

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2586
494-4500

PAUL H. REINCKE
CHIEF

April 13, 1987

Mr. Arnold Jablon,
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Balnew Community Service Corporation (Critical)

Location: NW/C William Wade Avenue and Main Street

Item No.: 401

Zoning Agenda: Meeting of 4/14/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- X 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: _____ Noted and
Planning Group Approved: _____
Special Inspection Division Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

May 5, 1987

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 401 Zoning Advisory Committee Meeting are as follows:

Property Owner: Balnew Community Service Corporation
Location: NW/C William Wade Ave & Main Street
District: 12th

APPLICABLE RULES AND ORDINANCES:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #11-81 - 1980) and other applicable Codes and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(5) All Two Groups except Bal Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls lower than 4'-0" to an exterior lot line. Bal Two Groups require a one hour wall if closer than 1'-0" to an exterior lot line. Any wall built on an exterior lot line shall require a fire or party wall. See Table 401, Section 107, Section 107.1 and Table 107.1. No openings are permitted in an exterior wall within 3'-0" of an exterior lot line.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Apply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

(7) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

(8) When filing for a required Change of Use/Temporary Permit, an alternative permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Required Architectural or Engineer seals are usually required. The change of Use Groups are from Use M-1-B to Use M-2-B or to Mixed Use M-2-B. See Section 313 of the Building Code.

Mercantile - offices - restaurants & apartments.

(9) The proposed project appears to be located in a Flood Plain. Flood/Divergence. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(10) Comments: Follow Section 313.2 to determine the fire ratings required to separate the apartment level from the commercial businesses on the lower level. Each apartment will require access to two separate & independent exits Section 809.2.

(11) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 127 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mr. C. E. Manning, Chief
Building Plans Service

L272796

27-2900
4/13/87
JLH
CMB

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

SUITE 600
MERCANTILE-TOWSON BUILDING
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 796-6820

April 20, 1987

Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

RE: Balnew Community Service
Corporation
Special Exception and
Variance
Item No.: 401
My File No.: 87-10

Dear Mr. Commissioner:

This is to advise you that on March 30, 1987, I filed, on behalf of Balnew Community Service Corporation, Petitions for Special Exception and Variance concerning the property located in Turner Station.

I would request that this matter be set in for hearing as soon as possible and further request that you have your office call me with any proposed dates for the hearing so that they do not conflict with my Master's hearings, the Commissioner's hearings, etc.

Thank you for your cooperation.

Very truly yours,
S. ERIC DINENNA

SED:kar

cc: Mr. Tileston A. Venable

401
Balnew Community Service Corp.

RECEIVED
APR 21 1987

ZONING OFFICE

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.

SUITE 600
MERCANTILE-TOWSON BUILDING
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 796-6820

March 30, 1987

Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Balnew Community Service
Corporation
Special Exception and Variance
My File No.: 87-10

Dear Mr. Commissioner:

Enclosed herewith please find Petitions, plats, descriptions, etc. with reference to the Petition for Special Exception and Variance for the property located on William Wade Avenue in the Turner Station area of Baltimore County.

These are being forwarded to you for filing. If you recall, you have had discussions with Mr. Manning, of the Baltimore County Housing Rehabilitation Department, concerning the filing of these Petitions without necessity of paying a filing fee.

It is my understanding that my clients will be responsible for the posting and advertising fees. As you might be aware, there is a County participation in the rehabilitation of Baltimore County and the Balnew Corporation is involved in the rehabilitation of a property in the Turner Station area.

Thank you for your cooperation and please forward me a date as to when this matter might be heard.

Very truly yours,
S. ERIC DINENNA

SED:kar

Enclosures

cc: Mr. George Manning
Mr. Tileston A. Venable

IN RE: PETITION FOR SPECIAL EXCEPTION AND ZONING VARIANCE - NW/Cor. William Wade Ave. & Main St. (419 William Wade Avenue) 12th Election District 7th Councilmanic District Balnew Community Serv. Corp. Petitioner

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 87-510-XA

The Petitioner herein requests a special exception to allow living quarters in a commercial building and variances to permit 0 parking spaces in lieu of the required 93 spaces, a 5-foot setback from the street right-of-way in lieu of the required 10 feet, a distance to the centerline of the street of 31 feet in lieu of the required 40 feet, and a rear yard setback of 0 feet (7.5 feet from the centerline of the alley) in lieu of the required 20 feet, as more particularly described on the plan submitted, prepared by Paul Lee Engineering, Inc., revised 3/12/87 and identified herein as Petitioner's Exhibit 4.

Testimony by and on behalf of the Petitioner indicated that a group of local men formed a business and service organization in 1939 and in 1940 constructed the two-story masonry building indicated on Petitioner's Exhibit 4. With the assistance of the Baltimore County Housing Office, loans through both State and Federal sources, the support of the Turners Station Development Corporation, and the local NAACP, VFW, other civic organizations and church leaders, the Petitioner proposes rehabilitating the building for commercial uses on the first floor and approximately eight apartments on the second floor. The second floor was used for a meeting as recently as a month ago, but currently is not being offered for rental because of its poor condition. No off-street parking has ever been provided for the building, there is no space on-site for parking, and there are no specific plans to provide a parking lot. In the opinion of the engineer and a spokesman for the petitioning Corporation, commercial use of the second floor would cause more traffic than the proposed apartments and

necessitate more parking. Without the requested variances, the building cannot be rehabilitated; without the requested special exception, the second floor would have to be used commercially, which appears to be both less desirable for the neighborhood and unfeasible for the Petitioner. A number of persons appeared in support of the Petitioner.

The owner of two townhouses across the alley, who lives in one dwelling and is remodeling the other, testified in protest to the special exception for living quarters because of the lack of nearby parking. Frequently, especially in the evenings and on weekends, she cannot park close to her home. She is concerned that the proposed eight apartments with multiple bedrooms will provide housing for numerous adults with automobiles. She is also opposed to the apartments being rented to persons who qualify for Section 8 Housing assistance. She has no objection to the requested setback variances and favors the remodeling of the building.

All parties to the hearing stipulated to an inspection of the property and nearby neighborhood by the Deputy Zoning Commissioner.

After due consideration of the testimony and evidence presented at the hearing, and following a site visit to the property, in the opinion of the Deputy Zoning Commissioner, the proposed project will be of considerable benefit to the community and the proposal for first floor commercial and 2nd floor residential are appropriate land uses.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having ascertained that it is consistent with the requirements of the State of

Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; in the opinion of the Deputy Zoning Commissioner, the requested Special Exception and Variances will not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 1st day of July, 1987 that living quarters in a commercial building, be allowed, and variances to permit 0 parking spaces, a 5-foot setback from the street right-of-way, a distance to the centerline of the street of 31 feet, and a rear yard setback of 0 feet (7.5 feet from the centerline of the alley), all in accordance with Petitioner's Exhibit 4, be approved, and as such, the Petitions for Special Exception and Zoning Variance are hereby GRANTED, subject, however, to the following restriction:

- 1) A landscape plan shall be submitted for approval by the Office of Current Planning.
- 2) The period for utilization of the Special Exception shall be five (5) years.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 7/1/87
By *John J. Sullivan*

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

July 1, 1987

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: Petitions for Special Exception and Zoning Variances
NW/Cor. William Wade Avenue and Main Street
(419 William Wade Avenue)
12th Election District, 7th Councilmanic District
Case No. 87-510-XA
Balnew Community Service Corporation

Dear Mr. DiNenna:

Pursuant to the recent hearing held in the above-referenced case, enclosed please find a copy of the decision rendered. Your Petitions for Special Exception and Zoning Variances have been Granted, subject to the restrictions noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Enclosures

cc: Gary Maslan, Esquire
7508 Eastern Avenue
Baltimore, Md. 21224

People's Counsel

Paul Lee P.E.

Paul Lee Engineering Inc.
303 W. Pennsylvania Ave.
Towson, Maryland 21204
301-221-5344

DESCRIPTION

#419 WILLIAM WADE AVENUE

12TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the west side of William Wade Avenue located 38 feet ± from the center of Main Street; thence binding on the west side of William Wade Road (1) North 22°45'30" East 120.76 feet and by a curve to the left (2) R = 10 feet, length of arc = 12.72 feet to the south side of Maple Lane; thence binding on the south side of Maple Lane, (3) North 50°08'52" West 67.99 feet and by a curve to the left (4) R = 10 feet, length of arc = 18.69 feet to the east side of a 15 foot alley; thence binding on the east side of a 15 foot alley; (5) South 22°45'30" West 133.38 feet, and by a curve to the left (6) R = 10 feet, length of arc = 14.59 feet to the north side of Main Street; thence binding on the north side of Main Street; (7) South 60°50'30" East 65.42 feet and by a curve to the left, (8) R = 10 feet, length of arc = 16.82 feet to the point of beginning.

Containing 9,400 square feet of land, more or less.



Engineers - Surveyors - Site Planners 1/5/87

J.O. 86042

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
12th Election District - 7th Councilmanic District
Case No. 87-510-XA

LOCATION: Northwest Corner William Wade Avenue and Main Street (419 William Wade Avenue)

DATE AND TIME: Tuesday, June 23, 1987, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for living quarters in a commercial building

Petition for Zoning Variances to permit 0 parking spaces in lieu of the required 93 spaces, a 5 foot setback from the street right-of-way in lieu of the required 10 feet, a distance to the centerline of the street of 31 feet in lieu of the required 40 feet, and a rear yard setback of 0 feet (7.5 feet from the centerline of the alley) in lieu of the required 20 feet

Balnew Community Service Corporation
Being the property of _____, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
NW Corner William Wade Ave. & : OF BALTIMORE COUNTY
Main St. (419 William Wade Ave.) :
12th District :

BALNEW COMMUNITY SERVICE : Case No. 87-510-XA
CORPORATION, Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, Suite 600, Mercantile-Towson Bldg., 409 Washington Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

June 17, 1987

S. Eric DiNenna, Esquire
409 Washington Avenue
Suite 600
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
NW/Cor. William Wade Ave. and Main St.
(419 William Wade Ave.)
12th Election District - 7th Councilmanic District
Balnew Community Service Corporation - Petitioner
Case No. 87-510-XA

Dear Mr. DiNenna:

This is to advise you that \$145.61 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 7/1/87 ACCOUNT 8-01-615-000

2 SIGNS & POST: RETURNED 7/2/87 \$145.61
George Manning, Housing Relmb.

RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #87-510-XA

FOR: 8 B14-***-145614-80284

VALIDATION OF SIGNATURE OF CARRIER

Dennis F. Rasmussen
County Executive

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 6/19/87
Posted for: Special Exception to Variances
Petitioner: Balnew Community Service Corp.
Location of property: 117 W. Walnut Ave. + Main St.
117 W. Walnut Ave.
Location of Signage: Intersection of W. Walnut Ave. + Main St., across
St. Francis, on property of Balnew
Remarks: _____
Posted by: [Signature] Date of return: 6/12/87
Number of Signs: 2

NOTICE FOR SPECIAL EXCEPTION AND VARIANCES
12th Election District
7th Councilmanic District
Case No. 87-510-XA
LOCATION: Northeast Corner of William Wade Avenue and Main Street (117 William Wade Avenue)
DATE AND TIME: Tuesday, June 23, 1987, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for living quarters in a commercial building.
Petition for Zoning Variance to permit 6 parking spaces in lieu of the required 10 spaces, 5 feet setback from the street right-of-way in lieu of the required 10 feet, a distance to the centerline of the street of 25 feet in lieu of the required 40 feet, and a rear yard setback of 0 feet (7.5 feet from the centerline of the alley) in lieu of the required 20 feet.
Being the property of Balnew Community Service Corporation, as shown on plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty-day appeal period. The Zoning Commissioner will, however, reserve any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing, as above made at the hearing.
By Order of
ARNOLD JARON
Zoning Commissioner
of Baltimore County
5482 June 4, 1987

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUNE 4 1987
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 4, 1987.

