

Cafritz: CSX Crossing

January 10, 2014

Overview; what are the main elements that are involved in the crossing

- Location of the crossing (where it goes over the track)
- Location of roadway connections (Rivertech Court/ Lafayette Ave)
- What is the overall cost of building the structure (moving from estimates to actual design, engineering and construction work in the form of a design/build bid from the contractor)
 - Approval/verification of the above from Prince George's County Department of Public Works and Transportation
- Securing the land that is required for the crossing and roadway network
 - Negotiations with the University of Maryland
 - Structure of an agreement
 - Timeline for approval
 - Closing
- Financing plan
 - Cafritz contribution
 - Riverdale Park TIF
 - County special tax (SHOT, additional tax rates on property)
 - County-based fee waivers
 - Additional funding sources
 - The mechanics of the overall forward funding for the crossing
- Maintenance agreement
 - Relevant for CSX approval
 - County/Riverdale Park division of labor

What are the mandates that flow from the entitlement process for delivery of aspects of the crossing

- Zoning Ordinance
- Preliminary Plan of Subdivision

What is the timeline for approvals and upcoming benchmarks

- Finality on intersection (role for the County and UMD)
- Resolution on overall cost (DPWT and contractor)
- Locking in specifics on financing plan

- Transmission of rounds of sensitive financial information and review by the County, Riverdale Park and designated financial consultants
- Review of delivery of assets, estimated increases in assessed value, market realities

