

## PROPERTY DESCRIPTION

### Description of the Subject Sites

**Location:** The subject's street address is 932 Spa Road (west side) and 935 Spa Road (east side), Annapolis, Maryland 21401. 932 Spa Road (the west side Salt Dome Parcel) is further identified on Anne Arundel County Tax Map 51F, Grid 1, as Parcel 62 and Parcel 358 (an unreferenced Parcel number). 935 Spa Road (the east side Weems Whalen Field property) is further identified on Anne Arundel County Tax Map 51F, Grid 8, as Parcel 859.

The properties are located on the east and west sides of Spa Road north of Spa Creek.

**Size/Shape:** Per the provided plans and assessment records, 932 Spa Road (west side) is 3.73 acres (1.96 acres un assessed area and Parcel 62 as 1.77 acres).

Per the provided plans, 935 Spa Road (east side) is 8.24 acres.

Note that the appraiser strongly suggests that a current survey be completed to accurately estimate the acreages of the subject properties.

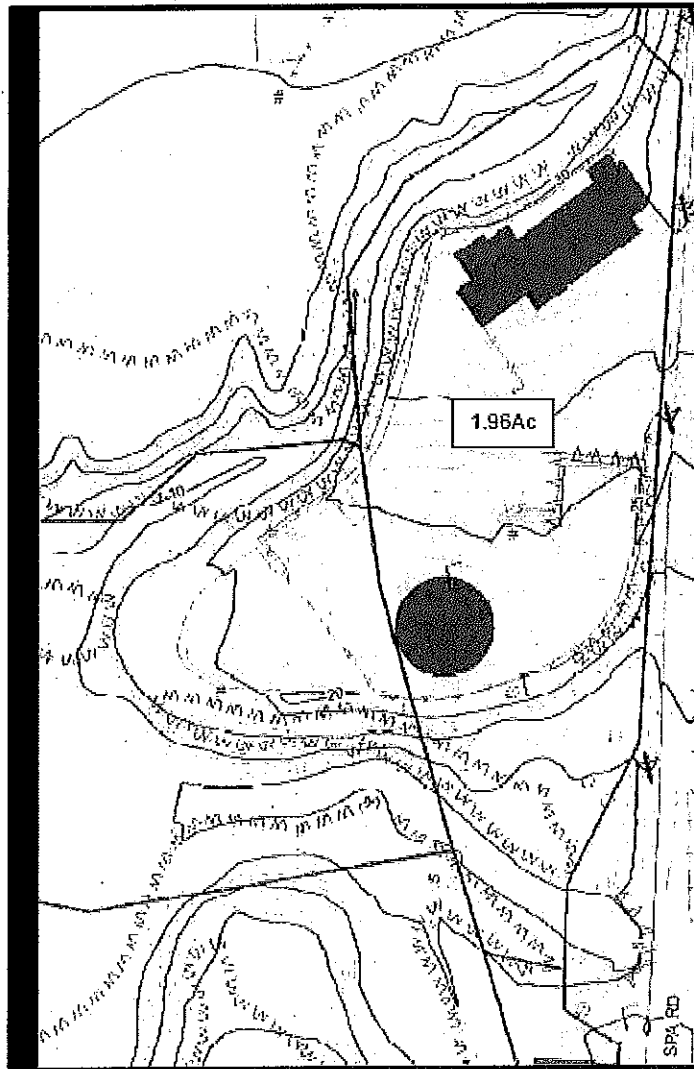
**Frontage:** 932 Spa Road (west side) fronts approximately 580 (±) feet on Spa Road.

