/easements/easement_tool.shtm for easement locator map.

17. GROUND RENT:

This property ☐ is ☒ is not subject to Ground Rent. See **Property Subject to Ground Rent Addendum**.

18. HISTORIC PRESERVATION:

Check questionable properties' status with the Montgomery County Historic Preservation Commission (301-563-3400) or go to <http://www.montgomeryplanning.org/historic/index.shtm> , to check applicability. buyers of property located in the City of Rockville should be advised that structures that are 50 years old or older, or which may be otherwise significant according to criteria established by the Rockville Historic District Commission, should be notified prior to purchase that demolition and building permit applications for substantial alteration will trigger an evaluation and approval process. This process may result in the property being designated a historic site, and if so, any exterior alterations must be reviewed and approved.

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- a. **City of Rockville:** Potential buyers of property located in the City of Rockville should be advised that structures that are 50 years old or older, or which may be otherwise significant according to criteria established by the Rockville Historic District Commission, should be notified prior to purchase that demolition and building permit applications for substantial alteration will trigger an evaluation and approval process. This process may result in the property being designated a historic site, and if so, any exterior alterations must be reviewed and approved.
- b. **City of Gaithersburg:** Montgomery County Code §40-12A has been adopted by the City of Gaithersburg at City Code §2-6.
- c. **Other:** Contact the local municipality to verify whether the Property is subject to any additional local ordinance

Has the Property been designated as an historic site in the master plan for historic preservation? ☐ Yes ☒ No.

Is the Property located in an area designated as an historic district in that plan? ☐ Yes ☒ No.

Is the Property listed as an historic resource on the County location atlas of historic sites? ☐ Yes ☒ No.

Seller has provided the information required of Sec 40-12A as stated above, and the Buyer understands that special restrictions on land uses and physical changes may apply to this Property. To confirm the applicability of this County Code (Sec 40-12A) and the restrictions on land uses and physical changes that may apply, contact the staff of the County Historic Preservation Commission, 301-563-3400. If the Property is located within a local municipality, contact the local government to verify whether the Property is subject to any additional local ordinances.

Buyer

Buyer

19. **MARYLAND FOREST CONSERVATION LAWS:**

A. **Forest Conservation Law:** The Buyer is notified that the cutting, clearing, and grading of more than 5,000 square feet of forest or any champion tree on the Property is subject to the requirements of the **Forest Conservation Law**. The Buyer is required to comply with the Forest Conservation Law, Chapter 22A of the Montgomery County Code. In order to assure compliance with the law, the Buyer is notified of the need to contact the **Countywide Environmental Planning Division** of the Maryland-National Capital Park and Planning Commission (**M-NCPPC**), whether it means obtaining a written exemption from the Forest Conservation Laws from **M-NCPPC** or obtaining approval of a Natural Resource Inventory/Forest Stand Delineation Plan, Forest Conservation Plan, or Tree Save Plan prior to cutting, clearing, and grading of more than 5,000 square feet of forest, obtaining a grading or sediment control permit, or developing the Property. Further, Seller represents and warrants that no activities have been undertaken on the Property in violation of the Forest Conservation Law and that if such activities have occurred in violation of the applicable law, that Seller has paid all of the penalties imposed and taken all of the corrective measures requested by **M-NCPPC**.

