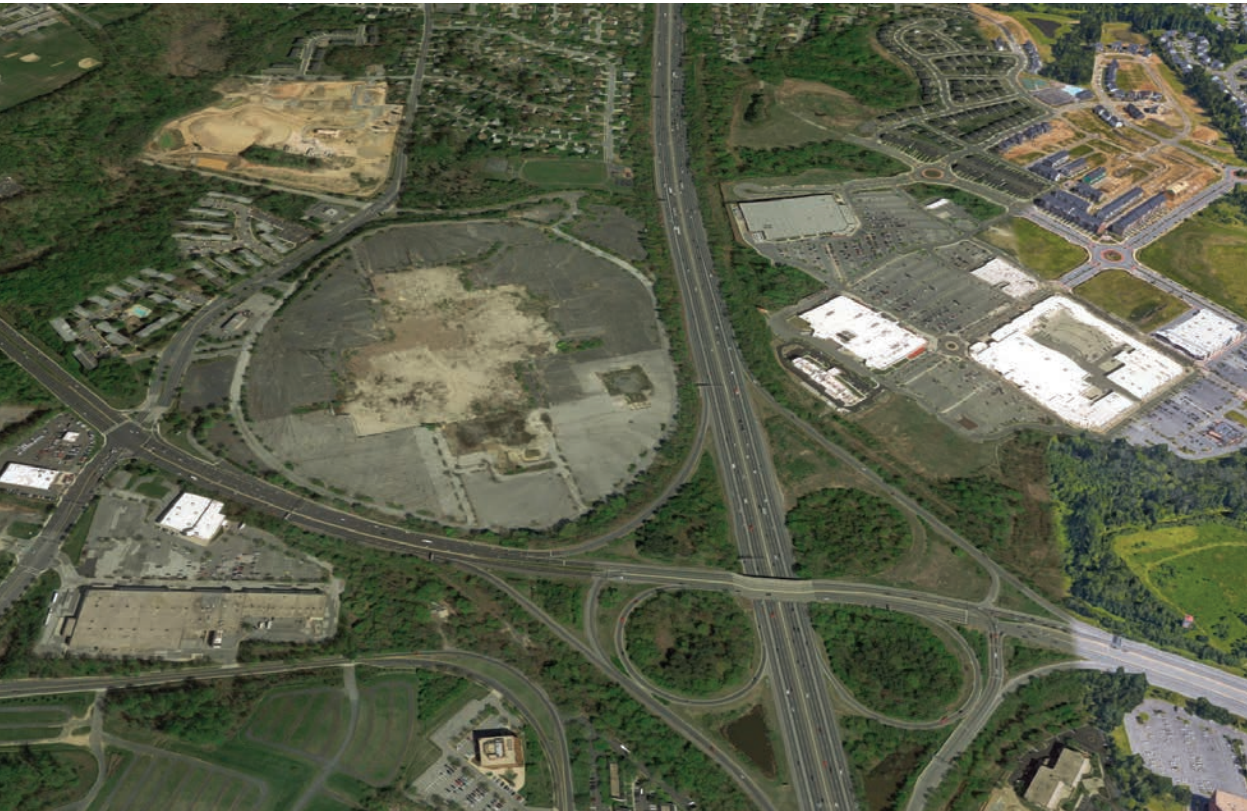


Former Landover Mall Site

