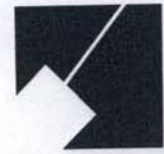


The Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Development Review Division  
 301-952-3530



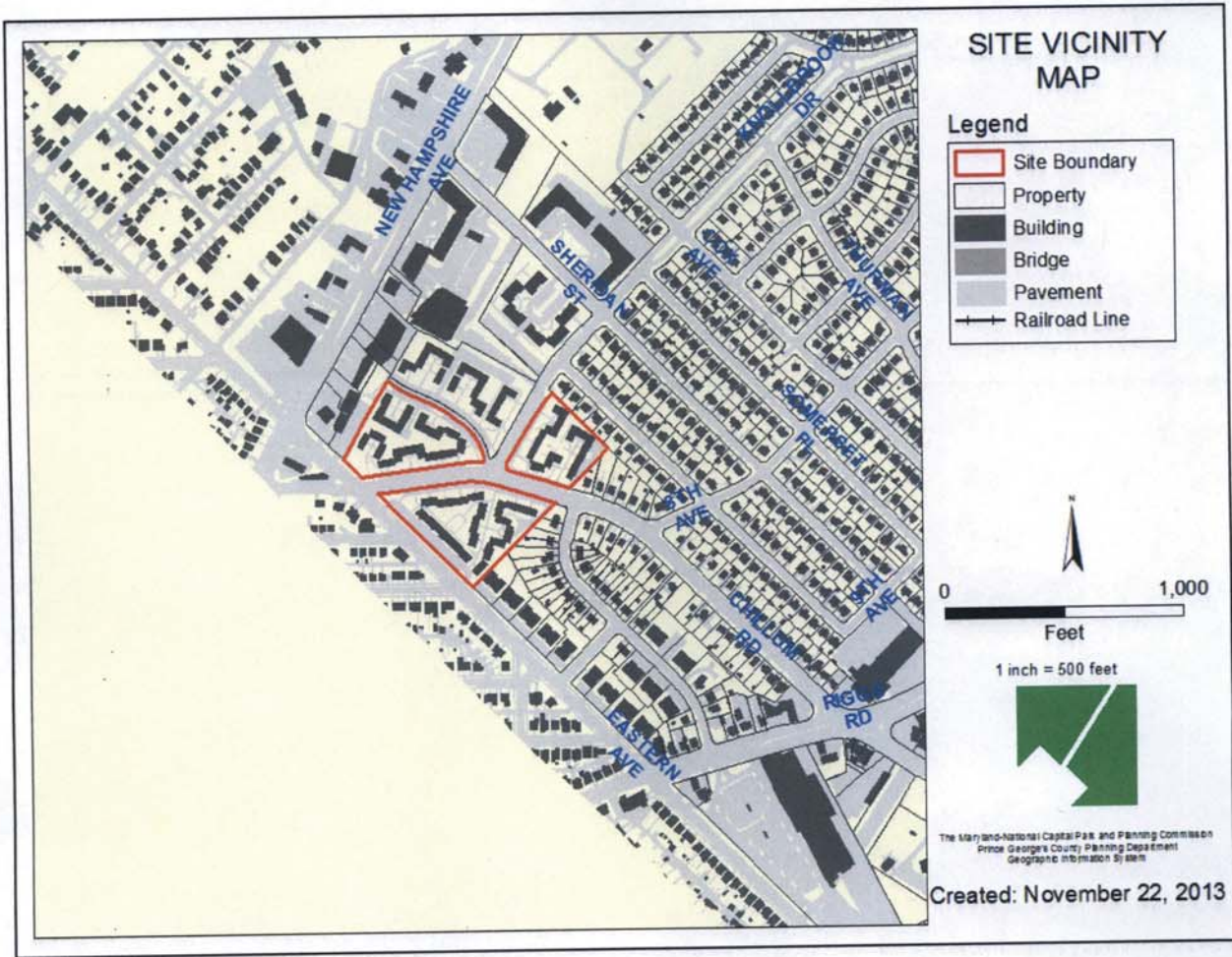
*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Certification of Nonconforming Use CNU-23538-13

Application	General Data	
<b>Project Name:</b> Fleetwood Village Apartments  <b>Location:</b> Located east of Eastern Avenue and north of Chillum Road, at the intersection of Eastern Avenue.  <b>Applicant/Address:</b> Fleetwood Village Limited Partnership 7007 Heatherhill Road Bethesda, MD 20817  <b>Property Owner:</b> Same as applicant	Planning Board Hearing Date:	03/27/14
	Staff Report Date:	03/06/14
	Date Accepted:	01/10/14
	Planning Board Action Limit:	N/A
	Plan Acreage:	9.37
	Zone:	R-18
	Gross Floor Area:	91,528 sq. ft.
	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

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

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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.

