

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



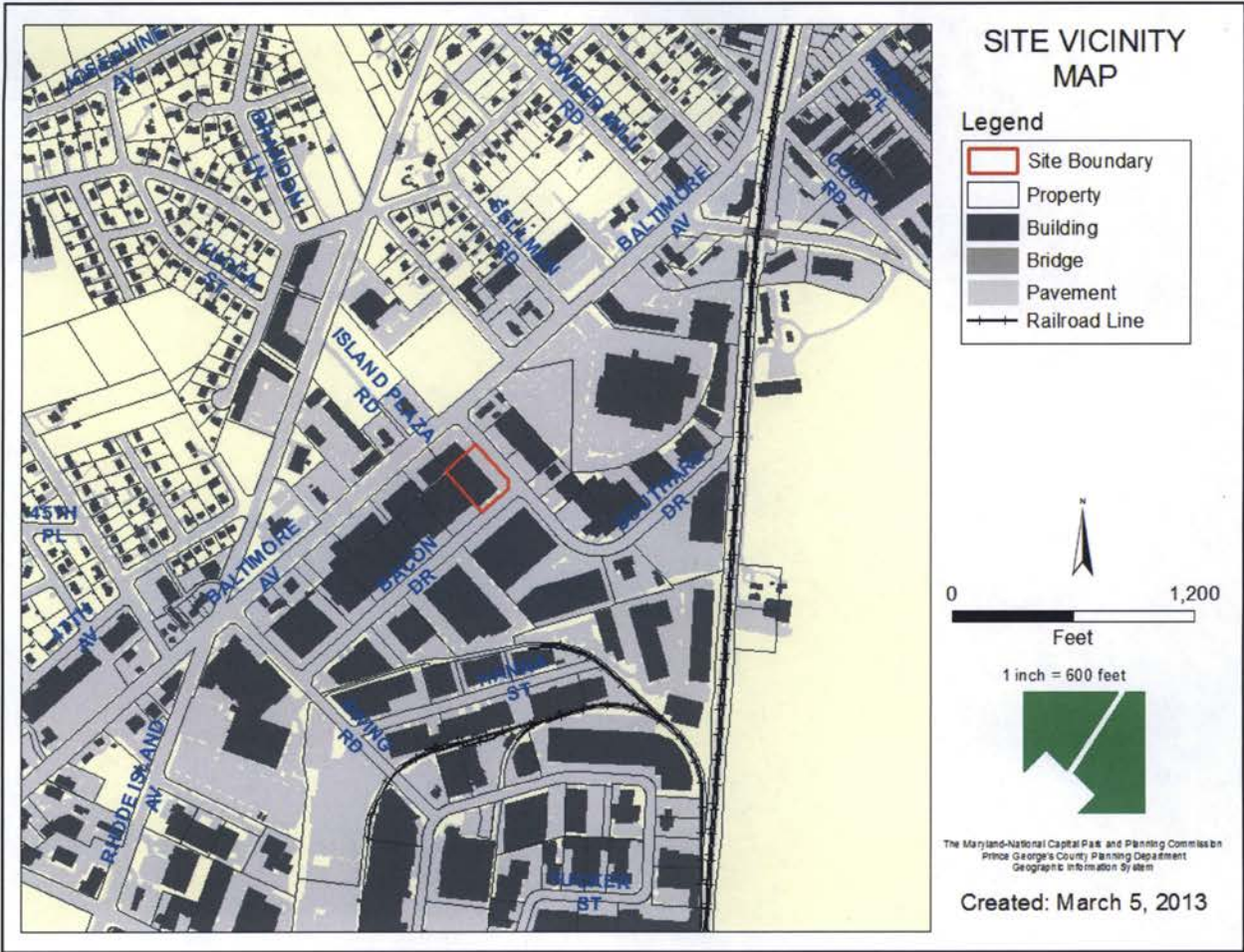
Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).

## Certified Nonconforming Use CNU-28728-12

Application	General Data	
<b>Project Name:</b> Rendezvous  <b>Location:</b> Northwest quadrant of Southard Drive at its intersection with Bacon Drive, approximately 160 feet southwest of Baltimore Avenue (US 1).  <b>Applicant/Address:</b> Maredec USA, Inc. d/b/a Rendezvous 10207 Southard Drive Beltsville, MD 20705  <b>Property Owner:</b> Maredec USA, Inc. 10207 Southard Drive Beltsville, MD 20705	Planning Board Hearing Date:	07/11/13
	Staff Report Date:	06/18/13
	Date Accepted:	04/16/13
	Planning Board Action Limit:	N/A
	Plan Acreage:	1.2
	Zone:	I-2
	Gross Floor Area:	19,118 sq. ft.
	Lots:	N/A
	Parcels:	1
	Planning Area:	61
	Tier:	Developing
	Council District:	01
	Election District	01
	Municipality:	N/A
200-Scale Base Map:	213NE05	

Purpose of Application	Notice Dates	
Certification of a nonconforming use for an auditorium/banquet hall.	Informational Mailing	10/18/12
	Acceptance Mailing:	04/12/13
	Sign Posting Deadline:	06/11/13

Staff Recommendation		Staff Reviewer: Ivy Thompson Phone Number: 301-952-4326 E-mail: <a href="mailto:Ivy.Thompson@ppd.mncppc.org">Ivy.Thompson@ppd.mncppc.org</a>	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
		X	



June 18, 2013

**TECHNICAL STAFF REPORT:**

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Zoning Supervisor, Development Review Division

FROM: Ivy R. Thompson, Senior Planner, Zoning Section, Development Review Division

SUBJECT: **Certified Nonconforming Use Application No. CNU-28728-12  
Rendevous**

REQUEST: **Certification of a nonconforming use for an auditorium/banquet hall.**

RECOMMENDATION: **DISAPPROVAL**

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NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of July 11, 2013. 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, 10207 Southard Drive, is located on the northwest side of Southard Drive at its intersection with Bacon Drive, approximately 160 feet southwest of Baltimore Avenue (US 1). The square-shaped property consists of a single parcel, Parcel S-S, and is improved with a 29,640 single-story building and requisite parking. The banquet hall encompasses 19,118 square feet with the remaining 10,522 square feet used as a warehouse. Access to the development is provided via ingress/egress on Southard Drive and Bacon Drive.

B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	I-2	Unchanged
Acreage	1.2122	Unchanged
Use(s)	Warehouse and Banquet Hall	Unchanged
Parcel(s)	1	Unchanged

C. **History:** The subject property has a history of use as a banquet hall/auditorium use. A prior certificate of occupancy, Permit 16020-2009-CU, was issued on June 26, 2009 for an auditorium with 124 seats. The approval included meetings, engagement/birthday/anniversary/graduation/corporate parties, baby and bridal showers, and family reunions. The approval did not include public dances, dance hall, pay at the door events, adult-oriented uses or performances, and recreational establishment of a commercial nature. The adoption of Prince George’s County Council Bills CB-46-2010 and CB-56-2011 defines auditoriums in the Heavy Industrial (I-2) Zone. Council Bill CB-56-2011 placed the uses in the most appropriate section of the Table of Uses for industrial zones. The adopted definition of an auditorium (21.1) is defined as a room or building used for the gathering of people seated as an audience; open to the general public, with or without an admission charge, and used primarily for public speaking, theatrical production; excluding any form of patron dancing or adult entertainment (CB-46-2010). The definition of the use closest to the requested use is a catering establishment (42.1) defined as an establishment that specializes in the preparation of food or beverages for social occasions; such as weddings, banquets, parties, or other gatherings; with or without banquet facilities for these private prearranged occasions that are not open to impromptu attendance by the general public; excluding adult entertainment (CB-46-2010). The subject property does have documentation of these uses. Thus, the use became nonconforming on September 7, 2010; the property was in use as an auditorium when the nonconforming status began on September 7, 2010.

A building permit was approved on February 3, 2012 for the subject property, but never issued. The Prince George’s County Department of Environmental Resources (DER) issued two temporary use and occupancy (U&O) for permit 16020-2009-04, the first on March 2, 2012 for 90 days and the second on June 20, 2012 for 60 days, each for the purposes of addressing the corrective orders. The second U& O expired on August 19, 2012. The business was padlocked in September 2012 due to Code violations.

D. **Request:** The applicant requests certification of a warehouse and auditorium complex. Because zoning regulations were changed or adopted after the permitted use was lawfully established, the use became nonconforming. The nonconforming status began September 7, 2010 when CB-46-2010 was adopted by the District Council prohibiting auditoriums in the I-2 Zone.

E. **Surrounding Uses:**

- North**— Property zoned Light Industrial (I-1), automotive parts and repair.
- South**— Property zoned I-2, warehouse use.
- East**— Automotive gas station zoned Commercial Shopping Center (C-S-C) and retail sales properties zoned I-2.
- West**— Warehouse property zoned I-2.

- F. **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:

(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 (except as provided for in Section 27-246 and Subdivision 2 of this Division).**

(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 one hundred eighty (180) consecutive calendar days between the time the use became nonconforming and the date when the application is submitted, or that conditions on nonoperation for more than one hundred eighty (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**—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. Pending Permit Job Card for Permit 28728-2012-U, marked as Exhibit “A”
2. Temporary Use and Occupancy Permit 16020-2009-04, issued March 2, 2012  
Temporary Use and Occupancy Permit 16020-2009-04, issued June 20, 2012  
All marked as Exhibit “B”
3. Correction Orders, marked as Exhibit “C”:  
June 19, 2012  
August 19, 2012  
September 4, 2012
4. Work Permits, marked as Exhibit “D”:  
Issued November 16, 2009  
Issued November 24, 2009  
Issued February 11, 2011
5. Affidavit of Jane Nnamani along with Invoices, marked as Exhibit “E”:  
2009, 2010, 2011, 2012
6. Rental Contracts and Agreement, marked as Exhibit “F”:  
2009, 2010, 2011, and 2012
7. Tax Returns, marked as Exhibit “G”:  
2009  
2010  
2011  
County Real Property Tax Bill FY2013  
WSSC Water Bill

8. A site plan prepared by Joyce Engineering showing:
  - (a) The exact nature, size and location of the building, structure, and use;
  - (b) A legal description of the property;
  - (c) The precise location and limits of the use on the property and within any building it occupies;
  - (d) A copy of a valid U&O permit issued for the use prior to the date upon which it became a nonconforming use, if the applicant possesses one.

The applicant has submitted documentary evidence demonstrating the continuous existence of the nonconforming use. The operation of the subject property as an auditorium continued until September 2012 when the property was closed by the Prince George's County Police Department, and DER inspectors issued violation notices for the purposes of correcting code violations, thus causing a 180-day break in continuous use.

## DISCUSSION

Documentary evidence submitted per Section 27-244(b)(2)(A) of the Zoning Ordinance documents the existence of a fully functioning business, supports the applicant's claim that 10207 Southard Drive has been in continuous operation as an auditorium since September 7, 2010 when the use became nonconforming. Permit 16020-2009-CU was issued on June 26, 2009 for an auditorium with 124 seats. The approval included meetings, engagement/birthday/anniversary/graduation/corporate parties, baby and bridal showers, and family reunions. The applicant provided evidence in the form of signed event contracts demonstrating that the subject property was used for these purposes.

The 180-day break in use is due to the closing of the property by the county for multiple violations, this despite DER inspectors efforts to provide the property owners with multiple temporary U&O permits, based upon financial hardship, to make the corrective orders while continuing to do business. Per Correction Order notes dated August 17, 2012, the applicant was notified on August 11, 2012 that the business cannot continue to operate after August 19, 2012 when the temporary U&Os would expire. However, after the last temporary U&O permit expired on August 19, 2012, the property owners continued to operate their business. The Correction Order dated September 4, 2012 indicates that the applicant was advised to apply for a new permit for Rendevous, fines were issued for violations, and the building ordered padlocked by the Police Department with DER issuing violation notices.

The use as an auditorium/banquet hall has ceased to operate for more than 180 consecutive calendar days because the business was padlocked. However, this circumstance of nonoperation was not beyond the applicant/owner's control because the county did issue multiple temporary U&O permits based upon financial hardship, thus allowing the applicant/owner to operate to raise the funds necessary to correct the Code violations. While the owners did solicit bids for the work to be completed, there is no evidence that the Code violations were satisfied. As such, the conditions of nonoperation for 180 consecutive calendar days were not beyond the applicant/owner's control.

## CONCLUSION

The applicant/owner is requesting a new U&O permit for an auditorium/catering establishment as a nonconforming use per the definition of an auditorium in Section 27-473(b) 6 of the Zoning Ordinance prior to September 7, 2010 when the definition of an auditorium was clarified by the adoption of CB-46-2010 and subsequently CB-56-2011. Council Bill CB-46-2010 provided the current definition of an auditorium, which no longer permits recreational establishments of a commercial nature in the I-2 Zone. While the applicant has demonstrated, via the submission of supporting documents that include rental event contracts, that the use of the subject property as a banquet hall predates the adoption of both CB-46-2010 and CB- 56-2011, the conditions of nonoperation per Section 27-244(b)(2)(B) of the Zoning Ordinance for 180 consecutive days were within the applicant/owner's control.

The applicant/owner was aware of the violation issues with the subject property and did not obtain a permit for operating the auditorium/banquet hall use within a timely manner for Permit 16020-2009-CU. DER inspectors worked with the property owner to ameliorate the Code violations. DER issued two temporary U&O permits, March 2, 2012 and June 20, 2012, each for 90 days (180 days in total) to allow for the corrections to be made. The owner was also notified in writing that any operation after August 19, 2012 would be prohibited.

Based on the evidence submitted by the applicant, staff concludes that the subject property was used and is permitted for use as an auditorium and catering establishment (banquet hall) in accordance with the requirements of the Zoning Ordinance prior to September 7, 2010. However, there is also evidence to suggest the lapse of operation was within the applicant/property owner's control since they were working with DER to correct the outstanding violations, and two temporary U&O permits were issued to provide an additional 150 consecutive calendar days to correct Code violations. Therefore, it is recommended that Certified Nonconforming Use CNU-28728-2012 be DISAPPROVED as a certified nonconforming use.