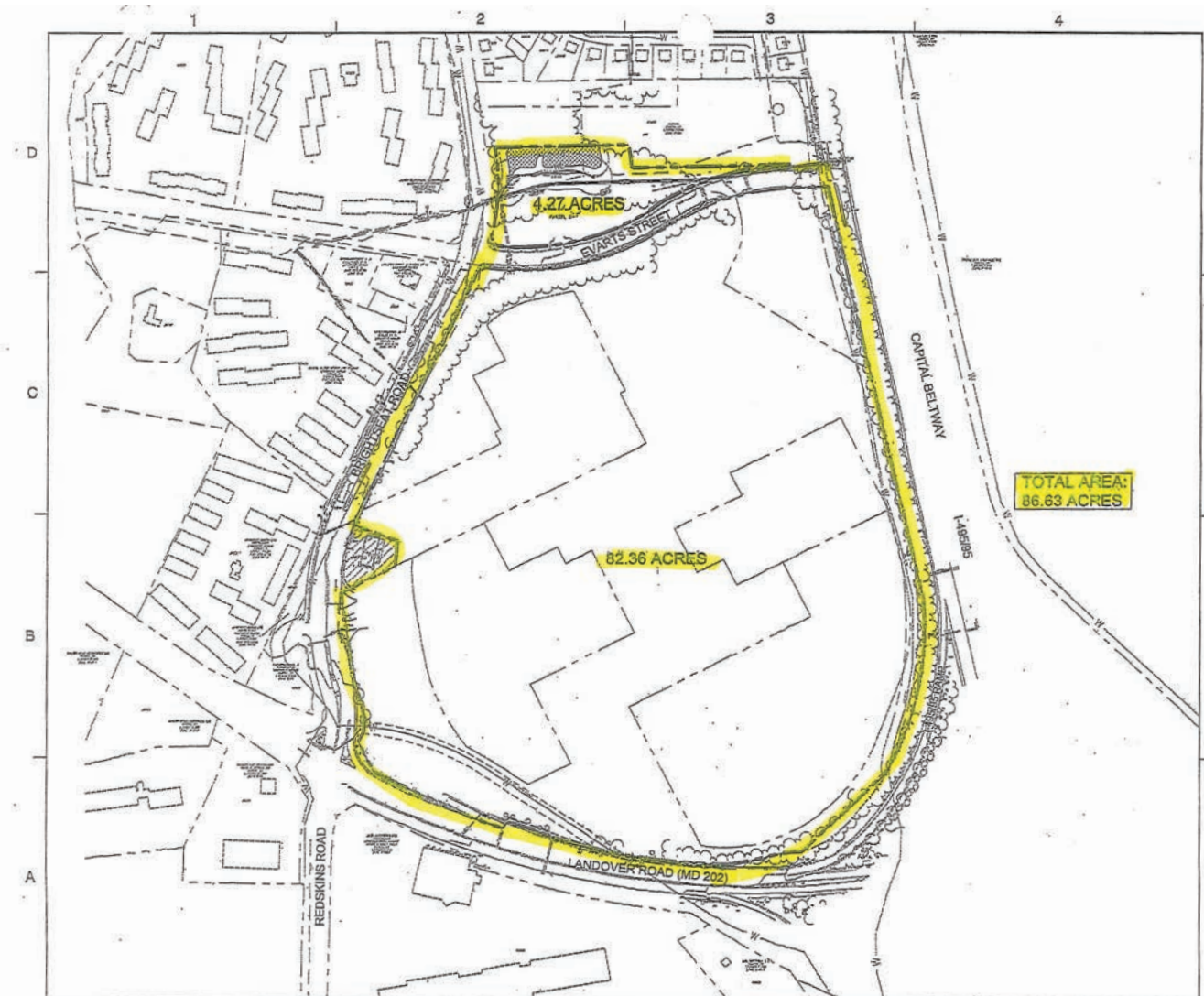
10 – 80 Acres for Sale in Landover, Maryland



