

MEMORANDUM

To: Dwight Ward, President, Oak Creek Homeowners Association

From: Mike Reilly, Carrollton Enterprises, Turner Trust

Re: Oak Creek Land Swap and Property Land Use

Date: September 25, 2020

It is the desire of Carrollton Enterprises to meet with you to discuss reviving the discussions regarding the land swap of parcels between the Oak Creek Homeowners Association ("HOA") and Carrollton Enterprises (Turner Trust) ("Turner Trust"), easements, existing improvements and the future land use for the Turner Trust parcels on the north side of Mary Bowie Parkway.

The attached drawing was prepared and distributed during discussions in 2018. We believe it accurately reflects the land swap (Outlot B on the south side of Mary Bowie Parkway to the HOA and Residue of Parcel B on the north side of Mary Bowie Parkway to Turner Trust), existing improvements (entrance fence, brick pillars, and the Guard House Backup Generator) and the use and maintenance area for the easement(s) to be recorded for the benefit of the HOA.

Prince George's County is beginning the Countywide Map Amendment process during which the County re-examines zoning classifications of parcels and land uses throughout the County. For your review and our discussion when we meet, attached are two Concept Plans for the combined parcels (Parcel OO and Residue Parcel B) on the north side of Mary Bowie Parkway. These Concept Plans were prepared based upon the HOA input from the 2018 discussions:

1. The layout and lot sizes are uniform and compatible with the layout and lot sizes in adjacent Land Bay F. The fronts of the single-family homes will face Mary Bowie Parkway and Bamberg Way. We are presenting these alternative Concept Plans for your review and comment. One Concept Plan shows an all single-family detached layout of 30 lots and the other Concept Plan provides a layout of 39 lots with 23 single-family detached homes and 16 town homes centrally located within the combined parcels.
2. The existing County approved access to the combined parcels from Mary Bowie Parkway would be permanently abandoned and access would be from Bamberg Way and Abbeville Place.
3. There will be a 150' buffer area between the proposed lots and Church Road which would be controlled by the HOA. There would not be any permanent access to the parcels from Church Road. We would like to discuss a temporary construction entrance from Church Road with you and the County while the property is being developed into finished lots.
4. The Use and Maintenance Easement for the perpetual benefit of the HOA is shown on the Concept Plans for the areas fronting Mary Bowie Parkway and including the entrance fence, brick pillars, Guard House Backup Generator, security control system and landscaping. This will resolve past a past omission and as noted from the