935 Spa Road (east side) fronts approximately 690 (±) feet on Spa Road.

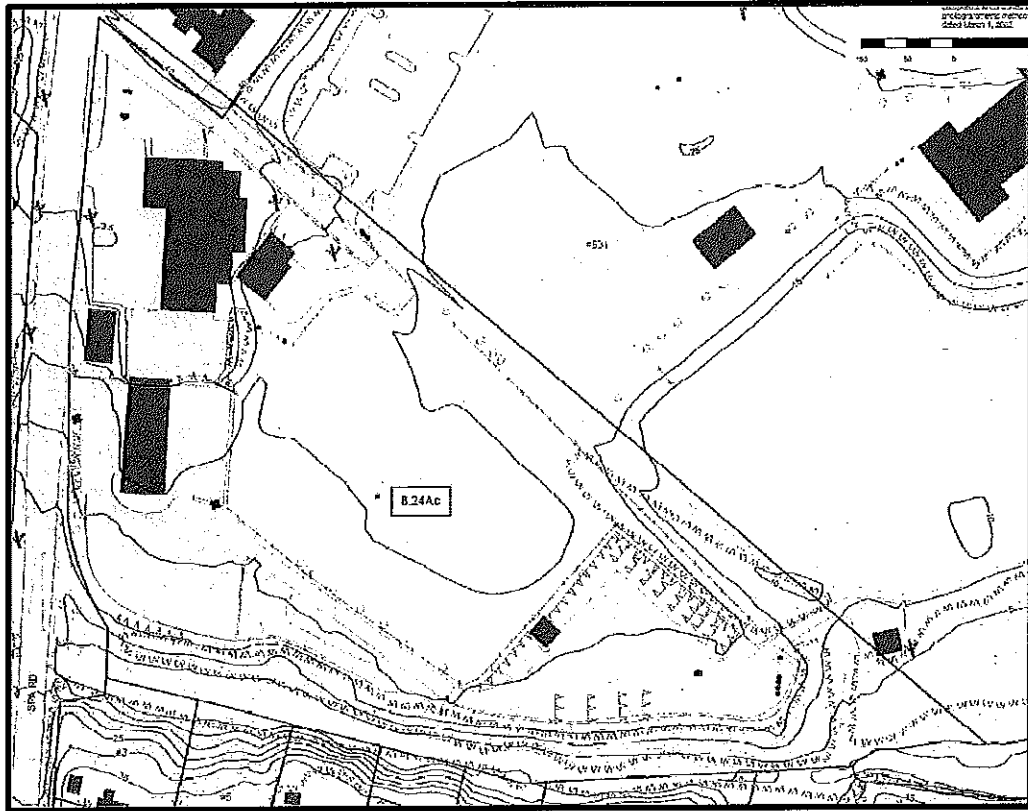
**Access:** Direct from Spa Road

**100 Year Flood Hazard Area:** Per the Flood Insurance Rate Map for Anne Arundel County numbered 24003C0232F with an effective date of February 18, 2015, only very minimal areas of the very eastern portion of 935 Spa Road (east side) may be in the 100 year flood hazard area as determined by the Federal Emergency Management Agency (FEMA). A copy of an excerpt of the FEMA map is appended.

**Topography:** 932 Spa Road (west side) includes a gently sloped area adjoining the northern frontage of Spa Road surrounded by steeper slopes that to the west and south slope into non-tidal waters of Spa Creek. The western portions of Spa Creek appear to be ponded/marsh areas. The appraiser estimates the more gently sloped areas to approximate 1.63 acres. An excerpt from a City of Annapolis planning document (appended) depicting the topography follows:



935 Spa Road (east side) includes level to gently to moderate/steeply sloped areas with the moderate/steeply sloped areas limited mostly to the vicinity of the south as sloping into the non-tidal and tidal waters of Spa Creek. An excerpt from a City of Annapolis planning document (appended) depicting the topography follows:



**Vegetation:** 932 Spa Road (west side) has natural vegetation at the non-Spa Road perimeter and to the west.

935 Spa Road (east side) has some lawn areas, grass playing field surfaces and natural vegetation at the southern and eastern perimeters.

**Immediate Neighborhood:** The immediate neighborhood of the subject is residential and institutional in character.

932 Spa Road (west side): Located to the west are open space areas of Spa Creek. Located to the northwest is the Wiley H. Bates Heritage Park. Located to the east, across Spa Road, is City of Annapolis owned property that has a vacant land pad (proposed for Public Works buildings and the Weems Whalen linear playing field or as a potential townhouse development. Located to the south, across Spa Creek is single-family-detached dwellings and an apartment project.

935 Spa Road (east side): Located to the west, across Spa Road, is City of Annapolis owned property used for Public Works purposes or as a potential townhouse development. Located to the northeast is Anne Arundel County Board of Education property used for park(s), playing fields, Bates Middle School, and Maryland Hall. Located to the east is the head waters of tidal Spa Creek. Located to the south, across Spa Creek is a City of Annapolis owned property used as the Chesapeake Children's Museum and single-family-detached dwellings.

**Environmental Conditions:** As the purpose of this appraisal is to transfer a "clean" property, no potential environmental contamination or hazardous contamination conditions are assumed. The appraiser was not supplied with, nor made aware of, any environmental studies performed on the property which would indicate or suggest the presence of potentially toxic or otherwise environmentally hazardous contamination on the subject property. The appraiser, who is not trained/skilled for environmental assessment, observed evidence which might provide environmental engineers/investigators with concern that potentially toxic or otherwise environmentally hazardous contamination may have occurred on the subject site. That evidence includes industrial operations, vehicle maintenance, fuel dispensing, and the properties' history as a possible incinerator site. Environmental contamination or the presence of hazardous conditions may significantly affect the value estimated; therefore, this appraisal is contingent on the assumption that the subject property is free from any environmental hazards. If subsequent information is obtained indicating that this assumption is incorrect, then this appraisal and any estimates of value contained herein must be reconsidered.