

The Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Development Review Division  
 301-952-3530



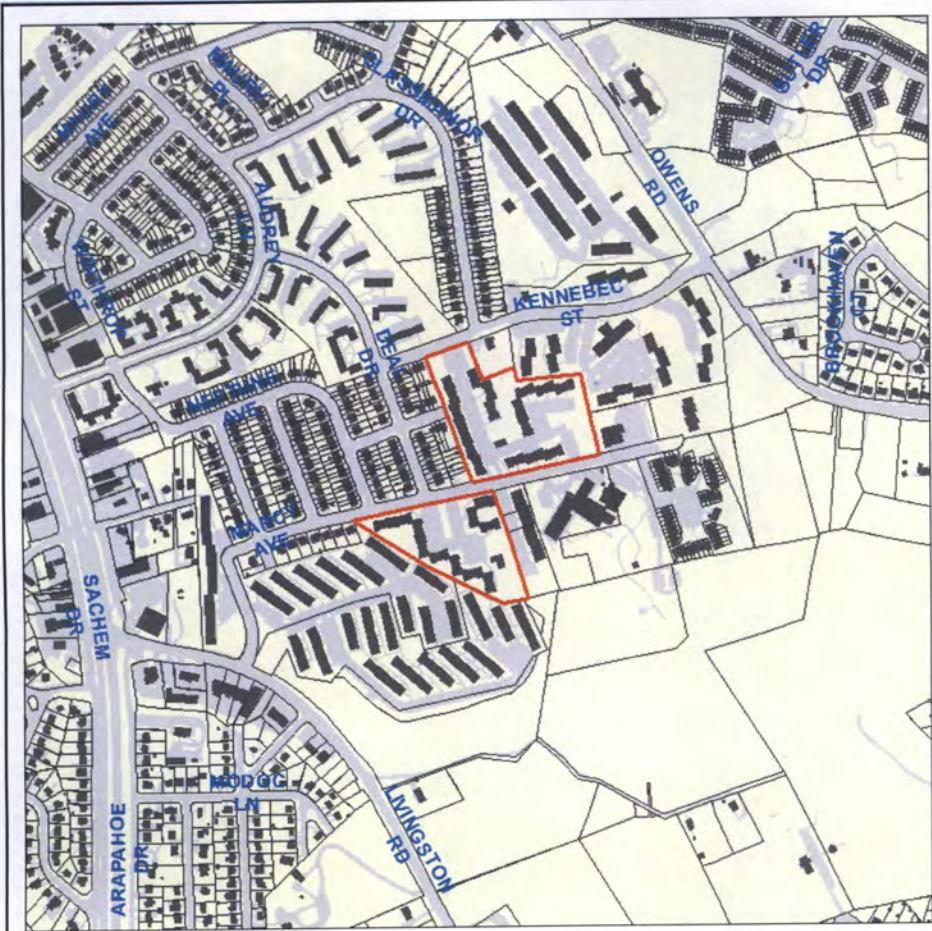
Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).

## Certification of Nonconforming Use CNU-33101-13

Application	General Data	
<b>Project Name:</b> Colonial Village Apartments  <b>Location:</b> On the north and south sides of Marcy Avenue and east of its intersection with Deal Drive.  <b>Applicant/Address:</b> Colonial Village Apartments Limited Partnership 7007 Heatherhill Road Bethesda, MD 20817  <b>Property Owner:</b> Same as above	Planning Board Hearing Date:	07/31/14
	Staff Report Date:	07/03/14
	Date Accepted:	05/14/14
	Planning Board Action Limit:	N/A
	Plan Acreage:	13.83
	Zone:	R-18
	Gross Floor Area:	122,317 sq. ft.
	Lots:	N/A
	Parcels:	1
	Planning Area:	76A
	Council District:	08
	Election District	12
	Municipality:	N/A
200-Scale Base Map:	207SE01	

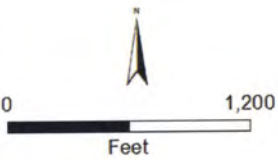
Purpose of Application	Notice Dates	
Certification of a nonconforming use for a 330-unit apartment building in the R-18 Zone.	Informational Mailing	03/31/14
	Acceptance Mailing:	05/12/14
	Sign Posting Deadline:	07/02/14

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Taslima Alam <b>Phone Number:</b> 301-952-4976 <b>E-mail:</b> <a href="mailto:Taslima.Alam@ppd.mncppc.org">Taslima.Alam@ppd.mncppc.org</a>	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			



### SITE VICINITY MAP

- Legend**
- Site Boundary
  - Property
  - Building
  - Bridge
  - Pavement
  - Railroad Line



The Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Geographic Information System


Created: July 11, 2014

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

**TECHNICAL STAFF REPORT:**

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Supervisor, Zoning Review Section, Development Review Division 

FROM: Taslima Alam, Senior Planner, Zoning Review Section, Development Review Division

SUBJECT: **Certification of Nonconforming Use Application No. CNU-33101-13**

REQUEST: **Certification of a nonconforming use for a 330-unit apartment building in the R-18 Zone.**

RECOMMENDATION: APPROVAL

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NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of July 31, 2014. The Planning Board also encourages all interested persons to request to become a person of record for this application.

Requests to become a person of record should be made in writing and addressed to The Maryland-National Capital Park and Planning Commission, Development Review Division, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please call 301-952-3530 for additional information.

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FINDINGS

A. **Location and Field Inspection:** The subject property known as Colonial Village Apartments is located on both sides of Marcy Avenue and east of its intersection with Deal Drive. The site is developed with multiple two- and three-story multifamily apartment buildings on the north side of Marcy Avenue with 198 dwelling units on 8.22 acres and 132 dwelling units on south side of Marcy Avenue on 5.62 acres of land for a total of 330 dwelling units. The site has existing parking lots on both sides of the development. Vehicular access to the development is via Marcy Avenue and Kennebec Street.

B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-18	Unchanged
Acreage	8.216	Unchanged
Use(s)	Multifamily dwellings	Unchanged
Total Units	330	Unchanged
Site Density	24.1 dwelling units/acre	Unchanged
Lot Coverage	20.3%	Unchanged

C. **History:** The subject garden-style multifamily apartment complex was constructed in 1961/1962. The subject Colonial Village apartment is located on both sides of Marcy Avenue on Parcel A. One side of the development is located on the north side of Marcy Avenue and is named Glassmanor Knolls and other one is located in the south side of the Marcy Avenue and is named Edgewater Apartments. The entire apartment complex is comprised of 330 dwelling units. At the time of building construction, the property was zoned Multifamily Medium Density Residential (R-18) and the complex was in conformance with the regulations in effect. The development standards at that time permitted the allowable density based on 1,800 square feet of gross lot area per dwelling unit. The complex became nonconforming on January 1, 1964 when the Prince George’s County Zoning Ordinance was amended to require a minimum of 2,000 square feet net lot area per dwelling unit in the R-18 Zone, which would only permit 179 units. The applicant applied for a Use and Occupancy Permit (33101-2013-U) which was put on hold until certification of the nonconforming use is approved by the Prince George’s County Planning Board.

D. **Master Plan Recommendation:** The 2014 *Approved Eastover/Forest Heights/Glassmanor Sector Plan and Sectional Map Amendment* retained the property in the R-18 Zone.

E. **Request:** The applicant requests certification of the existing 330-unit apartment building that was constructed in 1961/1962. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming. The existing apartment exceeds the current maximum density and bedroom percentage limits; as a result, a request for certification of nonconforming use approval is required.

F. **Surrounding Uses:** The site is primarily surrounded by a mixture of multifamily apartment and single-family development, except for a fire department building along the east side of the Glassmanor Knolls development.

The site is surrounded by the following uses:

- North—** One-family detached residential and a multifamily apartment building in the R-18 Zone.
- South—** Multifamily residences known as Edgewater Apartments in the R-18 Zone. Immediately east of the multifamily development is vacant single-family residential land in the One-Family Detached Residential (R-55 Zone).
- East—** A multifamily apartment complex in the R-18 Zone. Immediately north is a volunteer fire and rescue department in the Multifamily Low Density Residential Condominium (R-30C) Zone.
- West—** Single-family triple-attached residential development in the One-Family Triple-Attached Residential (R-20) Zone.

- G. **Certification Requirements:** Certification of a nonconforming use requires that certain findings be made. First, the use must either predate the pertinent zoning regulation or have been established in accordance with all regulations in effect at the time it began. Second, there must be no break in operation for more than 180 days since the use became nonconforming.

Section 27-244 of the Zoning Ordinance sets forth the following specific requirements for certifying a nonconforming use:

**Section 27-244. Certification.**

**(a) In general.**

- (1) a nonconforming use may only continue if a use and occupancy permit identifying the use as nonconforming is issued after the Planning Board (or its authorized representative) or the District Council certifies that the use is nonconforming and not illegal.**

**(b) Application for use and occupancy permit.**

- (1) The applicant shall file an application for a use and occupancy permit in accordance with Division 7 of this Part.**
- (2) Along with the application and accompanying plans, the applicant shall provide the following:**
- (A) Documentary evidence, such as tax records, business records, public utility installation or payment records, and sworn affidavits, showing the commencing date and continuous existence of the nonconforming use;**
- (B) Evidence that the nonconforming use has not ceased to operate for more than 180 consecutive calendar days between the time the use became nonconforming and the date when the application is submitted, or that conditions of nonoperation for more than 180 consecutive calendar days were beyond the applicant's and/or**

**owner's control, were for the purpose of correcting Code violations, or were due to the seasonal nature of the use.**

**(C) Specific data showing:**

- (i) The exact nature, size, and location of the building, structure, and use;**
- (ii) A legal description of the property; and**
- (iii) The precise location and limits of the use on the property and within any building it occupies;**

**(D) A copy of a valid use and occupancy permit issued for the use prior to the date upon which it became a nonconforming use, if the applicant possesses one.**

**Analysis**—According to the applicant's statement of justification, the Colonial Village apartment complexes were constructed in 1961/1962. The apartments, in their present configuration, are clearly shown in the 1963 historic aerial photo of the site, which is the earliest photo available showing the building on the property. When the applicant applied for a use and occupancy permit in 2013, it was determined that certification of a nonconforming use is required because the apartments exceed the current maximum density and bedroom percentages for two- and three-bedroom units pursuant to Permit 11/270 and 271/61. Therefore, in accordance with Section 27-244(f) of the Zoning Ordinance, the Planning Board must determine whether, in fact, the use was legally established prior to the date it became nonconforming and that it has been in continuous operation since that time.

The applicant submitted the following documentary evidence in support of the application:

1. Numerous copies of Prince George's County Rental Housing License records from 1970 to 2015, which consistently shows 334 units. Prince George's County did not require rental licenses prior to 1970.
2. A letter dated March 27, 2014 from the Washington Suburban Sanitary Commission (WSSC) stating that the address had a WSSC account created in 1963. The present meter was installed on two separate dates for two different accounts, on April 10, 1989 and April 27, 1990. WSSC cannot provide any account data prior to 1999 due to archiving limitations. However, Ms. Reynolds (WSSC Correspondent Customer Relations Group), during a telephone conversation with staff on June 30, 2014, stated that she does not believe there was any service interruption for more than 180 calendar days since the creation of the accounts. No record was found to confirm her statement.
3. Letters from Mr. Simpson, Ms. Alice Battle, and Ms. Belinda, long time tenants who have resided in the Colonial Village apartments ranging from 10 to 34 years. These letters however do not testify any continuous use since 1964.

In addition, staff has reviewed a few different aerial photos of the site covering the period of time from 1963 to 2014. Each of these photos show the existing building located on the site in its present configuration as indicated on the site plan.

## DISCUSSION

In staff's opinion, the above evidence supports the applicant's claim that the apartment complex has been in continuous operation since its construction in 1961/1962. The nonconforming use began in January 1964 when the density regulations in the R-18 Zone were changed. The complex became further nonconforming when the R-18 Zone was amended in 1975 to allow a maximum of 12 units per acre. The allowable density on the subject site prior to January 1, 1964 was 334 units on a total of 13.84 acres. After that date, a maximum of 162 units would be allowed on a site that size.

## CONCLUSION

Based on the evidence submitted by the applicant, together with the lack of contradictory evidence from other sources, staff concludes that the subject apartments were constructed in accordance with the requirements of the Zoning Ordinance in effect prior to January 1, 1964. There is also no evidence to suggest a lapse of continuous apartment use since their construction. Therefore, it is recommended that Certification of Nonconforming Use Application No. CNU-33101-13 be APPROVED as a certified nonconforming use.

