

ECONOMIC AND STATISTICAL INFORMATION

Charles County, Maryland Assessed and Estimated Market Value of All Property Classes

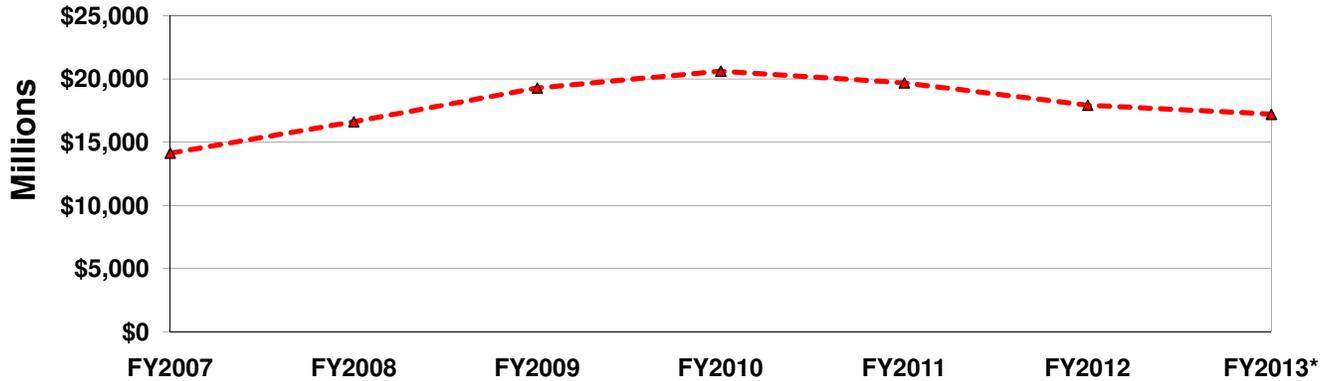
(amounts expressed in thousands)

Fiscal Year Ended June 30th	Real Property		Business Personal Property	Railroads & Public Utilities	Ordinary Business Corporations	Total Assessed Value	Total Market Value
	Full Year	Partial Yr.					
2007	\$12,264,927	\$323,759	\$7,464	\$202,471	\$672,024	\$13,470,645	\$14,134,107
2008	\$14,947,505	\$233,313	\$7,285	\$187,147	\$661,521	\$16,036,772	\$16,624,860
2009	\$17,572,237	\$185,558	\$5,641	\$195,176	\$808,399	\$18,767,010	\$19,272,897
2010	\$18,848,560	\$161,648	\$5,233	\$205,120	\$802,290	\$20,022,851	\$20,612,660
2011	\$17,816,916	\$99,738	\$7,901	\$262,617	\$785,848	\$18,973,019	\$19,681,322
2012	\$16,566,497	\$138,408	\$8,284	\$255,918	\$693,248	\$17,662,354	\$17,918,272
2013*	\$15,795,110	\$195,000	\$7,980	\$270,902	\$667,679	\$16,936,671	\$17,207,573

Source: Maryland State Department of Assessments & Taxation.

* Estimated by the Department of Fiscal Services and Administrative Services, Charles County, MD.

Estimated Market Value



Ten Leading Tax Payers

(For period ending June 30, 2012)

<u>Taxpayer</u>	<u>Property Tax Billed ¹</u>	<u>Property Assessment</u>
GenOn Energy, Inc. (formerly Mirant Mid-Atlantic, LLC.)*	\$13,882,332	\$645,063,790
Southern Maryland Electric Coop Inc.....	2,216,218	88,427,670
Dominion Cove Point LNG, LP.....	1,549,702	61,761,680
Charles Mall Company LTD Partnership.....	1,499,033	149,529,500
Verizon Maryland INC.....	1,420,036	56,659,790
API Town Center South LLC.....	694,439	69,270,767
Washington Gas Light Company.....	671,124	26,778,030
Madison Waldorf LLC.....	467,410	46,624,400
Potomac Electric Power Company.....	460,078	18,357,240
SVF Waldorf LLC.....	404,894	40,388,433

Source: Maryland State Department of Assessments and Taxation/ Charles County Department of Fiscal Services and Administrative Services

¹ State and Volunteer Fire & EMS taxes are excluded from property tax billed.

* Estimated personal property assessment based on Fiscal Year 2011 assessment.

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County-Wide Property Tax Rates Per \$100 Assessed Value									
Fiscal Years	<u>Real Property</u>				<u>Business Property</u>				
	General County (Including Education)	Fire and Rescue Tax	State	Total	General County (Including Education)	Fire and Rescue Tax	State*	Total	
2009	\$0.962	\$0.064	\$0.112	\$1.138	\$2.4050	\$0.16	\$0.28	\$2.845	
2010	0.962	0.064	0.112	1.138	2.4050	0.16	0.28	2.845	
2011	0.962	0.064	0.112	1.138	2.4050	0.16	0.28	2.845	
2012	1.0025	0.064	0.112	1.1785	2.50625	0.16	0.28	2.94625	
2013	1.0570	0.064	0.112	1.2330	2.64250	0.16	0.28	3.08250	

* Non-utility generators are exempt from State Business Property Tax.

