AGENDA ITEM: 7 AGENDA DATE: 3/27/14

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



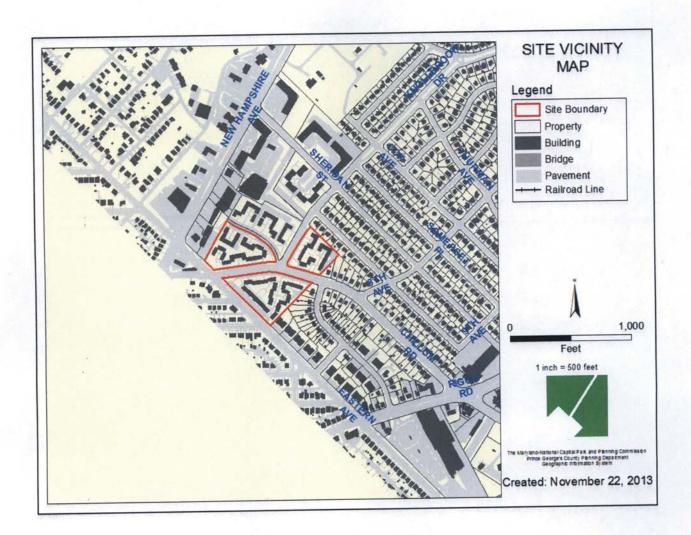
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Certification of Nonconforming Use CNU-23538-13

Application	General Data	
Project Name:	Planning Board Hearing Date:	03/27/14
Fleetwood Village Apartments	Staff Report Date:	03/06/14
V	Date Accepted:	01/10/14
Location: Located east of Eastern Avenue and north of Chillum Road, at the intersection of Eastern Avenue.	Planning Board Action Limit:	N/A
	Plan Acreage:	9.37
	Zone:	R-18
Applicant/Address:	Gross Floor Area:	91,528 sq. ft.
Fleetwood Village Limited Partnership 7007 Heatherhill Road Bethesda, MD 20817 Property Owner: Same as applicant	Lots:	N/A
	Parcels:	3
	Planning Area:	65
	Tier:	Developed
	Council District:	02
	Election District	17
	Municipality:	N/A
	200-Scale Base Map:	207NE01

Purpose of Application	Notice Dates	
Certification of a nonconforming use for a 252-unit multifamily apartment building located on three separate parcels in the R-18 Zone.	Informational Mailing	11/26/13
	Acceptance Mailing:	01/08/14
	Sign Posting Deadline:	02/24/14

Staff Recommendati	on	Staff Reviewer: Ivy R. Phone Number: 301-9 E-mail: Ivy.Thompson	52-4326
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

TO:

The Prince George's County Planning Board

VIA:

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

FROM:

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

SUBJECT:

Certified Nonconforming Use Application No. CNU-23538-13

REQUEST:

Certification of a nonconforming use for a 252-unit multifamily apartment building

located on three separate parcels in the R-18 Zone.

RECOMMENDATION:

APPROVAL

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of March 27, 2014. The Planning Board also encourages all interested persons to request to become a person of record for this application.

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

FINDINGS

A. **Location and Field Inspection:** The subject property is identified as three separate deed parcels located in the northeastern, northwestern, and southern quadrants of the intersections of Eastern Avenue, Greenlawn Drive, Knollbrook Drive, and Chillum Road. The multifamily garden-style apartment development has a total of 252 dwelling units on a combined 9.379 acres. All three parcels are zoned Multifamily Medium Density Residential (R-18).

Parcel One (3.75 acres) is located in the southern quadrant of Eastern Avenue and Chillum Road. Parcel One is developed with 12 two-story brick buildings and 8 three-story brick buildings, with 103 total units. Parking is available along the southeastern quadrant of Eastern Avenue and Chillum Road. There is an existing playground located in the center of the complex.

Parcel Two (2.17 acres) is located at the intersection of Knollbrook Drive and Chillum Road, and is developed with 7 two-story brick buildings and 3 three-story brick buildings, with 58 total units. Parking is along Knollbrook Drive and Chillum Road. There is a small green space area located in the center of the complex.

Parcel Three (3.45 acres) is located at the intersections of Eastern Avenue to the east, Chillum Road to the south, and Greenlawn Avenue to the northwest. Parcel Three is developed with 5 three-story brick buildings and 11 two-story brick buildings, with a total of 91 units. There is no designated play area. Parking is provided along Chillum Road and Greenlawn Drive.

There is no vehicular access to the development. Access to the development is provided via pedestrian walkways along Chillum Road, Knollbrook Drive, and Greenlawn Drive. A total of 209 parking spaces (which include 133 spaces in the right-of-way) are provided along Chillum Road, Knollbrook Drive, Greenlawn Drive, and a service drive off of Eastern Avenue. The property has access to multiple Metrobus routes (F1, F2, K6, K9, R2, and R4), which provides public transit service to residents. No loading spaces are required.

B. Development Data Summary:

	EXISTING	PROPOSED	
Zone	R-18	Unchanged	
Acreage	9.37 total		
Parcel One	3.75	Unchanged	
Parcel Two	2.17	Offerlanged	
Parcel Three	3.45		
Use(s)	Multifamily Apartments	Unchanged	
Site Density			
Parcel One	7.4 d.u./a	Unchanged	
Parcel Two	26.7 d.u./a	Chenangea	
Parcel Three	26.4 d.u./a	1.38	

	EXISTING	PROPOSED	
Bedroom Percentages	The state of the s		
Parcel One			
1BR	35 (34%)		
2 BR*	65 (66%)		
Parcel Two			
1BR	22 (38%)	Unchanged	
2 BR*	36 (62%)	Chonunged	
Parcel Three			
1BR	25 (27%)		
2 BR*	66 (73%)		
*Unused bedroom percentag may be added to the maximu apartment units.	ges for three or more bedroom apartments am allowed percentages for two-bedroom		
Lot Coverage	16,000 s.f./d.u.		
Parcel One	163,350/ s.f./10.21 d.u.	Unchanged	
Parcel Two	94,525.2 s.f./5.9 d.u.		
Parcel Three	150,282 s.f./9.39 d.u.		

- C. **History:** The Fleetwood Village Apartments were constructed as a 252-unit garden-style apartment complex in 1949 at a density of 27.4 dwelling units per acre. Off-street parking was not a requirement to serve the property at that time, so it was not provided. However, there are a total of 209 parking spaces provided. The complex became nonconforming on November 29, 1949 when the property was placed in the Multifamily Medium Density Residential (R-18) Zone via a comprehensive rezoning, when the density changed to 16,000 square feet per net lot area per unit. The site plan includes a table that indicates the Zoning Ordinance requirements of the "Residence C" zone classification in place at the time the apartments were constructed, the current R-18 Zoning Ordinance requirements, and where the complex conforms to or deviates from those requirements. Bedroom percentages are also provided. There are no previously issued use and occupancy permits for the Fleetwood Village apartment complex. The applicant applied for a Use and Occupancy Permit (23535-2013) and was denied because no prior use and occupancy permits for the property could be found; therefore, a public hearing before the Planning Board is required.
- D. Request: The applicant requests certification of an existing, 252-unit, multifamily, garden-style apartment complex that was built in 1949, when the property was subject to the requirements of the Residence "C" zone classification. Because development regulations were changed or adopted after the apartment use was lawfully established, the complex became nonconforming. The nonconforming status began on November 29, 1949 when the property was rezoned to the R-18 Zone. Based on the current standard of square footage per dwelling unit for the R-18 Zone, only 239 dwelling units (25.5 d.u./acre) are permitted. The apartment complex, however, has 252 dwelling units, which is what was permitted according to the Residence "C" zone regulations in place at the time of construction in 1949.
- E. Surrounding Uses: The site is surrounded by the following uses:
 - North— Property zoned Commercial Shopping Center (C-S-C) and Rural Residential (R-18), developed with retail uses and multifamily apartments.

- West— Eastern Avenue and buildings developed with retail and residential uses in Washington, District of Columbia.
- **East** Property zoned One-Family Detached Residential (R-55) improved with single-family residences.
- South— Properties zoned R-18 improved with multifamily residences; and zoned Townhouse (R-T) and R-55 improved with single-family residences.
- 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 the use began. Second, there must be no break in operation for more than 180 days since the use became nonconforming.

Section 27-244 of the Zoning Ordinance sets 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.
- (b) Application for use and occupancy permit.
 - (1) The applicant shall file an application for a use and occupancy permit in accordance with Division 7 of this Part.
 - (2) Along with the application and accompanying plans, the applicant shall provide the following:
 - (A) Documentary evidence, such as tax records, business records, public utility installation or payment records, and sworn affidavits, showing the commencing date and continuous existence of the nonconforming use;
 - (B) Evidence that the nonconforming use has not ceased to operate for more than 180 consecutive calendar days between the time the use became nonconforming and the date when the application is submitted, or that conditions of non-operation for more than 180 consecutive calendar days were beyond the applicant's and/or owner's control, were for the purpose of correcting Code violations, or were due to the seasonal nature of the use;
 - (C) Specific data showing:
 - (i) The exact nature, size, and location of the building, structure, and use;
 - (ii) A legal description of the property; and

- (iii) The precise location and limits of the use on the property and within any building it occupies;
- (D) A copy of a valid use and occupancy permit issued for the use prior to the date upon which it became a nonconforming use, if the applicant possesses one.

Analysis—According to the applicant's documentation, the Fleetwood Village apartments were constructed in 1949. When the applicant applied for a use and occupancy permit in 2013, the Planning Information Services staff could not verify that the Fleetwood Village Apartments were built in accordance with requirements in effect at the time of construction because the original use and occupancy permit records were not available. Therefore, in accordance with Section 27-244(f), the Planning Board must determine whether, in fact, the use was legally established prior to the date it became nonconforming (November 29, 1949) and that it has been in continuous operation since that time.

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

- M-NCPPC aerial maps for the years 1965, 1968, 1980, 1984, 1993, 1998, 2000, 2005-2007, 2009, and 2011 (Exhibit 1).
- Maryland State Department of Assessments and Taxation Property record, which notes the sale of the property on June 1, 1973 (Exhibit 2).
- Prince George's County Rental Housing Licenses 2001–2015 (Exhibit 3).
- Prince George's County Apartment License applications dated June 11, 1993;
 June 1, 1995; and June 17, 1997 (Exhibit 4).
- Apartment Income and Expense questionnaires submitted to Prince George's County for the years 1982–2012 (Exhibit 5).
- An electronic site plan dated July 17, 2001.
- A letter from Arnold Berlin citing he resided on the property from 1951 to 1959.
- A letter from WSSC citing the meter installation date and a continuous service statement.
- Prince George's County permit history showing case numbers and permit types for 1992, 1996, and 2002.
- 10. Income tax returns for the years 1973–1981.

DISCUSSION

The evaluation of the Fleetwood Village Apartments is based on both the Residence "C" zoning in place at the time of development construction in 1949 and a separate evaluation based upon the R-18 zoning requirements to reflect the current zoning of the property, which became effective November 29, 1949. The development exceeds the current allowable density in the R-18 Zone and the

allowable bedroom percentages, hence the request for certification of a nonconforming use. The use became nonconforming on November 29, 1949 when the density changed from 625 square feet to 1,800 square feet of net lot area per unit. There is no previous record of a prior use and occupancy permit.

Parcel One has a total of 103 multifamily dwelling units. The allowable density on the subject site on November 29, 1949, per the R-18 Zone imposed at that time, was 10.2 dwelling units per acre on a total of 3.75 acres. There is no vehicular access to Parcel One. Access to the development is provided via pedestrian walkways along Chillum Road and Eastern Avenue. A total of 94 parking spaces (which include 55 spaces in the right-of-way) are provided along Chillum Road and a service drive off of Eastern Avenue. No loading spaces are required.

Parcel Two has a total of 58 multifamily dwelling units. The allowable density on the subject site on November 29, 1949, per the R-18 Zone imposed at that time, was 5.9 dwelling units per acre on a total of 2.17 acres. There is no vehicular access to Parcel Two. Access to the development is provided via pedestrian walkways along Chillum Road and Knollbrook Drive. A total of 50 parking spaces (which include 45 spaces in the right-of-way) are provided along Chillum Road and a service drive off of Eastern Avenue. No loading spaces are required.

Parcel Three has a total of 91 multifamily dwelling units. The allowable density on the subject site on November 29, 1949, per the R-18 Zone imposed at that time, was 9.39 dwelling units per acre on a total of 3.45 acres. There is no vehicular access to Parcel Three. Access to the development is provided via pedestrian walkways along Chillum Road and Greenlawn Drive. A total of 65 parking spaces (which include 33 spaces in the right-of-way) are provided along Chillum Road and Greenlawn Drive. No loading spaces are required.

In staff's opinion, the above evidence which consists of M-NCPPC aerial maps, a Maryland State Department of Assessments and Taxation property record noting the sale and use of the property, Prince George's County Rental Housing Licenses, Prince George's County Apartment License applications, Apartment Income and Expense questionnaires submitted to Prince George's County, a letter from Mr. Arnold Berlin, a letter from WSSC citing the meter installation date and a continuous service statement, Prince George's County permit history showing case numbers and permit types, and income tax returns, supports the applicant's claim that the Fleetwood Village apartment complex has been in continuous operation since being constructed in 1949. The subject development has a total of 252 multifamily dwelling units. The site was developed in compliance with the Residence "C" zoning requirements when it was constructed, not subject to the R-18 Zoning Ordinance requirements.

CONCLUSION

Based on the evidence submitted by the applicant, together with the lack of contradictory evidence from other sources, staff concludes that the subject property, the Fleetwood Village Apartments, was not subjected to the requirements of the Zoning Ordinance when constructed in 1949. There is also no evidence to suggest a lapse of continuous multifamily dwelling apartment use since 1949 when the use became nonconforming. Therefore, it is recommended that Certification of Nonconforming Use Application No. CNU-23538-13 be APPROVED as a certified nonconforming use.

ITEM:

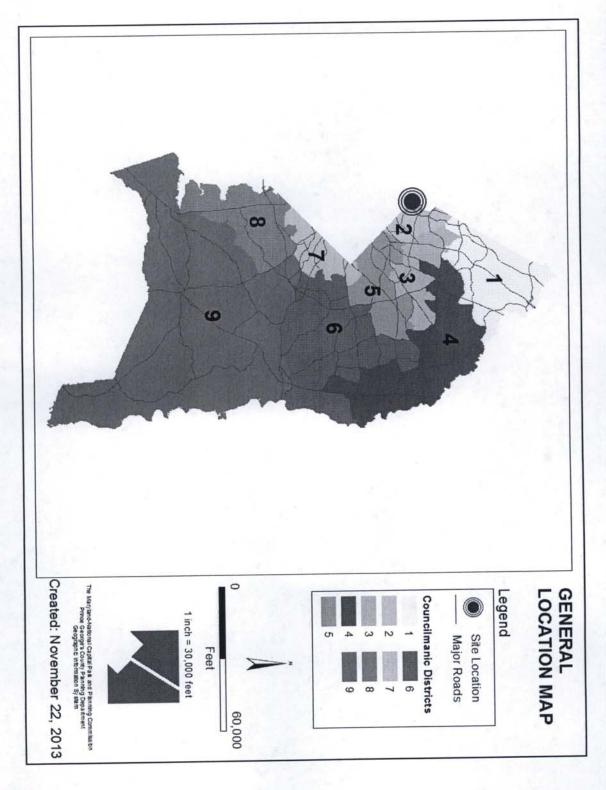
CASE: CNU-23538-13

FLEETWOOD VILLAGE APARTMENT

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

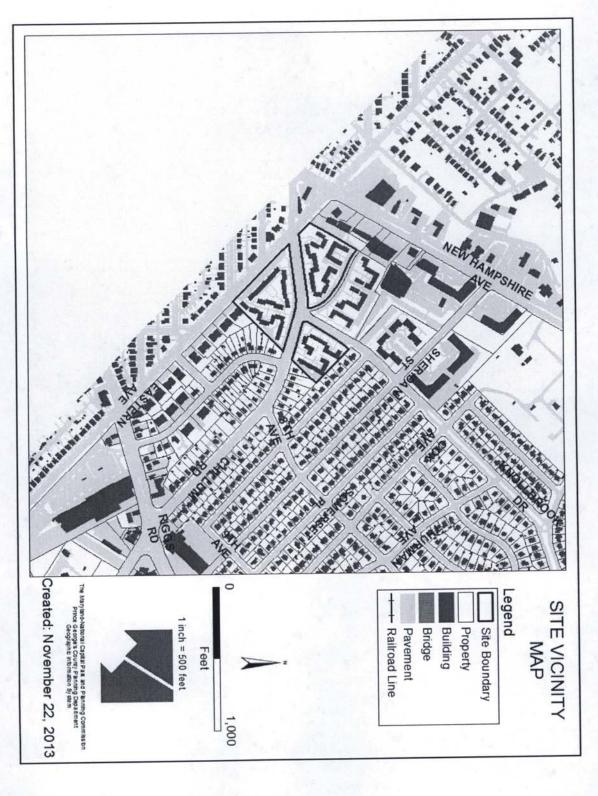


GENERAL LOCATION MAP





SITE VICINITY



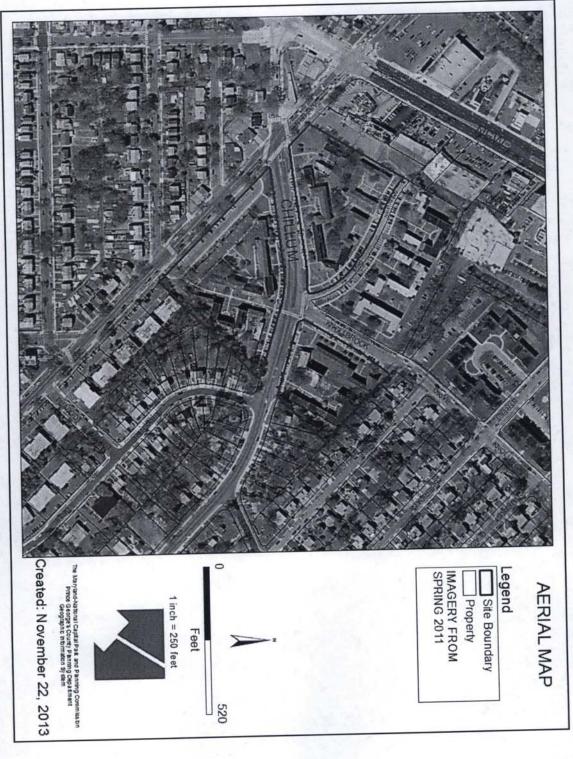


ZONING MAP

NO HAMPSHEE AVE NEW CHILLUM R-18 R-18 R-18 R-18 R-55 Created: November 22, 2013 Legend Site Boundary ZONING MAP 1 inch = 250 feet R-T R-55 R-18 R-10 C-S-C 00 Feet 500



AERIAL MAP





SITE MAP

NEW Created: November 22, 2013 Legend 1 inch = 250 feet SITE MAP Site Boundary Property Contour Line - Railroad Line Water Bridge Building Vegetation **Pavement**

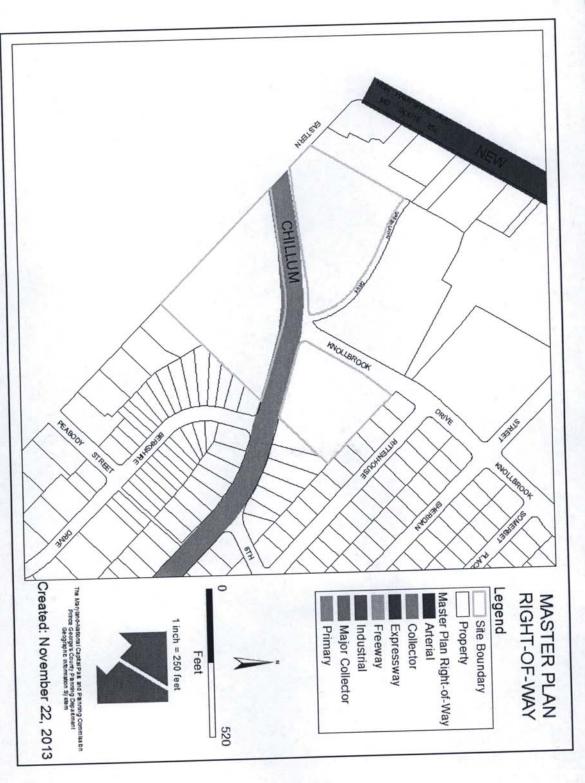
Depression Line

Feet



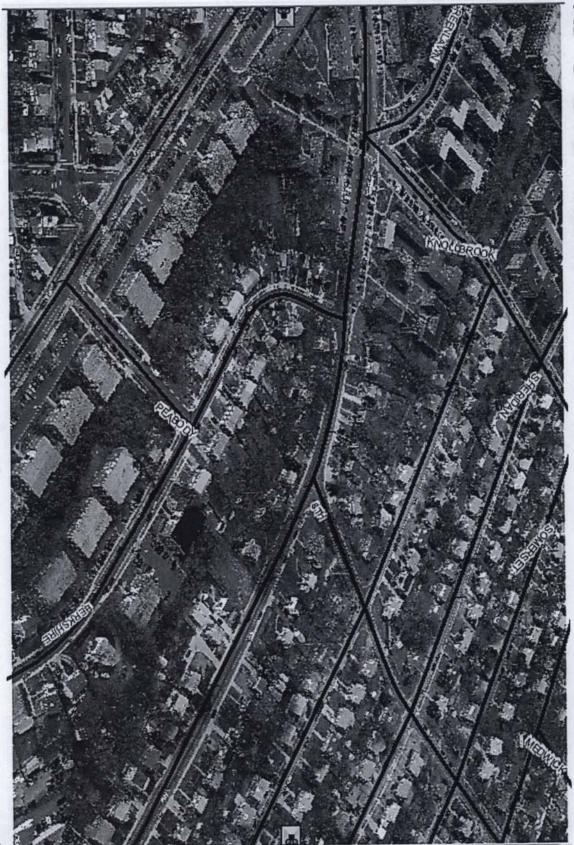
Case #CNU-23538-2013

MASTER PLAN RIGHT-OF-WAY MAP



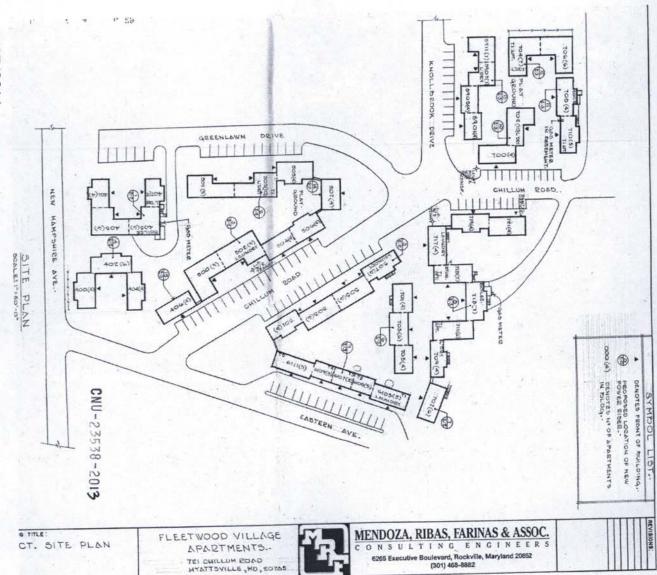


BIRD'S-EYE VIEW



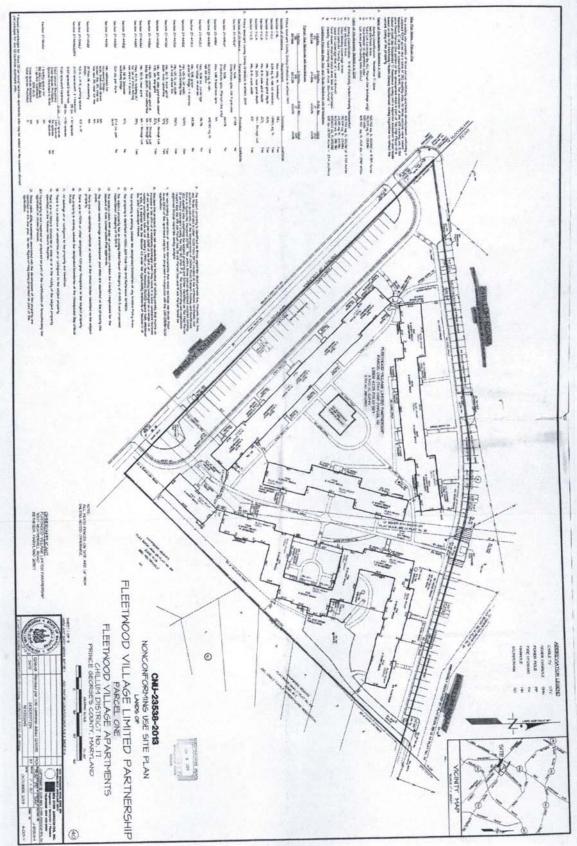


SITE PLAN



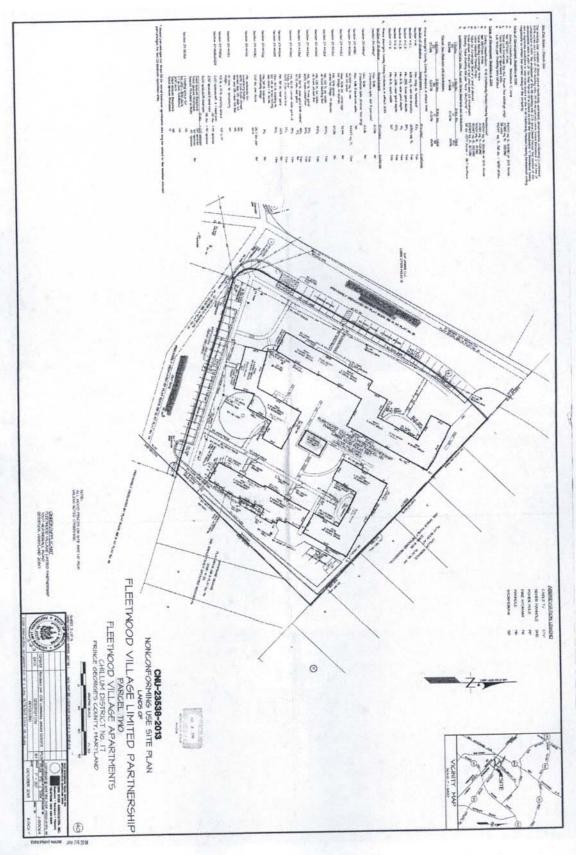


SITE PLAN PARCEL 1



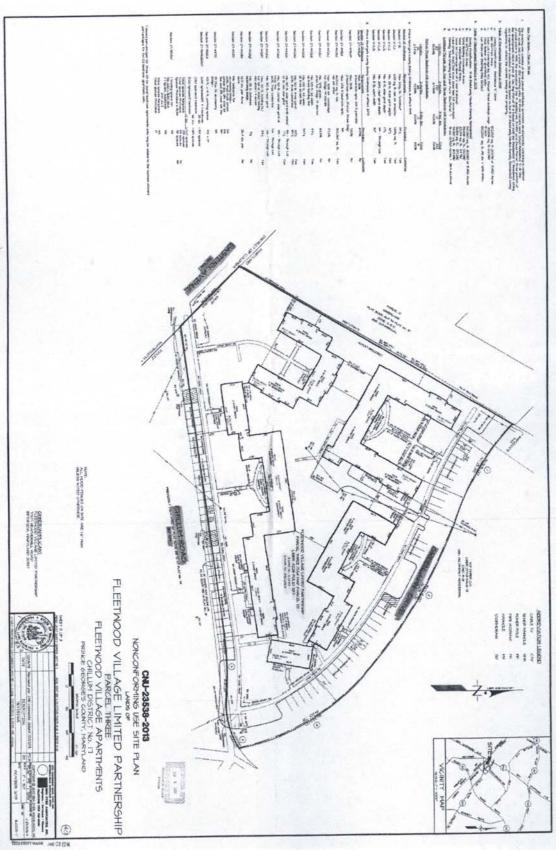


SITE PLAN PARCEL 2





SITE PLAN PARCEL 3







STATEMENT OF JUSTIFICATION

FOR THE CERTIFICATION OF

FLEETWOOD VILLAGE APARTMENTS

AS A NONCONFORMING USE

I. <u>INTRODUCTION</u>

This is a request for the certification as a nonconforming use for the Fleetwood Village Apartments. The use became nonconforming on November 29, 1949 when the density changed from 625 square feet of net area per unit to 1,800 square feet net lot area per unit. The property was developed in 1949. No prior use and occupancy permit is available; a hearing before the Planning Board will therefore be required.

II. DESCRIPTION OF PROPERTY

1.	Location -	Chillum Road
2.	Premise Address -	721 Chillum Road et. al. (rental office)
3.	Municipality -	N/A
4.	Dwelling Units -	252 dwelling units
5.	Zoning -	R-18
6.	Area -	$9.380 \pm acres$
7.	Tax Map -	40
8.	Historic Sites -	None

III. CONFORMANCE WITH SECTION 27-107.01(166)

2

Council District -

9.

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 it specifically applies to the "Use"), provided that:

2NU-23538-2013

(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:

A) With the change in density regulations on November 29, 1949, the use of the property became nonconforming.

IV. CONFORMANCE WITH SECTION 27-241

(a) Any nonconforming building, structure, or use may be continued, repaired, or maintained. It may not be altered, enlarged or extended except in accordance with this Division.

COMMENT: The applicant is not altering, enlarging or extending the subject property. Only certification as a nonconforming use is requested in order for a use and occupancy permit, number 23538-2013-00, to issue.

(b) In order for a nonconforming use to continue, a use and occupancy permit must be issued identifying the use as nonconforming, and the use must be certified in accordance with Section 27-244. In addition, a nonconforming surface mining operation located within a Chesapeake Bay Critical Area Overlay Zone may only continue if it meets the criteria set forth in Section 27-410(e).

COMMENT: A use and occupancy permit number 23538-2013-00, is pending. A copy of the pending permit is enclosed.

- (c) Continuous, day-to-day operation of a certified nonconforming use is required to maintain its nonconforming status. Discontinuance of day-to-day operation for a period of one hundred eighty (180) or more consecutive calendar days shall constitute abandonment of the use. No certified nonconforming use may be reestablished unless either:
 - (1) The case involves reconstruction, restoration, or reestablishment in accordance with Section 27-243; or
 - (2) The Planning Board determines (upon written request) that the conditions of nonoperation were beyond the control of the person who was in control of the property during the period of nonoperation. The Planning Board's determination shall be based on satisfactory evidence presented by the person making the request.

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- COMMENT: The use has been in continuous, without a break in operations of more than 180 consecutive days, since the use became nonconforming on November 29, 1949. Documentation from when the apartments were constructed in 1949 through today is submitted with this application. The purpose of this application is to have the use certified as nonconforming. This application is not for the reestablishment of the certification of a nonconforming use. Documentation is attached to demonstrate these facts.
 - (d) The provisions of Subsection (c), above, do not apply to:
 - (1) Nonconforming buildings and structures occupied by conforming uses;
 - (2) Certified nonconforming surface mining operations that are not within a Chesapeake Bay Critical Area Overlay Zone; or
 - (3) Mobile home dwelling and trailer camps used in accordance with Section 27-250.

COMMENT: None of these are applicable.

CONCLUSION

As the use has been continuous, without a break in operations for more than 180 consecutive days, since first becoming nonconforming on November 29, 1949 and as sufficient evidence of its continuous operation has been submitted with this application, the applicant respectfully requests that the Fleetwood Village Apartments be certified as nonconforming.

Respectfully submitted,

Michele La Rocca, Esquire

Meyers, Rodbell & Rosenbaum, P.A.