THE JEFFERSONIAN,

[Signature]
Publisher

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, Md. 21221 JUNE 4 19 87

THIS IS TO CERTIFY, that the annexed advertisement of

ZONING HEARINGS, in the matter of to advertise NW/COR. WILLIAM WADE AVE. AND MAIN STR. (419 WILLIAM WADE AVE) HEARING: BALNEW COMMUNITY SERVICE CORPORATION, 12th ELECTION DISTRICT. FO# 88859 REQ# M03206. 154 ltr-s at \$77.00

was inserted in The Avenue News a weekly newspaper

published in Baltimore County, Maryland once a week for ONE

successive week(s) before the 5 day of JUNE 19 87.

that is to say, the same was inserted in the issues of 6/4 19 87

The Avenue Inc.

per publisher

By [Signature]

NOTICE FOR SPECIAL EXCEPTION AND VARIANCES
12th Election District
7th Councilmanic District
Case No. 87-510-XA
LOCATION: Northeast Corner William Wade Avenue and Main Street (419 William Wade Avenue)
DATE AND TIME: Tuesday, June 23, 1987, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for living quarters in a commercial building.
Petition for Zoning Variance to permit 6 parking spaces in lieu of the required 10 spaces, 5 feet setback from the street right-of-way in lieu of the required 10 feet, a distance to the centerline of the street of 25 feet in lieu of the required 40 feet, and a rear yard setback of 0 feet (7.5 feet from the centerline of the alley) in lieu of the required 20 feet.
Being the property of Balnew Community Service Corporation, as shown on plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty-day appeal period. The Zoning Commissioner will, however, reserve any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing, as above made at the hearing.
By Order of
ARNOLD JARON
Zoning Commissioner
of Baltimore County
5482 June 4, 1987

S. Eric DiNenna, Esquire
409 Washington Avenue
Suite 600
Towson, Maryland 21204

May 15, 1987

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES NW/cor. William Wade Ave. and Main St. (419 William Wade Ave.) 12th Election District - 7th Councilmanic District Balnew Community Service Corporation - Petitioner Case No. 87-510-XA

TIME: 9:45 a.m.
DATE: Tuesday, June 23, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

Attested:

cc: Mr. Tieston A. Venable
Balnew Community Service Corporation
117 Walnut Avenue
Baltimore, Maryland 21222

Appraisal Of
419 MAIN AVENUE
Baltimore County, Maryland
September 29, 1986

PETITIONER'S
EXHIBIT 1

ROBERT V. MCCURDY & COMPANY
4300 North Charles Street - Apt. 7F
Baltimore, Maryland 21218

Robert V. McCurdy & Co.

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ADDENDA

Subject and Area Photographs
Qualifications of Robert V. McCurdy



Robert V. McCurdy & Co.

Robert V. McCurdy, CRE, MAI, SREA

Real Estate Consultants

October 22, 1986

Balnew Community Service
Corporation, Inc.
117 Walnut Avenue
Baltimore, Maryland 21222

Attn: Mr. Tieston A. Venable
President

Gentlemen:

In accordance with the request of Mr. Venable that we appraise the property known as The Balnew Building at 419 Main Avenue, Turners Station, Baltimore County, Maryland, we herewith submit our report.

We have personally inspected the property and have reviewed the preliminary study and report made by J. Vinton Schafer & Sons, Inc., General Contractors. The referred to report was dated December 12, 1985.

We have also examined plans for the renovation and have searched the land records for data which we believed would assist us in arriving at our conclusions. The most pertinent data is included in the body of this appraisal report.

As a result of our investigation and by virtue of our experience, it is our opinion that the Market Value of the herein described land and building 'as is' on September 29, 1986 was One Hundred Forty-Five Thousand (\$145,000) Dollars.

It is also our opinion that the Market Value when renovated and occupancy permits issued, will be Six Hundred Fifty Thousand (\$650,000) Dollars.

It should be noted that the value found includes refrigerators, stoves and disposals. It also assumes that all tenants will pay for their share of heat and utilities.

Respectfully submitted,
[Signature]
Robert V. McCurdy

RVMcC/jes

4300 N. Charles Street
Also: 454 Little Jean Road

Baltimore, Maryland 21218
Stevensville, Maryland 21666

(301) 366-6587
(301) 643-6541

PURPOSE OF APPRAISAL

Balnew Community Service Corporation finds it advisable to have the property known as 419 Main Avenue, Dundalk, Maryland appraised for the purpose of estimating its Market Value on an 'as is' and 'as renovated' basis.

Market Value shall be defined below.

FAIR MARKET VALUE

As defined by the courts, it is the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used.

Frequently, it is referred to as the price at which a willing seller would sell and a willing buyer would buy, neither being under abnormal pressure.

It is the price expectable if a reasonable time is allowed to find a purchaser and if both seller and prospective buyer are fully informed.

DATE OF APPRAISAL

The date of appraisal shall be as of September 24, 1986.

LEGAL DESCRIPTION

Subject property is to be identified as 419 Main Avenue, Dundalk, Baltimore County, Maryland. No metes and bounds description was made available to your appraiser.

It is also known as Parcel 41, Block 11, Maryland Department of Assessment Baltimore County Map No. 110 and shown in Plat Book 10, folio 22 as Lots Nos. 34, 35 and 36 and part of Lots Nos. 33, 38 and 39, Balnew Subdivision, Baltimore County, Maryland.

Locational DataBALTIMORE METROPOLITAN AREA

The Baltimore Metropolitan Area consists of Baltimore City, Baltimore, Anne Arundel, Carroll, Harford and Howard Counties and had a combined population of 2,199,531 according to the 1980 U.S. Census. According to Editor and Publisher Market Guide, 1988 edition, the Baltimore SMSA will have a January 1, 1985 population of 2,260,465. Baltimore County is the most populous county in the Baltimore metropolitan area and is located in the north central portion of the state, bordered to the east by Harford County and the Chesapeake Bay, to the south by Howard and Anne Arundel Counties, to the west by Carroll County and to the north by the State of Pennsylvania. In addition, Baltimore County borders Baltimore City to the east, north, west and southwest and thus is, and has been, the first area to feel the effect of outmigration from Baltimore City. The January 1, 1985 population estimate for Baltimore County as compiled by Editor and Publisher Market Guide at 693,676 compared with 655,615 in 1980 shows an increase of approximately 6 per cent over this period, while Baltimore City, on the other hand, experienced a decrease from 905,787 in 1970 to 786,775 as of 1980 and was expected to decrease further to 774,526 (January 1, 1985 Editor and Publisher Market Guide estimate). The following chart indicates population trends of the Baltimore SMSA over the preceding three census years:

	1960	% of	1970	% of	1980	% of	% Inc. (dec.) '60-'70	% Inc. (dec.) '70-'80
	Population	SMSA	Population	SMSA	Population	SMSA		
Baltimore SMSA	1,803,745	-	2,071,016	-	2,199,531	-	15%	6%
Baltimore City	939,024	52%	905,787	44%	786,775	36%	(4%)	(13%)
Baltimore County	492,428	27%	620,409	30%	655,615	30%	26%	5%
Remaining Counties in SMSA	372,293	21%	544,820	26%	757,141	34%	46%	39%

'Baltimore' is generally regarded as the areas of Baltimore County and Baltimore City. This is unique in the fact that Baltimore County and Baltimore City are separate political subdivisions and have their own budgets, tax rates, fire departments, police departments, boards of education and so forth. Baltimore County is experiencing some of the social problems experienced by any large metropolitan area, but not to the same extent as Baltimore City.

The difference between the two political subdivisions is most evident in the vital statistics of each. The 1985 Editor and Publisher Market Guide's estimate for average household income in Baltimore City is \$26,384 compared with Baltimore County's \$30,149 according to Regional Planning Council

continued....

BALTIMORE METROPOLITAN AREA - continued

estimates. Baltimore County residents passed their city counterparts in per capita income many years ago, but the City's larger population always has meant greater cumulative buying power. However, a 1978 survey of effective buying power in the metropolitan area conducted by Sales and Marketing Management magazine shows that County residents had \$5.14 billion in usable income, while City residents had only \$4.06 billion. This exhibited Baltimore County's supremacy in 'effective buying income' over that of more heavily populated Baltimore City. Currently, Baltimore County's disposable personal income is estimated at \$7.752 billion, while Baltimore City's is at \$5.774 billion, as estimated by Editor and Publisher Market Guide.

Baltimore County, which encircles Baltimore City (but does not include it) on all but its southern border, has experienced prosperous growth as a result of this orientation. Because of its urban and major 'port' proximity, Baltimore County has succeeded in attracting a number of leading industries which enjoy successful operations. Bethlehem Steel's Sparrows Point plant is the largest steel plant in the free world. Black and Decker, the world's largest manufacturer of portable electric tools, has both a plant and corporate headquarters located in Towson. Other major industrial employers in this area include McCormick, Noxell, Martin Marietta, Tuborg Brewery, AAI and numerous other major firms.

Baltimore was suffering from a declining residential population, deteriorating structures and from various forms of pollution. Actually, it is to a lesser degree, still suffering from these three nemesis today. However, the Charles Center and the more recent Inner Harbor projects have slowed the business exodus to the suburban counties. Although there has been an historic decline in population for Baltimore City, the outward flow of urban dwellers has also slowed and now certain in-town neighborhoods are attracting County residents, as well as people from other areas of the State and District of Columbia.

Downtown Baltimore's revitalization is well established. We base our opinion and optimism for the City's future on the success of the Charles Center and Inner Harbor projects. The idea of renewal has caught on in Baltimore, both in the private and public sectors. In-town housing in proximity to the Central Business District should become increasingly popular as energy becomes more expensive. In addition, housing situated in close proximity to major arterials which lead to the City, such as the Jones Falls Expressway (I-83) should continue to be attractive locations. We anticipate continued upgrading of downtown and suburban Baltimore City, thus providing a healthy and stable environment for existing and future development. The renaissance of Baltimore City is perceived by most observers as well underway. This, in conjunction with the stability provided Baltimore County by its diversified and wide ranging economy, protects the metropolitan area against sharp cyclical swings in business volume which result in what your appraiser considers to be one of the healthiest business climates on the east coast.

Nearly all of the population in the Baltimore metropolitan area (excluding certain portions in the northwest quadrant) has good access to major regional malls. These include 1) Westview (595,000 square feet), 2) Security

continued....

BALTIMORE METROPOLITAN AREA - continued

1) 1,100,000 square feet, 3) Reisterstown Road Plaza (735,500 square feet), 4) Mondawmin (540,000 square feet), 5) Golden Ring (850,000 square feet), 6) Eastpoint (600,000 square feet), 7) White Marsh (1,167,000 square feet) and 8) Hunt Valley (915,000 square feet). In planning is the Rouse Company's 700,000 square foot mall (expandable to 1,000,000 square feet) in Owings Mills. This proposed mall fills an existing void in the area as the residents in the heavily populated Reisterstown Road/Liberty Road corridors are outside a ten minute drive to a major mall. With the completion of the malls under construction and planned, there will be nine regional malls containing over 6,000,000 square feet.