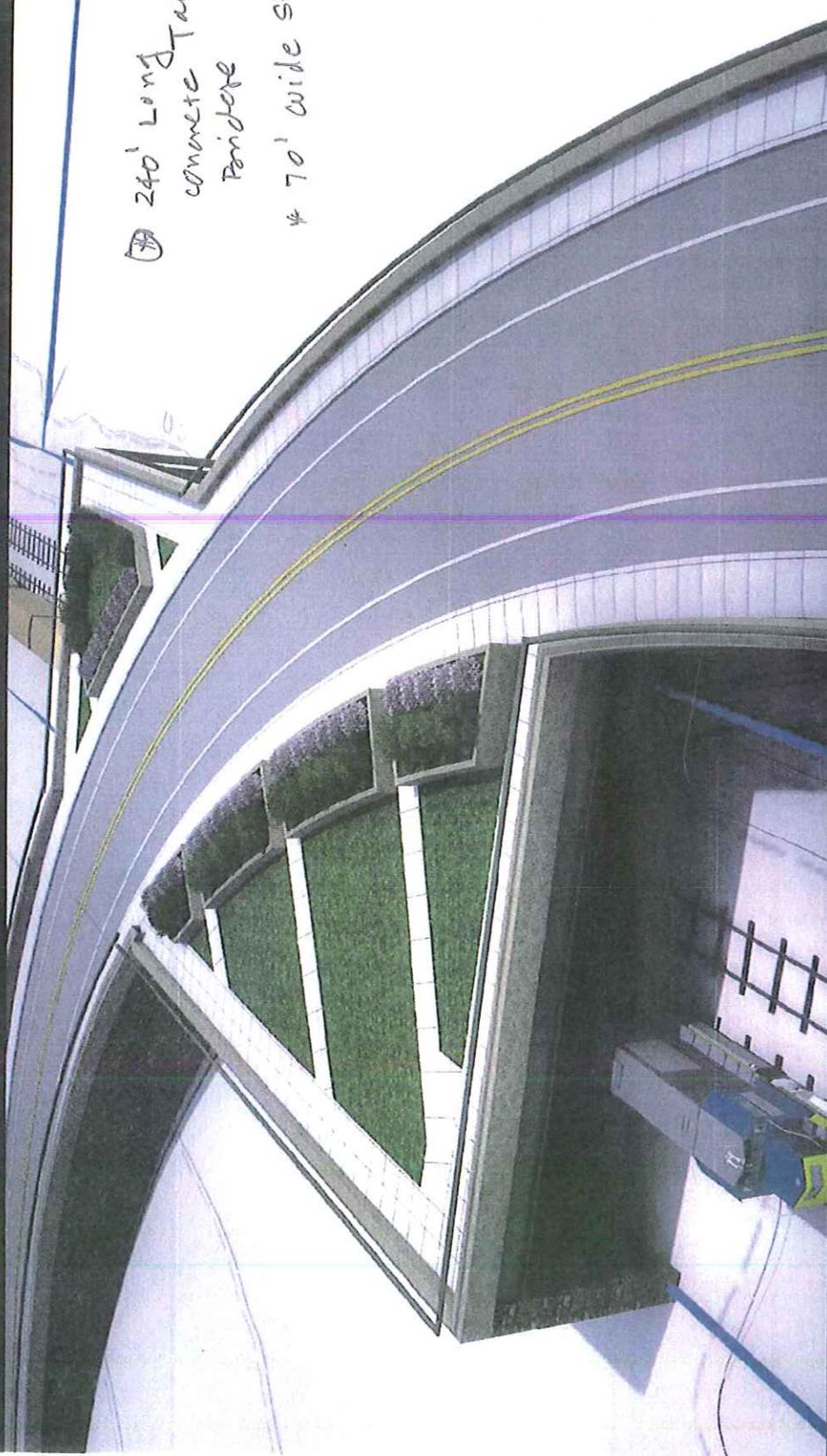
Developer Participation Agreement

- Vehicle that will be used to oversee entire construction
- Includes permitting by virtue of County process
- Would include a locked in price
- Would include a schedule of payments that would pull together the repayment schedule and reverse the forward funding