6801 Kenilworth Avenue

Suite 400

Riverdale Park, Maryland 20737

(301) 699-5800

CNU-23538-2013

Attachments

M-NCPPC Aerial Maps

- (a) 1965
- (b) 1968
- (c) 1980
- (d) 1984
- (e) 1993
- (f) 1998
- (g) 2000
- (h) 2005
- (i) 2006
- (j) 2007
- (k) 2009
- (l) 2011

SDAT Property Record

(a) Notes sale of property on 6/1/1973

3. Prince George's County Rental Housing Licenses

- (a) 2013 2015
- (b) 2011 2013
- (c) 2009 2011
- (d) 2007 2009
- (e) 2005 2007
- (f) 2003 2005
- (g) 2001 2003

4. Prince George's County Apartment License Applications

- (a) 6-11-1993
- (b) 6-1-1995
- (c) 6-17-1997

5. Apartment Income & Expense Questionnaires submitted to Prince George's County

- (a) 1982, 1983, 1984,
- (b) 1985
- (c) 1986, 1987, 1988
- (d) 1989, 1990, 1991

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- (e) 1991, 1992, 1993
- (f) 1994, 1995, 1996
- (g) 1997, 1998, 1999
- (h) 2000, 2001, 2002
- (i) 2003, 2004, 2005
- (j) 2006, 2007, 2008
- (k) 2009, 2010, 2011
- (1) 2010, 2011, 2012

6. Electronic Site Plan

Dated 7-17-2001

7. Letter From Arnold Berlin

Stating he lived on the property from 1951 to 1955

8. WSSC Letter

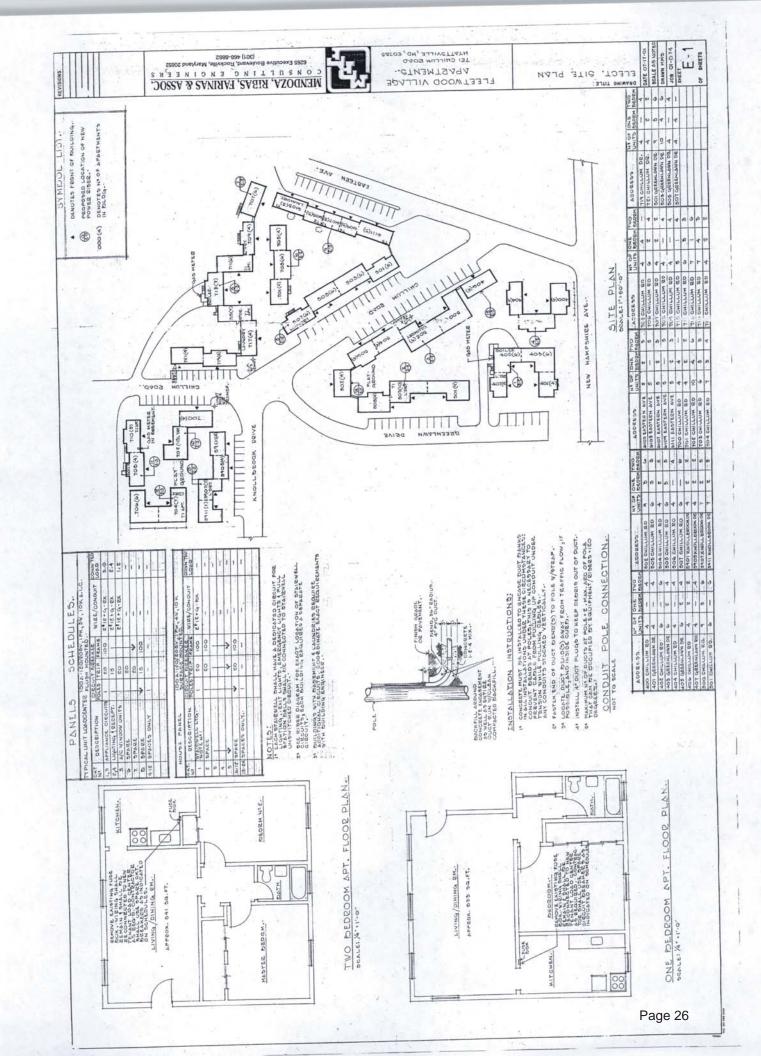
Letter with meter installation date and continuous service statement.

9. Prince George's County Permit History

Showing case numbers and permit types for 1992, 1996 and 2002.

10. Income tax returns

1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980 & 1981.

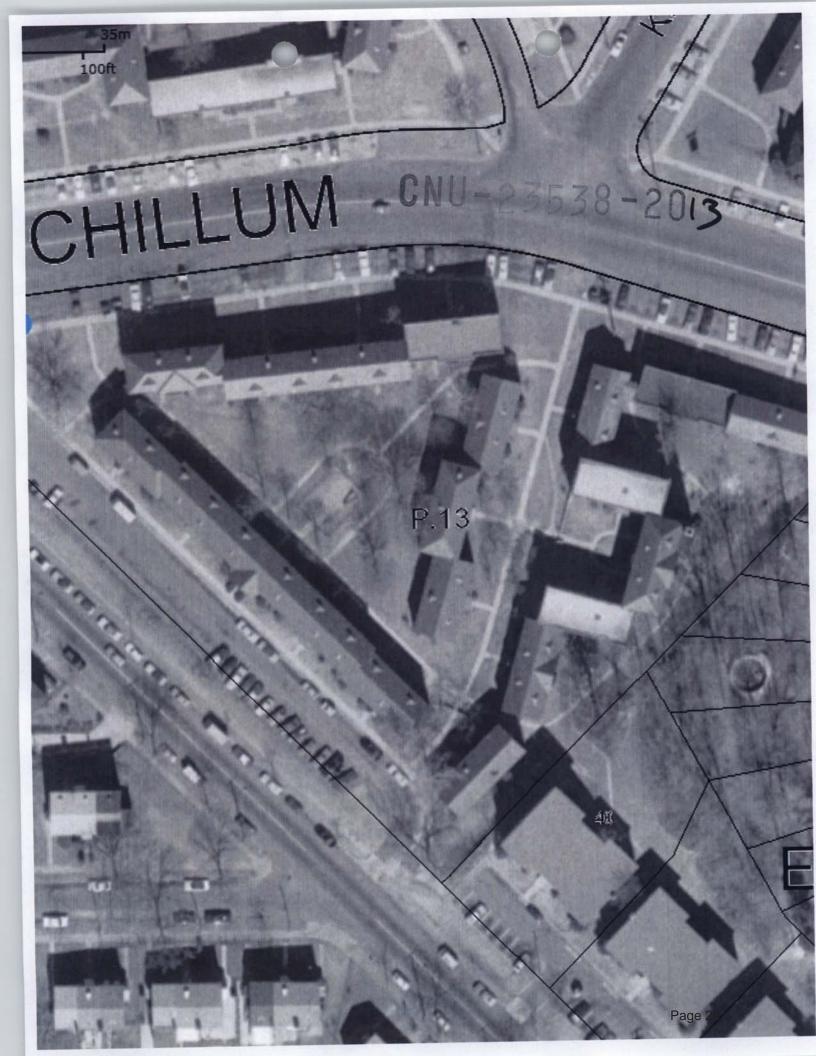


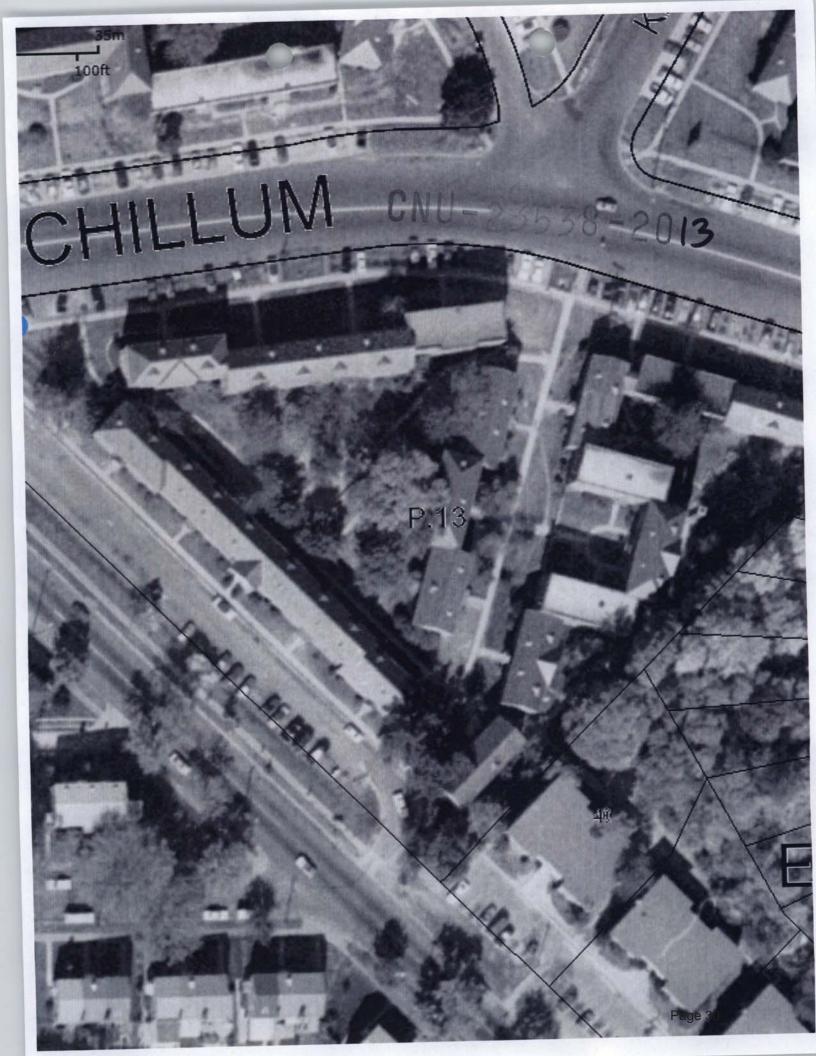
CHILLUM CNU-23538-2013

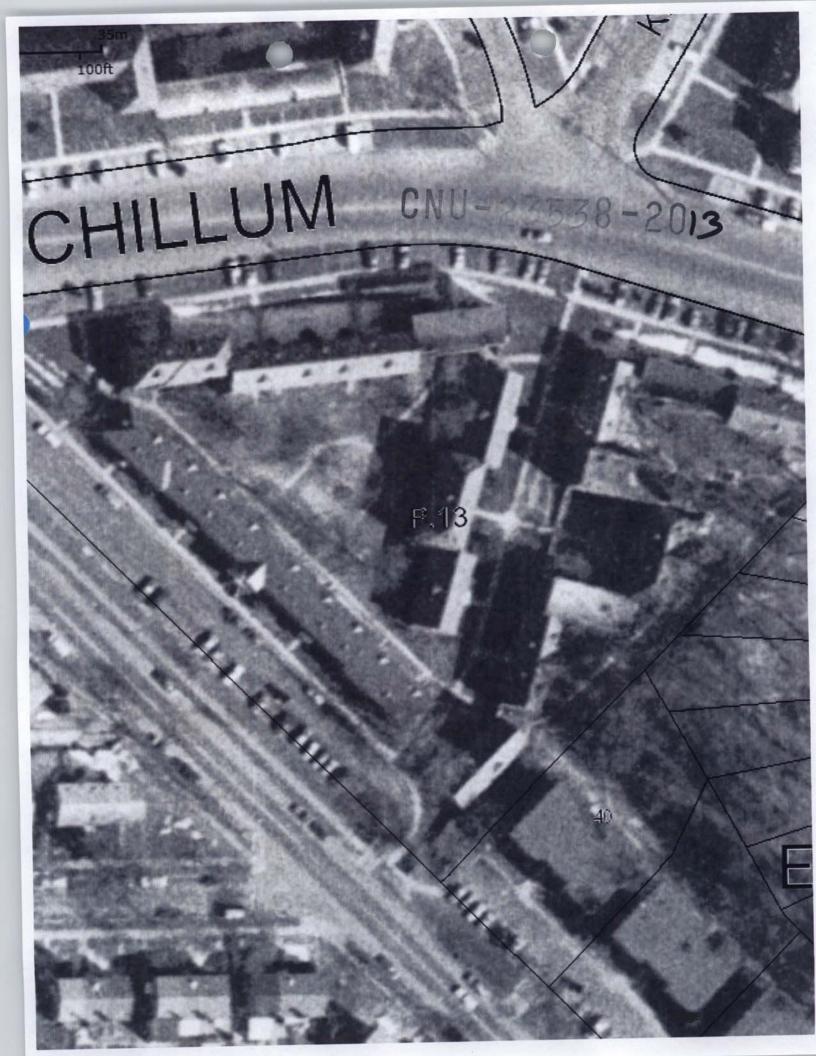
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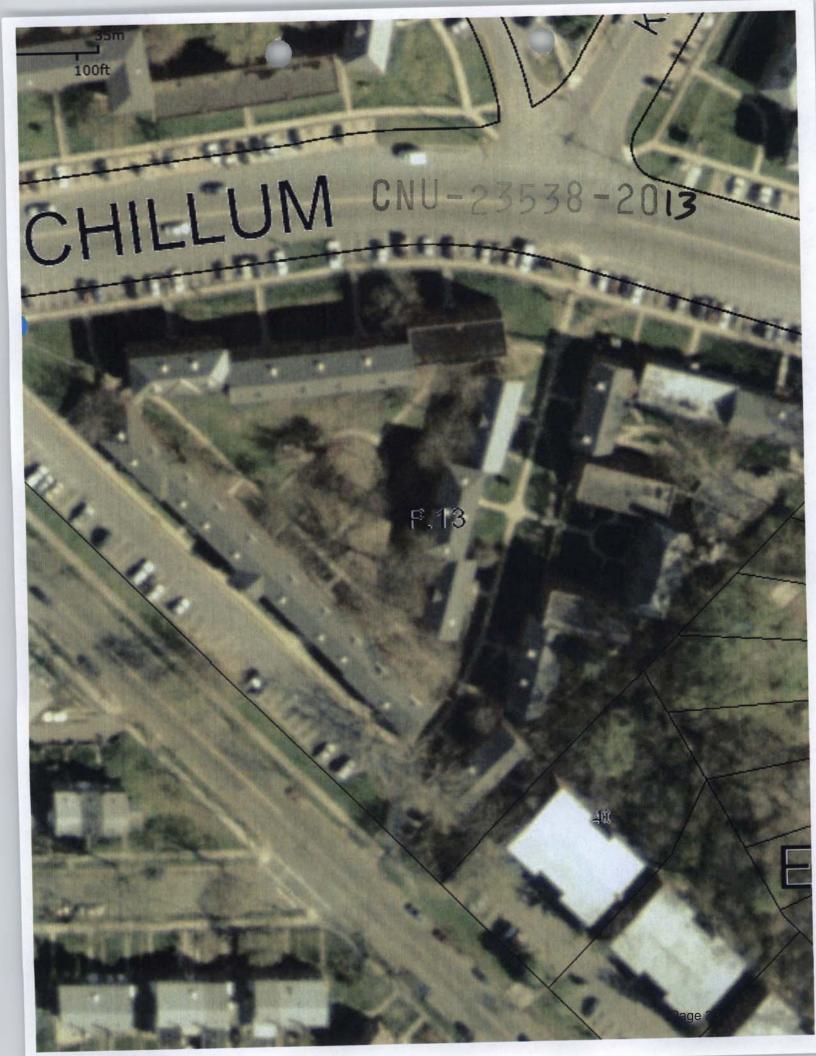
CHILLUM

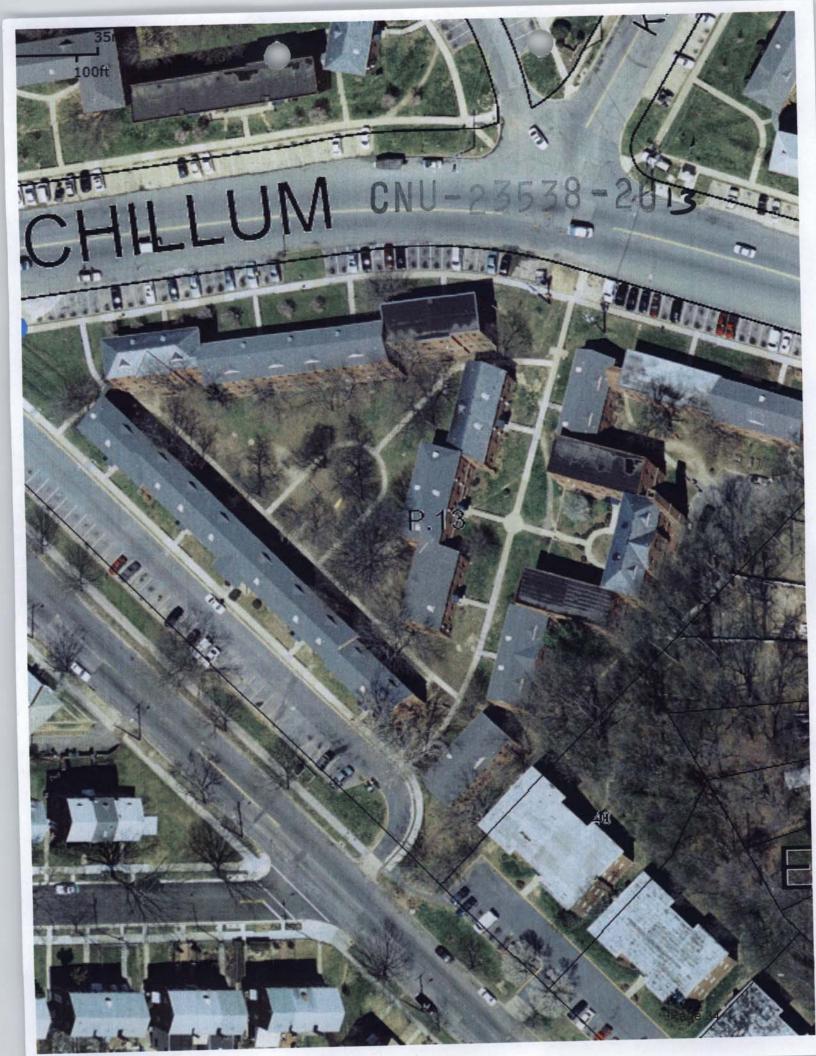


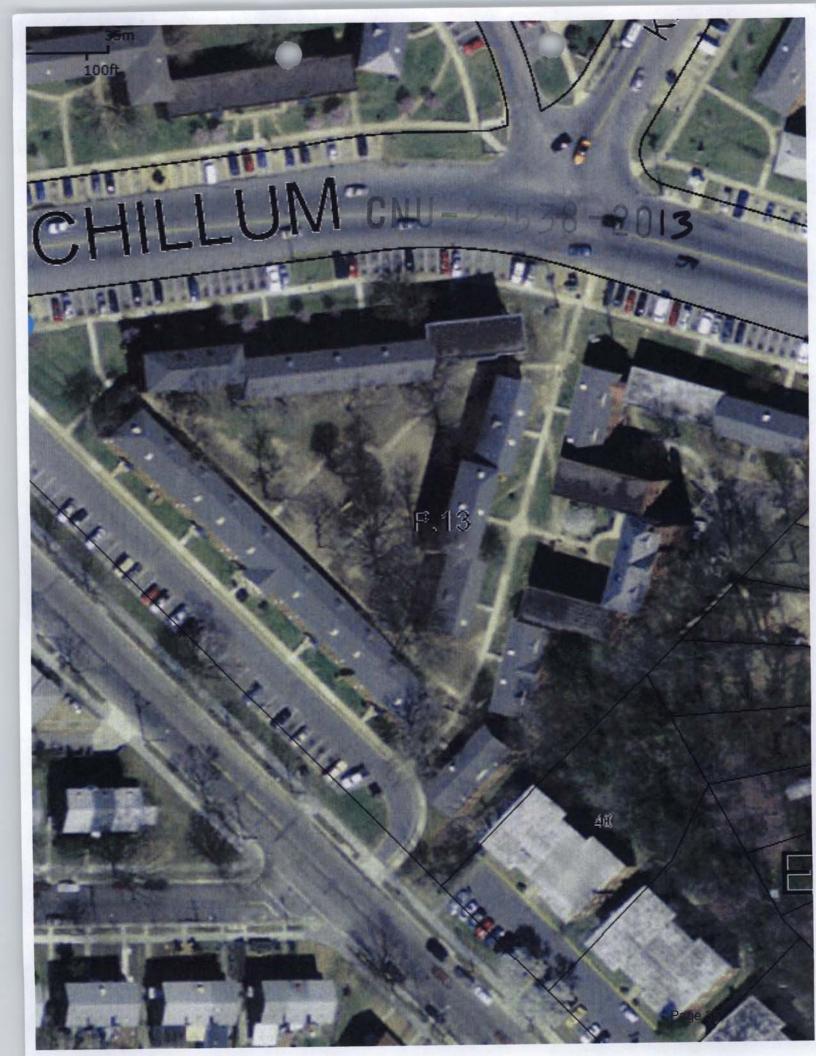


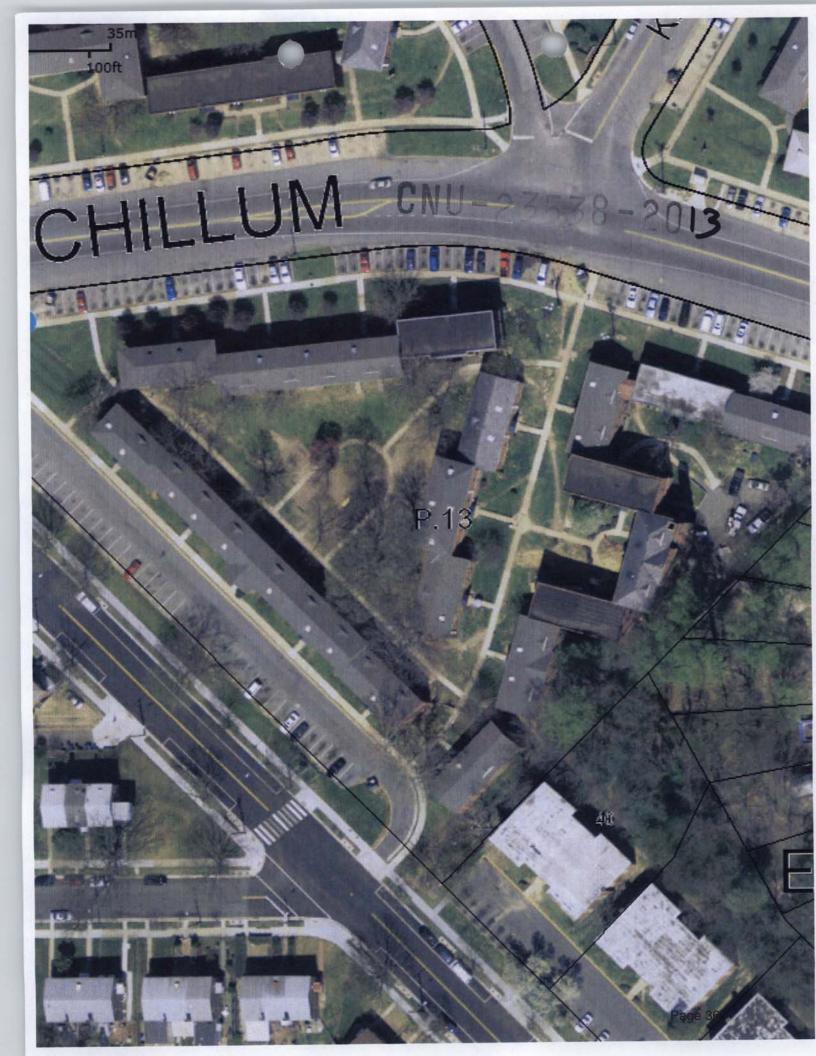




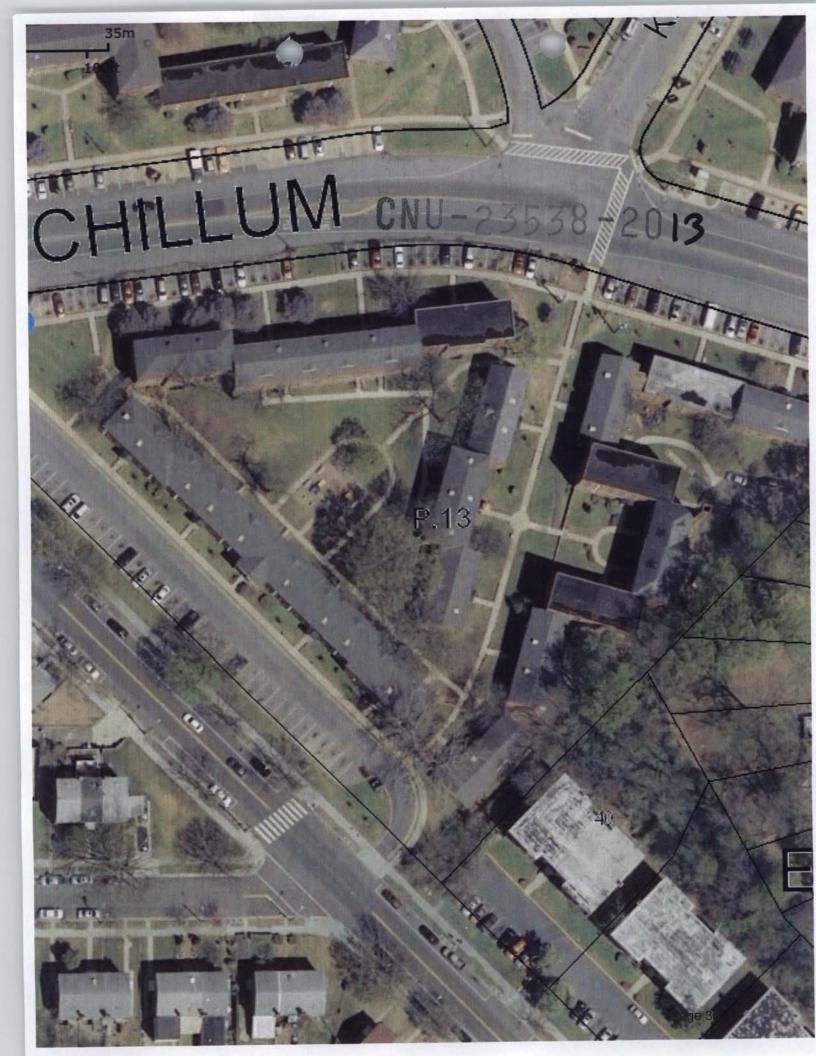












ONU-23538-2013

Maryland Department of Assessments and Taxation Real Property Data Search (vw6.1A) PRINCE GEORGE'S COUNTY Go Back
View Map
New Search
GroundRent
Redemption
GroundRent
Registration

					Owne	er Informatio	n				
Owner N	lame:			VILLAGE LIM	ITED PTN	IRSHIP		Use: Principal I			APARTMENTS NO 1) /04228/ 00587
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				All the state of t	cation & S	Structure Info	ormation				
Premise	s Address					Legal D	escriptio	<u>on</u>			
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Map 0040	Grid 00F2	Parcel 0013	Sub Dist	rict Subd 0000	ivision	Section	Bloc	k Lot	Assess 1	sment Are	Plat No: Plat Ref:
				Town		NONE				•	
Special '	Tax Areas			Ad Valorem Tax Class		8					
Primary	Structure	<u>Built</u>		Enclosed A	<u>trea</u>		5900 AC	Land Area		<u>Co</u> 004	unty Use
<u>Stories</u>	Baseme	nt Type	Exter	rior	37-1-	ie Informatio					
		-		** *	100,000			-			
		Base	Value	<u>Value</u> As Of 01/01/2013	As O		As Of 07/01/201	3			
Land		1,217,		1,217,500							
Improv	ements:	4,590, 5,807,		6,770,400 7,987,900	5,807	500	6,534,300	i			
Total: Prefere	ntial Land:	0	,500	7,707,700	.545.52	*	0				
					Trans	sfer Informat	ion				
Seller: Type:	KNOLLE	BROOK				_	ate: eed1:	06/01/1973 /04228/ 005		Price: Deed2:	\$0
Seller: Type:						_	ate: Deed1:			Price: Deed2:	
Seller: Type:						_	oate: Oeed1:			Price: Deed2:	
				18571	Exem	ption Informa	ation				
Partial	Exempt As	sessments				Cla	_		7/01/2012		07/01/2013
County						000			.00		
	nol					000			.00		0.00
State	pat								Special T	ax Recapt	ture:
State Munici										NONE	
State Munici Tax Ex										NONE	



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Department of Permitting, Inspections and Enforcement Enforcement Division



CNU-23538-2013

November 6, 2013

Michele LaRocca, Esq. 6801 Kenilworth Avenue, Ste. 400 Riverdale, Maryland 20737

Re: 721 Chillum Road

Hyattsville, Maryland

Dear: Ms. LaRocca:

Thank you for contacting the Department of Permitting, Inspections and Enforcement (DPIE) regarding copies of Certificate of Use and Occupancy (U&O) and Rental License. There was no valid U&O for the referenced property, a violation notice was issued. Enclosed are copies of the Rental Licenses.

I trust the above information will be of assistance to you. Should you require additional assistance, please feel free to contact Mike O'Connell at 301 883-6023.

Sincerely,

Gretchen Stanton Administrative Aide

000501 CHILLUM

HYATTSVILLE 20783

PRINCE GEORGE'S COUNTY CNU-23538-2013

23538-2013-00

CASE NUMBER:

ISSUANCE DATE:

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

PERMITTING AND LICENSING DIVISION PERMITTING CENTER 9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774

CONTRACTOR

PROPERTY OWNER Fleetwood Village Limited Partnership 2252 Brightseat RD Landover, MD

(301) 773-3240 (301) 773-3240 OCCUPANT Fleetwood Village Limited Partnership Hyattsville, MD 20783 721 Chhillum RD

EORGE,

ARCHITECT

LICENSE NUMBER:

This is NOT your Use and Occupancy Permit. Notice

ELECTRICITY:

CENTRAL A/C: ELEVATOR: ESCALATOR: BASEMENT:

BOILER NUMBER:

SIGN NUMBER: HISTORICAL:

zz

DWELL UNTS: TYPE CONST: FT: FT: PARKING SP: NO STORIES: USE GROUP: LIVE LOAD: HEIGHT FT: WIDTH DEPTH New Owner / Tenant Apartments DPIE UOW Apartments USE (DER PROPOSED): 04228 040 587 WORK DESCRIPTION: LYPE OF PERMIT: EXISTING USE: SUBDIVISION: ED/ACCT NO.: OWNERSHIP: TAX MAP: BLOCK: FOLIO: LIBER: LOT:

OCCUPANCY LOAD: SITE CERTIFICATE: STRUCTURE CERT: HEATING: PARCEL: WATER: SEWER:

SPEC EXCEPT:

Conditions

013

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.

Haitham A. Hijazi

HEALTH BUILDING INSPECTOR INSPECTION AREA:

SUSPENDED OR DISCONTINUED UNLESS OTHERWISE INDICATED

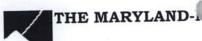
YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTR THIS PERMIT IS VOID SIX (6) MONTHS FROM DATE ISSUED IF CONSTRUCTION HAS NOT STARTED, HAS BEEN

ELECTRICAL

INSPECTION APPROVALS

PLUMBING

FIRE MARSHALL



TIONAL CAPITAL PARK AND I PERMIT REVIEW SECTION



14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer:

Mary Hampton

23538-2013-U July 29, 2013

Telephone Number: Fax Number:

301-952-5411 301-952-4141

Permit Status:

www.mncppc.org

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

1. This permit is for an existing apartment project in the R-18 Zone. The site plan that was submitted is an electrical plan that does not show the property in its entirety, total lot size, property and building dimensions are not shown, and general zoning data is not provided. A site plan must be submitted in accordance with 27-254 of the Zoning Ordinance. The total number of dwelling units, bedroom breakdown, date of construction, and total lot area must be provided to determine if the apartments exceed current density and bedroom percentages and would therefore require certification of nonconforming use. I emailed the comments to Andy Facchina. 10/31/13 - Revised plans for certification of nonconforming use were submitted. The apartments exceed the current maximum density of the R-18 Zone and bedroom percentages therefore certification of nonconforming use is required. The apartment became nonconforming on November 29, 1949, when the density changed from 625 sf of net area per unit to 1800 s.f. of net lot area per unit. If a copy of a prior use and occupancy permit cannot provided, then the certification must be heard by the Planning Board. The General Notes should be revised to indicate that the entire apartment project consists of 252 units and the site consists of 3 separate parcels/lots which require separate analysis. Bedroom percentages are based on the overall complex therefore technically an overall bedroom percentage calculation of the entire complex should also be provided. The parking schedules should be revised to indicate the number of off street parking spaces provided as well as the number of parking spaces provided within the right of way which therefore cannot be counted towards the number of spaces provided. I emailed the revised comments to Andy Facchina.