Other significant shopping cores include the Towson area (Towson Plaza, Eudwood and an expansion of Towson Plaza); Harbor Place in downtown Baltimore City; a proposal to revitalize the retail district at Howard and Lexington Streets; and the Columbia Mall in downtown Columbia. Thus, nearly all residents throughout the metropolitan area have available to them strategically located malls and shopping areas for their convenience, except for the Reisterstown and Liberty Road corridors.

Primary employment sectors in the metropolitan area are manufacturing and production operations with many types of industrial facilities found throughout the area. Of significant note are McCormick and Company producing spices; Noxell Corporation producing cosmetics; Maryland Cup Corporation producing paper/plastic cups and containers; and Black and Decker Manufacturing Company making power tools. The largest employer in the area is Bethlehem Steel, with over 19,000 workers, one of the nation's largest steel producers. Other noteworthy employers in the area include Westinghouse Electric Corporation, Martin Marietta Corporation, Koppers Company, Kaiser Aluminum, Davidson Chemical Company, Crown, Cork and Seal, Western Electric, American Standard, AAI Corporation and others.

Industrial development within the City has long been associated with Canton, Camden Industrial Park, Fairfield and waterfront areas (Port Covington, Locust Point and Dundalk Marine Terminal) as well as along railroad corridors extending outwards in most directions from the aforementioned areas. More recently, industrial development has been oriented to planned industrial parks. Sinclair Lane and Moravia have been developed by the private sector, while Quad Avenue, Crossroads and Fort Holabird Industrial Parks are presently in various development stages sponsored by the Baltimore Economic and Development Corporation (BEDCO). BEDCO is a quasi-governmental agency created in 1975 to encourage and coordinate economic development in and for the City of Baltimore.

Industrial development occurring (more recently) in the Baltimore SMSA is generally oriented to industrial parks, most commonly located in suburban areas. This occurs primarily because of the higher real estate tax in Baltimore City as compared with the surrounding counties, in addition to the prestige and availability of land for expansion found in the suburban counties. Prospective users have been able to locate farther from the center of the SMSA following construction and improvements of the Baltimore area's limited access highway systems.

continued....

BALTIMORE METROPOLITAN AREA - continued

Pulaski, Rosedale and Rossville are major industrial parks in eastern Baltimore County oriented to Route 40 and I-695/I-95; Hunt Valley and Loveton Center are oriented to I-83 in the northern section of the County; Rutherford and Meadows are oriented to I-695/I-70 in the western section of the County; and Halethorpe and Azar Industrial Parks are oriented to I-695/I-95 located in the southwest section of the County. There are numerous other industrial parks in the Baltimore SMSA which are primarily in Howard and Anne Arundel Counties oriented to I-95 in the Baltimore-Washington corridor. Location within the corridor is very advantageous for owner-occupants as well as tenants in that they are able to serve both Baltimore and Washington from one central location. While there is some industrial development in the two remaining counties of the Baltimore SMSA (Carroll and Harford), it is not considered to be of major significance.

Baltimore serves as a major distribution and transportation breaking point for the entire eastern seaboard which represents approximately one-third of the nation's total population. Due to its location, approximately 100 miles further inland than major competing ports, it is better situated for distribution to the central and midwestern section of the Country. Baltimore's port is one of the nation's largest, in terms of tonnage and water terminals, and is expected to support an ever increasing coal export business.

Baltimore-Washington International Airport serves both the Baltimore and Washington metropolitan areas, with many national and international flights. This facility is located approximately ten miles south of Baltimore and 25 miles northeast of Washington. The Chessie System and ConRail provide railroad connections which link Baltimore with other sections of the Country. Truck transportation is of major importance due to the large, relatively dense population. It is estimated that within 48 hours, approximately one-half of the U.S. population can be reached by surface delivery from Baltimore.

Major roads serving the metropolitan area include the 33 mile Beltway (I-695) ringing the City with interchanges at all main arteries; the John F. Kennedy Expressway (I-95), connecting Baltimore directly with New York via the New Jersey Turnpike; the Jones Falls Expressway, a ten mile, high-speed, six lane highway from the central City northerly to the Beltway; the Baltimore-Harrisburg Expressway, (I-83) from the Beltway to southern Pennsylvania, connecting with the Pennsylvania Turnpike; the Harbor Tunnel and Key Bridge providing a rapid by-pass for north/south traffic through the Baltimore area; the Baltimore-Washington Expressway, providing direct and rapid access to nearby Washington, D.C.; and the southern portion of Interstate 95, an eight lane thruway to the Washington Beltway and points beyond which emanates from Russell and Hanover Streets in the City. Interstate Route 70 on the west side of Baltimore links it with Western Maryland and the communities of Frederick, Hagerstown and Cumberland.

The mobility provided by the above major arterials is being expanded by two highway programs, including the final link for I-95 through the City via a Harbor Tunnel crossing and the Northwest Expressway extending from I-695 in Pikesville, northwest to Reisterstown. Construction has started on the Northwest Expressway to Doldfield Boulevard.

continued....

BALTIMORE METROPOLITAN AREA - continued

To accommodate the large influx of daily travelers to and from the City and to provide efficient mass transit facilities, the Mass Transit Administration has developed the Baltimore Region Rapid Transit System. This system will provide modern underground and above ground rapid rail transportation in the metropolitan area, with the first section extending from the center portion of the City northwest to Reisterstown Road Plaza already operating, and the second section connecting with Owings Mills in the construction stage, anticipated to open in 1987. The first approximately eight mile stretch will be serviced by nine stations located at Charles Street, Lexington Market, Bolton Hill, Laurens Street, North Avenue, Mondawmin, Cold Spring Lane, Rogers Avenue and Reisterstown Road Plaza. Construction of this segment of the system began in late 1976 and was completed in 1983. The approximately six mile leg from Reisterstown Road Plaza to Owings Mills is in the design stage.

In summary, the Baltimore SMSA is considered to represent a stable, primarily middle-class economy, generally growing in all respects at rates at least equal to the national averages in terms of population and income. In addition, it has a diversified industrial base and a large pool of skilled white collar workers and semi-skilled labor.

IMMEDIATE ENVIRONS

Subject property is located in southeast Baltimore County, Maryland. It is known more specifically as Turners Station, just south of Dundalk on Soliers Point.

This area is primarily a bedroom area for those who worked for Bethlehem Steel and nearby satellite industries.

Occupants are skilled and semi-skilled blue collar workers and their families.

Streets are paved, with concrete curbs, gutters and sidewalks in place.

There is some economic obsolescence due to the steel situation and the closing of the Western Electric Plant on Broening Highway. This, however, has been somewhat offset by the conversion of Fort Holabird to an industrial park and the expansion of the Dundalk Marine Terminal by the Maryland Port Authority.

We believe the neighborhood has stabilized and that the future of it is dependent upon the general economy of the Baltimore metropolitan area.