How are your Property Taxes calculated?



Assessed property value	\$250,000 ^a
Divided by \$100 increments	\$100 ^b
Multiplied by the combined tax rate	\$1.233 ^c
Total property taxes due	\$3,083

a) All property is physically inspected once every three years and any increase in full cash value arising from such inspections is phased in over the ensuing three taxable years in equal annual installments. A tax cap is set by the County Commissioners annually and can range from 0% to 10% of the prior year liability. The current year tax cap is 7%. Conversely, any decrease in full cash value is recognized in full in the first year and the tax bill remains flat until the next reassessment.

b) Property taxes are calculated per \$100 of assessed value.

c) Combined tax rate is broken down into \$1.121 County (includes \$0.064 Volunteer Fire & EMS) and \$0.112 State.

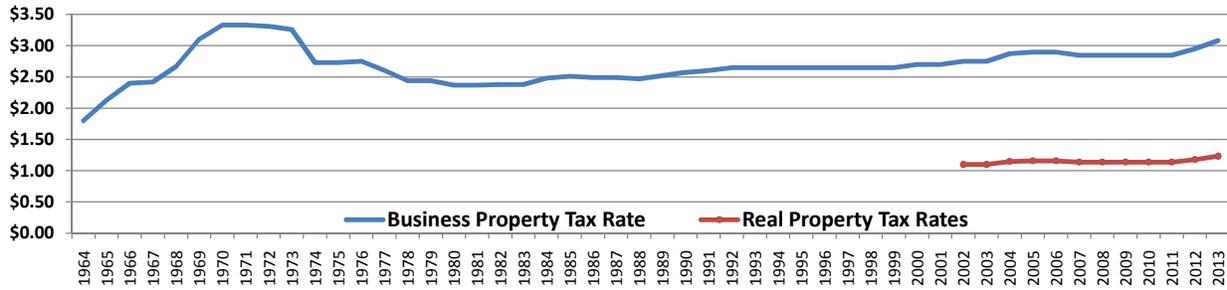
<u>County Tax Levies</u>			
(net of additions and abatements)			
Fiscal Years	County (Including Education)	Fire and Rescue Tax	State
2007	\$140,772,121	\$9,365,300	\$13,934,918
2008	165,599,544	11,017,019	16,885,433
2009	194,249,210	12,923,024	19,822,354
2010	206,470,878	13,736,111	21,223,149
2011	197,305,606	13,065,673	19,995,819
2012*	194,084,225	12,178,023	18,895,405

Source: Audited financial statements of the County for the fiscal years 2007-2011

*Unaudited as provided by the Department of Fiscal Services and Administrative Services, Charles County, MD

