

My name is Arthur Carson and I live at 13236 Trenton Ave, Lusby Maryland, in Calvert County.

I am a full time Real Estate agent affiliated with O'Brien Realty, and maintaining an office in Solomons, Maryland. For the past seventeen (17) years I have listed and sold properties primarily in the southern part of Calvert County.

I am very familiar with the Lusby, Maryland Real Estate market. I am knowledgeable of the Cove Point LNG Terminal and regasification facility located on the western shore of the Chesapeake Bay in Lusby, Maryland southern Calvert County. There are a number of residential subdivisions located very close to the Cove Point facility. In particular, Cove Point Beach, Cove of Calvert, Cove Point Woods, and Chesapeake Cove Estates are all located less than a mile away from the Cove Point LNG facility. All of these neighborhoods are single-family detached homes, generally on small lots.

Housing prices in southern Calvert County have been rising steadily in recent years, and the prices of the homes in Cove Point Beach, Cove of Calvert, Cove Point Woods, and Chesapeake Cove Estates have been rising at rates which are consistent with the overall price rise of homes in southern Calvert County. In my professional opinion, the presence of the Cove Point LNG facility has had absolutely, without question, no depressing effect on home price sales in nearby neighborhoods.

I have researched records of neighborhoods adjoining the Cove Point LNG facility over the course of the past six years. I will share with you today recent home sale prices that illustrate the value of properties near the LNG facility and show how they have been rising rapidly in recent years.

There is a home located at 2721 Cove Point Road, located in Cove Point that sold for \$187,000 in February of 2001. That same home resold for \$340,000 in March 2005. Thus you can see that in just three years the value of that home increased by 82%.

Another home located at 2017 Dasher Drive, in Cove Point Woods sold for \$215,000.00 in October 2000. That same home resold for \$429,900.00 in September 2005 reflecting a 100% increase in value in less than five years.

One last example. Another home located in Cove Point Woods, at 2005 Dasher Drive sold for \$241,000 in September of 2002. This home resold for \$415,000 in September of 2005. This is a value increase of 72% in 36 months.

If you would like I can provide you with information showing many similar sales in neighborhoods in close proximity to the Cove Point LNG facility. The actual sale information clearly shows that there is no depressing effect on home value in neighborhoods close to the facility.

Understanding that some residents of Dundalk are concerned that the construction of an LNG facility at Sparrows Point, which is several miles away from Dundalk, and is on the

other side of a tributary of the Patapsco River, might cause home values to fall. Based on my experience in Calvert County selling and listing homes, which are much closer to the Cove Point LNG facility than any home in Dundalk, would be to the proposed Sparrows Point LNG facility, it is my opinion that these concerns are not valid.