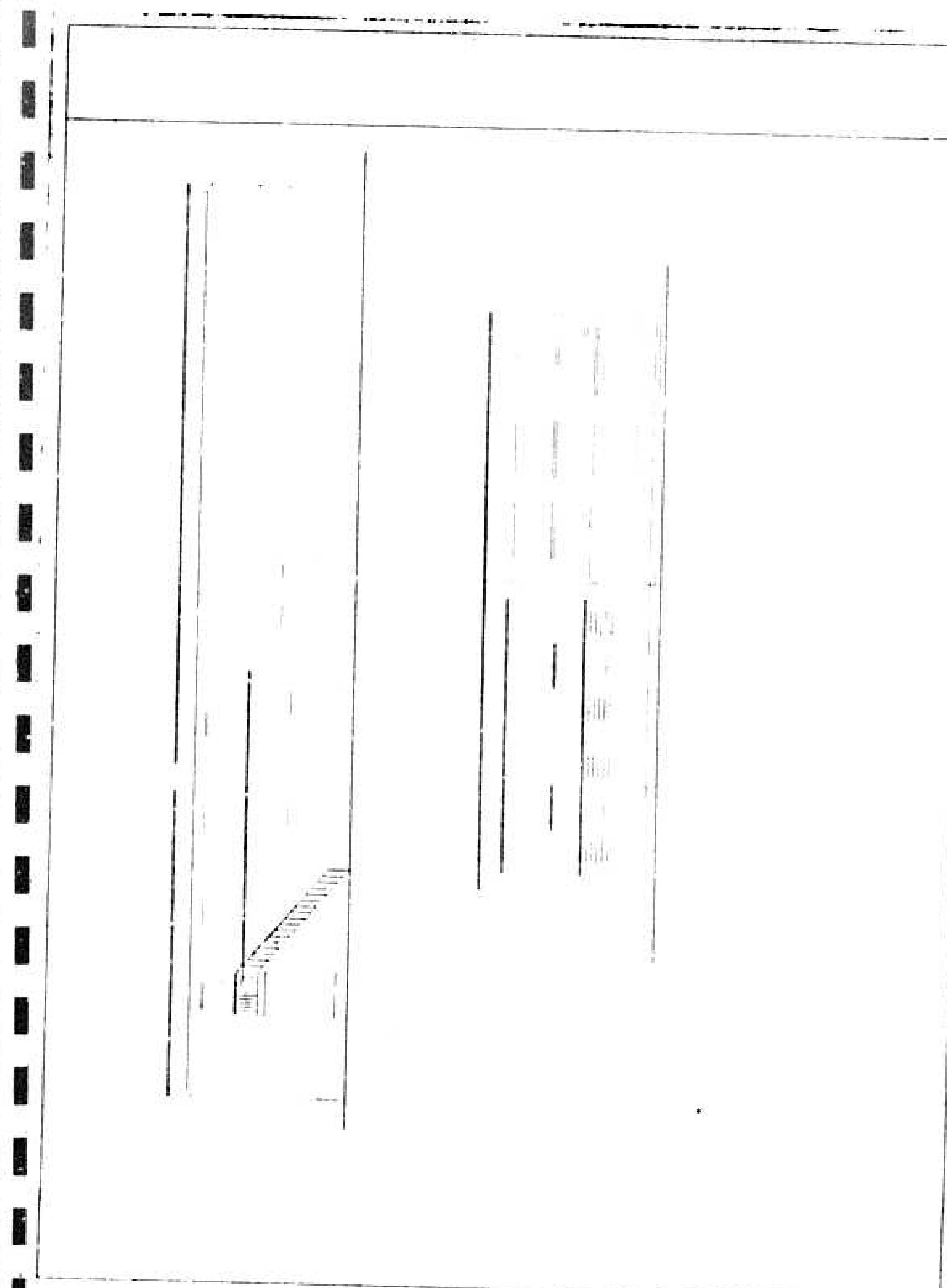
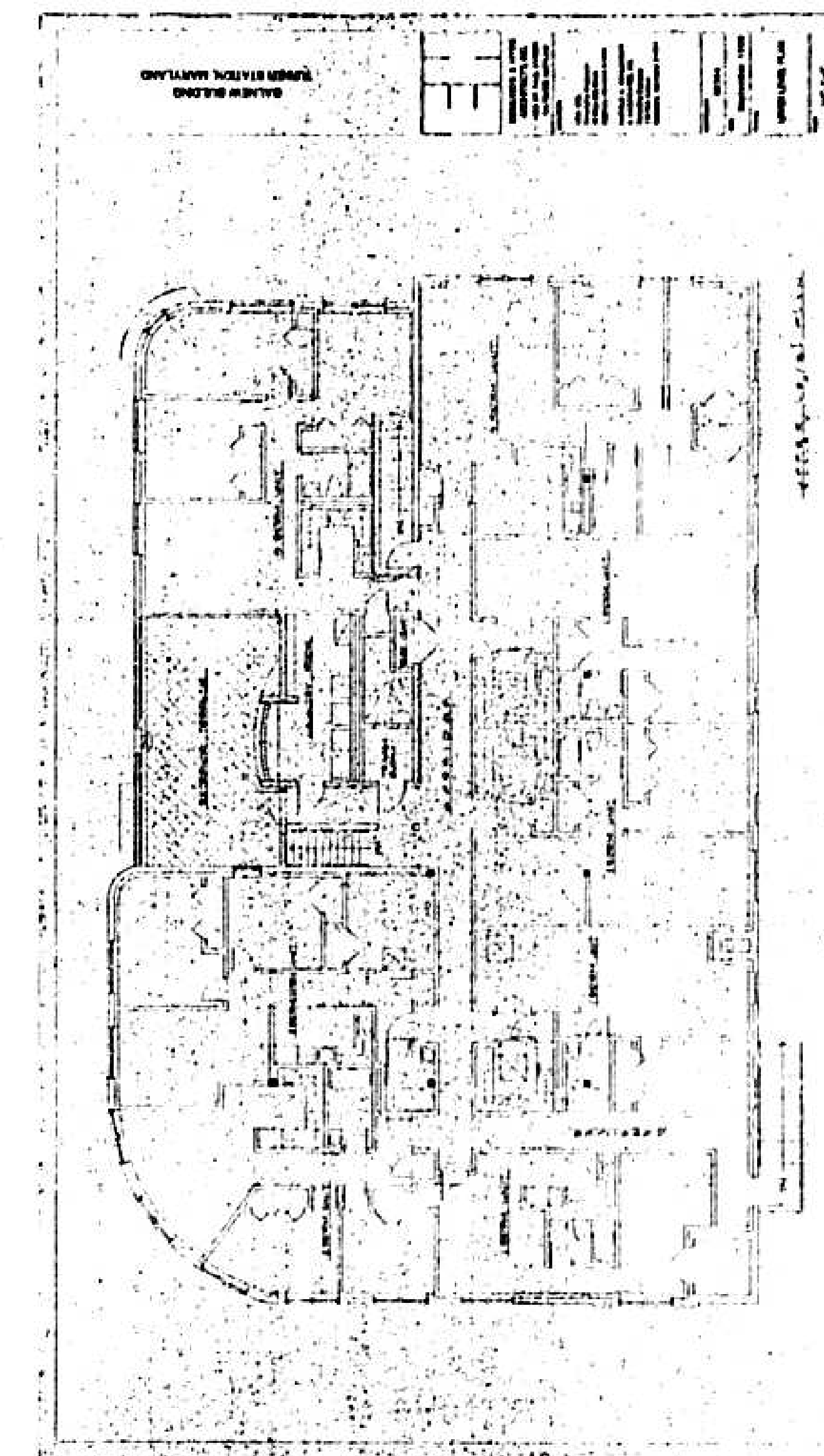
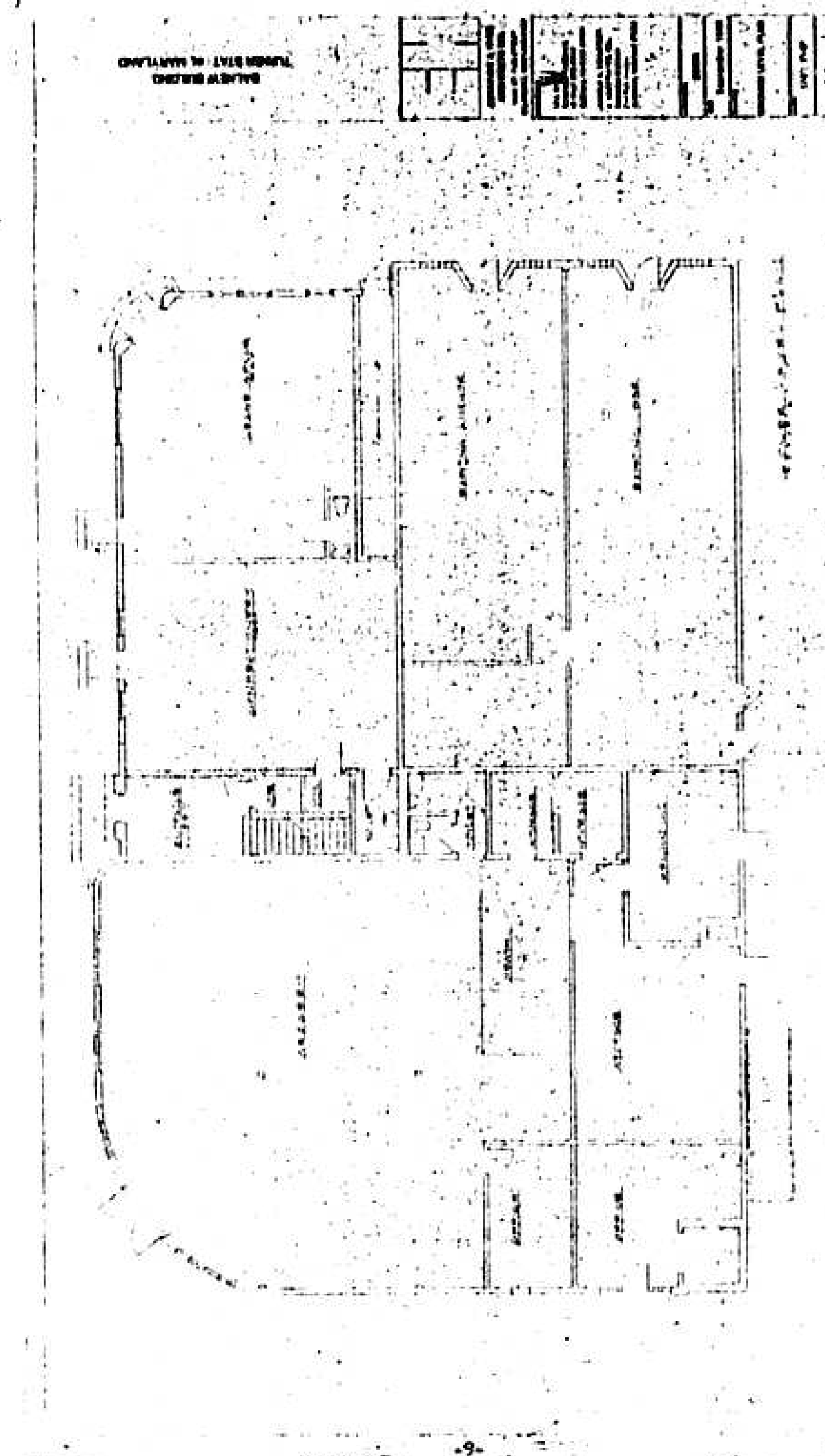
SITE DESCRIPTION

Subject site fronts 82.96 feet on Main Avenue, with one side 148.07 feet to the back line of 76.03 feet, thence 141.15 feet to the beginning. We estimate it to contain 11,497.36 square feet.

The land is level and on grade with all streets and the alley to the rear. All utilities serve the property.

Streets are paved, with concrete curbs, gutters and sidewalks in place.

We have adopted the report of J. Vinton Schafer & Sons, Inc. for the description of the improvements, their condition and proposed improvements. Pertinent pages from that report follow.



EDMUNDS & HYDE, INC ARCHITECTS □ PLANNERS □ INTERIOR DESIGNERS

GENERAL DESCRIPTION OF THE BALNEW BUILDING

The Balnew Building was originally built in approximately 1945 and was followed by at least one significant addition in the period following its initial construction. The building has 7,700 sq. ft. of floor on each of its two floors for a total of 15,400 sq. ft. Floor to ceiling heights vary within the building. Presently a grocery store, a confectionary, a liquor store, and a bar occupy the ground floor. Part of the building on the ground floor fronting William Wade Street remains unoccupied. The second floor houses community service offices and activity rooms but at least half of the floor remains unoccupied.

The buildings structure consists of a steel frame within load bearing concrete block walls. The floors are made of tongue and groove wood planks on wood joists bearing on the steel framing. Interior partitions consist of plaster on lath attached to wood studs. Ceilings vary as to composition with the most common being plaster on lath.

Exterior walls are of stucco on concrete block. Brick is used at the base of the building and varies from 1'-6" to 3'-7". Brick is also used at window sills and at door surrounds. The fenestration for the building consists mostly of large windows approximately 6'-0" x 6'-0" with wood window frames except on the facade facing William Wade Street where the second story windows are approximately 2'-4" x 4'-0". The rear facade of the building is punctuated by various sized openings for windows and doors. Skylights are situated at the center of the roof on the second floor. A large rolling door at 8'-0" wide and 10'-0" high is located on the north facade of the building. Adjacent to the roll down door on the inside of the building appears to be an elevator shaft constructed of concrete block and approximately 8'-0" x 7'-0" in size. The elevator itself and its associated mechanical equipment have never been installed.

EDMUNDS & HYDE, INC ARCHITECTS □ PLANNERS □ INTERIOR DESIGNERS

INTERIOR CONDITIONS (Refer to plan key as noted)

Floors:

- Area A - The wood floors in this area appear to be in sound condition with little warping in evidence.
- Area B - The wood floors in this area appear to be in rather poor condition on both the ground and second floor. Severe sagging on the second floor.

Ceilings:

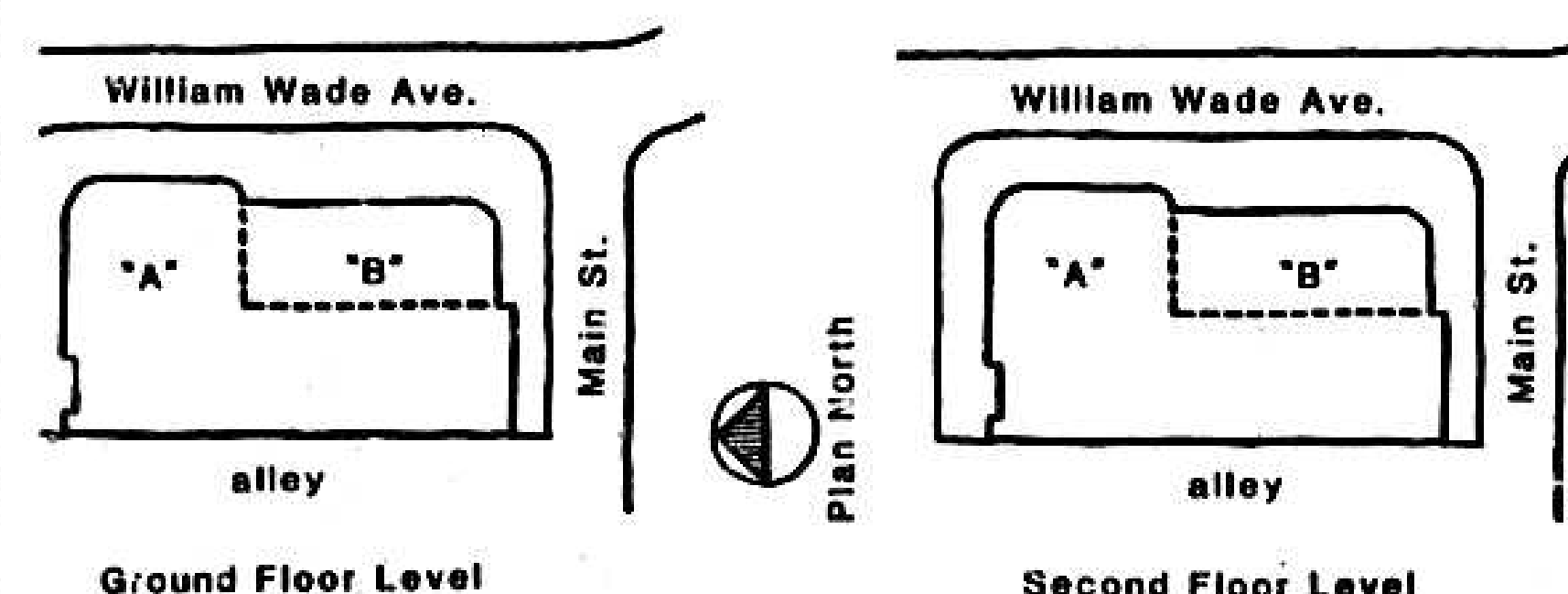
- Area A - The ceilings in this area appear to be in fair condition.
- Area B - The ceilings in this area appear to be in rather poor condition especially on the ground floor where the ceiling there has collapsed.