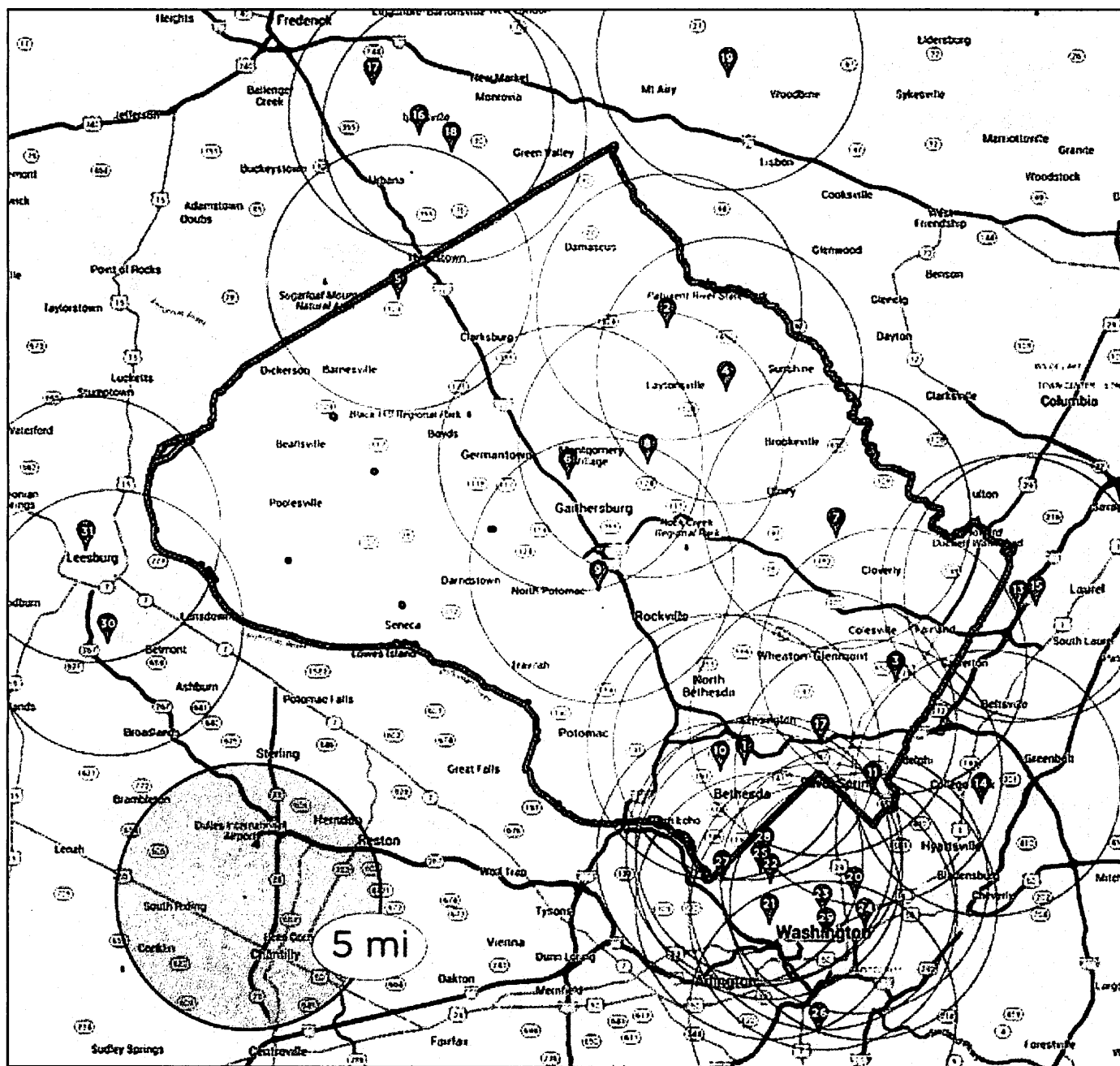
B. **Forest Conservation Easements:** Seller represents and warrants that the Property ☐ is ☐ is not currently subject to a recorded Category I or Category II Forest Conservation Easement, Management Agreement or an approved Forest Conservation Plan, Tree Save Plan, or any other plan requiring the protection of natural areas, or any other pending obligation binding the owner of the Property under Forest Conservation Law requirements. If the Property is encumbered by any such easement or plan, attach a copy of the plat or recorded document (if available).

20. **AIRPORTS AND HELIPORTS:** The following list of airports and heliports includes those in Montgomery County and the surrounding area that may be within a five-mile radius of the Property. This list was compiled from data provided by the Washington Airports District Office of the Federal Aviation Administration and was current as of 6/1/2015. Buyer should be aware of the fact that most properties in Montgomery County are within five (5) miles of an airport or heliport installation. Refer to the FAA website for a current list:
http://www.faa.gov/airports/airport_safety/airportdata_5010 .