Approval of the Roadway Plan and releasing of the grading permit

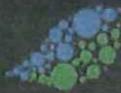
2. 4' STRUCTURAL TABLE

CONCEPTUAL RENDERING

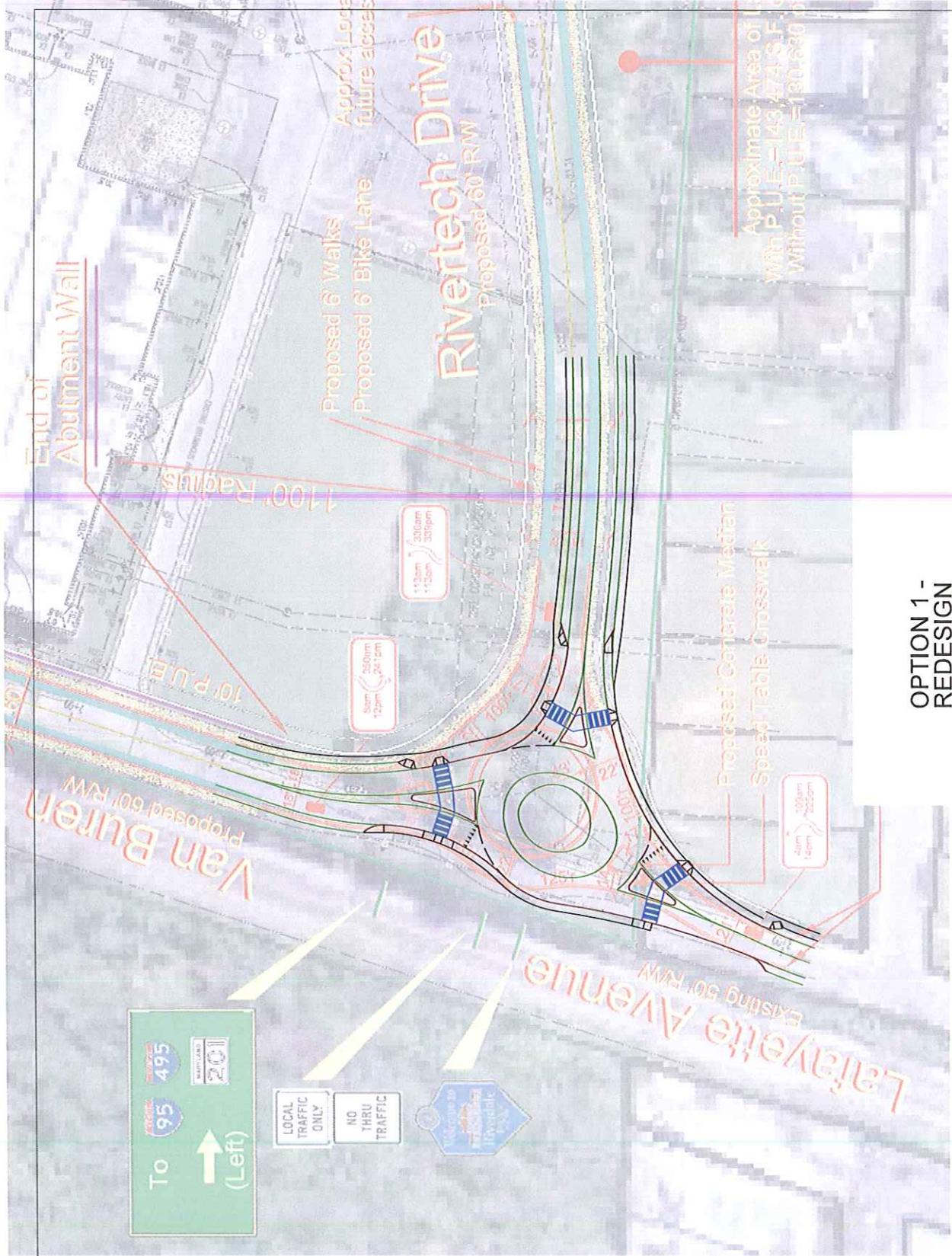


② 240' Long
concrete Table
Parade
4 70' wide Structure.