Partition Walls:

- Area A - Partition walls in this area appear to be in fair condition.
- Area B - Partition walls in this area appear to be in fair to poor condition.

Mechanical:

- Area A & B - The mechanical system consists of an old oil fired boiler feeding a hot water radiant heating system. Much of the hot water loop has been disconnected especially in Area B.



EDMUNDS & HYDE, INC ARCHITECTS □ PLANNERS □ INTERIOR DESIGNERS

EXTERIOR CONDITIONS

Walls:

The concrete block walls are faced with 1" of stucco. The condition of the stucco ranges from fair to poor. In many areas the stucco has cracked because of freeze/thaw action and water penetration. The stucco has lost its bonding to the concrete block and presently there are areas where the block surface has been left exposed. The parapet at the roof line is cracking and beginning to move forward.

Windows:

Many of the windows are missing or broken. The wood frames are rotten.

Doors:

Most of the doors are in poor condition.

Canopy:

The concrete canopy at the south east corner of the Balnew Building has pieces of concrete missing from it exposing rusting rebar.

Site Conditions:

Sidewalk - Most of the concrete slabs of the sidewalk show cracking and are broken.

Steps - The concrete steps show cracking and some are broken.

Fire Escapes - Metal fire escapes in rear of building are rusting and some treads are broken.

EDMUNDS & HYDE, INC.
1025 St. Paul Street
Baltimore, Maryland 21202

31 October 1985
BALNEUM BUILDING #05054
TURNER STATION
BALTIMORE, MARYLAND

MEMORANDUM FOR THE RECORD

Re: Preliminary Design for the Renovation of the Balnew Building

Present: Dick Ford - J. Vinton, Schafer & Sons, Inc.
Daniel S. McKelvey and Mike Mooney - Edmunds & Hyde, Inc., Arch.
Mr. T. Vennables, Ms. M. Gillis, Ms. M. Gwaltney, Mr. & Mrs. M. Prund and other members of the Balnew Community Service Co.

The following is a summation of the major points discussed during the meeting held in the Balnew Building, 31 October 1985.

INTERIOR:

1. An activity center that was originally included in the planning of the new Balnew Building was received unfavorably by the BCSC Members citing that their primary interest was in attracting commercial tenants to the Balnew Building in order to generate revenue and activity. The BCSC felt one such tenant should be a pharmacy.
2. The majority of the BCSC Members feel that the present tavern located in south end of the Balnew Building is an undesirable tenant that attracts the wrong element to the area and therefore favor the idea to eliminate it from any renovation plan. However, lease agreements with the tavern owner may preclude such action thus at present it will be included in the renovation plans until the question about the lease agreement is settled.
3. If the tavern and adjoining storage room remain, the bulk of the work in this area will consist of cosmetic rehabilitation since the area is in fairly good shape.
4. The existing grocery store at the corner of William Wade Ave. and Maple St. will remain in its present location. The bulk of the work in this area will consist of cosmetic rehabilitation.
5. The existing beauty supply shop located at the corner of William Wade Ave. and Maple St. will be relocated to a more desirable location fronting William Wade Ave.
6. An existing stair from the ground floor level to the second floor level located between building "A" and "B" along William Wade Ave will be removed.

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7. An existing outside entrance to the mechanical room located in the rear of the building will be re-opened to allow easier access.
8. The new second floor level apartments will consist of mainly one and two bedroom apartments with the possibility of studios and three bedroom units being included.
9. The new apartments will most likely require skylights to increase daylighting because of the desire to avoid the costly alternative of creating new window openings in the exterior wall.
10. A laundry room should be located on the second floor level for the use by the apartment residents.
11. The main entrance for the apartment residents will be located off of Maple St. An entrance vestibule should be provided and contain resident mailboxes and security doors. A new stair will be provided leading from the vestibule to the second level apartments. A resident manager's office should be considered for location off of the entrance vestibule.
12. A secondary entrance for the apartment residents will be established off of Main St. located between building "A" and "B". The existing stair in this location will most likely have to be rebuilt.

EXTERIOR:

1. All existing exterior doors and windows will be replaced.
2. Canvas awnings will be mounted above windows on building "B".
3. New metal canopy to be installed over entrance to grocery, tavern, beauty supply store, and both of the new entrances for the apartments.
4. The brick base that now exists on building "A" will be extended to building "B".
5. Existing concrete steps will be either patched or replaced as necessary.
6. Loose stucco on existing exterior wall will be removed to allow proper patching and restoration to minimize future cracking of stucco and block wall.
7. Existing rolling door on Maple St. facade will be removed to allow construction of new apartment entrance and vestibule.

SITE:

1. Existing sidewalk will be replaced by a new concrete sidewalk or a combination of concrete and brick pavers.

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2. New trees are to be located along Main St., William Wade Ave., and Maple St.

STRUCTURAL:

1. Most of the floor and roof construction for Unit "A" appears to be in good condition. There are some water stains which could indicate roof leaks. Therefore, some of the roof construction may need to be reinforced or replaced.
2. Some obvious signs of structural problems were noted in Area "B". The second floor slopes toward an interior partition. The wood beam supporting the partition appears to have failed and will have to be reinforced or replaced. The crawlspace is damp and water stains were noted at several places. Therefore, there is a possibility that some of the members have been damaged and will have to be reinforced or replaced. Since the second floor appears to have been a roof and is now used as a floor, a design analysis of the second floor framing system should be done to verify its capacity.
3. Due to the dampness, a careful examination of the members should be made during the renovation to verify that they are sound and serviceable. Also, the building should be examined for insect infestation and damage.
4. There are numerous cracks in the exterior wall finish and it can be assumed that some of them are also in the masonry. These cracks should be repaired and control joints provided at certain crack locations to minimize the chances for random cracking of the wall.
5. Much of the structural systems for the building is covered. Therefore, LPJ's opinions are based on what was exposed and other conditions observed during their review. These conditions indicate that the major structural repairs are limited to the floor system of Area "B" with the possibility of some miscellaneous structural work for the roof joists. The exact extent of repair and/or reinforcing required for the structural components cannot be determined until they are uncovered and examined.

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18 WEST TWENTY-FIFTH STREET BALTIMORE, MARYLAND 21218 TELEPHONE 301 360 7800

November 7, 1985

Edmunds & Hyde, Inc.
1025 St. Paul Street
Baltimore, Maryland 21202

Attention: Mr. Mooney

Re: Balnew Community
Service Co. Building
at Turner Station
LPJ 85282

Gentlemen:

We have made two visits to the site to make cursory reviews in order to render an opinion as to the structural condition of the building. The building is a two-story exterior masonry wall bearing structure which appears to have been constructed in at least three stages. The original building, noted Area "B" on your sketch, appears to have been constructed as a one-story structure and the second floor was added. The major part of the building, noted Area "A" on your sketch, appears to have been added to Area "B".

Area "B" construction consists of wood joists and decking over a crawlspace for the first floor and wood joists and decking supported by wood beams and columns for the second floor and roof. The floor and roof systems appear to bear on the exterior masonry walls.

Area "A" construction consists of a concrete slab-on-grade for the first floor and wood joists and decking on steel beams and columns for the second floor and roof. The floor and roof systems appear to bear on the exterior masonry walls.

Our review indicates that most of the floor and roof construction for Unit "A" appears to be in good condition. There are some water stains which could indicate roof leaks. Therefore, some of the roof construction may need to be reinforced or replaced.

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Robert V. McCurdy & Co.

ASSESSMENT DATA

Subject property is currently assessed as follows, to the Balnew Community Service Corporation, Inc. in Account No. 12-02-002752.

Current Estimated Full Cash Value

Land: \$17,070 Improvements: \$102,110 Total: \$119,180

Proposed

Land: \$20,370 Improvements: \$102,110 Total: \$122,480

The property is assessed for tax purposes at \$52,290. Using the current tax rate of \$2.885 County, plus \$0.21 State totaling \$3.095 we calculate the 1986-87 taxes to be \$1,618.38.

We also calculate the effective tax rate to be 0.013579 (\$119,180 ÷ \$1,618.37) say 1.36 per cent.

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Robert V. McCurdy & Co.

ZONING AND HIGHEST AND BEST USE

Subject property is zoned 'BL', a commercial classification.

This classification was designed to meet the necessary commercial outlets to facilitate the shopping needs for the immediate neighborhood.

We are of the opinion that, once rehabilitated, the property will serve that purpose, together with some low cost housing and is the highest, best and most profitable use for the property.

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Edmunds & Hyde, Inc.
Re: Balnew Community Service Co. Bldg.
at Turner Station
November 7, 1985
Page 2

Some obvious signs of structural problems were noted in Area "B". The second floor slopes toward an interior partition. The wood beam supporting the partition appears to have failed and will have to be reinforced or replaced. The crawlspace is damp and water stains were noted at several places. Therefore, there is a possibility that some of the members have been damaged and will have to be reinforced or replaced. Since the second floor appears to have been a roof and is now used as a floor, a design analysis of the second floor framing system should be done to verify its capacity.

Due to the dampness, we recommend that a careful examination of the members be made during the renovation to verify that they are sound and serviceable. Also, the building should be examined for insect infestation and damage.

There are numerous cracks in the exterior wall finish and we assume that some of them are also in the masonry. These cracks should be repaired and control joints provided at certain crack locations to minimize the chances for random cracking of the wall.

Much of the structural systems for the building is covered. Therefore, our opinions are based on what was exposed and other conditions observed during our review. These conditions indicate that the major structural repairs are limited to the floor system of Area "B" with the possibility of some miscellaneous structural work for the roof joists. The exact extent of repair and/or reinforcing required for the structural components cannot be determined until they are uncovered and examined.

If you have any questions, please do not hesitate to call.

Very truly yours,
LPJ, INC.

Donald Jackson, P.E.
Donald Jackson, P.E.

RJ/cm

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LAND VALUATION

No sales of land could be found in the immediate neighborhood of the subject. For this reason, it was necessary to use sales of commercially zoned property in other locations. Those believed to be helpful in arriving at our conclusions follow.

1) A sale dated July 29, 1983 of 1.1642 acres of land in Howard County, Maryland zoned 'B-2' from Gulf Oil Company to U-Haul Company of Maryland, Inc. The stated price was \$204,637 or \$6.82 per square foot. Title reference 1174/614.