**ITEM:**

**CASE: CNU-33101-2013**

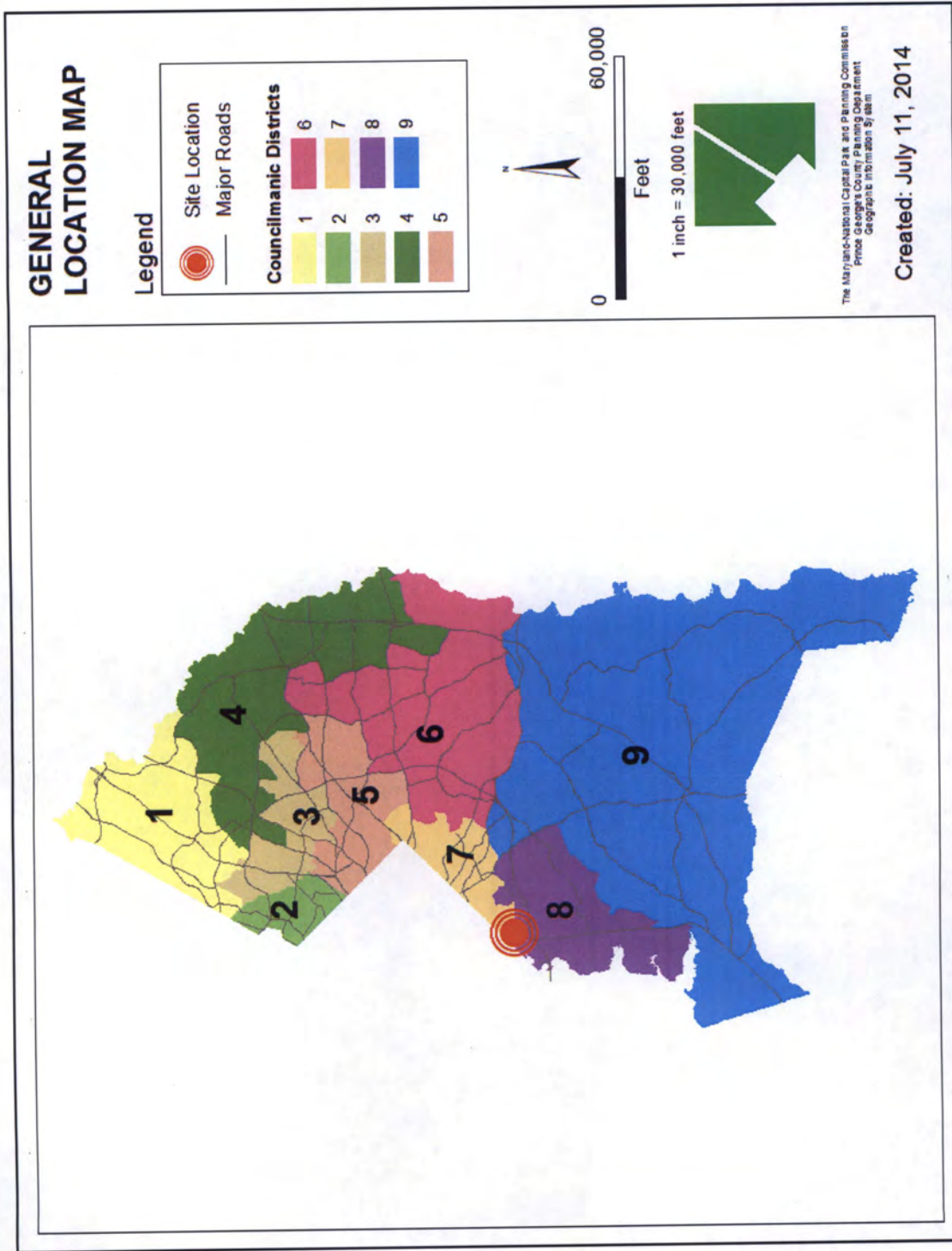
# **COLONIAL VILLAGE APARTMENTS**



**THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT**

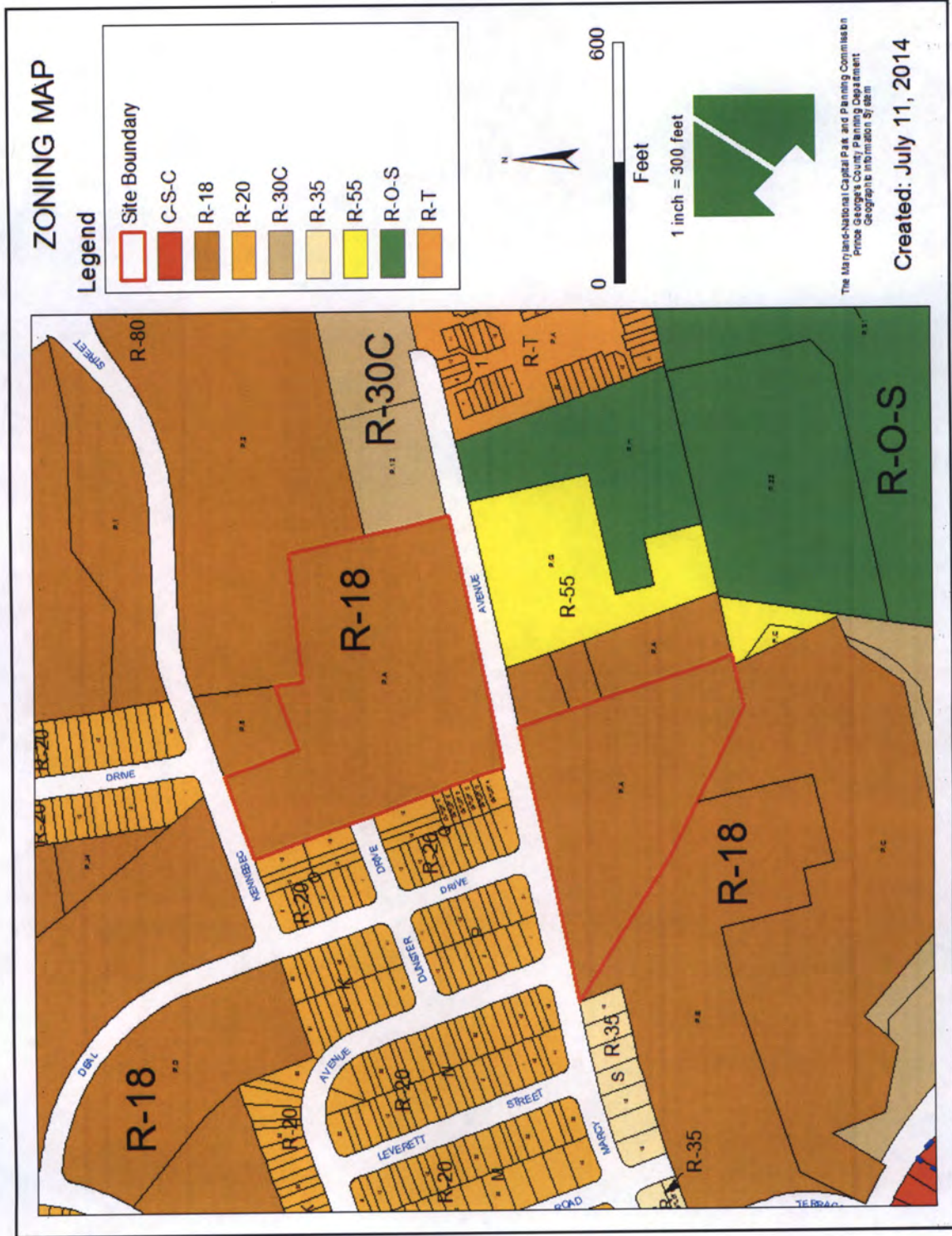


# GENERAL LOCATION MAP





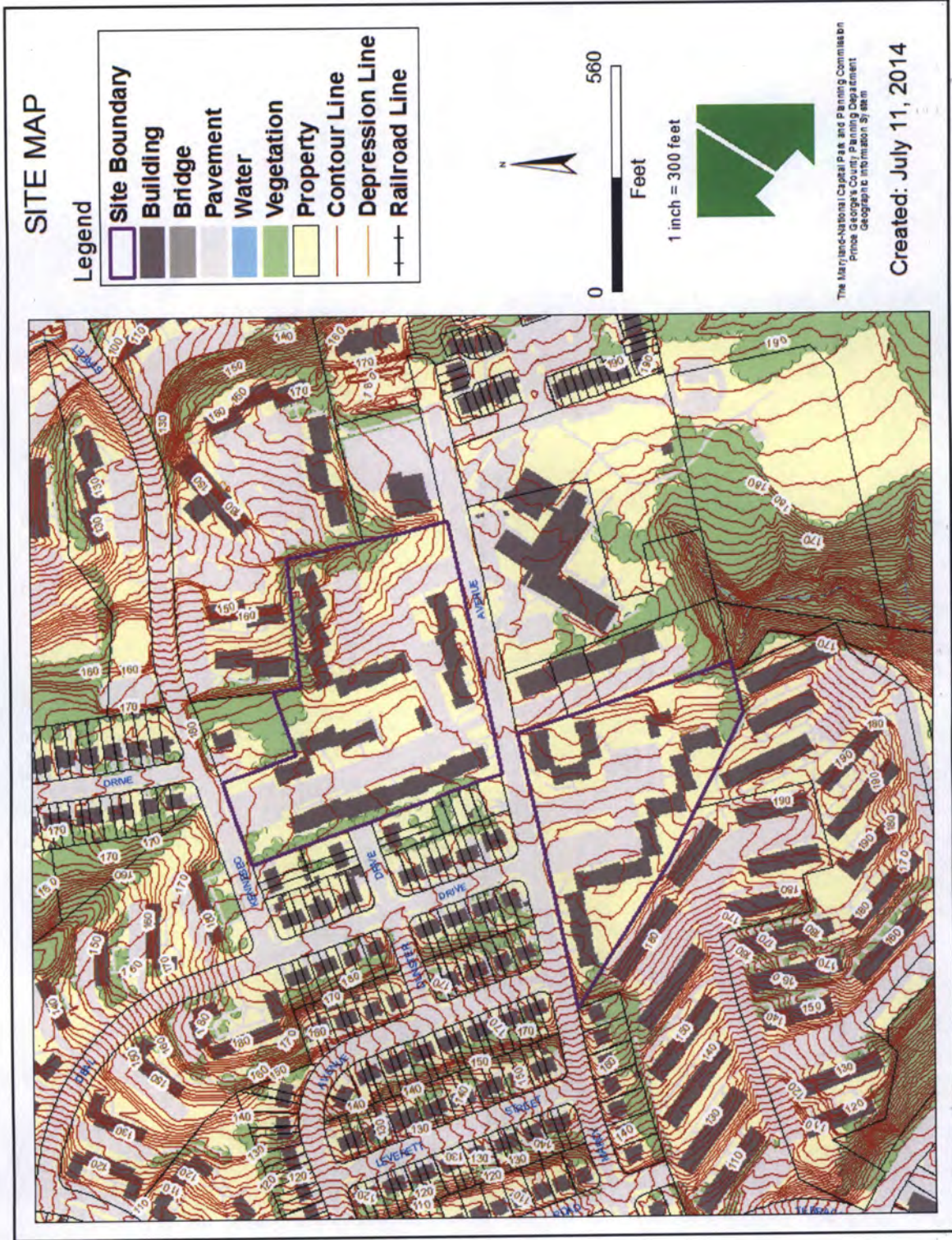
# ZONING MAP



# AERIAL MAP



# SITE MAP





BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE MAP



NO.	DESCRIPTION	DATE
1	...	...
2	...	...
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# SITE PLAN



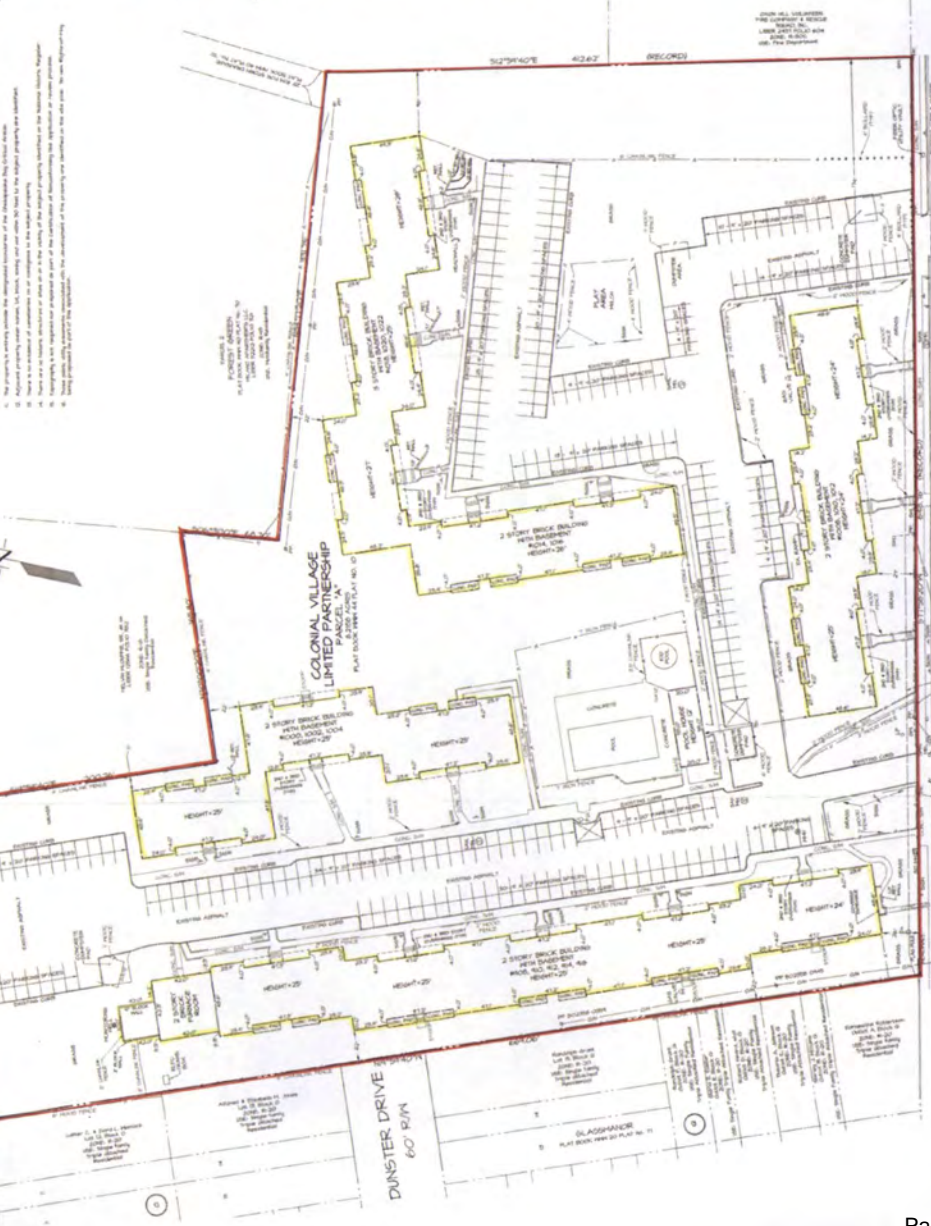
**NOTES**

1. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.
2. The applicant is responsible for providing all necessary information to the appropriate agencies.
3. The applicant is responsible for providing all necessary information to the appropriate agencies.
4. The applicant is responsible for providing all necessary information to the appropriate agencies.
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10. The applicant is responsible for providing all necessary information to the appropriate agencies.

**GENERAL NOTES**

1. The applicant is responsible for providing all necessary information to the appropriate agencies.
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9. The applicant is responsible for providing all necessary information to the appropriate agencies.
10. The applicant is responsible for providing all necessary information to the appropriate agencies.

NO.	DESCRIPTION	AREA (SQ. FT.)	REMARKS
1	2 STORY BRICK BUILDING WITH BASEMENT	10,000	HEIGHT: 20'
2	2 STORY BRICK BUILDING WITH BASEMENT	10,000	HEIGHT: 20'
3	2 STORY BRICK BUILDING WITH BASEMENT	10,000	HEIGHT: 20'
4	2 STORY BRICK BUILDING WITH BASEMENT	10,000	HEIGHT: 20'
5	2 STORY BRICK BUILDING WITH BASEMENT	10,000	HEIGHT: 20'
6	2 STORY BRICK BUILDING WITH BASEMENT	10,000	HEIGHT: 20'
7	2 STORY BRICK BUILDING WITH BASEMENT	10,000	HEIGHT: 20'
8	2 STORY BRICK BUILDING WITH BASEMENT	10,000	HEIGHT: 20'
9	2 STORY BRICK BUILDING WITH BASEMENT	10,000	HEIGHT: 20'
10	2 STORY BRICK BUILDING WITH BASEMENT	10,000	HEIGHT: 20'



**CNU-33101-2013**  
NONCONFORMING USE SITE PLAN  
COLONIAL VILLAGE APARTMENTS  
PARCEL A  
**GLASSMANOR KNOLLS**  
OXON HILL DISTRICT NO. 12  
PRINCE GEORGES'S COUNTY, MARYLAND

**DRD**  
THE DEVELOPMENT REVIEW DIVISION

**APPROVALS**

**APPLICANT:** [Name]

**DATE:** [Date]

**PROJECT:** [Project Name]

**ADDRESS:** [Address]

**CITY/TOWNSHIP:** [City/Township]

**STATE:** [State]

**ZIP:** [ZIP Code]

**PHONE:** [Phone Number]

**FAX:** [Fax Number]

**EMAIL:** [Email Address]

**PROJECT NO.:** [Project Number]

**DATE OF MEETING:** [Date]

**MEETING ROOM:** [Room Number]

**MEETING TIME:** [Time]

**MEETING AGENDA:** [Agenda Item]

**MEETING MINUTES:** [Minutes Reference]

**MEETING RECORDS:** [Records Reference]

**MEETING PHOTOGRAPHY:** [Photography Reference]

**MEETING VIDEOGRAPHY:** [Video Reference]

**MEETING TRANSCRIPT:** [Transcript Reference]

**MEETING TRANSLATION:** [Translation Reference]

**MEETING INTERPRETING:** [Interpreting Reference]

**MEETING TRANSLATION:** [Translation Reference]

**MEETING INTERPRETING:** [Interpreting Reference]

**MEETING TRANSLATION:** [Translation Reference]

**MEETING INTERPRETING:** [Interpreting Reference]

**OWNER:** [Name]

**PREPARED BY:** [Name]

**DATE:** [Date]

**SCALE:** [Scale]

**PROJECT NO.:** [Project Number]

**DATE OF MEETING:** [Date]

**MEETING ROOM:** [Room Number]

**MEETING TIME:** [Time]

**MEETING AGENDA:** [Agenda Item]

**MEETING MINUTES:** [Minutes Reference]

**MEETING RECORDS:** [Records Reference]

**MEETING PHOTOGRAPHY:** [Photography Reference]

**MEETING VIDEOGRAPHY:** [Video Reference]

**MEETING TRANSCRIPT:** [Transcript Reference]

**MEETING TRANSLATION:** [Translation Reference]

**MEETING INTERPRETING:** [Interpreting Reference]

**MEETING TRANSLATION:** [Translation Reference]

**MEETING INTERPRETING:** [Interpreting Reference]

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**MEETING INTERPRETING:** [Interpreting Reference]



**Statement of Justification**

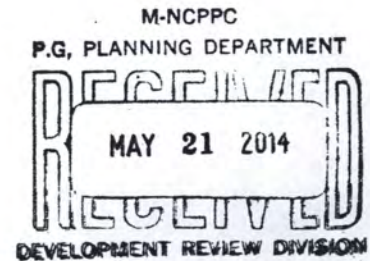
**Non-Conforming Use Certification**

**Colonial Village Apartments**

**CNU – 33101-2013**

- I. **Applicant:** Colonial Village Apartments Limited Partnership
- II. **Location:** The Colonial Village Apartments are located in Oxon Hill, Maryland at:

815 Marcy Avenue  
817 Marcy Avenue  
819 Marcy Avenue  
821 Marcy Avenue  
823 Marcy Avenue  
825 Marcy Avenue  
827 Marcy Avenue  
829 Marcy Avenue  
901 Marcy Avenue  
903 Marcy Avenue  
905 Marcy Avenue  
908 Marcy Avenue  
910 Marcy Avenue  
912 Marcy Avenue  
914 Marcy Avenue  
916 Marcy Avenue  
1000 Marcy Avenue  
1102 Marcy Avenue  
1004 Marcy Avenue  
1008 Marcy Avenue  
1010 Marcy Avenue  
1012 Marcy Avenue  
1014 Marcy Avenue  
1016 Marcy Avenue  
1018 Marcy Avenue  
1020 Marcy Avenue  
1022 Marcy Avenue



**AMENDED**

The property is accessed by Marcy Avenue off of Deal Drive.

