



August 2, 2022

Bill Hunt
St. Mary's County Government
Department of Land Use and Growth Management
23150 Leonard Hall Drive
Leonardtown, MD 20650

RE: Oak Crest Center
Traffic Improvements Fee-In-Lieu Credit Agreement Voucher #1
Lexington Exchange Flex Bldgs. A (Lot 3), B (Lot 4), & C (Lot 5)
LUGM# 19-133-009

Dear Mr. Hunt,

Per the Traffic Improvements Fee-In-Lieu Credit Agreement between St. John Properties and St. Mary's County, we are submitting the first credit voucher in the amount of \$79,692.76 to satisfy the Rt. 4 traffic mitigation fees for the Lexington Exchange Flex buildings A (Lot 3), B (Lot 4), & C (Lot 5) as referenced on the final site plan #19-133-009. A copy of the signed Traffic Improvements Fee-In-Lieu Credit Agreement is included with this letter and voucher. The voucher and draw-down table have been prepared in accordance with Exhibits C1 and C2 of the agreement.

The initial credit balance of \$285,185.64 is based off the cost estimates for the SHA Pedestrian Improvements outlined in Exhibits A and B of the agreement. Note, all plans for this work have been approved and permitted by SHA. Construction of these improvements began earlier this summer and are anticipated to be finished in the next month or so. At that time, St. John Properties will perform an internal audit of actual costs to complete this work effort and will provide your office a full breakdown to review and approve. Once approved, actual cost to complete will supplement the estimated \$285,185.64 draw-down cost on all future credit vouchers.

Please complete the bottom portion of the Voucher and return to us for our records. If you have any questions regarding this voucher, please let us know.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Findley".

Ken Findley, P.E.
Development Manager, Southern Maryland

cc: Jackie Chandler, Traffic Concepts
Nick Brader, NJB Engineering
Brandy Glenn, LUGM
Greg Hosendorf, Soltesz

2560 Lord Baltimore Dr
Ofc | 410 788- 0100

Baltimore MD 21244
Fax | 410 788 0851

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**ST. MARY'S COUNTY VOUCHER FOR THE OAK CREST P.U.D. TRAFFIC IMPROVEMENTS FEE-IN-LIEU
CREDIT AGREEMENT**

Final Site Plan Title / LUGM #: Oak Crest Center PUD Revision to Phase 1 / #19-133-009

Voucher Sequence Number: 1

Property Owner (or Agent)

Name: St. John Properties

Address: 2560 Lord Baltimore Dr. Baltimore, MD 21244

Telephone: 410-369-1209

LOCATION					
(Bldg. Desig. / Lot #)	BUILDING PERMIT NUMBER	TRANSPORTATION IMPACT FEE RATE	GROSS AREA	CREDIT AMOUNT	CREDIT BALANCE*
	Oak Crest Center: Voucher 1		118,00 sf Flex Space		\$285,185.64
Oak Crest Buildings	20-00000362	\$463.33 per PM (172 PM)		\$79,692.76	
A, B, C	20-00000363	TOTAL CREDITS		\$79,692.76	
Lots 3, 4, 5	21-00000565		CREDIT BALANCE:		\$205,492.88

(*Note: Credit Draw-down Table to be attached with this voucher)

TO BE COMPLETED BY DEVELOPER

This voucher for credit of the above impact fee has been approved by "DEVELOPERS", as the developer of the **Oak Crest Center** in the amount of \$ \$79,692.76.



Date: 8/2/2022

Kenneth Findley, P.E., Authorized Representative or

Address: 2560 Lord Baltimore Dr., Baltimore MD 21244

Natasha Peabody, Development Coordinator

Telephone: 410-369-1209

TO BE COMPLETED BY THE ST. MARY'S COUNTY OFFICE OF LAND USE GROWTH MANAGEMENT (LUGM)

Voucher Sequence Number: 1

Signature: Willie B. Hunt

Certification By: _____

Date: 10 Aug 2022