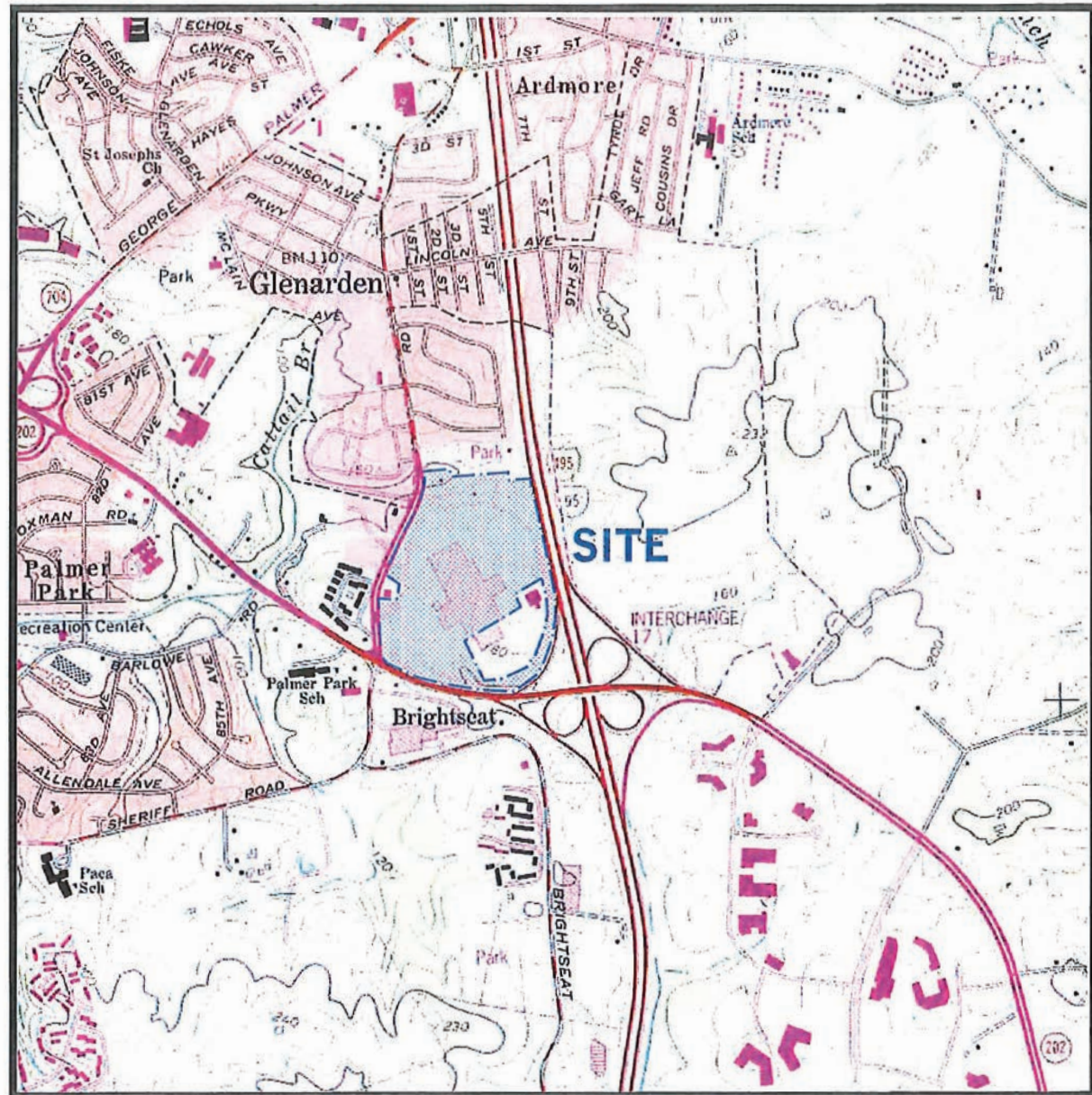
Site / Area

Size and Infrastructure / Utilities

- The Site is approximately 87 acres. The dimensions of the site are 1,900 feet by 2,400 feet, almost a half mile
- The site is located within the approved Landover Gateway Plan which allows high density transit oriented development. Additionally, the site is located inside the Capital Beltway which allows for less stringent Adequate Public Facilities Ordinance (APFO) requirements in relation to acceptable Levels of Service (LOS), thus reducing transportation infrastructure costs
- The Site has an approved Storm Drain, Fine Grading and Sediment Control Plan, Natural Resources Inventory Plan, and Hydraulic Review Analysis by WSSC
- This site is already improved and includes water, sewer, electric and gas to the site
- The site can accommodate two feeds to achieve redundant power