2) A sale dated March 19, 1982 for 29,250¹ square feet of land located at the northwest corner of Winters Lane and Old Edmondson Avenue by David Schocket to Mary E. Mears. The reported price was \$140,000 or \$4.791 per square foot, reported in Liber 6379, folio 377.

3) A sale dated February 17, 1984 at the southwest corner of Middle River Road and Martin Boulevard by John W. Morrison to Taco Bell at a reported price of \$138,000 for 0.7454 acres (32,470 square feet) or \$4.25 per square foot. Title reference 6668/390.

4) A sale dated October 27, 1983 recorded in Liber 6612, folio 511 for 0.9462 acres by Dap Assoc. to Pizza Hut of Maryland. It was located on the west side of Merritt Boulevard north of Trappe Road and the price reported was \$200,000 or \$4.85 per square foot.

Our analysis of these sales persuades us that the Market Value of the land if clear and ready to build on is \$5.00 per square foot after adjusting for location, date, size and physical characteristics. As the subject contains an estimated 0.2639 acres (11,497 square feet), the estimated value of the land is a rounded \$57,000.

VALUE BEFORE

Land Value Estimate	\$ 57,000
Existing Improved Value 'as is'	
Foundations	\$13,486
Superstructure	63,997
Exterior Walls	68,987
Partitions	68,505
	\$216,975
40% depreciation due to age	
20% functional obsolescence	
60%	130,185
Improved Value 'as is'	86,790
Indicated Value 'as is'	\$143,790
Say \$143,000	

We have used the estimated cost for those items believed to have 'as is' value as of the date of appraisal. These have been discounted for physical depreciation and functional obsolescence in amounts equal to what your appraiser believes is adequate.

COST APPROACH - AS RENOVATED

We have employed McGraw-Hill Estimating Services to give us an estimated cost new of the structure. These costs include 3 per cent sales tax, an allowance for architect's fees, overhead and profit. They are based on non-union labor. See facing page for their report.

Estimated (by McGraw-Hill) cost new	\$600,006
Estimated paving, grading and landscaping	10,000
Total Estimated Cost of Improvements	\$610,006
Estimated Land Value at \$5.00 per square foot	57,000
Total Estimated Value By Cost	\$667,006

Say \$667,000

RENTAL DATA

The subject, located in Turners Station, is adjacent two multi-family rental units, 1) Day Village and 2) Lyon Homes.

Our investigation discloses that Day Village, a townhouse development, rents for \$295 for two bedroom units and \$269 for one bedroom units. On a square foot basis, this equates to \$5.23 for a two bedroom unit and \$3.49 for a one bedroom unit.

Lyon Homes, a garden type development, offers one, two and three bedroom units at \$200, \$215 and \$235 respectively. As of this date, we have not been able to obtain the square foot areas of these. We believe, however, that they are below market.

Additional rental units in other sections of the City were analyzed to develop our rental schedule for the apartments.

INCOME APPROACH

As subject property is a multi-use income producing property, the Income Approach is most important as the net income stream developed by the property determines its feasibility and its attractiveness to the investor.

Because the subject will have both commercial (retail stores) and residential units (8), it is necessary to estimate the potential income from the property. For this reason, we have examined rentals of both retail outlets (shopping centers) and multi-family units rented to skilled and unskilled blue collar workers.

These studies indicate that current retail rentals range from \$6 to \$12 with many of these calling for percentage of gross business paid over and above the base rent. Based on our experience and after consideration of location, date and physical characteristics, we conclude that \$8 per square foot on the average should be paid for the retail space in the subject after renovation.

For the apartment rentals, we have consulted with managers of apartments and have analyzed rental offerings and actual for somewhat similar housing. From this we conclude that rentals per square foot of living space in the apartments should be approximately \$5.50. Using this as a guide, we have developed the following income potential for the property on the preceding page.

Gross First Floor Area	7,700 sq. ft.
Less First Floor Office and Mechanical	17' x 20' = 340 14' x 20' = 280
	620
Net Rentable Area	7,080 sq. ft.

At \$8.00 the 7,080 square feet would develop \$56,640

Our rental estimate for the apartments is as follows. Areas used were scaled from drawings supplied

Second Floor	Size	Sq. Ft. Area	Est. Mo. Rent	Sq. Ft. Rent
1 1 BR, 1 Bath	18' x 36' =	648	\$ 300	\$5.56
2 1 BR, 1 Bath	21' x 32' =	672	310	\$5.54
3 1 BR, 1 Bath	23' x 32' =	736	340	\$5.54
4 1 BR, 1 Bath	22' x 32' =	704	325	\$5.54
5 3 BR, 1 Bath	30' x 38' =	1,140	525	\$5.53
6 3 BR, 1 Bath	25' x 32' =	800	370	\$5.55
7 2 BR, 1 Bath	24' x 37' =	888	410	\$5.54
8 2 BR, 1 Bath	26' x 37' =	962	445	\$5.55
Total Monthly Rent			\$3,025	

And \$3,025 x 12 = \$36,300 Annual Rent

continued....

INCOME APPROACH - continued**Summary**

Estimated Rent From Retail Area - First Floor	\$56,640
Estimated Rent From Apartments	36,300
Estimated Gross Income	\$92,940
Less: Vacancy & Collection Loss @ 5% (adj)	4,650
Effective Gross Income	\$88,290
Less: Expenses	
Insurance (E)	\$1,750
Water (E)	250
Licenses	160
Maintenance and Repair @ 5% (adj)	4,125
Management @ 5%	4,125
Electricity (Common area)	360
Janitorial	1,900
Trash Removal	600
Reserves	1,250
	14,420
Net Income to Land and Building	\$73,870

We have carefully developed our estimated expenses and believe them to be realistic. You will note that we have not deducted taxes as we do not know what assessment the renovated structure will be encumbered.

We have allowed for this by using the 'effective' tax rate in our capitalization rate (see Assessment Data).

Our capitalization rate of 10.5 per cent represents our opinion of what is necessary to attract investment money and carry the financing.

Our capitalization rate then equals 11.86 per cent as 10.5 + effective tax rate 1.36 per cent = 11.86 or 0.1186.

Value by this approach is indicated to be a rounded \$622,850 (\$73,870 ÷ .1186).

CONCLUSIONS - AS RENOVATED

Estimated Value by Cost	\$667,000
Indicated Value by Income	\$622,850
Indicated Value by Market	Not Used

We have been unable to find sales of similar property which would be of sufficient comparability to the subject for use in this appraisal. For this reason, we have not used the Market Approach to value.

The two approaches used have been carefully reviewed and we have been persuaded that the Market Value as defined, when renovated, will fall within the range of \$625,000 and \$665,000. From this we conclude that the Market Value, when renovated in accordance with the plans and specifications supplied, will be \$650,000 in fee simple.

UNDERLYING ASSUMPTIONS AND CONTINGENT CONDITIONS

This appraisal is subject to the following limiting conditions:

That the legal description furnished us is assumed to be correct.

That no responsibility is assumed for matters legal in character, nor is any opinion rendered as to title which is assumed to be marketable. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.

That the stamps placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.

That unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.

That the appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made therefor.

The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal by a combination of values created by another appraiser. Either is invalidated if so used. The current purchasing power of the dollar is the basis for the value.

The plans in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.

Information, estimates and opinions contained in this report, obtained from sources outside of this office are considered reliable, however, no liability for them can be assumed by the appraiser.

Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purposes by any but the client without the previous written consent of the appraiser or the client, and in any event, only with proper qualification.

That this appraisal shall be considered in its entirety. No part thereof shall be utilized separately, or out of context.

That the value found herein is subject to these and to any other predilections set forth in the body of this report, but which may have been inadvertently omitted herein.

That if required by governmental authorities, any environmental impact statement prepared for the subject property will be favorable and will win approval of the appropriate regulatory bodies.

continued....

ROBERT V. MCCURDY
4300 NO. CHARLES STREET APT. 7F
BALTIMORE MARYLAND 21218

BALNEU BUILDING
BALTIMORE MARYLAND

OCTOBER 15, 1986

SYSTEM SUMMARY

ESTIMATE NO. CPA1028

DESCRIPTION	LABOR	MATERIAL	TOTAL	SQ. FT.
FOUNDATIONS	6,045	7,441	13,486	0.88
FLOORS ON GRADE	7,473	13,191	20,664	1.34
SUPERSTRUCTURE	22,879	43,118	65,997	4.29
ROOFING	4,401	8,904	13,305	0.86
EXTERIOR WALLS	30,438	38,549	68,987	4.48
PARTITIONS	19,288	49,217	68,505	4.45
WALL FINISHES	17,967	11,195	29,162	1.89
FLOOR FINISHES	9,884	34,324	43,408	2.82
CEILING FINISHES	11,841	17,247	29,088	1.84
FIXED EQUIPMENT	6,179	43,454	49,633	3.22
HVAC	22,293	50,733	73,026	4.74
PLUMBING	16,598	77,638	94,236	6.15
ELECTRICAL	21,688	48,829	70,517	4.58
CONSTRUCTION TOTAL	196,174	403,832	600,006	38.96

MICROFILMED

Robert V. McCurdy & Co.

UNDERLYING ASSUMPTIONS AND CONTINGENT CONDITIONS - continued

That, unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective.

No opinion is hereby expressed as to the structural condition of any improvements on the land and no legal responsibility is assumed for structural weaknesses or mechanical failures of such improvements, whether apparent or hidden.

Robert V. McCurdy & Co.

CERTIFICATION

The undersigned does hereby certify that, except as otherwise noted in this appraisal report:

1. I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.
2. I have no personal interest or bias with respect to the subject matter of this appraisal report or to the parties involved.
3. To the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.
4. This appraisal report sets forth all of the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analyses, opinions and conclusions contained in this report.
5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the American Institute of Real Estate Appraisers of the National Association of REALTORS.
6. The American Institute of Real Estate Appraisers conducts a voluntary program of continuing education for its designated members. MAI's and RMI's who meet the minimum standards of this program are awarded periodic educational certification. I am not currently certified under this program.
7. No one other than the undersigned prepared the analyses, conclusions and opinions concerning real estate that are set forth in this appraisal report.