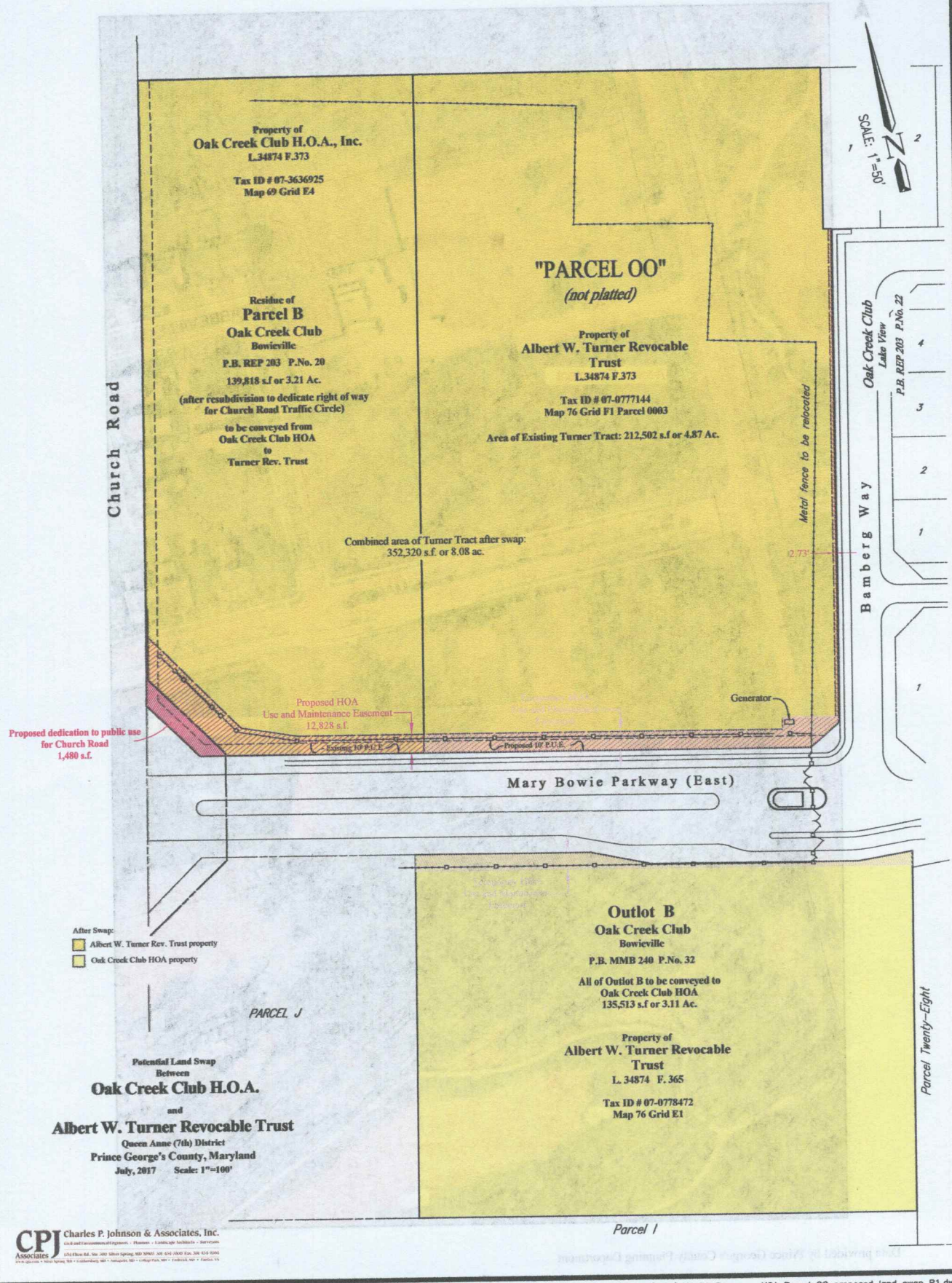
2018 discussions, minimize the impact on the existing entry monumentation and the Mary Bowie Parkway Streetscape.

5. To achieve the foregoing, on or before October 16, 2020 we propose to use the Countywide Map Amendment to start the process to complete rezoning of the parcels as follows:

- a. Turner Trust would file an affidavit with Prince George's County as part of the Countywide Map Amendment process to rezone Parcel OO on the northside of Mary Bowie Parkway to the RSF-A zoning classification, thus eliminating the current LAC zoning classification;
- b. Turner Trust would prepare an affidavit to be executed by the HOA and filed with Prince George's County as part of the Countywide Map Amendment process to rezone Residue Parcel B on the north side of Mary Bowie Parkway to the RSF-A zoning classification, thus eliminating the current LAC zoning classification.
- c. Turner Trust would file an affidavit with Prince George's County as part of the Countywide Map Amendment process to rezone Outlot B on the southside of Mary Bowie Parkway to the Legacy Comprehensive Design R-L zoning classification.
- d. The RSF-A zoning classification for both Parcel OO and Residue Parcel B on the northside of Mary Bowie Parkway regarding density and uses is consistent with the existing density and uses at the Oak Creek community and specifically with the adjacent residential Land Bay F. By eliminating the LAC zoning classification, the current ability to have a commercial use at the Oak Creek community main entrance would be permanently abandoned.
- e. The Legacy Comprehensive Design R-L zoning classification for Outlot B on the southside of Mary Bowie Parkway to be transferred to the HOA allows for uses consistent with existing HOA controlled parcels at Oak Creek.
- f. We believe that the foregoing rezoning of Parcels OO and Residue Parcel B to RSF-A to develop these parcels together using either Concept Plan in accordance with the Oak Creek Community design and architectural requirements, and that the rezoning of Outlot B to Legacy Comprehensive Design R-L, is consistent with enabling the completion of the land swap as previously discussed and for the HOA's acceptance of annexation of these three parcels into and under the control and jurisdiction of the HOA after the three rezonings have been finalized.