ECONOMIC AND STATISTICAL INFORMATION

Charles County Tax Rates/Budget: 50 Year History



FISCAL YEAR	BUSINESS PROPERTY TAX RATES				REAL PROPERTY TAX RATES				INCOME TAX RATE*	BUDGET
	FIRE	COUNTY	STATE	TOTAL	FIRE	COUNTY	STATE	TOTAL		
1964	0.00	1.65	0.15	\$1.80					N/A	\$2,406,723
1965	0.10	1.85	0.18	\$2.13					N/A	\$2,603,404
1966	0.10	2.15	0.15	\$2.40					N/A	\$3,265,257
1967	0.10	2.15	0.17	\$2.42					50%	\$4,161,236
1968	0.10	2.40	0.17	\$2.67					50%	\$5,551,983
1969	0.10	2.80	0.20	\$3.10					50%	\$6,851,980
1970	0.10	3.05	0.18	\$3.33					50%	\$7,909,728
1971	0.10	3.05	0.18	\$3.33					50%	\$9,022,620
1972	0.10	3.00	0.21	\$3.31					50%	\$12,253,480
1973	0.10	2.95	0.21	\$3.26					50%	\$14,413,586
1974	0.10	2.42	0.21	\$2.73					50%	\$16,331,993
1975	0.10	2.42	0.21	\$2.73					50%	\$19,005,734
1976	0.10	2.42	0.23	\$2.75					50%	\$24,450,701
1977	0.10	2.27	0.23	\$2.60					50%	\$23,208,952
1978	0.10	2.14	0.20	\$2.44					50%	\$25,587,735
1979	0.10	2.14	0.20	\$2.44					45%	\$26,990,058
1980	0.10	2.07	0.20	\$2.37					40%	\$32,206,942
1981	0.10	2.07	0.20	\$2.37					45%	\$31,719,728
1982	0.10	2.07	0.21	\$2.38					50%	\$35,059,911
1983	0.10	2.07	0.21	\$2.38					50%	\$38,650,500
1984	0.10	2.17	0.21	\$2.48					50%	\$43,316,062
1985	0.15	2.15	0.21	\$2.51					50%	\$49,649,070
1986	0.15	2.13	0.21	\$2.49					50%	\$54,866,100
1987	0.15	2.13	0.21	\$2.49					45%	\$64,574,398
1988	0.15	2.11	0.21	\$2.47					45%	\$69,756,088
1989	0.15	2.16	0.21	\$2.52					50%	\$82,880,250
1990	0.15	2.21	0.21	\$2.57					50%	\$95,942,900
1991	0.16	2.23	0.21	\$2.60					50%	\$92,789,500
1992	0.16	2.28	0.21	\$2.65					50%	\$96,175,850
1993	0.16	2.28	0.21	\$2.65					50%	\$94,202,500
1994	0.16	2.28	0.21	\$2.65					50%	\$101,000,000
1995	0.16	2.28	0.21	\$2.65					50%	\$111,468,000
1996	0.16	2.28	0.21	\$2.65					50%	\$115,787,000
1997	0.16	2.28	0.21	\$2.65					50%	\$121,319,200
1998	0.16	2.28	0.21	\$2.65					50%	\$129,179,500
1999	0.16	2.28	0.21	\$2.65					2.52% **	\$137,248,500
2000	0.16	2.33	0.21	\$2.70					2.81%	\$152,185,700
2001	0.16	2.33	0.21	\$2.70					2.85%	\$161,893,300
2002	0.16	2.38	0.21	\$2.75	0.064	0.952	0.084	\$1.10	2.90%	\$171,108,600
2003	0.16	2.38	0.21	\$2.75	0.064	0.952	0.084	\$1.10	2.90%	\$190,253,600
2004	0.16	2.38	0.33	\$2.87	0.064	0.952	0.132	\$1.148	2.90%	\$197,452,600
2005	0.16	2.405	0.33	\$2.895	0.064	0.962	0.132	\$1.158	2.90%	\$213,559,200
2006	0.16	2.405	0.33	\$2.895	0.064	0.962	0.132	\$1.158	2.90%	\$243,388,300
2007	0.16	2.405	0.28	\$2.845	0.064	0.962	0.112	\$1.138	2.90%	\$273,508,600
2008	0.16	2.405	0.28	\$2.845	0.064	0.962	0.112	\$1.138	2.90%	\$302,328,000
2009	0.16	2.405	0.28	\$2.845	0.064	0.962	0.112	\$1.138	2.90%	\$312,519,000
2010	0.16	2.405	0.28	\$2.845	0.064	0.962	0.112	\$1.138	2.90%	\$311,168,600
2011	0.16	2.405	0.28	\$2.845	0.064	0.962	0.112	\$1.138	2.90%	\$305,018,610
2012	0.16	2.50625	0.28	\$2.94625	0.064	1.0025	0.112	\$1.1785	2.90%	\$307,623,600
2013	0.16	2.64250	0.28	\$3.0825	0.064	1.0570	0.112	\$1.233	2.90%	\$325,073,900

The "truth in taxation" bill was passed. In order to make real property tax bills simpler and easier to understand, the General Assembly, under Chapter 80 of the Acts 2000, requires that property tax rates on real property be based on a full cash value assessment. As a result, real property tax rates were reduced by 40% effective July, 1, 2001 (FY2002.)

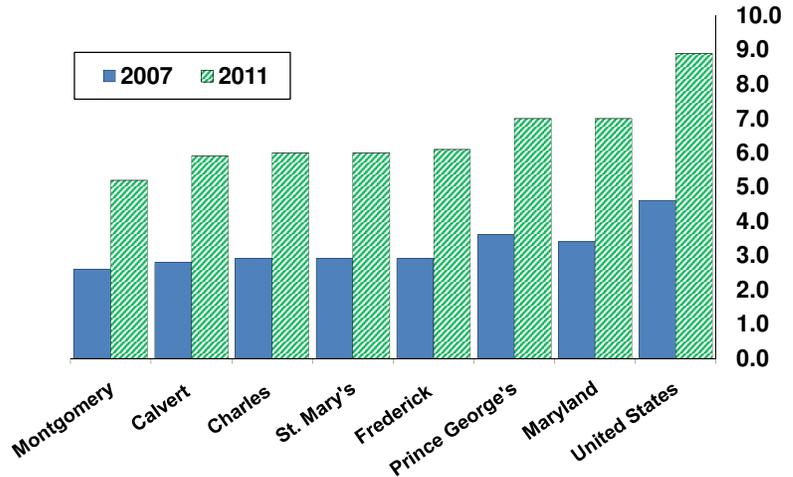
* Income Tax rates are shown as calendar years.

** In order to hold the Counties harmless from any tax policies implemented by the State, the method used to calculate the local tax was changed in calendar year 1999. The rate was changed to be calculated as a % of the individual's Maryland taxable income. In prior years, the local tax was calculated as a % of the calculated Maryland tax. The local rate of 2.81% for calendar year 2000 equated to approximately 56% of the State liability.