Respectfully submitted,

ROBERT V. MCCURDY & COMPANY

Robert V. McCurdy

ADDENDA

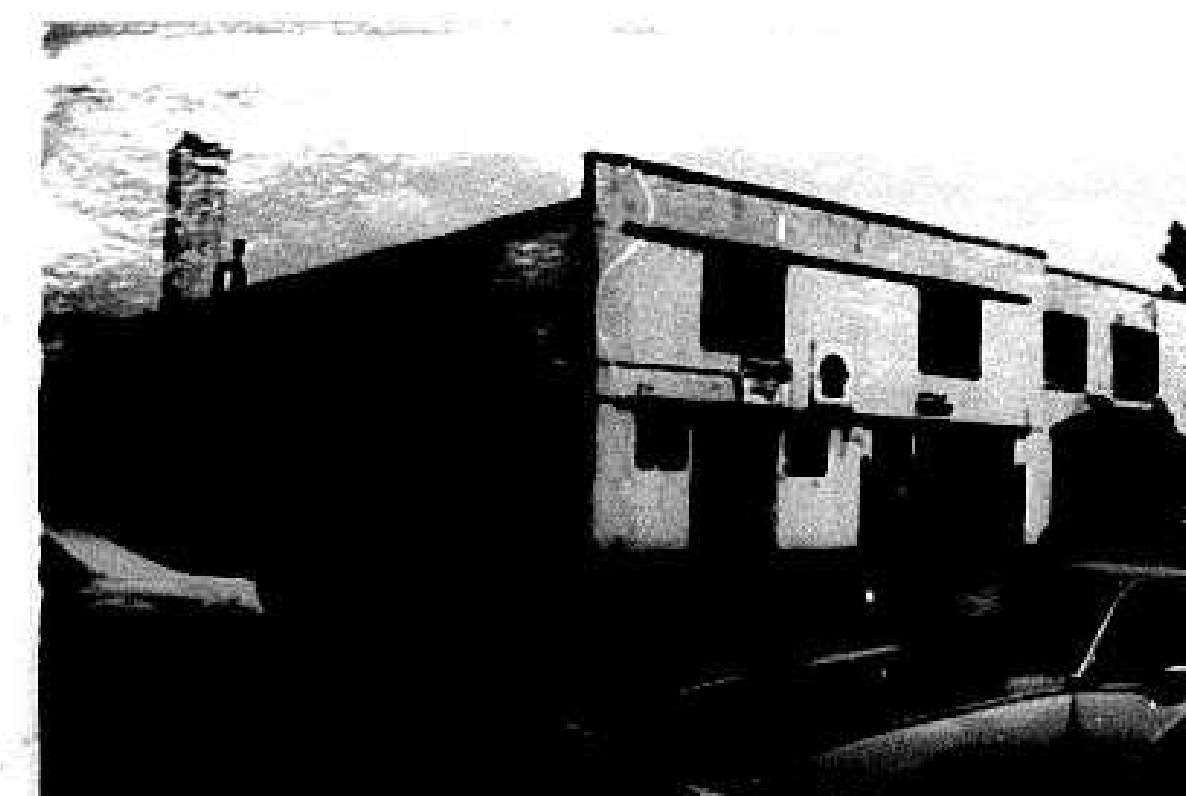
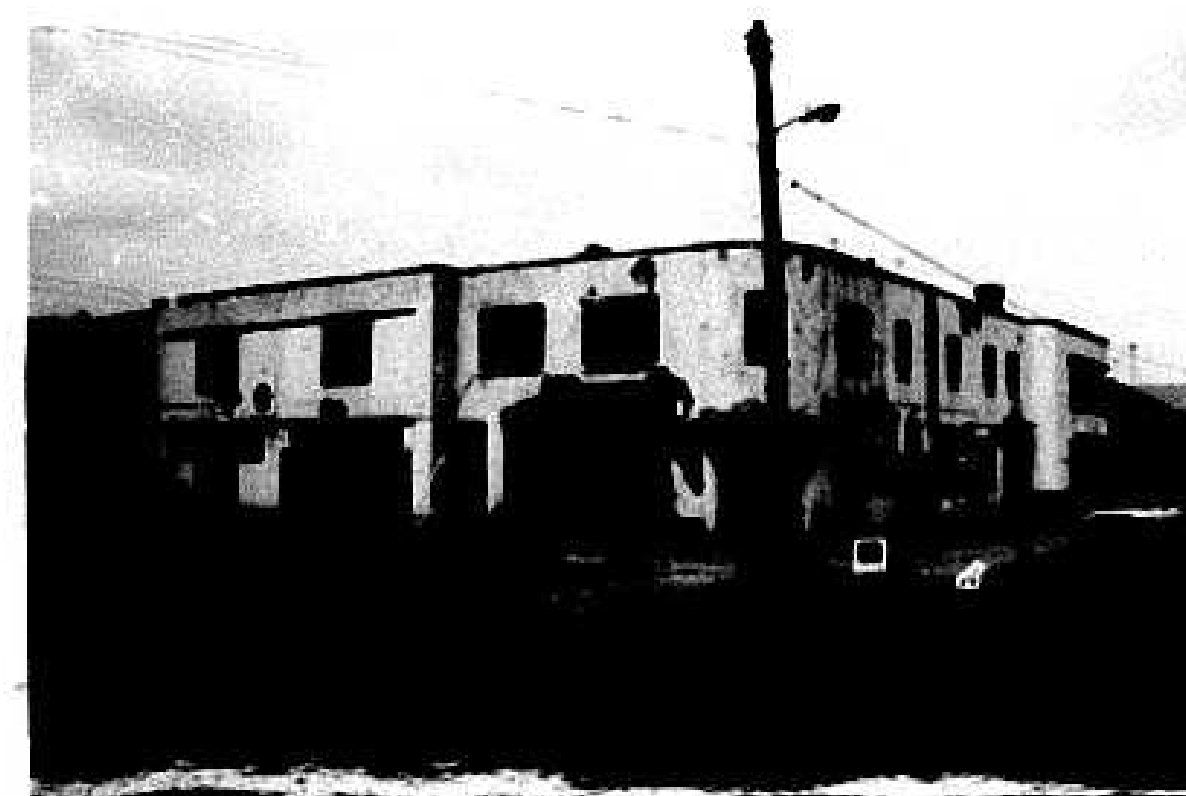
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SUBJECT PHOTOGRAPHS



SUBJECT PHOTOGRAPHS



AREA PHOTOGRAPHS



AREA PHOTOGRAPHS



QUALIFICATIONS OF ROBERT V. MCCURDY - Real Estate Counselor

Member:

The American Society of Real Estate Counselors (1st Vice President, 1975)
The American Institute of Real Estate Appraisers (President, local chapter '68-'69)
Senior Member Society of Real Estate Appraisers (President, local chapter 1962)
Senior Member American Society of Appraisers (International Secty. 1961-1962)
Greater Baltimore Board of REALTORS (President, 1966)
National Association of Real Estate Boards
Real Estate Broker's Round Table of Baltimore (President, 1959)
Maryland Association of Real Estate Boards (President, 1958)

Have Appraised Real Estate For:

Federal Aviation Administration; U.S. Post Office; GSA Administration (Region 3);
Veterans Administration; U.S. Department of Justice; Maryland State Roads Commission;
U.S. Department of Navy & Army; various banks, savings and loan associations;
corporations and attorneys.

Professional Contributions:

Guest Lecturer, 12th Annual School for Maryland Assessing Officers; College of
Business & Public Administration at the University of Maryland, College Park.

Author of "Functional Obsolescence in Small Houses", March 1956 issue of "The
Review", Society of Real Estate Appraisers.

Have lectured on "Leasehold Interests", National Seminar, American Right-of-Way
Association, 1959, St. Louis, Mo., published in part in "Report of Proceedings".

Have lectured on Shopping Centers, Society of Real Estate Appraisers, published
in "Technical Valuation", June 1959.

Taught Appraisal Fundamentals, Hagerstown Junior College, 1962-1963.