**ITEM:**

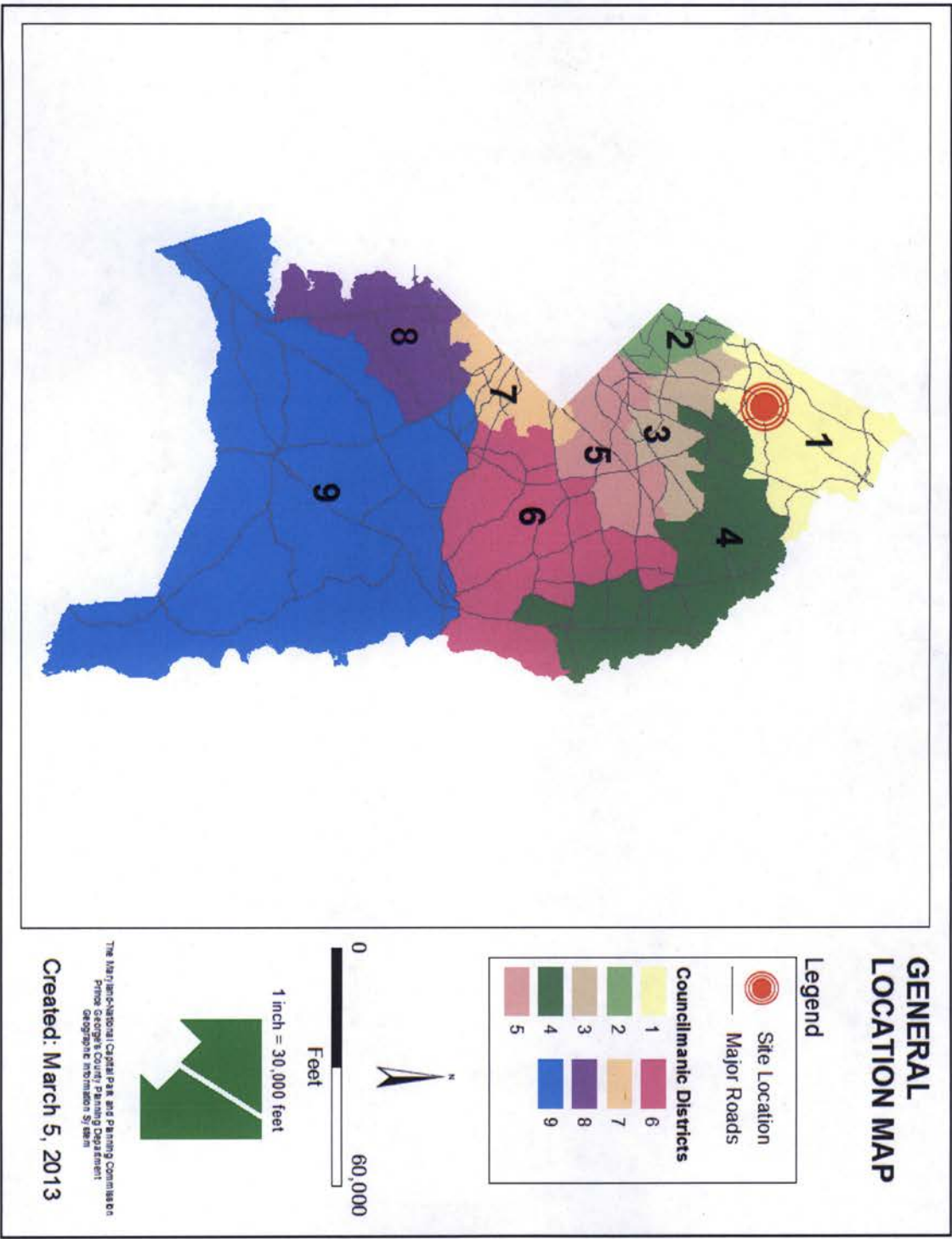
**CASE: CNU-28728-2012**

# **RENDEVOUS**

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

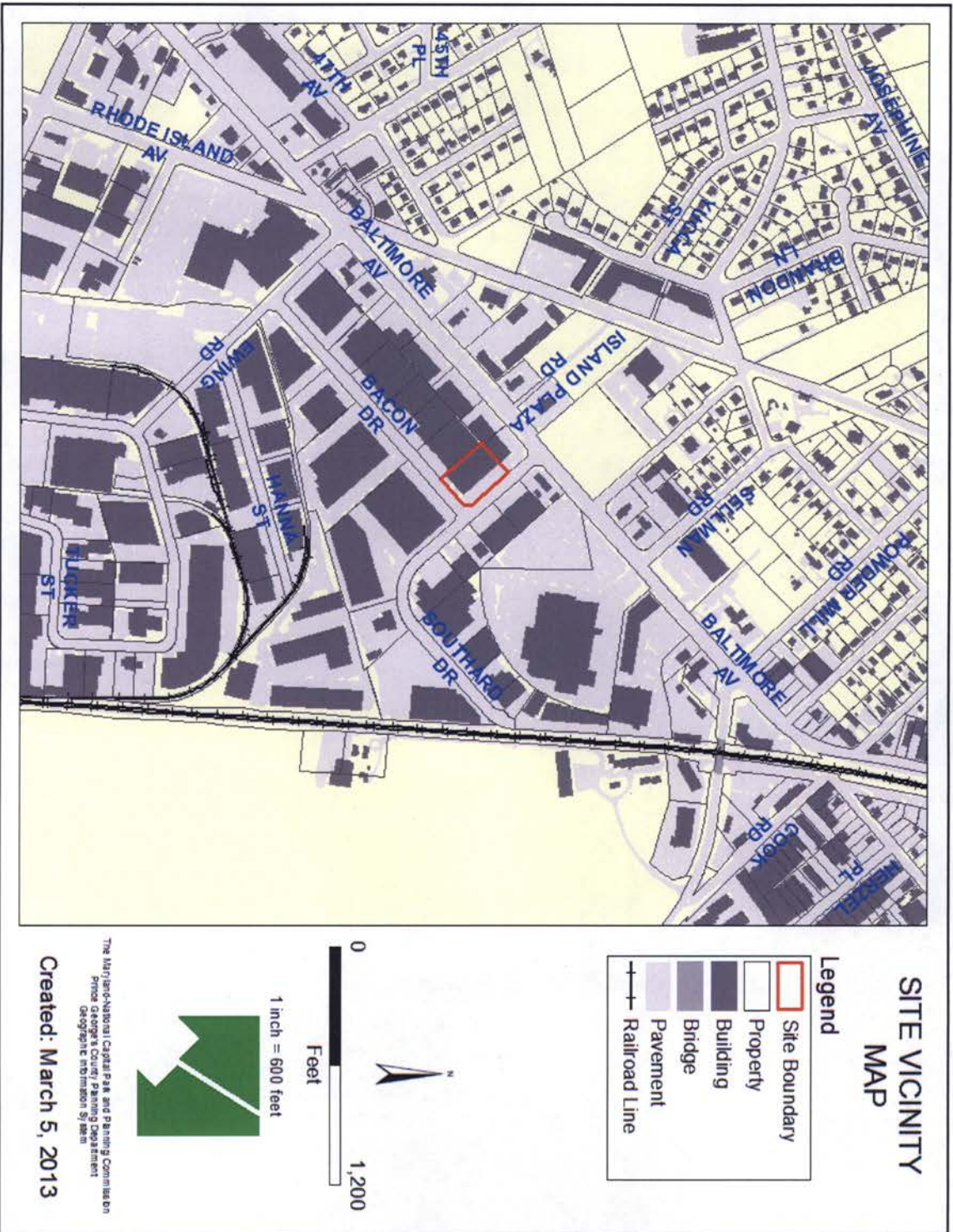


# GENERAL LOCATION MAP



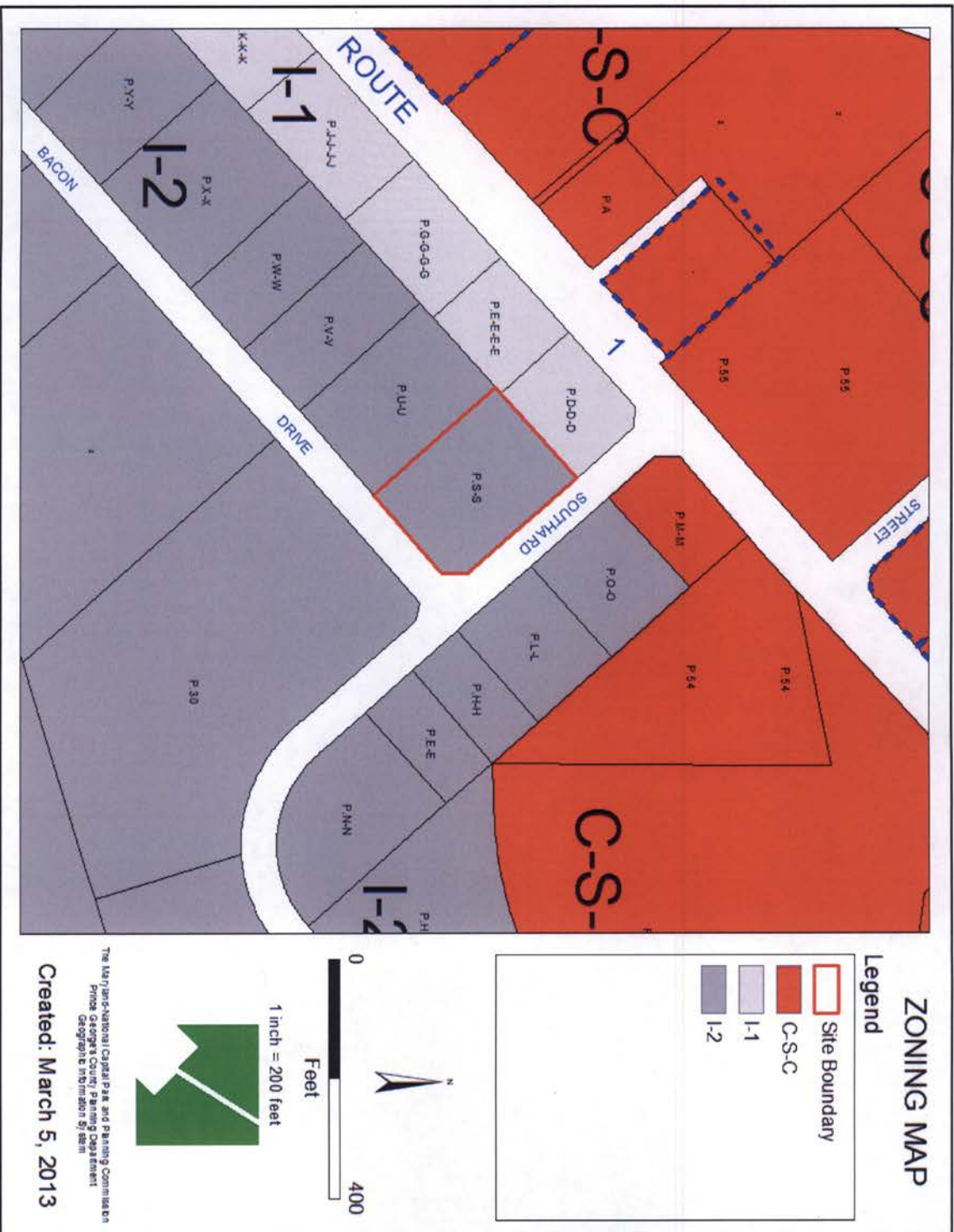
# SITE VICINITY

Case # CNU-28728-2012



# ZONING MAP

Case # CNU-28728-2012



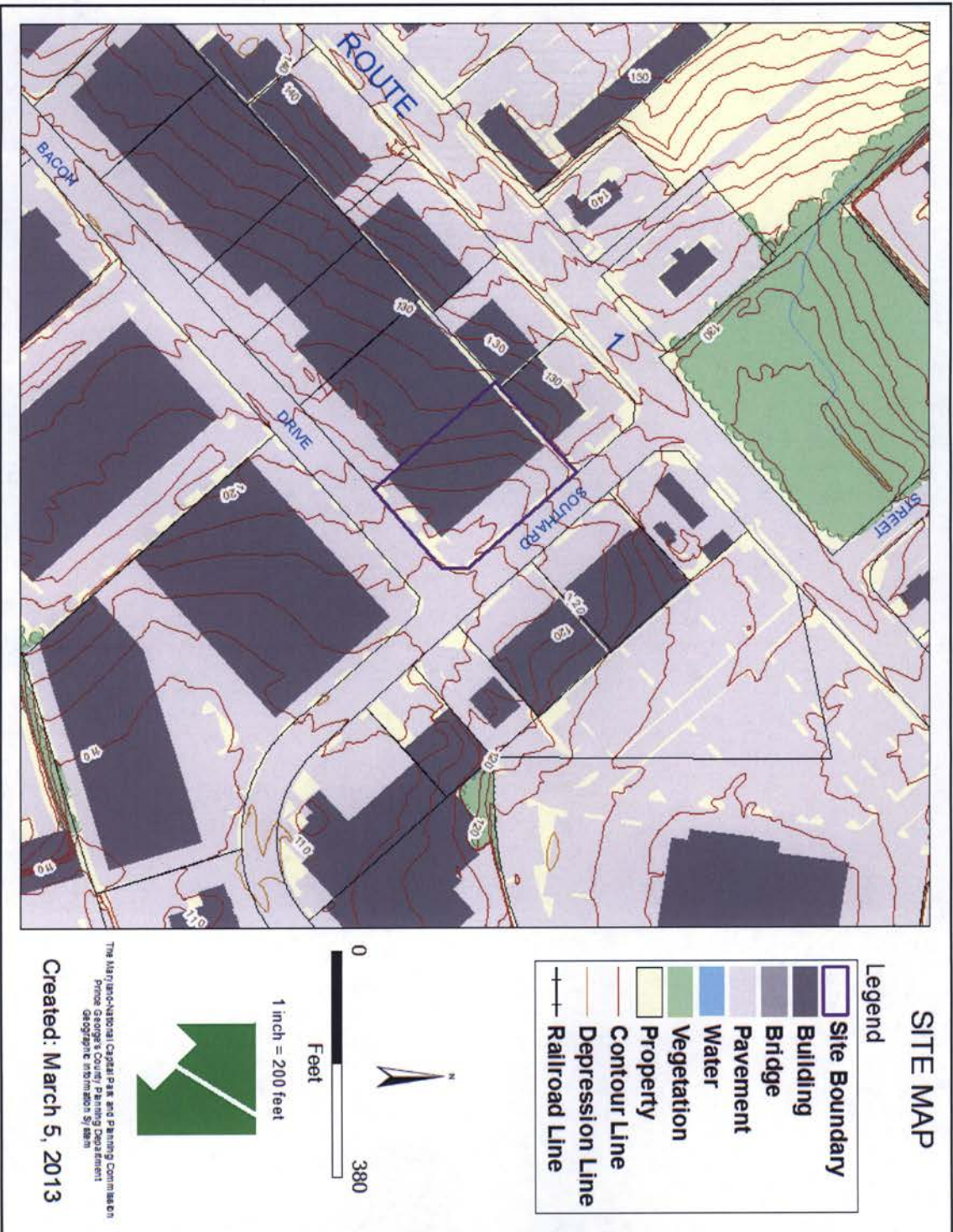
# AERIAL MAP

Case # CNU-28728-2012



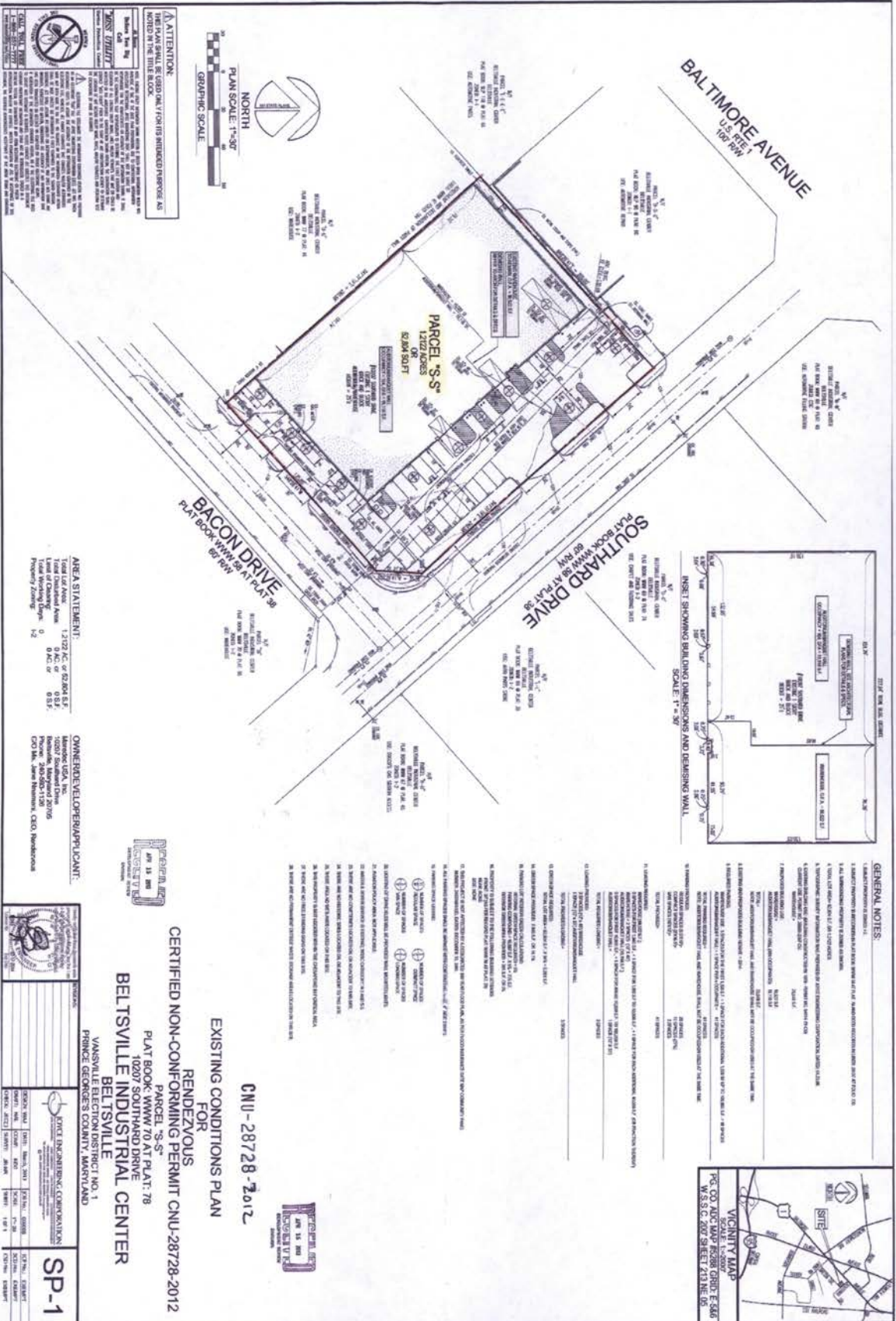
# SITE MAP

Case # CNU-28728-2012



# EXISTING CONDITIONS PLAN

Case # CNU-28728-2012



Slide 7 of 7

7/11/2013

**STATEMENT OF JUSTIFICATION**  
**FOR THE CERTIFICATION OF**  
**RENDEVOUS AS A NONCONFORMING USE**

**CNU-28728-2012**

**I. INTRODUCTION:**

This is a request for the certification of a nonconforming use for the Rendezvous as an auditorium for the purposes of wedding Receptions, Meetings, Birthday parties, Company Dinners, wedding anniversary, school year end parties, etc. Permit number CNU-28728-2012-U is currently on hold due to adoption of Council Bill 46-2010, which defined auditoriums and prohibited the use in the I-2 Zone. This request is filed pursuant to Sections 27-214 and 27-244 of the Prince George's County Code, Subtitled 27 (the "Zoning Ordinance")

**II DESCRIPTION OF PROPERTY**

- |     |                   |  |
|-----|-------------------|--|
| 1.  | Location:         | The property is located in the Northwest side of Southard Drive at its intersection with Bacon Drive, approximately 160ft Southwest of Baltimore Avenue.   |
| 2.  | Premises Address: | 10207 Southard Drive, Beltsville, Maryland 20705   |
| 3.  | Municipality:     | N/A  |
| 4.  | Frontage:         | Southard Drive   |
| 5.  | Zoning:           | I-2 Industrial C   |
| 6.  | Area:             | 1.2 Acres  |
| 7.  | Right of Way:     | N/A  |
| 8.  | Tax Map:          | 019-A2   |
| 9.  | Subdivision:      | Beltsville Industrial C  |
| 10. | History:          | Rendezvous is part of warehouse complex which was converted to an auditorium and approved by Park & Planning on June 26, 2009 with 124 seats. This approval includes meetings, engagement/birthday/anniversary/graduation/corporate parties, baby and bridal showers, family reunion. Per Council Bill CB-46-2010 an auditorium in the I-2 zone is prohibited. The Corrections Orders were being corrected when the Temporary Use & Occupancy Permit issued to |



Rendevous expired and they were shut down until all the Correction Orders are corrected. Rendevous have addressed all the Correction Orders, with the exception of constructing outside stairs leading from the Mezzanine, which permit is pending approval until the Use & Occupancy Permit for Nonconforming Use is approved.

- 11. Master Plan: N/A
- 12. Historic Sites: N/A
- 13. Council District: 1

II **SITE DESCRIPTION:**

Neighborhood and Sounding Uses:

The site is surrounded by the following uses:

- North: Southard Drive Limited Partnership
- East: Auto parts shop and No.One Carpet
- South: EWCON Limited Partnership
- West: BP Gas Station & Kentucky Fried Chicken

IV **CONFORMANCE WITH SECTION 27-107.01 (166)**

Section 27-107.01 (166) of the Zoning Ordinance defines a nonconforming use as:

- (A) *The "use" of any "building", "structure" or land which is not in conformance with a requirement of the Zone in which it is located (as specifically applies to the "use"), provided that;*
  - (i) *The requirement was adopted after the "Use" was lawfully established; or*
  - (ii) *The "Use" was established after the requirement was adopted and the District Council has validated a building, use and occupancy, or sign permit issued for it in error.*

**COMMENT:**

The Rendevous became nonconforming after the adoption of Council Bill 46-2010 which affected the definition of an Auditorium in I-2 Zone.

V. CONFORMANCE WITH SECTION 27-244

- (a) *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 (except as provided for in section 27-246 and Subdivision 2 of this Division)*

**COMMENT:** Permit number CNU-28728-2012-U has been applied for by the applicant such that once the Planning Board certifies the use as nonconforming, the permit can identify the use as nonconforming. A copy of the pending permit is attached as Exhibit "A".

- (b) (1) *The applicant shall file for a use and occupancy permit in accordance with Division 7 of this part.*

**COMMENT:** As noted above, a use and occupancy permit has been applied for.

- (b) (2) (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 more than one hundred eighty (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 one hundred eighty (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*

**COMMENT:** Attached is documentary evidence of the Rendevous's continuous existence, specifically;

- (1) Pending Permit Job Card for Permit No. 28728-2012-U  
Marked as Exhibit "A"
- (2) Temporary Use and Occupancy Permit number 16020-2009-04  
Issued March 2, 2012  
Temporary Use and Occupancy Permit number 16020-2009-04  
Issued June 20, 2012

All marked as Exhibit "B"

CNU-28728-2012

- (3) Correction Orders:  
Dated 06-19-2012  
Dated : 08-19-2012  
Dated: 09-04-2012

All marked as Exhibit "C"

- (4) Work Permits:  
Issued November 16, 2009  
Issued November 24, 2009  
Issued February 11, 2011

All marked as Exhibit "D"

- (5) Affidavit of Jane Nnamani along with Invoices:  
Dated 2009  
Dated 2010  
Dated 2011  
Dated 2012

All marked as Exhibit "E"

- (6) Rental Contracts and Agreement:  
  
Dated 2012

All marked as Exhibit "F"

- (7) Tax Returns:  
2009  
2010  
2011  
County Real Property Tax Bill FY2013  
WSSC Water Bill

All marked as Exhibit "G"

- (c) Specific data showing:
  - (a) *The exact nature, size and location of the building, structure, and use;*
  - (b) *A legal description of the property; and*
  - (c) *The precise location and limits of the use on the property and within any building it occupies:*

**COMMENT:** A site plan prepared by Joyce Engineering has been filed with this

application.

CNU-28728-2012

- (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.*

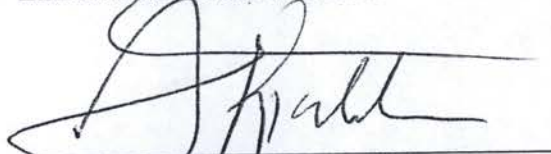
**COMMENT:** There was a temporary use and occupancy permit issued on March 2, 2012 and June 20, 2009 which expired on August 19, 2012. A copy is filed with this application as Exhibit "B"

**CONCLUSION**

As the use has been continuous, without break in operation for more than 180 consecutive calendar days, since becoming nonconforming in 2010, and sufficient evidence of its continuous operation has been submitted with this application, the applicant respectfully requests that Rendevous, be certified as nonconforming.

Respectfully Submitted,

ZEBENDILOS LAW FIRM



Michael Z. C. Okpala  
8701 Georgia Avenue, Suite 610  
Silver Spring, Maryland 20910  
(301) 589-0404  
(301) 589-0407 Fax  
[Mzeb1@aol.com](mailto:Mzeb1@aol.com)



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

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer: Michelle Hughes 28728-2012-U  
Telephone Number: (301) 952-5409 October 2, 2012  
Fax Number: (301) 952-4141  
Permit Status: www.mncppc.org

The following comments were generated from permit review. Any questions or concerns regarding the following comments should be directed to the reviewer. For permit status, please direct your call to the appropriate phone number provided above.

*Further review and comments may be generated when the appropriate or additional information has been submitted.  
Revised plans and required information must be submitted to the Permit Review Section.*

1. This permit application is for a banquet hall in the I-2 Zone. Prior permit 16020-2009-CU was approved by Park & Planning on 06-26-09 for auditorium with 124 seats. This approval includes meetings, engagement/birthday/ anniversary/ graduation/ corporate parties, baby & bridal showers, family reunion. This approval does not include public dances, dance hall, pay-at-the-door events, adult-oriented uses or performances and recreational establishment of a commercial nature. Per Council Bill CB-46-2010 an auditorium in the I-2 Zone is prohibited. Also the definition of auditorium is (21.1) **Auditorium:** A room or building used for the gathering of people seated as an audience; open to the general public, with or without an admission charge, and used primarily for public speaking, theatrical production; excluding any form of patron dancing or adult entertainment. A recreational establishment of a commercial nature is defined as (192) **Recreational or Entertainment Establishment of a Commercial Nature:** An establishment which provides entertainment, recreation, or amusement for profit. This term shall not include an "Amusement Arcade," "Reducing/Exercise Salon or Health Club," or a "Massage Establishment" but shall include any form of a "Rental Hall" or "Dance Hall" or "Banquet Hall" not sanctioned by another special exception or private club and is prohibited in the industrial zone. If the proposed use has been operating as per the prior permit 16020-2009-CU it can be certified as a nonconforming use to be heard before the Prince George's County Planning Board since it had been operating with a temporary permit. The applicant should pursue permit 16020-2009-CU since this permit was approved by Parking and Planning prior to CB-46-2010 therefore the certification of nonconforming use would not be required. **I called and discussed this with the applicant Ola Awe. He indicated that Inspector Mike Metz told him that he should apply for a new use & occupancy. I called inspector Metz (301-883-3831) and left him a message to discuss the permit comments.**

Per an email I received from Inspector William K. Edelen on 10/4/12 4:21pm:

Good Day Michelle. Unfortunately for the occupant, they have had several years to obtain a Use & Occupancy permit, DER or LID did not do anything to delay them obtaining one. In fact, a Temporary U&O was issued to them and their compliance date was extended to help them. The last correction order had a final compliance date and they were advised no further extensions would be granted. The JAG unit also met with them and advised them they could not operate after this final compliance date and advised them what enforcement actions would be taken. All of this was ignored by the occupant and their managers, Fire Marshall's office issued \$20,000 in fines for overcrowding and use without the proper permits. Consequently they were padlocked by the police department and DER issued a violation notice, which they



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

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

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appealed to the ZHE. The ZHE upheld our violation notice and they were to remain closed until they obtained the proper U&O. The previous application was for another name, not The Rendezvous. The owner, manager and accountant signed an order with DER that they would apply for a new U&O with the proper tenant/trade name, etc. This group was having events on site prior to being issued a Temp U&O, (check their web site), they violated the uses listed on the Temp U&O and totally disregarded all the time and advice they were given. The reason they have not been issued a U&O is because of lack of urgency on their part. What they want to do, they are not permitted to do and this is what they ignored and got them into trouble. If you want a copy of the ZHE decision, we can send it to you. Thanks.

10/5/12 - Since this tenant was aware of the issues/violations with the property and not obtaining a permit for operating this use within a timely manner for permit 16020-2009-CU it was decided a new U&O would be required (see above email from Inspector Edelen). Per Council Bill CB-46-2010 an auditorium in the I-2 Zone is prohibited. Since the definition of auditorium has been changed per CB-46-2010 this use is no longer an auditorium but a recreational establishment of a commercial nature which is prohibited in the I-2 Zone. If it can be clearly continuously documented that the proposed use has been operating at this location prior to CB-46-2010 adopted September 7, 2010 it can be certified as a nonconforming use to be heard before the Prince George's County Planning Board. The applicant should contact Edward Holley at 301-952-3215 for information on this process.

I discussed this with the applicant Ola Awe and emailed comments to tobola123@yahoo.com.

10/16/12 – I emailed permit comments to Valiesha Brown of O'Malley, Miles, Nylen and Gilmore at vbrown@omng.com.

# EXHIBIT A

10207 SOUTHARD DR BELTSVILLE 20705  
 CASE NUMBER: 28728-2012-00

PRINCE GEORGE'S COUNTY

ISSUANCE DATE:

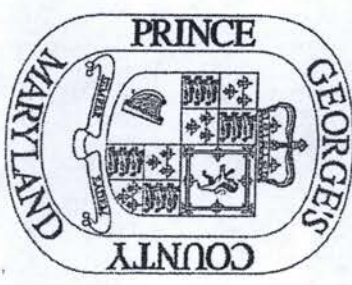
DEPARTMENT OF ENVIRONMENTAL RESOURCES  
 PERMITS AND REVIEW DIVISION

9400 PEPPERCORN PLACE, LARGO, MD 20774

EXPIRATION DATE:

PROPERTY OWNER  
 MAREDEC USA INC  
 10207 SOUTHARD DR  
 BELTSVILLE, MD 20705  
 (301) 595-2762

OCCUPANT  
 MAREDEC USA INC  
 10207 SOUTHARD DR  
 BELTSVILLE, MD 20705  
 (301) 595-2762



CONTRACTOR  
 LICENSE NUMBER

ARCHITECT

**Notice!**  
 This is NOT your Use and  
 Occupancy Permit.

TYPE OF PERMIT: **UO (USE & OCCUPANCY)**  
 WORK DESCRIPTION: **NEW TENANT**  
 EXISTING USE: **BANQUET HALL**  
 USE (DER PROPOSED): **BANQUET HALL**  
 SUBDIVISION: **BELTSVILLE**  
 OWNERSHIP: **INDUSTRIAL C**  
 LIBER: 00000  
 FOLIO: 000  
 ED/ACCT NO.: 01 / 0034124  
 LOT:  
 BLOCK:  
 TAX MAP: 019  
 SCD:  
 SPEC EXCEPT:  
 Conditions

HEIGHT FT:  
 WIDTH FT:  
 DEPTH FT:  
 NO STORES:  
 DWELL UNITS:  
 PARKING SP:  
 LIVE LOAD:  
 USE GROUP:  
 TYPE CONST:  
 OCCUPANCY LOAD:  
 SITE CERTIFICATE:  
 STRUCTURE CERT:  
 SEWER:  
 WATER:  
 HEATING:  
 PARCEL:  
 ELECTRICAL:  
 CENTRAL A/C:  
 ELEVATOR:  
 ESCALATOR:  
 BASEMENT:  
 BOILER NUMBER:  
 CBCA:  
 HISTORICAL:  
 SIGN NUMBER:

*As outlined in County Code Subtitle 19-126, construction noise is prohibited between the hours of 9 pm and 7 am daily.*

*Only the Licensed Contractor or Homeowner, named on the Permit as contractor, is permitted to perform the scope of work on the permit at the address specified.*

*YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNERS/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS SUSPENDED OR DISCONTINUED UNLESS OTHERWISE INDICATED*

INSPECTION APPROVALS  
 BUILDING CODE OFFICIAL  
 APPROVED: *Kenneth Campbell, P.E.*  
 DIVALS

BUILDING INSPECTOR	HEALTH	ELECTRICAL	PLUMBING	FIRE/MARSHALL



# EXHIBIT B

PRINCE GEORGE'S COUNTY  
DEPARTMENT OF ENVIRONMENTAL RESOURCES  
PERMITS AND REVIEW DIVISION



TEMPORARY USE & OCCUPANCY

OWNER

MAREDEC USA INC

10207 SOUTHARD

DR

BELTSVILLE, MD 20705

Re: Case No. 16020-2009-04

Location: 10207 SOUTHARD  
BELTSVILLE

DR

MD 20705

Temporary Use and Occupancy is granted for period of 80

days to allow for completion of outstanding items stated on Inspector's Correction Order.

Special conditions (if any):

Limitations (Up To):

Ok for auditorium with 124 seats. This approval includes meetings, engagement/ birthday/ anniversary/ graduation/ corporate parties, baby & bridal showers, family reunion. This approval does not include public dances, dance hall, pay-at-the-door events, a

Sincerely yours,

*Kerca Campbell, P.E.*

Building Code Official

June 20, 2012

Date

Expires: 8/19/2012

YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.

cc: Inspector

*Matz*

PRINCE GEORGE'S COUNTY  
DEPARTMENT OF ENVIRONMENTAL RESOURCES  
PERMITS AND REVIEW DIVISION



TEMPORARY USE & OCCUPANCY

OWNER

MAREDEC USA INC

10207 SOUTHARD

DR

BELTSVILLE, MD 20705

Re: Case No. 16020-2009-04

Location : 10207 SOUTHARD

DR

BELTSVILLE

MD 20705

Temporary Use and Occupancy is granted for period of 90

days to allow for completion of outstanding items stated on Inspector's Correction Order.

Special conditions (if any):

Limitations (Up To) :

Ok for auditorium with 124 seats. This approval includes meetings, engagement/ birthday/ anniversary/ graduation/ corporate parties, baby & bridal showers, family reunion. This approval does not include public dances, dance hall, pay-at-the-door events, a

Sincerely yours,

*Kiera Campbell, P.E.*

Building Code Official

March 2, 2012

Date

Expires: 5/31/2012

**YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.**

cc: Inspector

*m. Metz*

# EXHIBIT C

**PRINCE GEORGE'S COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL RESOURCES  
COMMUNITY STANDARDS DIVISION  
1220 CARAWAY COURT, SUITE 1050  
LARGO, MARYLAND 20774**

**CORRECTION ORDER**

Use Group \_\_\_\_\_ Type of Construction \_\_\_\_\_ U&O No. \_\_\_\_\_ Date 9/4/12  
 Name of Business MAREDEL USA INC. Phone No. 240-551-2760  
TIA RENDEZVOUS  
 Address of Business 10207 - SOUTHWALD DA., BELTSVILLE, MD 20705  
 Name of Manager OLA AWE Phone No. 301 595-2762  
MAREDEL USA, INC. RIA  
 Name of Owner SENEN SHINE NNANANI Phone No. \_\_\_\_\_  
 Address of Owner 2725 - BRIGGS CHURCH RD., SILVER SPRING, MD 20705

**CORRECTIVE ACTION**

- | Code Section |  |
|--------------|--|
| 1)           | The owners were directed to apply for a new <sup>U&amp;O</sup> permit for the Rendezvous   |
| 2)           | The owners were directed not open for business <sup>until</sup> a valid U&O is issued.     |
| 3)           | Jane Nnanani, Tony Oladipo Ave, Victor Mbanefo knew they were not to be open for business. |
| 4)           | Fire Marshal has issue \$20,000 in fines   |
| 5)           | DER will be issuing three \$250. tickets   |
| 6)           | We have been advised the unit to be padlocked.   |
| 7)           | State Attorney's office will notified of public dancing with not dance hall license.       |

Received By Senen Issued By Der  
 File received by [Signature] Phone No. DER 301-883-6039  
Tony O. Awe

9-4-12

FE	INSP	ACTION	SEND TO	PENDING DATE
			Victor Mbernefo 202-669-7397	
			Pony Oladipo Ave 240-550-4244	
			Jane Nhamani 240-551-2760	
			RICHARD RETNOETI 240-832-8638	
			LT Justin Shea - Fire Dept - OFM 240-375-9415	
			Det. A. V. Hill PGTD 240-691-2517	
			Bill Edeker - Code Officer - DER 301-883-6039	
			Ronnie Twine DER 301-883-6156	

FE	INSP	ACTION	SEND TO	PENDING DATE
			Charles Ayinde 301-905-7531	

**PRINCE GEORGE'S COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL RESOURCES  
COMMUNITY STANDARDS DIVISION  
1220 CARAWAY COURT, SUITE 1050  
LARGO, MARYLAND 20774**

**CORRECTION ORDER**

Use Group \_\_\_\_\_ Type of Construction \_\_\_\_\_ U&O No. \_\_\_\_\_ Date 8-17-12  
 Name of Business Renovations Phone No. \_\_\_\_\_  
 Address of Business 10207 Southard Dr Bethesda MD 20814  
 Name of Manager Tony Oladipo Phone No. 301-595-2102  
 Name of Owner Tony Oladipo Phone No. \_\_\_\_\_  
 Address of Owner \_\_\_\_\_

**CORRECTIVE ACTION**

Code Section	
	<p>On 8-17-12 Mr Awe was informed that he can not operate after 8-19-12 when his Temporary U&amp;O expires. Mr Awe understood that he was assessed a violation of 42.06.01. He was informed after a 9-11-12 Mr Awe was informed that his temporary U&amp;O expires on 8-19-12.</p>

Issued By [Signature] Issued By [Signature] Phone No. 301-595-7299  
 Date 8-17-12 Page 31

Prince George's County, Maryland  
Department of Environmental Resources  
9400 Peppercorn Place, #600  
Largo, Maryland 20774

Received from: \_\_\_\_\_  
The sum of \$ \_\_\_\_\_ Permit No: \_\_\_\_\_  
Project Name: \_\_\_\_\_  
Date: \_\_\_\_\_ By: \_\_\_\_\_

Code	
CA Reforestation .....	EF49 460624 541505
Critical .....	GF01 420134 541102
Grading .....	EF49 420131 541503
Investigation .....	GF01 420132 541102
Commercial .....	GF01 420112 541102
Residential .....	GF01 420102 541102
Commercial .....	GF01 420111 541102
Residential .....	GF01 420101 541102
& Planning .....	GF01 255220 888888
Stormdrain Review .....	EF49 420699 541503
Stormdrain Review .....	EF49 420699 541503
Inspection .....	GF01 460104 541102
Safety Surcharge .....	GF01 440846541102

Code	
School Surcharge .....	CP35 440844 779999
Signs .....	GF01 420606 541102
Stormdrain Revision .....	EF49 420699 541503
SWM Concept Fee-In-Lieu .....	EF49 460623 541503
Tree Preservation .....	EF49 460632 541506
U&O .....	GF01 420121 541102
Misc Fee Collections .....	EF49 460602 541503
Bid Documents, Manuals, etc. ....	EF49 460531 541503
Cash Bonds .....	GF01 255221 888888
Pond Fee .....	EF49 460629 541503
Water & Sewer .....	EF49 460628 541503
Floodplain Review .....	EF49 460630 541503
APF Fee .....	CP35 440845 779998



1 of 2

Prince George's County, Maryland  
Department of Environmental Resources

COMMUNITY STANDARDS DIVISION  
BUILDING INSPECTION SECTION

CORRECTION ORDER

ADDRESS: 10207 Southland Dr.

PERMIT NO.: 10020 2009 DATE 6 19 12

Type of Inspection Temp. Extension  
The below listed discrepancies require correction in order to pass inspection

- 1) Provide final cert, Attachment 6, for all mechanical work
- 2) ADA bathrooms are not per plan nor regulations
- 3) Provide emergency lighting @ exterior side of egress doors
- 4) Steps and landing @ exterior of egress doors to be protected from snow and ice accumulation
- 5) Complete all site work according to MNCPPC approved site plan and provide engineering cert.
- 6) All work @ mezzanine and access thereto is to be in accordance with approved

For inspection requests telephone 301-883-6010

INSPECTOR M. J. [Signature] # 381  
(Signature & ID #)

P.G.C. FORM # 160 (Rev. 5/02)



2 of 2

Prince George's County, Maryland  
Department of Environmental Resources  
COMMUNITY STANDARDS DIVISION  
BUILDING INSPECTION SECTION

CORRECTION ORDER

ADDRESS: 10207 Southland Dr.