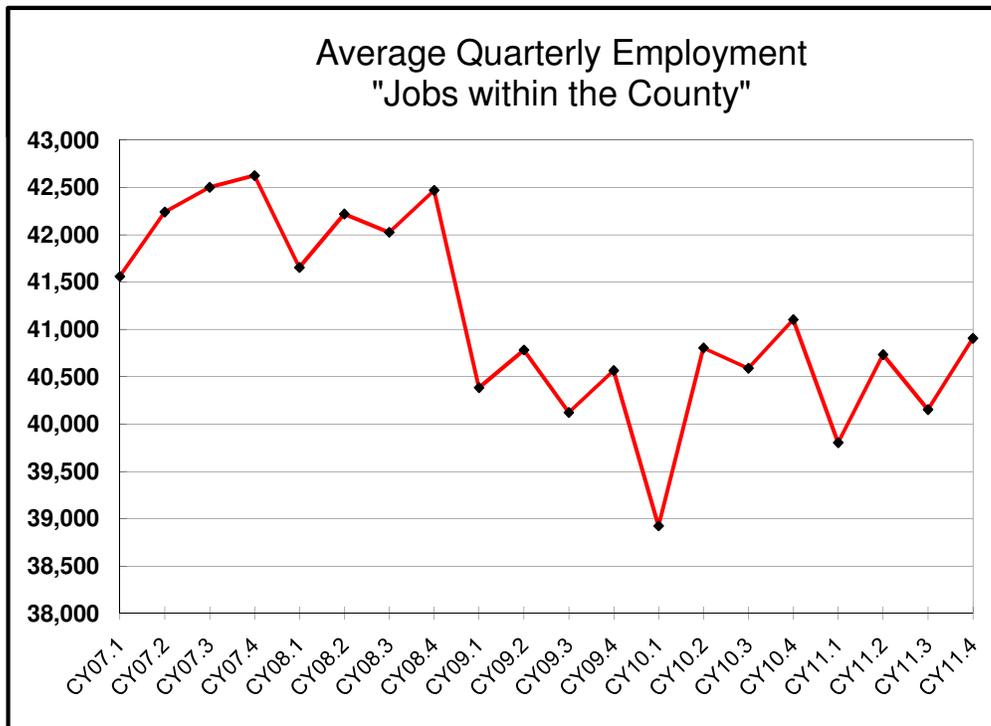
ECONOMIC AND STATISTICAL INFORMATION

Average Annual Unemployment Rate

<u>Calendar Year:</u>	<u>2007</u>	<u>2011</u>
Montgomery County	2.6	5.2
Calvert County	2.8	5.9
Charles County	2.9	6.0
St. Mary's County	2.9	6.0
Frederick County	2.9	6.1
Prince George's County	3.6	7.0
State of Maryland	3.4	7.0
United States	4.6	8.9



The average annual unemployment rate for Maryland continues to be well below the national average. Charles County continues to have a lower unemployment rate than the State average.



The quarterly employment for the fourth quarter of Calendar Year 2010 is at the highest point since the fourth quarter of Calendar Year 2007 and has leveled off in Calendar Year 2011.

Source: Maryland Department of Labor, Licensing, & Regulation and the Bureau of Labor Statistics
 Estimates are revised to the 2011 benchmark from the Current Population Survey. Published April 2012

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Major Employers

<u>Employer</u>	<u>Number of Employees</u>	<u>Employer</u>	<u>Number of Employees</u>
Charles County Board of Education.....	3,462	McDonald's.....	396
Naval Department of Defense at Indian Head.....	2,950	Southern MD Electrical Coop.....	379
Charles County Government.....	1,571	Southern Maryland Oil/Wills Group.....	377
Civista Medical Center.....	805	Genesis Health Care.....	320
College of Southern Maryland.....	725	Lowes.....	300
Wal-Mart/Sam's Club.....	674	OSI Restaurant Partners.....	300
Facchina Corporation.....	600	Darden Restaurants.....	284
Safeway.....	500	Charles County Nursing & Rehab. Center.....	250
Target.....	400	Macy's	250

Source: Economic Development Office as of March 2012.

Hourly Wage Rates

<u>Selected Occupations</u>	<u>Local Median</u>	<u>State Median</u>	<u>Selected Occupations</u>	<u>Local Median</u>	<u>State Median</u>
Accountants & Auditors.....	\$32.25	\$33.25	Industrial Truck & Tractor Operators...	\$13.75	\$16.75
Aerospace Engineers.....	51.75	55.00	Machinists.....	24.50	21.75
Bookkeeping/Accounting Clerks.....	17.75	19.50	Network Administrators.....	37.00	39.25
Computer Systems Analyst.....	40.75	39.75	Packers and packagers, hand.....	9.00	10.25
Customer Service Representatives.....	12.00	16.50	Retail Salesperson.....	10.25	10.25
Electrical Engineers.....	47.50	43.25	Secretaries.....	17.75	17.75
Electrical & Electronic Eng. Techs.....	41.00	31.00	Shipping/Receiving Clerks.....	12.75	14.50
Freight, Stock, & Material Movers, hand.....	9.75	12.00	Team Assemblers.....	11.50	13.50

Source: Maryland Department of Labor, Licensing and Regulation, Office of Labor Market Analysis and Information; last updated April 2012. Wages were adjusted for inflationary pressure through December 2011. Local Wage Rates represent Southern Maryland which includes Calvert, Charles, and St. Mary's counties. Wages may vary by industry, employer, and locality.