### III. Development

A detailed "Building Layout Report" has been filed with this application which provides very specific details as to the number, type and location of all the rental units in the complex. There are a total of 334 units.

There is also a one bedroom model apartment, a three bedroom apartment that is used as the rental office and a one bedroom apartment used as the maintenance shop which are not included in the unit count.

### IV. History

The property is zoned R-18. The apartments were originally called Edgewater and Sunview Apartments. They are located on two sides of Marcy Avenue. The complex is in conformance with the regulations in place at the time of construction in 1961/1962. Certification of nonconforming use is required because the apartments exceed current maximum density and also exceeds bedroom percentages. The date of nonconforming use is January 1, 1964 when the density changed to a minimum of 2,000 s.f. per dwelling unit.

### V. Permit History

Rental Housing licenses were issued by Prince George's County for the Colonial Village Apartments as follows. Copies of the licenses are enclosed.

- License Number 1458            October 18, 1983 to October 18, 1985
- License Number 2365            October 18, 1985 to October 18, 1987
- License Number 3771            October 18, 1987 to October 18, 1989
- License Number 4496            October 15, 1989 to October 15, 1991
- License Number 5373            October 18, 1991 to October 18, 1993
- License Number 6142            October 18, 1993 to October 18, 1995
- License Number 6833            October 18, 1995 to October 18, 1997
- License Number M-0544          October 18, 1997 to October 18, 1999
- License Number M-0544          October 18, 1999 to October 18, 2001
- License Number M-0544          October 18, 2001 to October 18, 2003
- License Number M-0544          October 18, 2003 to October 18, 2005
- License Number M-0544          October 18, 2009 to October 18, 2011
- License Number M-0544          October 18, 2011 to October 18, 2013
- License Number M-0544          October 18, 2013 to October 18, 2015

There is no prior use & occupancy permit for the property.

Use & occupancy permit number 33101-2013-U is pending for the property. A copy is enclosed.

**V. Request**

The applicant requests certification of an existing 334 unit, multifamily, garden-style apartment complex built in the early 1960's. Because development regulations were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

**VI. Surrounding Uses**

North – Multifamily apartments

South - Multifamily apartments

East - Multifamily apartments

West - Multifamily apartments

**VII. Certification Requirements**

Certification of a nonconforming use requires that certain findings be made. First, the use must either predate the pertinent zoning regulation or have been established in accordance with all regulations in effect at the time the use began. Second, there must be no break in operation for more than 180 days since the use became nonconforming.

Section 27-244 of the Zoning Ordinance sets for the following specific requirements for certifying a nonconforming use:

(a) In general.

- (1) A nonconforming use may only continue if a use and occupancy permit identifying the use as nonconforming is issued after the Planning Board (or its authorized representative) or the District Council certifies that the use is nonconforming and not illegal.

(b) Application for use and occupancy permit.

- (1) The applicant shall file an application for a use and occupancy permit in accordance with Division 7 of this Part.
- (2) Along with the application and accompanying plans, the applicant shall provide the following:
  - (A) Documentary evidence, such as tax records, business records, public utility installation or payment records, and

sworn affidavits, showing the commencing date and continuous existence of the nonconforming use:

(B) Evidence that the nonconforming use has not ceased to operate for more than 180 consecutive calendar days between the time the use became nonconforming and the date when the application is submitted, or that conditions of non-operation for more than 190 consecutive calendar days were beyond the applicant's and/or owner's control, were for the purpose of correcting Code violations, or were due to the seasonal nature of the use:

(C) Specific data showing:

(i) The exact nature, size, and location of the building, structure, and use:

(ii) A legal description of the property; and

(iii) The precise location and limits of the use on the property and within any building it occupies

(D) A copy of a valid use and occupancy permit issued for the use prior to the date upon which it became a nonconforming use, if the applicant possess one.

### **VIII. Analysis**

The apartments were constructed in the early 1960's. When the applicant applied for a use and occupancy permit in 2013, the Planning Information Services staff could not verify that the apartments were built in accordance with requirements in effect at the time of construction because the original use and occupancy permit records were not available. Therefore, in accordance with Section 27-244(f), the Planning Board must determine whether, in fact, the use was legally established prior to the date it became nonconforming and that it has been in continuous operation since that time.

The applicant has submitted the following documentary evidence in support of the application:

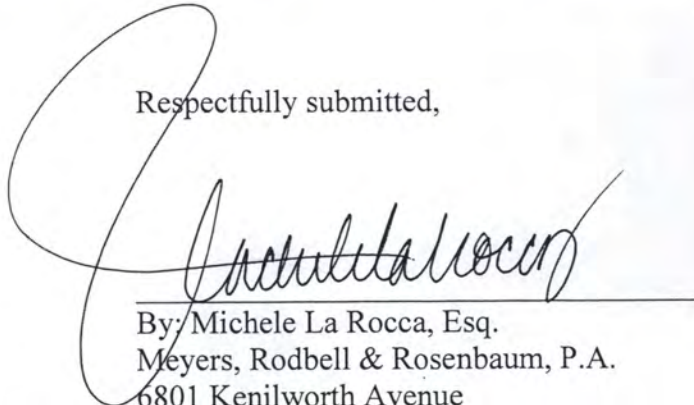
1. M-NCPPC aerial maps
2. Maryland State Department of Assessments and Taxation Property record
3. Prince George's County Rental Housing Licenses

4. Apartment Income and Expense questionnaires submitted to Prince George's County
5. A site plan prepared by Ben Dyer & Associates
6. A letter from WSSC citing the meter installation date and a continuous service statement
7. Income tax returns

**IX. Conclusion**

Based on the evidence submitted by the applicant, together with the lack of contradictory evidence from other sources, and as there is no evidence to suggest a lapse of continuous multifamily dwelling apartment use when the use became nonconforming, it is requested that Certification of Nonconforming Use Application No. CNU-4668-2014 be approved as a certified nonconforming use.

Respectfully submitted,



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By: Michele La Rocca, Esq.  
Meyers, Rodbell & Rosenbaum, P.A.  
6801 Kenilworth Avenue  
Suite 400  
Riverdale Park, Maryland 20737  
(301) 699-5800



# Washington Suburban Sanitary Commission

14501 Sweltzer Lane • Laurel, Maryland 20707-5901

COMMISSIONERS  
Gene W. Counihan, Chair  
Chris Lawson, Vice Chair  
Omar M. Boulware  
Mary Hopkins-Navies  
Hon. Adrienne A. Mandel  
Dr. Roscoe M. Moore, Jr.

GENERAL MANAGER  
Jerry N. Johnson

Sent Via Email: Michele LaRocca [mlarocca@mrriaw.net](mailto:mlarocca@mrriaw.net)  
Andy Facchina [afacchina@mrriaw.net](mailto:afacchina@mrriaw.net)

March 27, 2014

Dear Ms. LaRocca:

Thank you for your email regarding account #0021493, serving 815-907 Marcy Avenue, and account #0021519, serving 908-1022 Marcy Avenue.

The Washington Suburban Sanitary Commission (WSSC) is a bi-county agency that provides water and sewer services to more than 480,000 residential and commercial properties in Montgomery and Prince George's Counties in the State of Maryland.

This letter confirms that the WSSC currently provides water and sewer services to #0021493, serving 815-907 Marcy Avenue, and has done so since at least April 1999. Our records indicate that this account was created in 1963; however our account data is only available from 1999. The meter serving 815-907 Marcy Avenue was installed on April 10, 1989.

Additionally, WSSC currently provides water and sewer services to #0021519, serving 908-1022 Marcy Avenue, and has done so since at least April 1999. Our records indicate that this account was created in 1963; however our account data is only available from 1999. The meter serving 908-1022 Marcy Avenue was installed on April 27, 1990.

Unless some unforeseen situation should occur, WSSC will continue to provide services indefinitely to these properties. Occurrences that sometimes necessitate the interruption of services include non-payment of charges, emergency work by WSSC, or a plumbing leak on private property.

We hope this information is helpful. If you have any questions, please email us again or contact our Customer Care Agents at 301-206-4001, 1-800-634-8400, or TTY 301-206-8345, 7:30 a.m. to 7:00 p.m., weekdays.

Sincerely,

Meg Reynolds  
Correspondent  
Customer Relations Group



GNU-33101-2013  
Prince George's County Government  
Department of Environmental Resources  
Property Standards Division  
1220 Caraway Ct., Suite 1050, Largo, MD 20774  
RENTAL HOUSING LICENSE

Owner:

COLONIAL VILLAGE LTD PARTNERSHIP  
2252 BRIGHTSEAT ROAD  
LANDOVER MD 20785

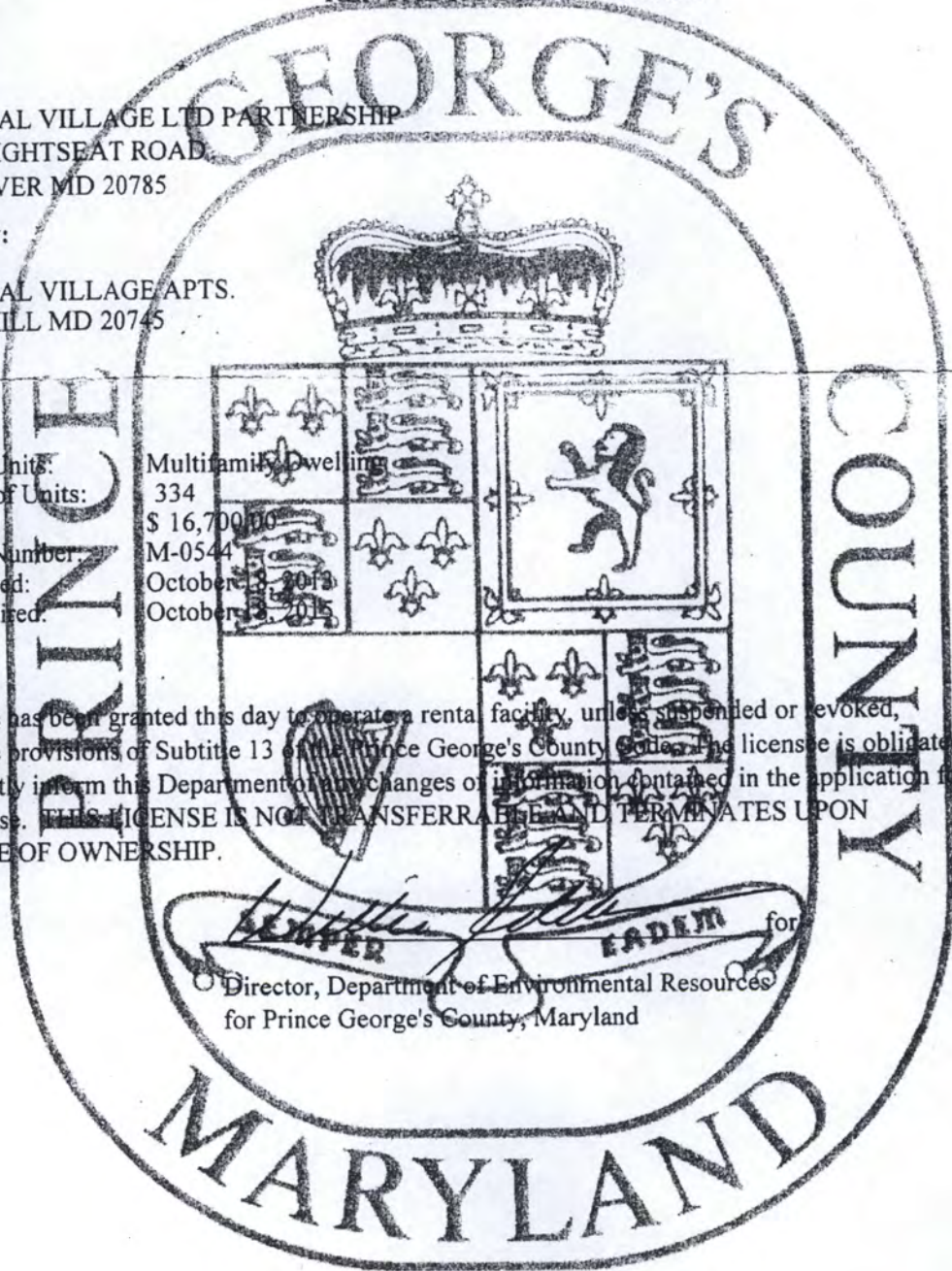
Property:

COLONIAL VILLAGE APTS.  
OXON HILL MD 20745

Type of Units: Multifamily Dwelling  
Number of Units: 334  
Fee Paid: \$ 16,700.00  
License Number: M-0544  
Date Issued: October 13, 2013  
Date Expired: October 13, 2015

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. ~~THIS LICENSE IS NOT TRANSFERABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.~~

*[Signature]* for  
Director, Department of Environmental Resources  
for Prince George's County, Maryland



ONU-33101-2013

Prince George's County Government

Department of Environmental Resources

Property Standards Group

1220 Caraway Ct., Suite 1050, Largo, MD 20774

RENTAL HOUSING LICENSE

Owner:

COLONIAL VILLAGE LTD PARTNERSHIP  
2252 BRIGHTSEAT ROAD  
LANDOVER, MD 20785

Property:

COLONIAL VILLAGE APTS.  
OXON HILL MD 20745

Type of Units:	Multifamily Dwelling
Number of Units:	334
Fee Paid:	\$ 16,700.00
License Number:	M-0544
Date Issued:	October 18, 2011
Date Expired:	October 18, 2013

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

*Brendly Gold* for

Director, Department of Environmental Resources  
for Prince George's County, Maryland

**Prince George's County Government**  
Department of Environmental Resources  
Property Standards Group  
1220 Caraway Ct., Suite 1050, Largo, MD 20774  
RENTAL HOUSING LICENSE

**Owner:**

COLONIAL VILLAGE LTD PARTNERSHIP  
2252 BRIGHTSEAT ROAD  
LANDOVER, MD 20785

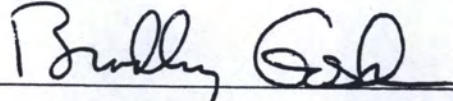
**CNU-33101-2013**

**Property:**

COLONIAL VILLAGE APTS.  
OXON HILL MD 20745

Type of Units:	Multifamily Dwelling
Number of Units:	334
Fee Paid:	\$ 16,700.00
License Number:	M-0544
Date Issued:	October 18, 2009
Date Expired:	October 18, 2011

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

  
\_\_\_\_\_ for  
Director, Department of Environmental Resources  
for Prince George's County, Maryland

# Prince George's County Government

Department of Environmental Resources

Community Services Division

1220 Caraway Ct., Suite 1050, Largo, MD 20774

## RENTAL HOUSING LICENSE

### OWNER:

COLONIAL VILLAGE LIMITED PARTNERSHIP  
2252 BRIGHTSEAT ROAD  
LANDOVER, MD 20785

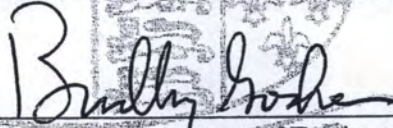
**CNU-33101-2013**

### PROPERTY:

COLONIAL VILLAGE APTS.  
OXON HILL, MD 20745

Type of Units: Multifamily Dwelling  
Number of Units: 334  
Fee Paid: \$16,700.00  
License Number: M-0544  
Date Issued: October 18, 2007  
Date Expires: October 18, 2009

