

REPORT OF APPRAISER AND AFFIDAVIT AS TO VALUE

DISTRICT OF COLUMBIA, SS:

Personally appeared before me, the undersigned Notary Public, Edward J. Walsh, Sr., who, being on oath duly sworn deposes and says:

That he is actively engaged in the real estate business in the State of Maryland and has been so engaged for more than thirty-five years; that he is familiar with real estate values in Prince Georges County, Maryland and that he has personally viewed and inspected the said land.

That he is of the opinion that the fair value of the said real estate is as follows:

Three parcels of land, known as the Hall Tract Joint Venture, according to the assessment records of Prince Georges County, Maryland, recorded in Liber 3139, follow:  
1 acre in one parcel, 152.93 acres in another and 32,670 square feet in another, all located near the intersection of Central Avenue and Church Road. Though the 32,670 square feet parcel is taxed, it cannot be located on any map available to the Assessment Division.

----- \$154,000

And affiant further says that he is not in any way interested in the said parcel of real estate.

*Edward J. Walsh, Sr.*  
EDWARD J. WALSH, SR.

Subscribed and sworn to before me this 17<sup>th</sup> day of October, 1980

*Edmund J. Sullivan*  
Notary Public for the District of Columbia

My Commission Expires: 2/15/83