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February 20, 2013

INFORMATIONAL MAILING

Re: Cafritz Property
Detailed Site Plan No. DSP-13009 and Special Permit No. SP-130002

Dear Adjoining Property Owner, Municipality, Previous Party of Record, and/or Registered Association:

A Detailed Site Plan application and Special Permit application for the above-referenced project will be submitted for review to the Development Review Division of the Maryland-National Capital Park and Planning Commission ("M-NCPPC").

The subject property is located on the east side of U.S. Route 1, approximately 1,400 feet north of the intersection of Route 1 and East-West Highway.

The nature of the review is Detailed Site Plan and Special Permit applications for the subject property, consisting of approximately 35.71 acres in the M-U-TC Zone, and approximately 1.63 acres in the R-55 Zone. The proposed development will consist of mixed-use development, to include retail, residential, office, and hospitality uses, a hiker-biker trail, and related infrastructure, pursuant to Prince George's County Zoning Ordinance No. 11-2012 in Case No. A-10018.

If you wish to become a Person of Record to these applications, you may submit your request online at www.pgplanning.org, or by written request to the Development Review Division of the M-NCPPC, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772. Please reference the Pre-Application Numbers and the Name of the Project in your request. At this time, no government agency has reviewed the applications. **After** the application has been filed, you can contact the M-NCPPC at (301) 952-3530.

IMPORTANT: This notice is your opportunity to interact with the applicant prior to the acceptance of the subject applications. Once an application is accepted, it may be subject to mandatory time frames that are established by law. Contacting the applicant as soon as possible

after receiving this notice will help to facilitate your ability to receive information and/or establish a time when the applicant may meet with you or your civic group to provide information and answer questions about the development proposed. Any concerns regarding an applicant's failure to provide information or engage in dialogue about the proposed development should be directed in writing to the same mailing address listed for becoming a party of record. Please be sure to include the application numbers with any such correspondence.

If you are interested in receiving more information about this application, reviewing a copy of a site plan, or meeting to discuss the project, you may contact Lawrence N. Taub at (301) 572-3274, or ltaub@omng.com.

Sincerely,

Lawrence N. Taub