PERMIT NO.: 110030 2009-4 DATE 6 19 12

Type of Inspection Temp. Exterior

The below listed discrepancies require correction in order to pass inspection

plans. 7) Common paths of travel  
from mezzanine exceeds 75'  
must bring into compliance. 8)  
Provide handrails and guardrails  
per code/approved plans.

No objection to extending temp.  
UTO for 60 days.

Mezzanine not included in temp.  
Pay 85.00 temp. Fee to P.G.C.

Temporary will not be extended  
beyond 7/31/2012. Certificate of  
Occupancy will be rescinded at  
that time.

For inspection requests telephone 301-883-6010

INSPECTOR M. J. [Signature] # 301  
(Signature & ID #)

P.G.C. FORM # 160 (Rev. 5/02)



# EXHIBIT D

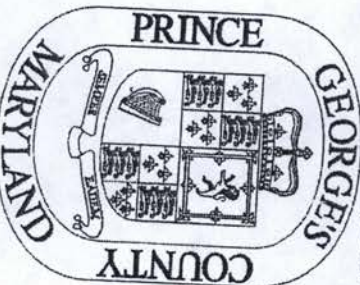
PRINCE GEORGE'S COUNTY PERMIT

CASE NUMBER: 16020-2009-00

ISSUANCE DATE: Nov-16-2009

DEPARTMENT OF ENVIRONMENTAL RESOURCES  
PERMITS AND REVIEW DIVISION  
9400 PEPPERCORN PLACE, LARGO, MD 20774

EXPIRATION DATE:



PROPERTY OWNER  
MAREDEC USA INC  
10207 SOUTHARD  
BELTSVILLE, MD 20705  
DR  
(240) 350-8192

OCCUPANT  
ING'S PARADISE  
1207 SOUTHARD  
BELTSVILLE, MD 20705  
DR  
(240) 593-1126

CONTRACTOR  
RELIABLE HOME IMPROVEMENT  
130 NORTHERINGTON DR  
UPPER MARLBORO, MD  
LICENSE NUMBER:  
(301) 905-7351

ARCHITECT

TYPE OF PERMIT: CUW (COMMERCIAL INTERIOR/USE WALK THRU)  
WORK DESCRIPTION: new banquet facility  
EXISTING USE: WAREHOUSE  
USE (MNCPPC ZONING): AUDITORIUMS  
SUBDIVISION: BELTSVILLE INDUSTRIAL C  
OWNERSHIP:  
LIBER: 00000 HEIGHT FT:  
FOLIO: 000 WIDTH FT:  
ED/ACCT NO.: 01 / 0034124 DEPTH FT:  
LOT: NO STORIES:  
BLOCK: DWELL UNITS:  
TAX MAP: 019 PARKING SP: 0  
SCD: LIVE LOAD:  
EXCEPT: USE GROUP: A-2  
Conditions: TYPE CONST: 3B

OCCUPANCY LOAD: 621  
SITE CERTIFICATE:  
STRUCTURE CERT: N  
SEWER:  
WATER:  
HEATING:  
PARCEL:  
ELECTRICITY:  
CENTRAL A/C:  
ELEVATOR:  
ESCALATOR:  
BASEMENT: N  
BOILER NUMBER:  
CBCA: N  
HISTORICAL: N  
SIGN NUMBER:

As outlined in County Code Subtitle 19-126, construction noise is prohibited between the hours of 9 pm and 7 am daily.  
Only the Licensed Contractor or Homeowner, named on the Permit as contractor, is permitted to perform the scope of work on the permit at the address specified.  
YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/INCL ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT PROPER APPROVALS.

THIS PERMIT IS VOID SIX (6) MONTHS FROM DATE ISSUED IF CONSTRUCTION HAS NOT STARTED, HAS BEEN SUSPENDED OR DISCONTINUED UNLESS OTHERWISE INDICATED  
INSPECTION AREA: 1  
INSPECTION APPROVALS

BUILDING INSPECTOR	HEALTH	ELECTRICAL	PLUMBING	BUILDING CODE OFFICIAL
APPROVED:				

*George Simola*

10207 SOUTHARD DR BELTSVILLE 20705

PRINCE GEORGE'S COUNTY PERMIT

CASE NUMBER: 16020-2009-00

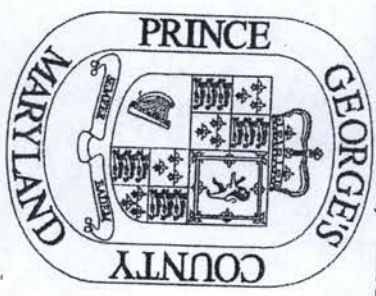
ISSUANCE DATE: Nov-16-2009

DEPARTMENT OF ENVIRONMENTAL RESOURCES PERMITS AND REVIEW DIVISION 9400 PEPPERCORN PLACE, LARGO, MD 20774

EXPIRATION DATE:

PROPERTY OWNER  
MAREDEC USA INC  
10207 SOUTHARD DR  
BELTSVILLE MD 20705  
(240) 350-8192

OCCUPANT  
ING'S PARADISE  
10207 SOUTHARD DR  
BELTSVILLE, MD 20705  
(240) 593-1126



CONTRACTOR  
RELIABLE HOME IMPROVEMENT  
130 NORTHERINGTON DR  
UPPER MARLBORO, MD  
LICENSE NUMBER: (301) 905-7351

ARCHITECT

TYPE OF PERMIT: CUV (COMMERCIAL INTERIOR/USE WALK THRU)  
WORK DESCRIPTION: REPLACING DOOR WITH WINDOW AND USE WAREHOUSE  
EXISTING USE: WAREHOUSE  
USE (MNCPPC ZONING): AUDITORIUMS  
SUBDIVISION: BELTSVILLE INDUSTRIAL C  
OWNERSHIP:  
LIBER: 00000 HEIGHT FT:  
FOLIO: 000 WIDTH FT:  
ED/ACCT NO.: 01 / 0034124 DEPTH FT:  
LOT: NO STORIES:  
BLOCK: DWELL UNITS:  
TAX MAP: 019 PARKING SP: 0  
SCN: LIVE LOAD:  
EXCEPT: USE GROUP:  
Conditions: TYPE CONST: PARCEL:

OCCUPANCY LOAD:  
SITE CERTIFICATE:  
STRUCTURE CERT:  
SEWER:  
WATER:  
HEATING:  
PARCEL:  
ELECTRICITY:  
CENTRAL AC:  
ELEVATOR:  
ESCALATOR:  
BASEMENT:  
BOILER NUMBER:  
CBCA:  
HISTORICAL:  
SIGN NUMBER:

As outlined in County Code Subtitle 19-126, construction noise is prohibited between the hours of 9 pm and 7 am daily.

Only the Licensed Contractor or Homeowner, named on the Permit as contractor, is permitted to perform the scope of work on the permit at the address specified.

YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.

THIS PERMIT IS VOID SIX (6) MONTHS FROM DATE ISSUED IF CONSTRUCTION HAS NOT STARTED, HAS BEEN SUSPENDED OR DISCONTINUED UNLESS OTHERWISE INDICATED

INSPECTION AREA: 1 INSPECTION APPROVALS: APPROVED: BUILDING INSPECTOR: HEALTH: ELECTRICAL: PLUMBING: FIRE MARSHAL:

George Ismail P.E.

BUILDING CODE OFFICIAL

**PRINCE GEORGE'S COUNTY**  
**DEPARTMENT OF ENVIRONMENTAL RESOURCES**  
**ELECTRICAL PERMIT**

Case Name : FAB ELECTRIC, #16020-2009

Case Number : 33325-2009-00    Application Date : 11/16/2009    Issuance Date : 11/16/2009  
 Work Location: 10207 SOUTHARD DR BELTSVILLE    Tax Account # : 0034124  
 Street No. Street    Street Type Unit    City    Tax Map : 019  
 Lot :    Block :    Subdivision : BELTSVILLE INDUSTRIAL

**Owner Information**

Name: MARDEC USA INC  
 Address: 10207 SOUTHARD DR  
 City: BELTSVILLE    State: MD Zip: 20705  
 Daytime Telephone Number :

**Contractor Information**

Name: Fab Electric Inc    Ins/Exp/030903  
 Address: 25-B Chestnut ST  
 City: Gaithersburg    State: MD Zip: 20877  
 Daytime Telephone Number : 3016226979

**DESCRIPTION OF WORK / ELECTRICAL FIXTURES**

Case Type : EC (ELECTRICAL COMMERCIAL)

Work: 800A SVC & COMMERCIAL WORK

<u>Description:</u>	<u>Exists:</u>	<u>Description:</u>	<u>Quantity:</u>
Work With Power Company :		Outdoor Light Poles, Base Fixtures Combo :	
Electrical Demolition :		Motor Control Centers :	
Burglar Alarm System :		Generators :	
Telephone Equipment :		Welders :	
Audio Equipment :		Transfer Switches :	
Low Voltage Other:		Transformers and UPS Systems:	
Fire Alarm :		Motors :	
Swimming Pool :		Ovens, Ranges, or Combinations :	
Bonding Only :		Commercial Energy Management System :	
Therapeutic Pool, Spa, Tub :		Heating Equipment Unit :	
Radio/TV/Satellite Communication Stations:		A/C Equipment Units :	4
Reintroduction of Power (fire damage) Generate Cut-in Ce		Gasoline Island Dispenser Pump :	
New Residential - Up to 400 Amps :		Kiosk Control System :	
New Residential - Over 400 Amps :		Imaging Equip. (Catscan, MRI, X-Ray):	
Heavy Up - Up to 400 Amps :		Dental Chairs :	
Alteration / Addition - Up to 400 Amps :		Hours of Special Service Labor :	
Alteration / Addition - Over 400 Amps :		Electric Signs :	
Work Has Been Started By Another :		Spray Paint Booths :	
Temporary Fire Alarm Permit :		Office Partitions (Relocatable) :	
Whole House Low Voltage :		Up to 400 Amps - Service Equip Heavy - Up Inc. SEC:	
		Over 400 Amps - Service Equip Heavy - Up Inc. SEC:	1
		Over 400 Amps - Sub-panels or Feeders :	
		Up to 400 Amps - Sub-panels or Feeders :	1
		Rough Wire Outlets :	27
		Light Fixtures, exclude Outdoor Poles :	40

Service Size : 800 Amps  
 Power Company : PEPCO

**Total Fees Paid: 290.00**

Date:	Inspection Type:	Result:	Inspector ID:	Initial:

**YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.**

Permit Approved By

*M. Farahani*  
 Manoochehr Farahani, Electrical Permits Code Official

**PERMIT NOT VALID WITHOUT SIGNATURE OF ELECTRICAL PERMITS CODE OFFICIAL**

PRINCE GEORGE'S COUNTY  
P E R M I T

ISSUANCE DATE: Nov-24-2009

DEPARTMENT OF ENVIRONMENTAL RESOURCES

PERMITS AND REVIEW DIVISION

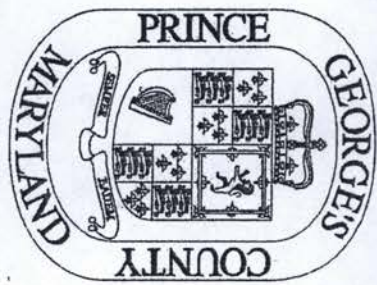
9400 PEPPERCORN PLACE, LARGO, MD 20774

EXPIRATION DATE:

PROPERTY OWNER  
MAREDEC USA INC  
2725 BRIGGS CHANEX RD  
SILVER SPRING, MD 20905  
(301) 906-1640

CONTRACTOR  
WEATHERMAN A/C & HEATING  
14005 CRICKET LN  
SILVER SPRING, MD 20904  
LICENSE NUMBER: HV/A/C 2299  
(301) 203-9100

OCCUPANT



ARCHITECT

TYPE OF PERMIT : MEC (MECHANICAL)  
 WORK DESCRIPTION : INSTALL 420 TON UNITS & DUCT WORK  
 EXISTING USE : WAREHOUSE  
 USE (DER PROPOSED) : AUDITORIUMS  
 SUBDIVISION : BELTSVILLE INDUSTRIAL C  
 OWNERSHIP :  
 LIBER : 00000  
 FOLIO : 000  
 ED/ACCT NO. : 01 / 0034124  
 LOT :  
 BLOCK :  
 TAX MAP : 019  
 SPEC EXCEPT :  
 Conditions

HEIGHT FT :  
 WIDTH FT :  
 DEPTH FT :  
 NO STORES :  
 DWELL UNITS :  
 PARKING SP :  
 LIVE LOAD :  
 USE GROUP :  
 TYPE CONST :  
 OCCUPANCY LOAD :  
 SITE CERTIFICATE :  
 STRUCTURE CERT :  
 SEWER :  
 WATER :  
 HEATING :  
 PARCEL :  
 ELECTRICITY :  
 CENTRAL A/C :  
 ELEVATOR :  
 ESCALATOR :  
 BASEMENT :  
 BOILER NUMBER :  
 CBCA :  
 HISTORICAL :  
 SIGN NUMBER :

As outlined in County Code Subtitle 19-126, construction noise is prohibited between the hours of 9 pm and 7 am daily.

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THIS PERMIT IS VOID SIX (6) MONTHS FROM DATE ISSUED IF CONSTRUCTION HAS NOT STARTED. HAS BEEN SUSPENDED OR DISCONTINUED UNLESS OTHERWISE INDICATED

*George K. ... PE*

BUILDING INSPECTOR	HEALTH	ELECTRICAL	PLUMBING	BUILDING CODE OFFICIAL	FIRE MARSHALL
APPROVED :					

**PRINCE GEORGE'S COUNTY**  
**DEPARTMENT OF ENVIRONMENTAL RESOURCES**  
**9400 PEPPERCORN PLACE, SUITE 600, LARGO, MD. 20774 (301) 883-5784**  
**PERMITS OFFICE**



**YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNERCIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.**

**PERMIT APPLICATION FILING FEES ARE NON-REFUNDABLE**

**Date :** 09/14/2010

**PERMIT APPLICATION**

**Case Number:** 19947-2010-01

**ACTIVITY:** FIR (FIRE)  
**WORK DESCRIPTION:** REVISED TO ANSWER FIR COMMENTS  
**USE TYPE:** Dance/Banquet Hall/Auditorium  
**EXISTING USE:** BANQUET HALL & AUDITORIUM  
**PROPOSED USE:** BANQUET HALL & AUDITORIUM

**LOT :**  
**BLOCK :**  
**PARCEL :**

**SITE INFORMATION**

<b>SITE ADDRESS:</b> 10207 SOUTHARD BELTSVILLE	<b>DR</b>  20705	<b>PROJECT NAME:</b> MAREDEC USA ALARM	<b>EST. CONSTRUCTION COST:</b> \$ 0.00
<b>OWNER</b> MAREDEC USA INC 207 SOUTHARD BELTSVILLE	<b>DR</b>  MD 20705	<b>SUBDIVISION:</b> BELTSVILLE INDUSTRIAL C	<b>ELECTION DISTRICT:</b> 01
<b>OCCUPANT</b>	<b>CONTRACTOR</b> SIGNATURE ALERT 9500 ANNAPOLIS #C-2 LANHAM	<b>ARCHITECT</b>	<b>PROPERTY TAX ACCOUNT #:</b> 0034124
<b>MD</b> 20705	<b>RD</b> 20706		

I hereby certify that I have permission of the property owner to submit this application on his/her behalf and that the information is complete and correct,  
**APPLICANT** PAUL OLADIMEJI **NAME** \_\_\_\_\_ **COMPANY** \_\_\_\_\_ **PHONE** (202) 787 - 0979  
**SIGNATURE** *Paul Oladimeji*



Prince George's County, Maryland  
Department of Environmental Resources  
9400 Peppercorn Place, #600  
Largo, Maryland 20774

Received from: Paul via Dimenzi

The sum of \$ 10.00 Permit No: 19947 2010 01

Project Name: WATER USE ALAC

Date 9/14/10 By [Signature]

**Code**

**Code**

Electrical \_\_\_\_\_ GF01 420134 541102 \_\_\_\_\_  
Guarantee fund \_\_\_\_\_ GF01 255220 888888 \_\_\_\_\_  
Investigation \_\_\_\_\_ GF01 420132 541102 \_\_\_\_\_  
Misc Commercial \_\_\_\_\_ GF01 420112 541102 \_\_\_\_\_  
Misc Residential \_\_\_\_\_ GF01 420102 541102 \_\_\_\_\_  
New Commercial \_\_\_\_\_ GF01 420111 541102 \_\_\_\_\_  
New Residential \_\_\_\_\_ GF01 420101 541102 \_\_\_\_\_  
Park & Planning \_\_\_\_\_ GF01 255220 888888 \_\_\_\_\_  
Re-Inspection \_\_\_\_\_ GF01 460104 541102 \_\_\_\_\_  
Public Safety Surcharge \_\_\_\_\_ GF01 440846541102 \_\_\_\_\_

School Surcharge \_\_\_\_\_ CP35 440844 779999 \_\_\_\_\_  
Signs \_\_\_\_\_ GF01 420606 541102 \_\_\_\_\_  
U&O \_\_\_\_\_ GF01 420121 541102 \_\_\_\_\_  
Misc Fee Collections \_\_\_\_\_ EF49 460602 541503 \_\_\_\_\_  
Bid Documents, Manuals, etc. \_\_\_\_\_ EF49 460531 541503 \_\_\_\_\_  
Cash Bonds \_\_\_\_\_ GF01 255221 888888 \_\_\_\_\_  
Water & Sewer \_\_\_\_\_ EF49 460628 541503 \_\_\_\_\_  
Floodplain Review \_\_\_\_\_ EF49 460630 541503 \_\_\_\_\_

PRINCE GEORGE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES

Payment Date: September 14, 2010

Payment ID: 800012

Page 1 of 1

<b>Case Number</b> 19947-2010-01	<b>Fee Type</b> PERMIT	<b>Fee</b> MISC. COMMERCIAL	<b>Total Fee</b> \$10.00	<b>Fee Status</b> PAID
<b>Total Fees:</b>			<b>\$10.00</b>	

<b>Cash</b>
<u>Amount Tendered</u>
\$ 10.00

<b>Check</b>	
<u>Amount</u> <u>Number</u>	
\$0.00	

**Amount Due**  
\$ 10.00

**Amount Paid**  
\$ 10.00

**Balance**  
\$ 0.00

**Balance Type**  
Exact

10207 SOUTHARD DR BELTSVILLE 20705

CASE NUMBER : 2311-2011-00

PRINCE GEORGE'S COUNTY

P E R M I T

ISSUANCE DATE : Feb-08-2011

DEPARTMENT OF ENVIRONMENTAL RESOURCES

EXPIRATION DATE :

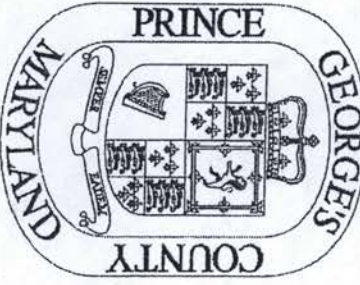
PERMITS AND REVIEW DIVISION

9400 PEPPERCORN PLACE, LARGO, MD 20774

PROPERTY OWNER  
MAREDEC USA INC  
10207 SOUTHARD DR  
BELTSVILLE, MD 20705

CONTRACTOR  
ALLIED FIRE PROTECTION INC  
3815 BUNKER HILL RD  
BRENTWOOD, MD 20722  
LICENSE NUMBER:  
  
(301) 985-3031

OCCUPANT



ARCHITECT

TYPE OF PERMIT :  
WORK DESCRIPTION :  
EXISTING USE :  
USE (DER PROPOSED) :  
SUBDIVISION :  
OWNERSHIP :  
LIBER : 00000  
FOLIO : 000  
ED/ACCT NO. : 01 / 0034124  
LOT :  
BLOCK :  
TAX MAP : 019  
SPEC EXCEPT :  
Conditions

FIRW (FIRE WALK THRU)  
REPLACE DRY PIPE VALVE WITH NEW WET RISER CHECK VALVE  
OFFICE  
OFFICE  
BELTSVILLE INDUSTRIAL C  
HEIGHT FT :  
WIDTH FT :  
DEPTH FT :  
NO STORES :  
DWELL UNITS :  
PARKING SP :  
LIVE LOAD :  
USE GROUP :  
TYPE CONST :

OCCUPANCY LOAD :  
SITE CERTIFICATE :  
STRUCTURE CERT :  
SEWER :  
WATER :  
HEATING :  
PARCEL :  
  
ELECTRICITY :  
CENTRAL A/C :  
ELEVATOR :  
ESCALATOR :  
BASEMENT :  
BOILER NUMBER :  
CBCA :  
HISTORICAL :  
SIGN NUMBER :

As outlined in County Code Subtitle 19-126, construction noise is prohibited between the hours of 9 pm and 7 am daily.

Only the Licensed Contractor or Homeowner, named on the Permit as contractor, is permitted to perform the scope of work on the permit at the address specified.

YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNERS/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED PERMITS.  
THIS PERMIT IS VOID SIX (6) MONTHS FROM DATE ISSUED IF CONSTRUCTION HAS NOT STARTED, HAS BEEN SUSPENDED OR DISCONTINUED UNLESS OTHERWISE INDICATED  
INSPECTION AREA : 1

BUILDING INSPECTOR	HEALTH	ELECTRICAL	PLUMBING	BUILDING CODE OFFICIAL	FIRE MARSHALL

11-8-2

**DEPARTMENT OF ENVIRONMENTAL RESOURCES  
PERMITS OFFICE  
TRANSMITTAL SHEET**

Permit Number \_\_\_\_\_ Rev # \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Address \_\_\_\_\_ Subdivision \_\_\_\_\_

\_\_\_\_\_ Project \_\_\_\_\_

\*\*\*

**Application/Permit Action:**

- |  |   |
|--|---|
| <input type="checkbox"/> Bond Change       | <input type="checkbox"/> Plan(s) Change [per permittee]       |
| <input type="checkbox"/> Contractor Change | <input type="checkbox"/> Plan(s) Change [per review agencies] |
| <input type="checkbox"/> House Type Change | <input type="checkbox"/> Renewal                              |
| <input type="checkbox"/> Ownership Change  | <input type="checkbox"/> Other                                |

\*\*\*

Revised Plans/Documentation Submitted: (Please check appropriate \_\_\_ and note plan/document number)

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> / <input type="checkbox"/> Architectural   | <input type="checkbox"/> / <input type="checkbox"/> Landscape        | <input type="checkbox"/> / <input type="checkbox"/> Structural        |
| <input type="checkbox"/> / <input type="checkbox"/> CIP Agreement   | <input type="checkbox"/> / <input type="checkbox"/> Mechanical       | <input type="checkbox"/> / <input type="checkbox"/> Tree Conservation |
| <input type="checkbox"/> / <input type="checkbox"/> Electrical      | <input type="checkbox"/> / <input type="checkbox"/> Sediment Control | <input type="checkbox"/> / <input type="checkbox"/>                   |
| <input checked="" type="checkbox"/> / <input type="checkbox"/> Fire | <input type="checkbox"/> / <input type="checkbox"/> Site/Plot        | <input type="checkbox"/> / <input type="checkbox"/>                   |

Details/Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Submitted By:**

\_\_\_\_\_ Name (Please print) \_\_\_\_\_ Company

\_\_\_\_\_ Address

\_\_\_\_\_ Phone Number \_\_\_\_\_

\_\_\_\_\_ Signature



PRINCE GEORGE'S COUNTY \*DEPARTMENT OF ENVIRONMENTAL RESOURCES \*PERMIT OFFICE  
 9400 P CORN PLACE, SUITE 600, LARGO, MD 20771 ( 883-5900 or (301) 883-5776  
 APPLICATION FOR PLAN EXAMINATION AND PERMIT



(Please do not write in shaded areas)

Case Number: 15747		Year: 2015	Type: 10	Rev.: 61	Date: 9/14/15			
Site Information	Land Tax Account:	Election District:	Lot:	Block:	Parcel:	Tax Map:	Grid:	Zone:
Address:			Suite/Unit:	Liber:	Folio:	SCD :	PLAT :	
City/Town/State/Zip:			Subdivision:		Referenced Permit Number:			
WORK DESCRIPTION				EXISTING SITE USE				
				PROPOSED USE				
PROPERTY OWNER INFORMATION				WORK SIZE DESCRIPTION & TOTAL AREA				
Company Name:				Height (ft)	Width (ft)	Depth or Length (ft)		
Name:				Total Site Area	Disturbed Area	Floor Area		
Address:				Est. Construction Cost: \$				
City/State/Zip:				Water Services	<input type="checkbox"/> WSSC	<input type="checkbox"/> WELL	<input type="checkbox"/> CITY	
Telephone: (home/office)		(cell)	(fax)	Sewer Services	<input type="checkbox"/> WSSC	<input type="checkbox"/> SEPTIC	<input type="checkbox"/> CITY	
Email:								
U&O OCCUPANT'S INFORMATION				CONTRACTOR'S INFORMATION				
Company Name:				License Type & Number:				
Trade Name:				Company Name:				
Name:				Owner's Name:				
Address:				Address:				
City/State/Zip:				City/State/Zip:				
Telephone: (office)		(cell)	(fax)	Telephone: (office)		(cell)	(fax)	
Email:				Email:				
APPLICANT'S INFORMATION				ARCHITECT'S/ENGINEER'S INFORMATION				
Company Name:				Company Name:				
Name:				Name:				
Address:				Address:				
City/State/Zip:				City/State/Zip:				
Telephone: (office)		(cell)	(fax)	Telephone: (office)		(cell)	(fax)	
Email:				Email:				
FOR OFFICE USE ONLY								
	Reviewer	Date			Reviewer	Date		
M-NCPPC				Fire Eng				
DPW&T				Site Eng.				
Structural Eng.				Mechanical Eng.				
Electrical Eng.				Issuance				

Applicant Signature

Date

Permit Specialist

I hereby certify that I have authority of the property owner to make this application and that the information is complete and correct and, if a permit is issued, the construction and/or use will conform to the Building Code, the Zoning Ordinance, municipal and local covenants, homeowners/civic association regulations and other applicable laws and regulations including private building restrictions, if any, which relate to the property.

# EXHIBIT E

**BEFORE M-NCPPC-DEVELOPMENT REVIEW DIVISION**

\_\_\_\_\_  
**IN RE:        RENDEVOUS**

)  
)  
)  
\_\_\_\_\_  
**Case No.:    CNU-28728-2012-U**

**AFFIDAVIT OF JANE NNAMANI**

I, Jane Nnamani, being duly sworn under oath, do depose and say:

1.     That I am of majority age and otherwise competent to testify to the matters set forth herein.
2.     That at the times relevant hereto, I am the Chief Executive Officer (CEO) of Maredec USA, Inc., t/a Rendevous.
3.     That I have been in involved in day to day running of the business, and have been making repairs to comply with the correction orders issued from the Inspector from Department of Environmental Resources.(see copies of invoices marked as Exhibit "E".
4.     That we were issued Temporary Use and Occupancy permit on March 2, 2012, and we started making event bookings for Rendevous. Another Temporary permit was issued on June 20, 2012 and we continued event bookings for Rendevous. (copies of some of the Contracts are attached as Exhibit "F".
5.     That we continued to make corrections from the correction orders until the last Temporary Use and Occupancy permit expired; we could not complete the last correction order because we were shut down for holding an event after the expiration of the Temporary Use and Occupancy permit issued on June 20, 2012.