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

  
for  
Director, Department of Environmental Resources  
for Prince George's County, Maryland

# Prince George's County Government

Department of Environmental Resources  
Community Services Division  
1220 Caraway Ct., Suite 1050, Largo, MD 20774

## RENTAL HOUSING LICENSE

# CNU-33101-2013

### OWNER:

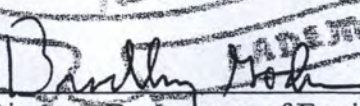
COLONIAL VILLAGE APARTMENTS  
COLONIAL VILLAGE LIMITED PARTNERSHIP  
MORT YADIN  
2252 BRIGHTSEAT ROAD  
LANDOVER, MD 20785

### PROPERTY:

COLONIAL VILLAGE APTS  
OXON HILL, MD 20745

Type of Units: Multifamily Dwelling  
Number of Units: 334  
Fee Paid: \$16,700.00  
License Number: M-0544  
Date Issued: October 18, 2005  
Date Expires: October 18, 2007

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. **THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.**

  
\_\_\_\_\_ for  
Director, Department of Environmental Resources  
for Prince George's County, Maryland

# Prince George's County Government

Department of Environmental Resources

Community Standards Division

1220 Caraway Ct., Suite 1050, Largo, MD 20774

RENTAL HOUSING LICENSE

**OWNER:**

COLONIAL VILLAGE APARTMENTS  
COLONIAL VILLAGE LIMITED PARTNERSHIP  
MORT YADIN  
2252 BRIGHTSEAT ROAD  
LANDOVER, MD 20785

CNU-33101-2013

**PROPERTY:**

COLONIAL VILLAGE APTS.  
OXON HILL, MD 20745

Type of Units: Multifamily Dwelling  
Number of Units: 334  
Fee Paid: \$16,700.00  
License Number: M-0544  
Date Issued: October 18, 2003  
Date Expires: October 18, 2005

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

*Sandra F. Paster* for  
Director, Department of Environmental Resources  
for Prince George's County, Maryland



Prince George's County Government

Department of Environmental Resources

Community Standards Division

1220 Caraway Ct., Suite 1050, Largo, MD 20774

HOUSING SECTION

RENTAL HOUSING LICENSE

CNU-33101-2013

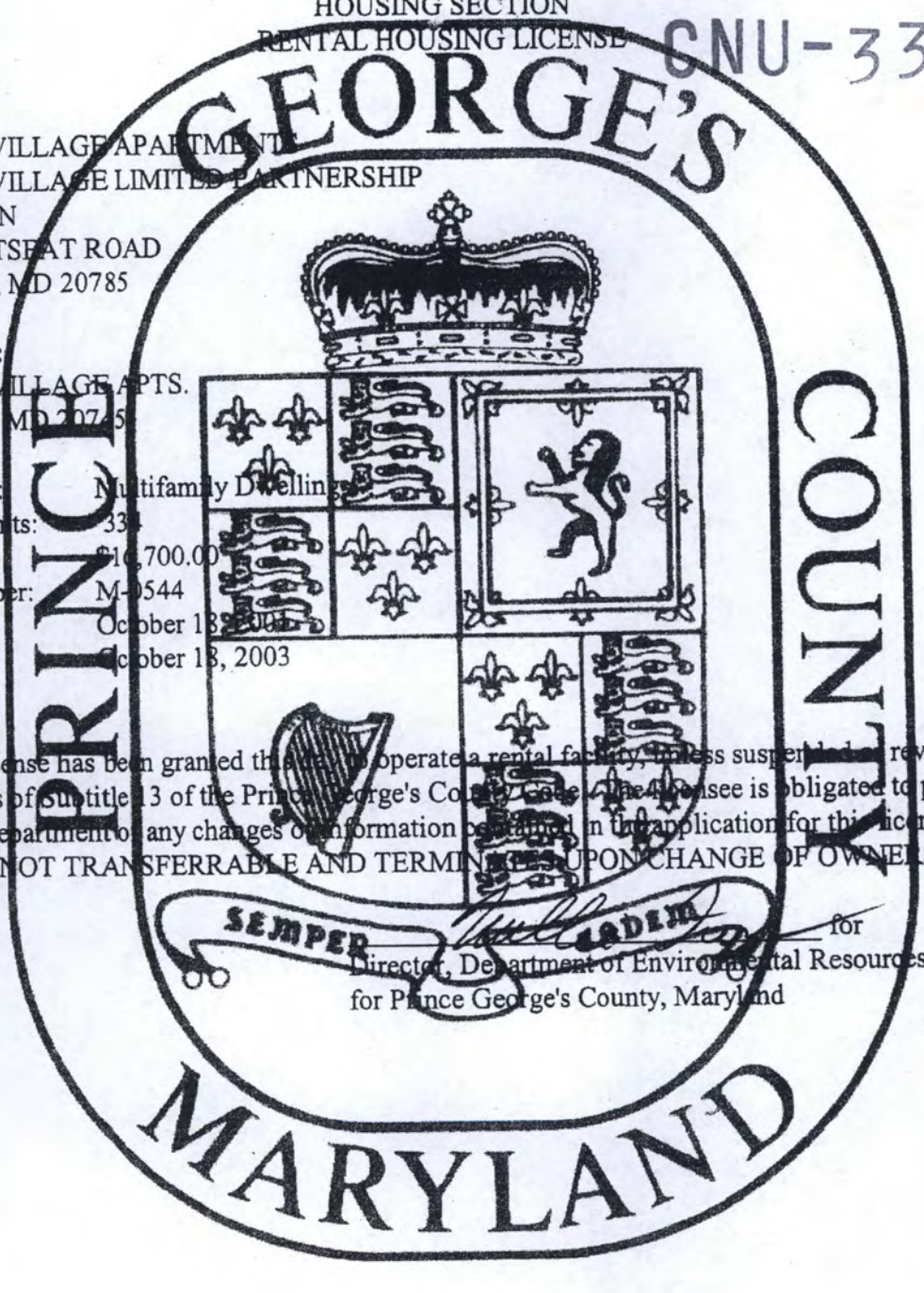
OWNER:

COLONIAL VILLAGE APARTMENT  
COLONIAL VILLAGE LIMITED PARTNERSHIP  
MORT YADIN  
2252 BRIGHTSEAT ROAD  
LANDOVER, MD 20785

PROPERTY:

COLONIAL VILLAGE APTS.  
OXON HILL, MD 20745

Type of Units: Multifamily Dwellings  
Number of Units: 33  
Fee Paid: \$16,700.00  
License Number: M-0544  
Date Issued: October 13, 2003  
Date Expires: October 13, 2003



A license has been granted to operate a rental facility, unless suspended or revoked, under the provisions of sub title 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

*[Signature]*  
for  
Director, Department of Environmental Resources  
for Prince George's County, Maryland

# Prince George's County Government

Department of Environmental Resources

Community Standards Division

1220 Caraway Ct., Suite 1050, Largo, MD 20774

HOUSING SECTION

RENTAL HOUSING LICENSE

**OWNER:**

COLONIAL VILLAGE APARTMENTS  
COLONIAL VILLAGE LIMITED PARTNERSHIP  
2252 BRIGHTSEAT ROAD  
LANDOVER, MD 20785

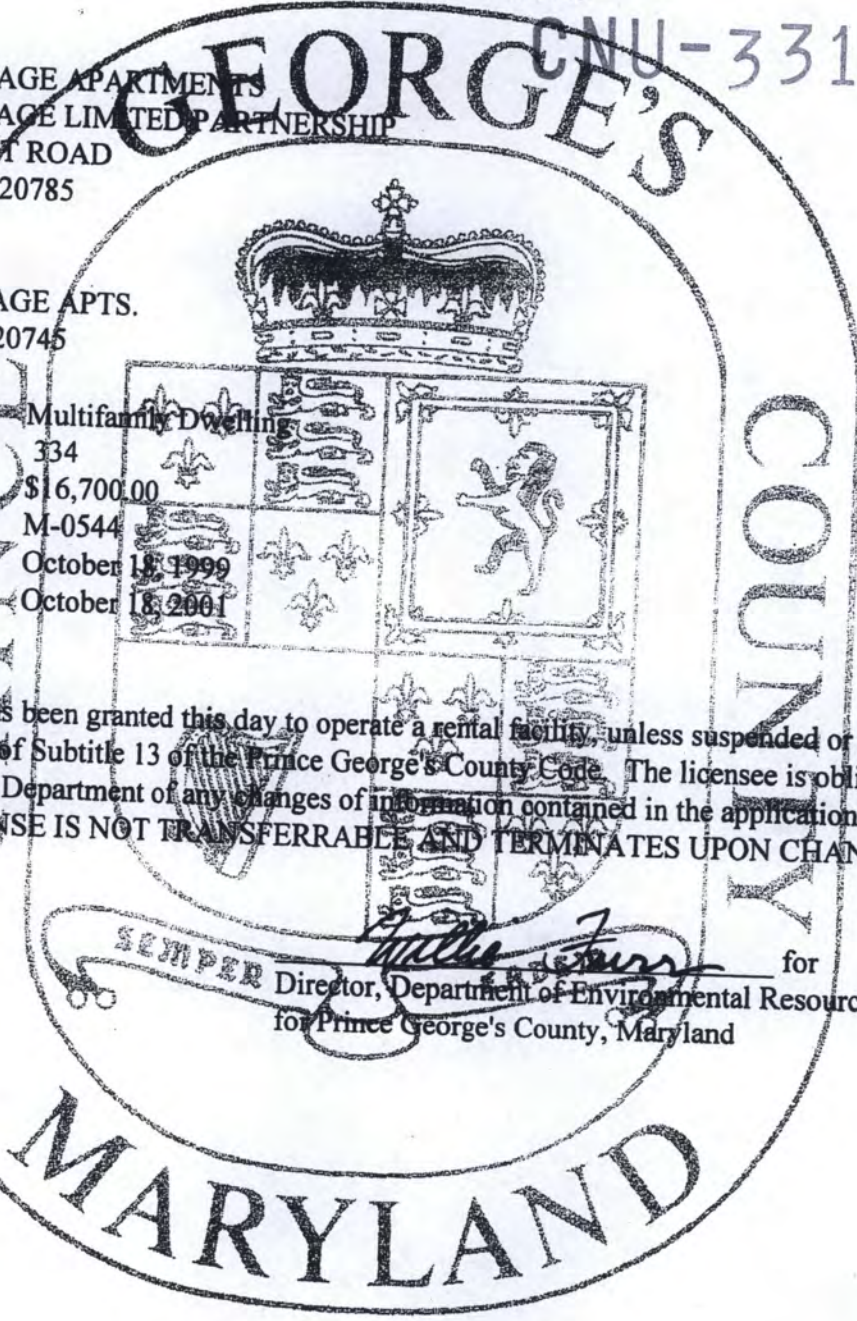
CNU-33101-2013

**PROPERTY:**

COLONIAL VILLAGE APTS.  
OXON HILL, MD 20745

Type of Units: Multifamily Dwelling  
Number of Units: 334  
Fee Paid: \$16,700.00  
License Number: M-0544  
Date Issued: October 18, 1999  
Date Expires: October 18, 2001

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.



*William J. Jurek*  
Director, Department of Environmental Resources  
for Prince George's County, Maryland



# Prince George's County Government

Department of Environmental Resources

Community Standards Division

1220 Caraway Ct., Suite 1050, Largo, MD 20774

HOUSING SECTION

RENTAL HOUSING LICENSE

**OWNER:**

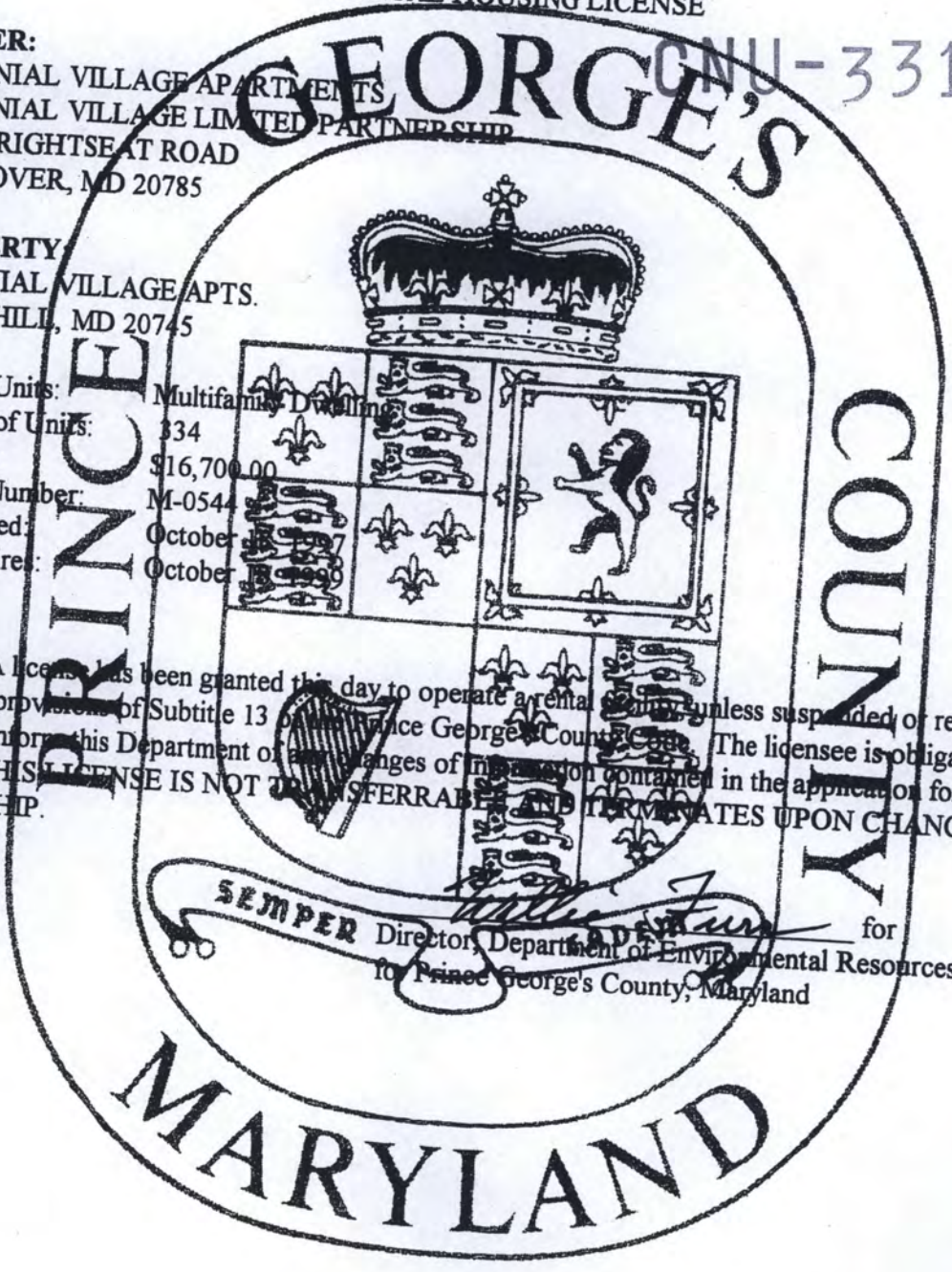
COLONIAL VILLAGE APARTMENTS  
COLONIAL VILLAGE LIMITED PARTNERSHIP  
2252 BRIGHTSEAT ROAD  
LANDOVER, MD 20785

CNU-33101-2013

**PROPERTY:**

COLONIAL VILLAGE APTS.  
OXON HILL, MD 20745

Type of Units: Multifamily Dwelling  
Number of Units: 334  
Fee Paid: \$16,700.00  
License Number: M-0544  
Date Issued: October 27, 1998  
Date Expires: October 27, 1999



A license has been granted this day to operate a rental unit, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

*William J. Furr*  
for  
Director, Department of Environmental Resources  
for Prince George's County, Maryland

CNU-33101-2013

**Prince George's County, Maryland**

**DEPARTMENT OF ENVIRONMENTAL RESOURCES  
PROPERTY STANDARDS DIVISION**

1220 Caraway Court, Suite 1050  
Landover, Maryland 20785

License No. 6853

Expiration Date October 18, 1997

**Multifamily Rental License**

This Is To Certify that a license has this day been granted to:

Colonial Village Limited Partnership  
2252 Brightseat Road  
Landover, Maryland 20785

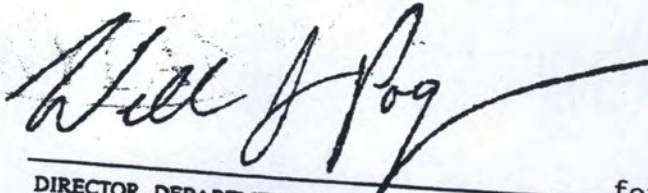
COLONIAL VILLAGE APARTMENTS

(Project I.D. No. M-544)

to conduct and operate a multifamily rental facility, unless suspended or revoked under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. This includes changes of managing agents, resident managers, business addresses and/or phone number.

