



December 8, 2020

via email - michaelwhite@comcast.net

Woodville Pines, LLC
Attn: Michael White
15125 Woodville Road
Waldorf, Maryland 20601

Re: Special Exception Use - No. 4.01.400 - 22.0 acres of land, more or less and proposed improvements, located off of Maryland Route 231 (Prince Frederick Road), Tax Map 37, Grid 21, Parcel 84, Lot 7, Benedict Farms Subdivision, Hughesville, Maryland 20637

Dear Mr. White:

Per information provided to this appraiser, it is noted that the above referenced property will be developed into a wedding/social venue or lodge as proposed. The property, if approved, will have permission to operate the facility on Fridays, Saturdays and Sundays, but no events Monday thru Thursday. Operations are expected to be from 10:00 a.m to 10:00 p.m. on Fridays, Saturdays and Sundays. With the exception of ancillary exterior services, all of the events, for the most part, are expected to use the enclosed facilities of the lodge. As such, it is this appraiser's opinion that it does not appear that the events that are proposed to be scheduled for the facilities will impact the neighborhood or surrounding properties to any great extent.

In this regards, it appears that any music or noise events will be mostly confined to the lodge facility and although there may be some additional traffic associated with the operations of the facility on Fridays, Saturdays and Sundays, this would not increase the traffic volume averages associated with the Maryland Route 231 corridor, in all likelihood.

Although the facility would be somewhat of a quasi-commercial operation, this appraiser notes that a number of the wedding venue type facilities have been approved for operations in Charles County, as well as the other Southern Maryland counties and has no substantial changes in the neighborhood or valuation issues to adjoining parcels of property other than those that would normally be impacted by current economic changes or conditions.

In conclusion, assuming that noise ordinances are met as required, as well as conformity to appropriate lighting ordinances, it does not appear in this appraiser's opinion that the use of the subject property as a wedding/lodge venue will impact the value of adjoining parcels to any large extent.

If you should have any further questions, please feel free to communicate with me.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'James B. Hooper', is written over a circular blue stamp or seal.

James B. Hooper
Maryland License No. 04-1128

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