Prince George's County Government

Department of Environmental Resources Property Standards Division 1220 Caraway Ct., Suite 1050, Largo, MD 20774 RENTAL HOUSING LICENSE

Owner:

FLEETWOOD VILLAGE LIMITED PTNRSHIP 2252 BRIGHTSEAT ROAD LANDOVER MD 20785 CNU-23538-2013

Property:

FLEETWOOD VILLAGE APARTMENTS **HYATTSVILLE MD 20783**

Type of Units:

Multifamily Dwelling

Number of Units:

251

Fee Paid:

\$ 12,550.00

License Number:

M-0103 July 22, 2013

Date Issued: Date Expired:

July 22, 2015

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

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



Department of Environmental Resources

Property Standards Group 1220 Caraway Ct., Suite 1050, Largo, MD 20774 RENTAL HOUSING LICENSE

Owner:

FLEETWOOD VILLAGE LIMITED PTNRSHIP 2252 BRIGHTSEAT ROAD LANDOVER, MD 20785

Property:

FLEETWOOD VILLAGE APARTMENTS HYATTSVILLE MD 20783

HERROWERS

CNU-23538-20

Type of Units:

Multifamily Dwelling

Number of Units:

251

Fee Paid:

\$ 12,550.00

License Number:

M-0103

Date Issued:

July 22, 2011

Date Expired:

July 22, 2013

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

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

Prince George's County Government

Department of Environmental Resources

Property Standards Group 1220 Caraway Ct., Suite 1050, Largo, MD 20774 RENTAL HOUSING LICENSE

Owner:

CNU-23538-2013

FLEETWOOD VILLAGE LIMITED PTNRSHIP 2252 BRIGHTSEAT ROAD LANDOVER, MD 20785

Property:

FLEETWOOD VILLAGE APARTMENTS HYATTSVILLE MD 20783

Type of Units:

Multifamily Dwelling

Number of Units:

251

Fee Paid:

\$ 12,550.00

License Number:

M-0103

Date Issued:

July 22, 2009

Date Expired:

July 22, 2011

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

Brolly Dosh

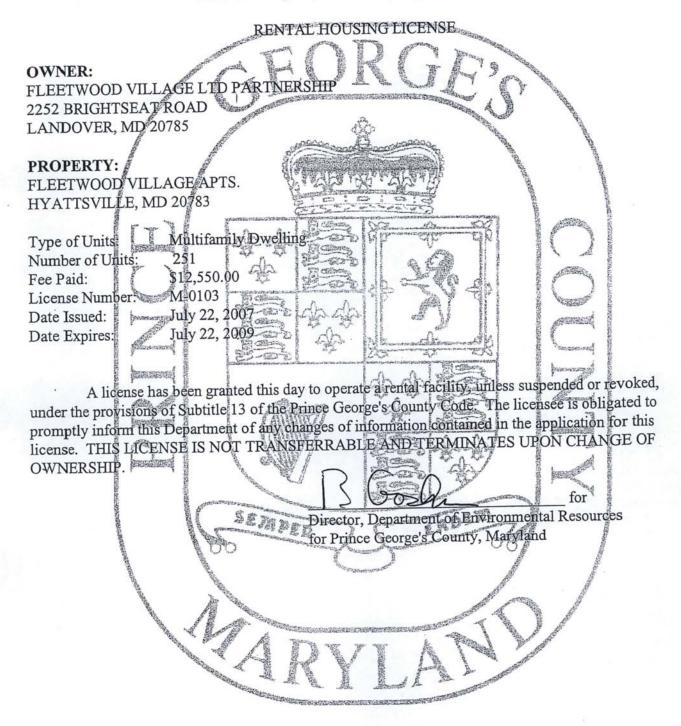
_for

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



CNU-2538-2013
Prince George's County Government

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



Prince George's County Government

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

RENTAL HOUSING LICENSE

OWNER:

FLEETWOOD VILLAGE APARTMENTS
FLEETWOOD VILLAGE LTD PARTNERSHIP
MORT YADIN GEN PARTNER

2252 BRIGHTSEAT ROAD
LANDOVER, MD 20785

PROPERTY:

FLEETWOOD VILLAGE APTS: HYATTSVILLE, MD 20783

Type of Units Multifamily Dwelling

Number of Units: 251

Fee Paid: \$12,550.00

License Number: M-0103

Date Issued: July 22, 2005

Date Expires: July 22, 2007

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

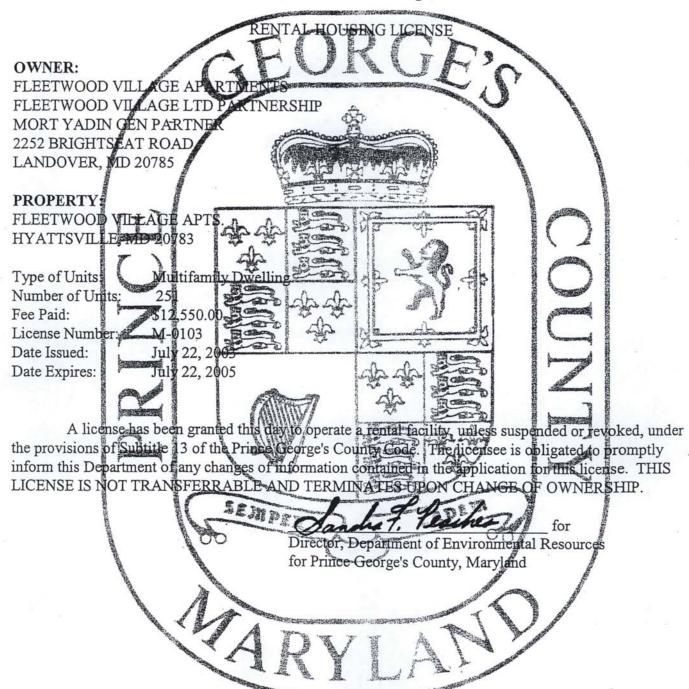
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Director, Department of Environmental Resources for Prince George's County, Maryland



Prince George's County Government

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



CNU-23538-2013 Prince George's County Government

Department of Environmental Resources Community Standards Division 1220 Caraway Ct., Suite 1050, Largo, MD 20774 HOUSING SECTION RENTAL HOUSING LICENSE

OWNER:

FLEETWOOD VILLAGE APARTMENTS FLEETWOOD VILLAGE LTD PARTNERSHIP MORT YADIN GEN PARTNER 2252 BRIGHTSEAT ROAD LANDOVER, MD 20785

PROPERTY:

FLEETWOOD VILLAGE APTS. HYATTSVILLE, MD 20783

Type of Units:

Multifamily Dwelling

The state of the s

Number of Units:

251

Fee Paid:

\$12,550.00

License Number:

M-0103

Date Issued:

July 22, 2001

Date Expires:

July 22, 2003

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

Director, Department of Environmental Resources

for Prince George's County, Maryland

COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781

PRINCE GEORGE'S COUNTY MARYLAND

DEPARTMENT OF ENVIRONMENTAL RESOURCES

ITY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781

APPLICATION NO.

699-2800

C	NU-	2	3	5	38	APARTMENT LICENSE APPLICATION	
	- (1)				-	699-2800	
	241					200 2000	

T	Name of Apartments Phore	ne No.391	10. Entrance No.	Street Name or N	lumber	No. of Dwell. Units
F	Tip Code	Phone No. 301	400	Chillum	nd.	4
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	2251 Bright Start Red	173 - 3730	404	11	e olden	4_
1	Landover Md, 20785	Education of the second	406	OF E DOMNE STR		Ÿ
	3. Management's Name, Address, Zip Code	Phone No.	500	f :	/	d
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Ē	Same as abort	-		-70		a
COMPLETING	PM.'S Name: Christa Morgan	enter, and sa	# 502	15	11	
S	4. Rental Office Address, Zip Code	Phone No. 30	503	i,	(1	1
	4. Hental Office Address, 2.p osses	270-9070	504	Li Chin Old	1.	1
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F	Hyatsville Md. 20783	m recognized	506 DE	THE WEST ASSESSED.	53 L 200	4
SIDE BEFORE	5. Mortgage Holder's Name, Address, Zip Code	Phone No.	507	1.	· (r	6
SE	5. Mortgage Holder's Name, Address, 27		0 0 V 11 19	Jr. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	SEE	4
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ER	The second of th					10
SEE REVERSE	Mortgage Acct. No.:	e <u>n allikaren.</u> Nomentika etak	702	Selection Prints 17 at 10	Tellist.	6
ш	6. Property Tax Acct. No.: 003-25-351	2/00/	705	/	11	7
몽	7. Bedrooms - MINIMUM Rent:	19,	704	/,	.,	- u
	Effic Min. Rent \$ Min. Min. Min. Min. Min. Rent \$ Min. Min. Min. Min. Min. Min. Min. Min.	00	705	New Tell Carporation (St. 1980)	II	1
	1 BR 77 Min. Hent \$ 395 2 BR 172 Min. Rent \$ 595		706	1 1 6 230 0.0	M 3 3 20	10
	3 BR Min. Rent \$	113811 1 4	707	9. 18. 18. 19 mm	H Traigon	1
	4+ BR Min. Rent \$	** ** ** * * * * * * * * * * * * * * *	7703	15	(/	9
	Total Apts: 25	Applied Comments	704 11020	1 00 00 A Set 1 5 A	11 190 AN II	9
- 1	Tenant Pays: None: Elec: Gas:	No. of the N	710	1	/1	
1	9. Calculation of Fee:	550,00	24		100/100	7
	Col College College	CACHE THE SELECTION OF SELECTIO	NUMBER of Dwell	ing Units Listed on CONT		118
d	Penalty Fee \$. 0		na tanno a mana	1. 1. 1116	251
\	Jotal License Fee \$ 12, S	50.00	TOTAL Dwelling U	nits to be LICENSED	- tuelling units al	I provisions of
P	I have basefully examined and read the above application of the prince George's county Ordinances and State Laws v	on and know the	same is true and corre	ct, and that in renting thes pecified or not.	se aweiling units a.	2 /
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	Date 6 . 1 43 Signature	FOR OF	FICE USE ONLY	THE STATE OF	is a appropriate to	*
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19	Supervisor March Fall Date 2	MIL			Case Numb	er
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	211	22/95	1 - 15		999 30 7	
	Lic. Term S Expired	11				



PRINCE GEORGE'S COUNTY MARYLAND GATO IN DOS ISS VIANS

DEPARTMENT OF ENVIRONMENTAL RESOURCES

1220 Caraway Court
Landover, Maryland 20785
(301) 925-6100

APPLICATION NO.

OK. 202

Case Number

AP	ARIMENI LICE	NOE APPLICA	TION	
1. Name of Apartments	24 hr. Emergency Phone No. 301 170 -8070	10. Entrance No.	Street Name or Number	No. of Dwell. Units
2. Owner's Name, Address, Zip Code	Phone No. 1	400	Chillum Rd	4
Fleet wood Village Limited Por 2252 Bright Feat Rd.	trasleg - 22212	402	11 11	6
2252 Bright Sent Rd.	113 3730	404	tı u	4
Landow Md. 20785		406	ransu "Carsuralla	Ÿ
3 Management's Name, Address, Zip Code	Phone No.	500	(/ (/	9
Same as above	773-3730	501	t U	6
Same as about PM.'s Name: Christa Morgan 4. Rental Office Address, Zip Code	A SURBINGENS	502	च्या सम्बद्धा एवच २६० ५५ ०	9
4. Rental Office Address, Zip Code	Phone No.21	503	<i>u</i> 1)	,6
		SOY	n n	4
	273-8010	505 Acr 101	issue to min U	6
	s in armordance with	3500 5150	of the Warder Georgens	4
5. Mortgage Holder's Name, Address, Zip Code	Phone No.	507	were the regular ble	6
N.O.J.E	1	700	li v	4
Mortgage Acct: No.1 A 2VX VCC1 VC	nsed as a single e	10/70/s and	grigati (, e. st second)	4
Mortgage Acct: No.11A 1VX VOCT MO	2 SIMBRE E INGLO	707	Transfert VIII XXXXXXX	110
6. Property Tax Acct. No. 10 -003 - 2	(25/ (100)	703	4 4	6
U 1535 1 5 0 - 003 ト) 7. Bedrooms - MINIMUM Rent:	1997 013	704	1 11	7
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3 RP Min Rent \$	PATERIAL POLICE - AND	707	thin, align the Leure Lind	4
4+ BR Min. Rent \$_ Total Apts: 25	CANADA SE STATE ON	-	The second secon	14
8. Utilities (circle)		204	t' t	4
Tenant Pays: None Blec: 100	Gas:a cu sa diferible e	non to a secon	est of sellment of total at the	Í
9. Calculation of Feet	12 550.00	711	/s //	17
License ree	e Maliferanne, -	NUMBER of Dwell	ing Units Listed on CONTINUATION PAGES	113
CK. NO. 2004048 enalty Fee \$_	- C A			20
DATE / \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	2,550.00	A STATE OF THE PARTY OF THE PAR	Inits to be LICENSED	rovisions
I have carefully examined and read the above ap Prince George's County Ordinances and State	polication and know the s Laws will be complied v	vith whether herein sp	pecified or not. Title Chiloral Pa	Luce
Date 6 (/ Signature _	FOR OF	FICE USE ONLY	1110	
Inspector Date Date Date Date Date Date Date Date	N APPROVAL SOLIGS	High a house	Conditions of Issued License	•
Supervisor John Clamprel Dat	e 8/25/95	Marion	MALINA	

PRINCE GEORGE'S COUNTY MARYLAND DEPARTMENT OF ENVIRONMENTAL RESOURCES Community Standards Division 2013820 Caraway Court, Suite #1050 Largo, Maryland 20774 (301) 883-6100 TDD (301) 925-5167 APARTMENT LICENSE APPLICATION

1. Name of Apartments	24 hr. Emergency Phone No. 30	10,5 Entrance No.	Street Name or	Number	No. of Dwell. Units
The pool of the grant	270 -807 0 Phone No.301	400	Chillan	HEQ WAXE	4
Ti Will dock Limited Faw nas	773 3030	402	/ /	1	6
2252 Bright Sent Road	113 330	404	A KINTENNING TAND	. Oka Manga	4
Landon 14d. 20785	w o horse	68406	MAME OF APA	ΪI	4
3. Management's Name, Address, Zip Code	Phone No.301	500	4	11	9
Same a abore	773 -3730	SOI	THE REST HEAD OF THE	11	6
	37 (B) (Q)	SOL	Λ	4	9
PM/S Name: Christa Morgan	Phone No.	\$03	ant northograp a	11	6
4. Rental Office Address, Zip Code V	district de Total	504	at the frage	(.	4
a 121 CMINA RA.	270-8070	305	DESEMBLEMAN	1 .5	6
Hyathville Md. 20183		cob	art of been of	(·	4
5. Morrgage Holder's Name, Address, Zip Code	Phone No.	\$ 7	R April	11	6
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TRUM muse in a subject that will will	y 10 303.5	711	NORTE DEL CO	j. 1)	4
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6. Property Tax Acct. No.: 25357 550	- 1/007	NE 703 300/	NO WHENDER	ja	6
7. Bedrooms - MINIMUM Rent:	विद्याल सम्बद्धार । ३ व	704	in a second	. 11	1
Effic Min. Rent \$	15.00	705	Lasca Charles Charles	1(4
1 BR 7 9 Min. Rent \$ 53 2 BR 172 Min. Rent \$ 62	0.00		g Units Listed on CONT	INUATION PAGES	
3 BR Min. Rent \$	<u> </u>	TOTAL Dwelling Uni	its to be LICENSED	9	251
4+ BR Min. Rent \$	<u> </u>		4 74 35 47	8	
8. Utilities (circle)		11. Use and Occu	parties and (1911) is upancy		
Tenant Pays: None: Elec: Gas:		Permit number	eric V a ne postora		
9. Calculation of Fee:	15000	12 See attached	Apartment License	01	
E Q Penalty Fee \$		Supplementa	I Application		
CK NO. 1-2 10 1 Total License Fee \$ 17.	50.00	Pages 2 and	3111.111.11.11.11.11.11.11.11.11.11.11.1	Al a	
CALL OF SOLIT	tion and know the	same is true and correc	t, and that in renting thes	e dwelling units all	provisions
Prince George's County Ordinances and State Law	s will be complied	With whether herein op	PERMITTED VID.	Co and	Parture
Date	11/000	10001	Title 4	second	
The second secon	11 1 2 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2	FICE USE ONLY	Conditions, To Issued	License	Ü
COMMUNITY STANDARDS DIVISION A	0/2/101		6805	101	
Inspector CMM CLUP Date	06/9/	7 100 100 100 200	NSENO -	Offi	क्राजाती) मुं
Supervisor The M. Jan Myn bate	128/97	SPOR LICE	EXPIRES T	IAL	7
7 22 97 New	0103	PAMCH.	- 3. 1 - N	Case Number	r y
License Issued License	12216		A ROOM TO THE ROOM	Page 52	103
Lic. Term Expires	00 9			111	

Fleetwood Village Limited Partnership Fleetwood Village Limited Partnership 17 1874049 17 1874056

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

FOR THE 36 MONTHS: FROM 2010 TO 2012 OWNER AND ADDRESS OF RECORD NAME AND LOCATION OF PROPERTY Fleetwood Village Limited Partnership Fleetwood Village Apartments 7007 Heatherhill Road Hyattsville, Maryland Bethesda, Maryland 20817 Check Services & Utilities in Rent: Heat (x) Gas (x) Electricity(x) A/C ()
Carpets () Drapes () Washer/Dryer () Swimming Pool () Party Room () Parking (x) Switchboard () Security () Tennis () 2010 2012 2011 RENT SCHEDULES: MO. RATE MO. RATE MO. RATE #UNITS BATH/UNIT Efficiency 80 1 Bedroom 2 Bedroom 172 2 Bedroom & Den 3 Bedroom 3 Bedroom & Den Other (list) Parking # Spaces RENT/SF RENT/SF. RENT/SF LEASABLE # UNITS Retail/Commercial Shop/Stores None Offices None Other (list) None 2010 2012 Annual Income 2.785,334.50 2.840,026.36 2,873,989.56 1. Total Gross Rents (100% Occupancy) 2. Owner, Janitor, Manager Apartments 25,803.17 27,819.01 82.539.58 3. Other Income (laundry, pool, etc.) (8,671.65)6,211.46 (14,405.91) 4. Loss due to vacancy or delinquent. 2.819,809.32 2,861,633.91 2,970,935.05 5. TOTAL ACTUAL INCOME (Total lines 1-4) Expenses 453,037.03 481,898.98 517,829.52 6. Payroll (except manager, repair) 6,718.31 5,370.40 5.851.21 7. Supplies (janitor, bulbs, etc.) 40,641.03 36,913.29 35,063.66 8. Electricity 113,022.28 124,795.14 133,159.94 9. Water/Sewage 224,836.60 189,979.29 147,710.38 10. Fuel (Type of fuel: gas) 153,930,51 158,853,58 165,075.84 11. Management Fees/Wages 196,709.06 210,844.04 218,941.58 12. Administrative Costs (List) 334,285.74 313,370,16 379,011.95 13. Maintenance & Repairs (List) 17,804.53 9,932.08 14,677.94 14. Miscellaneous Expenses (List) 79,321.03 77,727.35 79,718.22 15. Fire Insurance & Extend. Coverage 93,750.00 98,430.00 103,350.00 16. Reserves for Replacements (List) 1,706,183.67 1,715,986.76 1,800,390.24 17. TOTAL EXPENSES (Total lines 6-16) 1,113,625.65 18. Net Operating Income (Line 5 less line 17) 1,170,544.81 1,145,647.15 155,183,89 120,019.51 160,435.97 19. Real Estate Taxes 20. Mortgage Payment 58,691.31 63,856.31 68,157,77 21. Building Depreciation 1,058.94 0.00 0.00 22. Capital Expenditure MORTGAGE/SALES INFORMATION: No X Is there a current mortgage on this property? Yes 2. If Yes, please provide the following data: Interest Rate Mortgage Amount Name of Mortgagee Monthly Payment Term of Mortgage Date 1st Payment \$ 1,564,768.00 Consideration 5/31/73 I declare, under the penalties of periury, that the contents of this form and all the accompanying schedules and statements have been examined by me and are true, correct, and complete to the best of my knowledge, information and belief.

Partner 3. Please provide: Date Purchased DATE TITLE OF SIGNER SIGNATURE (301) 229-6200 Robert S. Landsman

PRINT/TYPE NAME OF SIGNER

PHONE

FLEETWOOD VILLAGE LIMITED PARTNERSHIP

THE ADMINISTRATIVE COSTS	2012	2011	2010
EM 12. ADMINISTRATIVE COSTS	66,220.00	64,500.00	62,430.00
counting	15.974.81	12,550.38	15,927.55
tvertising	0.00	2,725.00	0.00
opraisals	6,471.70	8,123.86	6,823.81
redit Card Fees	3,179.31	2,314.35	3,555.83
redit Reports	0.00	30.41	100.81
epreciation - Administrative Equipment	The second secon	162.42	231.73
ues	645.55	Name and American	153.50
ducation	97.22	90.27	0.00
nergy Advisors Fee	3,090.20	0.00	3.118.64
ntertainment & Promotion	4,186.56	3,571.26	
roup Insurance	16,502.38	17,159.22	12,870.76
iterest on Working Capital Loans	383.20	221.19	855.22
egal	73,840.10	84,790.45	76,946.01
ess: Administrative Reimbursements & Fees	-1,251.00	-1,704.00	-1,497.00
oss on Abandonment of Equipment	13,403.77	0.00	0.00
office	11,030.56	10,329.68	10,466.15
	5,269.46	3,805.55	4,111.80
elephone	-102.24	2,174.00	614.25
enant Summer Camp Program	218,941.58	210,844.04	196,709.06
OTALS	210,041100		
THE STATE OF THE PERSON OF THE	2012	2011	2010
TEM 13. MAINTENANCE & REPAIRS	101.66	53.40	106.79
Pepreciation Equipment	24,575.45	25,036.45	23,507.33
xterminating	27,437.41	28,859.94	33,273.97
Grounds Maintenance	36,705.64	21,792.71	33,575.50
Painting	1,716.36	1,493.64	1,359.12
Protection	1,716.36	1,455.04	1,000
Repairs	20 500 70	67,334.78	55,447.49
Air Conditioning & Heating	62,503.73		13,535.31
Bath	14,011.76	12,314.26	296.53
Brick & Concrete	131.47	1,367.47	3.496.52
Building	8,114.22	5,283.33	
Caulking	1,723.89	1,432.34	1,678.82
Electrical	12,096.30	9,984.35	9,325.53
The state of the s	1,975.00	0.00	1,028.94
Fence	2,104.10	1,291.34	531.25
Fire Extinguisher	0.00	0.00	124,366.96
Fire Repairs	20,392.59	18,049.62	38,134.36
Flooring	10.730.63	4.075.72	11,682.0
Kitchen	and the second s	3,732.76	5,452.0
Locks	3,294.82	423.23	289.5
Parking Lot	656.39	18,929.99	17,644.0
Plastering	33,513.00		21,999.2
Plumbing	18,795.27	19,294.55	0.0
Pollution Control Clean Up	10,245.00	0.00	The second second second second second
Refrigeration	6,921.50	3,185.19	6,648.0
Roofing	2,256.55	440.56	1,557.9
Smoke Detectors	639.72	475.40	668.6
Stove	8,276.58	3,032.93	3,601.4
Venetian Blinds	3,238.01	2,442.11	3,970.7
	14,424.61	12,315.30	7,142.7
Windows and Doors	25.34	3,180.89	5,749.9
Snow Removal	28,137.83	27,051.03	25,425.3
Trash	403.59	403.00	469.0
Uniforms	23,863.53	20,093.87	19,475.9
Water Management	0.00	0.00	-137,155.2
Less: Insurance Recovery	379,011.95	313,370.16	334,285.7
TOTALS	379,011.93	010,070.10	
ITEM 14. MISCELLANEOUS EXPENSES	2012	2011	2010
	3,680.08	2,892.38	6,632.0
Auto & Truck Expense	2,617.64	1,760.50	2,464.
Depreciation - Playground Equipment	3,867.59	0.00	0.
Depreciation - Security Cameras	4,512.63	13,151.65	835.
Licenses, Permits and Personal Property Tax	14,677.94	17,804.53	9,932.
TOTALS	14,077,34	.,,,,,,,,,,	
	2012	2011	2010
ITEM 16. RESERVES FOR REPLACEMENTS	24,440.00	23,280.00	22,180.
Furnace Equipment	The state of the s	10,720.00	10,210
Parking Lot	11,260.00	The state of the s	41,540
Roofs	45,790.00	43,610.00	19,820
Sewer Lines	21,860.00	20,820.00	
Sewel Filles	103,350.00	98,430.00	93,750.

Fleetwood Village Limited Partnership Fleetwood Village Limited Partnership

17 1874049 17 1874056

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

FOR THE 36 MONTHS NAME AND LOCATIO Fleetwood Village Apa Hyattsville, Maryland	S: FROM 2	009 TO 20	AND EXPENS	OWNER A Fleetwood 7007 Heath	ND ADDRESS OF REC Village Limited Partners nerhill Road Maryland 20817	
Check Services & Util Carpets () Tennis () F RENT SCHEDULES:	Drapes () War Parking (x) Swite	sher/Dryer (chboard ()	Security ()	2011	Party Room () 2010	2009
	# UNITS	BATH/UN	IIT MO.	RATE	MO. RATE	MO. RATE
Efficiency 1 Bedroom	80				-	
2 Bedroom	172					
2 Bedroom & Den						
3 Bedroom						
3 Bedroom & Den Other (list)						
Parking # Spaces						
Retail/Commercial	# UNITS	LEASABL	E REN	T/SF	RENT/SF.	RENT/SF
Shop/Stores Offices	None None	_				
Other (list)	None					
		ė v		- 1	2010	2000
Annual Income			2011		2010	2009
Total Gross Rents	s (100% Occupant	cy)	2,84	0,026.36	2,785,334.50	2,719,297.31
2. Owner, Janitor, M	lanager Apartment	S				
3. Other Income (la	undry, pool, etc.)		2	7,819.01	25,803.17	25,372.69
4. Loss due to vaca	ncy or delinquent.			6,211.46	(8,671.65)	73,988.67
5. TOTAL ACTUAL	INCOME (Total line	es 1-4)	2,86	1,633.91	2,819,809.32	2,670,681.33
Expenses						
6. Payroll (except m	anager, repair)		48	1,898.98	453,037.03	537,015.41
7. Supplies (janitor,	bulbs, etc.)			5,370.40	6,718.31	10,054.98
8. Electricity			3	6,913.29	40,641.03	44,929.25
9. Water/Sewage			12	4,795.14	113,022.28	97,132.44
10. Fuel (Type of fue	l: gas)		18	9,979.29	224,836.60	294,069.13
11. Management Fee			15	8,853.58	153,930.51	146,234.06
12. Administrative Co	TO A LICENSE AND A STATE OF THE		21	0,844.04	196,709.06	196,609.18
13. Maintenance & R				3,370.16	334,285.74	399,337.53
14. Miscellaneous Ex				7,804.53	9,932.08	
15. Fire Insurance &				7,727.35	79,321.03	77,451.83
16. Reserves for Rep				8,430.00	93,750.00	
17. TOTAL EXPENS		6)	1,71	5,986.76	1,706,183.67	1,920,865.74
18. Net Operating Inc				5,647.15	1,113,625.65	
19. Real Estate Taxe				0,435.97	155,183.89	
20. Mortgage Payme						
21. Building Deprecia			6	3,856.31	58,691.31	55,309.79
22. Capital Expenditu				0.00	1,058.94	
MORTGAGE/SALES						
Is there a current r If Yes, please prov	mortgage on this pr	roperty? Yes	s No	<u>X</u>		
- 1	lame of Mortgagee		Mortgage	e Amount	Interest	Rate
Please provide: D I declare under the p	enalties of periury.	that the conte	5/31/73 ents of this form	and all the	ideration \$1,50	Payment 64,768.00 es and statements have
been examined by his	e and are true, corr	rect/and comp	plete to the best Partner	of my know	/ledge, information and	belief. TE
			Landsman ME OF SIGNER		(301) 22 PHC	9-6200

FLEETWOOD VILLAGE LIMITED PARTNERSHIP

TOTAL TOTAL COURTS	2011	2010	2009
EM 12. ADMINISTRATIVE COSTS	64,500.00	62,430.00	61,045.00
counting	12,550.38	15,927.55	14,278.94
Ivertising	2,725.00	0.00	0.00
praisals	8,123.86	6,823.81	5,985.39
redit Card Fees	2,314.35	3,555.83	4,522.90
redit Reports	30.41	100.81	114.96
epreciation - Administrative Equipment	The state of the s	231.73	18.38
ues	162.42	153.50	95.03
ducation	90.27	3,118.64	3,549.00
ntertainment & Promotion	3,571.26	12,870.76	13,157.98
roup Insurance	17,159.22	855.22	61.86
terest on Working Capital Loans	221.19	The same of the sa	75,581.50
egal	84,790.45	76,946.01	-1,635.00
ess: Administrative Reimbursements & Fees	-1,704.00	-1,497.00	14.207.20
ffice	10,329.68	10,466.15	4,050.47
elephone	3,805.55	4,111.80	The second second second second second
enant Summer Camp Program	2,174.00	614.25	1,575.57
OTALS	210,844.04	196,709.06	196,609.18
OTALS			
TEM 13. MAINTENANCE & REPAIRS			
	53.40	106.79	106.79
Pepreciation Equipment	25,036.45	23,507.33	33,576.15
xterminating	28,859.94	33,273.97	39,377.84
Grounds Maintenance	21,792.71	33,575.50	35,745.99
Painting	1,493.64	1,359.12	713.63
Protection	1,400.04		
Repairs	67,334.78	55,447.49	44,706.40
Air Conditioning & Heating		13,535.31	19,061.38
Bath	12,314.26	296.53	4,596.79
Brick & Concrete	1,367.47	3,496.52	3,486.05
Building	5,283.33		1,967.28
Caulking	1,432.34	1,678.82	9,307.00
Electrical	9,984.35	9,325.53	0.0
Fence	0.00	1,028.94	940.0
Fire Extinguisher	1,291.34	531.25	
Fire Repairs	0.00	124,366.96	0.0
	18,049.62	38,134.36	41,926.5
Flooring	4,075.72	11,682.03	15,927.3
Kitchen	3,732.76	5,452.07	5,210.2
Locks	423.23	289.57	39.0
Parking Lot	18,929.99	17,644.00	45,926.0
Plastering	19,294.55	21,999.21	17,341.9
Plumbing	0.00	0.00	250.0
Pollution Control Clean Up	3,185.19	6,648.04	4,157.7
Refrigeration	440.56	1,557.93	2,748.8
Roofing	475.40	668.60	786.1
Smoke Detectors	3,032.93	3,601.43	2,515.9
Stove	The second secon	3,970.78	3,571.2
Venetian Blinds	2,442.11	7,142.76	15,222.7
Windows and Doors	12,315.30	5,749.90	3,488.9
Snow Removal	3,180.89	25,425.32	24,903.
Trash	27,051.03		298.
Uniforms	403.00	469.01	21,437.
Water Management	20,093.87	19,475.95	21,437.
Less: Insurance Recovery	0.00	-137,155.28	399,337.
TOTALS	313,370.16	334,285.74	388,337.
ITEM 14. MISCELLANEOUS EXPENSES	2,892.38	6,632.08	3,978.
Auto & Truck Expense	1,760.50	2,464.70	11,501
Depreciation Playground Equipment		835.30	13,271
Licenses, Permits and Personal Property Tax	13,151.65	9,932.08	28,751
TOTALS	17,804.53	8,532.00	20,101
ITEM 16. RESERVES FOR REPLACEMENTS		00 400 00	21,120
Furnace Equipment	23,280.00	22,180.00	
Parking Lot	10,720.00	10,210.00	9,720
Roofs	43,610.00	41,540.00	39,560
Sewer Lines	20,820.00	19,820.00	18,880
Sewel Lilles	98,430.00	93,750.00	89,280