Date Issued October 18, 1995

Dwelling Units 334



for  
DIRECTOR, DEPARTMENT OF ENVIRONMENTAL RESOURCES  
FOR PRINCE GEORGE'S COUNTY, MARYLAND

This License shall be conspicuously posted on the premises, wherever feasible, or produced on demand of any tenant, prospective tenant or inspector of this Department.

This license is not transferable and TERMINATES UPON CHANGE OF OWNERSHIP.

CNU-33101-2013

**Prince George's County, Maryland**

**DEPARTMENT OF ENVIRONMENTAL RESOURCES**

**PROPERTY STANDARDS DIVISION**

COUNTY SERVICE BUILDING

Hyattsville, Maryland 20781

License No. F 6142

Expiration Date October 18, 1995

**Multi-Family Rental License**

This Is To Certify that a license has ~~been~~ been granted to:

Colonial Village Limited Partnership  
2252 Brightseat Road  
Landover, Maryland 20785

Colonial Village Apartments

(Project I.D. No: M-544)

to conduct and operate a multi-family rental facility, unless suspended or revoked under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. This includes changes of managing agents, resident managers, business addresses and/or phone number.

Date Issued October 18, 1993

Dwelling Units 334

*Walter M. Kelly* for  
DIRECTOR, DEPARTMENT OF ENVIRONMENTAL RESOURCES  
FOR PRINCE GEORGE'S COUNTY, MARYLAND

This License shall be conspicuously posted on the premises, wherever feasible, or produced on demand of any tenant, prospective tenant or inspector of this Department.

This license is not transferable and TERMINATES UPON CHANGE OF OWNERSHIP.

P.G.C. FORM #1872 (REV. 12/85)



CNU-33101-2013

Prince George's County, Maryland

DEPARTMENT OF ENVIRONMENTAL RESOURCES

PROPERTY STANDARDS DIVISION

COUNTY SERVICE BUILDING

Hyattsville, Maryland 20781

License No. 5373

Expiration Date October 18, 1993

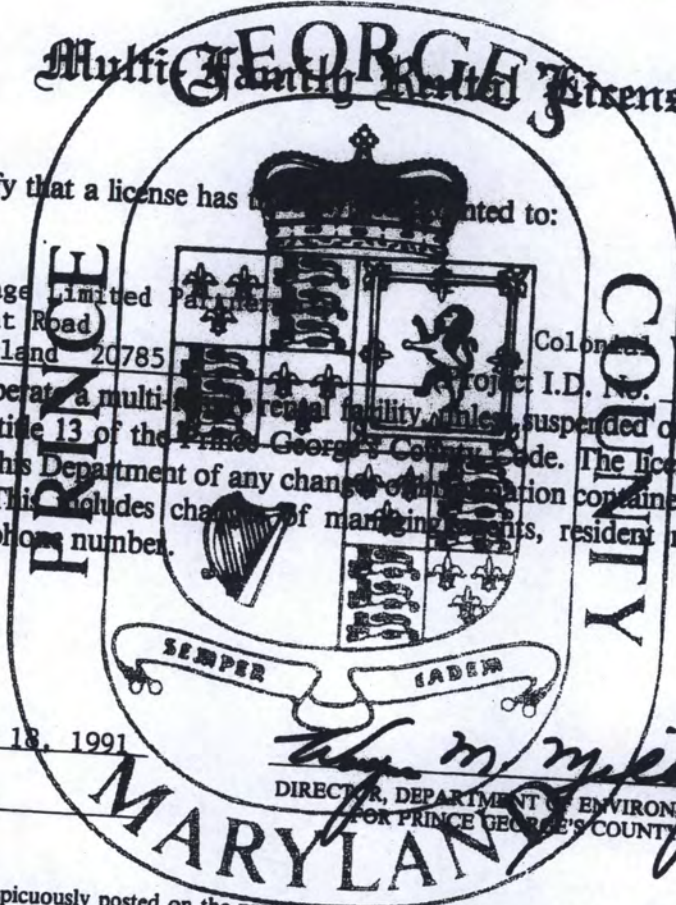
Multi-Family Rental License

This Is To Certify that a license has been granted to:

Colonial Village Limited Partnership  
2252 Brightseat Road  
Landover, Maryland 20785

Colonial Village Apartments  
Project I.D. No. M-544

to conduct and operate a multi-family rental facility, unless suspended or revoked under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any change of information contained in the application for this license. This includes change of managing agents, resident managers, business addresses and/or phone number.



Date Issued October 18, 1991

Dwelling Units 334

for  
DIRECTOR, DEPARTMENT OF ENVIRONMENTAL RESOURCES  
FOR PRINCE GEORGE'S COUNTY, MARYLAND

This License shall be conspicuously posted on the premises, wherever feasible, or produced on demand of any tenant, prospective tenant or inspector of this Department.

This license is not transferable and TERMINATES UPON CHANGE OF OWNERSHIP.

P.G.C. FORM #1872 (REV. 12/85)



CNU-33101-2013

Prince George's County, Maryland

DEPARTMENT OF ENVIRONMENTAL RESOURCES  
PROPERTY STANDARDS DIVISION  
COUNTY SERVICE BUILDING  
Hyattsville, Maryland 20781

License No. 4496

Expiration Date October 15, 1991

Multi-Family Rental License

This Is To Certify that a license has this day been granted to:

Colonial Village Limited Partnership  
2252 Brightseat Road  
Landover, Maryland 20785

Colonial Village Apartments  
(Project I.D. No. M-544)

to conduct and operate a multi-family rental facility, unless suspended or revoked under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. This includes changes of managing agents, resident managers, business addresses and/or phone number.

Date Issued October 15, 1989

Dwelling Units 334

*Thomas W. Milby*  
DIRECTOR, DEPARTMENT OF ENVIRONMENTAL RESOURCES  
FOR PRINCE GEORGE'S COUNTY, MARYLAND

This License shall be conspicuously posted on the premises, wherever feasible, or produced on demand of any tenant, prospective tenant or inspector of this Department.

This license is not transferable and TERMINATES UPON CHANGE OF OWNERSHIP.



CNU-33101-2013

Prince George's County, Maryland

DEPARTMENT OF ENVIRONMENTAL RESOURCES

PROPERTY STANDARDS DIVISION

COUNTY SERVICE BUILDING

Hyattsville, Maryland 20781

License No. 3771

Expiration Date October 18, 1989

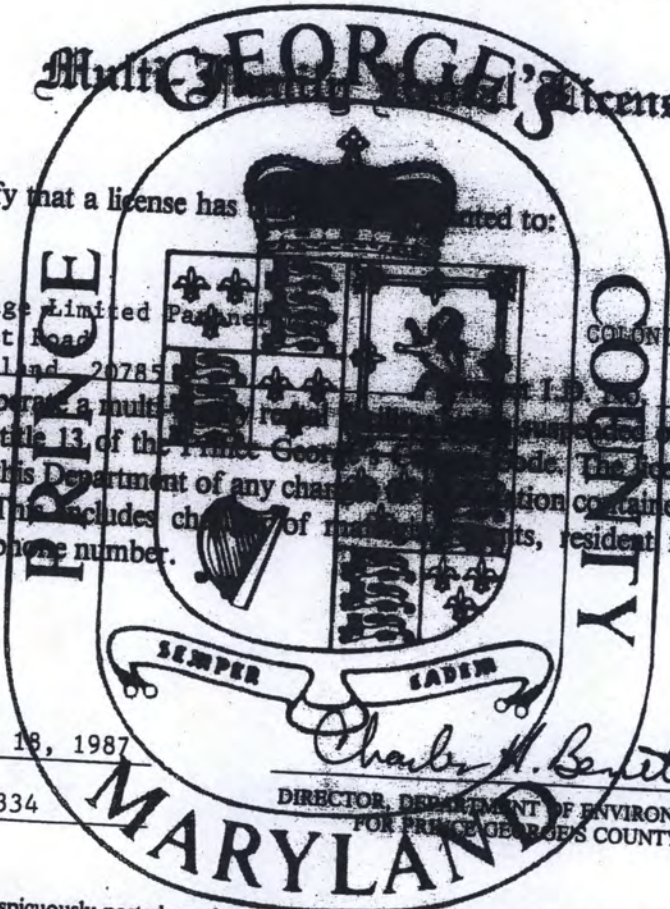
MULTI-FAMILY PROPERTY LICENSE

This Is To Certify that a license has been issued to:

Colonial Village Limited Partnership  
2252 Brightseat Road  
Landover, Maryland 20785

COLONIAL VILLAGE APARTMENTS

to conduct and operate a multi-family dwelling unit under the provisions of Subtitle 13, of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any change in the information contained in the application for this license. This includes change of name, address, resident managers, business addresses and/or phone number.



Date Issued October 18, 1987

Dwelling Units 334

Charles H. Bennett for  
DIRECTOR, DEPARTMENT OF ENVIRONMENTAL RESOURCES  
FOR PRINCE GEORGE'S COUNTY, MARYLAND

This License shall be conspicuously posted on the premises, wherever feasible, or produced on demand of any tenant, prospective tenant or inspector of this Department.

This license is not transferable and TERMINATES UPON CHANGE OF OWNERSHIP.

CNU-33101-2013

Prince George's County, Maryland

DEPARTMENT OF LICENSES AND PERMITS

COUNTY ADMINISTRATION BUILDING

UPPER MARLBORO, MARYLAND 20772

2365

License No. \_\_\_\_\_

Expiration Date October 18, 1987

Dwelling Units: 334

Date of Issue October 18, 1985

Multi-Family Rental License

This Is To Certify that a license has this day been granted to:

Colonial Village Limited Partnership

2252 Brightseat Road

Landover, Maryland - 20785

COLONIAL VILLAGE APARTMENT

(Project I.D. No. M-544)

to conduct and operate a multi-family rental facility, unless suspended or revoked under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. This includes changes of managing agents, resident managers, business addresses and/or phone number.

*Charles T. Kul*

for

DIRECTOR, DEPARTMENT OF LICENSES AND PERMITS  
FOR PRINCE GEORGE'S COUNTY, MARYLAND

This License shall be conspicuously posted on the premises, wherever feasible, or produced on demand of any tenant, prospective tenant or inspector of this Department.

License may be transferred to any person who acquires legal ownership of this facility, for the unexpired portion of the licensed period, *PROVIDED* the application for transfer is submitted to this Department prior to actual change of legal ownership.

Prince George's County, Maryland

DEPARTMENT OF LICENSES AND PERMITS

COUNTY ADMINISTRATION BUILDING

UPPER MARLBORO, MARYLAND 20870

License No. 1458  
Qualifying Units: 394

Effective Date: October 18, 1985  
Issue: October 18, 1983



Multi-Family Rental License

This is to certify that the license holder is qualified to conduct and operate a multi-family rental facility in accordance with the provisions of Subtitle 13 of the Prince George's County Code. The license is obligated to promptly inform this Department of any changes in information contained in the application for this license. This includes changes of managing agent, resident managers, business addresses and/or phone number.

*Charles A. Bennett*  
DIRECTOR, DEPARTMENT OF LICENSES AND PERMITS  
FOR PRINCE GEORGE'S COUNTY, MARYLAND

This license shall be conspicuously posted on the premises, whenever feasible, or produced on demand of any tenant, prospective tenant or inspector of this Department.

License may be transferred to any person who acquires legal ownership of this facility, for the unexpired portion of the license period, PROVIDED the application for transfer is submitted to this Department prior to actual change of legal ownership.

P.G.C. FORM #1872 (REV. 4/86)

CNU-33101-2013



# CNU-33101-2013

PRINCE GEORGE'S COUNTY MARYLA.  
 DEPARTMENT OF ENVIRONMENTAL RESOU.  
 Community Standards Division  
 1220 Caraway Court, Suite #1050  
 Largo, Maryland 20774  
 (301) 883-6100  
 TDD (301) 925-5167

APPLICATION NO.

00-069

## APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No.	10. Entrance No.	Street Name or Number	No. of Dwell. Units
Colonial Village Apartments	839-4444	408	Marcy Ave	12
		815	" "	12
Colonial Village Limited Partnership	839-4444	817	" "	12
		819	" "	12
2252 Brightstar Rd. Landover Md. 20785	Phone No.	821	" "	12
		823	" "	12
3. Management's Name, Address, Zip Code Same as above	Phone No.	825	" "	12
		827	" "	12
4. Rental Office Address, Zip Code 908 Marcy Ave. Oxon Hill Md. 20021	Phone No. 839-4444	829	" "	12
		901	" "	12
5. Mortgage Holder's Name, Address, Zip Code Free + Clear	Phone No.	903	" "	12
		905	" "	12
6. Property Tax Acct. No.:	Phone No.	910	" "	12
		912	" "	12
7. Bedrooms - MINIMUM Rent:	Phone No.	914	" "	17
		916	" "	12
Effic. 3 Min. Rent \$ 525.00 1 BR 63 Min. Rent \$ 605.00 2 BR 208 Min. Rent \$ 665.00 3 BR 62 Min. Rent \$ 835.00 4+ BR _____ Min. Rent \$ _____	Phone No.	1000	" "	12
		1002	" "	12
Total Apts: 334.00				NUMBER of Dwelling Units Listed on CONTINUATION PAGES
8. Utilities (circle) Tenant Pays: <input checked="" type="radio"/> None Elec: Gas:				TOTAL Dwelling Units to be LICENSED 334
9. Calculation of Fee: License Fee \$ _____ Penalty Fee \$ _____ Total License Fee \$ 16,700.00				11. Use and Occupancy Permit number:
12. See attached Apartment License Supplemental Application Pages 2 and 3				

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 9.10.99 Signature [Signature] Title General Partner

FOR OFFICE USE ONLY

COMMUNITY STANDARDS DIVISION APPROVAL

Inspector Carlton E. Johnson Date 9/24/99

Supervisor [Signature] Date 9/24/99

License Issued 10/18/99 New License No. 0544

Lic. Term 2 yrs Expires 10/18/01

Conditions To Issued License

0544

10/18/99

Case Number 11544

CNU-33101-2013

APPLICATION NO.