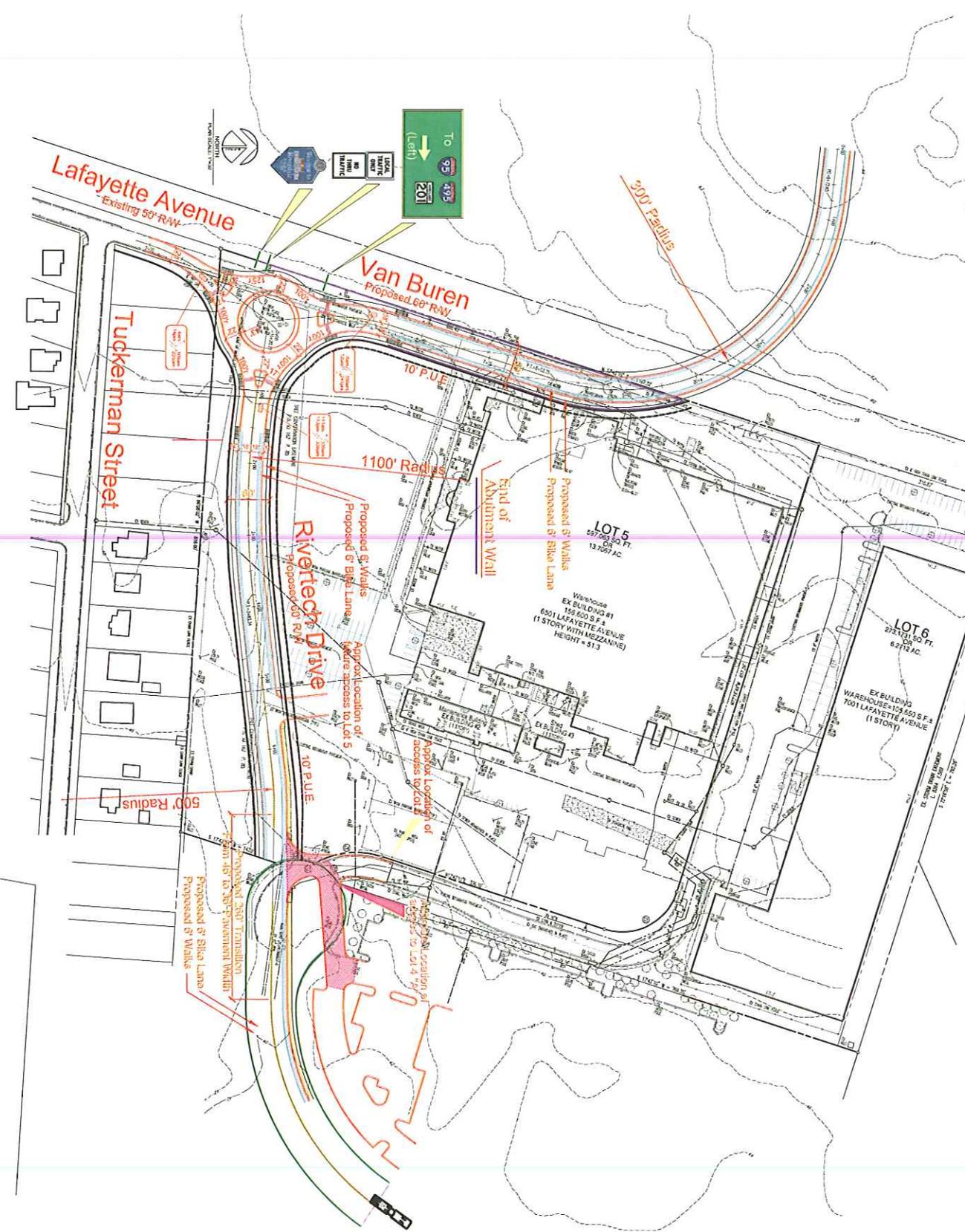
CAFritz PROPERTY
at Riverdale Park



Bird's Eye View from South
CSX RAIL CROSSING



OPTION 1 - REDESIGN



Lafayette Avenue
Existing 50' RWY

Van Buren
Proposed 60' RWY

Tuckerman Street

1100' Radius

Riveted Drive
Proposed 60' RWY

Proposed 8' Walks
Proposed 8' Sidewalks

Approx. Location of