Fleetwood Village Limited Partnership 17 1874049 Fleetwood Village Limited Partnership 17 1874056 APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

FOR THE 36 MONTH NAME AND LOCATIO Fleetwood Village Apa Hyattsville, Maryland	N OF PROPERTY	006 TO 2	2008	Fleetwood V 7007 Heathe	ID ADDRESS OF REC fillage Limited Partners erhill Road faryland 20817	
Check Services & Uti Carpets () Tennis () RENT SCHEDULES:	Drapes () Was	at (x) Gas sher/Dryer (chboard ()) Sw Secu	Electricity(x) A/C (imming Pool () P rity () 2008 MO. RATE) arty Room () 2007 MO. RATE	2006 MO. RATE
Efficiency						
1 Bedroom 2 Bedroom	80 172		-		-	
2 Bedroom & Den	112					
3 Bedroom						
3 Bedroom & Den			-			
Other (list) Parking # Spaces						
Retail/Commercial	# UNITS	LEASAE	BLE	RENT/SF	RENT/SF.	RENT/SF
Shop/Stores	None None	-				
Offices Other (list)	None					
	1			0000	2007	2006
Annual Income				2008		2,587,699.42
1. Total Gross Ren				2,697,527.45	2,636,734.29	2,307,033.42
2. Owner, Janitor, I		s			00 504 00	25,274.20
3. Other Income (I				28,765.19	39,521.82	
4. Loss due to vaca	The state of the s			32,993.70	113,323.90	117,129.57
5. TOTAL ACTUAL	INCOME (Total lin	es 1-4)		2,693,298.94	2,562,932.21	2,495,844.05
Expenses						150.045.44
6. Payroll (except r	manager, repair)			470,111.90	487,001.92	
7. Supplies (janitor	, bulbs, etc.)			8,168.50	10,729.38	
8. Electricity				45,758.51	40,871.19	
9. Water/Sewage				91,136.93	85,997.02	
10. Fuel (Type of fu	el: gas)			286,469.24	277,279.06	
11. Management Fe	ees/Wages			143,192.93	138,963.37	
12. Administrative C	Costs (List)			188,936.63	183,101.36	
13. Maintenance &	Repairs (List)			332,046.18	467,644.06	
14. Miscellaneous E	Expenses (List)			4,465.71	20,201.90	
15. Fire Insurance &	& Extend. Coverage			83,135.73	82,279.32	The state of the s
16. Reserves for Re	eplacements (List)	6.7		85,030.00	81,100.00	
17. TOTAL EXPEN	SES (Total lines 6-	16)		1,738,452.26	1,875,168.58	
18. Net Operating In	ncome (Line 5 less	line 17)		954,846.68	687,763.63	
19. Real Estate Tax				111,273.58	83,631.79	69,948.65
20. Mortgage Paym	nent			The training of		
21. Building Depred	ciation			67,523.77	78,923.57	
22. Capital Expend	iture			0.00	15,195.40	1,454.93
MORTGAGE/SALE 1. Is there a curren 2. If Yes, please pro	t mortgage on this p	property? Y	es _	No _X		
_	Name of Mortgage	е		Mortgage Amount	Interes	Rate
3. Please provide: I declare, under the been examined by	nonalties of negiun	, that the co	ntents o	f this form and all the	sideration \$1,8 accompanying schedu yledge, information and D	ATE
		Robert S	S. Lands	sman		29-6200 ONE

■ CNU-23538 ■2013

EM 12. ADMINISTRATIVE COSTS	2008	2007	2006
counting	57,830.00	53,545.00	51,235.00
dvertising	15,360.80	12,975.08	9,694.96
redit Card Fees	4,453.23	2,605.10	165.95
redit Reports	3,450.36	3,951.58	3,923.85
epreciation - Administrative Equipment	191,19	327.19	332.20
ues	207.41	1,260.68	178.68
ducation	255.15	185.23	178.17
nergy Advisors Fee	318.38	1,910.28	1,911.02
	0.00	810.20	0.00
ngineering ntertainment & Promotion	2,903.07	2,396.55	2,456.76
	10,232.05	13,388.01	11,526.44
roup Insurance	205.61	2.16	589.55
terest on Working Capital Loans	78,104.66	71,264.83	66,925.19
egal	-1,845.00	-1,665.00	-1,689.00
ess: Administrative Reimbursements & Fees	11,777.89	12,742.12	12,373.97
office	The state of the s	5,365.75	5,599.69
elephone	5,269.80	2,036.60	1,500.28
enant Summer Camp Program	222.03	183,101.36	166,902.71
OTALS	188,936.63	183,101.30	100,002.1
TEM 13. MAINTENANCE & REPAIRS	477.00	326.85	245.82
epreciation Equipment	177.98	14,583.15	11,203.75
xterminating	21,113.88		30,860.6
Grounds Maintenance	38,014.25	33,456.23	
Painting	34,400.00	42,755.62	32,816.9
Protection	2,908.34	2,213.74	2,259.0
Repairs			
Air Conditioning & Heating	53,605.18	68,243.59	47,920.1
Bath	12,087.48	18,836.69	20,585.5
Brick & Concrete	7.31	5,082.78	107.0
and the state of t	2,470.63	11,026.97	5,189.8
Building	1,331.64	1,817.35	1,836.3
Caulking	11,942.23	11,989.03	8,730.2
Electrical	466.47	350.00	0.0
Fence	1,078.75	1,746.40	1,595.0
Fire Extinguisher	0.00	0.00	-1,450.0
Fire Repairs	26,206.22	44,263.06	34,048.5
Flooring		21,558.09	18,880.3
Kitchen	7,779.08	4,342.42	3,231.9
Locks	3,757.12	The state of the s	808.1
Parking Lot	64.82	15,730.02	34,605.4
Plastering	25,184.00	34,340.00	
Plumbing	17,738.60	18,627.18	16,262.0
Pollution Control Clean Up	87.55	487.06	0.0
Refrigeration	5,079.30	7,962.69	9,711.
Roofing	564.77	1,096.77	1,469.4
Smoke Detectors	456.04	475.61	351.9
	5,420.77	4,096.61	5,665.
Stove	8,569.16	35,085.75	9,150.
Venetian Blinds	5,752.86	17,441.65	8,782.
Windows and Doors	910.46	5,478.33	1,046.
Snow Removal	24,708.91	25,228.33	21,165.
Trash	766.63	966.04	1,847.
Uniforms	19,745.75	18,036.05	17,284.
Water Management	The second secon	0.00	-34,723.
Less: Insurance Recovery	-350.00	467,644.06	311,487.
TOTALS	332,046.18	407,044.00	3111401.
ITEM 14. MISCELLANEOUS EXPENSES		0.037.05	5,570
Auto & Truck Expense	3,403.35	6,277.65	
Decreciation Playground Equipment	319.36	638.73	638
Licenses, Permits and Personal Property Tax	743.00	13,285.52	607
TOTALS	4,465.71	20,201.90	6,816
ITEM 16. RESERVES FOR REPLACEMENTS		40.400.00	18,210
Furnace Equipment	20,110.00	19,120.00	
Parking Lot	9,270.00	8,870.00	8,480
Roofs	37,680.00	35,940.00	34,210
Sewer Lines	17,970.00	17,170.00	16,260
TOTALS	85,030.00	81,100.00	77,160

FLEETWOOD VILLAGE LIMITED PARTNERSHIP FLEETWOOD VILLAGE LIMITED PARTNERSHIP

17 1874 17 1874056

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

INCOME QUESTIONNAIRE FOR THE 36 MONTHS FROM 1/1/03 TO 12/31/05

NAME AND LOCATION Fleetwood Village Appropriate Maryland	ON OF PROPERTY artments	=	OWNER AND Fleetwood Villa 7007 Heatherh Bethesda, Mar	ADDRESS OF REC age Limited Partner till Road yland 20817	CORD rship
	pes () Wash	er/Dryer ()	Swimming Pool (ecurity ()		20
RENT SCHEDULES:	# UNITS	BATH/UNIT	MO. RATE	MO. RATE	MO. RATE
Efficiency					
1 Bedroom	80				
2 Bedroom	172	-			
2 Bedroom & Den					
3 Bedroom					
3 Bedroom & Den					
Other (list)			20	20	20 MO. RENT
	# SPACES		MO. RENT	MO. RENT	WO. NEIVI
Parking	None		-		
257	#	SQ. FT.	20	20_	20_
D +-11/0+	UNITS	LEASEABLE	RENT/SQ. FT.	RENT/SQ. FT.	RENT/SQ. FT.
Retail/Comm. Shops/stores	None				
Offices	None				
Other (list)	None				
			2005	2004	2003
ANNUAL INCOME			2,426,791.86		2,209,432.65
 Total Gross Re 	nts (100% Occupa	ncy)	2,420,701.00		
Owner, Janitor,	Manager Apartmer	118	26,914.25	35,460.72	24,047.20
3. Other Income (laundry, pool, etc.)		61,903.30	33,038.14	-2,755.48
4. Loss Due to Va	AL INCOME (Total	lines 1 - 4)	2,391,802.8	1 2,299,582.19	2,236,235.33
5. TOTAL ACTU	AL INCOME (TOTAL	111100 1 1/			
Evnences				205 044 04	397,249.68
6. Payroll (except	manager, repair)		432,600.3		
7. Supplies (janito	or, bulbs, etc.)		10,714.0		
8. Electricity			27,856.8		
Water/sewage			78,964.7 255,725.2		
10 Fuel (Type of f	uel: gas)		128,276.9		
11 Management F	Fees/Wages		158,105.8	1 10 00	162,795.69
12 Administrative	Costs (List)		378,771.1		
13. Maintenance &	Repairs (List)		17,203.7		16,296.35
14. Miscellaneous	Expenses (List)	70	80,435.2		
15. Fire Insurance	& Extend. Coverage Replacements (List)	10	71,440.0	71,440.00	71,440.00
16. Reserves for i	NSES (Total lines	6 - 16)	1,640,094.1	1,581,341.79	1,662,225.30
18. NOI (Line 5 I	ess line 17)		751,708.6		
19. Real Estate T	axes		69,704.6	69,025.0	66,003.03
20. Mortgage Pay	rment		100 177	66 145,803.6	2 337,835.42
21 Building Depr	eciation		102,477.6		
22. Capital Exper	nditure (List)		314.	20,107.0	
4 le thora a	ES INFORMATION current mortgage of lease provide the form	n this property?	Yes No _X	(C) Interes	t Rate
	Name of Mortgage	e (E)	Mortgage Amount	(F)	
(D)	Term of Mortgage	(-)	Date 1st Payment	Monthl	y Payment
3. Date Puro	The state of the s	/73	Consideration	\$ 1,564,768	.00
I declare, un	der the penalties of	perjury, that the	contents of this form been examined by aformation and belie	f,	45.00
1	lut Linkom		Partner	The second secon	15/06 ate
	Signature		Title of Signer	U	alo
	177	, Landsman		(301) Phone	229 - 6200 Number

M 12. ADMINISTRATIVE COSTS	2005	2004	2003
	49.285.00	47,575.00	44,130.00
counting	10,496.35	11,347.46	11,436.57
vertising			503.75
mmission Expense	- 3,072.74	2,744.24	3,337.13
edit Reports	169.76	324.20	1,620.23
preciation - Administrative Equipment	1,224.79	110.06	784.52
es	729.88	286.18	117.67
ucation	318.50		
ergy Advisors Fee	2,033.34	1,461.03	1,597.01
tertainment & Promotion		10,712.07	10,960.15
oup Insurance	11,101.13	2,804.16	16,011.03
erest on Working Capital Loans	81.69	58,175.50	57,507.62
gal	59,164.35		-1,704.00
ss: Administrative Reimbursements & Fees	-1,497.00	-1,599.00	and the state of the late of the state of th
fice	11,435.59	11,083.35	11,928.27
elephone	4,929.49	5,099.83	4,565.74
enant Summer Camp Program	5,560.20	3,725.00	
DTALS	158,105.81	153,849.08	162,795.69
DIALS			
EM 13. MAINTENANCE & REPAIRS			***************************************
	100.70	167.83	629.38
epreciation Equipment	8.102.06	11,410.00	12,697.73
xterminating	31,792.05	29,303.14	29,633.64
rounds Maintenance	31,792.05	20,000.14	105.83
oss on Abandonment of Equipment		20 400 00	26,822.4
ainting	26,885.88	29,188.08	1,881.0
rotection	2,708.45	2,763.30	1,001.0
epairs			00 000 7
Air Conditioning & Heating	49,088.41	42,805.37	36,026.1
Bath	18,714.40	19,886.19	13,146.4
Brick & Concrete	12,079.93	1,683.39	6,040.1
	15,412.66	13,796.49	8,591.3
Building	1,178.89	1,571.49	865.2
Caulking	21,202.59	9,219.08	102,197.1
Electrical	1,364.94	1,000.00	1,507.5
Fence	The second secon	1.290.51	1,603.8
Fire Extinguisher	820.57	1,875.00	3,200.0
Fire Repairs	126,269.83		25,329.7
Flooring	39,534.82	49,839.42	13,687.3
Kitchen	13,072.47	16,326.09	The second secon
Locks	3,022.95	3,206.21	4,458.3
Parking Lot	300.41	1,095.63	15,841.9
	37,200.00	50,775.00	51,771.0
Plastering	30,034.78	25,578.19	22,084.0
Plumbing	250.00		1,775.0
Pollution Control Clean-up	11.92	155.24	633.1
Radio	5,965.60	9.908.14	9,479.4
Refrigeration	751.91	126.28	2,027.3
Roofing		659.26	3,677.9
Smoke Detectors	352.25	A STATE OF THE PARTY OF THE PAR	7,568
Stove	5,651.76	10,123.66	7,119.
Venetian Blinds	12,755.39	9,954.37	438.
Waterproofing		6,243.66	The second secon
Windows and Doors	13,371.59	13,268.15	14,061.
Snow Removal	4,861.93	3,330.02	4,878.
	25,373.15	20,661.10	21,253.
Trash	2,155.05	1,837.73	1,942.
Uniforms	17,294.05	14,264.53	11,681.
Water Management	-148,910.24	,	-625.
Less: Insurance Recovery		403,312,55	464,032.
TOTALS	378,771.15	400,012.00	
ITEM 14. MISCELLANEOUS EXPENSES		2 831 12	1,706
Auto & Truck Expense	2,931.77	1,611.11	
Depreciation Playground Equipment	766.96	1,202.89	1,647
Licenses, Permits and Personal Property Tax	13,505.05	888.88	12,942
TOTALS	17,203.78	3,702.88	16,296
TOTAL SEA DESIGNATION OF THE PARTY OF THE PA			
ITEM 16. RESERVES FOR REPLACEMENTS	16,900.00	16,900.00	16,900
Furnace Equipment	7,880.00	7,880.00	7,880
Parking Lot	The second secon	31,650.00	31,650
Roofs	31,650.00	15,010.00	15,010
Sewer Lines	15,010.00		71,440
TOTALS	71,440.00	71,440.00	
ITEM 22. CAPITAL EXPENDITURES			
		23,457.05	80,00
Air Conditioners			59,17
Electrical Improvements	314.99		1,25
Office Equipment	314.88		1,04
Snow Blower	314.99	23,457.05	141,48

FLEETWOOD VILLAGE LIMITED PARTNERSHIP FLEETWOOD VILLAGE LIMITED PARTNERSHIP

17 1874049 17 1874056

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

INCOME QUESTIONNAIRE FOR THE 36 MONTHS FROM 1/1/00 TO 12/31/02

NAME AND LOCATIO Fleetwood Village Apa Hyattsville, Maryland		<u> </u>			
	pes () Wash	er/Dryer ()	(X) Electricity Swimming Pool (ecurity ()	(X) A/C ())
RENT SCHEDULES:	# UNITS	BATH/UNIT	20 MO, RATE	MO. RATE	MO. RATE
Efficiency	# 011110	0,1111101311			
1 Bedroom	80		-		
2 Bedroom	172				
2 Bedroom & Den					
3 Bedroom & Den					
Other (list)					
Parking	# SPACES None		MO. RENT	MO. RENT	MO. RENT
Retail/Comm.	UNITS #	SQ. FT. LEASEABLE	20_ RENT/SQ. FT.	20_ RENT/SQ. FT.	20 _ RENT/SQ. FT.
Shops/stores	None				
Offices	None			The second second	
Other (list)	None				
AND THE INCOME			2002	2001	2000
1. Total Gross Ren	te (100% Occupar	ncv)	2,145,927.09	2,065,362.93	1,991,631.46
2. Owner, Janitor, N	Manager Apartmen	ts			
3. Other Income (la	undry, pool, etc.)		22,671.61	21,693.41	22,093.19
4. Loss due to vaca	ancy or delinquent.		27,112.29		130,623.99
5. TOTAL ACTUAL	_ INCOME (Total I	ines 1 - 4)	2,141,486.41	2,039,997.91	1,883,100.66
Expenses					
6. Payroll (except n	nanager, repair)		377,537.43		308,255.59
7. Supplies (janitor	, bulbs, etc.)		8,609.78	10,252.75	11,204.76
8. Electricity			77,413.91		82,418.19
9. Water/Sewage			79,809.90		89,009.51 169,714.31
10. Fuel (Type of fue			191,632.40 117,452.97		
11. Management Fe			161,204.87		The state of the s
12. Administrative C			603,445.42		
14. Miscellaneous E			8,285.28		3,456.63
15. Fire Insurance &	Extend. Coverage	9	70,431.24		
16. Reserves for Re	placements (List)		66,150.00		
17. TOTAL EXPENS	SES (Total lines 6	- 16)	1,761,973.20	1,701,431.22	1,458,651.34
18. NOI (Line 5 les	ss line 17)		379,513.21	338,566.69	424,449.32
19. Real Estate Tax	es		64,327.46	66,248.93	68,441.40
20. Mortgage Paym					
21. Building Depred	tiation		48,387.3		
22. Capital Expendi	ture (List)		696,212.10	49,981.63	358,034.42
2. If "Yes", plea (A)	rrent mortgage on ase provide the foll	owing data: (B)	res No _X_	_ (C)	Pala
	ame of Mortgagee	(E) M	lortgage Amount	(F)	Nate
(D) _T	erm of Mortgage		ate 1st Payment	Monthly	Payment
3. Date Purcha			Consideration	\$ 1,564,768.0	00
I declare, unde schedules and state my knowledge, info	ements have been	examined by me	ontents of this form a and are true, correct	t, and complete to	(lie best of
A	hat Lord	34	Partner	05/1	
Js	ignature	I	itle of Signer	Da	te
	Robert S. I	andsman			29 - 6200
P	rint/Type Name of			Phone N	lumber

TEM 12. ADMINISTRATIVE COSTS	2002	2001	2000
accounting	41,950.00	39,680.00	38,020.00
dvertising	10,262.69	9,712.58	8,598.41
Commission Expense	429.00	880.75	468.00
redit Reports	3,280.25	3,321.20	2,494.13
Depreciation - Administrative Equipment	419.18	450.13	449.37
Dues	747.92	1,042.87	636.13
ducation	298.26	379.93	121.61
ngineering	0.00	0.00	839.72
Intertainment & Promotion	1,493.44	1,510.46 8,315.18	1,549.40 6,960.14
Group Insurance Interest on Working Capital Loans	11,526.29 13,886.82	3,026.07	3,978.60
	62,380.63	58,664.05	68.842.34
egal .ess: Administrative Reimbursements & Fees	-2.073.00	-1,836.00	-2,424.00
Office	12,899.56	13,524.43	17,090.47
Telephone	3,703.83	3,777.59	4,641.44
TOTALS	161,204.87	142,449.24	152,265.76
OTALO	10.,20	710,110.01	,
TEM 13. MAINTENANCE & REPAIRS			
xterminating	2,909.00	2,785.40	4,273.13
Grounds Maintenance	29,636.55	37,790.41	29,855.22
oss on Abandonment of Equipment	0.00	10,696.19	1,160.64
Painting	26,796.66	27,393.72	37,144.82
Protection	4,582.53	3,843.49	4,456.67
Repairs			
Air Conditioning & Heating	51,737.97	39,217.87	45,454.40
Bath	10,734.87	10,300.74	9,373.01
Brick & Concrete	37.97	2,913.47	3,540.66
Building	3,295.88	2,034.67	1,376.81
Caulking	738.77	384.37	411.79
Electrical	11,070.71	13,766.49	9,699.80
Fence	1,086.46	10,125.23	1,638.42
Fire Extinguisher	1,666.54	2,297.25	748.36
Fire Repairs	3,460.00	0.00	3,250.00
Flooring	19,742.11	20,371.27	27,858.00
Guttering	4,492.00	3,857.00	8,606.00
Kitchen	13,363.43	10,593.61	14,068.21
Locks	3,345.58	2,439.91	3,100.90
Parking Lot	3,487.50	298.14	78.02
Plastering	77,485.00	32,100.00	54,479.00
Plumbing	35,079.85	18,024.19	9,103.47
Radio	950.40	611.34	1,368.22
Refrigeration	4,290.61	6,778.78	3,817.18
Removal - Hazardous Substance	196,395.00	242,363.13	0.00
Roofing	19,674.73	51,819.00	28,818.00 478.11
Smoke Detectors	1,144.65	322.66 3,486.65	2,807.99
Stove	5,052.71	9,745.25	11,089.20
Venetian Blinds	12,558.76 16,982.14	6,778.92	82,759.38
Windows and Doors	1,966.86	738.60	2,371.12
Snow Removal	19,063.80	18,586.82	17,908.71
Trash	1,336.65	966.59	1,100.14
Uniforms	19,279.73	18,215,96	16,381.53
Water Management Less: Insurance Recovery	0.00	0.00	-8,379.36
Less: Utility Rebates	0.00	-16,412.82	0.00
TOTALS	603,445.42	595,234.30	430,197.55
TOTALS			
			7
ITEM 14. MISCELLANEOUS EXPENSES			
Auto & Truck Expense	2,821.74	5,693.44	2,485.38
Licenses & Permits	5,463.54	12,945.35	971.25
TOTALS	8,285.28	18,638.79	3,456.63
	N-I		
ITEM 16. RESERVES FOR REPLACEMENTS		18 233 23	44
Furnace Equipment	15,650.00		
Parking Lot	7,300.00	7,300.00	
Roofs	29,300.00	THE RESERVE AND ADDRESS OF THE PARTY OF THE	THE RESERVE OF THE PARTY OF THE
Sewer Lines	13,900.00		THE RESERVE OF THE PARTY OF THE
TOTALS	66,150.00	66,150.00	63,000.0
		-	
ITEM 22. CAPITAL EXPENDITURES		0.00	24 002 2
Canopies	0.00		
Electrical Improvements	684,944.76		
Engineering - Electrical Improvements	0.00	THE RESERVE AND ADDRESS OF THE PARTY.	
Entrance Signs	0.00		
	312.90	524.97	
Office Equipment		44	
	0.00	THE RESERVE AND PERSONS ASSESSED.	
Office Equipment		27,300.00	14,900.0

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

INCOME QUESTIONNAIRE FOR THE 36 MONTHS FROM 1/1/97 TO 12/31/99

NAME AND LOCATION Fleetwood Village Apar Hyattsville, Maryland		<u></u>	Fleetwood Villa 7007 Heatherh		
			Bethesda, Mar	yland 20817	
District Control of the Control of t	apes () Wa	sher/Dryer ()	as (X) Electricity Swimming Pool (Security ())
RENT SCHEDULES	# UNITS	BATH/UNIT	19 MO. RATE	19 _ MO. RATE	19 MO. RATE
Efficiency					
1 Bedroom	80				
2 Bedroom 2 Bedroom & Den	172	-			
3 Bedroom					
3 Bedroom & Den					
Other (list)					
Parking	# SPACES None		MO. RENT	MO. RENT	MO. RENT
D-1-3/C		SQ. FT.	19_ RENT/SQ. FT.	19_ RENT/SQ. FT.	19_ RENT/SQ. FT.
Retail/Comm. Shops/stores	UNITS None	LEASEABLE	RENTISQ. FT.	KEN113Q.TT.	NEW TOOL 11.
Offices	None				
Other (list)	None				
					2007
ANNUAL INCOME	. (4000) 0		1999 1,882,329.22	1998 1,794,073.18	1997 1,727,456.10
Total Gross Rer Owner, Janitor,			1,002,329.22	1,794,073.10	1,727,430.10
3. Other Income (I			50,804.05	11,985.20	12,616.13
4. Loss Due to Va			138,379.01	111,904.48	82,550.66
5. TOTAL ACTUA		al lines 1 - 4)	1,794,754.26	1,694,153.90	1,657,521.57
Expenses	managar rapair)		279,164.78	234,461.51	250,308.38
 Payroll (except Supplies (janito 	r bulbs etc.)		7,844.63		
8. Electricity	r, build, etc.,		87,036.81		
9. Water/sewage			88,489.79		The second secon
10. Fuel (Type of fu			141,736.46		
11. Management F			88,412.36 153,522.15		
12. Administrative (403,060.47		The same of the sa
14. Miscellaneous			16,409.49		
15. Fire Insurance		ige	36,186.98	33,895.62	
16. Reserves for R			63,000.00		
17. TOTAL EXPEN	ISES (Total lines	6 - 16)	1,364,863.92	1,217,035.55	1,206,028.05
18. NOI (Line 5 le	ss line 17)		429,890.34	477,118.35	451,493.52
19. Real Estate Ta			68,370.67	68,348.49	67,675.95
20. Mortgage Payr			24,486.88	23,781.95	19,824.01
 Building Depre Capital Expend 			42,813.00	The second secon	
MORTGAGE/SALE 1. Is there a ci 2. If "Yes", ple (A)	S INFORMATION current mortgage of case provide the f	on this property? ollowing data: (B)	Yes No _X_	(C)	Data
	lame of Mortgage	ee (E)	Mortgage Amount	(F)	Nate
(D) _	erm of Mortgage		Date 1st Payment		Payment
3. Date Purch		1/73	Consideration	\$ 1,564,768	.00
all the accompanyi	no schedules and	statements have	contents of this form a been examined by re- formation and belief.	ne and are true,	
_ Sylnty	Signature		Partner Title of Signer		15/00 te
	Robert S Print/Type Name	Landsman of Signer		(301) 2: Phone N	29 - 6200 Number

EM 12. ADMINISTRATIVE COSTS	1999	1998	1997
counting	36,765.00	36,185.00	36,265.00
dvertising	19,315.83	7,498.32	14,756.13
praisals	0.00	0.00	3,350.00
ommission Expense	728.33	432.25	959.40
redit Reports	3,243.91	2,699.69	2,511.53 594.55
epreciation - Administrative Equipment	718.08	774.22	630.59
ues	186.50	1,006.26	249.29
ducation	50.37	415.85	1,046.57
ntertainment & Promotion	1,235.05	1,066.60	2,744.43
roup Insurance	5,885.82	5,430.47 68,912.95	59,504.76
egal	69,382.33	-2,640.00	-2,169.00
ess: Administrative Reimbursements & Fees	-2,700.00	15,661.52	8,942.05
ffice	14,107.31		4,899.50
elephone	4,603.62	4,871.46	134,284.80
OTALS	153,522.15	142,314.59	134,204.80
THE MAINTENANCE & REPAIRS			
EM 13. MAINTENANCE & REPAIRS	2,062.00	2,151.54	1,528.85
xterminating	35,372.07	26,191.29	23,573.12
rounds Maintenance	3,219.18	2,502.90	76.78
oss on Abandonment of Equipment	37,332.21	43,384.01	34,471.05
ainting		7,493.94	4,083.76
rotection	8,261.43	1,493.54	4,000.10
lepairs	30.039.21	23,174.11	29,046,67
Air Conditioning & Heating		9,516.69	8,828.49
Bath	11,313.59	3,330.00	10,622.00
Brick & Concrete	3,314.62	7,484.30	3,166.24
Building	4,189.31	306.69	2,513.48
Caulking	303.58		12,110.08
Electrical	22,430.67	9,851.80 2,475.55	2,254.40
Fence	7,697.70		1,017.76
Fire Extinguisher	376.65	756.24	2,311.00
Fire Repairs	0.00	1,025.00	
Flooring	25,963.05	27,877.36	40,612.14
Guttering	11,552.00	10,262.00	12,894.00
Kilchen	4,295.53	5,274.48	2,969.32
Locks	5,461.52	4,330.49	6,285.44
Parking Lot	50.60	1,798.92	36.32
Plastering	14,066.68	14,682.50	9,164.50
Plumbing	8,611.07	11,755.12	16,278.05
Pollution Clean Up	57,422.00	0.00	0.00
	1,008.87	1,308.66	565.86
Radio	10,434.31	13,894.60	8,506.53
Refrigeration	35,108.00	27,868.50	19,037.10
Roofing Smoke Detectors	207.85	269.57	235.9
Stove Stove	3,846.71	3,578.30	4,060.4
Venetian Blinds	8,956.61	13,803.31	12,169.6
Waterproofing	0.00	975.00	0.0
Windows and Doors	15,085.21	16,198.41	11,067.4
Snow Removal	0.00	0.00	351.4
Trash	17,724.99	16,617.30	19,395.8
115.500	1,653.33	3,589.25	1,682.8
Uniforms	16,769.92	12,176.63	16,917.9
Water Management Less: Insurance Recovery	-1,070.00	-324.00	-9,246.4
TOTALS	403,060.47	325,580.46	308,588.0
TOTALO			
ITEM 14. MISCELLANEOUS EXPENSES	3,428.48	3,880.71	2,533.4
Auto & Truck Expense	12,981.01	931.64	12,980.1
Licenses & Permits	16,409.49	4,812.35	15,513.6
TOTALS	10,400.40	1,5 12.00	
ITEM 16. RESERVES FOR REPLACEMENTS			0.000
Furnace Equipment	14,900.00	14,900.00	8,800.
Parking Lot	6,950.00	6,950.00	4,100.
Roofs	27,900.00	27,900.00	16,450. 7,800.
Sewer Lines	13,250.00	13,250.00	
TOTALS	63,000.00	63,000.00	37,150.
ITEM 22, CAPITAL EXPENDITURES			11.615
Entrance Doors	0.00	34,580.00	11,818
Entrance Signs	0.00	0.00	6,200
Entrance Tile	0.00	1,450.00	0
Office Equipment	0.00	787.49	1,779
Playground Equipment	0.00	2,873.75	1,504
Roofs	42,813.00	38,692.50	28,196
Stair Treads and Risers	0.00	40,563.22	0
Toilets	0.00	0.00	28,910
		118,946.96	78,408