5. That since we received Temporary Use and Occupancy permit, Rendevous has been in continuous daily operation and had several events booked before it was shut down.
6. That since Rendevous became operational, it has maintained continuous existence of the nonconforming use since the use became nonconforming.
- 7.

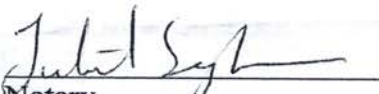
I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE INFORMATION STATED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Affiant:

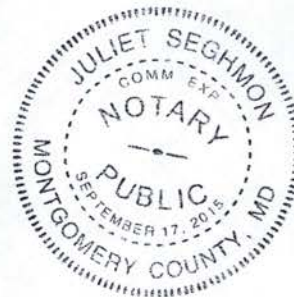
  
\_\_\_\_\_  
JANE NNAMANI  
(CEO-Maredec USA, Inc.)

Subscribed and Sworn To:

Personally appeared before me this 20<sup>th</sup> day of February, 2013.

  
\_\_\_\_\_  
Notary

My Commission Expires: 09-17-2015





# EXHIBIT F

Staff Note: The documents in this exhibit are a sample of the rental contracts submitted by the applicant. The entire original submissions are in the case file, which is available for public review.

# CELEBRATION OF A LIFE WELL LIVED

The Family of Professor Emmanuel Nwanonye Obiechina, Ph.D. (Ugoezue of Nkpor), announces the passing away of our dearly beloved husband, father, grandfather, father-in-law, mentor, brother, Prof. Emmanuel Obiechina, slept peacefully in the Lord on November 8, 2010.

## ***He is Survived by:***

Dr. (Mrs.) May Oby Obiechina - Wife  
 Dr. (Mrs.) Nnonye Oke - Daughter  
 Attorney Nneka Arukwe - Daughter  
 Mr. Ikenna Obiechina - Son  
 Mrs. Chioma Isiadinso - Daughter  
 Dr. Nkemjika Obiechina - Daughter  
 Mrs. Joy Akabude - Daughter  
 Chief Eric Obiechina - Brother  
 Mrs. Onanwa Okeke - Sister  
 Dr. Tony Oke - Son-in-law  
 Obinani Arukwe - Son-in-law  
 Helen Obiechina - Daughter-in-law  
 Obi Isiadinso - Son-in-law  
 Olisa Akabude - Son-in-law  
 Chief Frank Enekebe ( Ide Nkpor) Brother in Law  
 Dr. & Mrs Isiadinso - Inlaws



## ***Grandchildren:***

Philip Oke  
 J. J. Ebube Arukwe  
 Arinzechukwu Isiadinso  
 Karis Arukwe  
 Udechukwu Arukwe  
 Adaeze Akabude  
 Ifeoma Akabude  
 Arinze Akabude

Saturday, December 11, 2010  
 St. John The Evangelist Catholic Church  
 10103 Georgia Avenue, Silver Spring, MD 20902  
 Viewing 11:00 AM – 1:00 PM  
 Service 1:00 PM – 2:00 PM

Wake Keeping 8:00 PM – 3:00 AM  
 The Rendezvous Banquet Hall  
 10207 Southard Drive, Beltsville, MD 20705

And a host of Nephews, Nieces, In-Laws and Well Wishers

To pay a tribute to Prof. Obiechina through an ad. in his memorial program, Deadline is Nov 30, 2010. Please send your requests to Dr.(Mrs) A Uche Umeh at ucheumeh16@yahoo.com or (301)520 - 3849

## ***Committee of Friends:***

- Mrs. Philo Okigbo (301) 572-4020
- Mr. & Mrs. Chris Onuaku (240-393-8349)
- Chief & Dr. Mrs. Celestine Umeh (301-518-9140/301-520-3849)
- Chief & Dr. Mrs. Emeka Ifejika (301-593-2234/240-605-7065)
- Ms. Uche Odilatu (202) 321 - 3240
- Ms. Chinwe Udeozor (240) 620 - 4845
- Chief & Chief Mrs. Linus Ifeandu (301-452-4725/301-452-8228)
- Atty & Mrs. Chike Ijeabunwu (202-489-8123/202-465-2441)
- Dr. & Mrs. Fidel Onyimba (443-878-4671/443-538-4479)
- Dr. & Mrs. Emma Okwuosa (202-702-9110)
- Dr. & Dr. Mrs. Christian Nwankwo (240-676-1499)
- Mr. & Mrs. Peter Nwachi (301) 404-4886
- Dr. & Mrs. Ephraim Okoro (301-675-0546/240-715-2290)
- Ms. Kate Morah (240) 421 - 8850
- Mr. & Mrs. Batholomew Ilochuonwu (301-351-7126/301-980-9004)
- Mrs. Nkechi Udeze-Ilogu (716) 631-8028
- Mr. & Mrs. Joe. Okoye (240-426-5401/240-426-3985)
- Ms. Rose Okai (301-318-3786)
- Mr. & Mrs. Emeka Omenyi (410-744-0466)
- Dr. Mrs. Chii Akporji (301-346-8477)
- Mr. & Mrs Fide Ifedi (613) 830-8288
- Atty & Mrs. Obi Enweze (240-505-4421)
- Mr. & Mrs. Uchenna Ibezim (202) 415-9871/240 441-7117

THE RENDEZVOUS BANQUET

**The Rendezvous Banquet Hold-The Date Policy**

**Definition:**

Hold-The Date means that a customer has requested The Rendezvous Banquet to hold a specific date and time at a specific location for a specific event and has paid a \$1000.00 security deposit within 30 days of the specified hold date.

**Policy:**

The customer with the hold has the first right of acceptance or refusal. The hold continues for 30 days and if a contract agreement or deposit is not paid, the hold date will be released.

**Procedure:**

The party with the hold is contacted as soon as a second party expresses a definite commitment to the date. If the first party expresses a definite commitment to the date, he/she must sign a contract by 6:00pm the next business day and pay the remainder of the deposit due. If we do not hear from the customer by then, we will release the date and book with the second party and refund the hold deposit less 40% of administrative fees.

The date of 10/08/2011 will be held until \_\_\_\_\_

Name of Sales Consultant OLA AWE Today's Date 10/21/10

Names of Client Evans Duclair Khadija Sene Today's Date 10/21/10

Signature of Client [Signature] Today's Date 10/21/10

THE RENDEZVOUS BANQUET

**Proposal Form:**

Name client(s): <i>Evens Duclair &amp; Khadeya Snowden</i>			
Address: <i>2505 Corning Ave # 202</i>			
<i>Fort Washington MD 20744</i>			
Work #:	Home #:	Cell #:	
<i>(703) 843-3168</i>	<i>(240) 533-1062</i>	<i>(240) 533-1062</i>	
Type of Event:	Date of Event:	Time:	
<i>Wedding reception</i>	<i>10/08/2011</i>	<i>6pm - 230am</i>	
# of guest-minimum:	maximum:		
<i>450</i>	<i>500</i>		
Name of Consultant:	Date of Appointment:		
<i>Cla T Awe</i>			
Type of reception ( buffet, cocktail, or seated dinner): <i>\$ 6600.00 with cleaning + 1hr</i>			
Client E-mail address: <i>evensandkhadeeja@gmail.com</i>			
1. Hall Rental			
Cost of hall includes 50 tables, 500 chairs, security (one police officer, one private security officer and two event staffs). Additional charge for extra tables and chairs.			
2. Security Deposit (cashier's check only)			
3. Cleaning service (optional)			
Service include an onsite cleaner that will be cleaning the bathrooms every 30 minutes.			
4. Table cloth (optional)			
Available in gold, white, and burgundy.			
5. Decorative center piece (optional)			
6. Elegant plates (optional)			
7. Stainless Steel Silverware (optional)			
Spoons, fork, and knives			
8. Champagne, wine and water glasses (optional)			
9. Beverages (optional)			
10. Sashes (optional)			
Available in different colors			
11. Chair covers (optional)			
12. Chafers dishes (optional)			

THE RENDEZVOUS BANQUET

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**Policy:**

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**Procedure:**

The party with the hold is contacted as soon as a second party expresses a definite commitment to the date. If the first party expresses a definite commitment to the date, he/she must sign a contract by 6:00pm the next business day and pay the remainder of the deposit due. If we do not hear from the customer by then, we will release the date and book with the second party and refund the hold deposit less 40% of administrative fees.

The date of the event 07/16/10 will be held until the full payment is made.

Name of Sales Consultant OLA AWE Today's Date 10/23/10

Names of Client Yetunde Fado wole Today's Date 10-23-10

Signature of Client [Signature] Today's Date 10-23-10

**Proposal Form:**

Name client(s): <i>Yetunde Fadowole</i>			
Address: <i>14915 Ashford Court, Laurel MD 20707</i>			
Work #:	<i>N/A</i>	Home #:	<i>N/A</i>
		Cell #:	<i>773-469-5127</i>
Type of Event:	<i>Wedding</i>	Date of Event:	<i>07-16-11</i>
		Time:	
# of guest-minimum:		maximum:	<i>500</i>
Name of Consultant:	<i>OLA Awe</i>	Date of Appointment:	
Type of reception ( buffet, cocktail, or seated dinner):			
Client E-mail address:			
1. Hall Rental			
Cost of hall includes 50 tables, 500 chairs, security (one police officer, one private security officer and two event staffs). Additional charge for extra tables and chairs.			
2. Security Deposit (cashier's check only)			
3. Cleaning service (optional)			
Service include an onsite cleaner that will be cleaning the bathrooms every 30 minutes.			
4. Table cloth (optional)			
Available in gold, white, and burgundy.			
5. Decorative center piece (optional)			
6. Elegant plates (optional)			
7. Stainless Steel Silverware (optional)			
Spoons, fork, and knives			
8. Champagne, wine and water glasses (optional)			
9. Beverages (optional)			
10. Sashes (optional)			
Available in different colors			
11. Chair covers (optional)			

**Proposal Form:**

Name client(s): <u>Claudia and Humphrey Fern-Bumbalo</u>	
Address: <u>400 Magnolia Drive</u> <u>Williamsburg VA 23185</u>	
Work #:	Home #: <u>(757) 645 2116</u> Cell #: <u>(757) 254-5891</u> <u>(240) 264-7482 (mom)</u>
Type of Event: <u>Warming Ceremony</u>	Date of Event: <u>05/21/2011</u> Time: <u>10:00 - 4:00pm.</u>
# of guest-minimum:	maximum: <u>500</u>
Name of Consultant: <u>OLA ALIE</u>	Date of Appointment:
Type of reception ( <u>buffet</u> , cocktail, or seated dinner):	<u>Hall Rental \$4000.00</u>
Client E-mail address:	<u>asearth_mbaro@yahoo.com</u> <u>Cleaning and Security 375.00</u>

1. Hall Rental Cost of hall includes 50 tables, 500 chairs, security (one police officer, two event staffs). Additional charge for extra tables and chairs.			
2. Security Deposit (cashier's check only)	\$ 1000.00	<u>paid</u>	<u>chk. 3000844103</u>
3. Cleaning service (optional) Service include an onsite cleaner that will be cleaning the bathrooms every 30 minutes.	\$300.00 <u>\$250.00</u> <u>ovix</u>		
4. Table cloth (optional) Available in gold, white, and burgundy.	\$ 10 to \$ 20.00		
5. Decorative center piece (optional)			
6. Elegant plates (optional)	.50cent UP		
7. Stainless Steel Silverware (optional) Spoons, fork, and knives	.35cent		
8. Champagne, wine and water glasses (optional)	.40cent		
9. Beverages (optional)	Below Market rate		
10. Sashes (optional) Available in different colors	.50cent		
11. Chair covers (optional)	\$ 5.00 and up		
12. Security officer	\$ 125.00	<u>5 hrs</u>	

**The Rendezvous Banquet Hold-The Date Policy**

**Definition:**

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**Policy:**

The customer with the hold has the first right of acceptance or refusal. The hold continues for 30 days and if a contract agreement or deposit is not paid, the hold date will be released .security deposit paid can only be REFUND after the TEN DAYS of the event . All cancellations must be submitted in writing to the Banquet Office and signed by the contract holder, No Telephone cancellations we be acceptable. In the event of a cancellation once contracted, the Security Deposit made towards the reservation of the hall will not be REFUNDED.

**Procedure:**

The party with the hold is contacted as soon as a second party expresses a definite commitment to the date. If the first party expresses a definite commitment to the date, he/she must sign a contract by 6:00pm the next business day and pay the remainder of the deposit due. If we do not hear from the customer by then, we will release the date and book with the second party and refund the hold deposit less 50% of administrative fees.

The date of the event 05/21/2011 will be held until the full payment is made.

Name of Sales Consultant DHA AWE Today's Date 12/17/10

Names of Client Claudia and Humphrey Kern-Burns Today's Date 12/16/2010

Signature of Client *[Signature]* Today's Date 12/16/2010



**Proposal Form:**

Name client(s): EKO CLUB INTERNATIONAL		
Address: EKO CLUB WASHINGTON CHAPTER		
Work #: 240-217-1665	Home #:	Cell #: 240-688-0339
Type of Event: ECI CONVENTION 4:00AM	Date of Event: October 15th, 2011 Time:9:00PM -	
# of guest-minimum: 350	maximum:600	
Name of Consultant: MR OLA AWE	Date of Appointment:	
Type of reception ( buffet)		
Client E-mail address: WOYEKOYA@ADSOFUN.COM		

1. Hall Rental Cost of hall includes 50 tables, 500 chairs, security (one police officer, two event staffs). Additional charge for extra tables and chairs.	\$ 5,500.00	\$ 5,500.00	
2. Security Deposit (cashier's check only)	\$ 1000.00	\$ 1,000.00	
3. Cleaning service	\$ 300.00	\$ 250.00	
4. Table cloth (optional) Available in gold, white, and burgundy.	\$ 10 to \$ 20.00		
5. Police Officer ( additional fee x 2 )	\$ 400.00	\$ 400.00	
6. Elegant plates (optional)	.50cent UP		
7. Stainless Steel Silverware (optional) Spoons, fork, and knives	.35cent		
8. Private Security Guard	\$ 300.00	\$ 300.00	
9. Beverages (optional)	Below Market rate		
10. Sashes (optional) Available in different colors	.50cent		
11. Chair covers (optional)	\$ 5.00 and up		
<b>TOTAL COST</b>		<b>\$ 7,450.00</b>	

THE RENDEZVOUS BANQUET

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**Procedure:**

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The date of Oct 15<sup>th</sup> 2011 will be held until \_\_\_\_\_

Name of Sales Consultant OLA AWE Today's Date \_\_\_\_\_

Names of Client EKO CLUB Today's Date 11/15/11

Signature of Client [Signature] Today's Date 11/15/11

10207 Southard Drive

Beltsville, MD 20705

Tel: (301) 595 - 2762

THE RENDEZVOUS BANQUET

**The Rendezvous Banquet Hold-The Date Policy**

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The date of 10/06/12 will be held until 10/02/12

Name of Sales Consultant Charles Kyma Today's Date 11/18/11

Names of Client Oluwadamilola Opeyemi Today's Date 11/18/11

Signature of Client [Signature] Today's Date 11/18/11

10207 Southard Drive, Beltsville, MD 20705 Tel: (301) 595 - 2762

THE RENDEZVOUS BANQUET

Proposal Form:

Name client(s): <u>Oluwadamilola &amp; Opeyemi</u>		
Address: <u>2008 Browns lane</u>		
<u>Fort Washington, md 20744</u>		
Work #:	Home #:	Cell #:
Type of Event: <u>Wedding</u>	Date of Event: <u>10/06/12</u>	Time: <u>8-12</u>
# of guest-minimum: <u>300</u>	maximum: <u>400</u>	
Name of Consultant:	Date of Appointment: <u>11/18/11</u>	
Type of reception ( buffet, cocktail, or seated dinner): <u>Reception</u>		
Client E-mail address:		

1. Cost of hall including	<u>3,500</u>	<u>→</u>	<u>3500</u>
2. Security Deposit - Refundable	<u>1,000</u>	<u>→</u>	<u>1000</u>
3. Table cloths 50 in each color		<u>cleaning</u>	<u>300</u>
4. 50 center pieces (available for rental)		<u>security</u>	<u>420</u>
5. 400 elegant plates		<u>insurance</u>	<u>150</u>
6. Stainless steel spoons, fork, and knives			
7. 600 pieces each of elegant			
8. 500 pieces of elegant blue tinted wine			
9. Beverages available upon request			
10. Sashes 500 in several different colors (			<u>5390.00</u>

**Proposal Form:**

Name client(s): <i>Sholoye Opeyemi</i>			
Address: <i>8110 Martin Luther King Jr Hwy # 814</i>			
<i>Lanham MD</i>			
Work #:	Home #: <i>3472479815</i>	Cell #: <i>301-980-4443</i>	
Type of Event: <i>Traditioned</i>	Date of Event: <i>Nov 17th</i>	Time:	
# of guest-minimum: <i>300</i>	maximum:		
Name of Consultant: <i>Jane</i>	Date of Appointment: <i>8/15/12</i>		
Type of reception ( buffet, cocktail, or seated dinner):			
Client E-mail address: <i>Sulad82@gmail.com / effectivebabie@yahoo.com</i>			
1. Cost of hall including tables/chairs/cleaning and security. The cleaning services include an onsite cleaner that will be cleaning the bathrooms and picking up dirty plates every 15 minutes.	<i>Hall rent</i>	<i>— \$3000.00</i>	
	<i>cleaning cost</i>	<i>— \$300.00</i>	
	<i>security guard</i>	<i>— \$420.00</i>	
2. Security Deposit		<i>\$500</i>	<i>to be pd back after</i>
3. Table cloths 50 in each color ( available in gold, white, and burgundy)		<i>for event</i>	
4. 50 center pieces (available for rental)			
5. 400 elegant plates			
6. Stainless steel spoons, fork, and knives 500 each (available for rental)			
7. 600 pieces each of elegant champagne, wine, martini, and water glasses. (available for rental)			
8. 500 pieces of elegant blue tinted wine glasses ( available for rental)			
9. Beverages available upon request			
10. Sashes 500 in several different colors ( available for rental)			
11. 500 chair covers			
12. Chafers dishes			
		<i>\$4,228.00</i>	

**The Rendezvous Banquet Hold-The Date Policy**

**Definition:**

Hold-The Date means that a customer has requested The Rendezvous Banquet to hold a specific date and time at a specific location for a specific event and has paid a \$1000.00 security deposit within 30 days of the specified hold date.

**Policy:**

The customer with the hold has the first right of acceptance or refusal. The hold continues for 30 days and if a contract agreement or deposit is not paid, the hold date will be released.

**Procedure:**

The party with the hold is contacted as soon as a second party expresses a definite commitment to the date. If the first party expresses a definite commitment to the date, he/she must sign a contract by 6:00pm the next business day and pay the remainder of the deposit due. If we do not hear from the customer by then, we will release the date and book with the second party and refund the hold deposit less 40% of administrative fees.

The date of 10/20/12 will be held until 10/20/12

Name of Sales Consultant Charles Hymie Today's Date 07/30/12

Names of Client Omowumi Alceem Today's Date 07/30/12

Signature of Client [Signature] Today's Date 07/30/12

**Proposal Form:**

Name client(s): Omowumi Akleem  
 Address: 550 Maple Tree way  
Upper Marlboro MD 20774  
 Work #: 2027109992 Home #: 2405955454 Cell #:  
 Type of Event: Birthday Date of Event: 10-20/12 Time: 9pm / 3am  
 # of guest-minimum: 500 maximum:  
 Name of Consultant: Charles Date of Appointment: 07/20/12  
 Type of reception ( buffet, cocktail, or seated dinner):  
 Client E-mail address:

1. Cost of hall including tables/chairs/cleaning and security. The cleaning services include an onsite cleaner that will be cleaning the bathrooms and picking up dirty plates every 15 minutes.		3,500	
2. Security Deposit		500	
3. Table cloths 50 in each color ( available in gold, white, and burgundy)		350	offer cleaning fees
4. 50 center pieces (available for rental)		250	
5. 400 elegant plates			
6. Stainless steel spoons, fork, and knives 500 each (available for rental)			
7. 600 pieces each of elegant champagne, wine, martini, and water glasses. (available for rental)			
8. 500 pieces of elegant blue tinted wine glasses ( available for rental)			
9. Beverages available upon request			
10. Sashes 500 in several different colors ( available for rental)			
11. 500 chair covers			
12. Chafers dishes			
		<u>4,600</u>	

# EXHIBIT G



# EXHIBIT H



PRINCE GEORGE'S COUNTY GOVERNMENT  
OFFICE OF FINANCE

Treasury Division

Rushern L. Baker, III  
County Executive

September 7, 2012

Enclosed is your updated fiscal year 2013 tax bill. The previous bill you received did not reflect the correct solid waste service charges. These charges include the cost of providing trash collection, recycling, and landfill services to County residents and businesses and are calculated as a percentage of each property's assessed value.

If your property taxes are escrowed and paid by a mortgage company, the updated bill will be provided to the mortgage company for payment. If you pay your tax bill directly, please remit payment per the enclosed bill.

If you have any questions please contact our office at 301-952-4030 Monday through Friday between 8am and 4:30pm.

Sincerely,

A handwritten signature in cursive script that reads "Linda V. Allen".

Linda V. Allen  
Chief of Treasury

14741 Governor Oden Bowie Drive, Suite 1090, Upper Marlboro, Maryland 20772  
(301) 952-4030 ■ TDD (301) 925-5167 ■ <http://tax-acct-info.co.pg.md.us>

NOT A PRINCIPAL RESIDENCE  
CONSTANT YIELD RATE EXCEEDS COUNTY RATE OF \$ .9600 BY \$ .0406

<b>Property Description</b>		<b>REAL PROPERTY</b>		<b>Assessed Value</b>	
PARCEL S-S	<b>Owners Name And Property Location</b>	<b>Liber</b>	00000	<b>Folio</b>	5,184,200
	MAREDEC USA INC	<b>Section</b>		<b>Map</b>	000
	10207 SOUTHARD	<b>Block</b>		<b>Grid</b>	019
	BELTSVILLE	<b>Lot</b>		<b>Parcel</b>	A2
	DR	<b>Area</b>			1.210 ACRES
	MD 20705				
<b>Subdivision</b>	<b>Mortgage Co</b>	<b>Rates</b>		<b>Amounts</b>	
BELTSVILLE		.9600		49,768.32	
	<b>Item</b>				
<b>TOTAL COUNTY PORTION OF THE TAX BILL IS ( 65.79%)</b>					
OF WHICH THE PUBLIC SCHOOLS RECEIVE (40.46%)					
TOTAL COUNTY FUNDING FOR PUBLIC SCHOOLS 633,069,100					
TOTAL ANTICIPATED COUNTY PROPERTY TAXES 695,790,600					
<b>OTHER TAXING AUTHORITIES ( 34.21%)</b>					
STATE OF MARYLAND		.1120		5,806.30	
PARK & PLANNING		.2790		14,463.92	
STORMWATER/CHESAPEAKE BAY WATER QUALITY		.0540		2,799.47	
WASHINGTON SUBURBAN TRANSIT COMMISSION		.0260		1,347.89	
SOLID WASTE SERVICE CHARGE	Storage Warehouse			1,458.29	

**GRAND TOTAL \$75,644.19**

FEAR ON REVERSE

0034124 I

REAL PROPERTY

RETURN BOTTOM PORTION WITH YOUR PAYMENT

Payable on receipt

**MAKE CHECKS PAYABLE TO PRINCE GEORGE'S COUNTY  
COUNTY TAX BILL FY2013 001**

**PAYMENT DUE SEP 30**

<b>SEMIANNUAL PAYMENT</b> *NOT QUALIFIED*	<b>ANNUAL PAYMENT</b> \$75,644.19	<b>AMOUNT PAID</b>
--	--------------------------------------	--------------------

20130010034124000075644195000075644195

LATE PAYMENT AMOUNT

MAREDEC USA INC  
10207 SOUTHARD DR  
BELTSVILLE

MD 20705-2106

/TB

	<b>SEMIANNUAL</b>	<b>ANNUAL</b>
OCT 31	***	\$76,844.34
NOV 30	***	\$78,044.50
DEC 31	***	\$79,244.65

281 09/07/2012

PAYMENT MUST ARRIVE IN THIS OFFICE BY THE DUE DATE TO AVOID ADDITIONAL INTEREST & PENALTIES



# WASHINGTON SUBURBAN WATER COMMISSION

14501 Sweitzer Lane • Laurel, Maryland 20707-5901 • (301) 206-WSSC (9772) • (301) 206-4001 • (800) 634-8400

FAX (301) 206-8114 • TTY (301) 206-8345

Interactive Voice Response System (IVRS) • Available 24 hours a day.

www.wsscwater.com

## WATER AND SEWER BILL

Account Number	Service Address	Billing Period
2501518	10207 SOUTHARD DR	12/19/11 - 07/11/12 = 205 days

**Average Daily Consumption**  
 Typical per person 70 gallons  
 Your Account this Period: 175 Gallons

Previous Charges	
Previous Balance.....	\$738.26
Payment(s) Received 05/10/12.....	738.26-
Cancelled Previous Charges.....	738.26-
Total Previous Charges.....	\$738.26-
Current Charges	

### Important Messages

#### Meter Readings (Actual Regular)

To: 07/11/12.....	1,437,000 gallons
From: 12/19/11.....	1,401,000 gallons
Water & Sewer Usage.....	36,000 gallons

#### Water Use Charges

Charges From Old Rate	34,000 @ \$3.89 per 1,000 gallons	132.26
Charges From New Rate	2,000 @ \$3.99 per 1,000 gallons	7.98
Total	36,000 gallons	140.24

#### Sewer Use Charges

Charges From Old Rate	34,000 @ \$5.15 per 1,000 gallons	175.10
Charges From New Rate	2,000 @ \$5.73 per 1,000 gallons	11.46
Total	36,000 gallons	186.56

Bay Restoration Fee (New).....	1.80
Bay Restoration Fee (Old).....	15.92
Account Maintenance Fee..(07/11/12).....	11.00
Account Maintenance Fee..(03/26/12).....	11.00

CREDIT BALANCE DO NOT PAY 371.74-

7195

Account Number

2501518

Service Address

10207 SOUTHARD DR

RETURN WITH YOUR PAYMENT - PLEASE MAKE CHECK PAYABLE TO WSSC AND WRITE YOUR WSSC ACCOUNT NUMBER ON THE CHECK.

AMOUNT DUE NOW

-NONE-

ROUND UP AMOUNT

AMOUNT DUE AFTER

\$ \_\_\_\_\_ WATER FUND

TOTAL PAYMENT:

MAREDEC USA INC  
 10207 SOUTHARD DR  
 BELTSVILLE MD 20705-2106



**Washington Gas  
Energy Services**  
A Washington Gas Affiliated Company

## IMPORTANT RENEWAL NOTICE

**To:** Jane Nnamani  
Mardec Usa Inc  
10207 Southard Dr  
Beltsville, MD 20705-2106

**From:** ReAnne Thomas  
Account Renewals  
**Phone:** 1-888-236-9437  
**Date:** August 20, 2012

**Re: WGES Commercial Energy Supply Agreement Renewal**

Great News! It's time to renew your natural gas contract with Washington Gas Energy Services (WGES). As you know, future energy prices are uncertain so it's important to maintain your WGES Natural Gas Price Protection.