98-084

APARTMENT LICENSE APPLICATION

ALL REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No.	10. Entrance No.	Street Name or Number	No. of Dwell. Units
Colonial Village A apartment	301 839-4444	908	Marcy Ave	12
2. Owner's Name, Address, Zip Code Colonial Village Limited Partnership 2252 Brightseat Rd. Landover Md. 20785	Phone No. 301 839-4444	815	" "	12
3. Management's Name, Address, Zip Code Same as above	Phone No.	817	" "	12
PM.'S Name: Christa Morgan		819	" "	12
4. Rental Office Address, Zip Code 908 Marcy Ave. Oxon Hill Md. 20021	Phone No. 301 839-4444	821	" "	12
5. Mortgage Holder's Name, Address, Zip Code Free & Clear	Phone No.	823	" "	12
Mortgage Acct. No.: N/A		825	" "	12
6. Property Tax Acct. No.:		827	" "	12
7. Bedrooms - MINIMUM Rent:		829	" "	12
Effic. 3 Min. Rent \$ 490.00		901	" "	12
1 BR 638 Min. Rent \$ 510.00		903	" "	12
2 BR 708 Min. Rent \$ 550.00		905	" "	12
3 BR 60 Min. Rent \$ 720.00		910	" "	12
4+ BR _____ Min. Rent \$ _____		912	" "	12
Total Apts: _____		914	" "	12
8. Utilities (circle) Tenant Pays: <u>None</u> Elec: Gas:		916	" "	12
9. Calculation of Fee: License Fee \$ _____ Penalty Fee \$ _____ Total License Fee \$ 16,700.00		1000	" "	12
		1002	" "	12
		NUMBER of Dwelling Units Listed on CONTINUATION PAGES		
		TOTAL Dwelling Units to be LICENSED		334
		11. Use and Occupancy Permit number:		
		12. See attached Apartment License Supplemental Application Pages 2 and 3		

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 9.8.97 Signature [Signature] Title General Partner

FOR OFFICE USE ONLY

COMMUNITY STANDARDS DIVISION APPROVAL

Inspector [Signature] Date 10/21/97

Supervisor [Signature] Date 10/21/97

License Issued 10/18/97 New License No. 0544

Lic. Term 2 yr Expires 10/18/99

Conditions To Issued License

FOR LICENSE NO. 6853

WHICH EXPIRES 10/18/97

RENEWAL

01/14/2003 1541205

CNU-33101-2013

APPLICATION NO.  
 96-065

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No.	10. Entrance No.	Street Name or Number	No. of Dwell. Units		
Colonial Village Apartments	839-4444	905	Marcy Ave	12		
2. Owner's Name, Address, Zip Code Colonial Village Limited Partnership 2252 Brightseat Rd Landover Md. 20785	Phone No. 839-4444	815	" "	12		
		817	" "	12		
		819	" "	12		
		821	" "	12		
		823	" "	12		
		825	" "	12		
		827	" "	12		
		829	" "	12		
		908	" "	12		
		903	" "	12		
3. Management's Name, Address, Zip Code Same as above PM'S Name: Christa Morgan	Phone No.	905	" "	12		
		910	" "	12		
		912	" "	12		
		914	" "	12		
		916	" "	12		
		1000	" "	12		
		1002	" "	12		
		1004	" "	12		
		1008	" "	12		
		1010	" "	12		
4. Rental Office Address, Zip Code 108 Marcy Ave, 20746 Oxon Hill Md. 20021	Phone No. 839-4444	1012	" "	12		
		1014	" "	12		
		1016	" "	12		
		5. Mortgage Holder's Name, Address, Zip Code Free & Clear. Mortgage Acct. No.: N/A.		NUMBER of Dwelling Units Listed on CONTINUATION PAGES		
		6. Property Tax Acct. No.: 12-3928301000		TOTAL Dwelling Units to be LICENSED		
		7. Bedrooms - MINIMUM Rent: Effic. 3 Min. Rent \$ 485.00 1 BR 62 Min. Rent \$ 545.00 2 BR 708 Min. Rent \$ 635.00 3 BR 63 Min. Rent \$ 785.00 4+ BR Min. Rent \$		334		
		8. Utilities (circle) Tenant Pays: None Elec: Gas:				
		9. Calculation of Fee: License Fee \$ Penalty Fee \$ Total License Fee \$ 16,700.00				

**PAID**

B

CK. NO. 5006024  
 DATE 9/13/95

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 9. 12. 95 Signature *Max Lee* Title *General Partner*

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector *Max Lee* Date 10/20/95

Supervisor *John C. Sanford* Date 10/20/95

License Issued 10/18/95 New License No. 6853

Lic. Term 2 yr Expires 10/18/97

Conditions To Issued License

FOR LICENSE NO. 6142  
 WHICH EXPIRES 10/18/95

**RENEWAL**

Case Number  
 M-544

CNU-33101-2013

GFOI/420318/541205  
 APPLICATION NO.  
 92-079

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No.	10. Entrance No.	Street Name or Number	No. of Dwell. Units
Colonial Village Apartments	301 839-4444	908	Marcy Ave	12
2. Owner's Name, Address, Zip Code	Phone No. 301 773-3232	815	Marcy Ave	12
Colonial Village Limited Partnership 2752 Brightseat Rd. Landover Md. 20785		817	" "	12
3. Management's Name, Address, Zip Code	Phone No. 301 773-3232	819	" "	12
Owner Managed		821	" "	12
PM'S Name: David Manlick		823	" "	12
4. Rental Office Address, Zip Code	Phone No. 301 839-4444	825	" "	12
908 Marcy Ave 20785 Oxon Hill Md. 20745		827	" "	12
5. Mortgage Holder's Name, Address, Zip Code	Phone No.	829	" "	12
Free & Clear		901	" "	12
Mortgage Acct. No.: N/A		903	" "	12
6. Property Tax Acct. No.:		905	" "	12
7. Bedrooms - MINIMUM Rent:		910	" "	12
Effic. 3 Min. Rent \$ 425.00		914	" "	12
1 BR 63 Min. Rent \$ 480.00		916	" "	12
2 BR 203 Min. Rent \$ 550.00		1000	" "	12
3 BR 60 Min. Rent \$ 680.00		1002	" "	12
4+ BR Min. Rent \$		912	" "	12
Total Apts: 334		1004	" "	12
8. Utilities (circle) Tenant Pays: None <input checked="" type="radio"/> Elec <input checked="" type="radio"/> Gas		1008	" "	12
9. Calculation of Fee: License Fee \$ Penalty Fee \$ Total License Fee \$ 16,700.00		1010	" "	12
		1014	" "	12
		1016	" "	12
		1018	" "	15
NUMBER of Dwelling Units Listed on CONTINUATION PAGES				
TOTAL Dwelling Units to be LICENSED				334

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 9.12.91 Signature *Monty Lewis* Title *General Partner*

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector *Monty Lewis* Date 9/17/91

Supervisor *John C. Sanford* Date 9/17/91

License Issued 10/18/91 New License No. 5373

Lic. Term 2 yr Expires 10/18/93

Conditions To Issue License

FOR LICENSE NO. 4181991  
 WHICH EXPIRES 10/18/91

RENEWAL

Case Number M 544

CNU-33101-2013

GFOI/420318/541203  
 APPLICATION NO.  
 90-079

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No.	10. Entrance No.	Street Name or Number	No. of Dwell. Units
Colonial Village Apartments	839-4444			
2. Owner's Name, Address, Zip Code	Phone No.			
Colonial Village Limited Partnership	773-3230	908	Marcy Ave	12
2252 Brightseat Rd.		815	Marcy Ave	12
Landover Md. 20785		817	" "	12
		819	" "	12
3. Management's Name, Address, Zip Code	Phone No.			
Owner Managed	773-3230	821	" "	12
		822	" "	12
		825	" "	12
PM'S Name:		827	" "	12
4. Rental Office Address, Zip Code	Phone No.			
908 Marcy Ave.	839-4444	829	" "	12
Oxon Hill Md. 20945		901	" "	12
		903	" "	12
5. Mortgage Holder's Name, Address, Zip Code	Phone No.			
Free and Clear.		905	" "	12
		910	" "	12
		914	" "	12
Mortgage Acct. No.: N/A.		916	" "	12
6. Property Tax Acct. No.:		1000	" "	12
7. Bedrooms - MINIMUM Rent:		1002	" "	12
Effic. 3 Min. Rent \$ 425.00		912	" "	12
1 BR 63 Min. Rent \$ 465.00		1004	" "	12
2 BR 203 Min. Rent \$ 550.00		1008	" "	12
3 BR 60 Min. Rent \$ 660.00		1010	" "	12
4+ BR _____ Min. Rent \$ _____		1014	" "	12
Total Apts:		1016	" "	12
8. Utilities (circle)		1018	" "	15
Tenant Pays: None: <input checked="" type="radio"/> Elec: <input checked="" type="radio"/> Gas: <input type="radio"/>				
9. Calculation of Fees				
License Fee \$ _____				
Penalty Fee \$ _____				
Total License Fee \$ 16,700.00				
		NUMBER of Dwelling Units Listed on CONTINUATION PAGES 3071		
		TOTAL Dwelling Units to be LICENSED 334		

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 9-12-89 Signature Mary Teelin Title General Partner

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector Mark Jenkins Date 9/15/89

Supervisor [Signature] Date 9/26/89

License Issued 10/18/89 License No. 4496

Lic. Term 2yr Expires 10/18/91

Conditions To Issued License

Case Number M-544

CNU-33101-2013

APPLICATION NO.

RG-00435

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No.	10. Entrance No.	Street Name or Number	No. of Dwell. Units
Colonial Village Apartments	839-4444	908	Marcy Ave	12
2. Owner's Name, Address, Zip Code Colonial Village Limited Partnership 2752 Brightseat Rd. Lanham Md. 20785	Phone No. 773-3230	815	Marcy Ave	12
		817	Marcy Ave	12
		819	" "	12
		821	" "	12
3. Management's Name, Address, Zip Code Owner Manager	Phone No. 773-3230	823	" "	12
		825	" "	12
		827	" "	12
		829	" "	12
4. Rental Office Address, Zip Code 908 Marcy Ave. Oxon Hill Md. 20021	Phone No. 839-4444	901	" "	12
		903	" "	12
		905	" "	12
		910	" "	12
5. Mortgage Holder's Name, Address, Zip Code Free and Clear.	Phone No.	914	" "	12
		916	" "	12
		1000	" "	12
		1002	" "	12
6. Property Tax Acct. No.		912	" "	12
		1004	" "	12
		1008	" "	12
		1010	" "	12
7. Bedrooms - MINIMUM Rent: Effic. 3 Min. Rent \$ 345 1 BR 63 Min. Rent \$ 400 2 BR 208 Min. Rent \$ 465 3 BR 60 Min. Rent \$ 560 4 BR _____ Min. Rent \$ _____		1011	" "	12
		1016	" "	12
		1017	" "	12
		1018	" "	15
8. Utilities (Circle): None: <input type="radio"/> Elec: <input checked="" type="radio"/> Gas: <input checked="" type="radio"/>		FOR LICENSE NO. 2335		12
9. Calculation of Fee: Licenses and Permits Division of Property Standards License Fee \$ _____ Penalty Fee \$ _____ Total License Fee \$ 4,347.00		WHICH EXPIRES 10/18/87		12
		<b>RENEWAL</b>		12
		NUMBER of Dwelling Units Listed on CONTINUATION PAGES		
		TOTAL Dwelling Units to be LICENSED		334

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 9.10.87 Signature *Mary Tulin* Title General Partner

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector *J. M. H. H. H. H.* Date 11/13/87  
 Supervisor *Charles H. Bennett* Date 11/18/87  
 License Issued 10/18/87 New License No. 3771  
 Lic. Term 2yr Expires 10/18/89

Conditions To Issued License

Case Number  
 1544  
 M544

Check One:  
 Application for Initial License \_\_\_\_\_  
 Transfer  \_\_\_\_\_  
 Renewal  \_\_\_\_\_

PRINCE GEORGE'S COUNTY, MARYLAND  
 DEPARTMENT OF ENVIRONMENTAL RESOURCES  
 COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781  
 699-2800

Appt. Lic. Hect # 20197

APPLICATION NO.  
 RL-00357

APARTMENT LICENSE APPLICATION

1. Name of Apartments Colonial Village Apartments		24 hr. Emergency Phone No. 839-4444	9. Entrance No.	Street Name or Number	No. of Dwelling Units
2. Owner's Name, Address, Zip Code Colonial Village Limited Partnership 3352 Bright Star Rd. Landover Md. 20785		Phone No. 773-3230	908	Marcy Ave.	12
3. Management's Name, Address, Zip Code Owner Managed		Phone No. 773-3230	815	" "	12
4. Rental Office Address, Zip Code 908 Marcy Ave Oxon Hill Md. 20021		Phone No. 839-4444	817	" "	12
5. Mortgage Holder's Name, Address, Zip Code Maryland National Bank 7474 Greenway Center Dr. Crown Pt Md. 20775		Phone No. 345-0070	819	" "	12
6. Current License No. 1458		Date Issued 10.18.83	821	" "	12
7. No. of Buildings Prince George's County Department		Election District 12	823	" "	12
8. Calculation of Fee: Licenses and Permits Division of Property Standards Total License Fee \$ 3,274.00			825	" "	12
			827	" "	12
			829	" "	12
			901	" "	12
			903	" "	12
			905	" "	12
			910	" "	12
			914	" "	12
			916	" "	12
			1000	" "	12
			1002	" "	12
			912	" "	12
NUMBER of Dwelling Units Listed on CONTINUATION PAGES				118	
TOTAL Dwelling Units to be LICENSED				334	

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.  
 Date 9.6.85 Signature [Signature] Title General Partner

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL	AGENCY	DATE SEND	DATE RETURN	DATE	SIGNATURE APPROVED	DENIED
	MNCPPC					
	Fire Marshall					
	Building					
	Electrical					
Property Stand.						
Object Inspected/Approved	RENEWAL					
License to: 2 3 4	Conditions To Issued License					
Inspector [Signature] Date 10/28/85	1-33					
Inspector [Signature] Date 10/30/85						
License Issued 10-18-85 New License No. 2365						
Case No. M-544 Expires 10-16-87	Case Number M-544					

TREASURER'S VALIDATION

Check one:  
 Application for  
 Initial License \_\_\_\_\_  
 Transfer \_\_\_\_\_  
 Renewal \_\_\_\_\_

**PRINCE GEORGE'S COUNTY, MARYLAND**  
**DEPARTMENT OF LICENSES AND PERMITS**  
 COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781  
 699-2800

APPLICATION NO. \_\_\_\_\_

**APARTMENT LICENSE APPLICATION**

1. Name of Apartments		24 hr. Emergency Phone No.	9. Entrance No.	Street Name or Number	No. of Dwelling Units
2. Owner's Name, Address, Zip Code		Phone No.			
3. Management's Name, Address, Zip Code		Phone No.			
4. Rental Office Address, Zip Code		Phone No.			
5. Mortgage Holder's Name, Address, Zip Code		Phone No.			
6. Current License No.	Date Issued	Election District			
7. No. of Buildings	Total No. of Dwelling Units				
8. Calculation of Fee:			NUMBER of Dwelling Units Listed on CONTINUATION PAGES		
Licenses and Permits Division License Fee \$ _____			TOTAL Dwelling Units to be LICENSED		
of Property Standards Penalty Fee \$ _____					
PAID Total License Fee \$ _____					

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date \_\_\_\_\_ Signature \_\_\_\_\_ Title \_\_\_\_\_

**FOR OFFICE USE ONLY**

PROPERTY STANDARDS DIVISION APPROVAL		AGENCY	DATE SEND	DATE RETURN	DATE	SIGNATURE APPROVED	DENIED
Project Inspected/Approved	<i>[Signature]</i>	MNCPPC				<i>[Signature]</i>	
Mail License to:	<i>[Signature]</i>	Fire Marshal				<i>[Signature]</i>	
Inspector	<i>[Signature]</i>	Building				<i>[Signature]</i>	
Supervisor	<i>[Signature]</i>	Electrical				<i>[Signature]</i>	
License Issued	<i>[Signature]</i>	Property Stand.				<i>[Signature]</i>	
PSD No. <i>11-544</i>	Date <i>10/10/83</i>	Conditions To Issued License					
	Date <i>10/10/83</i>	Case Number					
	New License No. <i>1458</i>						
	Expires <i>10/18/83</i>						

**TREASURER'S VALIDATION**

MAKE CHECKS PAYABLE TO PRINCE GEORGE'S COUNTY



Check one:  
 Application for Initial License \_\_\_\_\_  
 Transfer \_\_\_\_\_  
 Renewal   X  

PRINCE GEORGE'S COUNTY, MARYLAND  
 DEPARTMENT OF LICENSES AND PERMITS  
 COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781  
 699-2800

APPLICATION NO.  
 11

APARTMENT LICENSE APPLICATION

1. Name of Apartments		24 hr. Emergency Phone No.	9. Entrance No.	Street Name or Number	No. of Dwelling Units
2. Owner's Name, Address, Zip Code		Phone No.			
3. Management's Name, Address, Zip Code		Phone No.			
4. Rental Office Address, Zip Code		Phone No.			
5. Mortgage Holder's Name, Address, Zip Code		Phone No.			
6. Current License No.	Date Issued	Election District			
7. No. of Buildings	Total No. of Dwelling Units				
8. Calculation of Fee:					
Licenses and License Fee		\$			
Penalty Fee		\$			
Property Standards		\$			
Total License Fee		\$			
			NUMBER of Dwelling Units Listed on CONTINUATION PAGES		
			TOTAL Dwelling Units to be LICENSED		