FLEETWOOD VILLAGE LIMITED PARTNERSHIP

17 1874049 17 1874056

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

ME QUESTIONNAIRE FOR THE 36 MONTHS FROM 1/1/94 TO 12/31/96

INCOME QUEST	IONNAIRE FO	R THE 36 MC	NTHS FROM	N 1/	794 10 12	JA/ 24
NAME AND LOCATION			OWNED AND	ADDR	ESS OF REC	ORD
Fleetwood Village Apartr	nents		Fleetwood Villag	ge Lim	ited Partifersiii	0
Hyattsville, Maryland	101110		7007 Heathern Bethesda, Mary	land	20817	
Tyuristine, mass		_				
Check Services & Utilit Carpets () Dra Tennis () Park	nes () Wash	leat (X) Gas (ner/Dryer () S nboard () Sec	X) Electricity Swimming Pool (curity ())		19
RENT SCHEDULES:	# UNITS	BATH/UNIT	MO. RATE		RATE !	MO. RATE
Efficiency	# 0111.0					
1 Bedroom	80			-		
2 Bedroom	172					
2 Bedroom & Den						
3 Bedroom						
3 Bedroom & Den						40
Other (list)			19		19	MO. RENT
	# SPACES		MO. RENT	MO	RENT	MO. REIVI
Decking	None			_		7
Parking	110114		19_	1	19_	19_
		SQ. FT. LEASEABLE	RENT/SQ. FT.	RE	NT/SQ. FT.	RENT/SQ. FT.
Retail/Comm.	#UNITS	LEASEABLE	KLITITOGIT			
Shops/stores	None					
Offices	None None					
Other (list)	TYONG		-	1	1995	1996
ANNUAL INCOME			1994	1	1,714,081.68	
1 Total Gross Re	nts (100% Occup	ancy)	1,663,346.2	1	1,714,001.00	
2 Owner lanitor	Manager Aparum	81169	25,096.5	11	14,013.30	13,616.61
2 Other Income	laundry, pool, etc.)	82,922.1	9	136,710.09	207,934.38
D 1- 1/	ACCRECATION VICEOR		1,605,520.5		1,591,384.89	1,512,207.64
5. TOTAL ACTU	AL INCOME (Total	al lines 1 - 4)				
100,000		No. of the last of			071 56	271,843.14
Expenses	manager renair)		260,405.		252,071.60	
Payroll (excepSupplies (janit	t manager, repair)		7,211.		4,439.90 83,602.2	
8. Electricity	or, buibs, etc./	W.	81,772.		91,007.0	110 100 00
n Water/sewans			86,532.		139,433.6	3 152,436.79
40 Fuel (Type of	fuel: oil and gas)		150,942. 74,723.		81,246.6	75,246.56
11 Management	Fees/Wages		144,921	97	143,912.7	3 160,426.84
42 Administrative	Costs (List)		304,150	.72	262,378.3	327,811.79
12 Maintenance	& Repairs (LIST)		9,857	.21	18,093.6	
14. Miscellaneous	s Expenses (List)	200	30,148	.56	31,048.3	31,862.12 37,150.00
15. Fire Insurance	e & Extend. Cover Replacements (Li	ago st)	37,150		37,150.0	
16. Reserves for	ENSES (Total lines	6 - 16)	1,187,816	5.87	1,144,384.0	
17. TOTAL EXT	11020		417,703	66	447,000.8	81 242,092.96
18. NOI (Line 5	less line 17)		417,700	3.00	411,100	
			43,67	5.87	58,713.	25 66,334.39
19. Real Estate	Taxes		10/12			17 212 10
20. Mortgage Pa	ayment		18,83	7.95	17,873.	07 17,313.18 45 5,657.49
21. Building Dep	reciation (Liet)		7,78	1.00	18,243.	.45 5,057.45
22. Capital Expe	enditure (LIST)	ON: a on this property?	Yes No _			
1. Is there : 2. If "Yes", (A)	please provide the	(B)	Mortgage Amour	nt .	(C) Interes	est Rate
	Name of Mortga	gee (E)			(F)	thly Payment
(D	Term of Mortga		Date 1st Paymer	nt	\$ 1,564.7	INIT Paymon
3. Date Pu		/31/73	Consideration	no	51,504,7	00.00
I declare, u	inder the penalties	of perjury, that the	contents of this to	form a	ind e and are true	ı,
correct, and on	mplete to the best	of my knowledge, i	information and b	endi.		
///	14/1		Partner			05/09/97
_4/6	ula and on	-	Title of Signer			Date
~	Signature				. (30	1) 229 - 6200
	Robert	S. Landsman		137	Pho	ne Number
	Print/Type Nan	ne of Signer			1 1101	Marien S. P. 1900 No. 20

EM 12. ADMINISTRATIVE COSTS	1994	1995	1996
	34,350.00	35,755.00	35,850.00
ccounting	21,351.45	31,976.23	44,985.71
dvertising	54.10	10.75	0.00
ank Charges	477.75	0.00	333.45
ommission Expense	3,325.00	0.00	223.50
onsulting Fees	2,651.28	1,765.18	2,742.97
redit Reports		938.11	734.32
epreciation - Administrative Equipment	1,550.16	93.69	584.23
ues	428.09		672.08
ducation	320.07	403.48	
ntertainment & Promotion	822.01	1,145.66	1,100.20
roup Insurance	6,846.80	7,339.96	4,007.18
egal	57,079.89	49,510.39	55,396.38
ess: Administrative Reimbursements & Fees	-2,085.00	-1,659.00	-1,887.00
Office	10,568.91	10,768.94	10,507.36
	3,074.71	1,866.97	282.00
oftware Development	4,106.75	3,997,37	4,894.46
elephone	144,921.97	143,912.73	160,426.84
OTALS	144,321.37	140,012.10	
TEM 13. MAINTENANCE & REPAIRS		1 111 00	1,495.00
xterminating	1,515.00	1,441.29	
Brounds Maintenance	11,458.51	7,556.99	14,119.53
oss on Abandonment of Equipment	0.00	18.23	5,384.56
Painting	21,137.04	28,999.70	41,064.17
	3,899.40	14,198.83	4,756.80
Protection	5,000.10		
Repairs	38,191.89	24,542.98	44,318.98
Air Conditioning & Heating	12,018.46	14,269.53	16,794.40
Bath		5,852.00	350.00
Brick & Concrete	2,489.95		113.90
Building	641.51	7,254.45	(1) C. (2)
Caulking	141.75	396.30	584.09
Electrical	26,362.14	11,602.65	11,846.05
Fence	7,916.65	3,504.10	300.00
1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	794.98	449.15	366.06
Fire Extinguisher	10,796,18	14,133,84	36,084.48
Flooring	1,650.00	4,836.00	17,207.00
Guttering	51,000,000,000,000	7,625.49	5,113.69
Kitchen	14,398.38	4,866,18	6,968.80
Locks	3,117.67		547.70
Parking Lot	378.73	514.92	
Plastering	3,917.00	5,665.25	11,551.50
Plumbing	27,842.14	6,944.94	7,139.5
Radio	1,853.61	813.16	409.6
Refrigeration	8,528.74	7,124.64	10,004.0
	25,372.00	21,575.00	29,113.0
Roofing	0.00	0.00	456.5
Smoke Detectors	6,596.73	2,431.60	3,297.1
Stove	10,515.20	4,950.36	6,067.5
Venetian Blinds		9,766.02	10,801.2
Windows and Doors	9,452.43		2,929.8
Snow Removal	41.84	453.24	
Trash	23,437.85	23,818.21	21,218.1
Uniforms	2,384.03	1,736.00	1,900.2
Water Management	27,300.91	25,037.28	15,507.9
TOTALS	304,150.72	262,378.33	327,811.7
TOTALO			
		7	
WELL AL MISORI LANGOUS EXPENSES			
ITEM 14. MISCELLANEOUS EXPENSES	6,418.49	5,060.44	5,969.6
Auto & Truck Expense	0.00	0.00	5,258.7
Environment Inspections		13,033.19	2,646.8
Licenses & Permits	3,438.72	18,093.63	13,875.2
TOTALS	9,857.21	10,093.03	10,070.
ITEM 16. RESERVES FOR REPLACEMENTS	8,800.00	8.800.00	8,800.0
Furnace Equipment		4,100.00	4,100.0
Parking Lot	4,100.00	16,450.00	16,450.
Roofs	16,450.00		7,800.
Sewer Lines	7,800.00	7,800.00	
TOTALS	37,150.00	37,150.00	37,150.
		1,627.45	157.
ITEM 22. CAPITAL EXPENDITURES		1 627 45	10/.
	0.00		F F00
ITEM 22. CAPITAL EXPENDITURES Equipment Roofs	7,781.00 7,781.00	16,616.00 18,243.45	5,500. 5,657.

FLEETWOOD VILLAGE LIMITED PARTNERSHIP FLEETWOOD VILLAGE LIMITED PARTNERSHIP

17 187404-9 17 187405-6 25351-50 25351-51

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

INCOME QUESTIONNAIRE FOR THE 36 MONTHS FROM 1/1/91 TO 12/31/93

NAME AND LOCATION Fleetwood Village Apar Hyattsville, Maryland		Y		ADDRESS OF Rige Limited Partners ill Road vland 20817	
Check Services & Uti Carpets () Dr. Tennis () Parl	apes () Was	sher/Dryer ()	S (X) Electricity Swimming Pool (Security ()	(X) A/C ()
RENT SCHEDULES:	# UNITS	BATH/UNIT	19 MO. RATE	MO. RATE	MO. RATE
Efficiency					
1 Bedroom	80				
2 Bedroom & Den	172				
3 Bedroom & Den		-			
3 Bedroom & Den		-			
Other (list)					
Parking	# SPACES None		MO. RENT	MO. RENT	MO. RENT
Retail/Comm.	# UNITS	SQ. FT. LEASEABLE	19_ RENT/SQ. FT.	19_ RENT/SQ. FT.	19_ RENT/SQ. FT.
Shops/stores	None				
Offices	None				
Other (list)	None				
ANNUAL INCOME			1993	1992	1991
1. Total Gross Ren	its (100% Occupa	ancy)	1,652,528.71	1,657,834.65	1,652,520.47
2. Owner, Janitor,	Manager Apartme	nts			
3. Other Income (la	aundry, pool, etc.)		15,800.26		
4. Loss Due to Vac	cancy or Deling.		172,303.05	134,838.71	
5. TOTAL ACTUA	L INCOME (Tota	lines 1 - 4)	1,496,025.92	1,537,969.22	1,601,366.00
_					
Expenses 6. Payroll (except	managar rapair\		271,815.55	257,585.42	291,655.77
7. Supplies (janitor	hulbs etc.)		5,146.74		
8. Electricity	, baibo, cto.)		76,675.36	68,178.73	
9. Water/sewage			79,436.77		
10. Fuel (Type of fu			152,124.74		
11. Management Fe			75,138.30		
12. Administrative C	Costs (List)		153,505.90 271,015.00		
13. Maintenance & 14. Miscellaneous E	Repairs (List)		16,994.36		
15. Fire Insurance	& Extend Coverage	10	31,301.69	The second secon	37,818.46
16. Reserves for Re	eplacements (List)		37,150.00		
17. TOTAL EXPEN	SES (Total lines	5 - 16)	1,170,304.41	1,207,163.06	1,195,241.66
18. NOI (Line 5 le			325,721.51	330,806.16	406,124.34
			FF.046.63	51,225.13	44,719.94
19. Real Estate Tax			55,846.61	51,225.10	44,715.54
 Mortgage Payr Building Depres 			51,421.51	56,576.83	56,640.46
22. Capital Expend			15,787.15		38,414.01
MORTGAGE/SALE 1. Is there a ct 2. If "Yes", ple (A)	S INFORMATION urrent mortgage of ase provide the fo	n this property? Ilowing data: (B)	Yes No _X_	(C) Interest	Data
	ame of Mortgage		ortgage Amount	(F)	Kate
(D) =	orm of Mortgage	(E) _	ate 1st Payment		Payment
Date Purch	erm of Mortgage ased 5/31	Park and	Consideration	\$ 1,564,768	
	or the penalties of	statements have t	ontents of this form been examined by n ormation and belief.	ne and are true,	
			Partner	5/13	
S	Signature	T	itle of Signer	Da	te
	Robert S. I	andsman			29 - 6200
F	Print/Type Name o	f Signer		Phone N	lumber

	1993	1992	1991
em 12. Administrative Costs	28,230.00	26,325.00	24,025.00
ccounting	42,350.48	45,778.02	30,779.45
dvertising	3,000.00		
ppraisal Expense	359.96	100.61	2.25
ank Charges	The second secon		
onsulting Fees	329.86	167.79	
Consuling 1 doo		170.00	
convention Expenses		The second designation of the second	1,586.15
court Costs	1,802.49	3,192.28	986.57
credit Reports	2,241.44	2,345.40	641.84
Depreciation - Administrative Equipment	428.41	516.43	
Dues	630.00	155.81	457.11
Education	1,550.45	2,156.95	1,495.38
Intertainment & Promotion	7,775.88	7,313.92	4,076.54
Group Insurance	50,386.74	47,567.00	36,165.10
agal	-1,746.00	-1,764.00	-1,503.00
Less: Administrative Reimbursements & Fees		8.852.57	8,518.56
Office	10,197.30	0,00	
Software Development	1,282.89	4,774.29	4,610.21
	4,655.40	4,114.20	
Telephone	30.60	447.052.07	111,841.16
Tenant Concessions	153,505.90	147,652.07	11110
TOTALS			
			4004
	1993	1992	1991
Item 13. Maintenance & Repairs	349.00	286.00	1,703.50
Cleaning Contract	2.085.00	1,500.00	1,947.50
Exterminating	7,582.72	16,160.79	7,259.33
Grounds Maintenance		48,170.80	37,658.33
	27,873.34	5,461.93	5,593.28
Painting	3,337.40	5,401.83	
Protection		FF 704 00	41,911.98
Repairs	26,154.46	55,791.03	11,037.95
Air Conditioning & Heating	10,782.15	5,994.41	
Bath	2,297.65	3,517.30	6,059.54
Brick & Concrete	1,438.65	730.89	4,344.73
Building	389.95	614.15	455.33
Caulking	19,512.02		9,736.92
		0.007.47	0.474.03
Electrical	1,563.26	770.00	
Fence	588.15	2 222 40	11 700 70
Fire Extinguisher	11,965.94	8,068.18	15 150 70
Flooring	12,687.03	13,461.22	0.000.40
Kitchen	2,320.54	3,307.43	1.010.50
Locks	143.4	5,066.21	1 4,612.59
Parking Lot	3,828.6	0.000.4	4 10,246.11
Plastering	16,536.3	0.572.20	9 11,015.69
Plumbing	860.4		9 544.84
Radio	8,100.7	10.050.4	4 472 701
		04 007 5	
Refrigeration	38,920.4	17446	
Roofing	3,551.8		2 022 45
Stove	3,688.2	44 440 6	0.005.27
Venetian Blinds	5,760.7	11,449.6	-666.22
Windows and Doors			
Less: Insurance Recovery	-39.0	07 435.2	00 024 76
Snow Removal	29,329.	60 25,788.4	10
Trash	1,416.	3,354.6	
Uniforms	27,989.		82
Water Management		044.002	
TOTALS	271,015.	00 011,002.	
TOTALS			
	STATE OF THE PARTY	1992	1991
Tunnene Evnance	1993	0.000	105125
Item 14. Miscellaneous Expenses	3,071	.00	
Auto & Truck Expense	13,922	1.78 792	30.00
Licenses & Permits			45.004.30
Towing Expense	16,994	1.36 3,413	10,204,00
TOTALS			
			1000
	1993	1992	1991
Item 16. Reserves for Replacements	8,80	0.000	0.00 8,800.0
Furnace Equipment		1.00	0.00 4,100.0
	4,10	10.45	
Parking Lot	16,45	4144	0.00
Roofs		0.00	0.00
Sewer Lines	37,15	0.00 37,15	0.00
TOTALS			
			1004
	1993	1992	1991
Item 22. Capital Expenditure	1993		3,236.
Computer Equipment		1.95	56.20
		-	46.22
Copier		32.90	96.00 35,177.
Playground Equipment		00.20	00.00
Roofs	1.4	54.00	98.42 38,414.
Telephone System		87.15 13,1	

17 2535150000 for Accounts No Includes Inform Partnessir APARTMENT INCOME AND EXPENSE QUESTIONNAIRE Limited

December 31, INCOME QUESTIONNAIRE FOR THE 36 MONTHS FROM //289 OWNER AND ADDRESS OF RECORD NAME AND LOCATION OF PROPERTY Fleetwood Village Limited Partoriship Fleetwood Village Apailments 7007 Heathwhill Read Hyallsulle Maryland Bestyda, Maryland 20817 CHECK SERVICES & UTILITIES INCLUDED IN RENT: HEAT(x) GAS(x) ELEC(x) A/C() CARPETS() DRAPES() WASHER/DRYER() SWIMMING POOL() PARTY ROOM() TENNIS() PARKING(*) SWITCHBOARD() SECURITY() 19 RENT SCHEDULES: MO. RATE MO. RATE Efficiency 80 1 Bedroom 172 2 Bedroom 2 Bedroom & Den 3 Bedroom 3 Bedroom & Den Other (list) ; 19_ Parking # sp. Monthly rent: 19_ 19 19 19_ Sq Ft Rent/sq ft Rent/sq ft # Units Leasable Rent/sq ft Retail/comm. Shop/stores NONE Offices 1989 Other (list) ANNUAL INCOME: 1609 820.76 1652,520,47 Total gross rents-100% occup. 2. Owner, janitor, manager apts. 11978.04 11,363 46 3. Other income-laund., pool, etc. 82.211.24 141,858 40 62.517.93 Loss due to vac. or deling. 268 213 43 EXPENSES: 275040.67 Payroll (except manag., repair) 291 655.77 4809.54 Supplies (janitor, bulbs, etc.) 460645 67012.07 JS081.49 2. 65480.16 Electricity 114642,13 122 212.13 130 812.71 111231,79 122050.35 Water/sewer 4. 5. Fuel (type of fuel Gw and 0.1 126 941,47 70161.86 7430281 79 278 00 Management Fees/Wages 119640,64 132061.51 6. 111.841.16 Administrative cost (list) 389782.98 282016.57 294.3/3.09 Maintenance & repairs (list) 16969.90 2578.69 N264.39 9. Miscellanious expenses (list) 36630.61 33197.45 Fire ins. & extend. coverage 37818.46 37150.00 37/50.00 10. Reserves for replacements (list) 37 150.00 33548.80 37263.68 44.719.94 Real estate taxes 12. 13. Mortgage payment 56742.60 1863736 56,640.46 1338841.86 1225983.69 Depreciation 1296,602.06 TOTAL EXPENSES MORTGAGE/SALES INFORMATION: 1. Is there a current mortgage on this property? Yes () No (x) 2. If your answer is "Yes", please submit the following data: (B) Interest Rate Mortgage Amount Name of Mortgagee Monthly Payment Date 1st Payment Term of Mortgage Date Purchased May 31 1973 Consideration I declare, under the penalties of perjury, that the contents of this form and all the accompanying schedules and statements have been examined by me and are true, correct, and complete to the best of my knowledge, information, and belief. Partner DATE TITLE OF SIGNER SIGNATURE

301-229-6200 Robert S. Landsman PHONE PRINT NAME OF SIGNER RP-6 (11-86)

Prepared By
Approved By

Fleetwood Village Limited Partnership

(1) (2) (3)	(4)		(5)		(6)		(7)	L
								T-ZH
			1991		1990			E NO
Item 7 Orger Administrative Costs				1	HILL	1		
Accuping		3	24 025 00		2208925	+	21 295 00	
Advotung			30 77945	+	51 266 95	-	33 032 81	
Bank Chre			225	- -	203	-	1/42	ŀ
Court Could and Collection Feet			2571700	1	23 98 700	-	2/22600	ŀ
Less Administrative Removaments + Fee			(50300)	-	(109200)		(98800)	H
			158615		3263 42		223788	H
Credit Reports			986 57		116016		135886	
Depressation Administrative Equipment			64184		498 08		77144	H
1 00			45711		475/2		20345	
Edversion			1495 38		138296		1405/2	-
Entercent + Promotion			4076 14		501800		J33943	
GRUA Inwence					1479		11 110 89	
Intust in Working Capital loan			1044810		10 38/41		9220 85	
Legal	11111		851856		9/3471		911055	-
Office		1	86/02/		447963		43 /494	
Telephon		#	11/84/16	1	13206111	+	119 640 67	
		+	11/04/11		32			
		+	+++++					
			111111					
Iron 9 Mucellanou Expense		\$		5	1817 (1	1	340/82	>
Auto + That Experies			195435			11	13 393 08	
Licenses + Permits			1328004	-	75904	1	17500	
Town Expense		į.	30 00	,		#	1696990	
		-	15 264 39	+	257869	-	1676770	-
		-		-		-		
		1			1111	+		-
Trans 11 Reserves to Replacements				3		1	1	-
7 Finase Equipment		3	880000		880000		880000	5
6		-	410000	-	4/0000		9/0000	
S Roofs			1645000		1645000	- 11	16 45000	
o Sever and			780000	4	78 0000	11.4	780000	
Jewel and		#	37 150 00		37 15000	2	37 1500	1
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	Initials	Date
Prepared By		
Approved By		

Fleetwood Village Limited Partneship

	(1) (2) (5)	(4)	(5)	(6)	(7)
					I N
			1991	1990	1989
	Iron 8 Mainterarce · Reposit		111111111111111111111111111111111111111		
	Charing Continue		120350	882763	702086
			194750	184500	155251
	Exturning		72 19 33	7044 (3	508861
	Grands Maintenance		37 6/8 33	4257115	44 449 97
	Pointing		559328	6/1897	499271
	Protestin				
-	Repairs		4191198	30 289 01	4885487
1	Air Conditioning + Heating		1103795	1107157	1136265
	Both		601914	23 /2	1250000
	Brick + Goings		93 44 73	215000	118219
	Bulding		45533	17916	126981
	Ceulking		973692	10 39/ 62	1554184
	Electrical		9 7 7 7 7 3	1/3326	370147
	fence		76626	32/18	42875
5	Fire Extinguisher		14 200 78	1273450	1837999
	Fluiting		10 450 76	1389/20	W30316
6	Kirchen		3330 72	359150	12 077 33
7	Locks		86/259	103400	93885
8	Perking Lot		1024611	17.669.28	2230600
9	Plastering		1101569	8/6851	1381224
0	Plunding			63554	65753
1	Radio		54484	803771	1600253
2	Refrigeration	11-1-11-11-11	417270	44 273 50	1820050
3	Roofing	44-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4	5452136	73/237	1524021
4	State		186376	157596	3575 28
5	Vergian Blinds		302311	33 73 72	150000
2.6	Waterproting			242222	30 48 249
27	Windows and Dws.		990137	817397	30 70 277
2.0	Les Towrapes Recove	4	(666 22)		46399
29	Snow Removal			63 00	28 40549
30	Track		22 73 / 74	22 0 17 09	248511
31	Uniform		17/0/4	2300/3	
32			29431309	282 016 17	36/182/18
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	Initials	Date
Prepared By		
Approved By		

CN0-29538-	2012
(1) (2) (3) (4) (51 (6)
	1985
Annual Income	0
Ainnual Income	125441636
(1) Schooling Total Gross Rants (From Financia (Statements) Vegater Loss + Cradit Charge + From Landing + Cradit Charge + From Landing + Telephore + From Landing + From Landing + Telephore + From Landing	6013565
(2) Lass: Vacancy & Grand Loss Rent Bas Dole in Recovery Rent	1/94/2807/
(3) Effective Gross Rent from Langue Townson The	663802
	12009/873
(s) Effective Grass lacome	
Ask all Frances - from the return	
	14226852
(1) Total Payron Copies Jender Supplies . The Harter Cont	
	6932350
(3) Electricity	977585S
2 (4) bloder	16241171
3 (s) Gas	480042 Accid
(6) Heating Five I northodod in S. Albaur	4974668
(7) Macagement File (8) Administrative Costs	4060076
7 (9) Building Maintmarse & Repairs	20395960
	2496643
(10) Services	21/35/4
(1) Miscellaneous Operating Expenses Group (12) Assurance Insurance	3233955
(12) Insurance Insurance Insurance	8586257/
(13) 1014 1 Expense	
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	Page 72

	Initials	Date
Propored By		
Approved By		

Fleetwood Village Limited Postnership

CIVU- (22200	2017
(1) (2) (3) (4) (5)	(6) (7)
	N E
	198S 8
Item 8 Other Administrative Costs	43250 Acerd 1
	1349261
	1175927
Aurertising	3
Approvso 1 Expense	2243
Bank Charges	94543
Credit Repairs	(205500)
Lass Reimbursements God & Charges Form Godges	934/3
Depresention on Administrative Equipment	36889
Duns	9
Interest on Working Capital Looks - Court Cooks	28521 22000 Acqre 10 534097
Interest on Molking Capter 2 and Court Could	
Office Expenses includes Ent + Proposition	\$85467
Telephone	279965
	4060076
Item 10 Services	806/2
LXXIIII PARTITUTE TO THE PARTITUTE TO TH	58426
Front Food Berefits	1169800
Protesion	1187805
Trosh	2496643
I ten 11 Miscellaneous Operating Expenses Ligal Court Cools - Admin Vicens	
6 Court Gods and Collection Fee from larger - from larger	1269350
Depresention so Maintenage Equipment	
B Licenses and Permits	551190
Truck Expense	236067
O Uniforms	56907
United	2113514
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	Page 73

Fleetwood Village Limited Partnership

CMII-23538-2013

(2) (3) (4)	(6) (7)	П
(1) (2)		
	1985	
Item 9 Painting, Decorating, Maintenance + Repairs		
	4676281	
Paroting, Decorating	15/1426	
Au Conditioning and Heating	1102294	
Bath Repairs	1,258433	
Building Repairs includes Brick Congok	713630	
Electrical Repairs	322903	
Ferce Riparis	89722	
Fire Extinguisher Maintenance	1775834	
Flooring Reports	299287	
Ground Markhante		
Kitchen Repairs	16414	
locks	4553//	
Parking lot Reports		
Plasking Repairs	11/93853	
Plumbing Repairs	2997886	
Restrigeration Reports	1871170	
Roofing Reports	746200	+
Store Repairs	/068599	+
Venetion Blind Repairs	432867	115
Window and Door Repairs	841331	+++-
Less Insurance Remburganin	(9,294.81)	
CLSS Insurance Members	20395960	+++
		11
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Acconciliation to reduced the	120091873	
Total Actual Income Itams	85862571	
2 Total Above Expenses Item 13	- -	
3 Less loxuest Expenses - Mortgages	639 72	
- Tenent Security Deposit	6749659	1111
5 Loss Depresentian	27 18530	
Loss Roal Estate Toxos	1/26267	
Add Interest Income	1294042	
Add Accords	(7287So)	
Less Pror Year Acquels		
60	2/2/20700	1111
41	26388700	
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QNU-23538-2013

Includes Information for Accounts No 17 2535150000 and 17 2535151000
Fleatwood Village Limited Partnership

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE January 1, 88P1 OT INCOME QUESTIONNAIRE FOR THE 36 MONTHS FROM _ OWNER AND ADDRESS OF RECORD NAME AND LOCATION OF PROPERTY Fleetwood Village Limited Partnership Fleetwood Village Apartments 7007 Heatherhill Road Hyattsulle, Muyland Bethesda Maryland 20817 CHECK SERVICES & UTILITIES INCLUDED IN RENT: HEAT(X) GAS(X) ELEC(X)
A/C() CARPETS() DRAPES() WASHER/DRYER() SWIMMING POOL() PARTY ROOM() TENNIS() PARKING(X) SWITCHBOARD() SECURITY() 1988 1987 RENT SCHEDULES: MO. RATE MO. RATE # UNITS MO. RATE Efficiency 1 Bedroom 172 2 Bedroom 2 Bedroom & Den 3 Bedroom 3 Bedroom & Den Other (list) ; 19_ Parking # sp. None; Monthly rent: 19_ 19 Sq Ft # Units Leasable Rent/sq ft Rent/sq ft Rent/sq ft Retail/comm. Shop/stores Offices Other (list) 1987 1988 ANNUAL INCOME: Total gross rents-100% occup. \$1,491,487.03 1,465, 172.30 Owner, janitor, manager apts. 7.873.27 Other income-laund., pool, etc. 5,912.68 4. Loss due to vac. or deling. \$ 303,471.19 153,331.92 186,990.70 1. Payroll (except manag., repair) \$ 234,917.15 140,687.61 Supplies (janitor, bulbs, etc.) \$ 5,119.58 8.006.87 69,383 41 76.399.34 64,858 15 3. Electricity 101,89872 106,048 40 Water/sewer Fuel (type of fuel Gas and Oil) 96.205.29 114,837.43 Management Fees/Wages 60.381.88 65,520.62 79,386 09 Administrative cost (list) 108,992 68 357,117 79 Maintenance & repairs (list) 460,575.93 37,747.96 Miscellanious expenses (list) 22,888 41 10. Fire ins. & extend. coverage 35,135.97 34.278.47 33,220 22 11. Reserves for replacements (list) 25,600.00 25,600.00 12. Real estate taxes 29.371.30 28,347,57 27.481.59 Mortgage payment 58.345 39 14. Depreciation 57,637.11 \$ 1,326,363.99 1,148,828.88 TOTAL EXPENSES MORTGAGE/SALES INFORMATION: 1. Is there a current mortgage on this property? Yes () No (χ) 2. If your answer is "Yes", please submit the following data: (B) ______ Mortgage Amount Interest Rate Name of Mortgagee Monthly Payment Term of Mortgage Date Purchased May 31, 1973 Consideration \$ 1,564,768.00 I declare, under the penalties of perjury, that the contents of this form and all the accompanying schedules and statements have been examined by me and are true, correct, and complete to the best of my knowledge, information, and belief. PARTNER SIGNATURE

ROBERT S. LANDSMAN 301-229-6200

PHONE RP-6 (11-86)

PRINT NAME OF SIGNER

		/988	/987	1986 N
		7700		,
I+e	m 8 Main Henance and Repairs	\$ 1332773 \$	237127 3	1111+1
1	Cleaning Contract	163943	174926	125161
+	Exterminating	32285	30685	30685
+	Front Foot Benefits	79 89 28	383098	2832 11
1	Grounds Mainknance	4372084	46 780 39	5714216
-	Painting	3921848	1081520	906074
-	Roketion			
-	Repairs	19/7337	46 72 08	252109
-	BallA	/25929	966561	824 50
-	Brack and Concrete	1178123	1541112	22127
-	Building	29,568	21750	40783
-	Caulking	1771067	2061371	895990
	Ekclescal	575519	1030308	21053
	Ferce	75109	220957	377 28
	Fire Extinguisher	1420894	3543492	933530
	Flooring		31100	
	Gutter	2103795	5816/29	3075597
	Heating	2147874		88862
	Kitchen	1/28888	736436	396437
	Locks	41934		
	Ranking Lot	2555581	814661	11111
	Plasking	3794028	10 252 10	1296717
	Plumbing	2890926	1920417	1647860
-	Restrogeration	3961210	3530495	1666200
	Roading	1666461	1322600	991516
	Store	1122640	1668487	1124858
-	Venetion Blinds	40070S8	1478458	14 1845
3	Windows and Doors		(1130000)	1111
9	Less: Insurance Recovery	8523	57959	1902
0	Small Tools	56262	109463	
1	Snow Remark	2513878	1680045	115575
+	Trash	343128	2 12165	11099
3	Uniforms	\$ 460.57593	¥ 357 11779	\$ 2253739
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	Initials	Date
Prepared By		
Approved By		