**WGES is pleased to inform you that we will automatically renew your gas contract at 54¢ per therm.** This renewal lowers your current WGES gas price by 13¢ per therm with guaranteed and complete budget protection! Your renewal protects your budget from all price spikes through September 2013. To receive your 1-year Renewal at 54¢ per therm, do nothing at all. **Updated renewal terms & conditions are on page 2.**

**Even better, your renewal will automatically include CleanSteps® Carbon Offsets.** Beginning in October 2012, WGES will match CleanSteps® Carbon Offsets to 3.5% of your natural gas usage, helping to improve air and water quality in the Chesapeake Bay watershed. Please visit [www.wges.com/cleansteps](http://www.wges.com/cleansteps) to learn more about WGES CleanSteps® products and how they help improve our environment.

**2-year Renewal Option:** You have the option of extending your natural gas price protection with the **guaranteed fixed-price of 57¢ per therm for two full years through September 2014.** To select your 2-year Renewal Option for improved gas price protection, **Call Toll Free Now 888-884-9437 OR visit our web site [www.wges.com](http://www.wges.com) OR sign and return this page.**

### Guaranteed Fixed Price for two years at 57 ¢ per therm!

I agree to the Terms and Conditions set forth in this two-page agreement and acknowledge such by signing and dating below.

**For 2-year  
Option**

Signed by: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

53085.WGM.FX.RO.SMC.ND.2-year

**Call Toll Free 888-884-9437 or Complete & Fax Now to (888) 569-8784 or Mail in postage-paid envelope before September 5, 2012.**

Your current WGES Gas Supply Agreement that has protected you from all price spikes includes an automatic renewal component. Because you're a valued customer, we are automatically renewing your agreement for gas delivery services beginning October 2012. Your 1-year Renewal gas price of 54¢ per therm, or 57¢ per therm for a 2-year Renewal should you complete and return this page to WGES before September 5, 2012, will be reflected on your November 2012 gas bill.

If you decide that you do not want to renew your Agreement, please call the WGES Customer Care Center toll free at (888) 236-WGES, weekdays between 7:00 a.m. and 7:00 p.m. before September 5, 2012. WGES will then return your natural gas account to utility sales service unless you have selected another alternative supplier.

Thank you for choosing WGES as your natural gas supplier. We look forward to continuing to serve your energy needs.

WGES Customer Service

**Site being renewed from October 2012 billing period through September 2013 (or September 2014 w/ 2-year option) billing period:**

Gas Account Number  
2092795224

Site Address  
10207 Southard Dr, Beltsville

**U.S. Corporation Income Tax Return**  
For calendar year 2011 or tax year beginning \_\_\_\_\_, 2011, ending \_\_\_\_\_, 2011

OMB No. 1545-0123  
**2011**

See separate instructions.

- A Check if:**
- 1a Consolidated return (attach Form 957)
  - b Life/nonlife consolidated return
  - 2 Personal holding co. (attach Sch. PH)
  - 3 Personal service corp. (see instructions)
  - 4 Schedule M-3 attached

Name: **MAREDEC USA INC**

TYPE OR PRINT: **1026 MONROE STREET NE**  
City or town, state, and ZIP code: **Washington DC 20017**

**B** Employer identification number: **56-2434206**

**C** Date incorporated: **01-01-2005**

**D** Total assets (see instructions): **\$ 7,688,208**

**E Check if:** (1)  Initial return (2)  Final return (3)  Name change (4)  Address change

Income	1a	Merchant card and third-party payments. For 2011, enter -0-	1a	0
	b	Gross receipts or sales not reported on line 1a (see instructions)	1b	269,049
	c	Total. Add lines 1a and 1b	1c	269,049
	d	Returns and allowances plus any other adjustments (see instructions)	1d	
	e	Subtract line 1d from line 1c		
	2	Cost of goods sold from Form 1125-A, line 8 (attach Form 1125-A)	1e	269,049
	3	Gross profit. Subtract line 2 from line 1e	2	149,226
	4	Dividends (Schedule C, line 19)	3	119,823
	5	Interest	4	
	6	Gross rents	5	
	7	Gross royalties	6	
Deductions (See instructions for limitations on deductions.)	8	Capital gain net income (attach Schedule D (Form 1120))	7	
	9	Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)	8	
	10	Other income (see instructions - attach schedule)	9	
	11	Total income. Add lines 3 through 10	10	603,620
	12	Compensation of officers from Form 1125-E, line 4 (attach Form 1125-E)	11	723,443
	13	Salaries and wages (less employment credits)	12	
	14	Repairs and maintenance	13	166,391
	15	Bad debts	14	13,488
	16	Rents	15	
	17	Taxes and licenses	16	
	18	Interest	17	138,834
Taxable Income	18	Charitable contributions	18	
	20	Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562)	19	
	21	Depletion	20	215,854
	22	Advertising	21	
	23	Pension, profit-sharing, etc., plans	22	
	24	Employee benefit programs	23	
	25	Domestic production activities deduction (attach Form 8803)	24	
	26	Other deductions (attach schedule)	25	
	27	Total deductions. Add lines 12 through 26	26	214,987
	28	Taxable income before net operating loss deduction and special deductions. Subtract line 27 from line 11	27	749,554
	29a	Net operating loss deduction (see instructions)	28	(26,111)
Total Tax	b	Special deductions (Schedule C, line 20)	29a	
	c	Add lines 29a and 29b	29b	
	30	Taxable income. Subtract line 29c from line 28 (see instructions)	29c	
	31	Total tax (Schedule J, Part I, line 11)	30	(26,111)
	32	Total payments and refundable credits (Schedule J, Part II, line 21)	31	0
	33	Estimated tax penalty (see instructions). Check if Form 2220 is attached <input type="checkbox"/>	32	
	34	Amount owed. If line 32 is smaller than the total of lines 31 and 33, enter amount owed	33	
	35	Overpayment. If line 32 is larger than the total of lines 31 and 33, enter amount overpaid	34	
36	Enter amount from line 35 you want credited to 2012 estimated tax <input type="checkbox"/> Refunded <input checked="" type="checkbox"/>	35		
36		36		

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature of Officer: *[Signature]* Date: \_\_\_\_\_ Title: \_\_\_\_\_

Print/Type preparer's name: **VICTOR MBANEFO** Preparer's signature: *[Signature]* Date: **02-19-2013**

Firm's name: **SAKYI & ASSOCIATES** Check  if self-employed PTIN: **P00885350**

Firm's address: **1026 MONROE ST NE WASHINGTON DC 20017-1760** Firm's EIN: \_\_\_\_\_ Phone no.: **(202) 347-3366**

FEB/19/2013 17:05 PM SAKYI & ASSOCIATES FAX No. 2023471499 P. 001

**Schedule E** Dividends and Special Deductions (see instructions)

	(a) Dividends received	(b) %	(c) Special deductions (a) x (b)
1 Dividends from less-than-20%-owned domestic corporations (other than debt-financed stock) .....		70	
2 Dividends from 20%-or-more-owned domestic corporations (other than debt-financed stock) .....		80	
3 Dividends on debt-financed stock of domestic and foreign corporations .....		see instructions	
4 Dividends on certain preferred stock of less-than-20%-owned public utilities .....		42	
5 Dividends on certain preferred stock of 20%-or-more-owned public utilities .....		48	
6 Dividends from less-than-20%-owned foreign corporations and certain FSCs .....		70	
7 Dividends from 20%-or-more-owned foreign corporations and certain FSCs .....		80	
8 Dividends from wholly owned foreign subsidiaries .....		100	
9 Total. Add lines 1 through 8. See instructions for limitation .....			
10 Dividends from domestic corporations received by a small business investment company operating under the Small Business Investment Act of 1958 .....		100	
11 Dividends from affiliated group members .....		100	
12 Dividends from certain FSCs .....		100	
13 Dividends from foreign corporations not included on lines 3, 6, 7, 8, 11, or 12 .....			
14 Income from controlled foreign corporations under subpart F (attach Form(s) 5471) ..			
15 Foreign dividend gross-up .....			
16 IC-DISC and former DISC dividends not included on lines 1, 2, or 3 .....			
17 Other dividends .....			
18 Deduction for dividends paid on certain preferred stock of public utilities .....			
19 Total dividends. Add lines 1 through 17. Enter here and on page 1, line 4 .....			
20 Total special deductions. Add lines 9, 10, 11, 12, and 18. Enter here and on page 1, line 29b .....			

**Part I - Tax Computation**

1	Check if the corporation is a member of a controlled group (attach Schedule O (Form 1120))	<input type="checkbox"/>	
2	Income tax. Check if a qualified personal service corporation (see instructions)	<input type="checkbox"/>	2
3	Alternative minimum tax (attach Form 4626)		3
4	Add lines 2 and 3		4
5a	Foreign tax credit (attach Form 1118)		5a
b	Credit from Form 8834, line 30 (attach Form 8834)		5b
c	General business credit (attach Form 3800)		5c
d	Credit for prior year minimum tax (attach Form 8827)		5d
e	Bond credits from Form 8912		5e
6	Total credits. Add lines 5a through 5e		6
7	Subtract line 6 from line 4		7
8	Personal holding company tax (attach Schedule PH (Form 1120))		8
9a	Recapture of investment credit (attach Form 4255)		9a
b	Recapture of low-income housing credit (attach Form 8611)		9b
c	Interest due under the look-back method - completed long-term contracts (attach Form 8897)		9c
d	Interest due under the look-back method - income forecast method (attach Form 8866)		9d
e	Alternative tax on qualifying shipping activities (attach Form 8902)		9e
f	Other (see instructions - attach schedule)		9f
10	Total. Add lines 9a through 9f		10
11	Total tax. Add lines 7, 8, and 10. Enter here and on page 1, line 31		11

**Part II - Payments and Refundable Credits**

12	2010 overpayment credited to 2011		12
13	2011 estimated tax payments		13
14	2011 refund applied for on Form 4466		14 ( )
15	Combine lines 12, 13, and 14		15
16	Tax deposited with Form 7004		16
17	Withholding (see instructions)		17
18	Total payments. Add lines 15, 16, and 17		18
19	Refundable credits from:		
a	Form 2439		19a
b	Form 4136		19b
c	Form 3800, line 17c and Form 8827, line 8c		19c
d	Other (attach schedule - see instructions)		19d
20	Total credits. Add lines 19a through 19d		20
21	Total payments and credits. Add lines 18 and 20. Enter here and on page 1, line 32		21

**Other Information** (see instructions)

1	Check accounting method: a <input type="checkbox"/> Cash b <input type="checkbox"/> Accrual c <input type="checkbox"/> Other (specify) ▶	
2	See the instructions and enter the:	Yes No
a	Business activity code no. ▶	
b	Business activity ▶	
c	Product or service ▶	
3	Is the corporation a subsidiary in an affiliated group or a parent-subsidary controlled group? If "Yes," enter name and EIN of the parent corporation ▶	
4	At the end of the tax year:	
a	Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes," complete Part I of Schedule G (Form 1120) (attach Schedule G)	X
b	Did any individual or estate own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes," complete Part II of Schedule G (Form 1120) (attach Schedule G)	X

SEA



Other Information continued (see instructions)

5 At the end of the tax year, did the corporation:

a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation not included on Form 851, Affiliations Schedule? For rules of constructive ownership, see instructions.

Yes No
X

If "Yes," complete (i) through (iv) below.

Table with 4 columns: (i) Name of Corporation, (ii) Employer identification Number (if any), (iii) Country of Incorporation, (iv) Percentage Owned in Voting Stock

b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in any foreign or domestic partnership (including any entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions.

Yes No
X

If "Yes," complete (i) through (iv) below.

Table with 4 columns: (i) Name of Entity, (ii) Employer Identification Number (if any), (iii) Country of Organization, (iv) Maximum Percentage Owned in Profit, Loss, or Capital

6 During this tax year, did the corporation pay dividends (other than stock dividends and distributions in exchange for stock) in excess of the corporation's current and accumulated earnings and profits? (See sections 301 and 316.)

If "Yes," file Form 5452, Corporate Report of Nondividend Distributions. If this is a consolidated return, answer here for the parent corporation and on Form 851 for each subsidiary.

7 At any time during the tax year, did one foreign person own, directly or indirectly, at least 25% of (a) the total voting power of all classes of the corporation's stock entitled to vote or (b) the total value of all classes of the corporation's stock?

For rules of attribution, see section 318. If "Yes," enter: (i) Percentage owned and (ii) Owner's country (c) The corporation may have to file Form 5472, Information Return of a 25% Foreign-Owned U.S. Corporation or a Foreign Corporation Engaged in a U.S. Trade or Business. Enter the number of Forms 5472 attached

8 Check this box if the corporation issued publicly offered debt instruments with original issue discount. If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments.

9 Enter the amount of tax-exempt interest received or accrued during the tax year \$

10 Enter the number of shareholders at the end of the tax year (if 100 or fewer)

11 If the corporation has an NOL for the tax year and is electing to forego the carryback period, check here. If the corporation is filing a consolidated return, the statement required by Regulations section 1.1502-21(b)(3) must be attached or the election will not be valid.

2 Enter the available NOL carryover from prior tax years (do not reduce it by any deduction on line 29a.) \$ 34,915

3 Are the corporation's total receipts (line 1c plus lines 4 through 10 on page 1) for the tax year and its total assets at the end of the tax year less than \$250,000?

If "Yes," the corporation is not required to complete Schedules L, M-1, and M-2 on page 5. Instead, enter the total amount of cash distributions and the book value of property distributions (other than cash) made during the tax year. \$

1 Is the corporation required to file Schedule UTP (Form 1120), Uncertain Tax Position Statement (see instructions)?

Yes No
X

a Did the corporation make any payments in 2011 that would require it to file Form(s) 1099 (see instructions)?

b If "Yes," did or will the corporation file all required Forms 1099?

**Schedule B Balance Sheets per Books**

	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
<b>Assets</b>				
1 Cash				139,655
2a Trade notes and accounts receivable	69,660		72,560	
b Less allowance for bad debts	( )	69,660	( )	72,560
3 Inventories		15,670		2,850
4 U.S. government obligations				
5 Tax-exempt securities (see instructions)				
6 Other current assets (attach schedule)				
7 Loans to shareholders				
8 Mortgage and real estate loans				
9 Other investments (attach schedule)				
10a Buildings and other depreciable assets	8,475,691		8,475,691	
b Less accumulated depreciation	( 786,694)	7,688,997	( 1,002,548)	7,473,143
11a Depletable assets				
b Less accumulated depletion	( )		( )	
12 Land (net of any amortization)				
13a Intangible assets (amortizable only)				
b Less accumulated amortization	( )		( )	
14 Other assets (attach schedule)				
15 Total assets		7,774,327		7,688,208
<b>Liabilities and Shareholders' Equity</b>				
16 Accounts payable		45,600		32,750
17 Mortgages, notes, bonds payable in less than 1 year				
18 Other current liabilities (attach schedule)				
19 Loans from shareholders				
20 Mortgages, notes, bonds payable in 1 year or more				
21 Other liabilities (attach schedule)		9,247,413		9,247,413
22 Capital stock: a Preferred stock				
b Common stock	1,000	1,000	1,000	1,000
23 Additional paid-in capital				
24 Retained earnings-Appropriated (attach schedule)				
25 Retained earnings-Unappropriated		(1,519,686)		(1,592,955)
26 Adjustments to shareholders' equity (attach schedule)				
27 Less cost of treasury stock	( )		( )	
28 Total liabilities and shareholders' equity		7,774,327		7,688,208

**Reconciliation of Income (Loss) per Books With Income per Return**

Note: Schedule M-3 required instead of Schedule M-1 if total assets are \$10 million or more - see instructions

1 Net income (loss) per books	(26,111)	7 Income recorded on books this year not included on this return (itemize): Tax-exempt interest \$	
2 Federal income tax per books		8 Deductions on this return not charged against book income this year (itemize): a Depreciation \$ b Charitable contributions \$	
3 Excess of capital losses over capital gains		9 Add lines 7 and 8	
4 Income subject to tax not recorded on books this year (itemize):		10 Income (page 1, line 28)-line 6 less line 9	(26,111)
5 Expenses recorded on books this year not deducted on this return (itemize): a Depreciation \$ b Charitable contributions \$ c Travel and entertainment \$			
6 Add lines 1 through 5	(26,111)		

**Analysis of Unappropriated Retained Earnings per Books (Line 25, Schedule L)**

1 Balance at beginning of year	(1,519,686)	5 Distributions: a Cash	
2 Net income (loss) per books	(26,111)	b Stock	
3 Other increases (itemize):		c Property	
		6 Other decreases (itemize):	
		7 Add lines 5 and 6	
Add lines 1, 2, and 3	(1,545,797)	8 Balance at end of year (line 4 less line 7)	(1,545,797)

Depreciation and Amortization (Including Information on Listed Property)

Department of the Treasury Internal Revenue Service (99)

See separate instructions. Attach to your tax return.

2011 Attachment Sequence No. 179

Name(s) shown on return

Business or activity to which this form relates

Identifying number

MAREDEC USA INC

FORM 1120

56-2434206

Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

Table with 5 rows for Section 179 election details: 1 Maximum amount, 2 Total cost, 3 Threshold cost, 4 Reduction in limitation, 5 Dollar limitation.

Table with 3 columns: (a) Description of property, (b) Cost, (c) Elected cost. Row 6 is blank.

Table with 13 rows for Section 179 calculations: 7 Listed property, 8 Total elected cost, 9 Tentative deduction, 10 Carryover, 11 Business income limitation, 12 Section 179 expense deduction, 13 Carryover.

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.

Special Depreciation Allowance and Other Depreciation (Do not include listed property.)

Table with 3 rows: 14 Special depreciation allowance, 15 Property subject to section 168(f)(1) election, 16 Other depreciation (including ACRS) with value 138,931.

MACRS Depreciation (Do not include listed property.)

Section A

Table with 2 rows: 17 MACRS deductions for assets placed in service in tax years beginning before 2011, 18 Grouping assets.

Section B - Assets Placed in Service During 2011 Tax Year Using the General Depreciation System

Table with 7 columns: (a) Classification of property, (b) Month and year placed in service, (c) Basis for depreciation, (d) Recovery period, (e) Convention, (f) Method, (g) Depreciation deduction. Rows 19a-i.

Section C - Assets Placed in Service During 2011 Tax Year Using the Alternative Depreciation System

Table with 4 columns: (a) Class life, (b) 12-year, (c) 40-year, (d) Depreciation deduction. Rows 20a-c.

Summary (See instructions.)

Table with 3 rows: 21 Listed property (76,923), 22 Total (215,854), 23 Portion of the basis attributable to section 263A costs.

For Paperwork Reduction Act Notice, see separate instructions.

EEA

Form 4562 (2011)

**Listed Property** (Include automobiles, certain other vehicles, certain computers, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

**Section A - Depreciation and Other Information** (Caution: See the instructions for limits for passenger automobiles.)

24a Do you have evidence to support the business/investment use claimed?  Yes  No 24b If "Yes," is the evidence written?  Yes  No

(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use (see instructions) . . . . . 25								
26 Property used more than 50% in a qualified business use:								
PROPERTY	20090101	100%	3,000,000	3,000,000	39	S/L-164	76,923	
27 Property used 50% or less in a qualified business use:								
28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1 . . . . . 28 76,923								
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1 . . . . . 29								

**Section B - Information on Use of Vehicles**

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle 1		(b) Vehicle 2		(c) Vehicle 3		(d) Vehicle 4		(e) Vehicle 5		(f) Vehicle 6	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
30 Total business/investment miles driven during the year (do not include commuting miles) . . . . .												
31 Total commuting miles driven during the year . . . . .												
32 Total other personal (noncommuting) miles driven . . . . .												
33 Total miles driven during the year. Add lines 30 through 32 . . . . .												
34 Was the vehicle available for personal use during off-duty hours? . . . . .												
35 Was the vehicle used primarily by a more than 5% owner or related person? . . . . .												
36 Is another vehicle available for personal use? . . . . .												

**Section C - Questions for Employers Who Provide Vehicles for Use by Their Employees**

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who are not more than 5% owners or related persons (see instructions).

	Yes	No
37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees? . . . . .		
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . . . .		
39 Do you treat all use of vehicles by employees as personal use? . . . . .		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received? . . . . .		
41 Do you meet the requirements concerning qualified automobile demonstration use? (See instructions.) . . . . .		

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," do not complete Section B for the covered vehicles.

**Amortization**

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2011 tax year (see instructions):					
43 Amortization of costs that began before your 2011 tax year . . . . . 43					
44 Total. Add amounts in column (f). See the instructions for where to report . . . . .					44

EEA

**Federal Supporting Statements**

**2011 PG01**

Name(s) as shown on return

**MAREDEC USA INC**

FEIN

**56-2434206**

FORM 1120 PAGE 1

Statement # 1

**DESCRIPTION**

**AMOUNT**

RENTAL

432,000

BANQUET

171,620

**TOTAL**

**603,620**

FORM 1120 PAGE 1

PG 1  
Statement # 5

**DESCRIPTION**

**AMOUNT**

Automobile and truck expenses

8,740

Cell Phone

1,800

Computer

4,290

Equipment rental/lease

3,000

Fuels

2,600

Independent Contractor

48,436

Building and Equipment Insurance

21,154

Internet

1,200

Janitorial

10,602

Legal and professional

11,588

Office expense

2,424

Permits and fees

9,970

Security

3,466

Supplies

11,518

Telephone

6,500

Utilities

46,516

Waste removal

9,994

IMPORT AND DELIVERY

8,250

PEST CONTROL

2,009

COURT FEES

930

**TOTAL**

**214,987**

U.S. Corporation Income Tax Return

calendar year 2010 or tax year beginning

See separate instructions.

20

2010

A Check if:

- 1a Consolidated return (attach Form 951)
- b Life/rental consolidated return
- 2 Personal holding co. (attach Sch. PH)
- 3 Personal service corp. (see instructions)
- 4 Schedule M-3 attached

Name  
**MAREDEC USA INC**

Print or type  
Number, street, and room or suite no. If a P.O. box, see instructions.  
**1026 MONROE STREET NE**

City or town, state, and ZIP code  
**Washington DC 20017**

B Employer identification number  
**56-2434206**

C Date incorporated  
**01-01-2005**

D Total assets (see instructions)  
**\$ 9,553,349**

E Check if: (t)  Initial return (2)  Final return (3)  Name change (4)  Address change

Income	1a	Gross receipts or sales	<b>1,189,450</b>	b Less returns and allowances		c Bal	1c	<b>1,189,450</b>
	2	Cost of goods sold (Schedule A, line 8)					2	<b>871,226</b>
	3	Gross profit. Subtract line 2 from line 1c					3	<b>318,224</b>
	4	Dividends (Schedule C, line 19)					4	
	5	Interest					5	
	6	Gross rents					6	
	7	Gross royalties					7	
	8	Capital gain net income (attach Schedule D (Form 1120))					8	
	9	Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)					9	
	10	Other income (see instructions - attach schedule)			Statement #-1-		10	<b>724,574</b>
	11	Total income. Add lines 3 through 10					11	<b>1,042,798</b>
Deductions (See instructions for limitations on deductions.)	12	Compensation of officers (Schedule E, line 4)					12	
	13	Salaries and wages (less employment credits)					13	<b>216,221</b>
	14	Repairs and maintenance					14	<b>52,617</b>
	15	Bad debts					15	
	16	Rents					16	
	17	Taxes and licenses			ATT. CEN.		17	<b>198,976</b>
	18	Interest					18	
	19	Charitable contributions					19	
	20	Depreciation from Form 4562 not claimed on Schedule A or elsewhere on return (attach Form 4562)					20	<b>282,552</b>
	21	Depletion					21	
	22	Advertising					22	
	23	Pension, profit-sharing, etc., plans					23	
	24	Employee benefit programs					24	
	25	Domestic production activities deduction (attach Form 8903)					25	
	26	Other deductions (attach schedule)			Statement #5-		26	<b>327,347</b>
	27	Total deductions. Add lines 12 through 26					27	<b>1,077,713</b>
	Tax, Refundable Credits, and Payments	28	Taxable income before net operating loss deduction and special deductions. Subtract line 27 from line 11					28
29		Less: a Net operating loss deduction (see instructions)		29a				
		b Special deductions (Schedule C, line 20)		29b			29c	
30		Taxable income. Subtract line 29c from line 28 (see instructions)					30	<b>(34,915)</b>
31		Total tax (Schedule J, line 10)					31	<b>0</b>
32a		2009 overpayment credited to 2010	32a					
b		2010 estimated tax payments	32b					
c		2010 refund applied for on Form 4466	32c			d Bal	32d	
e		Tax deposited with Form 7004					32e	
f		Credits: (1) Form 2439 (2) Form 4136					32f	
g	Refundable credits from Form 3800, line 19c, and Form 8827, line 8c					32g		
32h						32h		
33	Estimated tax penalty (see instructions). Check if Form 2220 is attached					33		
34	Amount owed. If line 32h is smaller than the total of lines 31 and 33, enter amount owed					34		
35	Overpayment. If line 32h is larger than the total of lines 31 and 33, enter amount overpaid					35		
36	Enter amount from line 35 you want: Credited to 2011 estimated tax Refunded					36		

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer \_\_\_\_\_ Date \_\_\_\_\_ Title \_\_\_\_\_

May the IRS discuss this return with the preparer shown below (see instructions)?  Yes  No

Paid Preparer Use Only

Print/Type preparer's name  
**VICTOR MBANEFO**

Preparer's signature \_\_\_\_\_ Date **02-19-2013**

Check  self-employed  FTIN **P00885350**

Firm's name **SAKYI & ASSOCIATES** Firm's EIN **52-1855489**

Firm's address **1026 MONROE ST NE** Phone no. **(202) 347-3366**

**WASHINGTON DC 20017-1760**

For Paperwork Reduction Act Notice, see separate instructions. EEA Form 1120 (2010)

**Schedule E Tax Computation** (see instructions)

1	Check if the corporation is a member of a controlled group (attach Schedule O (Form 1120))	<input type="checkbox"/>		
2	Income tax. Check if a qualified personal service corporation (see instructions)	<input type="checkbox"/>	2	0
3	Alternative minimum tax (attach Form 4626)		3	
4	Add lines 2 and 3		4	0
5a	Foreign tax credit (attach Form 1118)			
b	Credit from Form 8834, line 29	5a		
c	General business credit (attach Form 3800)	5b		
d	Credit for prior year minimum tax (attach Form 8827)	5c		
e	Bond credits from Form 8912	5d		
		5e		
6	Total credits. Add lines 5a through 5e		6	
7	Subtract line 6 from line 4		7	0
8	Personal holding company tax (attach Schedule PH (Form 1120))		8	
9	Other taxes. Check if from: <input type="checkbox"/> Form 4255 <input type="checkbox"/> Form 8611 <input type="checkbox"/> Form 8697 <input type="checkbox"/> Form 8866 <input type="checkbox"/> Form 8902 <input type="checkbox"/> Other (attach schedule)		9	
10	Total tax. Add lines 7 through 9. Enter here and on page 1, line 31		10	0

**Schedule E Other Information** (see instructions)

1	Check accounting method: a <input type="checkbox"/> Cash b <input type="checkbox"/> Accrual c <input type="checkbox"/> Other (specify) ▶	Yes	No
2	See the instructions and enter the:		
a	Business activity code no. ▶		
b	Business activity ▶		
c	Product or service ▶		
3	Is the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? . . . . . If "Yes," enter name and EIN of the parent corporation ▶		
4	At the end of the tax year:		
a	Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes," complete Part I of Schedule G (Form 1120) (attach Schedule G) . . . . .		X
b	Did any individual or estate own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes," complete Part II of Schedule G (Form 1120) (attach Schedule G) . . . . .		X
5	At the end of the tax year, did the corporation:		
a	Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation not included on Form 851, Affiliations Schedule? For rule of constructive ownership, see instructions . . . . . If "Yes," complete (i) through (iv).		X

(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock

Schedule M Continued

b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in any foreign or domestic partnership (including any entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions  
If "Yes," complete (i) through (iv).