Access to Lot 5

Approx. Location of
Access to Lot 6

500' Radius

Proposed 20' Transition
From 10' to 20' Pavedment Width

Proposed 8' Sidewalk
Proposed 8' Walks

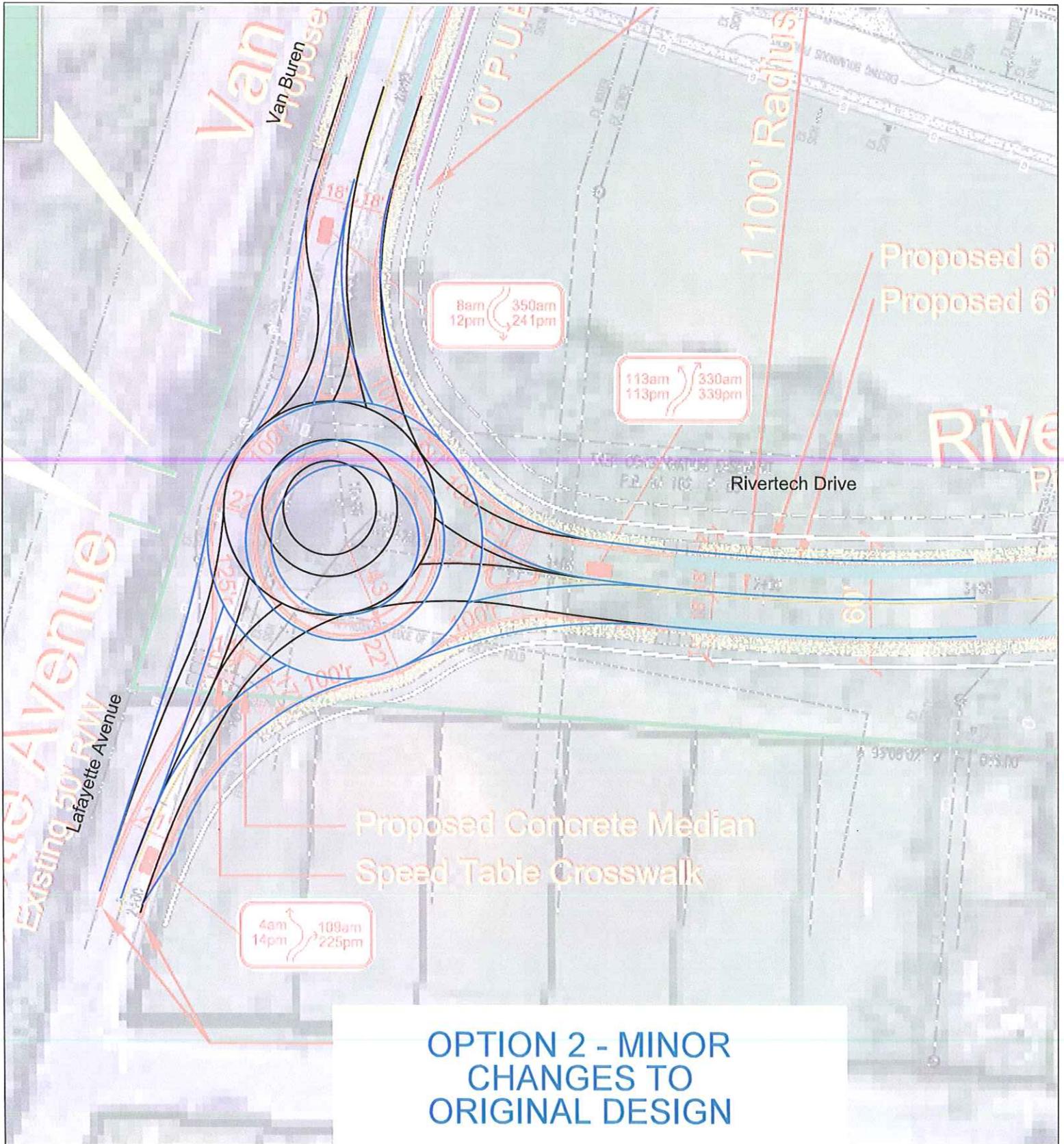


NORTH

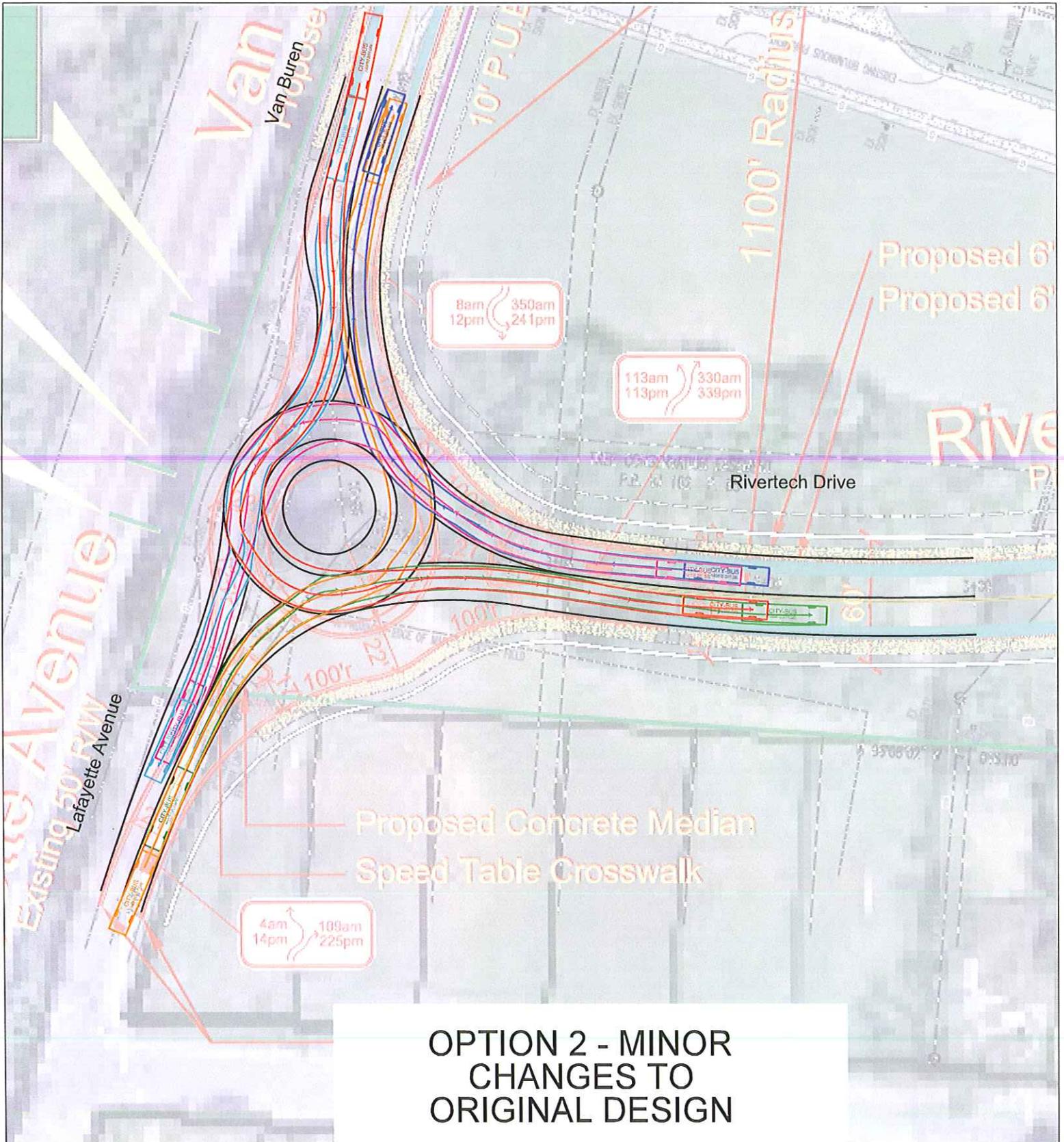
LOT 6
277,163 SQ. FT.
6.2713 AC.
EX BUILDING
WAREHOUSE #3 290 S.F.
7001 LAFAYETTE AVENUE
(1 STORY)