Fleetwood Village Limited Partnership

(1) (2) (5)	(4) (5)	(6)	(7)
	1988	1987	1986
ten 7 Other Administrative Costs		1111111	
	\$ 1626350	\$ 1423050	\$ 1171000
Accounting	\$251173	3636150	1646430
Advertising	3254	17986	13186
Convention Expense	277512	142084	218316
Credit Reports	1190150	262611	393516
Data Processing	188968	126888	101162
Depreciation - Administrative Equipment	46642	55695	8553
Dies	493.78	75806	14261
Education	20480		
Employment Agency Fee	81809	94191	39658
Entertainment and Romation		299001	299444
Group Insurance	3659 21	-11911	
Interest on Working Copital Loan	680096		591000
legal	928406	770000	
Loss Administrative Reinbursements and Fees		(126600)	
Ottice	734655	784289	
Telephone	454474	407458	Ti - I - I - I - I - I - I - I - I - I -
REPIOR .	\$ 10899268	3 7938609	\$ 4029233
Item 9 Miscellaneous Expenses	\$ 181613	\$ 388156	\$ 84181
Auto and Truck Expense	181613		
Court Costs and Collection Fees			
Licenses and Permits	7 10 28		
Towing Expense	5000		A STATE OF THE PARTY OF THE PAR
	\$ 2288841	= 1 3 / 17 / 18	
Item 11 Reserves for Replacements			
Roof	\$ 1470000	41 6 1 1 6 1	
Parking Lat	36000		
	73∞∞		
Sewer Lines	\$ 2S6000	0 4 256000	256000
		1 111111	
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		P	ARTMENT INC	OME AND EX	PENSE QUEST		F RECORD:	
E AND LOCATIO			Lar Lidas	Information	for	Fleetwo	od Village Lim	Hed Partnershi
luxed Village /	partme	rls	A 1 AI	17 2535	151000	7007	Henthuchill 5	Oor
toville, Mayle	and		Fleetwood	Village Limi	ted Partnership	Bethes	ida Marylar	Id 2001/
					/ \ r	nets /) n	rapes () E	lectric (X)
ck services & (×) Heat (×)	utili	ties inc	luded in re	ent: Air C	ond () car uimming Pool	() Tenni	s Courts ()
(X) Heat (X)	Washe	r/uryer	() Party F	(00m () 3w	Vitaliting 100			
tchboard ()	Securi	τγ ().			19 83		1984	
T SCHEDULES:			19.5%	1	Monthly	Annual	Monthly	Annual
	No	A STATE OF THE STA	Monthly	Annual Gross	Rental	Gross	Rental	Gross
	of	per Unit	Rental Rate/Range			Potential	Rate/Range	Potential
ic Apts	Unit	Onic	Karey Harris		1			
drm	90							
drm & Den		1		1.020,409 36		1,083,519.08		1.157.51872
drm	172	-		7,020,1010				
drm & Den	-	1						
drm & Den						-		
ner-Specily			- 10		19		19	
	March	1	Monthly	IAnnual	Monthly	Annual	Monthly	Annual
	Numb		Rental	Gross	Rental	Gross	Rental	Gross Potential
	Spac	es NE	Rate	Potential	Rate	Potential	Rate	Potential
rage/Parking		70,			19	1	19	
			19 I Rental	IAnnual	Rental	Annual	Rental	Annual
tail	0.00000	Sq Ft of Leasable	Per	Gross	Per	Gross	Per	Gross
mmercial	of	Area	Foot	Potential	Foot	Potential	Foot	Potential
ops/Stores	OHITES	14			-	-		
fices		10h			-	-		
her-Specify		No						
(5) Effective NNUAL EXPENSE (1) Total Pay (2) Supplies (3) Electrici (4) Water (5) Gas (6) Heating I (7) Managemer (8) Administ (9) Building	r incoming configurations from the configuration of	me to prommission Income xpenses orial, 1	(except mng ight bulbs, ype of fuel trach summarepairs (at	mnt, decor etc.) included in	ating & rep #S Above (Go	9 airs)	22.746 01 131.0 22.746 01 131.0 23.746 01 131.0 23.746 01 131.0 23.746 05 06 23.746 05 06 23.746 1861 23.746 1861 24.746 1861 24.746 1861 25.746 1861 26.746 1861 26.746 1861 26.746 1861 26.746 1861 27.746 1861	672 6614 10 24377 1140,29326 2812 138,91753 2871 898476 6779 683,8736 54 26 58049 10 51 34 217574 7 8375 44,3173 67 24 53414 11 51810 149,423,44 12643 17,7004 55 19 15,2853
(11) Miscella (12) Insuranc (13) Total Ex MORTGAGE INFO (1) Is there (2) If your (A)	RMATION a cur answer	N: rent mor Is "yes"	tgage on th	is propert tate the f	y? Yes ollowing da gage Amt.	:::::::: } ()	No (X) (D) (Year)	5561 24,3911 58014 8814764 f Mortgage 5-Months)
I declar that the acco my knowledge	e, und	er the p	enalties of	perjury,	pursuant to	Chapter 8	53 of the A me and to t	he best of

(2) (2) (4)	(6)	(6)	(7)
(1) (2)			10 811
	1982	/983	1984 E
Item 8 Other Administrative Casts			
Accounting	1028120	1107700	1220700
Advertising	807660	1390824	1028195
			225000
Approxisal Expense	4609	57059	6252
Bank Charges	98655	848 99	166084
Credit Reports	(173500)	(20000)	(263000)
Less Reimbyrsemails	59304	89533	91919
Depreciation on Administrative Eguipment	20981	32493	74693
Duss	2087592	204442	1415757
Interest on Working Copital Loans	502552	484200	590765
Legal Feas	367746	457334	\$19793
Office Expenses	183919	202240	265259
Telephone	49.872.68	3910724	5341417
	9787800		
Item 10 Services	1	179504	135978
Externating	105917	58426	58426
Front Food Benefits	58426	12892	444000
Rotetion	30100	99/821	1131640
Trash	954752		1770044
	1149195	1242643	1770011
2			
3			
5 Item 11 Missellaneous Operating Expenses		++++++++++++++++++++++++++++++++++++	916685
6 Court Costs and Collection Fees	543246	947374	
Depresention on Maintenance Equipment	/60380	191384	88241 5499
Licenses and Permits	49616	198015	
Truck Expense	345279	542031	4541S
		367/5	
Uniform's	1098521	1915519	152952
32			
33			
34			
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43			Page 7
			r age 1

	Initials	Date
Prepared By		
Approved By		

Fleetwood Village Limited Partnership

CMII-23538-2012

	3 - 201	(6)	(7) L
	/982	/983	1984
Item 9 Painting Decorating, Maintenance - Repairs	2942109	4409369	3405475
Parating, Decorating	1731175	2565180	1884947
Air Conditioning and thating		162673	97/327
Bath Repairs	489.56	1187486	1147427
Building Repairs	2509073	569223	526781
Flectical Reports	1229665		404913
Ferce Repairs	147687	227419	31514
Fice Extroguisher Maintenance	65939	30012	
Flooring Repairs	1234685	2162652	1747845
[2019] [2019] [2019] [2019] [2019] [2019] [2019] [2019] [2019] [2019] [2019] [2019] [2019] [2019] [2019] [2019]	153480		
General Ground Maintenance	376951	236332	486334
		2079	200186
Kitchen Repairs	217361	267435	3 837 /6
Locks	120000	177630	1050000
Parking Lot Repairs	573375	282929	1520933
Plastering Repairs	1816716	2168137	2347819
Plumbing Repairs	893911	764015	666238
Refingeration Repairs	1137478	1152566	1015424
Roofing Repairs	1090897	687568	640388
Stove Repairs	381335	564315	907299
Veretian Blind Repairs	381333	10792	H
o Waterproofing		542848	603681
Window and Door Repairs	714241	(1988850)	-
2 Less Insurance Reimburstanent	(22,22269)	1	19942247
3	15162765	16181810	17740017
15 16 17 28			
Reconciliation to Federal Tox Returns	07742242	103804297	11402922
Total Actual Income Item 5	97743242	76558014	8814764
32 Total Above Expenses Item 13	71897159	2031157	33936
33 Less loyues 1 Expenses - Mortgages	2676103		7497
34 - Texant Security Deposits	108273	48819	832366
35 Loss Deplesion	8051777	8123130	254987
36 1 1 2 1 1 7	2758097	3383049	1002
27 Add Indust Income	981677	792103	1022S9
39	13233510	1442231	1634204
41 42			
43			Page 8

Arnold & Barbara Berlin 10604 Stable Ln. Potomac, MD 20854

October 30, 2013

Ms. Michele La Rocca Meyers, Rodbell & Rosenhaun, PA 6801 Kenilworth Ave., Suite 400 Riverdale Park, MD 20737 CNU-23538-2013

Dear Ms. LaRocca:

I understand you are investigating the history of the Fleetwood Village Apartments on Chillum Road in Hyattsville, Maryland.

Coincidently, I lived at the Fleetwood Village Apartments with my parents from approximately 1951-1955 and attended the Mt. Rainier Jr. High School and Northwestern High School. I originally lived at 6107 Eastern Ave, Apt. T3 and later transferred to 402 Chillum Rd., Apt. 102.

At that time, the property was operating as The Greenlawn Apartments and I believe was owned by the Minkoff family. The property at that time was a fully operational apartment property operating professionally and seemed to be in compliance with all the laws of Prince Georges County.

If you have any questions, please do not hesitate in contacting me. I would be available to testify about the property, if necessary.

Yours Truly,

Arnold Berlin



Washington Suburban Sanitary Commission

14501 Sweitzer Lane
• Laurel, Maryland 20707-5901

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

> GENERAL MANAGER Jerry N. Johnson

Via Email - AFacchina@mrrlaw.net

November 13, 2013

Meyers, Rodbell & Rosenbaum Mr. Andrew Facchina, Zoning & Land Use Paralegal 6801 Kenilworth Avenue, Suite 400 Riverdale Park, MD 20737

CNU-23538-2013

Re:

Request for Continuous Use Certification for Fleetwood Village Apartments

Account # 0009514 717 Chillum Road

Dear Mr. Facchina:

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

One of the properties being served by WSSC is referenced above. Our available computerized Customer Relations Group records indicate that water and sewer services have been continuously in use and available to this property since at least 1989. During that time there has been no service interruption for a time longer than 180 days. The date the account was activated as WSSC account and the meter set date is as follows:

Account # Property Address		Date Activated as	Meter Set
Account #	Property Address	WSSC account	Date
0009514	717 Chillum Road	10/01/48	03/14/89
0009514	111 Offinant From		

Some time ago, Ms. Joan Gopstein, retired Coordinator, spoke with Ms. Mary Hampton, an employee of the Maryland National Capital Park and Planning Commission, at 301-952-5411, and she assured her that the information in this letter would be sufficient for your application. Regretfully, WSSC cannot provide additional information due to archiving limitations.

We hope this information is helpful in your efforts to secure the "Continuous Use Certification" you are seeking. If you have any questions or need further clarification, please contact our Customer Care Agents, at 301-206-4001, 1-800-634-8400, or TTY 301-206-8345, 7:30 a.m. to 7:00 p.m., weekdays. You can also e-mail us at Cust-Relations@wsscwater.com, or write to the address indicated on this letterhead.

Sincerely,

Kara May

Correspondent Customer Relations Group

Kura May

Mode	Name	Agency	Case Type	reet Numb
		DER	BRP (BOILER PERMIT)	721
	ASSESSED FOR CONTRACTOR OF CON	DER	ER (ELECTRICAL RESIDENTIAL)	721
- MINANA MARKET		DER	ER (ELECTRICAL RESIDENTIAL)	721
		DER	ER (ELECTRICAL RESIDENTIAL)	721
	AVERTAINS SELECTION OF THE SELECTION OF	DER		721
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Street Name	Unit
CHILLUM	
CHILLUM	#1
CHILLUM	#2
CHILLUM	#3
CHILLUM	#4
CHILLUM	
CHILLUM	

(a. 2)	N. C.		1	OMB I	lo. 1545-0099	
orm epartm	106	U.S. Partnership Return of Income For calendar year 1981, or fiscal year 1981, and ending 1991.			1981	
ternal	Revenue Sen	vice		D En	ployer identification	no.
(see)	ipal business page 12 of Ins	Structions) Fire ADNOLD REDLIN			52.0976935	
Tmen	ipal product	TI FFF WOOD VIII AGE TID PARTNER SOLL			te business started	
(see	page 12 of In	or service structions) Rental BETHESDA MD 20817 IRS	_		May 31. 1973	
Tmen	I House !	NOVA INFINEDUA		F En	ter total assets from S L, line 13, column ((U).
page	ness code nu 12 of Instr		7	\$	906 781.74	_
G Ch	eck meth	nod of accounting: (1) Cash (2) X Accrual (3) Other (attach expla	nation	1)		_
1 Ch	eck appli	cable boxes: (1) Final return (2) Change in address.		Itam	s specially allocat	ed to
MPO		-Fill in all applicable lines and schedules. If you need more space, see page 2 of the Instructions. En the partners on Schedule K, line 17, and not on the numbered lines on this page or in Schedules A through		1	s specially ellers	
1	1a Cross	receipts or sales \$ Balance >	2			
	2 Cost	of goods sold and/or operations (Schedule A, line 34)	3			
	2 0	a profit (subtract line 2 from line 1c)	4	-		
	4 Ordin	nary income (loss) from other partnerships and fiduciaries (attach statement)	5		1.00	
	5 Nong	qualifying dividends	_	-		_
9	6 None	qualifying interest	6		61.190	12
псоше	7 Noti	income (loss) from rents (Schedule H, line 2)	7	_ _	6/ 180	27
=	7 Net i	income (loss) from royalties (attach schedule)	8			
	8 Net	farm profit (loss) (attach Schedule F (Form 1040))	9			-
	9 Net	gain (loss) (Form 4797, line 11)	10			
	10 Net ((attach cohedule)	1		4	
	10	TOTAL income (loss) (combine lines 3 through 11)	_ 1	2	61, 180	57
1	12	ies and wages (other than to partners) \$	13	3c		-
	13a Salari	ies and wages (other than to parties) 4	. 1	4		
	14 Guar	ranteed payments to partners (see page 4 of Instructions)	. 1	5		_
	15 Rent		. 1	6		
	16 Inter	rest (Caution—see page 4 of Instructions)	. 1	7		
	17 Taxe		1	8		
S	18 Bad	debts (see page 5 of Instructions)	1	9		•
5	19 Rep	airs	. -			
Ct	an D -	resistion from Form 4562 (attach Form 4562) \$, less depreciation	" 2	20		
Deductions	clair	med in Schedules A and H and elsewhere on return \$		21		-
De		Attach schedule)	. -	22		-
	22 Don	ortization (attach schedule)	. -			-
- 1	22 Dep	irement plans, etc. (see page 5 of Instructions)	.	3a		-
	23a Ret	ployee benefit programs (see page 5 of Instructions)	. -	3b		-
	23b Emp	proyee deductions (attach schedule)		24		-
	95	TOTAL deductions (add lines 13c through 24)	_	25_		- 12
-	25 26 Ord	linary income (loss) (subtract line 25 from line 12)	-	26	61 180	
Scl	nedule /	A-COST OF GOODS SOLD AND/OR OPERATIONS (See Page 6 of Instru	uctio		No Inv	entori
		ory at beginning of year (if different from last year's closing inventory, attach explanation		27		-
27	Invento	Balance 28b Minus cost of items withdrawn for personal use \$	▶ -	28c		- -
				29	11	-
29		labor	. 1-	30		-
30		als and supplies	. -	31		
31		costs (attach schedule)	. -	32		
32		add lines 27 through 31)	. -	33		
33	Invento	ory at end of year. f goods sold (subtract line 33 from line 32). Enter here and on line 2, above.		34		and helic
34	Cost of	f goods sold (subtract line 33 from line 32). Enter here and on line 2, above	, and to	any kr	est of my knowledge nowledge.	and netti
P	lease	it is true, correct, and complete. Occupation	lure	/	4,1982	
	ign	Signature of general partner Date Check if		-		ib
	Laura	My Circotture of general partiter	- 1	Pren	arer's social sec	urity no
	lere	Date		1104		
-		Preparer's self-em-	· 🗵		83 22 68	97
-	lere Paid Preparer's	Preparer's self-employed ployed	No.	0		

orm 1085 (1981) No Tovento	ciis	Schedule	e A (Continued)			r for Yes No
a Check all methods used for va	aluing closing in		cost c Check if	the LIFO method was	s adopted this tax year	777777
(ii) Lower of cost or mark	et as described	in regulations sec	LIUII any Bood	s. (If checked, attach	Form 970)	The second second second second second
1.471-4 (see page 6 of Instru	ictions) (iii)	Writedown of "	Sun I d it vou a	re engaged in manufa	acturing, did you value	your
normal" goods as described in re	egulations section	1.471-2(c) (see p	page inventory	using the full abso	orption method (regula	Hions
6 of Instructions).	-		section 1	.471–11)?		
b Did you use any other method	of inventory valu	ation not Yes	No e Was ther	e any substantial chan	ge in determining quan	eton?
05-3			cost, or	valuations between op	ening and closing inve	mory: 7/1///
and the state and	and attach ovnia	nation		attach explanation.		117777
LALL D CADITAL ISAIN	S AND LUGS	ILO LOCC I UB	0 0 01 111	ar or loss		
Part Short-term Capit	al Gains and	Losses—Ass	sets neid Offe Te	ai oi Loos	6 Cain (loss) for	g. Gain (loss) after 6/9/81
a. Kind of property and description (Example, 100 shares of "Z" Co.)	b. Date acquired (mo., day, yr.)	c. Date sold (mo., day, yr.)	d. Gross sales price minus expenses of sale	e. Cost or other basis	f. Gain (loss) for the year (d minus e)	after 6/9/81
	··					
Short-term capital gain from	n installment :	sales from Forn	n 6252, line 19 of	ated items, from		
Partnership's share of net	short-term ga	in (loss), includ	ing specially alloc	ateu items,		
	E' Luciarias			(1981) (1981) (1981) (1981) (20 S)		
other partnerships and fro Net short-term gain (loss) fr	om lines 1a, 1	b, and 2. Enter h	nere and on Schedu	le K (Form 1000);		
Part II Long-term Capi		Llesson As	sets Held More T	han One Year		
Part II Long-term Capi	tal Gains and	Losses—As	Sets field more .	1		
а						
b Long-term capital gain from	n installment s	ales from Form	6252, line 19 or 2	7		
4b Long-term capital gain from 5 Partnership's share of ne	t long-term ga	in (loss), inclu	iding specially allo	cated items, from	1	
other partnerships and fr	om fiduciaries					
		CONTRACTOR STATE OF THE PARTY O				
to town gain (loce)	from lines 4a,	4b, 5, and 6.	Enter here and on	Schedule K (Form	1	
7 Net long-term gail (1035) 1065), line 6			(the more	space attach sch	edule.
1065), line 6	OM RENTS	(See Page 4	of instructions)	c. Depreciation	d. Repairs	e. Other expenses
	cation of property		b. Amount of rent	(explain on Form 4562)	(attach schedule)	schedule)
a. Kind and loc	cation of property			Form 4302/	-	
Fleetwood Village Apert	mat Project					
	Avenue				0 00 00	661.469.6
			894, 904. 29		85,020 89	
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2 Net income (loss) (subtrac	t total of colum	nns c, d, and e	from column b). En	ter here and on pa	ige 1, line /	67,70010
Schedule I—BAD DEBTS	(See Page	of Instruction	ons)	The second secon	1 Control of the Cont	T
			Company of the second second	dded to reserve	f. Amount charged against reserve	g. Reserve for bad of at end of year
a. Year b. Trade notes and account ceivable outstanding at end	ts re- of year c.	Sales on account	d. Current year's provision	e. Recoveries	against reserve	_
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1980						
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CNU-23538-2013

Prepared By

Approved By

1981

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Initials Date
Prepared By
Approved By

Flauwood Village Limited Partnership

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	of Cleaning			97236		
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2						Page

Form 1065 Department of the Treasury Internal Revenue Service	U.S. Partnership Return of Income For calendar year 1980 or fiscal year beginning		1980	
A Principal business activate page 11 of Instruct MENT HAVE PATA B Principal product or ser (see page 11 of Instruct MANS PATA C Business code number page 11 of Instructions	ROBERT S LANDSMAN & ARNOLD BERLIN	E	Employer identification 12-0976935 Date business started 12-0976935 Enter total assets from Sule I, line 13, column (15-15) 10-15-15-15-15-15-15-15-15-15-15-15-15-15-	Sched D).
G Check method of	accounting: (2) X Accrual (3) Other (attach explanation)	H	Is this a final return	n? No
tions)?	limited partnership (see page 2 of Instruc- Yes No K (1) Did you elect to claim amortization (or depreciation (under section 167(o)) certified historic structure (see page 2 of Instructure) (see page 3 of Instructure) Yes No X Yes No Yes Yes	3 of li	nstructions)?	No.
IMPORTANT—Fill i	partner in another partnership: all applicable lines and schedules. If you need more space, see page 1 of the Instructions. Enter a rathers on Schedule K, line 17, and not on the numbered lines on this page or in Schedules A through J.	any Ite	ems specially allocate	
1a Gross receip 2 Cost of g	ts or sales \$	1c 2 3 4		
5 Nonquality 6 Interest 7 Net incor	ne (loss) from rents (Schedule H, line 2)	5 6 7 8	3.987 22073	3
9 Net farm 10 Net gain	ne (loss) from royalties (attach schedule)	9 10 11 12	26 060	- 1
13a Salaries ar 14 Guarante 15 Rent . 16 Interest of 17 Taxes 18 Bad deb 19 Repairs 20 Deprecia 21 Amortiza 22 Depletio 23a Retireme 23b Employe 24 Other de 25 TO	d wages (other than to partners) \$	13c 14 15 16 17 18 19 20 21 22 23a 23b 24 25 26	26 060	
Schedule A—C 27 Inventory at 28a Purchases \$ 29 Cost of labor 30 Materials ar 31 Other costs 32 Total (add li 33 Inventory at 34 Cost of good Please Under	ost of Goods sold and/or operations (See Page 5 of Instructions) oeginning of year (if different from last year's closing inventory, attach explanation). 28b Minus cost of items withdrawn for personal use \$ d supplies attach schedule) nes 27 through 31). s sold (subtract line 33 from line 32). Enter here and on line 2, above. s sold (subtract line 33 from line 32). Enter here and on line 2, above. penalties of perjury, 1 declare that 1 have examined this return, including accompanying schedules and statements, and rue, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer have correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer have	28c 29 30 31 32 33 34 to the as any	best of my knowledge a knowledge.	and
Sign Here	mature of general partner arer's sture 3/14/81 Check if self-employed ployed	/6,	1981 eparer's social secu	
Preparer's Use Only	's name (or s. if self-employed) Paper 5 Landsman Cff E.I. No. ZIP code address Ton? Weatherhill food Bathasta Mariand ZIP code		32 C1/82C2 20034	

(1000) M T = 7	Schedul	e A (Continued))		Page 2
(1980) No Inverser		-	0 or other statement	attached for adoption	on of Yes No
I lower of cost or market as	described in regulations se	ction LIFO invent	ory methods?		· ·
71 4 (see page 5 of Instructions)	(iii) Writedown of	"sub- d Are you eng	gaged in manufacturing	?	
mat" goods as described in regulati	ons section 1.471–2(c) (see	page If "Yes," d	id you value your inve	ntory using the full at	osorp-
Instructions).	entory valuation not Yes	No tion method	d (regulations section	1.471–11)?	
		e Was there	any substantial change	in determining quan	filles,
'Yes," specify methods used and atta	ch explanation.	cost, or val If "Yes," at	luations between openitach explanation.	ng and closing invent	ory! .
le D—CAPITAL GAINS AN	D LOSSES (See Pag	ge 5 of Instructio	ins)		
Short-term Capital Ga		ets Held One Tea	d Gross sales price	a	f. Gain (loss) for the year (d minus e)
a. Kind of property and description (Example, 100 shares of "Z" Co.)	b. Date acquired (mo., day, yr.)	(mo., day, yr.)	minus expenses of sale	e. Cost of other basis	the year (o minus c)
	!	l!	1 '' from at	or partnerships	
ership's share of net short-te rom fiduciaries	rm gain (loss), including	ng specially allocat	(Form 1065), line	5	
hort-term gain (loss) from lin	ins and Losses—Ass	ets Held More Th	an One Year		
Long-term oapital da					
					·····
erchin's share of net long-te	m gain (loss), includir	ng specially allocat	ed items, from other	ner partnerships	
rom fiduciaries					
				6	
	4, 5, and 6. Enter here	and on Schedule r	((FORM 1005); MIC	ace attach schedu	le.
Ile H-INCOME FROM R	ENTS (See Page 3 o	i instructions)	you need mare ep	d. Repairs	e. Other expenses
a. Kind and location of p	operty	b. Amount of rent	(explain in Schedule J)	(attach schedule)	(attach schedule)
und Village Apartment.	Proper				
on load at Fastern A	venui		21.0/2.12	2/9/2 20	651.7425
Tivila Mary Larel				All the state of t	651 7425
		827 S83.33	or here and on page	1. line 7	22.073.3
income (loss) (subtract total o	f columns c, d, and e in	e)	er nore and on pag		
		13)	and to reserve	1	
ule I-BAD DEBTS (See F	age 4 or mstruction	Amount add	log to reserve	f Amount charged	g. Reserve for bad det
b. Trade notes and accounts re- ceivable outstanding at end of year	c. Sales on account	d. Current year's provision	e. Recoveries	f. Amount charged against reserve	g. Reserve for bad det at end of year
b Trade notes and accounts re-		d. Current year's			g. Reserve for bad det at end of year
b Trade notes and accounts re-		d. Current year's			g. Reserve for bad det at end of year
b Trade notes and accounts re-		d. Current year's			g. Reserve for bad det at end of year
b Trade notes and accounts re-		d. Current year's			g. Reserve for bad det at end of year
b. Trade notes and accounts re- ceivable outstanding at end of year	c. Sales en account	d. Current year's provision	e. Recoveries	against reserve	g. Reserve for bad det at end of year
b. Trade notes and accounts re- ceivable outstanding at end of year	c. Sales en account	d. Current year's provision	e. Recoveries	against reserve	at end of year
b. Trade notes and accounts re- ceivable outstanding at end of year lule J—DEPRECIATION (c. Sales on account See Page 6 of Inst b. Date c.	d. Current year's provision tructions) If your cost or allowers	e. Recoveries	against reserve	at end of year
b. Trade notes and accounts re- ceivable outstanding at end of year lule J—DEPRECIATION (c. Sales en account See Page 6 of Inst b. Date c. accuired oth	d. Current year's provision tructions) If you rector d. De allowed er basis	e. Recoveries	se Form 4562	at end of year
b. Trade notes and accounts receivable outstanding at end of year lule J—DEPRECIATION (a. Description of property	See Page 6 of Inst	d. Current year's provision tructions) If you rector d. De allowed er basis	e. Recoveries	se Form 4562	at end of year
b. Trade notes and accounts receivable outstanding at end of year lule J—DEPRECIATION (a. Description of property at additional first-year deprecipe. Enter here and on Schedul	See Page 6 of Inst	d. Current year's provision tructions) If you rector d. De allowed er basis	e. Recoveries	se Form 4562	at end of year
b. Trade notes and accounts receivable outstanding at end of year lule J—DEPRECIATION (a. Description of property	See Page 6 of Inst	d. Current year's provision tructions) If you rector d. De allowed er basis	e. Recoveries	se Form 4562	at end of year
b. Trade notes and accounts receivable outstanding at end of year lule J—DEPRECIATION (a. Description of property at additional first-year deprecipe. Enter here and on Schedul	See Page 6 of Inst	d. Current year's provision tructions) If you rector d. De allowed er basis	e. Recoveries	se Form 4562	g. Depreciation to this year
b. Trade notes and accounts receivable outstanding at end of year lule J—DEPRECIATION (a. Description of property al additional first-year depreciation: Per Schault	See Page 6 of Inst	d. Current year's provision tructions) If you rector d. De allowed er basis	e. Recoveries	se Form 4562	g. Depreciation to this year
b. Trade notes and accounts receivable outstanding at end of year lule J—DEPRECIATION (a. Description of property at additional first-year depreciow. Enter here and on Scheduler depreciation:	See Page 6 of Inst	d. Current year's provision tructions) If you rector d. De allowed er basis	e. Recoveries	se Form 4562	g. Depreciation for this year
b. Trade notes and accounts receivable outstanding at end of year lule J—DEPRECIATION (a. Description of property al additional first-year depreciation: Per Schault	See Page 6 of Inst	d. Current year's provision tructions) If you rector d. De allowed er basis	e. Recoveries	se Form 4562	g. Depreciation for this year
b. Trade notes and accounts receivable outstanding at end of year lule J—DEPRECIATION (a. Description of property al additional first-year depreciation: Per Schault Bust 4: bus	See Page 6 of Inst	d. Current year's provision tructions) If you rector d. De allowed er basis	e. Recoveries	se Form 4562	g. Depreciation for this year
b. Trade notes and accounts receivable outstanding at end of year Bule J—DEPRECIATION (a. Description of property at additional first-year deprecion. Enter here and on Scheduler depreciation:	See Page 6 of Inst	d. Current year's provision tructions) If you rector d. De allowed er basis	e. Recoveries	se Form 4562	g. Depreciation for this year
b. Trade notes and accounts receivable outstanding at end of year lule J—DEPRECIATION (a. Description of property al additional first-year depreciation: Per Schault Bust 4: bus	See Page 6 of Inst	d. Current year's provision tructions) If you rector d. De allowed er basis	e. Recoveries	se Form 4562	g. Depreciation to this year
b. Trade notes and accounts receivable outstanding at end of year lule J—DEPRECIATION (a. Description of property al additional first-year depreciation: Per Schault Bust 4: bus	See Page 6 of Inst b. Date c. acquired oth acquired at ion (but not more the a K, line 2.)	d. Current year's provision Cructions) If you r Cost or allowed in p an \$2,000). (Do no	e. Recoveries	se Form 4562	g. Depreciation for this year
7 nf c erh	Lower of cost or market as 11-4 (see page 5 of Instructions) nat" goods as described in regulation Instructions). you use any other method of inversible in line 35a? . Yes," specify methods used and attace D—CAPITAL GAINS AN Short-term Capital Gaina. Kind of property and description (Example, 100 shares of "Z" Co.) Pership's share of net short-term fiduciaries . Pership's share of net long-term Gain distributions . Pership's share of net long-term fiduciaries . Pership's share of net long-term fiduciaries . Pership's share of net long-term gain (loss) from line and location of property location at Location of property location (location of property location) (subtract total of location of property location (location of property location) (subtract total of location of property location (location of property location) (subtract total of location of property location (location of property location) (location of property loca	Lower of cost or market as described in regulations set in the compact of the cost of the	Life inventions Life Lower of cost or market as described in regulations section Life Lower of cost or market as described in regulations section Life Life	Lower of cost or market as described in regulations section Lower of cost or market as described in regulations section Lower of cost or market as described in regulations of "sub-instructions) (iii) Writedown of "sub-instructions) Was been as a second of instructions of instructions of instructions or was any other method of inventory valuation not pribed in line 35a? . Yes," specify methods used and attach explanation. Yes No Was there any substantial change cost, or valuations between open if "Yes," attach explanation. Was there any substantial change cost, or valuations between open if "Yes," attach explanation. Was there any substantial change cost, or valuations between open if "Yes," attach explanation. Yes No Was there any substantial change cost, or valuations between open if "Yes," attach explanation. Yes No Was there any substantial change cost, or valuations between open if "Yes," attach explanation. Yes No Was there any substantial change cost, or valuations between open if "Yes," attach explanation. Yes No Was there any substantial change cost, or valuations between open if "Yes," attach explanation. Yes No Was there any substantial change cost, or valuations between open if "Yes," attach explanation. Yes No Was there any substantial change cost, or valuations between open if "Yes," attach explanation. Yes No Was there any substantial change cost, or valuations between open if "Yes," attach explanation. Yes No Was there any substantial change cost, or valuations between open if "Yes," attach explanation. Yes No Was there any substantial change cost, or valuations between open if "Yes," attach explanation. Yes No Was there any substantial change cost, or valuations between open if "Yes," attach explanation. Yes No Yes No Yes No Yes	Lower of cost or market as described in regulations section 1-4 (see page 5 of Instructions) William Willedown of "subditions" William Willedown of "subditions" William W