Number of Charles County 2010 Income Tax Returns by Maryland Adjusted Gross Income Class

<u>Maryland Adjusted Gross Income</u>	<u>Number of Returns</u>	<u>% of Total</u>	<u>Charles County as a % of Maryland</u>
\$0-\$9,999.....	1,387	2.6%	1.9%
\$10,000 under \$20,000.....	6,331	11.7%	2.1
\$20,000 under \$30,000.....	5,855	10.8%	1.9
\$30,000 under \$40,000.....	5,161	9.5%	2.0
\$40,000 under \$50,000.....	4,618	8.5%	2.2
\$50,000 under \$100,000.....	16,796	31.0%	2.8
\$100,000 and over.....	14,026	25.9%	2.9
Taxable Returns.....	54,174	100.0%	2.4%
Non-Taxable.....	11,215		2.0
Total- All Returns.....	<u>65,389</u>		<u>2.4%</u>

Source: Office of the Maryland Comptroller of the Treasurer

ECONOMIC AND STATISTICAL INFORMATION

Income

Median household income and per-capita income for Charles County, the State, and other surrounding counties are shown below. Charles County ranks fourth for Median Household Income and seventh in Per Capita Income when compared to the other 22 counties in the State of Maryland and the City of Baltimore.

<u>Jurisdiction</u>	<u>Median Household Income</u>	<u>State Ranking</u>	<u>Per Capita Income</u>	<u>State Ranking</u>
Anne Arundel.....	\$83,456	5	\$38,660	3
Calvert.....	90,838	3	36,323	5
Charles.....	88,825	4	35,780	7
Frederick.....	81,686	6	35,172	8
Howard.....	103,273	1	45,294	2
Montgomery.....	93,373	2	47,310	1
Prince George's.....	71,260	11	31,215	14
St. Mary's.....	80,053	9	34,000	9
State of Maryland.....	70,647		34,849	

Source: 2006-2010 American Community Survey 5-Year Estimates

Educational Attainment

The percentage of adults in Charles County 25 years or older with a high school education or higher is greater than both the State and United States average while the percentage with a bachelor's degree or higher is less.

<u>Educational Attainment</u>	<u>Charles County</u>		<u>Maryland</u>	<u>United States</u>
	<u># of Residents</u>	<u>% of total</u>	<u>% of total</u>	<u>% of total</u>
Less than 9th grade.....	2,788	3.0%	4.7%	6.2%
9th to 12th grade, no diploma.....	5,514	5.9%	7.4%	8.5%
High school graduate (includes equivalency).....	28,258	30.1%	26.3%	28.4%
Some college, no degree.....	26,102	27.8%	19.8%	21.3%
Associate's degree.....	6,854	7.3%	6.2%	7.6%
Bachelor's degree.....	14,912	15.9%	19.7%	17.6%
Graduate or professional degree.....	9,351	10.0%	15.9%	10.4%
Population 25 years and over.....	93,779			
Percent high school graduate or higher.....		91.1%	87.9%	85.3%
Percent bachelor's degree or higher.....		25.9%	35.6%	28.0%

Source: 2008-2010 American Community Survey 3-Year Estimates

Charles County Sales and Use Tax Collections

As indicated in the following table Charles County's had an increase of 7.8% for FY11, while the entire State increased by 3.5%. Charles County represents 2.6% of the total state wide collection. The Sales and Use Tax Rate in Maryland is 6%.

(Dollars in Thousands)

<u>Class of Business</u>	<u>Fiscal Year</u>		<u>%</u>	<u>2011</u>	<u>2010</u>
	<u>2011</u>	<u>2010</u>	<u>Change</u>	<u>% of Total</u>	<u>% of Total</u>
General Merchandise.....	\$26,782	\$25,624	4.5%	26.7%	27.4%
Food and Beverage.....	22,397	21,728	3.1%	22.3%	23.3%
Building and Contractors.....	15,520	15,592	-0.5%	15.5%	16.7%
Utilities and Transportation.....	8,543	6,529	30.8%	8.5%	7.0%
Automotive.....	7,645	7,589	0.7%	7.6%	8.1%
Miscellaneous.....	6,993	4,915	42.3%	7.0%	5.3%
Furniture, Fixtures, & Appliances.....	5,947	6,013	-1.1%	5.9%	6.4%
Apparel.....	5,306	4,139	28.2%	5.3%	4.4%
Hardware, Machinery & Equipment...	1,094	1,294	-15.4%	1.1%	1.4%
Total	\$100,227	\$93,422	7.3%	100.0%	100.0%
Assessment Collections	519	75	592.2%		
Grand Total	\$100,746	\$93,497	7.8%		