Topographic Quadrangle Mapping



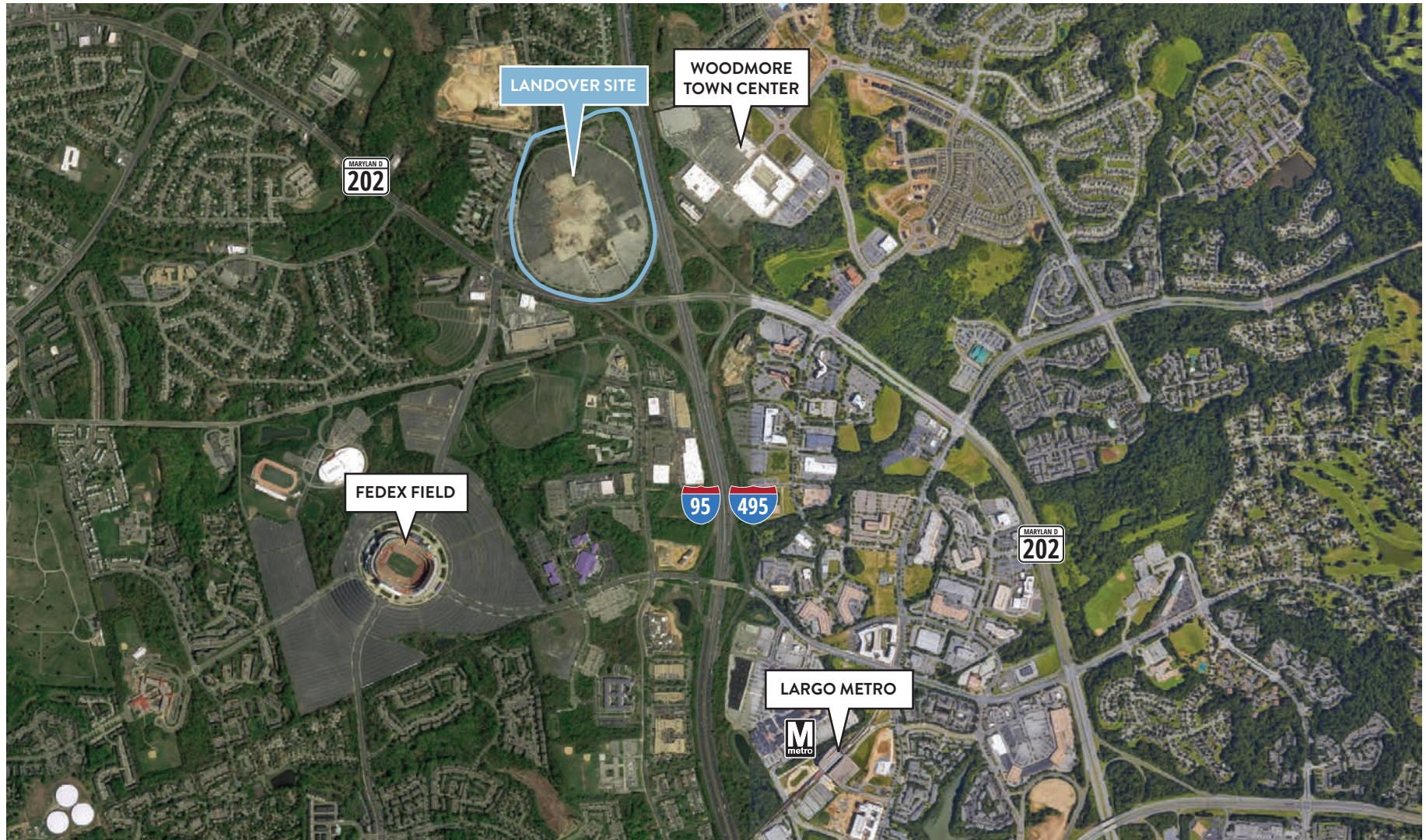
U.S. GEOLOGICAL SURVEY 7.5-MINUTE TOPOGRAPHIC QUADRANGLE MAPPING
LANHAM, MD 1965
CONTOUR INTERVAL = 10 FEET

Proposed Design Development Site Plan

- Dimensions are 1,900 linear feet by approximately 2,400 linear feet providing maximum flexibility
- Provides maximum site planning and design flexibility, realizing related costs savings, to optimize security and achieve a work, play, and live environment
- Serviced by water, sewer, gas and electric. Additionally, the potential size of the site provides the flexibility to either surface park cars or a combination thereof