CNU-23538-2013

Prepared By
Approved By

Fleetwood Village Limited Partnership
1980

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(1)	(2)	(37					
Repairs							
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	16 -			\$ 909/64			-
	ing and Heating			687664			-
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Building				863		1 1 1 4	
Disposal		4					
Electrical.			-	4/3779			
Fence				224732		41-111-111-1	
				2/8/18		4-14	
Fire Exting	MINEY			209931	4-1		
Flooring				172.00			
Kitchen	1			2794 94			
Locks			11				
Parking Lat				/35/00			
Plastering			1	10 000 73			
Plumbing				16.36/31			
				9444 76			
Refrigerolan				448404			-
Roofing				(09275		1 4 1 1 1	
Stove		7 - 5 1	K== 15 F ==	3/5032			
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	- 0			21,9/3,30			
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ACCOUNTANT SUPPLY HOUSE GREEN TINT NO. 6607

CNU-23538-2013 Prepared By Approved By

Prepared By
Approved By

Fleetured Village Limited Partnership
1990

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Other Ex	SVIV.						
				\$ 713075			
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	1550 A) 12			24000			
Cleaning				689000			7
Court Cos7s				447.95			8
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are							10
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Extermination	II .			83197			13
Fred O. I.				139 33127	. 10 4		14
				22 228 70			
المال المال	1 - 1 - 1 -			4498 /9			15
Grand Man	France	1		179/280			16
Insurance	1			69,143,79			17
INPOST							16
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1egal				3082.00	to the		20
OTTHE END				2/75 (3			2
				1731179		1 - 1	2
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5 Taxes Par	ro [/						
Toxes - Ren	1 Estate.			. 39 00 / 63			
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35 E E V 1000		1 1 1 1 1				D	age
43					II .		~g(

1065	U.S. Partnership Return of Income For calendar year 1979 or fiscal year beginning, 1979, and ending, 19	1010
Principal business acti (see page 12 of Instructi	TO 52-0976935 DEC 31.1979 D52 LINGS ROBERT S LANDSMAN & ARNOLD BERLIN	D Employer identification and 32 · 097(93)
Principal product or sen (see page 12 of Instruction of The Thomas Control United States and States	BETHESDA MD 20014	F Enter total assets from Sched- ule L, line 13, column (D). \$ 974 893.27
Check method of	accounting: Other (attach explanation)	H Is this a final return? Yes No
(1) Cash MPORTANT—You	(2) Accrual (3) Other (attach explanation) must fill in all lines and schedules. If more space is needed, see page 2 of Instructions. En to the partners on Schedule K, line 16, and not on the numbered lines on this page or	nter any items specially allo- in Schedules A through J.
	ts or sales \$	1c
la Gross receip	ts or sales \$	3
		4
3 Gross pro	income (loss) from other partnerships and fiduciaries (attach statement)	5
4 Ordinary	ying dividends	6 2176.81
		7 /3 649.27
Not incor	ne (loss) from rents (Schedule H, line 2)	8
7 Net incor	ne (loss) from royalties (attach schedule)	9
9 Net farm	profit (loss) (attach Schedule F (Form 1040))	10
10 Net gain	(loss) (Form 4797, line 11)	11
11 Other in	ome (attach schedule)	
		12 15.826.08
12 TO	AL income (loss) (combine lines 3 through 11)	13c
13a Salaries ar	d wages (other than to partners) \$	14
14 Guarante	ed payments to partners (see page 4 of Instructions) .	15
15 Rent .		16
16 Interest		17
17 Taxes		18
18 Bad det	ts (see page 5 of Instructions)	19
19 Repairs		20
19 Repairs 20 Deprecia 21 Amortiz 22 Depletic	ation (Schedule J, line 5)	21
21 Amortiz	ation (attach schedule)	22
22 Depletion	n (other than oil and gas, attach schedule—see page 5 of Instructions). ent plans, etc. (see page 5 of Instructions). (Enter number of plans	23a
	ent plans, etc. (see page 5 of instructions). (Cited hards)	23b
23b Employ	be benefit programs (see page 5 of Instructions).	24
24 Other d	eductions (attach schedule)	05
	TAL deductions (add lines 13c through 24)	25
1000		26 N8260
26 Ordina	y income (loss) (subtract line 25 from line 12)	
	ACT OF COORS SHIP AND/UR OF LIMITORS (ST. 18	27
-	tit with and from last year's closing inventory, attach explanation).	
28a Purchases \$	beginning of year (if different from last year 5 dooring to be beginning of year (if different from last year 5 dooring to be beginning of year (if different from last year 5 dooring to be beginning of year (if different from last year 5 dooring to be beginning of year (if different from last year 5 dooring to be beginning of year (if different from last year 5 dooring to be beginning of year (if different from last year 5 dooring to be beginning of year (if different from last year 5 dooring to be beginning of year (if different from last year 5 dooring to be beginning of year (if different from last year 5 dooring to be beginning of year (if different from last year 5 dooring to be beginning of year (if different from last year 5 dooring to be beginning	29
29 Cost of labo		30
30 Materials a	nd supplies	31
31 Other costs	(attach schedule)	. 32
32 Total of lin	es 27 through 31 · · · · · · · · · · · · · · · · · ·	. 33
33 Inventory a	ds sold (subtract line 33 from line 32). Enter here and on line 2, above .	. 34
Under penalties	ds sold (subtract line 33 from line 32). Enter here and on line 2, above . ds sold (subtract line 33 from line 32). Enter here and on line 2, above . of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the office of the perjury. I declare that I have examined this return, including accompanying schedules and statements, and to the office of the perjury. I declare that I have examined this return, including accompanying schedules and statements, and to the office of the perjury. I declare that I have examined this return, including accompanying schedules and statements, and to the office of the perjury. I declare that I have examined this return, including accompanying schedules and statements, and to the office of the perjury. I declare that I have examined this return, including accompanying schedules and statements, and to the office of the perjury. I declare that I have examined this return, including accompanying schedules and statements, and to the office of the perjury. I declare that I have examined this return, including accompanying schedules and statements, and to the office of the perjury. I declare that I have examined this return, including accompanying schedules and the perjury is the perjury of the perjury. I declare the perjury is the perjury of t	Dest of the knowledge and bearing to
Signature Pro		March 8, 1980
E D	of general partner Date Check if	Preparer's social security
Signature Pre	parer's h	M 083 22 5897
m I m = I sin		
Please Paid Preparer's Information Sign Preparer's Paid Prepar	date F	lo. ▶ 12 01/8262

10CF	(1979)	S	chedule	A (Cor	ntinued))				1 v	No.
(ii) 1.4 nore 6 o b Did desc	ck all methods used for valuing Lower of cost or market as 171-4 (see page 6 of Instructions) mal' goods as described in regulation for Instructions) you use any other method of invention cribed in line 35a? "Yes," specify methods used and attace.	closing inventory: described in regul (iii) Write ons section 1.471— entory valuation no ich explanation.	(i) attions seedown of "2(c) (see in the continuous of the continu	Cost c Is tion L d A page It to the V	Form 97 IFO invent re you eng f "Yes," d ion method Vas there cost, or val f "Yes," at	O or other some methods? gaged in manual of the control of the con	ufacturing? your inventor section 1.4 al change in	ory using 471–11)? in determ	the full at	bsorp-	No
Schedul	le D—CAPITAL GAINS AN	LOSSES (Se	e Page	6 of Inst	ructions	5)					
東京 日本 国	Short-term Capital Ga	ins and Losse	s—Ass	ets Held	One Yea	er or Less	antes 1			f. Gain (loss) for
SO DE TIL SON	a. Kind of property and description (Example, 100 shares of "Z" Co.)	b. Date ac (mo., day	quired	c. Date (mo., day	2010	d. Gross sales less expense o	of sale e.	Cost or at	her basis	the year (d l	ess e)
<u></u>											
and f	ership's share of net short-te from fiduciaries hort-term gain (loss) from line Long-term Capital Ga	1 and 2 Ent	or here :	and on Sc	hedule K	(Form 106	55), line 5	r partne	erships		
Part I	Long-term Capital Ga	Ins and Losse	3-733	oto mera							
4											
	ership's share of net long-te										
6 Capit	from fiduciaries	INTS (See Fa	nter here	I	101107 11	more space	ation	d. Re	pairs ach	(attac	h
	a. Kind and location of pr	roperty		b. Amoun	t of rent	Schedule	- (Ü	sched	ule)	schedu	e)
Flass	round Village Aportment.	Ployest									242.2
CA:U	tun food at Eastern	WASSESSEE		728 1	15.17	81.18	0.32		3736	JJ2 2	1711116 July 27 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
1 Total	income (loss) (subtract total of	of columns c, d,	and e fr	728 /	13.17 n b). Ent	er here and	on page	1, line 7	37.36		49.27
Sched a. Year	ule I—BAD DEBTS (See I b. Trade notes and accounts re- ceivable outstanding at end of year	c. Sales on a	ruction	d. Curre		ded to reserve		f. Amour	nt charged reserve	g. Reserve fo at end	r bad debt af year
1974 .						-					
1975 .											
1976 . 1977 .											
1978 .											
1979.	dule J-DEPRECIATION (See Page 6	of Inst	ructions)	If mor	e space is r	needed, u	se Form	4562.		
Sched	- Description of property	b. Date	c. oth	Cost or er basis	allowed	epreciation or allowable prior years	e. Met comp depres	hod of uting	f. Life or rate	g. Deprec	year
2 Othe Buil Furn	al additional first-year depreciaer here and on Schedule K, line er depreciation: Idings	ation (NOT to ex	ceed \$2	,000). (Do	not incli	de in items	C::036				
Mad	ner (specify):	proper park specials				oko-ti≱oson	24 St. 744.			- 2.1	180 3
Oth	rer (specify):	states and decided					A 1 50 / 1/4			. RI	180 3 180 3

CNU-23538-2013

	Initials	Date
Prepared By		
Approved By		

Fleetwood Villege Limited Portnership

	125	(3)	(4)	(5)	(6)	(7)	T
(1)	(2)	(37	1				
Repairs							
							7
			1 1 1 1 1	\$ 9579.73			
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Electrical.					12.0		
Fence		4 45	H = -:	14/947	20 1 1 1 1		
Fire Extinguish	,			20785			
4				1278332		1	
Flooring				7459			
Parking Lot			-	16(2473)			
Plumbing		1	1 - 1				
Plasterna				421561			
pefrigeration				4906.98			
				1136335			
Roofing				448874			
Store	1			346/28			
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Windows and I	- 11			343296			
	vance Primbus	ement .		(803300)			_
7.00							
				2703735			
7070	1 Reposis						

ACCOUNTANT SUPPLY HOUSE
GREEN TINT NO. 6607
NATURAL JONE NO. 7707

Flee Justed Village Kimited Portnerskip 2013 groved By

Initials Date

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	Cleaning							7	
	Court Costs				564960				
	Credit Report				105450				
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	Electric				SY 23 Y 22			11	
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i	Taxes - Paul				792/00			1	2
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8	Travel				25252	- 11			
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2	7.	To 1 Other Expers	e l	1		2			100
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14								*	-
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41									
42									
43								Page	,
_	1								f

Form	1065	Revised in Accordance with the Revenue Act of 1978 and the Energy Tax Act of 1978 U.S. Partnership Return of Income For calendar y	ear 1978,	1978
A Princip (See pa B Princip (See pa C Busine page 1	nt of the Treasury tevenue Service sall business activiting 12 of instructions and product or service of the sall product of instructions.	FLEETWOOD VILLAGE LTD PARTNERSHIP 7007 HEATHER HILL RD MD 20014	E F	Employer Identification no. \[\sum_2 -0976935 \] Date business started \[M_4 \ 9 \] 3/, 197 \[\] Enter total assets from line \[13, \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
IMPOF	destinated to a second	Il applicable lines and schedules. If more space is needed, see Instruction b. Enter any items on Schedule K, line 16, instead of on the numbered lines on this page or in Schedules D th	apouton)	Is this a final return? Yes No
Income	Cost of good Gross profit Ordinary int Nonqualifyit Interest Income or Royalties (a Net farm po Net gain or	or sales \$	1c 7 3 4 5 6 7 8 9 10 11	1773.78 (L1980.05)
1:	TOTAL	income (add lines 3 through 11)	. 12 13c	(67,250,2.7)
1:	Guaranteed Rent Interest . Taxes . Bad debts Renairs .	payments to partners (see line 14 instruction)	14 15 16 17 18 19 20	
2	1 Amortization 2 Depletion (3a Retirement 3b Employee	n (see Instructions for Schedule J)	21 22 23a 23b 24	
2	Other dedu	deductions (add lines 13c through 24)	25	(64,206.27
Sched	tule A-COST	OF GOODS SOLD AND/OR OPERATIONS (See line 2 instruction)	Inventa	
28a 29 30 31	Purchases \$ Cost of labor Material and s Other costs (a		e > 28c 29 30 31 32	
33	Inventory at er	nd of year	33 34	
35a 35b 35c 35d	Check valuation Check if Form Are you engaged Was there any so	n method(s) used for total closing inventory: Cost Lower of cost of many part of the statement is attached for adoption of LIFO inventory method in manufacturing? Yes No. If "Yes," check if you valued your inventory in accordance ubstantial change in determining quantities, cost, or valuations between opening and closing	ce with regular inventory? .	tions section 1.471–11 .
Here	AVER THE PROPERTY OF THE PERSON OF THE PERSO	erjury, I declare that I have examined this return, including accompanying schedules and statements, and to e. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any know		knowledge and belief, it is to
Please Sign Here		Preparer's So	ocial security	no. Check if self-
lease	Preparer's	irm's name (or yours, Robert J. Landinan C.P.A. E.	I. No. Date	52 6118262

€NU-23538-2013

	Short-term capital	gains and los	ses—a	ssets neiu	one	year or it	1.	Cain or	(loss) for	g. Gain or (loss)
nd of pr	operty and description b. Data acqui (mo., day, y	red c. Date s	old	d. Gross sales p less expense of s	rice a	. Cost or other b	asis 1.	the year (less e)	after 10/31/78
nple, 10	OU shares of "Z" Co., (iiio., cu), y									
	ership's share of net short-te	erm gain or (loss), includi	ng specially	alloca	ted items, fr	rom		1	
							. -			
Net she				edule K (Form	1065),	ine 5	e vear			
art II		gains and los	sses—a	ssets neid	more	e tilali on	1			
			!			tad Home f	rom			
Partn	ership's share of net long-te	erm gain or (loss), includ	ing specially	alloca	ited items, i				
other	partnerships and from fiduc	iaries								
Capit	tal gain distributions ong-term gain or (loss) from lines 4		e and on S	chedule K (Form	n 1065)	, line 6				-
Net lo	ong-term gain or (loss) from lines 4 ule H—INCOME FROM	RENTS (See lin	ne 7 ins	truction) 1	f more	e space is	needed,	use F	orm 483	e. Other expenses
neat			1			c. Depreciation	on	(att	ach	(attach schedule)
	a. Kind and location of	property		b. Amount of	tenr	(explain in Schedule J)		sched	dule)	School
-, /	wood village Apreton	of Proxect								
	7 /								20119	549,945.6
41/	Hould Margland	7		657,61	424	94,694.5	78	16	991.48	
TALL	10.VIX.						20	3//	991.68	549.945.6
Total	le			657,65	4.24	96,696	70 1	1 line	7 777.00	(65 980.0
Net	income (loss) (subtract total	of columns c, d,	and e fro	m column b). Ente	er here and o	II page	1, 11110		
ched	ule I—BAD DEBTS (See	e line 18 instru	iction)			ed to reserve	T	The United States	nt charged	g. Reserve for bad deb
1	b. Trade notes and accounts re-	c. Sales on a	count	d. Current y	ear's	e. Recover	ies	agains	t reserve	at end of year
Year	ceivable outstanding at end of year			provision						
973.										
974.										
975.										
976.										
977.	***************************************									
978.	dule J—DEPRECIATION	(See Instruct	ions for	Schedule	(J)	If more space	e is ne	eded us	e Form 4	562.
Sched	dule J-DEPRECIATION	b. Date	r. (COST OF	d. Dep	preciation or allowable	e. Met	hod of uting	f. Life of	g. Depreciation for this year
	a. Description of property	ired	othe	t Daziz	in pr	ior vears	depred	iation		
Tota	al additional first-year deprec	iation (NOT to ex	ceed \$2,	000). (Do no	t inclu	de III Items .	→			
ent	er nere and on Schedule K, III									
3 O+h	er depreciation:									
	ldings									
Bui	miture and fivtures									
Bui Fur	rniture and fixtures									
Bui Fur Tra	insportation equipment									
Bui Fur Tra Mad	insportation equipment chinery and other equipment									
Bui Fur Tra Mad	insportation equipment									96,696.5
Bui Fur Tra Mad	chinery and other equipment									96,696.5
Bui Fur Tra Mad	insportation equipment chinery and other equipment									96,696.5
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Bui Fur Tra Mad	chinery and other equipment				Lescure					
Bui Fur Tra Mad	chinery and other equipment		31.0							96,696.5 96,696.5 96,696.5

CNU-23538-2013

	Initials	Date
Prepared By		
Approved By		

Fleetwood Village Limited Partnership

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(1)	(2)						
Repair	17						
	No. 10 Control				- 1 - 1 - 1 × 1	717 2 2 3 7 3 7 3	
	ming and A	the		1 223631			
Are Conditi	7 - 4			13250			
Bulding				570118			
Electrical	1			49978			
Fire Exti	nguisher						
Flooring				953286			
Plumbing			1191971	1565763			
Refrigeration				908525			
	en -		- W 141	248025			-
Plastering				996000			
Roohing				648204			
Store		1 1 1 1 1 1 1 1 1 1					
Venchin 1	Blinds			63 19 43		1	
windows	and Doors			556057		1-1	
	11.0			334388		1 - 1	
Fencing							
		1-1-1-1-		\$ 7699168			
				7,0777,00			

CNU-23538-2013 reported By Flechwood Villege Limited Refreship 1978 Initials Date

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-					2972			4
	Bank Che	901	7		2296720			5
		- Rental Age	1		631449			8
	Court Cost				7688			7
	Credit Ry	orts						8
	oute Proce				12353		-	9
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t	Legal	1			3020 20			2
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41								
42						1	Pa	ge 1

100	4	U-25558-20-5	r		
orm	1065	U.S. Partnership Return of Income FOR CALENDAR YEAR 1977, or other taxable year beginning 1977, and ending		1977	
Prin (Sei	Revenue Service cipal business activity page 10 of instructions) Active Part Tole cipal product or service page 10 of instructions)	XO 52=0976935 DEC 31:1977 D52 L ROBERT 5 LANDSMAN & ARNOLD BERLIN FLEETWOOD VILLAGE LTD PARTNERSHIP 7007 HEATHERHILL RD		D Employer identification \$2.09769 E Date business commen	3.5 nced
C Bu	iness code no. (See e 10 of instructions)	BETHESDA MD 20014		F Enter total assets fro 13, column (D), Sche \$ //25.266	m line
G W	as this partnership	in business at the end of 1977?	• • •		
н н	low many months i	in 1977 was this partnership in business?	· · ·		pecially
IMP	ORTANT—Fill in all	I applicable lines and schedules. If the space provided is not sufficient, see Insti in Schedule K, line 15, instead of on the numbered lines on this page or in Schedules D through	th J. (See	General Instruction P	'.)
1	1. Come receipts or	sales \$ 1b Less returns and allowances \$ Balance	▶ 1c		-
	2 Less cost of g	oods sold and/or operations (line 34, Schedule A)			-
	3 Gross profit .		. 3		
1	4 Ordinary incom	ne (loss) from other partnerships and fiduciaries (attach statement)	. 4		-
	5 Nonqualifying	dividends (attach list—see Instruction 5)	. 5	2 20 2	19
INCOME	6 Interest		. 6	2202	12
3	AND THE PROPERTY OF A PARTY OF THE PARTY OF	ıle H)	. 7	(900/	- 22
=	8 Royalties (atta	ach schedule)	. 9	-	-
1	9 Net farm profi	it (loss) (attach Schedule F (Form 1040))		-	-
1	10 Net gain (loss)	(Form 4797, line 9)	. 10		-
	11 Other income	(attach schedule)	. 11	(6798	9.3
	12 TOTAL in	ncome (add lines 3 through 11)	. 12	6/70	- 23
Ì	13 Salaries and v	wages (other than to partners)	. 13	-	-
	14 Guaranteed pa	ayments to partners (see Instruction 14)	. 14	-	-
	15 Rent	,	. 15		-
	16 Interest (attack	ob schedule)	. 16		
		schedule)	. 17		
20	17 Taxes (attach	chedule I if you use reserve method)	. 18		
5			. 19		_
=	19 Repairs	(see Instructions for Schedule J)	. 20		_ _
Ž	20 Depreciation	(see Instructions for Schedule 3).	. 21		_ _
DEDUCTIONS	21 Amortization	(attach schedule)	. 22		
-	22 Depletion (att	ach schedule—see Instruction 22)	. 23a		_
1	23a Retirement p	plans, etc. (see instruction 23b)	. 23b		
	23b Employee be	ment programs (see management ===,	. 24		_ _
	24 Other deducti	ons (attach schedule)	. 25		
	25 TOTAL d	me (loss) (subtract line 25 from line 12) (see General Instruction G)	. 26	(6.798	123
Sch	adule A—COST O	F GOODS SOLD AND/OR OPERATIONS (See Instruction 2) No. Jav.	Abric	1	
~7	Inventory at bogi	pring of year (if different from last year's closing inventory, attach explanation)	and the same of th		
27	Inventory at begi	28b Less cost of items withdrawn for personal use \$ Balance	≥ 28c		_
	Cost of labor .		•		- -
29	Material and sup		. 30		-
30	Other costs (att		. 31		
31	Total of lines 27		. 32		- -
32		at end of year	. 33	-	-
33 34	Cost of goods so	ld Enter here and on line 2 above	. 34	1	
	a) Check valuation n	nethod(s) used for total closing inventory: Cost (c) If you are a manufacturer, check		ued your inventory in	i accord
	Lower of cost	ance with regulation section 1.4/1.	-11.		anch
	b) Check if this is	the first year LIEO inventory method was adopted (d) Was there any substantial change	ge in de	termining quantities,	cost,
,	and used . If o	checked, attach Form 970.	iosing in	ventory? Yes	П.
	A	If "Yes." attach explanation.		for the seal ballot	it is tro
_	Under penalties of perjur	y. I declare that I have examined this return, including accompanying schedules and statements, and to the ation of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.	pest of my	MIOWICOSO BITC Deller,	
COLL	ect, and complete, Declar	ation or property feature and and and			-129

Your signature

Paid preparer's signature and Identifying number (see Instructions)

Robert S Kordsmon CPA \$2.5/18262 Paid preparer's address (or employer's name, address, and identifying number)

and the same of the same	ule D—CAPITAL GAINS Short-term capital						SS		
Rate	a. Kind of property and description		acquired	-assets ne	- 1	d. Gross sales price	e. Cost o	r other basis	f. Gain or (loss) (d less e)
	(Example, 100 shares of "Z" Co.)		day, yr.)	(mo., day,		d. Gross sales price	and expe	ense of sale	(d less e)
					!	the nesteerships o	nd from fide	ciarias	
Partn	ership's share of net short-term gain short-term gain or (loss) from	n or (loss), include	ing specially	allocated items	hedule	K (Form 1065)	line 4	· · ·	
Net		gains and	losses-	-assets he	d mo	re than 9 m	onths		-
El MC-14.9	Long term capital	l game	1	1	1				
Partn	ership's share of net long-term gain	or (loss), includir	ng specially	allocated items	from ot	her partnerships an	d from fiduc	iaries	
	ital gain distributions								
Net	long-term gain or (loss) from	lines 4, 5, and	6. Enter h	nere and on	Schedu	le K (Form 1065	i), line 5.		
Sched	lule H-INCOME FROM	RENTS (See	Instruc	tion 7)					
	a. Kind and location of	property		b. Amount of	rent	c. Depreciation (explain in	(a	Repairs	e. Other expenses (attach
15.	a. Kind and location be	property		D. Falloune C.		Schedule J)	_ sch	edule)	schedule)
Floo	twood Village Aportment	PIARSI							
	lum food at Eastern Av								
	Tsuile Maryland			628.96	6.53	106 968.75		821.OC	425.128.24
								22116	1127 120 20
I Tota	als			628.96	633	106,968 75		871.06	(9.001.32
2 Net	income (loss) (column b less	total of column	ns c, d, an	d e). Enter h	ere and	on page 1, line	1	• • •	1 1,007.52
Sched	dule I-BAD DEBTS (Se	e Instruction	18)	1 Am	ount adds	ed to reserve	1		g. Reserve for bad debt
a. Year	b. Trade notes and accounts re-	c. Sales on	account	d. Current		e. Recoveries		int charged it reserve	at end of year
	ceivable outstanding at end of year			provision	n		_		
1972.									
1973.									
1974.		-							
1975.									
1976.									
1977. Sched	dule J—DEPRECIATION	(See Instruc	tions for	Schedule	J) If	more space is nee	ded use For	n 4562.	
JUICE		b. Date	c. (Cost or	d. Dep		Method of omputing	f. Life or	g. Depreciation for this year
	a. Description of property	acquired		r basis	in pric	or years de	preciation	Tate	
1 Tota	al additional first-year depreci	ation (NOT to e	xceed \$2,	000). (Do no	tinclud	le in items below	>		
	er here and on Schedule K, line		1	1		1			
Z Oth	er depreciation:								
									106.968.73
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A	1 Schedule								
_A	1. Schedulec								
A	(Schodule								
A	(Schoole								
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A	(Scholule								15.6 9.6 0 2
3 Tot									195,268.2

CNU-23538-2013

Prepared By
Approved By

1977

(1)	(2)	(3)	(4)	(5)	(6)	(7)
Repairs						
Air Conditionin	and Heating			1 839323		
Building			1. 1	1122/3		
Electrical				161257		· Armer
Fence				268991		
File Extinguis	ler			2073(-
Flooring				258000		
Plumbing				1547837		
Astrigoration				522907		
Plastering				259275		
Roofing				42/472		
57012				36/4/3		
Vention Blin	4.			4326/6		
Windows and	1 1			36/06(
WINDOWS UND	2007					
75	1 Reports			5587106		
797	N. ASPENIA					

CNU-23538-2013 Prepared By Flee Twood Village Kimited Partmiship Initials Date

1977

71	(1) (2)	(3)	(4)	(5)	(6)	(7)	
							1
	Other Expense			1			
	STING PRINCES			1			
ı				\$ 1002011			
-	Accounting		ļi	307300			
F	Advertising			158202			1
	AUTO EXPENSE			109608			
	Bank Charge			3/73			1
	Commission Pents / Agent			18 65613			
	Collection Feet and Court Con	7.1	L.	1334227			,
	Data Processing			376765			ŀ
1							
i	Electric			J3 0(J38			
l	Entertainment and Prometion		n f vac se	199.91			,
+	Externolion		<u> </u>	97900			1
ļ	Fuel 0.1		he ev t	7524721		20	1
	Gas			1265855			1
1	General Maintenance			3221			1
	Ground Maintenance			36/600			١
1	Insurance			18.22548			1
t							1
	Invet			6394085			,
+	Janifor Supplies and Hardward			679391			١,
#	Legal			2370.00			,
1	Office Expense		1-1-2-20	254316			ľ
1	Parating			2350168			1
	Payroll			5885777			2
1	Toxes General			25250			2
t	11			478463			2
ı	Toxes Paylott						1
1	Toxes Real Estate	1 2 1		3698746			
+	Tekdon			122748			1
	Track			377/74			1
ŀ	Uniforms			109985			ľ
1	Water			3744606			
	Travel .			198.33			ľ
1							
1	Total Other Exp			\$ 925 128 24			
1	TOTAL OTRE EXA			111111111111111111111111111111111111111			
			4000				1
ł							
1							200
-				1			H
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l	te marketing and benefit to the						1
	Bearing Bearing						ı
+				1			-
				1			1
		1	- Lake and				
3						Page	0
-11			H			i age	٧

Form	1065	U.S. Partnership Return of Income FOR CALENDAR YEAR 1976 or other taxable year beginning 1976, and ending		1976	
A Prin (Se B Prin (Se	ncipal business activity the page 8 of instructions) ment House Period melpal product or service to page 8 of instructions)	XO 52-0976935 DEC 31:1976 D52 L ROBERT S LANDSMAN & ARNOLD BERLIN FLEETWOOD VILLAGE LTD PARTNERSHIP 7007 HEATHERHILL RD		Employer Identification 2 - 0976935 Business code no. (See pof instructions)	
C Ent	er total assets from line column (D), Schedule L	- BETHESDA MD 20034		May 3/ 1973	
	ally allocated to the pa	I applicable lines and schedules. If the lines on the schedules are not sufficient, see thers on Schedule K, line 15, instead of the numbered lines on this page or in Schedules D through J.	(See (uction Q. Enter any General Instruction P.)	items
Che	ck here	this is a final return. this is a limited partnership. (See General Instruction S(3).)	- 1		
T	1a Gross receipts or	sales \$ 1b Less returns and allowances \$ Balance ▶	1c		
- 1	2 Less: Cost of	goods sold and/or operations (line 34, Schedule A)	3		_
	3 Gross profit -		4		
	4 Ordinary incom	ne (loss) from other partnerships, syndicates, etc. (attach statement)	5		_
ш	5 Nonqualifying	dividends (attach list—see Instruction 5)	6	1.428	23
NCOME	6 Interest		7	(26 255	98
2		ıle H)	8		194
-	8 Royalties (atta	ach schedule)	9		
	9 Net farm prof	it (loss) (attach Schedule F (Form 1040))	10		
	10 Net ordinary	gain (loss) (Form 4797, line 9)	11		
1	11 Other Income	(attach schedule)	12	(24.777	25
-			13		
1	13 Salaries and	wages (other than to partners)	14		
		partners—Salaries and Interest	15		
	15 Rent	at ashadula)	16		
		ch schedule)	17_		
	17 Taxes (attach	chedule I if you use reserve method)	18_		-
NS		medule I it you use reserve medical.	19		-
DEDUCTIONS	19 Repairs	(Schedule J)	20		
20		(attach schedule)	21_		-
딥	22 Depletion (at	tach schedule—see Instruction 22)	22_		
П	23a Retirement	plans, etc. (other than amounts for partners—see Instruction 23a). (Enter num-			
		>)	23a		
	23b Employee b	enefit programs (see Instruction 23b)	23b 24		-
	24 Other deduct	ions (attach schedule)	25		-
	OF TOTAL	deductions (add lines 13 through 24)	26	124777	77
	26 Ordinary inco	ome (loss) (line 12 less line 25) (see General Instruction G)			
Sc	hedule A-COST (OF GOODS SOLD AND/OR OPERATIONS (See Instruction 2) No. Jovenhous	127	1	1
27	Inventory at beg	inning of year (if different from last year's closing inventory, attach explanation)	28c		
28		28b Less cost of Items withdrawn for personal use \$Balance ▶	29		
29			30		
30			31		
31		tach schedule)	32		_
32		through 31	33		
33	Less: Inventory	old. Enter here and on line 2, above	34	1	_
_	Investory valuat	ion method			-
ar	as there any substant nd closing inventori	antial change in the way you determined quantities, costs or valuations between	the o	pening	
	"Yes," attach expla		of my	knowledge and belief	it is tru
co	Under penalties of perju rrect, and complete, If pre	ry, I declare that I have examined this return, including accompanying schedules and statements, and to the best pared by a person other than partner or member, the preparer's declaration is based on all information of which the	preparer	has any knowledge.	1977
b				Date	1.1.1.1
1	,	Signature of partner or member E.I.N		/	100
h.		7007 Heatlechill Road 52:6/18	262	Murch 10	17/
		Reparer other than partner or member Address and ZIP Code Borkeda Maryland 20034		Page 1	0.5