Source: Retail Sales Tax Division of the Office of the Maryland Comptroller of the Treasury

ECONOMIC AND STATISTICAL INFORMATION

Population and Age Distribution

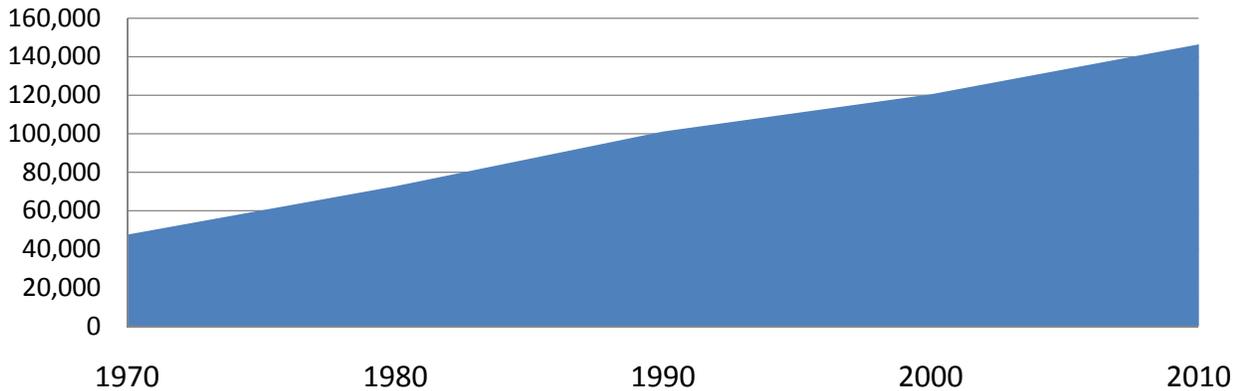
<u>Age</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2011</u> ⁽¹⁾
Under 5	5,674	5,975	8,769	8,628	9,780	9,573
5-9	6,537	6,721	8,631	9,891	10,241	10,379
10-14	5,928	8,273	7,853	10,376	11,587	11,834
15-19	4,283	7,908	7,731	8,971	11,661	11,746
20-24	3,033	5,588	7,761	6,118	8,851	8,807
25-34	7,193	12,506	19,351	17,401	17,309	17,420
35-44	5,402	10,853	16,820	22,749	24,498	23,549
45-54	4,283	6,308	11,346	17,062	24,000	25,151
55-64	2,846	4,614	6,389	10,525	14,974	16,133
65-74	1,633	2,674	4,145	5,460	8,245	8,680
<u>75 years or older</u>	<u>766</u>	<u>1,331</u>	<u>2,358</u>	<u>4,022</u>	<u>5,405</u>	<u>5,370</u>
All Ages	47,578	72,751	101,154	120,546	146,551	148,642
Percent of Population						
Under 20 years	47.1%	39.7%	32.6%	31.4%	29.5%	29.3%
Over 64 years	5.0%	5.5%	6.4%	7.9%	9.3%	9.5%
Median age	22.3	26.7	30.2	35.1	37.4	37.4

Source: U.S. Department of Commerce, U.S. Census Bureau

(1) Based on U.S. Census 2010 data for occupied housing units, with new Charles County U & O permit data added to 2010 number.

Average annual increase per 10 year increment... **4.3%** **3.4%** **1.8%** **2.0%**

Charles County Population 40 Years



Race	
White.....	49.4%
Black or African American alone.....	40.3%
Hispanic or Latino (of any race).....	4.3%
Asian.....	2.9%
Other.....	3.1%