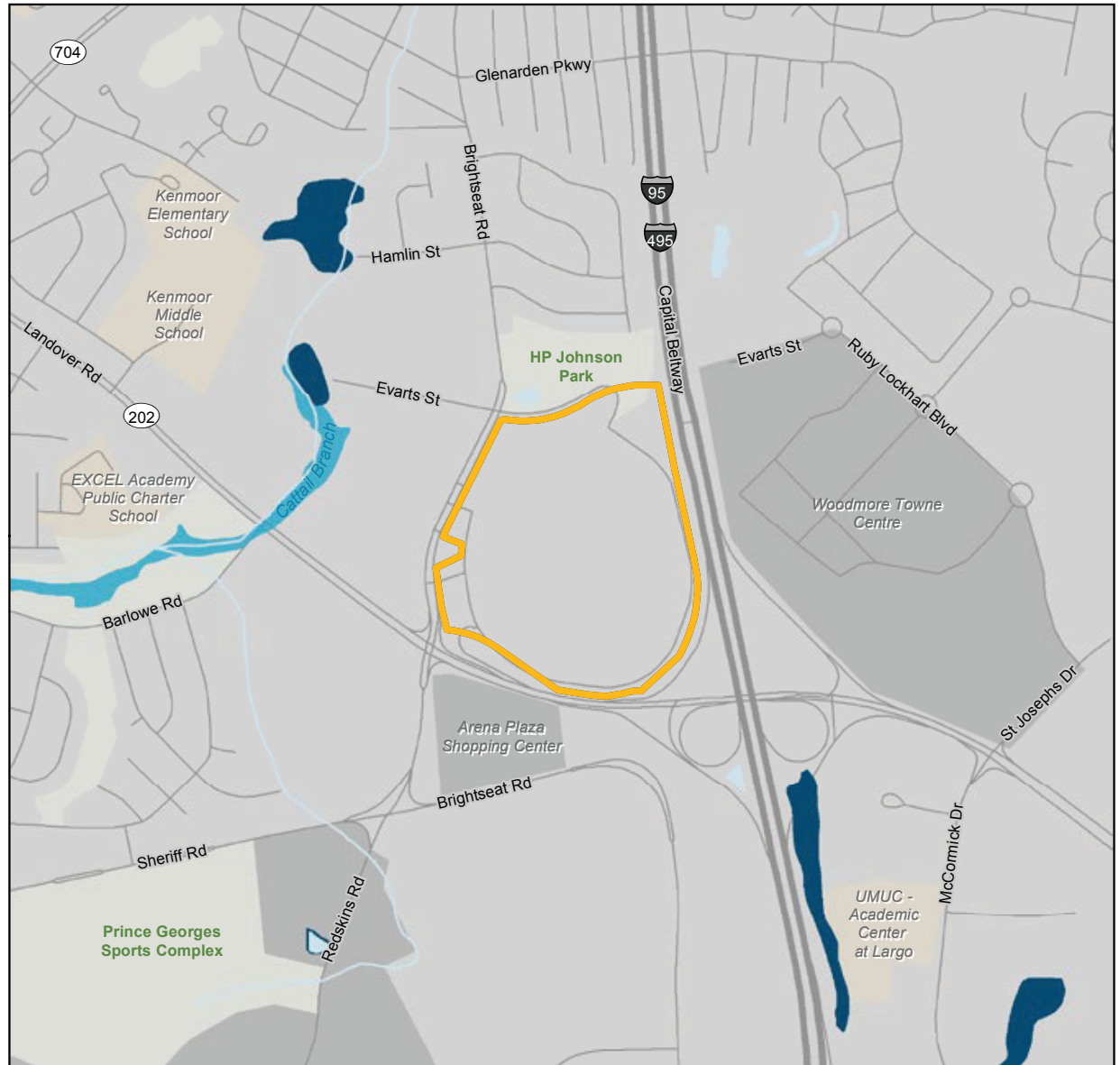


Surrounding Area

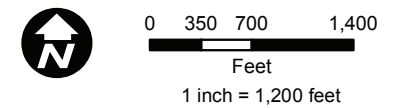


Water Resources Map

- No known hazards or adjacent community uses
- No known environmental impacts affecting the site



- Site Boundary
- 100 Year Flood Zone
- NWI Wetland



Sources:
ESRI (2013), GSA (2013), FEMA (2013), NHD (2013)
Prince George's County (2013)