Page 105

Part	ile D—CAPITAL GAINS A	gains and I	osses-	assets h	eld 6 r	months o	r less			- A le # Y
Part	a. Kind of property and description (Example, 100 shares of "Z" Co.)	b. Date (mo., d	acquired	c. Date (mo., day	sold	d. Gross sale		e. Cost or a	other hasis so of sale	f. Gain or (loss) (d less e)
	(Example, 100 shares of "Z" Co.)		ау, ут./	(110., 40)	, ,					
Dorto	ership's share of net short-term gain	or (loss), includin	g specially	allocated ite	ms, from o	ther partners	hips and	from fiduc	iaries .	
Net									• • • ١	
Part		gains and I	osses—	assets h	eld mo	re than t	o mon	1	1	
										
			a specially s	llocated iter	ns from o	her partners	nips and	from fiducia	ries	
	ership's share of net long-term gain o									
Capi	tal gain distributions long-term gain or (loss) from I	ines 4. 5. and	6. Enter h	ere and or	Schedu	le K (Form	1065),	line 5.		
Net	ule H—INCOME FROM F	RENTS (See	Instruct	tion 7)						
Sched				b. Amount	of rent	c. Depreci	ation in	(att		e. Other expenses (attach
	a. Kind and location of p	roperty.		D. Amount	or reac	Schedule		schei	fule)	schedule)
Ehn	Twood Village Apartment	Project								
Chil	Yum Road at Eastern Au	enue					200		222/6	430,925.14
	Misulle Maryland			<u> 563,</u>	989.81	115.44	1.76	Y-3	822.62	Xald_, Istalished
				-	00.01	165 44	20/	(/2	872 69	430 925 14
1 Tota	ils			563 9	87.81	d on page	1. line 7		1/4 4/	126255.98
	income (loss) (column b less t	total of column	18 c, d, an	d e). Ente	nere an	d on page	2, 11110 /			
Sched	dule I-BAD DEBTS (See	Instruction	10)	T	Amount add	ed to reserve		f. Amou	nt charged	g. Reserve for bad debts
a. Year	b. Trade notes and accounts re- ceivable outstanding at end of year	c. Sales on	account	d. Currer		e. Recov	eries	agains	reserve	at end of year
1971.										
1972.				1						
1973. 1974.										
1974. 1975.										
1976.				1			45.00	1		
Sched	ule J—DEPRECIATION (See Instruct			t d Do	preciation	e. M	lethod of	f. Life or	g. Depreciation for
	a. Description of property	b. Date acquired	othe	Cost or or basis	in pr	or allowable ior years	dept	nputing reciation	rate	this year
1 Tota	l additional first-year depreciation (N	NOT to exceed \$2,	000). (Do n	ot include in	items bel	ow, enter her	e and on			
Sch.	K, line 2)		1		1	1				
2 Oth	er depreciation:									
	Schrolle									115.447.9
Per	COSMOUS									
					-					

					-					
					1					113.447.9
	tals		loc A and	ш	- · ·					113 447.9
4 1 0	ss amount of depreciation clair	nea in schedu	ics A dild				1 E			None

CNU-23538-2013

	Initials Date
Prepared By	
Approved By	

Fleetwood Village Limited Partnership
1976

	(1) (2)	(3)	(4)	(5)	(6)	(7)	
T							T
							1
	Repairs						1
							4
	Air Conditioning and Heating			12/3725			
	Building			328464			
					201363		1
	Ekerrical			443239			
	Fence	Statistics.		15518			4
	Fire Extinguisher			55761			
1	Flooring			194686			
				1/20399			
	Plumbing						
	Refrigeration			3/339/			
	Plastering			308282			
	Rooping			(14000			
	Stove			240785			
				462952			
	Venetion Blinds			H a take a constant and a constant a			
	Windows and Doors			2796 29			
	Woterproofing			128900			
	Less : Insurance Rembussemen	1		(1534527)			
1				4 11202210			g a
-	Total Reposits			4387269			

CNU-23538-2013

	Initials	Date
Prepared By		
Approved By		

FleeTorood Village Limited Partnership

	(1) (2)	(3)	(4)	(5)	(6)	(7)	- 11 1
	Other Expenses						
	The state of the s						
I	Accounting			\$ 393500			
	Advertising			123380			
	Auto Expense			77851			4
	Bank Charges			5590			
	Commission - Pental Agent			17 60/07	halal.	1 4 4 6 1	
	Collection Fees and Court Costs			338 93			
	Electric			4466346			
	Entertainment and Promotion			29/3/3			
	Extermination			182500			
	Fire Oil			7755074		11162	
1	Gas			1032647			
	General Marntenance			34150			
	Ground Maintenance			540962			
1	Insurance			1280514			
	Interest			66 39889			- 1
	Janitor Supplies and Hordwire		g ar lar	69/266			
	Legal			222500			
	Office Experie			212560			
	Painting			1864812			
	Payfoll			53 12668			
	Taxes - General			227 23			
	Taxes - Payrall		TEX BE	4083 69			
	Taxes Real Estate			3934700			
I	Telephone			1954 12			
1	Track			387680			
	Uniforms			105780			
1	6/07e/			ys23026			
	Contract Scoretarial			1154 62			
1	Contract Section 14.						
t	Total Other Expenses			\$ 43092514		Aleman 1	
t	7000 0110 21000	TES ES					

CUU-23538-263

De	rn. 1065 partment of the Treasury	FO	Partnership R CALENDAR YEAR 197.	5 or other taxable	year beginning	3	1975	
A Deco B	Principal business activity (See page 7 of instructions) Principal product or service (See page 7 of instructions) Apartment Course Ponto Inter total assets from line	XO 52-097 ROBERT 5 FLEETWOO		1.1075 D	52 1		D Employer Identification \$\int 2 - 0.976.93\$. E Business code no. (See of instructions) 6\int 1/1 F Date business commer	S page 7
	specially a	applicable lines a flocated to the partne struction ().)	nd schedules. If the li	nes on the sched	dules are not s umbered lines o	sufficient, see I	May 31 1973	3 v itams
INCOME	2 Less: Cost of g 3 Gross profit . 4 Ordinary incom 5 Nonqualifying of 6 Interest 7 Rents (Schedul 8 Royalties (attac 9 Net farm profit 10 Net ordinary ga	e (loss) from other fividends (attach li e H) ch schedule) (loss) (attach Sch in (loss) (Form 4)	1b Less returns ar operations (line 34, Son control of the second of the	ates, etc. (attach	statement)	2 3 4 5 6 7 8 9	1,25/ (50,493	\$8 \$2
DEDUCTIONS	13 Salaries and with 14 Payments to part 15 Rent	ome (lines 3 throgages (other than the artners—Salaries and artners—Salaries (other than artners—Salaries artners—Salaries and artners—Sala	through 24)	ers—see Instruc	ition 23a). (E	nter num- 231 24 25	(99,29/	99.
Sch 27 28a 29 30 31 32 33 34	Inventory at beginn Purchases \$ Cost of labor . Material and suppli Other costs (attacl Total of lines 27 th Less: Inventory at Cost of goods sold.	GOODS SOLD AN ing of year (if difference 28b Less colors and schedule)		(See Instruction inventory, attach e personal use \$	2) No In	vanTories 27	(49.24/	
and If '''	closing inventories? Yes,'' attach explanat	al change in the wa	ay you determined qua	ompanying schedules a 's declaration is based ther	and statements, an on all information	• • • • • • •	Yes	
		other than partner or mo		Weatherfull asdo Mary to	Road	· · · · · · · · · · · · · · · · · · ·	Merch 12,19 Date	776

Form 1065 (1975) Schedule D-CAPITAL GAINS AND LOSSES (See Instructions for Schedule D) Short-term capital gains and losses--assets held 6 months or less f. Gain or (loss) (d less e) a. Kind of property and description (Example, 100 shares of "Z" Co.) b. Date acquired (mo., day, yr.) e. Cost or other basis and expense of sale c. Date sold (mo., day, yr.) d. Gross sales price 2 Partnership's share of net short-term gain or (loss), including specially allocated items, from other partnerships and from fiduciaries 3 Net short-term gain or (loss) from lines 1 and 2. Enter here and on Schedule K (Form 1065), line 4 -assets held more than 6 months Long-term capital gains and losses-5 Partnership's share of net long-term gain or (loss), including specially allocated items, from other partnerships and from fiduciaries . 7 Net long-term gain or (loss) from lines 4, 5, and 6. Enter here and on Schedule K (Form 1065), line 5 Schedule H-INCOME FROM RENTS e. Other expenses (attach schedule) d. Repairs (attach c. Depreciation b. Amount of rent a. Kind and location of property schedule) Fleetwood Village - Apartment Praject Chillum Road at Eastern Quenue Hyattsville Mary land 495. 571.06 2 Net income (loss) (column b less total of columns c, d, and e). Enter here and on page 1, line 7 50 493 Schedule I-BAD DEBTS (See Instruction 18) Amount added to reserve Amount charged against reserve b. Trade notes and accounts rec. Sales on account Current year's provision at end of year ceivable outstanding at end of year 1970 1971 1972. 1973. 1974. 1975. Schedule J—DEPRECIATION (See Instruction 20) If more space is needed use Form 4562. Note: If you compute depreciation by using the Class Life (ADR) System for assets placed in service after December 31, 1970, or the Guideline Class Life System for assets placed in service before January 1, 1971, file Form 4332 (Class Life (ADR) System or Form 5006 (Guidelines Class Life System). Except as otherwise expressly provided in income tax regulations sections 1.167(a)-11(b)(5)(vi) and 1.167(a)-12, the provisions of Revenue Procedures 62-21 and 65-13 are not applicable for taxable years ending after December 31, 1970. Check box if partnership made an election this taxable year to use Class Life (ADR) System and/or Guideline Class Life System. e. Method of d. Depreciation f. Life or g. Depreciation for this year a. Group and guideline class or description of property allowed or allowable in prior years computing depreciation 1 Total additional first-year depreciation (do not include in items below). (Enter here and on Sch. K, line 2) 2 Depreciation from Form 4832 3 Depreciation from Form 5006 4 Other depreciation: Buildings Furniture and fixtures . Transportation equipment Machinery and other equipment Other (specify) 112.276.85 117.776 6 Less amount of depreciation claimed in Schedules A and H Non 7 Balance-Enter here and on page 1, line 20.

12			11
13			12
- 11	Fleetwood Village A	Imited Partnership	13
14	1925		14
5			15
16			16
7	Reports		17
8			18
9	Air Conditioning and Weating	801223	19
0	Building	1/4782	20
1	Electrical	182897	21
2	Fire Extinguisher	393 97	22
23	Flooring	370510	23
4	Plumbing	13 699 33	24
5	Resigeration	390/26	25
6	Plastering	325410	26
7	Roofing	628900	27
8	Stove	269052	28
9	Venetian Blinds	9/3/30	29
0	Windows and Doors	1/82 27	30
1	Waterproofing	80000	31
2	Law Insurance Reinburgement	(15/4/00)	32
3	Kad Zharanes Kembalemaa	- CS/9:807	33
4	Total Repairs	V (10 0 2 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	34
5	7010 KEP0.113	99.976.3/	35
6			36
7			37
В			38
			39
+			40
			41
			-
			42
			43

CNU-23538-2013

Prepared By
Approved By

1925

11	(1) (2)	(3)	(4)	(5)	(6)	(7)	IIL
							1 2
	Other Expenses		A STATE OF				E
							0
	Accounting			\$ 347225			1
	Advertising			978 14			2
	Auto Expense			46 00			3
	Bant Charge			2208			4
	Commission - Rental Agent	11077		1425325			5
	Collection Fees and Court Court			247668			6
	Does			1600			7
	Electric			42 22/2/			8
	Entertainment and Promotion			26275			5
	Extermination			66300			10
	Fuel Oil			6891758			1
	Gar			794615			1:
	General Maintenance			25584			ľ
	Ground Maintenance	1 16		342408			1
	Insurance			1058809		14 15	1
	Interest			6293049			1
	Janitor Supplies and Wardware			7674 69			1
	legal			201500			1
	Office Exprise			2/2/30			1
	Painting			1637502			2
	Payroll			4396846			2
	Toxes - General			109363			2
	Taxes - Asyroll			3/9262			2
	Terrer - Real 57070			370/544			2
	Telephone			150664			2
	Trask			77/390			2
	Uniforms			855 39			2
	Water			30 255 24			2
							2
	Total Other Expenses			37831142			3
	The state of the s	74455					3
		94112 P					3
-						Page 112	3

ONU-23538-2913

Inter	rtment of the Treasury	FOR CALENDAR YEAR 1974 or other taxable year beginning		1974	
A Pri	nal Revenue Service		D Employer identification no.		
B Pri	pe page 6 of instructions) arthropy house ncipal product or service se page 6 of instructions) partment fouse Renta	XO 52-0976935 DEC 31.1974 D52 L ROBERT S LANDSMAN & ARNOLD BERLIN FLEETWOOD VILLAGE LTD PARTNERSHIP 7007 HEATHERHILL RD BETHESDA MD 20034	E	S2-0976935 Business code no. (See of instructions) 6511 County in which locate	page 6
C En	ter total assets from line , column (D), Schedule L	C	_	MonTgamer Y Date business commen	
\$	1,435,201.34			Max 31, 197	
IMP	items sp	all applicable lines and schedules. If the lines on the schedules are not sufficient ecially allocated to the partners on Schedule K, line 16, instead of the numbered lines on this level Instruction 0.)	nt, see page or	Instruction P. Ent in Schedules D thro	er any lugh J.
	1a Gross receipts of	r sales \$ 1b Less returns and allowances \$ Balance >	1c		
	2 Less: Cost o	f goods sold and/or operations (line 34, Schedule A)	2		
			3		
	The state of the s	ome (loss) from other partnerships, syndicates, etc. (attach statement)	4		
		g dividends (attach list—see Instruction 5)	5		
NCOME			6	1.071	12
8		lule H)	7	(44,487	61
Z		ttach schedule)	8		
		ofit (loss) (attach Schedule F (Form 1040))	9		
		gain (loss) (Form 4797, line 9)	10		
		e (attach schedule)	11		
		income (lines 3 through 11)	12	143.416	49)
-			13	175,776	111
		wages (other than to partners)	14		-
		partners—Salaries and interest	15		-
	15 Rent	<u> </u>			-
		ch schedule)	16		-
		h schedule)	17		-
S	18 Bad debts (S	chedule I if you use reserve method)	18		-
0	19 Repairs		19		
DEDUCTIONS	20 Depreciation	(Schedule J)	20		
2	21 Amortization	(attach schedule)	21		
H		ttach schedule)	22		
		plans, etc. (other than contributions made on partners' behalf—see Instruction 23a)	23a		
		enefit programs (see Instruction 23b)	23b		
		ions (attach schedule)	24		
		deductions (lines 13 through 24)	25		
	26 Ordinary inc	ome (loss) (line 12 less line 25) (see General Instruction G)	26	(43 4/6	49
Sch	edule A—COST OF	GOODS SOLD AND/OR OPERATIONS (See Instruction 2) No Inventoria	1		
27	Inventory at her	inning of year (if different from last year's closing inventory, attach explanation)	27		
28a	A Commission of the Commission	28b Less cost of items withdrawn for personal use \$	28c		-
	Cost of labor .	ZOD Less cost of fields withdrawn for personal use \$ Datance	29		-
29	(경기 경기 중기 중기 하게 하게 있다.		30		
30	Material and sup	·	31		
31	Other costs (atta	선생님들은 아이들에 살아왔다면 그는 그는 그는 그는 그는 그는 그는 그는 그들은 그들은 그들은 그들은 그들은 그들은 그는 그는 그는 그는 그를 그를 그를 그를 그를 그는 그를	32		-
32	Total of lines 27		33		
33 34	Less: Inventory a Cost of goods se	at end of year	34		-
_	Inventory valuati	on method >			
	s there any substa	ntial change in the way you determined quantities, costs or valuations between the second sec	he ope		□ No
	Yes," attach explai		100		

Signature of partner or member

Signature of preparer other than partner or member
Robert S. Landsman CPA

Preparer's address Emp. Ident. or Soc. Sec. No.
Berhes da, Morvland 20034

Sched										
inhihelds.	a. Kind of property and description (Example, 100 shares of "Z" Co	on b	. Date acquir	ed c. Da	te sold		sales price	e. Cos	t or other basis	f. Gain or (loss) (d less e)
1	(Example, 100 Shales of 2 Co		(mo., day, yr.	(110., 6	iay, yr.)			and t	expense or sare	(4 1025 0)
3 Net	nership's share of net short-term short-term gain or (loss) the Long-term capital	from lines 1 a	nd 2. Ente	r here and	d on Sch	nedule K	(Form 10	55), lin		
4	THEMES							1		
E Parte	nership's share of net long-term	gain or (loss) in	cluding eno	cially allocat	ad itams	from other	nartnarshir	e and fr	om fiduciaries	
6 Capi 7 Net	tal gain distributions . long-term gain or (loss) fr	rom lines 4, 5,	 and 6. E	nter here	and on	 Schedule	 K (Form	 1065),	 line 5	
Sched	ule H—INCOME FRO	M RENTS	(If more	e space	is nee	eded Fo		-		I - Other avpances
		ation of property			-	int of rent	c. Depred (explain Schedul	in in	d. Répairs (attach schedule)	e. Other expenses (attach schedule)
	wood Village - Aporto									
PARTITION IN	um Road at Eastern				453	447.19	120.43	0.25	33, 149.88	343,934.6
1 Tota					-	142.19		10.25	(.10 0/	
2 Net	income (loss) (column b l						n page 1,	line 7	• • • •	. 144,487.6
a. Year	b. Trade notes and accounts re- ceivable outstanding at end of year	c. Sales on a	ccount	d. Current provisi	year's	ed to reserve	coveries	f. A	mount charged gainst reserve	g. Reserve for bad deb at end of year
1969.										
1970.										
1971.										
1972. 1973. 1974.										
Scheo the Class Form 483 and 1.16	iule J—DEPRECIATIO Life (ADR) System for assets place 32 (Class Life (ADR) System or Form 7(a)—12, the provisions of Revenue ox if partnership made an elec						d use Form System for a provided in ing after Deci		Note: If you compled in service better regulations sect 1970.	
	Group and guideline class or description of property	b. Date acquired	1 c.	Cost or er basis	d. I	Depreciation d or allowab	le co	Method of mputing		g. Depreciation for this year
1 Total	additional first-year depreciati					prior years and on Sch.		reciation		
	reciation from Form 4832		1		13///////		unsummin			<u> </u>
	reciation from Form 5000						1111 111111111			
	er depreciation:									5119
	dings									
Furr	niture and fixtures									
	sportation equipment									
	hinery and other equipment									
Otne	er (specify)				1 Gentleman					
A	y Scheduly									120,450,2.
			1				- 1			
			-							120 410 2
5 Tot	als	claimed in C	chedules	A and H	٦					120,430 2
	is amount of depreciation lance—Enter here and on									None

ACCOUNTANT SUPPLY HOUSE GREEN TINT NO. 6607

CNU-23538-2013

Prepared By
Approved By

1924

	(1) (2)	(3)	(4)	(5)	(6)	(7)	
							L
	Other Expenses						E.
	OTNO EXPENSES						0
				#			1
17	Accounting			288050			-
	Advertising			47.15			2
	Auto Expense			18 38			3
	Bart Charge			7792		1	4
	Commission Pertal Agent			1351487			8
	Collection Feet and Court Co.	p		2303 47			0
11	Electric			38 723 69			7
1	Entertainment and Promotion			2680			8
11							g
	Externunation			10/300	-	1	10
	Fee! 0,1		1	5996904			11
-	Gas			6/40 00			
-	General Maintenance			58075			12
	Ground Maintenance			3/3659			13
	Insurance.			826016			14
	Tolerst			70 362 66			15
	Jantor Supplies and Wardwa			527757			10
1				118000			17
	legal .						18
	Office Expense			95053			19
	Panting			87/000			20
-	Payro//			39 400 31			-
	Taxes - General			3/8 42			21
	Taxes - Parioll			292525			22
	Taxes - Real Estate			4/04/76			23
	Tekakone	1 1 4		150602			2.4
	Tras L			656980			25
	Uniform 5			77991			26
	Warer			2793/02			27
							28
	Total Other Expenses			343 93467		1 1 1 1	29
	and the first of the second				in a brances		30
_	Repairs			4			31
	Air Conditioning and Kenting			663861	4 - 1 - 1 - 1		32
	Building			978/(
	Electrical			164371			33
	Fire Extinguisher			7210			34
	Flooring			26/000	*		35
	Plumbing			767060			36
					1		37
	Restrigeration		10	1635/0	1 1	e in f	36
	Plastering.		d'artem	392930		a add	4
-	Roofing			698200			30
	Store			3/4/0			40
	Venezian Blinds		1.11	3020 24			41
	Windows and Doors			33658			42
	Les Insurance frinte	resment	on set I	(248092)			43
		SIMON		1		Pa	age 1
-	Total Apairs			33.549.88			-

	artment of the Treasury	FOR CALENDAR YEA	ship Return of Income AR 1973 or other taxable year beginning
-	rincipal business activity		773, and ending, 19
(5	see page 6 of instructions)	Name	D Employer Identification No.
	cortment	FleeTwood Village	Limited Partnership 52.0976935
BP	rincipal product or service	Number and street	
	see page 6 of instructions)	Transcr und Street	E Business Code No. (See page of instructions)
	House Rental	7007 Weatherhill	Road F County in which located
CE	nter total assets from line	City or town, State, and ZIP code	
13	3, column (D), Schedule L		G Date business commenced
\$	1.577,16896	Bethesda, Maryla	and 200.34
IM	PORTANT—All app	licable lines and schedules must b	pe filled in. If the lines on the schedules are not sufficient, see Instruction P
	1a Gross receipts		returns and allowances \$ Balance > 1c
	The state of the s	f goods sold and/or operations (Dalonce P
	3 Gross profit		
			ips, syndicates, etc. (attach statement) 4
		g dividends (attach list—see Ins	
NCOME	6 Interest	g dividends (attach hist—see his	6 4.435 29
S		fule H)	
Z	202 B. S.		(11,000)
		ttach schedule)	
		ofit (loss) (attach Schedule F (Fo	1040))
	Control Control	gain (loss) (line 9, Form 4797)	
-		ncome (lines 3 through 11) .	
		wages (other than to partners)	
	14 Payments to	partners—Salaries and interes	
	15 Rent		
	16 Interest (atta	ch schedule)	
	17 Taxes (attack	h schedule)	
NS	18 Bad debts (S	chedule I if reserve method is use	ed)
DEDUCTIONS	19 Repairs		
5	20 Depreciation	(Schedule J)	
ă	21 Amortization	(attach schedule)	
Ö	22 Depletion (at	ttach schedule)	
	23a Retirement p	lans, etc. (other than contributions may	de on partners' behalf—see Instruction 23a) 23a
		enefit programs (see Instruction 2	[2018] [2] [2] [2] [2] [2] [2] [2] [2] [2] [2
		ions (attach schedule)	
	Francis Constitution -	deductions (lines 13 through 24	los l
			(see General Instruction G)
Sch	Constitution of the state of th	GOODS SOLD AND/OR OPERATION	The state of the s
Jen	edule A -COST OF	GOODS SOLD AND ON OF ERATIO	No Inventories
27	Inventory at hegi	nning of year (if different from last ve	ear's closing inventory, attach explanation) 27
28a			withdrawn for personal use \$
29	Cost of labor .		ntitutawii tor personal use \$
30	Material and sup		30
			31
31	Other costs (attac		32
32	Total of lines 27		33
33 34	Less: Inventory a	에서 빨리지어 있어요? 바다를 내려지다는 것이다는 그리고 그렇게 그렇게 그렇게 되었다. 그리고 그렇게	
34		ld. Enter here and on line 2, about	ve
Mc	Method of invent		province quantities and an all the state of
			ermining quantities, costs or valuations between the open-
Sept Of		ories?	
	Yes," attach explan 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 tr			member, his declaration is based on all information of which he has any knowledge. March 25,1974
-		Signature of parti	
		orgination of parti	. /
		the andre or marker	Preparer's address Emp. Ident. or Soc. Sec. No. Date
F S	Pobert S. A	andsman CPA	Rezhosola Mariland nonzu
	U		Dog 1:

	7065 (1973) Any items specially allocated	d to the partner	s should be	entered in	line 16	of Cabadula	brief in			Page	
Sche	Any items specially allocated page 1 or Schedules D through the D—CAPITAL G	AINC AND	eral Instruct	ion O)	lille 10	or schedule	K instead	of being	reflected in	the numbered lines of	
Par		dina and	LUSSES	(See Ir	struct	ions for	Schedule	e D)			
	- tottli oup	oital gains a	And the second second			6 mont	hs or le	SS			
	(cxample, 100 snares of "Z" Co.) (mo.,			cquired c. Date sold y, yr.) (mo., day, yr.				e. Cost or other basis and expense of sale		f. Gain or (loss) (d less e)	
1	***************************************										
2 Par	tnarchin's chara of act of all t										
3 Net	tnership's share of net short-ter short-term gain or (loss)	m gain or (loss),	including spe	cially alloc	ated item:	s, from other	partnership	s and fro	m fiduciaries		
Par	Long-term capi	ital gains a	nd losses-	-asset	held	more th	an 6 mo	nths	065		
4					J IICIU	111010 (11	un o mo	iidis		1	
5 Part	nership's share of net long-terr	m gain or (loss),	including spec	ially alloca	ted items	, from other	partnerships	and from	n fiduciaries		
6 Cap	oital gain distributions .					5 6 76	5 15 5	4 5 6			
Scher	long-term gain or (loss)	from lines 4,	5, and 6. En	ter here	and on	line 5, Sch	edule K of	Form	1065		
oche	dule H—INCOME FRO	IN KEN15 (more sp	ace is n	eeded	Form 48	The second second	SEATTLE TOWN		1 80	
	a. Kind and lo	ocation of property			b. Amount of rent		c. Deprecia (explain Schedule	in (attach		e. Other expenses (attach schedule)	
FleeT	wood Village Aparim	ents - Amer	man Provi	Pat .	-						
Chil	lum Road at Eastern	Avenue	onercExqs	rac2							
Hyo	HyaTsulle, Maryland						7/. 9.38	28 31.287.		45 221,200,48	
	1 Totals				249 563 38 2		7/ 9.38	2 22 2/ 327 4		221,200.48	
Sched	income (loss) (column b	less sum of	columns c,	d, and e)	. Enter	here and	on page 1,	line 7		. (74,862.83)	
Sched	1 2.12 222.0	(See Instru	iction 18)		novet add	d to constant					
a. Year	dear b. Trade notes and accounts re- ceivable outstanding at end of year c. Sales on account			d. Current year'				f. Amount charged against reserve		g. Reserve for bad debts at end of year	
1968.				provisio	on		Acties 250				
1969.						**********					
1970.						***************************************					
1971.											
1972.											
1973.										Hereit state of the state of th	
Sched the Class	Life (ADR) System for assets place 2 (Class Life (ADR) System or Form 7(a)—12, the provisions of Revenue	N (See In:	struction	20) If n	nore spac	e is needed	use Form 45	62. Not	e: If depreciation	on is computed by using	
Form 483 and 1.167	2 (Class Life (ADR) System or Form 7(a)–12, the provisions of Revenue	Procedures 62-21	Class Life System and 65-13 are	m)). Except not applicab	as otherwis	se expressly p	rovided in inc g after Decemi	ome tax i	egulations section 70.	ons 1.167(a)-11(b)(5)(vi	
Check b	ox if partnership made an ele	ction this taxabl	e year to use	☐ Class	Life (ADI	R) System a	ind/or []	Guideline	Class Life Sy	rstem.	
	Group and guideline class or description of property	b. Date acquired	c. Co		allowed	epreciation or allowable	comp	thod of outing	f. Life or	g. Depreciation for this year	
1 Total	additional first-year depreciati				r here an	d on line 2 c	of Sch K) I	ciation	1 1000 1		
055 D.	Langer 18 and 19		1		vancana)			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	3		
The second second	reciation from Form 483: reciation from Form 500										
	r depreciation:	٠	***********		minim		2. 111111111111111111111111111111111111				
Build											
Furni	ture and fixtures										
Trans	sportation equipment										
Mach	inery and other equipment										
	(specify)										
	Per Schedule Attached							71.938.28			
5 Total								71.938.28			
6 Less 7 Rala	amount of depreciation nce—Enter here and on	claimed in Sc	hedules A a	and H .					-	71. 938.28	
SUMMA	ARY OF DEPRECIATION	(Other than A	dditional F	irst-Year	Deprec	iation)	<u> </u>		• • • • •	None	
	Straight line	Declining t		Sum of t	he	Units of production	1 4,01	her (speci	fy)	Total	
Form 4						7/////////	//. ////////				
2 Deprec	iation from 5006						h ///////				
3 Othe	r	9 27 2	P (37					110 11	2	71028 28	

ACCOUNTANT SUPPLY HOUSE GREEN TINT NO. 6607

CNU-23538-2013 Prepared By Flora accord Village Limited Partnership 2013 Approved By

Prepared By
Approved By

1925

4	(1) (2) (5)	(4)	(2)	(6)	(7)	-
7 2						L
E 7	Other Expenses					E
o .						0
	Accounting		\$ 226000			1
	Advertising		38957		7711	2
3	Auto Expense		9250			3
	Bask Charges		3370		+ + +	4
	Commission - Rental Agent		200728			5
	Collection Fees and Court Costs		1560 12			6
1	Ekotric		1682574		N-1	7
1	Entertainment and Promotion		5600	1-+-		8
	ExTermination					
	Fiel Oil		327.10			10
	Gos		2/20779			,
	General Maratenance		2886 02		1	2
	Ground Mantenne		3350		12 2 1 1 1	3
	Insurance		5948			
	Interest		499592	-		
T			48 083 52		11	-
İ	Janitar Supplies and Hardware		39/348			-
İ	Legal .		180000			
t	Office Expense		77557		1.0	
ŀ	Payroll		26 78296		19	
t	Parating		469400		20	0
ŀ	Taxes · General	1	7/558		21	1
ŀ	Taxes - Payroll		201982		22	2
ŀ	Taxes - Real Estate		5490291		2.3	3
ŀ	Telephone		86402		2.4	4
-	Trask		334250		25	5
	Uniforms		49/66		26	8
	Water		1407924		27	7
					2.6	8
	Total Other Expenses		\$ 221 200 48		29	•
-					30	0
	Repairs				31	1
					32	2
	Air Conditioning and thating		# 714511		33	
	Building		186 23		94	
	Eksterna!		1888 97		35	
	Flooring		102500		36	
	Plumbing		4930 SY		37	
	Refrigeration				38	
	Plastring		293175			
	Roofing		137675		30	
	Store		9510 00		40	
-	Venetian Bling's		28791		41	
	trump fra . Elli-all f	11 11 11 11	87452		42	
	Windows and Doors		105067		Page	e 1



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

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer:

Mary Hampton 301-952-5411

23538-2013-U July 29, 2013

Telephone Number: 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 should be directed to the reviewer at the phone number provided above.

1. This permit is for an existing apartment project in the R-18 Zone. The site plan that was submitted is an electrical plan that does not show the property in its entirety, total lot size, property and building dimensions are not shown, and general zoning data is not provided. A site plan must be submitted in accordance with 27-254 of the Zoning Ordinance. The total number of dwelling units, bedroom breakdown, date of construction, and total lot area must be provided to determine if the apartments exceed current density and bedroom percentages and would therefore require certification of nonconforming use. I emailed the comments to Andy Facchina. 10/31/13 - Revised plans for certification of nonconforming use were submitted. The apartments exceed the current maximum density of the R-18 Zone and bedroom percentages therefore certification of nonconforming use is required. The apartment became nonconforming on November 29, 1949, when the density changed from 625 sf of net area per unit to 1800 s.f. of net lot area per unit. If a copy of a prior use and occupancy permit cannot provided, then the certification must be heard by the Planning Board, The General Notes should be revised to indicate that the entire apartment project consists of 252 units and the site consists of 3 separate parcels/lots which require separate analysis. Bedroom percentages are based on the overall complex therefore technically an overall bedroom percentage calculation of the entire complex should also be provided. The parking schedules should be revised to indicate the number of off street parking spaces provided as well as the number of parking spaces provided within the right of way which therefore cannot be counted towards the number of spaces provided. I emailed the revised comments to Andy Facchina.