Yes	No
	X

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Country of Organization	(iv) Maximum Percentage Owned in Profit, Loss, or Capital

6 During this tax year, did the corporation pay dividends (other than stock dividends and distributions in exchange for stock) in excess of the corporation's current and accumulated earnings and profits? (See sections 301 and 316.) . . . . .  
If "Yes," file Form 5452, Corporate Report of Nondividend Distributions.

If this is a consolidated return, answer here for the parent corporation and on Form 851 for each subsidiary.

7 At any time during the tax year, did one foreign person own, directly or indirectly, at least 25% of (a) the total voting power of all classes of the corporation's stock entitled to vote or (b) the total value of all classes of the corporation's stock? . . . . .  
For rules of attribution, see section 318. If "Yes," enter:

(i) Percentage owned ▶ \_\_\_\_\_ and (ii) Owner's country ▶ \_\_\_\_\_

(c) The corporation may have to file Form 5472, Information Return of a 25% Foreign-Owned U.S. Corporation or a Foreign Corporation Engaged in the U.S. Trade or Business. Enter the number of Forms 5472 attached ▶ \_\_\_\_\_

8 Check this box if the corporation issued publicly offered debt instruments with original issue discount . . . . .   
If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments.

9 Enter the amount of tax-exempt interest received or accrued during the tax year ▶ \$ \_\_\_\_\_

10 Enter the number of shareholders at the end of the tax year (if 100 or fewer) ▶ \_\_\_\_\_

11 If the corporation has an NOL for the tax year and is electing to forego the carryback period, check here . . . . .   
If the corporation is filing a consolidated return, the statement required by Regulations section 1.1502-21(b)(3) must be attached or the election will not be valid.

12 Enter the available NOL carryover from prior tax years (do not reduce it by any deduction on line 29a.) ▶ \$ \_\_\_\_\_

13 Are the corporation's total receipts (line 1a plus lines 4 through 10 on page 1) for the tax year and its total assets at the end of the tax year less than \$250,000? . . . . .  
If "Yes," the corporation is not required to complete Schedules L, M-1, and M-2 on page 5. Instead, enter the total amount of cash distributions and the book value of property distributions (other than cash) made during the tax year. ▶ \$ \_\_\_\_\_

14 Is the corporation required to file Schedule UTP (Form 1120), Uncertain Tax Position Statement (see instructions)?  
If "Yes," complete and attach Schedule UTP.

Yes	No
	X

EEA

Form 1120 (2010)



**Balance Sheets per Books**

	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
<b>Assets</b>				
1 Cash				
2a Trade notes and accounts receivable				
b Less allowance for bad debts			69,660	
3 Inventories				69,660
4 U.S. government obligations				15,670
5 Tax-exempt securities (see instructions)				
6 Other current assets (attach schedule)				
7 Loans to shareholders				
8 Mortgage and real estate loans				
9 Other investments (attach schedule)				
10a Buildings and other depreciable assets			10,481,915	
b Less accumulated depreciation			(1,013,896)	9,468,019
11a Depletable assets				
b Less accumulated depletion				
12 Land (net of any amortization)				
13a Intangible assets (amortizable only)				
b Less accumulated amortization				
14 Other assets (attach schedule)				
15 Total assets				9,553,349
<b>Liabilities and Shareholders' Equity</b>				
16 Accounts payable				45,600
17 Mortgages, notes, bonds payable in less than 1 year				
18 Other current liabilities (attach schedule)				
19 Loans from shareholders				9,247,413
20 Mortgages, notes, bonds payable in 1 year or more				
21 Other liabilities (attach schedule)				
22 Capital stock: a Preferred stock				
b Common stock			1,000	1,000
23 Additional paid-in capital				
24 Retained earnings-Appropriated (attach schedule)				
25 Retained earnings-Unappropriated				259,336
26 Adjustments to shareholders' equity (attach schedule)				
27 Less cost of treasury stock				
28 Total liabilities and shareholders' equity				9,553,349

**Reconciliation of Income (Loss) per Books With Income per Return**

Note: Schedule M-3 required instead of Schedule M-1 if total assets are \$10 million or more-see instructions

1 Net income (loss) per books	(34,915)	7 Income recorded on books this year not included on this return (itemize): Tax-exempt interest \$	
2 Federal income tax per books		8 Deductions on this return not charged against book income this year (itemize): a Depreciation \$ b Charitable contributions \$	
3 Excess of capital losses over capital gains		9 Add lines 7 and 8	
4 Income subject to tax not recorded on books this year (itemize):		10 Income (page 1, line 28)-line 6 less line 9	(34,915)
5 Expenses recorded on books this year not deducted on this return (itemize): a Depreciation \$ b Charitable contributions \$ c Travel and entertainment \$			
6 Add lines 1 through 5	(34,915)		

**Analysis of Unappropriated Retained Earnings per Books (Line 25, Schedule L)**

1 Balance at beginning of year		5 Distributions: a Cash	
2 Net income (loss) per books	(34,915)	b Stock	
3 Other increases (itemize):		c Property	
4 Add lines 1, 2, and 3	(34,915)	6 Other decreases (itemize):	
		7 Add lines 5 and 6	
		8 Balance at end of year (line 4 less line 7)	(34,915)

EEA

# Depreciation and Amortization (Including Information on Listed Property)

Department of the Treasury  
Internal Revenue Service (99)  
Name(s) shown on return

▶ See separate instructions. ▶ Attach to your tax return.

OMB No. 1545-0172

**2010**  
Attachment  
Sequence No. **67**

**MAREDEC USA INC**

Business or activity to which this form relates

**FORM 1120**

Identifying number

**56-2434206**

## Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see the instructions) .....	1	
2 Total cost of section 179 property placed in service (see instructions) .....	2	
3 Threshold cost of section 179 property before reduction in limitation (see instructions) .....	3	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0- .....	4	
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions .....	5	
6 (a) Description of property (b) Cost (business use only) (c) Elected cost		
7 Listed property. Enter the amount from line 29 .....	7	
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7 .....	8	
9 Tentative deduction. Enter the smaller of line 5 or line 8 .....	9	
10 Carryover of disallowed deduction from line 13 of your 2009 Form 4562 .....	10	
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions) .....	11	
12 Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11 .....	12	
13 Carryover of disallowed deduction to 2011. Add lines 9 and 10, less line 12 .....	13	

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.

## Special Depreciation Allowance and Other Depreciation (Do not include listed property.) (See instructions.)

14 Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year (see instructions) .....	14	
15 Property subject to section 168(f)(1) election .....	15	
16 Other depreciation (including ACRS) .....	16	199,339

## MACRS Depreciation (Do not include listed property.) (See instructions.)

### Section A

17 MACRS deductions for assets placed in service in tax years beginning before 2010 .....	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here .....		

### Section B - Assets Placed in Service During 2010 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only-see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property						
h Residential rental property			25 yrs.		S/L	
			27.5 yrs.	MM	S/L	
			27.5 yrs.	MM	S/L	
i Nonresidential real property	2010-01	256,000	39 yrs.	MM	S/L	6,290
				MM	S/L	

### Section C - Assets Placed in Service During 2010 Tax Year Using the Alternative Depreciation System

20a Class life		
b 12-year		S/L
c 40-year		S/L
		40 yrs. MM S/L

## Summary (See instructions.)

21 Listed property. Enter amount from line 28 .....	21	76,923
22 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions .....	22	282,552
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs .....	23	

For Paperwork Reduction Act Notice, see separate instructions.

EEA

Form 4562 (2010)

**Listed Property** (Include automobiles, certain other vehicles, certain computers, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

**Section A - Depreciation and Other Information** (Caution: See the instructions for limits for passenger automobiles.)

24a Do you have evidence to support the business/investment use claimed? Yes No 24b If "Yes," is the evidence written? Yes No

(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/Convention	(h) Depreciation deduction	(i) Elected section 179 cost	
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use (see instructions) . . . . . 25									
26 Property used more than 50% in a qualified business use:									
PROPERTY	20090101	100 %	3,000,000	3,000,000	39	S/L-MM	76,923		
		%							
		%							
27 Property used 50% or less in a qualified business use:									
		%				S/L-			
		%				S/L-			
		%				S/L-			
28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1 . . . . .							28	76,923	
29 Add amounts in column (i), line 28. Enter here and on line 7, page 1 . . . . .							29		

**Section B - Information on Use of Vehicles**

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle 1		(b) Vehicle 2		(c) Vehicle 3		(d) Vehicle 4		(e) Vehicle 5		(f) Vehicle 6	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
30 Total business/investment miles driven during the year (do not include commuting miles)												
31 Total commuting miles driven during the year												
32 Total other personal (noncommuting) miles driven												
33 Total miles driven during the year. Add lines 30 through 32												
34 Was the vehicle available for personal use during off-duty hours?												
35 Was the vehicle used primarily by a more than 5% owner or related person?												
36 Is another vehicle available for personal use?												

**Section C - Questions for Employers Who Provide Vehicles for Use by Their Employees**

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who are not more than 5% owners or related persons (see instructions).

	Yes	No
37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use? (See instructions.)		

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," do not complete Section B for the covered vehicles.

**Amortization**

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2010 tax year (see instructions):					
43 Amortization of costs that began before your 2010 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44

EEA

**Federal Supporting Statements**

**2010 PG01**

Name(s) as shown on return

**MAREDEC USA INC**

FEIN

**56-2434206**

FORM 1120 PAGE 1

Statement # 1

DESCRIPTION

AMOUNT

RENTAL  
BANQUET  
TOTAL

655,824  
68,750  
724,574

FORM 1120 PAGE 1

**PG 1**  
Statement # 5

DESCRIPTION

AMOUNT

Automobile and truck expenses  
Bank charges  
Cell Phone  
Computer  
Equipment rental/lease  
Independent Contractor  
Insurance  
Internet  
Janitorial  
Laundry and cleaning  
Legal and professional  
Miscellaneous  
Office expense  
Permits and fees  
Security  
Supplies  
Telephone  
Utilities  
Waste removal  
IMPORT AND DELIVERY  
PEST CONTROL  
COURT FEES

3,340  
155  
5,256  
1,800  
1,460  
44,436  
9,664  
2,500  
9,353  
5,250  
4,300  
2,700  
2,720  
700  
26,828  
10,326  
7,604  
125,467  
33,190  
26,650  
3,156  
492

**TOTAL**

327,347

1a Consolidated return (attach Form 851)   
 b Life/nonlife consolidated return   
 2 Personal holding co. (attach Sch. PH)   
 3 Personal service corp. (see instructions)   
 4 Schedule M-3 attached

Use **Other-wise, print or type.**

Name: **MAREDEC USA INC**  
 Number, street, and room or suite no. If a P.O. box, see instructions: **3800 12TH STREET NE**  
 City or town, state, and ZIP code: **Washington DC 20017**

B Employer identification number: **56-2434206**  
 C Date incorporated: **01-01-2005**  
 D Total assets (see instructions): **\$ 9,744,152**

E Check if: (1) Initial return (2) Final return (3) Name change (4) Address change

Income		Deductions (See instructions or limitations.)		Credits	
1a	Gross receipts or sales	1,997,288	b	Less returns and allowances	
2	Cost of goods sold (Schedule A, line 8)		1c		1,997,288
3	Gross profit. Subtract line 2 from line 1c		2		1,404,007
4	Dividends (Schedule C, line 19)		3		593,281
5	Interest		4		
6	Gross rents		5		
7	Gross royalties		6		
8	Capital gain net income (attach Schedule D (Form 1120))		7		
9	Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)		8		
10	Other income (see instructions - attach schedule)		9		
11	<b>Total income.</b> Add lines 3 through 10		10		725,355
12	Compensation of officers (Schedule E, line 4)		11		1,318,636
13	Salaries and wages (less employment credits)		12		
14	Repairs and maintenance		13		155,627
15	Bad debts		14		380,155
16	Rents		15		
17	Taxes and licenses		16		
18	Interest	ATT. C.F.L.	17		126,749
19	Charitable contributions		18		
20	Depreciation from Form 4562 not claimed on Schedule A or elsewhere on return (attach Form 4562)		19		
21	Depletion		20		272,092
22	Advertising		21		
23	Pension, profit-sharing, etc., plans		22		
24	Employee benefit programs		23		
25	Domestic production activities deduction (attach Form 8903)		24		
26	Other deductions (attach schedule)		25		
27	<b>Total deductions.</b> Add lines 12 through 26		26		378,572
28	Taxable income before net operating loss deduction and special deductions. Subtract line 27 from line 11		27		1,313,195
29	Less: a Net operating loss deduction (see instructions)	29a	28		5,441
	b Special deductions (Schedule C, line 20)	29b	29c		
30	<b>Taxable income.</b> Subtract line 29c from line 28 (see instructions)		30		5,441
31	<b>Total tax</b> (Schedule J, line 10)		31		816
32a	2008 overpayment credited to 2009	32a			
b	2009 estimated tax payments	32b			
c	2009 refund applied for on Form 4466	32c	d	Bal	32d
e	Tax deposited with Form 7004				32e
f	Credits: (1) Form 2439 (2) Form 4136				32f
g	Refundable credits from Form 3800, line 19c, and Form 8827, line 8c				32g
33	Estimated tax penalty (see instructions). Check if Form 2220 is attached		32h		
34	<b>Amount owed.</b> If line 32h is smaller than the total of lines 31 and 33, enter amount owed		33		
35	<b>Overpayment.</b> If line 32h is larger than the total of lines 31 and 33, enter amount overpaid		34		816
36	Enter amount from line 35 you want: <b>Credited to 2010 estimated tax</b> <input type="checkbox"/> <b>Refunded</b> <input type="checkbox"/>		35		
			36		

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer: Date: \_\_\_\_\_ Title: \_\_\_\_\_

Preparer's signature: Date: **02-21-2013** Check if self-employed:  Preparer's SSN or PTIN: **P00885350**

Firm's name (or yours if self-employed), address, and ZIP code: **SAKYI & ASSOCIATES**  
**3800 12TH ST NE**  
**WASHINGTON DC 20017-2630**

EIN: \_\_\_\_\_ Phone no.: **(202) 347-3366**

**Schedule A Cost of Goods Sold** (see instructions)

1	Inventory at beginning of year	1	45,120
2	Purchases	2	1,402,237
3	Cost of labor	3	
4	Additional section 263A costs (attach schedule)	4	
5	Other costs (attach schedule)	5	
6	<b>Total.</b> Add lines 1 through 5	6	1,447,357
7	Inventory at end of year	7	43,350
8	<b>Cost of goods sold.</b> Subtract line 7 from line 6. Enter here and on page 1, line 2	8	1,404,007

- 9a Check all methods used for valuing closing inventory:
- (i)  Cost
  - (ii)  Lower of cost or market
  - (iii)  Other (Specify method used and attach explanation.)
- b Check if there was a writedown of subnormal goods
- c Check if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 970)
- d If the LIFO inventory method was used for this tax year, enter percentage (or amounts) of closing inventory computed under LIFO  9d
- e If property is produced or acquired for resale, do the rules of section 263A apply to the corporation?  Yes  No
- f Was there any change in determining quantities, cost, or valuations between opening and closing inventory? If "Yes," attach explanation  Yes  No

**Schedule C Dividends and Special Deductions** (see instructions)

	(a) Dividends received	(b) %	(c) Special deductions (a) x (b)
1 Dividends from less-than-20%-owned domestic corporations (other than debt-financed stock)		70	
2 Dividends from 20%-or-more-owned domestic corporations (other than debt-financed stock)		80	
3 Dividends on debt-financed stock of domestic and foreign corporations		see instructions	
4 Dividends on certain preferred stock of less-than-20%-owned public utilities		42	
5 Dividends on certain preferred stock of 20%-or-more-owned public utilities		48	
6 Dividends from less-than-20%-owned foreign corporations and certain FSCs		70	
7 Dividends from 20%-or-more-owned foreign corporations and certain FSCs		80	
8 Dividends from wholly owned foreign subsidiaries		100	
<b>Total.</b> Add lines 1 through 8. See instructions for limitation			
9 Dividends from domestic corporations received by a small business investment company operating under the Small Business Investment Act of 1958		100	
10 Dividends from affiliated group members		100	
11 Dividends from certain FSCs		100	
12 Dividends from foreign corporations not included on lines 3, 6, 7, 8, 11, or 12			
13 Income from controlled foreign corporations under subpart F (attach Form(s) 5471)			
14 Foreign dividend gross-up			
15 IC-DISC and former DISC dividends not included on lines 1, 2, or 3			
16 Other dividends			
17 Deduction for dividends paid on certain preferred stock of public utilities			
<b>Total dividends.</b> Add lines 1 through 17. Enter here and on page 1, line 4			
<b>Total special deductions.</b> Add lines 9, 10, 11, 12, and 18. Enter here and on page 1, line 29b			

**Schedule E Compensation of Officers** (see instructions for page 1, line 12)

Note: Complete Schedule E only if total receipts (line 1a plus lines 4 through 10 on page 1) are \$500,000 or more.

(a) Name of officer	(b) Social security number	(c) Percent of time devoted to business	Percent of corporation stock owned		(f) Amount of compensation
			(d) Common	(e) Preferred	
		%	%	%	
		%	%	%	
		%	%	%	
		%	%	%	
		%	%	%	
<b>Total compensation of officers</b>		%	%	%	
<b>Compensation of officers claimed on Schedule A and elsewhere on return</b>					
<b>Subtract line 3 from line 2. Enter the result here and on page 1, line 12</b>					

1 Check if the corporation is a member of a controlled group (attach Schedule 120)

2 Income tax. Check if qualified personal service corporation (see instructions)

3 Alternative minimum tax (attach Form 4626)

4 Add lines 2 and 3

5a Foreign tax credit (attach Form 1118)

5b Credit from Form 8834, line 29

5c General business credit (attach Form 3800)

5d Credit for prior year minimum tax (attach Form 8827)

5e Bond credits from Form 8912

6 Total credits. Add lines 5a through 5e

7 Subtract line 6 from line 4

8 Personal holding company tax (attach Schedule PH (Form 1120))

9 Other taxes. Check if from:  Form 4255  Form 8611  Form 8697  
 Form 8866  Form 8902  Other (attach schedule)

10 Total tax. Add lines 7 through 9. Enter here and on page 1, line 31

2	816
3	
4	816
5a	
5b	
5c	
5d	
5e	
6	
7	816
8	
9	
10	816

**Schedule K Other Information** (see instructions)

1 Check accounting method: a  Cash b  Accrual c  Other (specify)

2 See the instructions and enter the:

a Business activity code no. 424400

b Business activity RETAIL AND WHOLESALE

c Product or service FOOD

3 Is the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group?  
 If "Yes," enter name and EIN of the parent corporation

4 At the end of the tax year:

a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes," complete Part I of Schedule G (Form 1120) (attach Schedule G)

b Did any individual or estate own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes", complete Part II of Schedule G (Form 1120) (attach Schedule G)

5 At the end of the tax year, did the corporation:

a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation not included on Form 851, Affiliations Schedule? For rules of constructive ownership, see instructions

	Yes	No
3		X
4a		X
4b		X
5a	Yes	No
5a		X

(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock

Schedule K Continued

b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in any foreign or domestic partnership (including any entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv).

X

Table with 4 columns: (i) Name of Entity, (ii) Employer Identification Number (if any), (iii) Country of Organization, (iv) Maximum Percentage Owned in Profit, Loss, or Capital.

6 During this tax year, did the corporation pay dividends (other than stock dividends and distributions in exchange for stock) in excess of the corporation's current and accumulated earnings and profits? (See sections 301 and 316.)

X

7 At any time during the tax year, did one foreign person own, directly or indirectly, at least 25% of (a) the total voting power of all classes of the corporation's stock entitled to vote or (b) the total value of all classes of the corporation's stock? For rules of attribution, see section 318. If "Yes," enter:

X

(i) Percentage owned and (ii) Owner's country (c) The corporation may have to file Form 5472, Information Return of a 25% Foreign-Owned U.S. Corporation or a Foreign Corporation Engaged in a U.S. Trade or Business. Enter the number of Forms 5472 attached

8 Check this box if the corporation issued publicly offered debt instruments with original issue discount. If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments.

9 Enter the amount of tax-exempt interest received or accrued during the tax year \$

0 Enter the number of shareholders at the end of the tax year (if 100 or fewer)

1 If the corporation has an NOL for the tax year and is electing to forego the carryback period, check here. If the corporation is filing a consolidated return, the statement required by Regulations section 1.1502-21(b)(3) must be attached or the election will not be valid.

2 Enter the available NOL carryover from prior tax years (do not reduce it by any deduction on line 29a.) \$

3 Are the corporation's total receipts (line 1a plus lines 4 through 10 on page 1) for the tax year and its total assets at the end of the tax year less than \$250,000? If "Yes," the corporation is not required to complete Schedules L, M-1, and M-2 on page 5. Instead, enter the total amount of cash distributions and the book value of property distributions (other than cash) made during the tax year. \$



**Schedule L Balance Sheets per Books**

	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
<b>Assets</b>				
1 Cash		66,960		147,581
2a Trade notes and accounts receivable			58,650	
b Less allowance for bad debts	( )		( )	
3 Inventories		45,120		58,650
4 U.S. government obligations				43,350
5 Tax-exempt securities (see instructions)				
6 Other current assets (attach schedule)				
7 Loans to shareholders				
8 Mortgage and real estate loans				
9 Other investments (attach schedule)				
10a Buildings and other depreciable assets	6,332,063		10,225,915	
b Less accumulated depreciation	( 459,252 )	5,872,811	( 731,344 )	9,494,571
11a Depletable assets				
b Less accumulated depletion	( )		( )	
12 Land (net of any amortization)				
13a Intangible assets (amortizable only)				
b Less accumulated amortization	( )		( )	
14 Other assets (attach schedule)				
15 Total assets		5,984,891		9,744,152
<b>Liabilities and Shareholders' Equity</b>				
6 Accounts payable				11,860
7 Mortgages, notes, bonds payable in less than 1 year				
8 Other current liabilities (attach schedule)				
9 Loans from shareholders				
Mortgages, notes, bonds payable in 1 year or more				
Other liabilities (attach schedule)	Statement # 12	6,247,413		9,247,413
Capital stock: a Preferred stock				
b Common stock	1,000	1,000	1,000	1,000
Additional paid-in capital				
Retained earnings-Appropriated (attach schedule)				
Retained earnings-Unappropriated		(263,522)		483,879
Adjustments to shareholders' equity (attach schedule)				
Less cost of treasury stock		( )		( )
Total liabilities and shareholders' equity		5,984,891		9,744,152

**Schedule M-1 Reconciliation of Income (Loss) per Books With Income per Return**

Note: Schedule M-3 required instead of Schedule M-1 if total assets are \$10 million or more-see instructions

Net income (loss) per books	5,441	7 Income recorded on books this year not included on this return (itemize): Tax-exempt interest \$ _____	
Federal income tax per books			
Excess of capital losses over capital gains			
Income subject to tax not recorded on books this year (itemize): _____			
Expenses recorded on books this year not deducted on this return (itemize): Depreciation \$ _____ Charitable contributions \$ _____ Travel and entertainment \$ _____		8 Deductions on this return not charged against book income this year (itemize): a Depreciation \$ _____ b Charitable contributions \$ _____	
Add lines 1 through 5	5,441	9 Add lines 7 and 8	
		10 Income (page 1, line 28)-line 6 less line 9	5,441

**Schedule M-2 Analysis of Unappropriated Retained Earnings per Books (Line 25, Schedule L)**

Balance at beginning of year	(263,522)	5 Distributions: a Cash	
Net income (loss) per books	5,441	b Stock	
Other increases (itemize): _____		c Property	
		6 Other decreases (itemize): _____	
Add lines 1, 2, and 3	(258,081)	7 Add lines 5 and 6	
		8 Balance at end of year (line 4 less line 7)	(258,081)

# Depreciation and Amortization (Including Information on Listed Property)

Department of the Treasury  
Internal Revenue Service (99)

▶ See separate instructions.

▶ Attach to your tax return.

**2009**

Attachment  
Sequence No. **67**

Name(s) shown on return

Business or activity to which this form relates

Identifying number

**MAREDEC USA INC**

**FORM 1120**

**56-2434206**

**Part I Election To Expense Certain Property Under Section 179**

Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount. See the instructions for a higher limit for certain businesses . . . . .	1	
2	Total cost of section 179 property placed in service (see instructions) . . . . .	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions) . . . . .	3	
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0- . . . . .	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions . . . . .	5	

	(a) Description of property	(b) Cost (business use only)	(c) Elected cost	
6				
7	Listed property. Enter the amount from line 29 . . . . .	7		
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7 . . . . .		8	
9	Tentative deduction. Enter the smaller of line 5 or line 8 . . . . .		9	
10	Carryover of disallowed deduction from line 13 of your 2008 Form 4562 . . . . .		10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions) . . . . .		11	
12	Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11 . . . . .		12	
13	Carryover of disallowed deduction to 2010. Add lines 9 and 10, less line 12 . . . . .	▶ 13		

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.

**Part II Special Depreciation Allowance and Other Depreciation (Do not include listed property.) (See instructions.)**

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year (see instructions) . . . . .	14	
15	Property subject to section 168(f)(1) election . . . . .	15	
16	Other depreciation (including ACRS) . . . . .	16	176,420

**Part III MACRS Depreciation (Do not include listed property.) (See instructions.)**

**Section A**

17	MACRS deductions for assets placed in service in tax years beginning before 2009 . . . . .	17	
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here . . . . .		<input type="checkbox"/>

**Section B - Assets Placed in Service During 2009 Tax Year Using the General Depreciation System**

	(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only-see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a	3-year property						
b	5-year property						
c	7-year property						
d	10-year property						
e	15-year property						
f	20-year property						
g	25-year property			25 yrs.		S/L	
h	Residential rental property			27.5 yrs.	MM	S/L	
i	Nonresidential real property	2009-01	893,852	39 yrs.	MM	S/L	21,962

**Section C - Assets Placed in Service During 2009 Tax Year Using the Alternative Depreciation System**

20a	Class life					S/L
b	12-year			12 yrs.		S/L
c	40-year			40 yrs.	MM	S/L

**Part IV Summary (see instructions)**

21	Listed property. Enter amount from line 28 . . . . .	21	73,710
22	<b>Total.</b> Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions . . . . .	22	272,092
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs . . . . .	23	

For Paperwork Reduction Act Notice, see separate instructions.

**Part V Listed Property** (Include automobiles, certain other vehicles, cellular telephones, certain computers, and property used for entertainment, recreation, or amusement.)