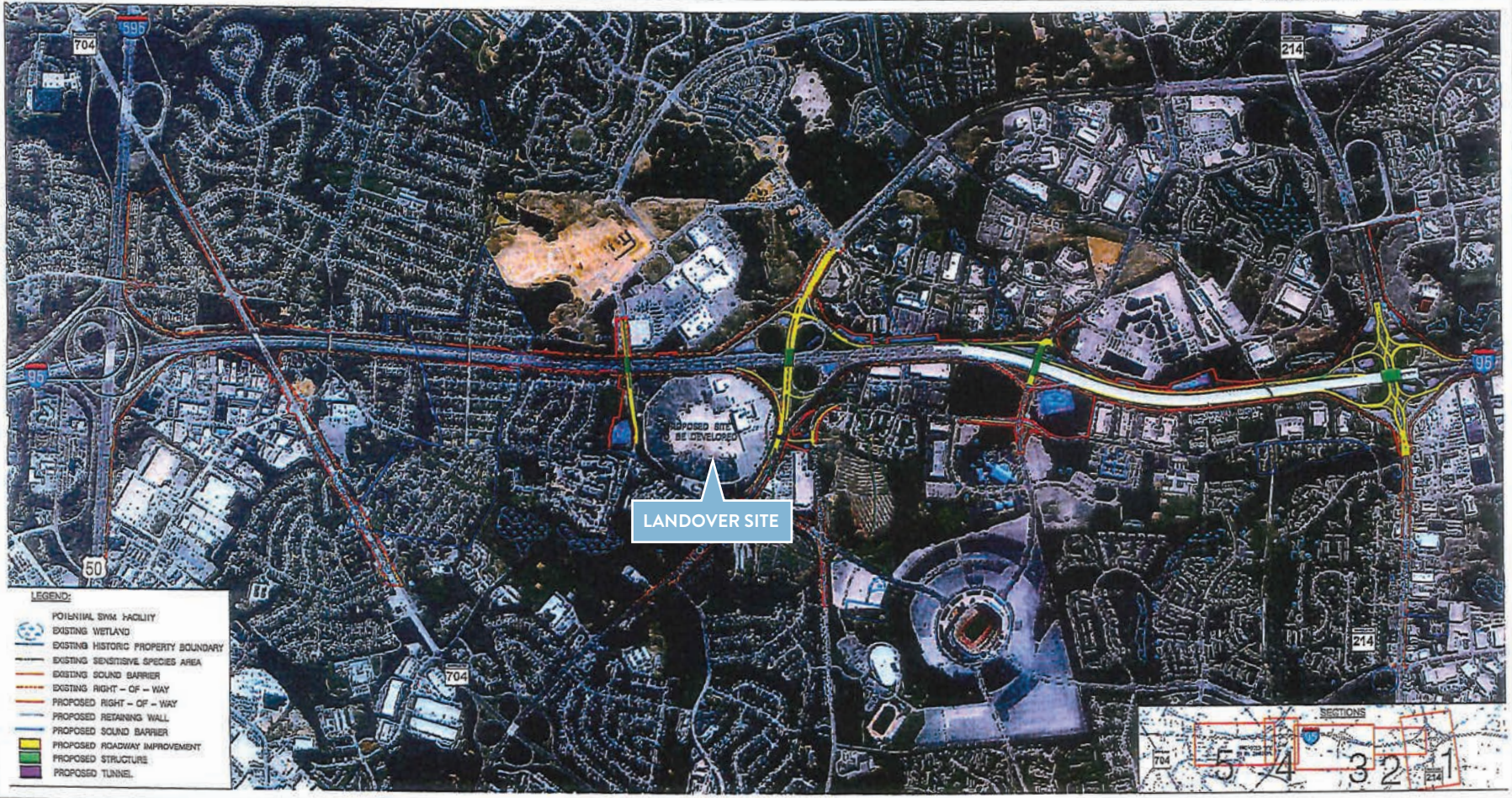
Maryland's Designated Opportunity Zones



The Landover site is located within an Opportunity Zone, where new investments, under certain conditions may be eligible for preferential tax treatment under IRS guidelines. The Opportunity Zone tax benefit was created under the Tax Cuts and Jobs Act on December 22, 2017. Please see IRS.gov for additional information.