Gender	
Women.....	51.6%
Men.....	48.4%

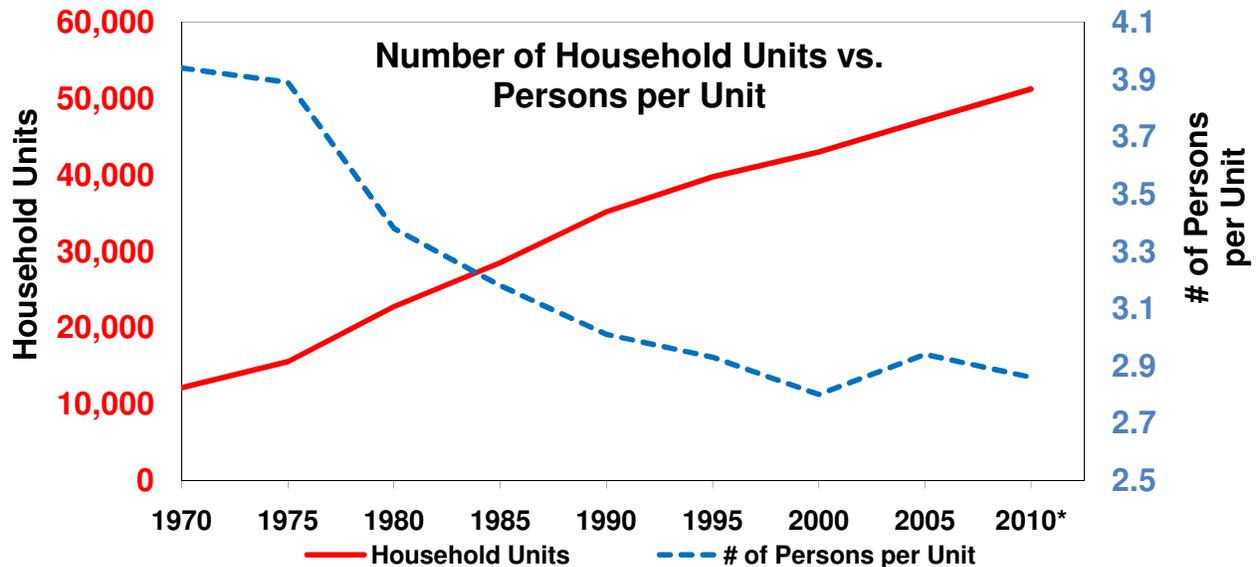
Source: U.S. Census Bureau, 2008-2010 American Community Survey 3-year estimates

ECONOMIC AND STATISTICAL INFORMATION

Persons Per Residential Household

The total housing units for Charles County is estimated at 51,953. Per the 2010 Census the occupancy rate for Charles County is 93.2%. The number of persons per unit was on a decline from 1970 to 1995 and has leveled off to the current 2.83 persons per unit.

<u>Calendar Year Ending</u>	<u>Number of Occupied Housing Units</u>	<u>Number of Persons Per Unit</u>
1970	12,098	3.94
1975	15,519	3.89
1980	22,721	3.38
1985	28,498	3.18
1990	35,168	3.01
1995	39,736	2.93
2000	43,002	2.80
2005	47,161	2.94
2010*	51,214	2.86
2011	51,953	2.83



Source: U.S. Census Bureau / Charles County Department of Planning & Growth Management.

* U.S. Census Bureau, Census 2000; count as of 04/01/10

Type of Housing Units

	<u>% of Total</u>		<u>% of Total</u>
1 unit- detached.....	71.4%	5 to 9 units.....	2.1%
1 unit- attached.....	16.9%	10 to 19 units.....	1.7%
2 units.....	0.9%	20 or more units.....	2.8%
3 or 4 units.....	2.1%	Mobile home or other	2.1%

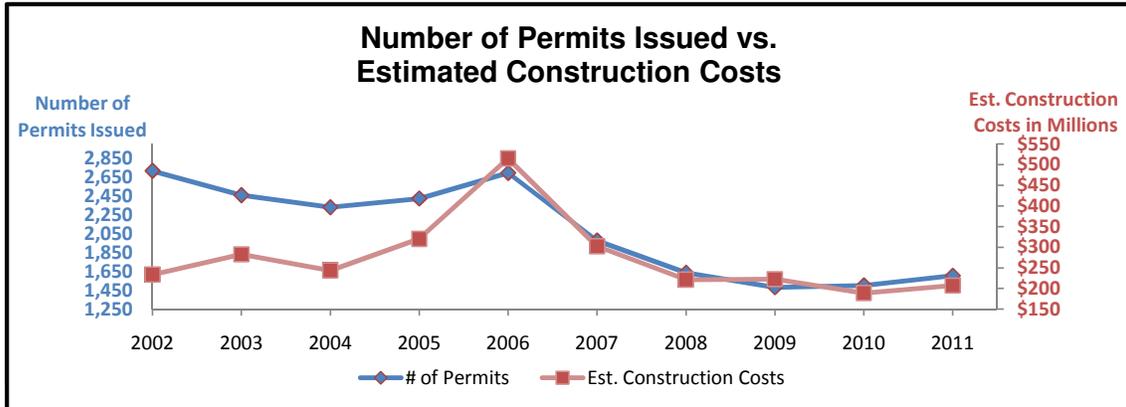
Source: U.S. Census Bureau, 2008-2010 American Community Survey 3-year estimates.

ECONOMIC AND STATISTICAL INFORMATION

As set forth in the Ten-Year Building Permit Summary, the value of building permits issued annually has generally increased each year from 2001 to 2006. As a result of the current housing and economic slow down, permits have declined from 2006 to 2009, leveled off in 2010, and have begun to increase in 2011.