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MONTGOMERY COUNTY

1. Walter Reed National Medical Center Heliport, 8901 Rockville Pike, Bethesda, MD 20889
2. Davis Airport, 7200 Hawkins Creamery Road, Laytonsville, MD 20879
3. Dow Jones & Company, Inc., 11501 Columbia Pike, Silver Spring, MD 20904
4. Federal Support Center Heliport, 5321 Riggs Road, Gaithersburg, MD 20882
5. Flying M Farms, 24701 Old Hundred Road, Comus, MD 20842
6. IBM Corporation Heliport, 18100 Frederick Avenue, Gaithersburg, MD 20879
7. Maryland State Police Heliport, 16501 Norwood Road, Sandy Spring, MD 20860

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8. **Montgomery County Airpark**, 7940 Airpark Road, Gaithersburg, MD 20879
9. **Shady Grove Adventist Hospital**, 9901 Medical Center Drive, Rockville, MD 20850
10. **Suburban Hospital**, 8600 Old Georgetown Road, Bethesda, MD 20814
11. **Washington Adventist Hospital**, 7600 Carroll Avenue, Takoma Park, MD 20912
12. **Holy Cross Hospital**, 1500 Forest Glen Road, Silver Spring, MD, 20910

PRINCE GEORGE'S COUNTY

13. **Citizens Bank Helipad**, 14401 Sweitzer Lane, Laurel, MD 20707
14. **College Park**, 1909 Cpl Frank Scott Drive, College Park, MD 20740
15. **The Greater Laurel Beltsville Hospital**, 7100 Contee Road, Laurel, MD 20707

FREDERICK COUNTY

16. **Faux-Burhams Airport**, 9401 Ball Road, Ijamsville, MD 21754
17. **Ijamsville Airport**, 9701 C. Reichs Ford Road, Ijamsville, MD 21754
18. **Stol-Crest Airfield**, 3851 Price's Distillery Road, Urbana, MD 21754

CARROLL COUNTY

19. **Walters Airport**, 7017 Watersville Road, Mt. Airy, MD 21771

DISTRICT OF COLUMBIA

20. **Children's National Medical Center**, 111 Michigan Avenue, NW, 20010
- Washington Hospital Center**, 110 Irving Street, NW, 20010
21. **Georgetown University Hospital**, 3800 Reservoir Road, NW, 20007
22. **Metropolitan Police**, Dist. 2, 3320 Idaho Avenue, NW, 20007
23. **Metropolitan Police**, Dist. 3, 1620 V Street, NW, 20007
24. **Michael R. Nash**, 50 Florida Avenue, NE 20002
25. **National Presbyterian Church**, 4101 Nebraska Avenue, NW, 20016
26. **Sibley Memorial Hospital**, 5255 Loughboro Road, NW, 20016
27. **Steuart Office Pad**, Steuart Petroleum Co., 4640 40th Street, NW, 20016
28. **Washington Post**, 1150 15th Street, NW, 20017

VIRGINIA

29. **Ronald Reagan Washington National Airport**, Arlington County 20001
30. **Leesburg Executive**, 1001 Sycolin Road, Leesburg, 22075
31. **Loudoun Hospital Center**, 224 Cornwall, NW, Leesburg, 22075

21. ENERGY EFFICIENCY DISCLOSURE NOTICE: Before signing a contract for the sale of a single-family home (single-family attached, including condominiums or detached residential building), Sellers of Montgomery County properties must provide Buyers with the following:

A. Information Disclosure: Information about home energy efficiency improvements, including the benefit of conducting a home energy audit. Buyers should visit the following websites for this information:

http://gcaar.com/news_ektid5454.aspx

www.Lighterfootstep.com

www.Energystar.gov/homeperformance

www.Goinggreenathome.org

B. Usage History: Has the home been owner-occupied for the immediate prior 12 months? ☐ Yes ☐ No
If property has been owner-occupied for any part of the past 12 months, Seller must provide copies of electric, gas and home heating oil bills **OR** cost and usage history for the single-family home for that time. **Sellers may use GCAAR Utility Cost and Usage History Form** to disclose the utility costs and usage history.

By signing below, Seller acknowledges he has carefully examined this form, and that the information is complete, accurate, and current to the best of his knowledge at the time of entering into a contract. Buyer agrees he has read this Addendum carefully and understands the information that has been disclosed.