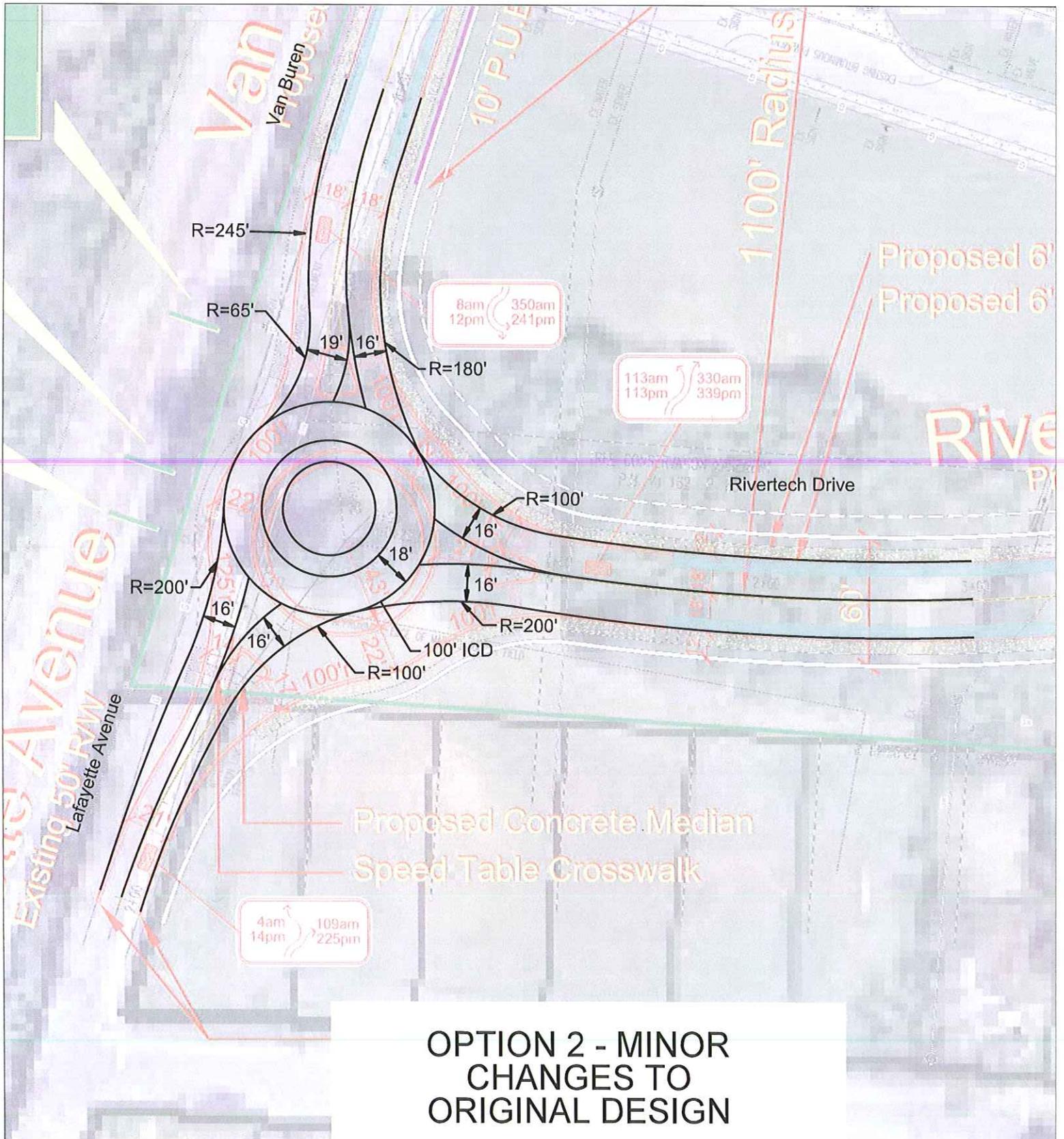
LOT 5
597,693 SQ. FT.
13.7627 AC.
Warehouse
EX BUILDING #1
156,500 S.F. # 4
6501 LAFAYETTE AVENUE
(1 STORY WITH MEZZANINE)
HEIGHT = 51.3

1" = 100'-0"



OPTION 2 - MINOR CHANGES TO ORIGINAL DESIGN





**OPTION 2 - MINOR
 CHANGES TO
 ORIGINAL DESIGN**