Ten Year Building Permit Summary

Calendar Year	# of New Residential Units	# of New Commercial Permits	# of New Res. Misc. Permits	# of Comm. Alter./Add. Permits	Total Number of Permits	Total Estimated Construction Costs
2002	1,260	25	1,234	197	2,716	\$233,834,030
2003	946	29	1,295	188	2,458	282,769,370
2004	807	37	1,283	203	2,330	243,840,425
2005	783	29	1,402	209	2,423	320,473,399
2006	1,043	32	1,381	237	2,693	515,266,408
2007	581	22	1,103	271	1,977	302,263,342
2008	397	41	930	268	1,636	221,314,567
2009	524	14	723	221	1,482	222,629,345
2010	520	15	761	206	1,502	189,021,394
2011	576	18	751	259	1,604	207,318,445



As shown below, the County experienced a dramatic rise in the estimated average cost per single family dwelling unit between 2002 and 2006. A housing market slump has resulted in fewer number of new units and a slightly lower average cost per unit. In 2011, the average price increased 7.5%.

Single Family Dwelling (SFD)				
Year	Estimated Residential Construction Costs	No. of New SFD Units	Avg. Cost of New SFD Unit	% Chg.
2002	\$173,280,577	1,113	\$155,688	13.5%
2003	142,739,547	826	172,808	11.0%
2004	159,923,707	807	198,171	14.7%
2005	171,982,185	773	222,487	12.3%
2006	221,421,651	901	245,751	10.5%
2007	124,848,057	489	255,313	3.9%
2008	94,786,848	377	251,424	-1.5%
2009	87,588,186	363	241,290	-4.0%
2010	117,998,807	497	237,422	-1.6%
2011	110,281,837	432	255,282	7.5%

Source: County Department of Planning & Growth Management, Permits and Inspections Division.

ECONOMIC AND STATISTICAL INFORMATION

Transportation

Highways: U.S. 301, MD 5, and MD 210 are the major highways through the county. Routes 5 and 210 connect to the National Capital Beltway (I-495) providing easy access to Washington D.C. and Northern Virginia. Route 301 connects the region with Baltimore and Richmond, and serves as an alternate to I-95 traffic through the Washington Capital area. A six-year, \$180 million road improvement plan is near completion, which will create alternate routes and easy traffic flow through the county's population centers.

Rail: CSX Transportation

Truck: 51 local and long-distance trucking establishments are located in Southern Maryland.

Air: Charles County's Development District is about 45 minutes from Washington's Reagan National Airport, and about an hour from both Dulles Airport and Baltimore/Washington International Thurgood Marshall Airports. General aviation services are available within the County at the Maryland Regional Airport which is currently undergoing a \$15 million FAA/State expansion adding a 3,000 ft paved runway.

Water: Service by the Port of Baltimore. Channel depth of the Potomac River is sufficient to support shipping direct to Charles County.

Utilities

Electricity: Southern Maryland Electric Coop. Inc. Customers of investor-owned utilities and major cooperatives may choose their electric supplier. The County is home to the GenOn power generation plant with a capacity of 1.5 megawatts.

Gas: Washington Gas serves the northern area of the County.

Sewer: In Pinefield, the greater Waldorf area, St. Charles, White Plains, Bryans Road, and the Bensville area, the County owns and operates a series of collector sewers and pumping facilities. The sewage from these areas all flow to the County's Mattawoman Wastewater Treatment Plant. The County also owns and operates five other sewage collection systems and wastewater treatment facilities.

Water: The greater Waldorf area, St. Charles, Pinefield, & White Plains area communities obtain water from a public water system comprised of 17 deep wells. Indian Head & La Plata have municipal water systems. There are 18 other individual community water systems owned and operated by the County and approximately 60 community water systems owned and/or operated by private utility companies or neighborhood associations. For areas not served by a community water system, individual wells are used for water supply.

Telecommunication: A number of carriers provide wireless, hardline, and broadband service to the region.

Business/Industrial Property

St. Charles - Considered one of the best master-planned communities in the country and only 11 miles from the Capital Beltway, with more than 500 acres of available industrial and commercial property in parcels from one to 100+ acres in three employment parks.

Waldorf Technology Park - Master-planned, 400,000 sf Class A office and R&D complex on 64 acres; home to Marriott Residence Inn and the Energetics Technology Center. Certified site: Eight-month delivery is available for a new, fully permitted, 20,000 sf Class A building.

Indian Head Science and Technology Park - 5 minutes from Indian Head Naval Base and 20 minutes from the Capital Beltway. This new park will accommodate 1.3 million sf of R&D, office, and industrial space on 250+ acres. Anti-Terrorism/Force Protection site criteria compliance available. Future home of the University of Maryland's Energetics Technology Center.

White Plains Corporate Business Park - Strategically located along US 301 in the developing White Plains business district. This park offers Class A lease and condo office space, flex space, and pad sites.

Market Profile Data

	<u>Low</u>	<u>High</u>	<u>Average</u>		<u>Low</u>	<u>High</u>	<u>Average</u>
Land- cost per acre:				Rental Rates- per square foot:			
Industrial	\$21,000	\$200,000	\$110,500	Warehouse/Industrial	\$4.50	\$10.00	\$6.00
Office	\$109,000	\$600,000	\$250,000	Flex/R&D/Technology	\$10.00	\$16.50	\$12.00
				Class A Office	\$13.00	\$30.00	\$21.00