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date \_\_\_\_\_ Signature \_\_\_\_\_ Title \_\_\_\_\_

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL		AGENCY	DATE SEND	DATE RETURN	DATE	SIGNATURE APPROVED	DENIED
Project Inspected/Approved		MNCPPC					
Mail License to: 2 3 4		Fire Marshall					
Inspector		Building					
Supervisor		Electrical					
License Issued		Property Stand.					
PSD No.		Conditions To Issued License					
Expires		Locks LAW APPROVED 9/21/82 JH.					
		Case Number					

TREASURER'S VALIDATION

Ren lic # 0557

Check one:  
 Application for Initial License \_\_\_\_\_  
 Transfer \_\_\_\_\_  
 Renewal X

**RINCE GEORGE'S COUNTY, MARYLAND**  
**DEPARTMENT OF LICENSES AND PERMITS**  
 COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781

APPLICATION NO.  
RC-00432

**APARTMENT LICENSE APPLICATION**

1. Name of Apartments <u>Colonial Village Apartment</u>		24 hr. Emergency Phone No. <u>837-11444</u>	9. Entrance No.	Street Name or Number	No. of Dwelling Units
2. Owner's Name, Address, Zip Code <u>Colonial Village Limited Partnership 2152 Brightleaf Road Landover Md. 20785</u>		Phone No. <u>773-3230</u>	<u>908</u>	<u>Marcu Ave.</u>	<u>12</u>
3. Management's Name, Address, Zip Code <u>Owner-Managed</u>		Phone No.	<u>915</u>	" "	<u>12</u>
			<u>817</u>	" "	<u>12</u>
5 Mortgage Holder's Name, Address, Zip Code <u>Trustee Trust. Irvine California</u>		Phone No.	<u>819</u>	" "	<u>12</u>
			<u>821</u>	" "	<u>12</u>
			<u>823</u>	" "	<u>12</u>
4 Resident Manager's Name, Address, Zip Code <u>Mrs. Jessie M. Stone 908 Marcy Ave Dean Hill Md. 20021</u>		Phone No. <u>839-4444</u>	<u>825</u>	" "	<u>12</u>
			<u>827</u>	" "	<u>12</u>
			<u>829</u>	" "	<u>12</u>
6. Current License No. <u>5844</u>		Date Issued <u>12.18.79</u>	Election District <u>12</u>		
7. No. of Buildings <u>27</u>		Total No. of Dwelling Units <u>334</u>			
8. Calculation of Fees <b>Licenses and Permits</b> of <b>Property Standards</b> <b>PAID TRANSFER</b> Total License Fee \$ <u>10.00</u>				NUMBER of Dwelling Units Listed on CONTINUATION PAGES <u>118</u>	
				TOTAL Dwelling Units to be LICENSED <u>224</u>	

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 6.6.1980 Signature [Signature] Title General Postmaster

**FOR OFFICE USE ONLY**

PROPERTY STANDARDS DIVISION APPROVAL	AGENCY	DATE SEND	DATE RETURN	DATE	SIGNATURE APPROVED	DENIED
	MNCPPC					
	Fire Marshall					
	Building					
	Electrical					
Project Inspected/Approved <u>Transfer</u>	Property Stand.					
Mail License to: 2 3 <u>4</u> 5	Conditions To Issued License					
Inspector _____ Date _____	TRANSFER OF LICENSE No: 5844 → SAME					
Supervisor <u>[Signature]</u> Date <u>6/6/80</u> SAME	EXP. DATE: 10-18-81					
License Issued <u>[Signature]</u> New License No. <u>0004</u>	Case Number <u>M-544</u>					
PSD No. <u>M-544</u> Expires <u>10-18-81</u>						

**TREASURER'S VALIDATION**

4/24/81  
Dee Pholes  
Princ to 3/1/81  
Trsf. Lic #0004  
CPD

Check one:

Application for New License

Renewal

PRINCE GEORGE'S COUNTY, MARYLAND DEPARTMENT OF LICENSES AND PERMITS COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20751

APPLICATION NO.

RC-00452

APARTMENT LICENSE APPLICATION

1. Name of Apartments COLONIAL VILLAGE APARTMENTS				9. Address of Bldg(s). To Be Licensed No. & Street 908 Marcy Avenue		No. of Dwelling Units In Bldg.			
2. Owner's Name and Address SPARTAN OPERATING COMPANY, INC. Frudent Real Estate Trust 261 Madison Avenue N.Y., N.Y. 687-8011				Town or Area Oxon Hill Zip 20021					
3. Name and Address of Managing Agents (if any) Spartan Management Corp. 908 Marcy Ave. Oxon Hill, MD 839-4444				If more than one bldg., add below by entrance number		No. of Dwelling Units In Bldg.			
4. Resident Manager's Name and Address Mr. Martin Greenwald, Jr. (567-2554) 908 Marcy Ave. Oxon Hill, MD. 20021 567-2554				ENTRANCE NO. STREET NAME OR NUMBER					
5. Serial Number of Current Apartment License No. 4175 Date Issued 10/18/79				1. 815 Marcy Avenue 12					
6. Lot No. or Parcel No. Block No. Liber Folio 3137 159				2. 817 " 12					
Sub-division, or if Parcel, Tax Map No. MAP 96 - Grid A-1 Election District 12				3. 819 " 12					
7. Number & Type of Bldgs. Elevator Bldgs. Garden Type YYY Converted Fam. Other Total Bldgs. 27				4. 821 " 12					
8. Calculation of Fee: Total No. of Dwelling Units				5. 823 " 14					
First 200 Dwelling Units @ Flat Fee of ..... \$ 587.50				6. 825 " 13					
Plus 134 Dwelling Units @ 2.00 each ..... \$ 268.00				7. 827 " 12					
LICENSE FEE \$ 855.50				8. 829 " 12					
office use only PENALTY FEE \$				9. 905 " 12					
TOTAL LICENSE FEE \$ 855.50				10. 903 " 12					
TOTAL Dwelling Units to be LICENSED 339				11. 901 " 12					
I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.				12. 910 " 12					
Date: Sept. 14, 1979 Signature: [Signature] Title: Secy - Treas.				13. 912 " 12					
FOR OFFICE USE ONLY				14. 914 " 12					
Zone	Zone Map No.	Petition No.	Date	AGENCY	SEND	DATE RETURNED	DATE	SIGNATURE APPROVED	DENIED
Conditions (if any)				MNCPPC					
U & O or Final Bldg. Insp. Verification (Permits office)				WSSC/ Pub. Wks.					
U & O Nos. _____ were issued.				Fire Marshall					
All final inspections were completed:				Health Dept.					
Signature _____ Date _____				Housing					
				Bldg.					
				Elec.					
				Zoning					
				Approved/Denied					
				Housing Number					

PAID SEP 25 1979 DIRECTOR OF FINANCE Prince Geo's. Cty. Md.

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date: Sept. 14, 1979 Signature: [Signature] Title: Secy - Treas.

FOR OFFICE USE ONLY				AGENCY	SEND	DATE RETURNED	DATE	SIGNATURE APPROVED	DENIED
Conditions (if any)				MNCPPC					
U & O or Final Bldg. Insp. Verification (Permits office)				WSSC/ Pub. Wks.					
U & O Nos. _____ were issued.				Fire Marshall					
All final inspections were completed:				Health Dept.					
Signature _____ Date _____				Housing					
				Bldg.					
				Elec.					
				Zoning					
				Approved/Denied					
				Housing Number					

TREASURER'S VALIDATION

Ren. Rec #5844-10/18/79 10/18/81

RENEWAL

PRINCE GEORGE'S COUNTY, MARYLAND  
 DEPARTMENT OF LICENSES AND PERMITS  
 COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20751

APPLICATION NO. RP-610

Check one:  
 Application for  
 New License \_\_\_\_\_

APARTMENT LICENSE APPLICATION

1. Name of Apartments <u>OXON HILL VILLAGES APARTMENTS</u>				9. Address of Bldg(s). To Be Licensed No. & Street <u>903 Marcy Avenue</u>		No. of Dwelling Units In Bldg. <u>17</u>	
2. Owner's Name and Address <u>Urban Operating Company, Inc.</u> <u>Princeton Real Estate Trust</u> <u>61 Madison Avenue</u> <u>New York, New York 10016</u>				Town or Area <u>Oxon Hill</u> Zip <u>20811</u>			
3. Name and Address of Managing Agents (if any) <u>Urban Management Corp.</u> <u>103 Marcy Avenue</u> <u>Oxon Hill, Maryland 20811</u>				If more than one bldg., add below by entrance number			
4. Resident Manager's Name and Address <u>Mr. Martin Greenwald, Jr.</u> <u>903 Marcy Avenue</u> <u>Oxon Hill, Maryland 20811</u>				ENTRANCE NO. STREET NAME OR NUMBER			
5. Serial Number of Current Apartment License No. <u>3345</u> Date Issued <u>10/18/73</u>				1. <u>815</u> <u>Marcy Avenue</u>		<u>17</u>	
6. Lot No. or Parcel No. Block No. Liber Folio <u>3137</u> <u>151</u>				2. <u>817</u> <u>"</u>		<u>17</u>	
Sub-division, or if Parcel, Tax Map No. <u>MA 86 - Grid A-1</u> <u>MA 86 - Grid B-7</u>				3. <u>819</u> <u>"</u>		<u>17</u>	
7. Number & Type of Bldgs. Total Bldgs. Elevator Bldgs. Garden Type <u>XXX</u> <u>7</u> Converted Fam. Other				4. <u>81</u> <u>"</u>		<u>17</u>	
8. Calculation of Fee: Total No. of Dwelling Units First <u>300</u> Dwelling Units @ Flat Fee of ..... \$ <u>537.50</u> Plus <u>134</u> Dwelling Units @ <u>2.00</u> each ..... \$ <u>268.00</u> LICENSE FEE \$ <u>355.50</u>				5. <u>823</u> <u>"</u>		<u>17</u>	
office use only PENALTY FEE \$				6. <u>825</u> <u>"</u>		<u>17</u>	
TOTAL LICENSE FEE \$				7. <u>327</u> <u>"</u>		<u>17</u>	
				8. <u>329</u> <u>"</u>		<u>17</u>	
				9. <u>403</u> <u>"</u>		<u>17</u>	
				10. <u>403</u> <u>"</u>		<u>17</u>	
				11. <u>407</u> <u>"</u>		<u>17</u>	
				12. <u>411</u> <u>"</u>		<u>17</u>	
				13. <u>415</u> <u>"</u>		<u>17</u>	
				14. <u>419</u> <u>"</u>		<u>17</u>	
				15. <u>423</u> <u>"</u>		<u>17</u>	
				16. <u>427</u> <u>"</u>		<u>17</u>	
				NUMBER OF DWELLING UNITS LISTED ON CONTINUATION PAGES:			
				TOTAL Dwelling Units to be LICENSED		<u>17</u>	

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date: \_\_\_\_\_ Signature \_\_\_\_\_ Title \_\_\_\_\_

FOR OFFICE USE ONLY				AGENCY	SEND	DATE RETURNED	DATE	SIGNATURE APPROVED	DENIED
Zone	Zone Map No.	Petition No.	Date	MNCPPC					
Conditions (if any)				WSSC/ Pub. Wks.					
U & O or Final Bldg. Insp. Verification (Permits Office)				Fire Marshall					
U & O Nos. _____ were issued				Health Dept.					
All final inspections were completed: <u>Check Fire Marshall</u>				Housing					
Signature _____ Date _____				Bldg.					
				Elec.					
				Zoning					
				Approved/ Denied					
				FOR LICENSE NO. _____ WHICH EXPIRES _____					
				<b>RENEWAL</b>					
				Joseph T. Sealey					
				Date <u>10/13/77</u>					

TREASURER'S VALIDATION

Lic. # 4175 10/18/77  
 10/18/79

MAKE CHECKS PAYABLE TO PRINCE GEORGE'S COUNTY

# APARTMENT LICENSE APPLICATION

Check one  
 Application for  
 New License \_\_\_\_\_  
 Renewal X

COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY  
 DEPARTMENT OF INSPECTIONS AND PERMITS  
 COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20751

APPLICATION NO.  
 E-00437

1. Name of Apartments  
Colonial Village Apartments

2. Owner's Name and Address  
Spartan Operating Company, Inc. (510)  
Prudent Real Estate Trust  
261 MADISON AVE  
NEW YORK - New York 10016  
 Phone No. 467-9288

3. Name and Address of Managing Agents (if any)  
Spartan Management Corporation  
908 Marcy Avenue  
Oxon Hill, Md.  
 Phone No. 839-4444

4. Resident Manager's Name and Address  
Martin Greenwald Jr. Res Mgr.  
908 Marcy Avenue - 839-4444  
Oxon Hill, Maryland 20021  
 Phone No. 2554

5. Serial Number of Current Use & Occupancy Permit(s)  
672 Date Issued 10/18/73

6. Lot No. or Parcel No. Block No. Liber Folio  
3137 161

Sub-division, or if Parcel, Tax Map No. Election District  
Map 0096 GRID A-1 & B-1 12

7. Number & Type of Bldgs. Total Bldgs.  
 Elevator Bldgs. Garden Type 27  
 Converted Fam. Other 27

8. Calculation of Fee: Total No. of Dwelling Units 334  
 First 200 Dwelling Units @ Flat Fee of ..... \$ 587.50  
 Plus 134 Dwelling Units @ 2.00 each ..... \$ 268.00  
 LICENSE FEE \$ 855.50  
 PENALTY FEE \$ \_\_\_\_\_  
 TOTAL LICENSE FEE \$ 855.50

9. Address of Bldg(s). To Be Licensed		No. of Dwelling Units In Bldg.
No. & Street	Town or Area	
Oxon Hill, Md. Zip 20021		
If more than one bldg., add below by entrance number		
ENTRANCE NO.	STREET NAME OR NUMBER	
1. 308	Marcy Avenue	12
2. 310	" "	12
3. 312	" "	12
4. 314	" "	12
5. 316	" "	12
6. 318	" "	12
7. 320	" "	12
8. 322	" "	12
9. 324	" "	12
10. 326	" "	12
11. 328	" "	12
12. 330	" "	12
13. 332	" "	12
14. 334	" "	12
15. 336	" "	12
16. 338	" "	12

NUMBER OF DWELLING UNITS LISTED ON CONTINUATION PAGES: 133  
 TOTAL Dwelling Units to be LICENSED 334

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date: 9/18/73 Signature: Milton Holland Title: Vice Pres

FOR OFFICE USE ONLY

Zone	Zone Map No.	Petition No.	Date

Conditions (if any)

U & O or Final Bldg. Insp. Verification (Permits office) SEP 27 1973

U & O Nos. \_\_\_\_\_ were issued.

All final inspections were completed: \_\_\_\_\_

DIRECTOR OF FINANCE  
 Prince George's County, Md.

Signature \_\_\_\_\_ Date \_\_\_\_\_

AGENCY	SEND	DATE RETURNED	SIGNATURE APPROVED	DENIED
MNCPPC	RENEWAL APPL. NO.	<u>RA-00458</u>		
WSSC/ Pub. Wks.	RECEIVED	<u>9/24/75</u>		
Fire Marshall				
Health Dept.				
Housing	FOR LICENSE NO.	<u>672</u>		
Bldg.	WHICH EXPIRES	<u>10/18/73</u>		
Elec.				
Zoning				
Approved/Denied			Housing Number	
<u>J. Thomas</u>			<u>2-514</u>	
Date <u>10/16/73</u>				

TREASURER'S VALIDATION

Ren. Lic # 1993 Date of issue - 10/18/73  
 Date of exp - 10/18/73

DISTRIBUTION: White-Main Office, Apt. Lic. Application; Green-Housing Inspection Branch; Canary-Applicant's Receipt; Pink-County Treasurer  
 MAKE CHECKS PAYABLE TO COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY

Page 53

# APARTMENT LICENSE APPLICATION

COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY  
DEPARTMENT OF INSPECTIONS AND PERMITS  
COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20751

APPLICATION NO.