Transportation



LEGEND:

- POTENTIAL SWM FACILITY
- EXISTING WETLAND
- EXISTING HISTORIC PROPERTY BOUNDARY
- EXISTING SENSITIVE SPECIES AREA
- EXISTING SOUND BARRIER
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED RETAINING WALL
- PROPOSED SOUND BARRIER
- PROPOSED ROADWAY IMPROVEMENT
- PROPOSED STRUCTURE
- PROPOSED TUNNEL



Metro, Train, & Highway Access



Proximity to Nearby Airports





Zoning

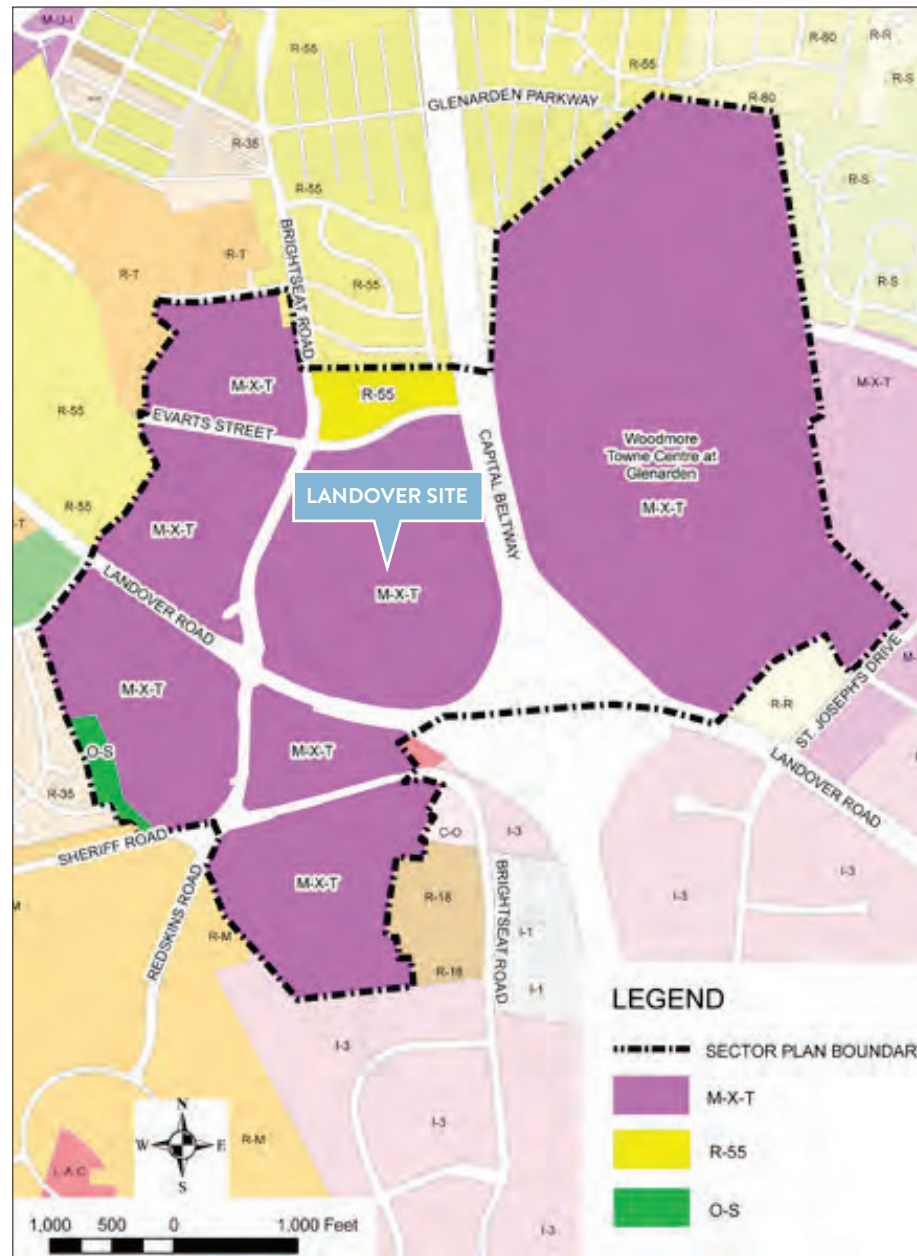
Sector Plan Boundary

The zoning for the Site falls under the recently adopted M-X-T (Mixed Use -Transportation Oriented Zone) zone and the Landover Gateway Sector and SMA ("Landover Gateway Plan"). This zoning is compatible with the Government's planned use of the site. The development rights associated with the M-X-T zone can accommodate approximately 8.2 million square feet of development potential. (See map of Sector Plan Boundary and map of Approved Zoning).



Map 1: Sector Plan Boundary

Approved Zoning



Map 4: Approved Zoning



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