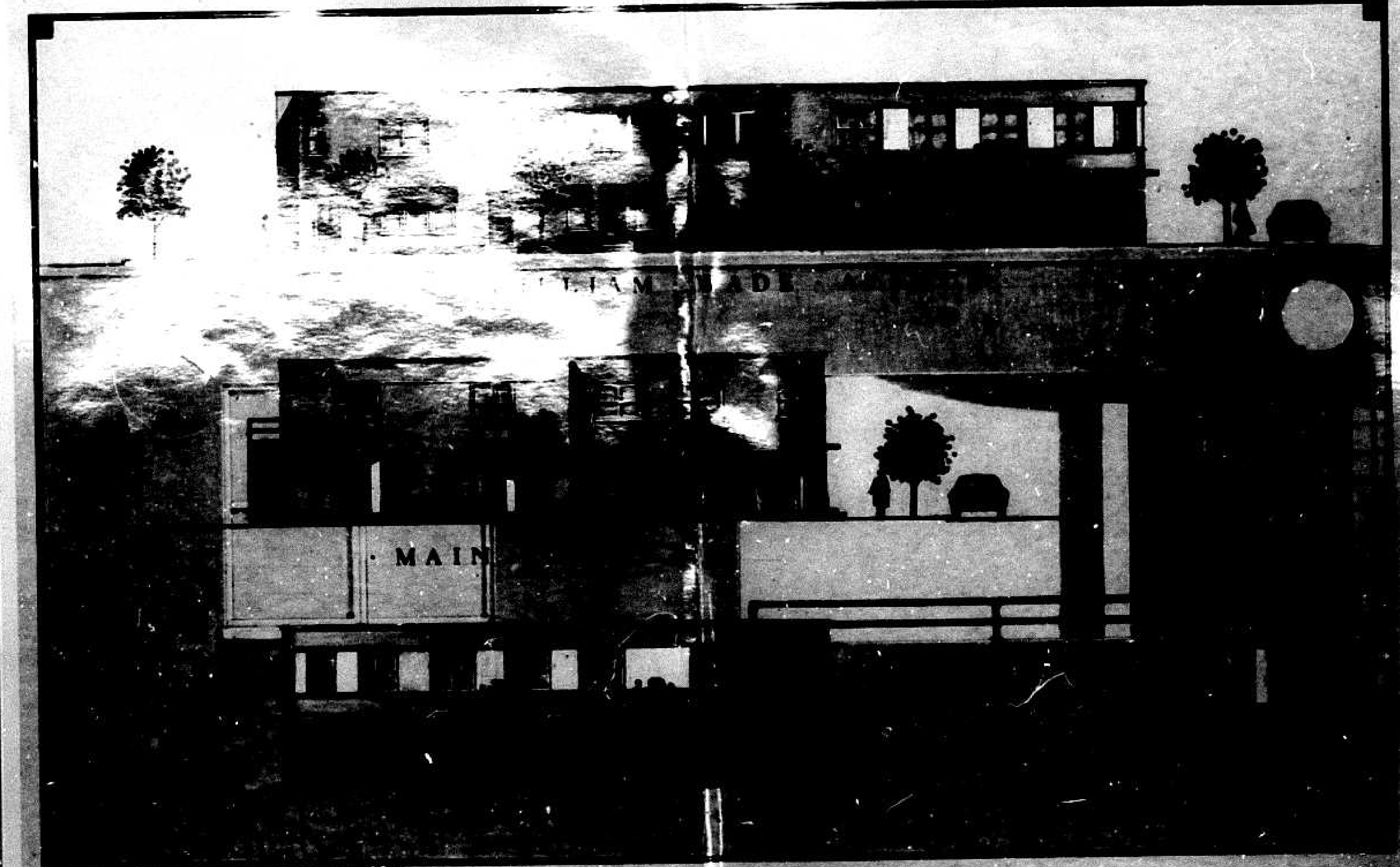
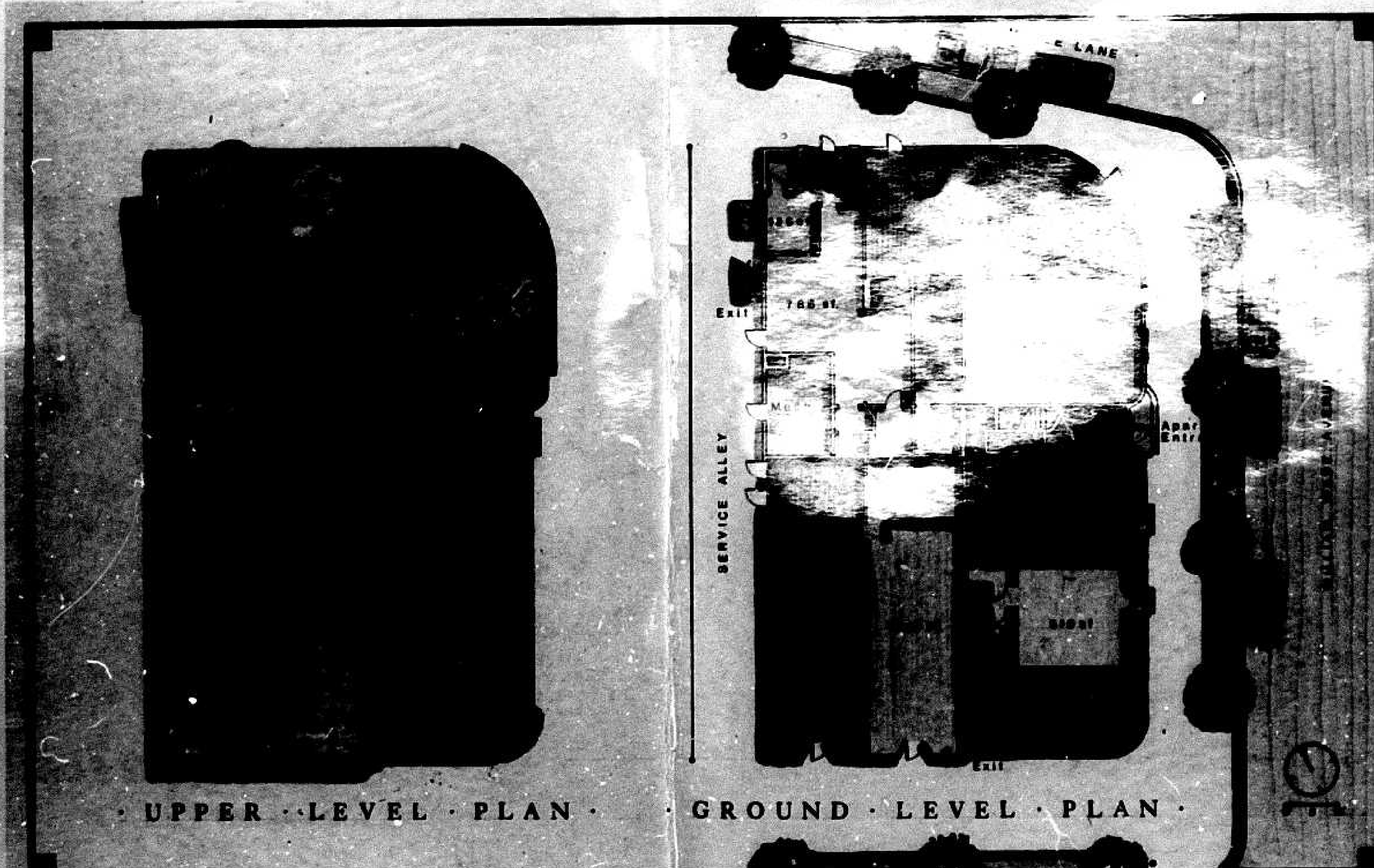
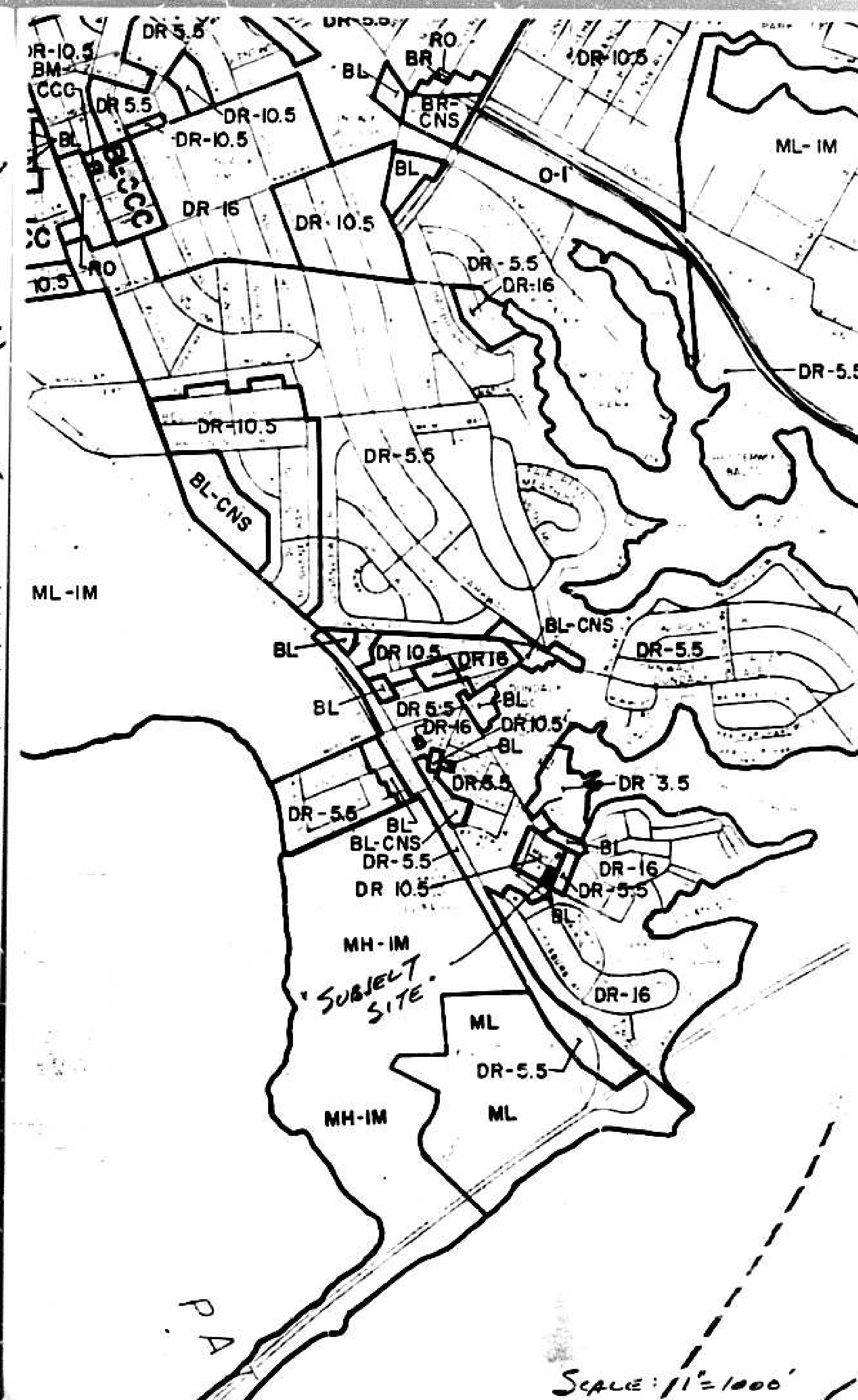
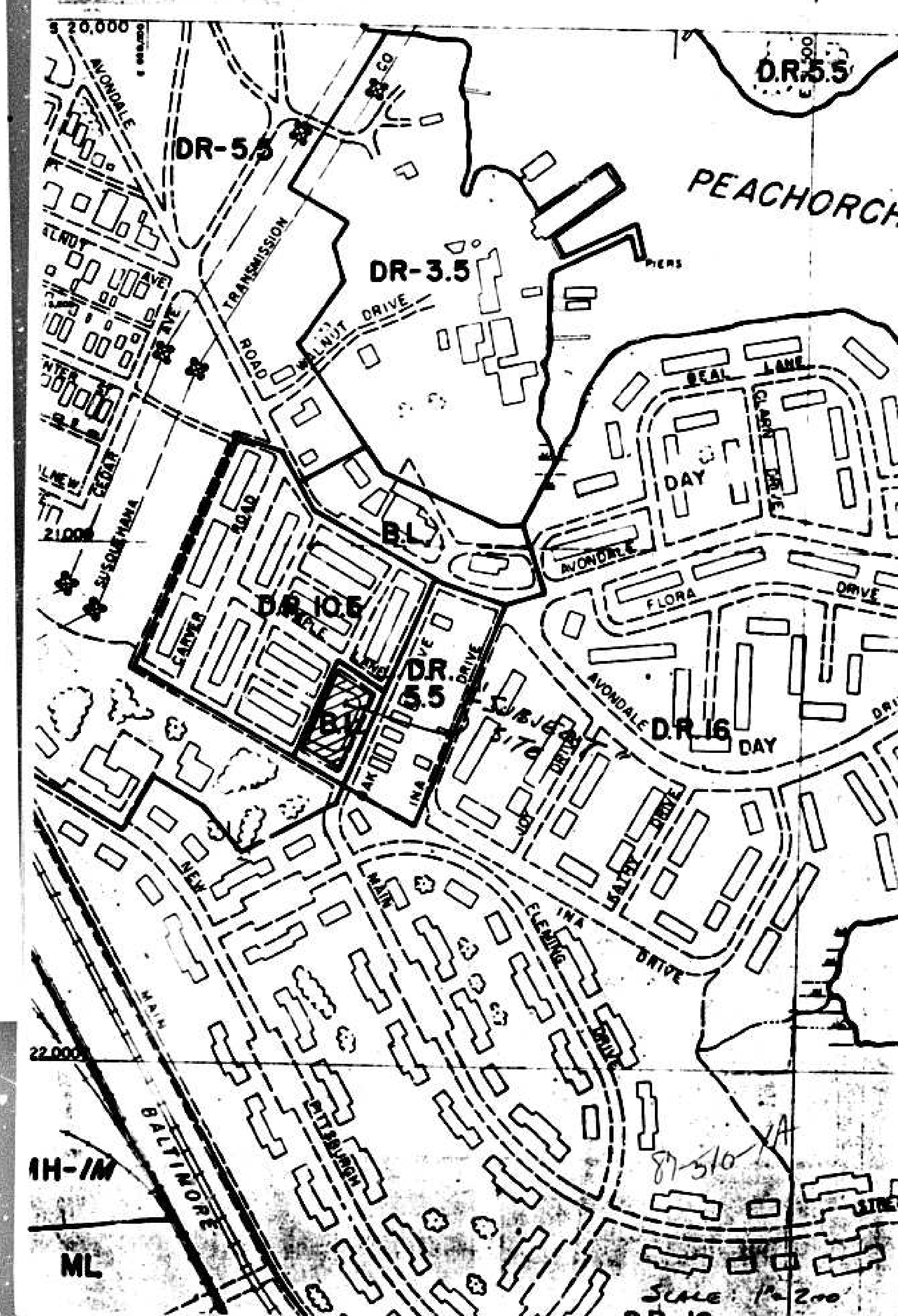
Taught Appraisal Fundamentals, Baltimore County Adult Education, 1962.

Author of "Elements of Damage in Partial Takings", December, 1963 issue of "The
Real Estate Appraiser".

Instructor - American Institute of Real Estate Appraisers, Course I, Madison, Wis.,
1965; Storrs, Conn., 1966; and Bloomington, Ind., Pittsburgh, Pa. and Seattle, Wash.,
1967; Course II - Dallas, Texas; New Orleans and Chicago, 1968; Michigan and
Virginia, 1969, Portland, Oregon, 1970.

Appraisal and Counseling Assignments Have Included Either Valuation or Consultation
Regarding:

Proposed and existing walk-up and elevator office and apartment buildings including
Wherrys; proposed and existing shopping centers; proposed supermarkets; bowling
alleys; and industrial parks; also re-use and acquisition appraisals for Urban Re-
newal in Baltimore, Rockville and Cumberland, Maryland; acquisition appraisals
for the State of Maryland including Kennedy Expressway and Bridge-Tunnel
approaches.



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