Seller Date
Walter M. Prichard

Buyer Date

Seller Date

Buyer Date

Montgomery County Property Tax



REAL PROPERTY CONSOLIDATED TAX BILL

LEVY YEAR 2016

ANNUAL BILL

TAX PERIOD 07/01/2016-06/30/2017

ACCOUNT NUMBER	BILL NO.	PROPERTY ADDRESS	MORTGAGE	OCCUPANCY
03734882	36332491	22009 BEALLSVILLE RD	UNKNOWN	NOT A PRINCIPAL RESIDENCE
PROPERTY DESCRIPTION BARNESVILLE		PRICHARD WALTER M 21710 PEACH TREE RD DICKERSON, MD 20842-9177		
LOT	2	TAX DESCRIPTION	ASSESSMENT	RATE
BLOCK		STATE PROPERTY TAX ②	222,000	0.1120*
DISTRICT	11	COUNTY PROPERTY TAX ②	222,000	1.0382*
SUB	002	TOTAL		2,553.45
CLASS	R042	PRIOR PAYMENTS ****		\$2,553.45
REFUSE AREA		INTEREST		
REFUSE UNIT		TOTAL AMOUNT		\$0.00
		Amount Due by 1/31/2017		\$0.00

* Tax Rate is Per \$100 of Assessment

[E CHECK History](#)



Select Language ▼



Office of Consumer Protection

Ensuring Integrity in Our Marketplace

100 Maryland Ave., Suite 330
Rockville, MD 20850
T: 240.777.3636

Printed on: 1/26/2017 9:34:29 AM



Real Property Estimated Tax and Other Non-tax Charges a new owner will pay in the first full fiscal year of ownership

ACCOUNT NUMBER:		03734882
PROPERTY:	OWNER NAME	PRICHARD WALTER M
	ADDRESS	22009 BEALLSVILLE RD BOYDS , MD 20841-0000
	TAX CLASS	42
	REFUSE INFO	Refuse Area: R Refuse Unit:

TAX INFORMATION:			
TAX DESCRIPTION	FY17 PHASE-IN VALUE₁	FY16 RATE₂	ESTIMATED FY17 TAX/CHARGE
STATE PROPERTY TAX	222,000	.1120	\$248.64
COUNTY PROPERTY TAX ₃	222,000	1.0382	\$2,304.8
ESTIMATED TOTAL₆			\$2,553.44

The following footnote references apply only if the table above has a foot number reference.

1. Phase in value comes from the data base at the Maryland Department of Assessments and Taxation <http://www.dat.state.md.us/>, Real Property Data Search. The phase in value is for the next fiscal year, if available, otherwise the phase in value is for current fiscal year.
2. Tax rates come from the current property tax bill, which also may include several non-tax charges, at the web page of the County Government's Department of Finance: <http://www.montgomerycountymd.gov/finance>. Look for a link to "Pay or view your property tax bill on line".
3. County Property Tax is the sum of the General Fund tax and several special fund taxes.
4. All non-tax charges (for example Solid Waste, Water Quality Protection, Bay Restoration Fund, WSSC) are the charges in the current fiscal year. These charges may be different in the next fiscal year.
5. This property is located in an **existing** development district. Each year a special development district assessment must be paid. Effective every July 1st, the rate will change based on changes in the property assessment and debt service requirements. More information is available in the [FAQ](#) section of this website.
6. You must update the estimate for the property taxes and other non-tax charges
 - a. Every July 1, because the tax rates, phase-in values, and other non-tax charges will or may change; AND ALSO
 - b. In early January if the calculation used the phase-in value for the current fiscal year instead of the phase-in value for the next fiscal year, because SDAT had not yet specified the phase in value for the next fiscal year. This occurs in the period July 1 - early January in the third year of the three year assessment cycle.
7. This property is located in a **proposed** development district. At some date in the future, development district taxes may be levied to pay debt service on bonds issued to build infrastructure in the district. It is important that property owners recognize that this additional tax may be levied in the future. The rate indicated above is an estimate and will change once the district is created and bonds are issued. More information is available in the [FAQ](#) section of this website.
8. The Proposed Estimated Total includes all actual and proposed taxes and non-tax charges relative to this property.
9. This is a one time charge assessed against this property and is not an annual fee. It should be paid before the property is sold and will remain due until paid.