**Note:** For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

**Section A - Depreciation and Other Information** (Caution: See the instructions for limits for passenger automobiles.)

24a Do you have evidence to support the business/investment use claimed?										Yes		No		24b If "Yes," is the evidence written?					Yes		No	
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)		(f) Recovery period	(g) Method/Convention	(h) Depreciation deduction	(i) Elected section 179 cost													
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use (see instructions)														25								
26 Property used more than 50% in a qualified business use:														25								
PROPERTY	20090101	100 %	3,000,000	3,000,000		39	S/L-MM	73,710														
27 Property used 50% or less in a qualified business use:																						
28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1																			28		73,710	
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1																			29			

**Section B - Information on Use of Vehicles**

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle 1		(b) Vehicle 2		(c) Vehicle 3		(d) Vehicle 4		(e) Vehicle 5		(f) Vehicle 6	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
30 Total business/investment miles driven during the year (do not include commuting miles)												
31 Total commuting miles driven during the year												
32 Total other personal (noncommuting) miles driven												
33 Total miles driven during the year. Add lines 30 through 32												
34 Was the vehicle available for personal use during off-duty hours?												
35 Was the vehicle used primarily by a more than 5% owner or related person?												
36 Is another vehicle available for personal use?												

**Section C - Questions for Employers Who Provide Vehicles for Use by Their Employees**

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who are not more than 5% owners or related persons (see instructions).

	Yes	No
37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use? (See instructions.)		

**Note:** If your answer to 37, 38, 39, 40, or 41 is "Yes," do not complete Section B for the covered vehicles.

**Part VI Amortization**

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
Amortization of costs that begins during your 2009 tax year (see instructions):					
Amortization of costs that began before your 2009 tax year					
Total. Add amounts in column (f). See the instructions for where to report					43
					44

**Federal Supporting Statements**

**2009 PAGE 1**

Name(s) as shown on return

MAREDEC USA INC

FEIN

56-2434206

FORM 1120, SCHEDULE L, LINE 21

Statement # 12

Other liabilities

DESCRIPTION

BEGINNING OF  
TAX YEAR

END OF  
TAX YEAR

Other Liabilities

6,247,413

9,247,413

TOTALS: STM01

6,247,413

9,247,413

FORM 1120 PAGE 1

PG01  
Statement # 1

AMOUNT

DESCRIPTION

RENTAL

TOTAL

725,355

725,355

FORM 1120 PAGE 1

PG 1  
Statement # 5

DESCRIPTION

AMOUNT

Accounting cost

35,000

Automobile and truck expenses

3,150

Bank charges

250

Cell Phone

2,420

Fuels

4,668

Legal and professional

7,800

Miscellaneous

9,293

Office expense

7,850

Permits and fees

2,390

Postage/Shipping

2,335

Security

4,671

Supplies

85,394

Telephone

4,371

Utilities

114,194

Waste removal

6,039

NOTICES

458

CLARICAL

6,540

TRICO LIFT

2,110

IMPORT DELIVERY

54,520

MANAGEMENT FEES

23,650

MATHES TRANS

1,469

TOTAL

378,572

**Taxes and Licenses Attachment**

Note: This information does not transmit to the IRS with e-filed returns.  
Including with a paper filed return is optional.

**2009**

CORPORATION NAME

MAREDEC USA INC

EIN

56-2434206

Taxes and Licenses

Form 1120

Page 1, Line 17

1	State income taxes	1	
2	State franchise taxes	2	
3	City income taxes	3	
4	City franchise taxes	4	
5	Local property taxes	5	114,844
6	Intangible property taxes	6	
7	Payroll taxes	7	11,905
8	Less: credit from Form 8846	8	
9	Foreign taxes paid	9	
10	Occupancy taxes	10	
11	Other miscellaneous taxes	11	
12	Licenses	12	
13	Total to Form 1120, Page 1, Line 17	13	126,749

1120

Overflow Statement

2009  
Page 1

Name(s) as shown on return

MAREDEC USA INC

FEIN

56-2434206

Description

Amount

\$ 1,997,288

Total:

\$ 1,997,288

Description

Amount

EMBASSY APARTMENT

\$ 91,223

WILSHIRE APARTMENT

46,759

WILROSE APARTMENT

129,537

WAREHOUSE

112,636

Total:

\$ 380,155

# CNU -28728-12 ADDENDUM




**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**


14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco

July 2, 2013

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Zoning Supervisor, Development Review Division 

FROM: Ivy R. Thompson, Senior Planner, Zoning Section, Development Review Division 

SUBJECT: **Addendum to Certified Nonconforming Use CNU- 28728-12  
Rendevous**

In support of the application CNU-28728-12 requesting certification of a nonconforming use, the applicant's attorney submitted the following additional documentary evidence in support of their application:

1. Stair Framing Plan
2. Invoices for work completed or to be completed per the DER Correction Orders

These additional documents provide proof that all of the work noted on the Correction Orders issued by the DER Inspectors was completed. The only remaining correction is the stairs for the Mezzanine, which is on hold pending the outcome of the nonconforming use application. The purpose of this submittal is to demonstrate that the applicant did attempt to make the required corrections within the allocated time provided via the issuance of the Temporary Use and Occupancy permits.

Per the evidence provided, the County Ordinance allows consideration by the Planning Board of the conditions of nonoperation for more than 180 consecutive calendar days of the nonconforming use if the mitigating conditions were indeed beyond the applicant's control.



**THE ZEBENDILOS LAW FIRM**  
8701 Georgia Avenue, Suite 610  
Silver Spring, MD 20910  
Phone (301) 589-0404 • Fax (301) 589-0407

District of Columbia Office:  
1026 Monroe Stret, N.E.  
Washington, DC 20017

Michael Z. C. Okpala, Esquire (MD & DC)  
George H. Smith, Esquire (DC)  
John O. Iweanoge, Esquire (MD, DC & VA)  
*Associates:*  
Sophie Asike, Esquire (MD & DC)

REPLY TO MD OFFICE

July 1, 2013

**Ivy Thompson**  
**Senior Planning Reviewer**  
**Development Review Division**  
**M-NCPPC, PRINCE GEORGE'S PLANNING DEPARTMENT**  
**County Administration Building**  
**Upper Marlboro, Maryland 20772**

Re: Rendezvous Permit (CNU-28728-12)

Dear Ms. Thompson,

Pursuant to our telephone communication on June 27, 2013, please find enclosed herewith are copies of some invoices for work based on the Correction orders issued. Also enclosed is the Drawing for the Stairs from the Mezzanine which is the only correction that was in the process of being made before the closing by the County. Also enclosed is the Proposal submitted for the work and a copy of the check for part payment.

It is true that two Temporary U & O permits were issued to allow the property owners to raise money to make the corrections, please be in mind that the process of getting work permits from the Permit Office is rigorous in approving the drawing submitted and contributed to the delay in getting the final correction completed before the expiration of the last Temporary U & O on August 19, 2012. We would hope that you will factor all these information into the reconsideration of your Disapproval recommendation.

Thank you for your anticipated cooperation.

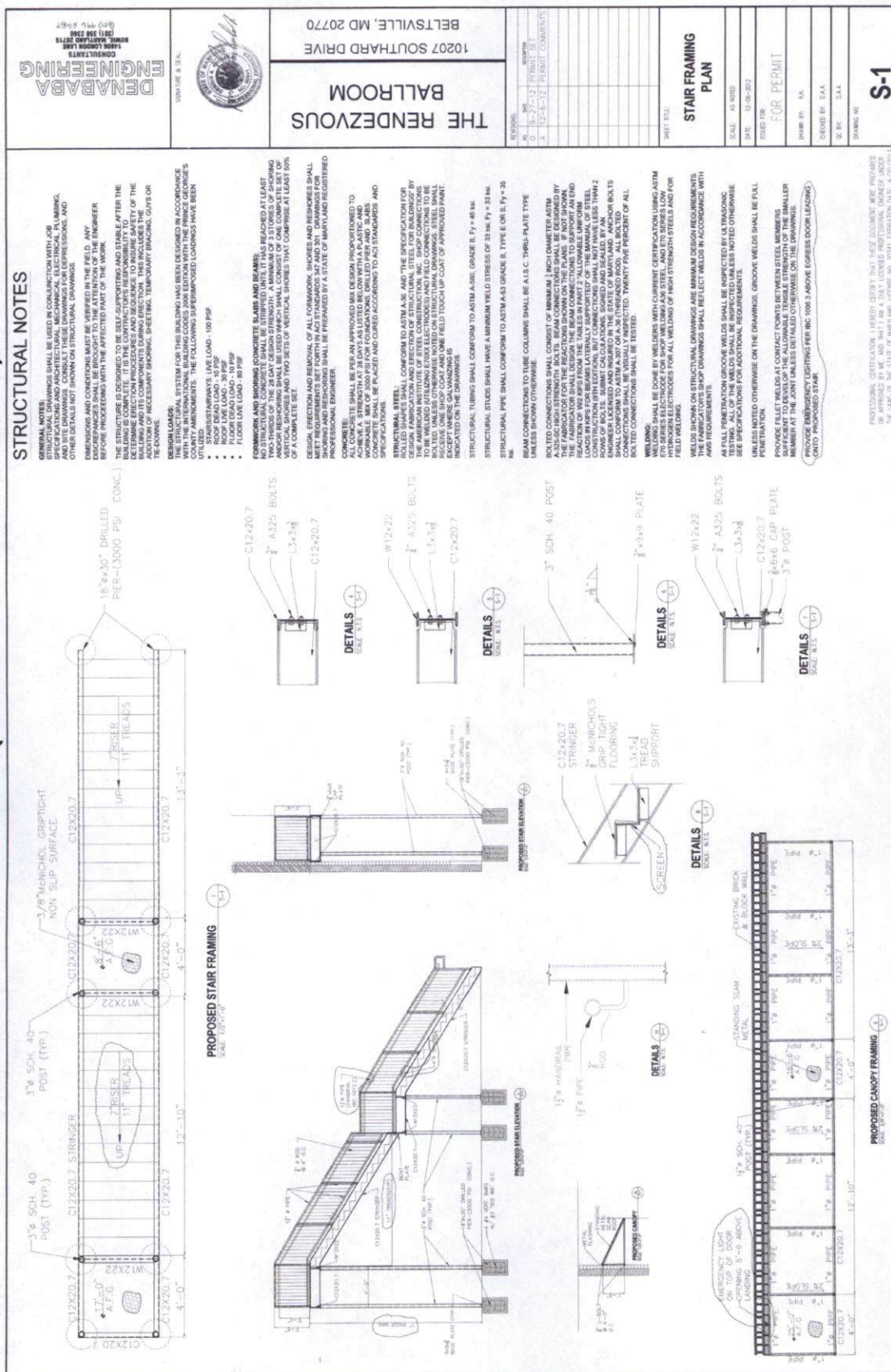
Very Truly Yours,



Michael Z. C. Okpala

Mzo:  
Enclosures:

# STAIR FRAMING PLAN (FOR PERMIT)



### STRUCTURAL NOTES

**GENERAL NOTES:**  
 STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB ORDER AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR DIMENSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.  
 DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DIMENSIONS OR CONDITIONS NOT SHOWN ON THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE BUILDING IS COMPLETE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE FOLLOWING:  
 • NECESSARY SHORING, SHRETTING, TEMPORARY BRACING, GUYS OR TIEBACKS.  
**DESIGN LOADS:**  
 THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING DESIGN LOADS:  
 • LIVE LOAD - 100 PSF  
 • DECKING - 40 PSF  
 • ROOF DEAD LOAD - 30 PSF  
 • FLOOR DEAD LOAD - 30 PSF  
 • FLOOR LIVE LOAD - 80 PSF

CONCRETE SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A COMPRESSIVE STRENGTH AT 28 DAYS OF 4000 PSI. ALL CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS.  
 REINFORCING BARS SHALL CONFORM TO ASTM A618, GRADE 60,  $F_y = 60$  ksi. REINFORCING STEEL SHALL CONFORM TO ASTM A500, GRADE B,  $F_y = 48$  ksi.  
 STRUCTURAL STEEL SHALL CONFORM TO ASTM A588, TYPE 1,  $F_y = 58$  ksi.  
 STRUCTURAL PIPE SHALL CONFORM TO ASTM A513 GRADE B, TYPE E OR F,  $F_y = 38$  ksi.  
 BEAM CONNECTIONS TO THE COLUMN SHALL BE A I.S.C. THRU-PLATE TYPE UNLESS SHOWN OTHERWISE.  
 BOLTED CONNECTIONS SHALL CONSIST OF MINIMUM 1/2" DIAMETER ASTM A-325 HIGH STRENGTH BOLTS. BEAM CONNECTIONS SHALL BE DESIGNED BY THE FABRICATOR. THE FABRICATOR SHALL DESIGN THE BEAM CONNECTIONS TO SUPPORT AN END LOAD IN UPS FOR BEAMS LATERALLY SUPPORTED BY THE MANUAL OF STEEL CONSTRUCTION (9TH EDITION). BUT CONNECTIONS SHALL NOT HAVE LESS THAN 2 ANGLES, ONE ANGLE SHALL BE WELDED TO THE COLUMN. ANCHOR BOLTS SHALL BE WELDED TO THE COLUMN. WELDED CONNECTIONS SHALL BE VISUALLY INSPECTED. TWENTY FIVE PERCENT OF ALL BOLTED CONNECTIONS SHALL BE TESTED.  
**WELDING:** SHALL BE DONE BY WELDERS WITH CURRENT CERTIFICATION USING ASTM E70 SERIES ELECTRODE FOR SHOP AND W60 X 45 STEEL, AND E70 SERIES LOW HYDROGEN ELECTRODE FOR ALL WELDING OF HIGH STRENGTH STEELS AND FOR FIELD WELDING.  
 THE FABRICATOR SHOP DRAWINGS SHALL REFLECT WELDING IN ACCORDANCE WITH ALL REQUIREMENTS.  
 ALL PENETRATION GROOVE WELDS SHALL BE PROTECTED BY AN AEROSOL APPLIED INHIBITOR. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.  
 UNLESS NOTED OTHERWISE ON THE DRAWINGS, GROOVE WELDS SHALL BE FULL PENETRATION.  
 PROVIDE RILET WELDS AT CONTACT POINTS BETWEEN STEEL MEMBERS SHALL BE AT THE JOINT UNLESS DETAILED OTHERWISE ON THE DRAWINGS.  
 PROVIDE EMERGENCY LIGHTING PER IBC 1008.3 ABOVE EGRESS DOOR LEADING OUTDOOR PROPOSED STAIR.



THE RENDEZVOUS BALLROOM

10207 SOUTHARD DRIVE  
BELTSVILLE, MD 20770

NO.	DATE	DESCRIPTION
1	12-17-12	PERMIT SET
2	12-18-12	PERMIT COMMENTS

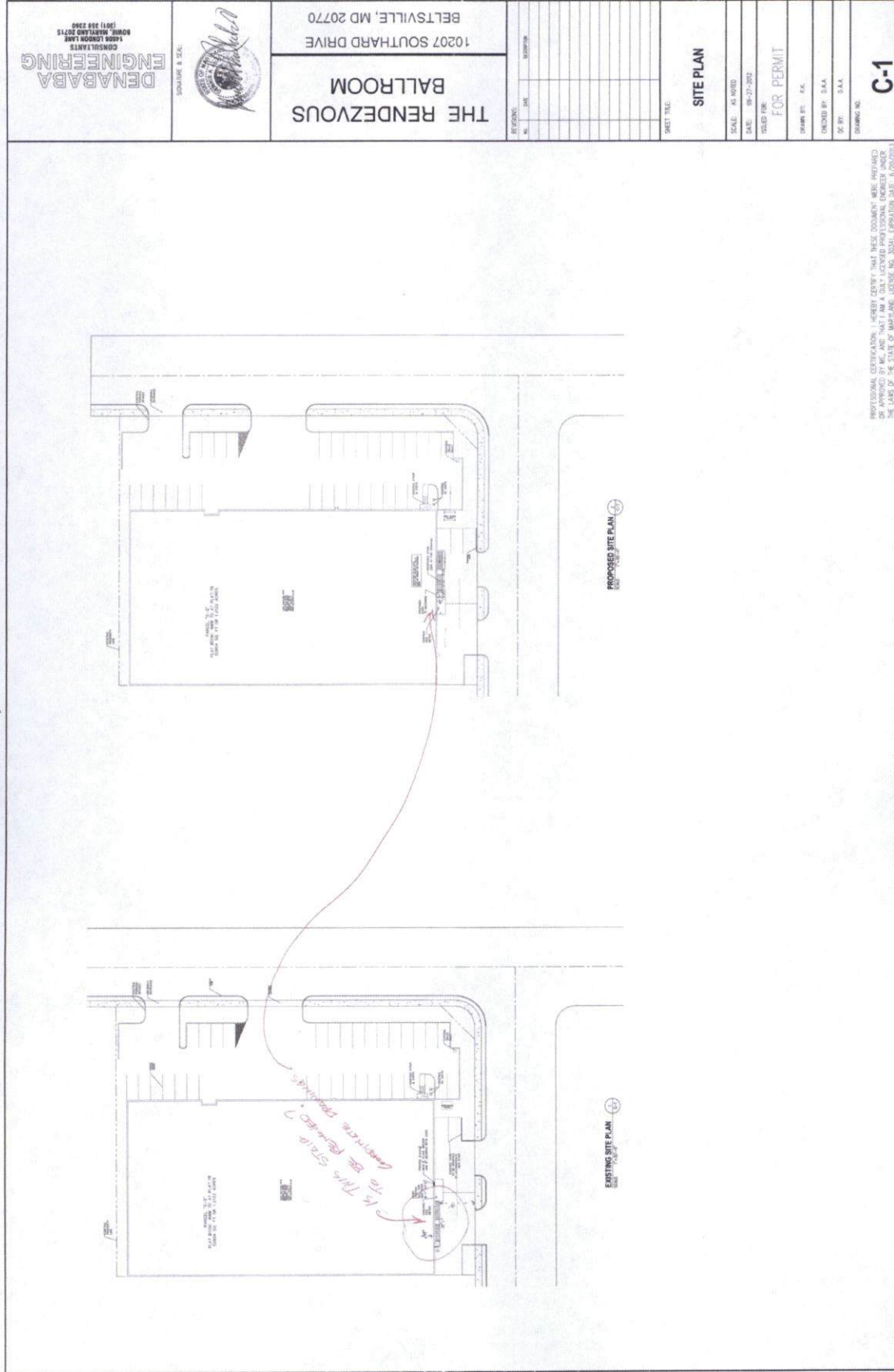
### STAIR FRAMING PLAN

SCALE: AS SHOWN  
 DATE: 12-18-2012  
**FOR PERMIT**  
 DRAWN BY: SA  
 CHECKED BY: SA  
 DATE: SA  
 DRAWING NO: S-1

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A duly licensed PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 8941. EXPIRATION DATE: 6/20/2013



# SITE PLAN (FOR PERMIT)



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY APPROVED BY ME, AND THAT I AM A CITY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20411, EXPIRATION DATE: 8/22/2013.



For Banquet VIP  
step

# PROPOSAL

PROPOSAL NO.
SHEET NO.
DATE

PROPOSAL SUBMITTED TO:

NAME <i>THE RINGHOUSE HALL</i>
ADDRESS <i>10207 SOUTHWARD DRIVE</i>
<i>BELTSVILLE MD 20705</i>
PHONE NO. <i>301 595 2761/62</i>

WORK TO BE PERFORMED AT:

ADDRESS
DATE OF PLANS
ARCHITECT

We hereby propose to furnish materials and perform the labor necessary for the completion of \_\_\_\_\_

*Fabrication and install ONE Emergency (Escalator)  
include steps and handing, hand rails, and cover top.  
\* PRIMER AND BLACK PAINT  
\* DRAWING (NOT PERMIT)*

*J & R Iron Works  
4000 Beltsville Rd  
Beltsville MD 20705  
(240) 286-2963*

*Price \$19,550.00  
Deposit \$  
Balance \$*

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted: \_\_\_\_\_

Per \_\_\_\_\_

Note—this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

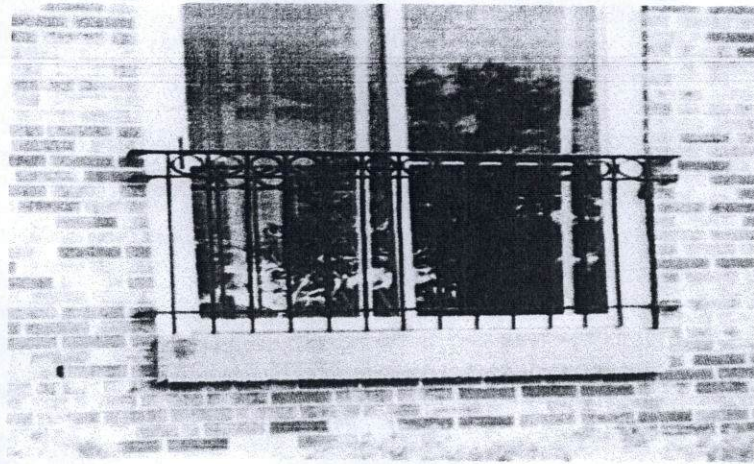
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature *Oscar Hernandez*  
Signature *AS*

Date *6-13-12*

**Seguridad!**

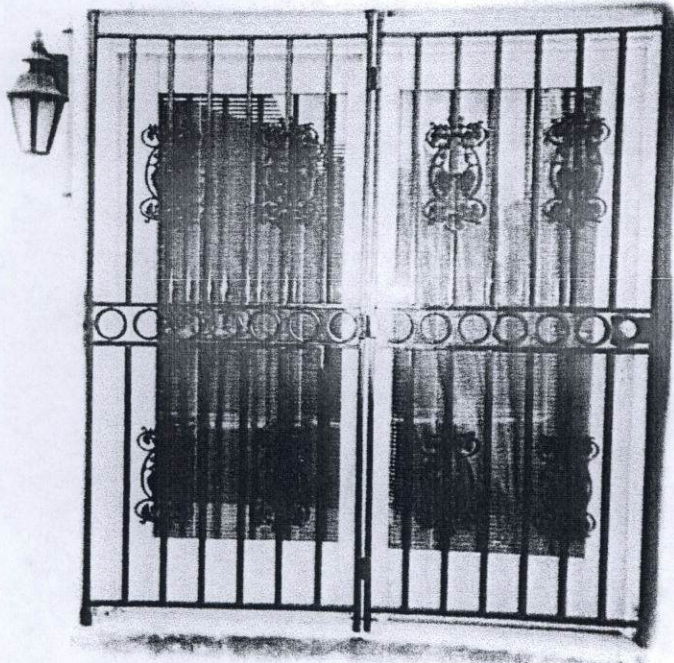
**Decoracion!  
Precios Bajos**



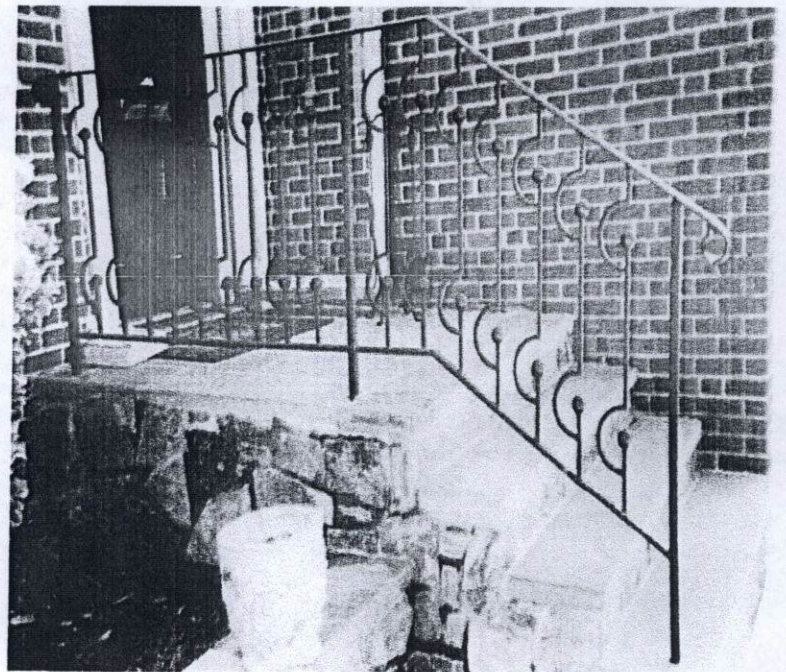
**Proteccion!  
Satisfaccion Garantizada**

**Balcones**

**Proteje Y Decora Tu Hogar!  
Y Negocio!**



**Puertas de Seguridad**



**Pasamanos**

**J&R Iron Works  
Fabricator and Repair  
Free Estimate**

**Manuel Portillo  
240) 694-7796**

**Oscar Fernandez  
240) 286-2963**



**RENDEVOUS BANQUET HALL** 02/12  
 10207 SOUTHARD DR BS. (240) 551-2760  
 BELTSVILLE, MD 20705

PAY TO THE ORDER OF

Oscar Fernandez  
 Five thousand

DATE 6/14/2012  
 Lopez (Sarah) \$ 5000.00



BRANCH BANKING AND TRUST COMPANY  
 1-800-BANK BBT BBT.com

FOR PART payment for her gate

100000 1050 055003308 0005157989350

*Sandra*

1050

65-330/550



DOLLARS

MP



Electrical Wholesalers Inc.

12200 OLD BELTMOORE PIKE, BELTSVILLE, MD 20705 301/419-0000

ORDER DATE: 09/21/10  
 CUSTOMER P.O. NUMBER: 09/21/10 W. HARADEC  
 SHIP VIA:  AIR  GROUND  FREIGHT IN  OUT  
 DATE PRINTED: 09/21/10  
 TIME PRINTED: 09:24 AM  
 ORDER # 0940136257-000  
 PICK TICKET 0

3420 HAMILTON STREET  
 HYATTSVILLE, MD 20782  
 PH: 301-419-0000  
 FAX: 301-419-0000  
 SHIP TO: HARADEC USA, INC.  
 100 BELTSVILLE BRANCH 20705  
 ULL CALL  
 09/21/10  
 3040136257,000  
 ULL CALL

PC NUMBER: 2025679634  
 CUSTOMER PHONE: 44405  
 CUSTOMER NUMBER: 901  
 SSN: 2025  
 CUSTOMER JOB NAME: JOB NUMBER: RELEASE NUMBER: 2025  
 TAX CODE: SHIP CODE: SHIPMENT TYPE: FROM BO #

QTY	REPORTED IN STOCK	BIN LOCATION	MANUFACTURER • CATALOG NUMBER • DESCRIPTION	SUB QUANTITY	PKG QUANTITY	PACK UNIT	QUANTITY SHIPPED	QUANTITY REMAINING	BACK ORDER?	RC	UNIT PRICE	U/M	EXTENSION
4	0 78805		BEP 6322 2* STR CONN DGC	4	4		4	0	N		615.64	C	24.63
1	1 20104		GE 184324 200A-240V-50 SM	1	1	XXXXX	1	0	N		524.84	E	524.84
25	1 79405		GREENFIELD 2-51L-25MR 5507-27-00	25	25	FEET	25	0	N		484.74	C	121.19
3	B 60302		LF FLSR-200LD BK5 TUBE DELAY W/IMP	3	3		3	0	N		73.33	E	219.99
1	B 60204		GE 1M42420C 200A 3PH MCR LD-CNTR	1	1		1	0	N		610.79	E	610.79
100	B 60101		WIRE BHN-2/0-STRD-BLACK-1000REEL	100	100	FEET	100	0	N		2124.79	H	2124.48
25	B 60301		WIRE THHN-6-STRD-GREEN-1000REEL	25	25	FEET	25	0	N		731.40	H	18.29
			Subtotal:			Check		\$1,835.61			1116		
			Sales Tax:					103.90					
			Total:					1939.51					
			B/D Balance:					3.00					
			Total:					1942.51					
			541317 Amount Paid Today:					1942.51					

ENTERED BY: 303  
 PICKED BY: REELS  
 CHECKED BY: COILS  
 DRIVER INT: BAGS  
 MSC: CTNS  
 W/C BIN: SKID(S)  
 TOTAL PIPE: PEICES  
 SIGNER ACKNOWLEDGES RECEIPT OF MATERIAL IN GOOD CONDITION & AGREES TO TERMS OF SALE ON REVERSE SIDE.  
 SIGNATURE: [Signature]  
 DATE: 10/25/10



04-06-2011

- I -

Job description

Removed all overboard line in the all panel board. and redistributed in the New Sub Panel (. Three phases 200A 240V with disconnect switch. three phases).