Check one  
Application for  
New License \_\_\_\_\_  
Renewal X

1. Name of Apartments  
Colonial Village Apartments

2. Owner's Name and Address  
Spartan Operating Company, Inc. (210)  
Spartan Real Estate Trust  
261 MADISON AVE  
NEW YORK - New York 10016 Phone No. 437-5222

3. Name and Address of Managing Agents (if any)  
Spartan Management Corporation  
908 Marcy Avenue  
Oxon Hill, Md. Phone No. 839-4444

4. Resident Manager's Name and Address  
Martin Greenwald Jr. Res Mgr.  
908 Marcy Avenue -  
Oxon Hill, Maryland 20021 Phone No. 839-4444

5. Serial Number of Current Use & Occupancy Permit(s) 672 Date Issued 11/19/71

6. Lot No. or Parcel No.	Block No.	Liber	Folio
		<u>137</u>	<u>61</u>

Sub-division, or if Parcel, Tax Map No. Map 0096 GRI 1 A-1 & B-1 Election District 27

7. Number & Type of Bldgs.  
Elevator Bldgs \_\_\_\_\_ Garden Type 27  
Converted Fam. \_\_\_\_\_ Other \_\_\_\_\_ Total Bldgs. 27

8. Calculation of Fee: Total No. of Dwelling Units 334

First <u>200</u> Dwelling Units @ Flat Fee of .....	\$ <u>587.50</u>
Plus <u>134</u> Dwelling Units @ <u>2.00</u> each .....	\$ <u>268.00</u>
<b>LICENSE FEE</b>	\$ <u>855.50</u>
office use only	PENALTY FEE \$ _____
<b>TOTAL LICENSE FEE</b>	\$ <u>855.50</u>

9. Address of Bldg(s). To Be Licensed		No. of Dwelling Units In Bldg.
No. & Street		
Town or Area <u>Oxon Hill, Md.</u>	Zip <u>20701</u>	
If more than one bldg., add below by entrance number		
ENTRANCE NO.	STREET NAME OR NUMBER	
1. <u>308</u>	<u>Marcy Avenue</u>	<u>12</u>
2. <u>310</u>	" "	<u>12</u>
3. <u>312</u>	" "	<u>12</u>
4. <u>314</u>	" "	<u>12</u>
5. <u>316</u>	" "	<u>12</u>
6. <u>318</u>	" "	<u>12</u>
7. <u>320</u>	" "	<u>12</u>
8. <u>322</u>	" "	<u>12</u>
9. <u>324</u>	" "	<u>12</u>
10. <u>326</u>	" "	<u>12</u>
11. <u>328</u>	" "	<u>12</u>
12. <u>330</u>	" "	<u>12</u>
13. <u>332</u>	" "	<u>12</u>
14. <u>334</u>	" "	<u>15</u>
15. <u>336</u>	" "	<u>15</u>
16. <u>338</u>	" "	<u>15</u>

NUMBER OF DWELLING UNITS LISTED ON CONTINUATION PAGES: 133  
TOTAL Dwelling Units to be LICENSED: 334

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date: 9/24/75 Signature: Martin Greenwald Title: Resident Manager

FOR OFFICE USE ONLY

Zone	Zone Map No.	Petition No.	Date

Conditions (if any) \_\_\_\_\_

U & O or Final Bldg. Insp. Verification (Permits office) PAID  
SEP 27 1975

U & O Nos. \_\_\_\_\_ were issued. FINANCE

All final inspections were completed: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

AGENCY	SEND	DATE RETURNED	DATE	SIGNATURE APPROVED	DENIED
MNCPPC	RENEWAL APPL. NO. <u>RA-00458</u>				
WSSC/ Pub. Wks.	RECEIVED	<u>9/24/75</u>			
Fire Marshall					
Health Dept.					
Housing	FOR LICENSE NO. <u>672</u>				
Bldg.	WHICH EXPIRES <u>10/18/73</u>				
Elec.					
Zoning					
Approved/Denied <u>J. Thomas</u> Date <u>10/16/73</u>					Housing Number <u>511</u>

TREASURER'S VALIDATION

Per. Lic # 1993 Date of issue - 10/18/73  
Date of exp. - 10/18/75

DISTRIBUTION: White-Main Office, Apt. Lic. Application; Green-Housing Inspection Branch; Canary-Applicant's Receipt; Pink-County Treasurer Page 54

MAKE CHECKS PAYABLE TO COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY

**APARTMENT LICENSE APPLICATION**  
 COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY  
 DEPARTMENT OF INSPECTIONS AND PERMITS  
 COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20751

APPLICATION NO.  
**00155**

Check one:  
 Application for New License   
 Renewal

**9. Address of Bldg(s). To Be Licensed**

No. & Street: 308 Marcy Avenue  
 Town or Area: Oxon Hill, Md. Zip: 20021

If more than one bldg., add below by entrance number

ENTRANCE NO.	STREET NAME OR NUMBER	No. of Dwelling Units In Bldg.
1. <input checked="" type="checkbox"/>	308 Marcy Avenue	12
2. <input type="checkbox"/>	310 " "	12
3. <input type="checkbox"/>	312 " "	12
4. <input type="checkbox"/>	314 " "	12
5. <input type="checkbox"/>	316 " "	12
6. <input type="checkbox"/>	318 " "	12
7. <input type="checkbox"/>	320 " "	12
8. <input type="checkbox"/>	322 " "	12
9. <input type="checkbox"/>	324 " "	12
10. <input type="checkbox"/>	326 " "	12
11. <input checked="" type="checkbox"/>	328 " "	12
12. <input checked="" type="checkbox"/>	330 " "	12
13. <input type="checkbox"/>	332 " "	12
14. <input type="checkbox"/>	334 " "	15
15. <input type="checkbox"/>	336 " "	15
16. <input type="checkbox"/>	338 " "	15

**1. Name and Address of Managing Agents (if any)**  
 Spartan Management Corporation  
 308 Marcy Ave. Oxon Hill, Md. 20021  
 Phone No. \_\_\_\_\_

**1. Resident Manager's Name and Address**  
 Delwin D. Hines *MARTIN GREENWALD*  
 308 Marcy Avenue  
 Oxon Hill, Maryland 20021  
 Phone No. 839-4444

**5. Serial Number of Current Use & Occupancy Permit(s)**  
 #57514, #66914, #66924, #66934, #70574, #70584, #70594

**6. Lot No. or Parcel No.** \_\_\_\_\_  
 Block No. \_\_\_\_\_ Liber 3137 Folio 161/159  
 Election District 12

**7. Number & Type of Bldgs.**  
 Elevator Bldgs. \_\_\_\_\_ Garden Type 27 Total Bldgs. 27  
 Converted Fam. \_\_\_\_\_ Other \_\_\_\_\_

**8. Calculation of Fees**  
 Total No. of Dwelling Units: 334  
 First 200 Dwelling Units @ Flat Fee of \_\_\_\_\_ \$ 587.50  
 Plus 134 Dwelling Units @ \_\_\_\_\_ each ..... \$ 268.00  
 JUN 15 1970 LICENSE FEE \$ 855.50

**office use only**  
 CHARLES L. CALLOW TREASURER  
 PENALTY FEE \$ \_\_\_\_\_  
 TOTAL LICENSE FEE \$ 855.50

NUMBER OF DWELLING UNITS LISTED ON CONTINUATION PAGES: 133  
 TOTAL Dwelling Units to be LICENSED: 331

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date: 5/25/70 Signature: [Signature] Title: Manager

**FOR OFFICE USE ONLY**

Zone \_\_\_\_\_ Zone Map No. \_\_\_\_\_ Petition No. \_\_\_\_\_ Date: 6/15/70

Conditions (if any): TEMP. CERT. ISSUE

U & O or Final Bldg. Insp. Verification (Permits office): \_\_\_\_\_

U & O Nos. See Above were issued.

All final inspections were completed:

Signature: [Signature] Date: 6/15/70

AGENCY	SEND	DATE RETURNED	DATE	SIGNATURE APPROVED
MNCPPC				
WSSC / Pub. Wks.				
Fire Marshall				
Health Dept.				
Housing Bldg.		<u>6/15/70</u>		<u>[Signature]</u>
Elec.				
Zoning				
Approved/Denied				
Signature: <u>Charles L. Kuhn</u> Date: <u>10/18/71</u>				Housing Number: <u>M-544</u>

**EXPIRED**

06/10/2014

To whom it may concern

Dear, sir/Madam;

I am Mr. William Simpson a resident  
at Colonial village Apartment located at  
908 Marcy Ave. Oxon Hill, MD 20745.

Because of its outstanding management  
and friendly staff, I have lived here  
for 10 plus years. I would like to thank  
colonial village for everything. Thank you.

1010 Marcy Ave # T2

Oxon Hill, MD 20745.

William Simpson

301-266-1289



6-10-14

To Whom it may concern,

I Alice Battle have lived at Colonial Village Apts for more than <sup>1984</sup> 30 years. In that thirty years they have taken care of all my wants and needs. I have raised my children here and now they have grandchildren.

It is a pleasure for me to stay here as I know management will try their best to keep me happy.

Alice Battle

903-104

301-749-7803

*Alice Battle*

To: Whom it may concern 6/10/14

My name is Belinda King and I have resided in Colonial Village for 35 years coming (1979) in October. I moved in here in 1981. I am still here and don't plan on moving, because I don't think any other complex will tend to your needs like the resident manager and the property manager of Colonial Village. If something is wrong with my apartment, there is no waiting for weeks at a time before maintenance fixes it. I say this all the time it's the not

the complex, but the peoples  
who move in here and don't  
want to take care of things  
~~what~~ can call rental office  
and speak to nice and  
courteous peoples. I don't have  
any complaints that don't  
get resolved. The property  
manager David, he listens to  
you and he takes care of  
your problems along with the  
resident manager Leon. ~~is~~

Sincerely  
Belinda Spring  
819 Maryland #101



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
PERMIT REVIEW SECTION**

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer: Mary Hampton 33101-2013-U  
Telephone Number: 301-952-5411 October 7, 2013  
Fax Number: 301-952-4141  
Permit Status: [www.mncppc.org](http://www.mncppc.org)

The following comments were generated from permit review. Any questions or concerns regarding the following should be directed to the reviewer at the phone number provided above.

1. This permit is for Colonial Village Apartments. The property is zoned R-18. The site plan that was submitted is for 908 thru 1022 Marcy Avenue (north side of Marcy Ave) however the WSSC Address maps show Colonial Village on the north and south side of Marcy Avenue. Property Address records appear to indicate that Colonial Village Apartments may consist of Section I, formerly Edgewater Apts, 815-905 Marcy Ave and Section II, formerly Sunview and Suncrest Apts, 908-1022 Marcy Ave. Both Sections were approved in 1961/1962. This all must be clarified before further review can occur on this permit. In addition, the site plan that was submitted does not provide building dimensions or property dimensions. Once it is determined what property is to be included in this permit, it must then be determined if the apartment exceed either the current maximum density or bedroom percentages, certification of nonconforming use will be required. Site plan would then have to be submitted in accordance with Section 27-254 of the Zoning Ordinance demonstrating compliance to the 1961/62 zoning regulations for the R-18 Zone. Additional comments will be generated once additional information is provided. *1/10/14 – Revised plans have been submitted of the entire project which does consist of property on both sides of Marcy Ave (originally Edgewater and Sunview Apartments). A separate analysis is done for each side of the street since they are separate lots. The portion of the apartments south of Marcy Ave that contains 132 units and constructed pursuant to permit 11/270 & 271/61 appear to have been constructed in accordance to the 1962 zoning regulation. Certification of nonconforming use is required because the apartments exceed the current maximum density (provides 23.5 du/acre) and also exceeds bedroom percentages (68.1% two bedroom and 15.9% three bedroom units). The parking spaces should however be revised to scale 9' x 20' to allow for adequate 2 way drive isle width. The date of nonconforming use is 1/1/64 when the density changed to a minimum of 2, 000 s.f. per dwelling unit. However the portion on the north side of Marcy Ave that contains 199 units does not comply with the minimum lot area per dwelling unit requirement of 1800 s.f. Only 1,798 s.f. of lot area per unit is provided. Per the original building permit site plan approved under 9/160-164/62 only 198 units were approved which met the requirement at that time. Therefore the number of units must be reduced by one to 198 units to pursue nonconforming use certification or the applicant may pursue Validation of Apartment License Issued in Error if there is an apartment license that was issued for this number of units. In addition some parking spaces must be deleted to allow adequate access adjacent to the west of the pool house. There are extra parking spaces provided.*  
*3/21/14 – Revised plans for the entire project has been submitted. The site plan for the portion of the apartments south of Marcy Avenue that contains 132 units has been revised to dimension the parking spaces at 9' x 20' and adequate drive isles have been provided. The site plan should however be revised to reflect this sheet as Sheet 2 of 2.*  
*The site plan for the portion of the apartments on the north side of Marcy Avenue has been revised to reduce the number of units to 198 which now complies with the minimum lot area requirement in*



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
PERMIT REVIEW SECTION**

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

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*effect in 1962 as well as the original building permit approval. The site plan must be revised to correct Site Plan Note #1 to reflect the 198 units. Therefore both portions of the property are in compliance with the regulations in effect at the time of construction and certification of nonconforming use may be pursued for the entire apartment project. I emailed the revised comments to Michele LaRocca.*

*3/27/14 – Per revised plans site plan for the portion of the apartments on the north side of Marcy Avenue has been revised to correct Site Plan Note #1 to reflect the 198 units. ~~The site plan for the portion of the apartments south of Marcy Avenue was not submitted for review however this plan should still be revised to reflect this sheet as Sheet 2 of 2~~ (OK revised plan submitted 3/27/14). In addition, the NCU application and supporting documentation was also submitted. However the copy of 26-75-U that was submitted an administrative review for a rental office is not for the subject property but rather another existing certified nonconforming project, Kennebec Apartments, now Milano Apartments. Therefore unless a copy of an issued use and occupancy permit for the subject property is submitted the certification must be heard by the Planning Board. I emailed the revised comments to Michele LaRocca.*

10/7/13 - I emailed the comments to Andy Facchina.

1/10/14 – I emailed the revised comments to Andy Facchina.

3/21/14 – I emailed the revised comments to Michele LaRocca.

3/27/14 - I emailed the comments to Michele LaRocca.

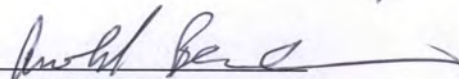
AFFIDAVIT

REC'D BY PGCPB ON 7-31-14  
ITEM # 10 CASE # <sup>CNA-</sup>33101-2013  
EXHIBIT # Appl Ex No. 1

I, Arnold Berlin am making this Affidavit in my position as one of three General Partners of Colonial Village Apartments Limited Partnership, a Maryland limited partnership, formerly known as Colonial Village Limited Partnership, a Maryland limited partnership. Colonial Village Apartments Limited Partnership is the owner of Colonial Village Apartments, Marcy Avenue, Oxon Hill, Prince George's County, Maryland. I have personal knowledge of Colonial Village Apartments because I have been a general partner of Colonial Village Apartments Limited Partnership since June, 1980, the date of acquisition of Colonial Village Apartments. I have had direct responsibility for management of Colonial Village Apartments since June, 1980.

I hereby attest that the Colonial Village Apartments have continuously operated as rental, multi-family housing units since June, 1980.

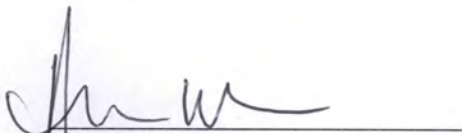
Respectfully submitted,

  
Arnold Berlin  
General Partner  
Colonial Village Apartments  
Limited Partnership

STATE OF Maryland  
COUNTY OF Prince Georges

On this 22nd day of July, 2014, before me, the undersigned officer, a notary public for the State and County aforesaid personally appeared ARNOLD BERLIN, known to me or satisfactory proven to be the person whose name is subscribed to the within affidavit and acknowledged that he executed the same.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

  
Notary Public  
My commission expires: June 10, 2017