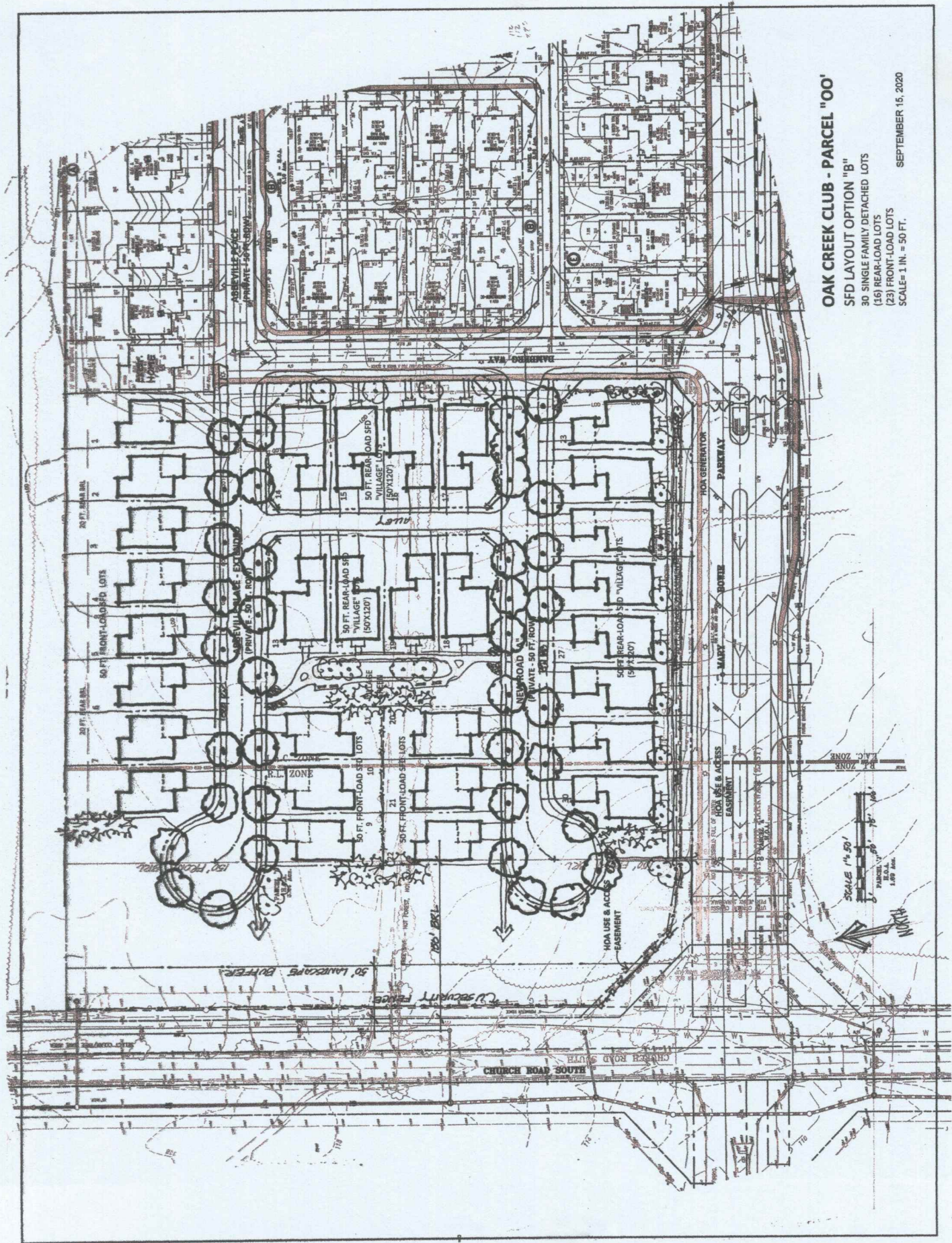
We look forward to meeting with you and discussing further.