II - wire New line of exit sign.

~~DMW~~

Total Price \$1000

one thousand four hundred dollars

a, Deposit required : \$700

b, Remaining balance : \$700

~~c, All balance \$600~~

Total Required | \$1000

09/13/2010

This it's the regu for de  
Advance for deposit of the job.  
money received. \$800.00 (eight hundred  
dollar and an 00 Cent).

Total balance: 1800

Remaining balance 600

Total Due. \$2,400 (two thousand  
four hundred).  
Deposit balance required for started  
work: \$1,400 (one thousand four hundred)

Money Required Received

\$ 800	Remaining for deposit
	<hr/>
	<u>\$ 600</u>

PROPOSAL NO.
SHEET NO.
DATE 6-25-12

Charles Diggs CD's Painting

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME Charles Diggs
ADDRESS 801 Booker Pl Seat Pleasant, MD
PHONE NO. 240-383-2224

ADDRESS 10207 Southland Beltsville MD
DATE OF PLANS
ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of

- (1) To Paint All lines in parking lot yellow
- (2) To Paint All car stoppers (Black & white)
- (3) To Paint All curbs (yellow)
- (4) To Paint All Poles (Yellow & Black)

Deposit paid = \$500.-  
Bal. \$500.-

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of

one thousand Dollars (\$ 1,000.00)

with payments to be made as follows:

\* A 1/2 Deposit is required before start

Respectfully submitted

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Per

Note - This proposal may be withdrawn by us if not accepted within 3 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date 6-25-12

Signature

Signature

Charles Diggs

⑆00001053⑆ ⑆055003308⑆⑆0005157989350⑆

FOR *Pay* *Painting* *1st* *Painting*

*[Signature]*



BRANCH BANKING AND TRUST COMPANY  
1-800-BANK BBT  
BBT.com

PAY TO THE ORDER OF *Charles Diggs CD'S Painting* \$ *500.00*  
*Five hundred* *no* *00* *no* DOLLARS

DATE *6/25/12*

RENDEVOUS BANQUET HALL 02/12  
10207 SOUTHWARD DR BS, (240) 561-2760  
BELTSVILLE, MD 20705

1053

65-330/550



**MD** *MD* **Class C** Driver's License *MD*

CHARLES EDWARD DIGGS

BIRTH DATE: *02-08-1978*  
EXPIRES: *02-08-2018*  
Sex: M HT: 5-11 WT: 240  
Resir: *MD* Type: R  
Issue Date: 05-20-2008

10028105

MAREDEC USA, INC. 07/08  
2725 Briggs Chaney Rd  
Silver Spring, MD 20905  
Ph. 240-550-2760

1957

65-330/550

DATE 7/12/2011

PAY TO THE ORDER OF  
Benedict Madnabucini  
Eight hundred 00/100

\$ 800.00

DOLLARS



BRANCH BANKING AND TRUST COMPANY  
1-800-BANK BBT BBT.com

*[Signature]*

FOR Singnet Welding Job

⑈00001957⑈ ⑆055003308⑆000515381916⑈

MP



REXEL INC. - BELTSVILLE  
 10417 Baltimore Blvd  
 Beltsville, MD 20705  
 301-595-5891  
 Fax 301-595-0503



# Return Goods Ticket

	ORDER NUMBER	PAGE NO.
05/01/2012	S102643252.001	1 of 1
CUST PO#:	Jen	
JOB/REL#:		


**\*\* C.O.D. \*\* C.O.D. \*\* C.O.D \***

SOLD TO:

SHIP TO:

3120 CASH SALE  
 BELTSVILLE  
 BELTSVILLE, MD 20705

3120 CASH SALE  
 BELTSVILLE  
 BELTSVILLE, MD 20705

CUSTOMER NUMBER	CUSTOMER PHONE#	ORDERED BY	SALESPERSON	
49919	888-555-1212	Jen	HOUSE	
WRITER	SHIP VIA	WAREHOUSE	SHIP DATE	FREIGHT ALLOWED
Tyrone Richardson (3120)	PICK UP	Ship: 3120 Price: 3120	05/01/2012	No
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
-1ea	-1ea	TOR 1101 120V SPST 40A 24HR MECHANICAL TIME SWITCH ** Original Sale : S102621386.001 ** ** Cus PO: JEN ** Prior Deposit on 05/01/2012 67.25  <small>2012/05/01 12:03:16 PM 9102643252.1</small>  <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p style="text-align: center;">ORDER SUMMARY</p> <p>Total Sales for Order -67.25</p> <p>Payments to Date <u>67.25</u></p> <p style="text-align: right;">Balance 0.00</p> </div>	63.439/EA	-63.43
		05/01/12 -67.25 Cash		

**\*\* Reprint \*\* Reprint \*\* Reprint \*\***

Please consult the Rexel, Inc. Terms and Conditions of sale at the following: <http://www.rexelusa.com/CustomerResource.aspx>

Subtotal	-63.44
S&H Charges	0.00
Tax	-3.81
Payments	67.25
Amount Due	Page 110.00

SIGNATURE ALERT OF DC  
 P.O BOX 4053  
 FREDERICK MD 21705

# Statement

Date
3/12/2011

To:
RENDEZVOUS 10207 SOUTHHARD DR BELTSVILLE MD 20706

		Amount Due	Amount Enc.		
		\$10,379.00			
Date	Transaction	Amount	Balance		
11/15/2010	Balance forward		0.00		
11/23/2010	INV #208INST-858. Due 11/23/2010.	31,379.00	31,379.00		
11/23/2010	PMT	-16,000.00	15,379.00		
03/11/2011	PMT	-5,000.00	10,379.00		
<b>CURRENT</b>	<b>1-30 DAYS PAST DUE</b>	<b>31-60 DAYS PAST DUE</b>	<b>61-90 DAYS PAST DUE</b>	<b>OVER 90 DAYS PAST DUE</b>	<b>Amount Due</b>
0.00	0.00	0.00	0.00	10,379.00	\$10,379.00

MAREDEC USA, INC. 07/08  
2725 Briggs Chaney Rd  
Silver Spring, MD 20905  
Ph. 240-550-2760

1905

65-330/550


PAY  
TO THE  
ORDER OF

DATE 5/11/01

SIGNATURE ALERT OF De  
Five thousand 00/100

\$ 5000.00

DOLLARS

 Security  
Features  
Details on  
Back



BRANCH BANKING AND TRUST COMPANY  
1-800-BANK BBT BBT.com

OR Sprinkler system

*[Handwritten Signature]*

⑈00001905⑈ ⑆055003308⑆0005155381916⑈



WAREDEC USA, INC. 07/08  
EMBASSY APARTMENTS  
OPERATING ACCOUNT  
2725 BRIGGS CHANEY ROAD  
SILVER SPRING, MD 20905

1458  
65-330/560

DATE 01/29/2011

PAY TO THE ORDER OF

Mill Brown  
Ten hundred, fifty 00/100

\$ 450.00  
DOLLARS



BRANCH BANKING AND TRUST COMPANY  
1-800-BANK BBT BBT.com

FOR

Video Camera/Software

*[Signature]*

⑆00001458⑆ ⑆055003308⑆0005156454038⑆

# RISS BROTHERS, INC.

3424 KENILWORTH AVE.

P. O. BOX 227 BLADENSBURG, MD. 20710

301-277-3454

DATE 5/30/12

NAME Rendezvous Banquet

ADDRESS 10207 Southard Dr

240-550-4244

EXTRA      CONTR. JOB NO.      JOB NAME

QUAN.	DESCRIPTION
<u>2</u>	<u>5" PIPE 5' 6"</u>
	<u>250.00</u>
	<u>PAID.</u>
	<u>100.00</u>
	<u>DATES</u>

No. 21605

OFFICE COPY

MJM PRINTING & GRAPHICS - ROCKVILLE, MD 20849 12944-AR B-8

# CRISS BROTHERS, INC.

3424 KENILWORTH AVE.

P. O. BOX 227 BLADENSBURG, MD. 20710

301-277-3454

DATE 5/30/12

NAME

Bender 3000s Benzcraft

240-550-4244

ADDRESS

10207

Southeast Dr

EXTRA

CONTR. JOB NO.

JOB NAME

DESCRIPTION

QUAN.

2 5" Pipe 5' L

2 HD, BB

PAID.

177.00

DBP

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RENDEVOUS BANQUET HALL 02/12  
10207 SOUTHARD DR BS. (240) 551-2760  
BELTSVILLE, MD 20705

1039

65-330/550

DATE 5/30/12

PAY  
TO THE  
ORDER OF

Olga Awe  
Two hundred fifty

\$ 250.00

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# Planning Board Meeting

July 11, 2012

Agenda Item 8

## ADDITIONAL BACK-UP


CNU-28728-12


RENDEVOUS

July 8, 2013

**MEMORANDUM**

**TO:** The Prince George's County Planning Board

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

**FROM:** Ivy R. Thompson, Senior Planner, Zoning Section, Development Review Division 

**SUBJECT:** **Certified Nonconforming Use Application No. CNU- 28728-12**  
**Rendevous**

The Deputy County Attorney, Jared M. McCarthy, submitted the following letter and documents on behalf of the Prince George's County Department of Permitting, Inspections, and Enforcement (successor Department for certain functions performed by the Department of Environmental Resources), the Prince George's County Police Department, and the Prince George's County Fire/EMS Department as part of the record for Certified Nonconforming Use CNU-28728-12:

1. Violation Notice Z-500-1-13
2. The September 12, 2012 Opinion of the Zoning Hearing Examiner, Appeal 4-2012

The purpose of this submittal is to demonstrate enforcement actions taken.

Per the evidence provided, the Zoning Ordinance allows consideration by the Planning Board of the conditions of nonoperation for more than 180 consecutive calendar days of the nonconforming use if the mitigating conditions were indeed beyond the applicant's control.



THE PRINCE GEORGE'S COUNTY GOVERNMENT  
OFFICE OF LAW

Rushern L. Baker, III  
County Executive

M. Andree Green  
County Attorney

July 5, 2013

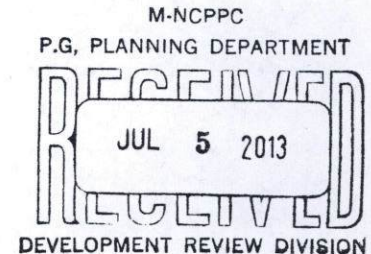
Bridgette A. Greer  
Deputy County Attorney

William A. Snoddy  
Deputy County Attorney

Jared M. McCarthy  
Deputy County Attorney

Ivy R. Thompson, Senior Planner  
Prince George's County Planning Department  
Development Review Division  
14741 Governor Oden Bowie Drive, 4<sup>th</sup> Floor  
Upper Marlboro, Maryland 20772

Re: **Certified Nonconforming Use**  
**CNU-28728-12**  
**Mardec USA, Inc. d/b/a Rendezvous (Applicant)**



Dear Ms. Thompson:

I am submitting documents on behalf of the Prince George's County Department of Permitting, Inspections and Enforcement (successor Department for certain functions previously performed by the Department of Environmental Resources), Police Department and the Fire and Emergency Medical Services Department, and ask that these materials be included in the record before the Prince George's County Planning Board in the above-referenced matter.

The documents enclosed represent enforcement actions undertaken by the three Departments at the subject property. Specifically, I have enclosed:

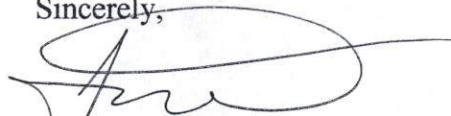
1. Violation Notice Z-500-1-13; and,
2. Opinion from September 12, 2012, hearing before the Office of the Zoning Hearing Examiner, Appeal No. 4-2012.

The Opinion from the Zoning Hearing Examiner details the enforcement efforts of the Departments that led to the contested hearing. Further, the Office of Law is unaware of any appeal or petition for judicial review filed in regards to the Opinion, which now constitutes a final judgment.

Ivy R. Thompson, Senior Planner  
July 5, 2013  
Page 2

Thank you for your consideration of these documents and including them in the record.  
Please feel free to contact me with any questions at 301-952-5225.

Sincerely,

A handwritten signature in black ink, appearing to read "Jared M. McCarthy". The signature is fluid and cursive, with a large loop at the top and a long horizontal stroke extending to the right.

Jared M. McCarthy  
Deputy County Attorney

Attachments

cc: William K. Edelen, Code Enforcement Officer, DPIE  
Lt. Jarrel J. Jordan, Police Department  
Lt. Douglas P. Sudik, Fire & EMS Department  
Michael Z. C. Okpala, Esq., Counsel for Applicant





**THE PRINCE GEORGE'S COUNTY GOVERNMENT**  
**Department of Environmental Resources**  
**Property Standards Division**

Samuel E. Wynkoop, Jr.  
 Director

**PRINCE GEORGE'S COUNTY GOVERNMENT**  
**VIOLATION NOTICE**

**Premises in Violation:**  
 10207 Southard Drive  
 Beltsville, MD 20705

**Date: September 6, 2012**  
**Case No.: Z-500-1-13**

**Responsible Party:**  
 Rendezvous Banquet Hall  
 C/O Ola Awe  
 10207 Southard Drive  
 Beltsville, MD 20705

**Responsible Party:**  
 Maredec USA, Inc.  
 Jane Nnamani, Resident Agent  
 2725 Briggs Chaney Road  
 Silver Spring, MD 20905

Pursuant to Subtitle 27: Section 27-264.01(b) of the Prince George's County Code, you are hereby notified that all activities in the building, structure, and on the land located at 10207 Southard Drive, Beltsville, Prince George's County, Maryland, shall cease pending a hearing before the Zoning Hearing Examiner in accordance with Section 27-264.01(g).

Code Section Cited      Violation/Corrective Action Required

**SEC. 27-253 (a)(1) VIOLATION (SEPTEMBER 1-2, 2012)**

(a) None of the following activities shall take place unless a use and occupancy permit certifying compliance with this Subtitle has been issued for the activity by the Building Inspector:

- (1) Use of a building, structure, or land.

On or about September 1-2, 2012, the building, structure, or the land located at 10207 Southard Drive, Beltsville, MD 20705 was used without the required use and occupancy permit.

**CORRECTIVE ACTION:** Cease the violation and all activities in the building, structure, and on the land pending a hearing before the Zoning Hearing Examiner in accordance with Section 27-264.01(g).

**SEC. 27-253 (a)(1) VIOLATION (SEPTEMBER 2, 2012)**

(a) None of the following activities shall take place unless a use and occupancy permit certifying compliance with this Subtitle has been issued for the activity by the Building Inspector:

- (1) Use of a building, structure, or land.

1220 Caraway Court, Suite 1050, Largo, Maryland 20774

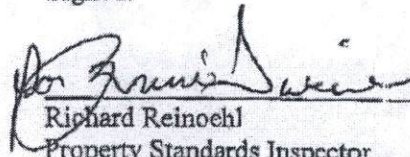
On or about September 2, 2012, at approximately 9:30 pm, the building, structure, or the land located at 10207 Southard Drive, Beltsville, MD 20705 was used without the required use and occupancy permit.

**CORRECTIVE ACTION:** Cease the violation and all activities in the building, structure, and on the land pending a hearing before the Zoning Hearing Examiner in accordance with Section 27-264.01(g).

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Please be advised that the owner, general agent, or lessee of the building, structure, or land, the person, firm, or corporation conducting the activities; or any person in the building, structure or on the land that directs, manages, or is in control or is in apparent control or management of the building, structure or on the land in which or upon which the activity or activities took place may request a hearing before the Zoning Hearing Examiner. The Zoning Hearing Examiner can be contacted at the County Administrative Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, (301) 952-3644.

Signed:



Richard Reinoehl  
Property Standards Inspector  
Department of Environmental Resources

**OFFICE OF THE ZONING HEARING EXAMINER**

**ZONING VIOLATION APPEAL NO. 4-2012**

Petitioner: Maredec USA, Inc. (t/a Rendezvous Banquet Hall)  
Hearing Date: September 12, 2012

**NATURE OF PROCEEDINGS**

- (1) Maredec USA, Inc. (t/a Rendezvous Banquet Hall), Petitioner, operates an auditorium with 124 seats on property located at 10207 Southard Drive, in Beltsville, Maryland (the "subject property"). Petitioner appeals the decision of the Department of Environmental Resources ("DER") to issue a Zoning Violation Notice for using the building and/or land without benefit of a Use and Occupancy Permit.
- (2) Petitioner appeared with counsel, Michael Okpala, Esquire, at the hearing held by this Examiner. DER was represented by Janssen Evelyn, Associate County Attorney.

**FINDINGS OF FACT**

- (1) Petitioner operates an auditorium under the name "Rendezvous Banquet Hall" on the subject property, pursuant to temporary Use and Occupancy Permit No. 16020-2009-04. (Exhibits 6 and 15) The use had originally operated under the name "King's Paradise". The Use and Occupancy Permits placed into the record both list the name "MAREDEC USA, Inc." as owner of the subject property, however.
- (2) The Temporary Use and Occupancy Permit granted to Petitioner for the subject property permitted the following activity:  
  
Ok for auditorium with 124 seats. This approval includes meetings, engagement/birthday/anniversary/graduation/corporate parties, baby & bridal showers, family reunion. This approval does not include public dances, dance hall, pay at the door events....

(ZVA Exhibit 6)

- (3) Mr. Michael Metz, a building inspector with DER, testified that he made his first inspection of the subject property back in 2009 when the owner was first attempting to change the use from a refrigerated storage facility to a banquet hall. The change in use necessitated several changes to the building and the issuance of a building permit. Mr. Metz testified that he issued the first correction order to the work being done by Petitioner in 2009. As the work continued further correction orders were issued. The

County introduced copies of correction orders issued to Petitioner in March 2011, March 2012, and June 2012. (See, Exhibits 7, 14 and 16) Eventually DER issued temporary Use and Occupancy Permits to allow Petitioner to operate (and make money) while it continued to bring the facility up to various Code standards. None of the correction orders provided mentioned the fact that a new Use and Occupancy Permit was needed as a result of the name change noted, *supra*.

(4) Mr. Tony Awe, Petitioner's agent who serves as a manager of the facility, testified that he and two engineers hired by Petitioner have worked diligently over the years to address all deficiencies noted by Mr. Metz. He believes Petitioner has addressed every item on the most recent correction order, with the exception pertaining to the mezzanine. He also stated that Mr. Metz agreed that the mezzanine issue could be addressed by installing doors that close access to the mezzanine.

(5) The last temporary Use and Occupancy Permit issued to Petitioner had an expiration date of August 19, 2012. (Exhibit 6) On August 17, 2012, Inspector Richard Riedeahl of the Zoning Section of DER and representatives from the County Fire and Police Departments met with Mr. Awe to remind him that the temporary Use and Occupancy would expire and Petitioner would be prohibited from occupying the premises at that point and would be subject to a civil citation for doing so. (Exhibit 9)

(6) Despite this warning, Petitioner allowed some college students to have a party at the facility on September 1, 2012 from 9:00 p.m. until sometime before 3:00 a.m. on September 2, 2012. A second event was held later in the day on September 2, 2012.<sup>1</sup>

(7) Richard Riedeahl issued a Zoning Violation Notice Letter, as a result of the activities that took place on September 1 and 2, 2012. (ZVA Exhibit 2) The Violation Notice Letter was addressed to Rendezvous Banquet Hall c/o Ola Awe and Maredec USA, Inc., Jane Nnamani, Resident Agent. The Violation Notice Letter provided, in pertinent part, as follows:

[In violation of Section 27-253(a)(1) of the Zoning Ordinance] ... [o]n or about September 1-2, 2012, the building, structure, or the land located at 10207 Southard Drive, Beltsville, MD 20705 was used without the required Use and Occupancy Permit.... On or about September 2, 2012, at approximately 9:30 pm, the building, structure, or the land located at 10207 Southard Drive, Beltsville, MD 20705 was used without the required Use and Occupancy Permit.

---

<sup>1</sup> Petitioner's counsel stipulated to the facts that these two events were held at the premises on September 1 and 2, 2012 despite the fact that Petitioner did not have a valid Use and Occupancy permit at that time.

Petitioner was advised in the letter to cease all activities pending a hearing before the Zoning Hearing Examiner in accordance with Section 27-264.01(g).

(8) A representative of the Fire Department, Lieutenant Justin Shea, testified that one of his employees entered the facility around 1:30 a.m. on September 2, 2012 and witnessed over a hundred people inside. Lieutenant Shea authorized the issuance of several civil violations for reckless endangerment to Charles Ayinde (the night manager of the facility) and others believed to have been in charge of the facility because there was no valid Use and Occupancy Permit and the Fire Department, therefore, had not had an opportunity to inspect the facility to insure compliance with fire safety regulations. (Exhibit 18(a)-(d))

(9) Ms. Jane Nnamini testified that since her agents had continued to address the issues in the corrective orders she believed an additional Use and Occupancy Permit would be issued after August 19, 2012. She, therefore, allowed the events to occur on September 1 and 2, 2012 – events that had been booked prior to the August 19, 2012 date. She requests that she be able to reopen her business since she has expended nearly one million dollars in fixing the facility over the years, and has paid over \$70,000 in property taxes over the years. She also advised that she changed the name of the facility legally.

(10) Petitioner argues that DER's action should be reversed because Petitioner has worked consistently to try to address all issues raised by DER over the years, and has expended considerable funds, yet was never informed that changing the operational name from "King's Paradise" to "Rendezvous Banquet Hall" would necessitate the issuance of another Use and Occupancy Permit.

(11) The County argues that Petitioner's business should be closed since it is a threat to the health and safety of the general public for it to be open for business without first having an approved Use and Occupancy Permit and Petitioner concedes that it did not have said permit when the events on September 1 and 2, 2012 were allowed to occur.

#### APPLICABLE LAW

(1) Section 27-253(a) of the Zoning Ordinance states that there can be no use of a building, structure, or land "unless a Use and Occupancy Permit certifying compliance with [the Zoning Ordinance] has been issued for the activity by the Building Inspector." (Prince George's County Code, Section 27-253 (a))

(2) Section 27-264.01 of the Zoning Ordinance sets forth the guidelines for the instant appeal. This Section provides in pertinent part as follows:

\* \* \* \*

(b) Notwithstanding the provisions of Section 27-264, when the Chief of Police, the Fire Chief, or the Director of the Department of Environmental Resources determine that a violation of Section 27-253 or Section 27-260 has occurred with respect to the use of any building, structure, or land, or there is a failure to obtain a use and occupancy permit, the Chief of Police, the Fire Chief, and the Director of the Department of Environmental Resources are authorized to direct the Police Department, the Fire/Emergency Medical Services Department, and the Department of Environmental Resources, respectively, to issue a written violation notice directing that the violation cease and that all activities in the building, structure, and on the land cease pending a hearing before the Zoning Hearing Examiner in accordance with Section 27-264.01(g).

\* \* \* \*

(c) The Zoning Hearing Examiner shall provide a hearing on the record.

(f) The enforcement action of the Police Department, the Fire/Emergency Medical Services Department, or the Department of Environmental Resources shall not be stayed during the pendency of the hearing.

(g) The Zoning Hearing Examiner shall render a decision on the enforcement action within two (2) days after the conclusion of the hearing on the record. The decision shall include the following findings of fact: whether a use and occupancy permit has been issued for the use alleged to be in violation; whether the activity in the building, structure or on the land in which the activity took place is in compliance with any existing use and occupancy permits; whether there was an imminent danger and threat to the public health, safety and welfare, and whether the activity constitutes a continuing threat to the public health, safety and welfare.

(h) The Zoning Hearing Examiner may reverse, modify or remand the decision of the Police Department, the Fire/Emergency Medical Services Department or the Department of Environmental Resources, respectively, only if the decision of the Police Department, the Fire/Emergency Medical Services Department, or the Department of Environmental Resources, respectively, is clearly erroneous, or arbitrary and capricious, or unsupported by any substantial evidence.

(i) The enforcement action of the Police Department, the Fire/Emergency Medical Services Department, or the Department of Environmental Resources, respectively, shall terminate or continue according to the determination of the Zoning Hearing Examiner.

(j) Any party aggrieved by a decision of the Zoning Hearing Examiner may appeal the decision to the Circuit Court for Prince George's County, Maryland. The appeal shall proceed in accordance with the provisions of Title 7 of the Maryland Rules of Procedure.

**CONCLUSIONS OF LAW**

(1) Section 27-264.01, *supra*, mandates that I determine whether a Use and Occupancy Permit has been issued for the use alleged to be in violation; whether the activity is in compliance with any existing Use and Occupancy Permit; whether there was an imminent danger and threat to the public health, safety and welfare; and whether the activity constitutes a continuing threat to the public health, safety and welfare. Unlike the situation where a Use and Occupancy Permit has been issued, the facts reveal that Petitioner has **never** had benefit of an approved Use and Occupancy Permit that has been reviewed and signed off upon by the various agencies. Thus, it is a threat to the public health, safety and welfare to allow any activity to continue at the subject property.

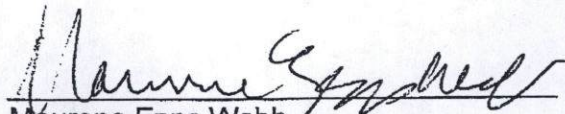
(2) Petitioner argues, and I agree, that it is unfortunate that it has been allowed to operate and expend considerable funds for over three years without being granted a Use and Occupancy Permit. Moreover, the Use Table for the I-2 Zone no longer allows an auditorium as a permitted use, so it is doubtful whether a Use and Occupancy Permit will ever be issued for the instant use. (See, CB-56-2011) These issues are not germane to the instant appeal, however.

(3) Petitioner cannot refute the fact that the temporary Use and Occupancy Permit issued for the subject property had been revoked, and it operated the facility on the dates in question without benefit of the requisite Permit. Under these circumstances it was proper for DER to issue the Violation Notice.

**DISPOSITION**

Since there was a showing of imminent danger to the health, safety, and welfare of the public or continuing threat to the public health, safety and welfare, DER'S decision is **AFFIRMED**. Petitioner shall cease all activities at the subject property until such time as it receives the appropriate Use and Occupancy permit in accordance with the applicable provisions of the Prince George's County Code.

BY:



Maurene Epps Webb  
Chief Zoning Hearing Examiner

**NOTICE**

Any party aggrieved by a decision of the Zoning Hearing Examiner may appeal the decision to the Circuit Court for Prince George's County, Maryland. The appeal shall proceed in accordance with the provisions of Title 7 of the Maryland Rules of Procedure.