

85 Chestnut Point Road
Perryville, MD

7/8/08

THE PROPERTY: Currently - 36.52± acres of vacant land.
Formerly - A mobile home park of 55 trailer pads, 225
campground trailer pad sites and a 210 slip boat marina.

LOCATION: 85 Chestnut Point Road –
The site is situated along the northerly side of Chestnut Point Road,
east of Carpenters Point Road and along the Chesapeake Bay, in
Perryville, Cecil County, Maryland.

PARCEL NOS.: On the tax rolls of Cecil County, the property is legally known as
Parcel Nos. 05-066999, 05-025362, 05-107857, 05-025338, 05-
025370 and 05-025346.

CENSUS TRACT NO.: 309.01

LAND AREA: The property contains 36.52± acres (see enclosed survey).

SHAPE: The site is irregular in shape.

FRONTAGE: The property contains frontage along the northerly side of
Chestnut Point Road, the easterly side of Carpenters Point Road
and along the Chesapeake Bay.

UTILITIES: Municipal utilities are available to the site includes water, natural
gas, electricity and telephone.

ZONING: The majority of the site is situated within the SR (Suburban
Residential) District, while a small portion of parcel #05-025362
(Marina Parcel #488) is situated within zone MH – Maritime
Business District.

FLOOD HAZARD: According to the Federal Emergency Management Agency (FEMA)
the majority of the subject property appears to be located in a Zone
C – an area of minimal flooding, while the easterly portion of the
site – along the Chesapeake Bay is located in Zone AE – Base
flood elevations determined. Zone A is the flood insurance rate
zone that corresponds to the 100-year floodplains that are
determined by the Flood Insurance Study (FIS) by approximate
methods. Because detailed hydraulic analyses are not performed
for such areas, no BFEs or depths are shown within this zone.
Mandatory flood insurance requirement apply. (Community Panel
#2400190041A; Effective Date: April 4, 1984)