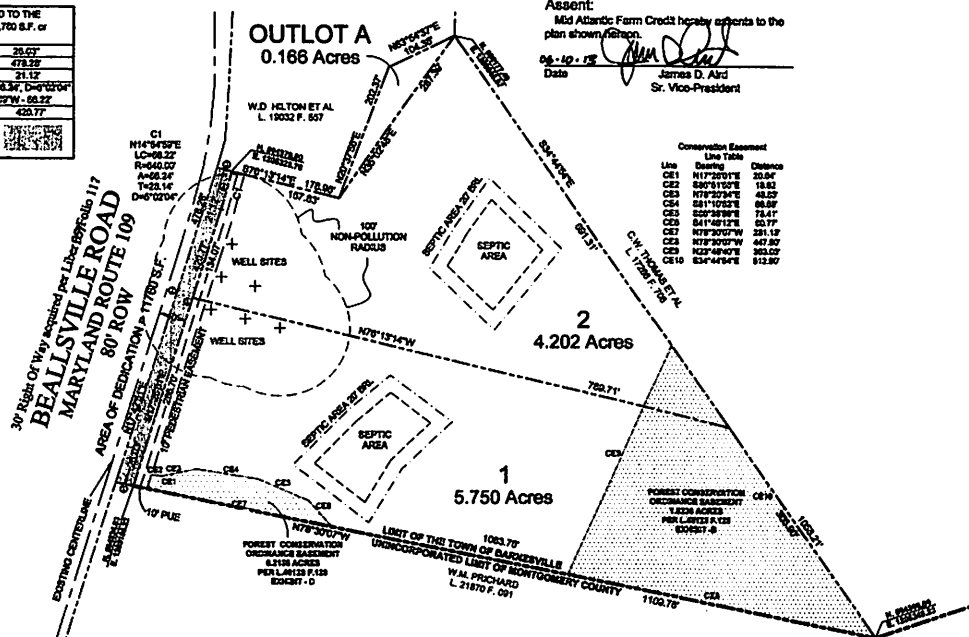
OWNER'S CERTIFICATION

The undersigned owner of the property shown hereon, hereby adopt this plan of subdivision. Dedicates Beasley Road to the Maryland State Highway Administration. Establishes the minimum building restriction line as prescribed by the Town of Barnesville Zoning Code. Grants a public utility easement, shown hereon as 10' PUE, to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements" as recorded in Liber 3334 at Folio 487. The owner further dedicates the 10' Pedestrian Easement to the Town of Barnesville. The owners will cause all property corner markers and any other required construction to be set by a registered Maryland Land Surveyor.

There are no suits, liens, mortgages, or trusts, affecting the property included in this plat of subdivision, except for a certain deed of trust and the party in interest therein has hereon indicated its assent.

Witness: *[Signature]* Date: 06-10-2013 *[Signature]* Walter M. Pritchard

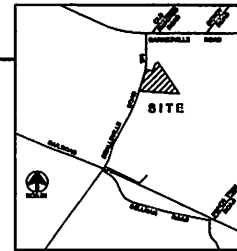
AREA DEDICATED TO THE PUBLIC USE = 11,700 S.F. or 0.270 AC.	
(1) N17°20'00"W	25.07'
(2) N17°45'00"E	478.39'
(3) S17°15'00"E	25.12'
(4) R=40.00', Arc=34', D=10.00'	
(5) CH=814°54'25"W - 58.22'	
(6) S17°20'00"W	420.77'
SHOWN THIS:	
<i>[Diagrammatic representation of area]</i>	



Assent:
Mid Atlantic Farm Credit hereby assents to the plan shown hereon.
06-10-13 *[Signature]* James D. Ald Sr. Vice-President

Conservation Easement	
Line	Distance
CE1	N17°20'00"E 20.04'
CE2	S17°15'00"E 18.93'
CE3	N79°32'34"E 48.29'
CE4	S17°10'00"E 68.88'
CE5	S22°38'39"E 78.41'
CE6	S41°40'17"E 55.77'
CE7	N79°30'00"W 281.15'
CE8	N79°30'00"W 447.87'
CE9	N29°40'00"E 383.02'
CE10	S34°45'24"E 812.87'

PLAT NO. 24726



VICINITY MAP
1" = 2000'

