

**DISCLOSURE REGARDING
CHERRY HILL COMMUNITY DEVELOPMENT AUTHORITY**

Potomac Shores is included in the Cherry Hill Community Development Authority District (the “CDA District”) as created by the Prince William County Board of Supervisors. Each lot, including residential, commercial and mixed use lots, within the CDA District will be subject to special assessments to pay for public improvements which serve the CDA District. These assessments are in addition to any other taxes and assessments that may be imposed by Prince William County. Special assessments will be collected at the same time and in the same manner as regular real estate taxes collected by the County.

Each home within Potomac Shores has the option to pre-pay the special assessments up-front or may elect to pay the special assessments over time. If the special assessments are paid over time, the special assessments are to be collected annually for 30 years after the parcel is classified as developed property. The annual special assessment for the first assessment year for each type of home within Potomac Shores will be as follows:

Single-family Detached	\$1,320.00
Single-family Attached	\$1,069.00
Multi-Family	\$ 871.00

The special assessment will increase each year after the first assessment year at the rate of 2% per year. The special assessment may be prepaid at any time.

The CDA District is overseen by an administrator. Further information pertaining to the CDA District and the assessment applicable to specific lot or property within the CDA District can be found in the County land records or obtained from the administrator, whose contact information is as follows:

Municap, Inc.
8965 Guilford Road, Suite 210
Columbia, Maryland 21046
Attn: Keenan S. Rice
Phone: (443) 539-4101
Toll free: (888) 317-9970

Each deed transferring any property within the CDA District will include the above disclosures regarding the CDA District, and all contracts of sale and subsequent deeds for any such property must also include these disclosures.