Exhibit A



Turner_HOA Parcels



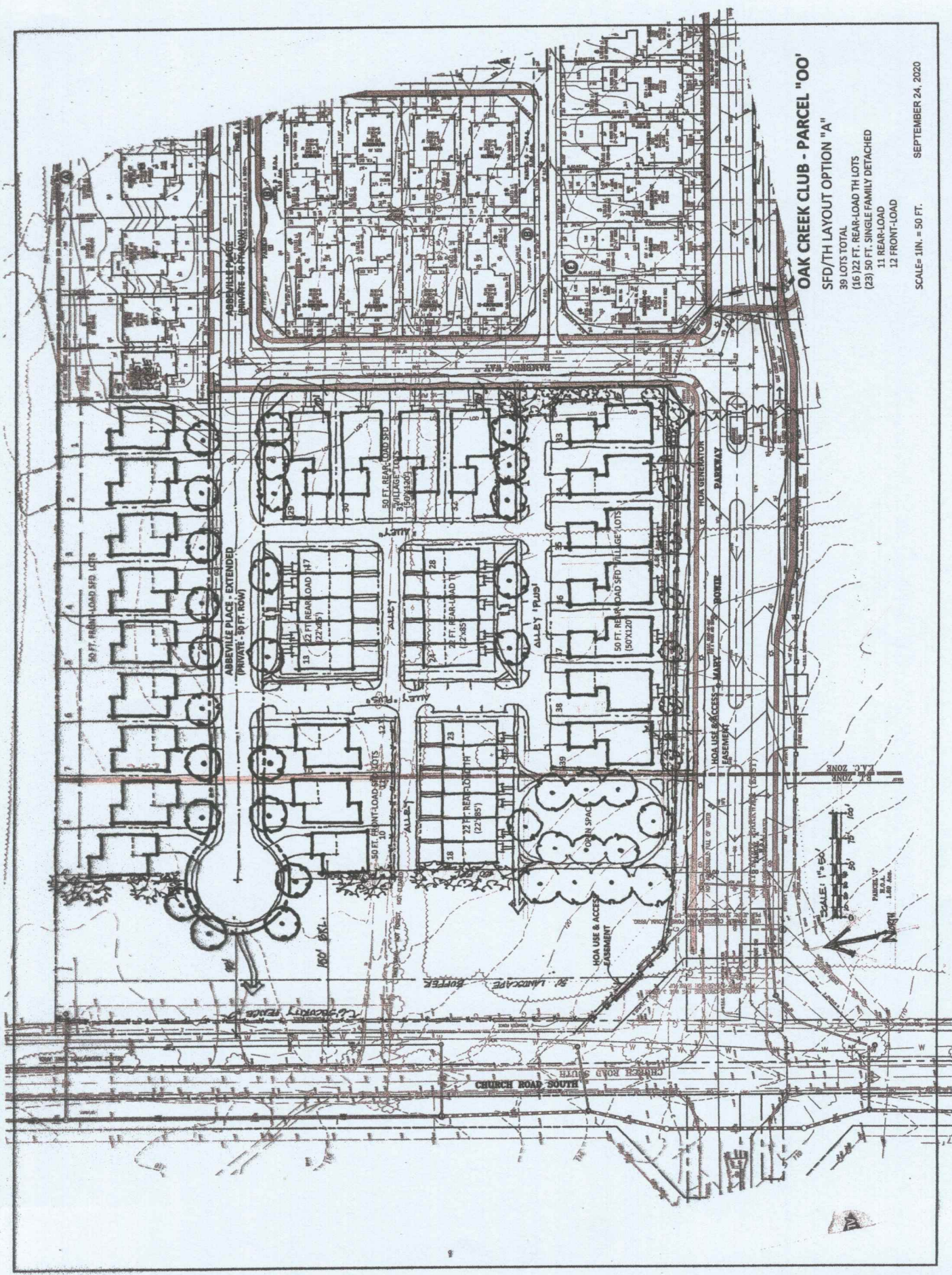


OAK CREEK CLUB - PARCEL "00"

SFD LAYOUT OPTION "B"

30 SINGLE FAMILY DETACHED LOTS
 (16) REAR-LOAD LOTS
 (23) FRONT-LOAD LOTS

SCALE = 1 IN. = 50 FT.
 SEPTEMBER 15, 2020



OAK CREEK CLUB - PARCEL "00"
SFD/TH LAYOUT OPTION "A"

39 LOTS TOTAL
 (16) 22 FT. REAR-LOAD TH LOTS
 (23) 50 FT. SINGLE FAMILY DETACHED
 11 REAR-LOAD
 12 FRONT-LOAD

SCALE= 1IN. = 50 FT.
 SEPTEMBER 24, 2020

CHURCH ROAD SOUTH

ABBEVILLE PLACE - EXTENDED
 (PRIVATE - 50 FT. ROW)

50 FT. REAR-LOAD SFD LOTS

50 FT. REAR-LOAD SFD
 VILLAGE LOTS
 (50'x120')

22 FT. REAR-LOAD TH
 (22'x85')

50 FT. FRONT-LOAD SFD LOTS
 (50'x120')

22 FT. REAR-LOAD TH
 (22'x85')

HOA USE & ACCESS
 PAVEMENT

HOA USE & ACCESS - MARY
 EASEMENT

HOA GENERATOR
 PARKWAY

SCALE: 1"=50'
 NORTH

R.C. ZONE

PARKING

HOA

100' ROW