NOTES

1. PROPERTY ZONED R-A (RESIDENTIAL - AGRICULTURAL) AT THE DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER THE TOWN OF BARNESVILLE ZONING CODE.
2. LOTS 1 & 2 ARE TO BE SERVED BY PRIVATE SEPTIC SYSTEM AND PRIVATE WATER WELL. EXISTING OWNER AND WATER CATEGORICAL 8-4, W-4.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, ETTI PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE TOWN OF BARNESVILLE PLANNING COMMISSION ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPOT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP CV, U.S.A.C. GRD 2300W18.
6. SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGES UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
7. SEPTIC FIELD ON LOT 1 APPROVED FOR 8 BEDROOM HOUSE. SEPTIC FIELD ON LOT 2 APPROVED FOR 8 BEDROOM HOUSE.
8. OUTLOT A SHOWN HEREON TO BE CONVEYED TO THE ADJACENT OWNER.

PLAT TOTALS	
NUMBER OF LOTS	2
NUMBER OF OUTLOTS	1
AREA OF LOT/OUTLOTS	10.118 ACS
AREA OF DEDICATION	0.270 ACS
TOTAL AREA SHOWN ON PLAT	10.388 ACS

RECEIVED
MAR 28 5 2014
Clerk of the Circuit Court
Montgomery County, Md.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land described in a deed from Charles H. Boehne, Personal Representative of the Estate of Theodore L. Helmuth, Deceased, Administration No. 650-01 in the Superior Court of the District of Columbia Probate Division, as Cled in the office of the Registrar of Wills for Montgomery County, Maryland, in Estate No. W64640 to Walter M. Pritchard dated March 12, 2002, and recorded in Liber 21874 at Folio 091 among the land records of Montgomery County, Maryland. The total area included on this plat is 10.388 acres of land, of which 11,700 square feet dedication to the public use.

[Signature] 3/10/2014
Thomas A. Maddox
Registered Professional Land Surveyor
MD 00850 - Expires 4/3/2014



SUBDIVISION RECORD PLAT
LOTS 1 & 2 and Outlot A
BARNESVILLE
MONTGOMERY COUNTY, MARYLAND
TOWN OF BARNESVILLE
ELECTION DISTRICT 11
SCALE 1" = 100' APRIL 2011

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8933 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 964-6804

P.203082 MS931249-20329



Agricultural Reserve (AR) Zone Disclosure Notice

This Notice dated _____, made by Walter M. Prichard Seller,
regarding property described as: Address 22009 Beallsville Road,
City Boyd, State MD Zip 20841.

NOTICE TO BUYER:

Sellers of Montgomery County, MD properties that are located in, adjoin or confront an area that is zoned agricultural must make certain disclosures to potential Buyers, prior to entering into a Contract for the sale and purchase of that property. These disclosures are made in order to advise potential Buyers that existing County and State Laws are intended to discourage owners of real property adjacent to agricultural- zoned land from filing certain lawsuits against an owner or operator of an agricultural use in those areas. For additional information http://www.parksshowidol.com/notification/agricultural_lands.html. The required disclosure provides;

As required under Montgomery County Code Section 40-12B, you are hereby notified that the State of Maryland and Montgomery County have enacted laws that establish agriculture as the preferred use on land zoned Agricultural Reserve (AR) and as a permitted use in other agricultural zones, as defined in Section 59-C-9.1 of the County Code. The property subject to this Contract is located in, adjoins or confronts an area zoned agricultural. Residents and other occupants of property near land in agricultural zones should be prepared to accept effects of usual and customary agricultural operations, facilities and practices, including noise, odors, dust, smoke, insects, operation of machinery, storage and disposal of manure, unusual hours of operation, and other agricultural activities.

Under Maryland law, an agricultural operation is not a nuisance, and a lawsuit may not be successful alleging that an agricultural operation interferes with the use or enjoyment of other property, if the agricultural operation;

- 1) Has continued for at least one year;
- 2) Complies with applicable health, environmental, zoning, and permit requirements; and
- 3) Is not conducted negligently.

County law may provide additional protections for agricultural uses on agricultural-zoned land. For Further information contact the Montgomery County Department of Economic Development.

The undersigned Seller has executed this Disclosure for the purpose of advising potential Buyers of the provisions of County Code Section 40-12B

Walter M. Prichard _____
Seller Date Seller Date
Walter M. Prichard

The undersigned hereby acknowledges receipt of this form prior to signing a Contract for the purchase of this property and further, understands the disclosures made herein.

Buyer Date Buyer Date

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