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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	Unchanged
Parcel One	3.75	
Parcel Two	2.17	
Parcel Three	3.45	
Use(s)	Multifamily Apartments	Unchanged
Site Density		Unchanged
Parcel One	7.4 d.u./a	
Parcel Two	26.7 d.u./a	
Parcel Three	26.4 d.u./a	



	EXISTING	PROPOSED
Bedroom Percentages		
Parcel One		
1BR	35 (34%)	
2 BR*	65 (66%)	
Parcel Two		Unchanged
1BR	22 (38%)	
2 BR*	36 (62%)	
Parcel Three		
1BR	25 (27%)	
2 BR*	66 (73%)	
<i>*Unused bedroom percentages for three or more bedroom apartments may be added to the maximum allowed percentages for two-bedroom apartment units.</i>		
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:

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

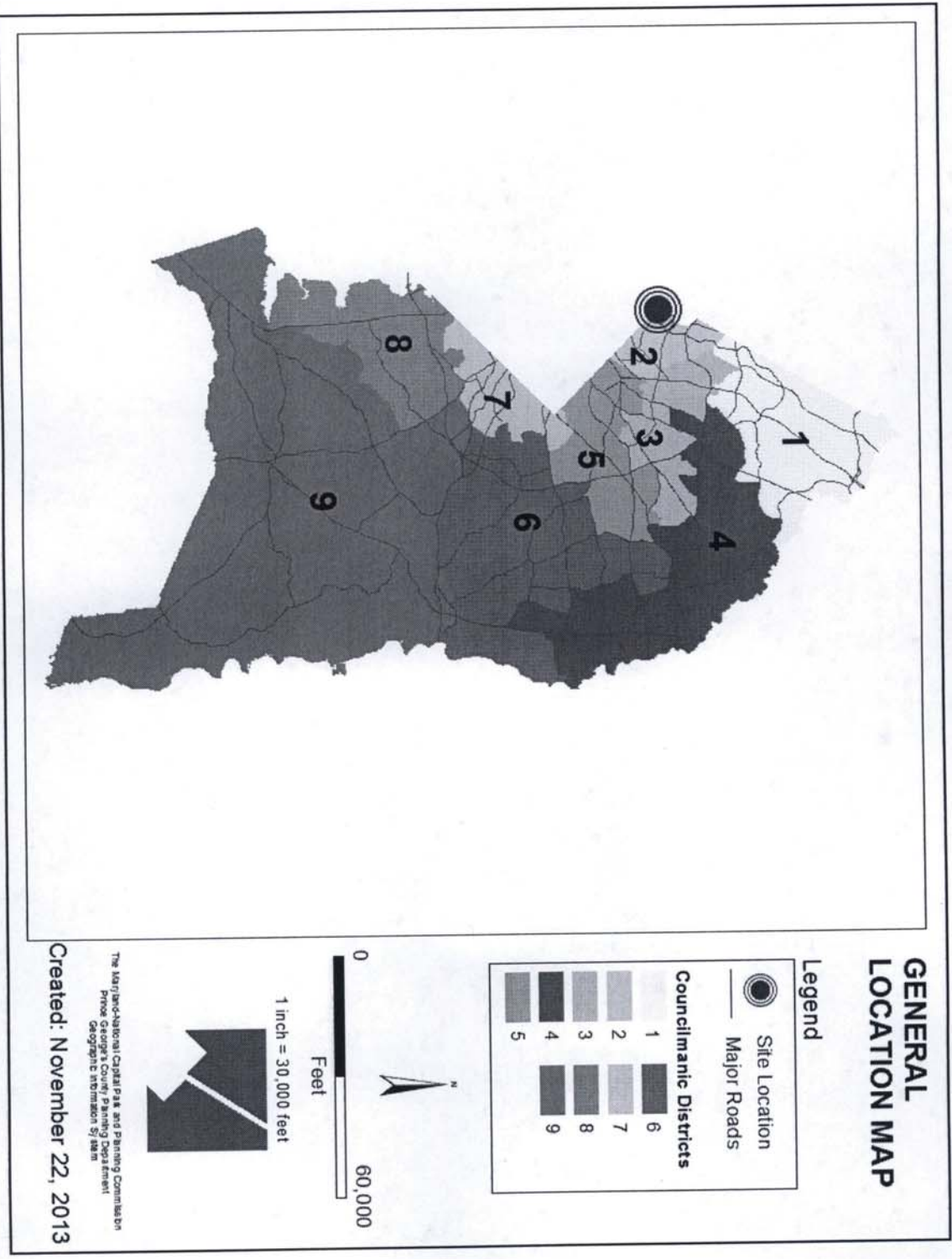
**CASE: CNU-23538-13**

**FLEETWOOD VILLAGE APARTMENT**

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



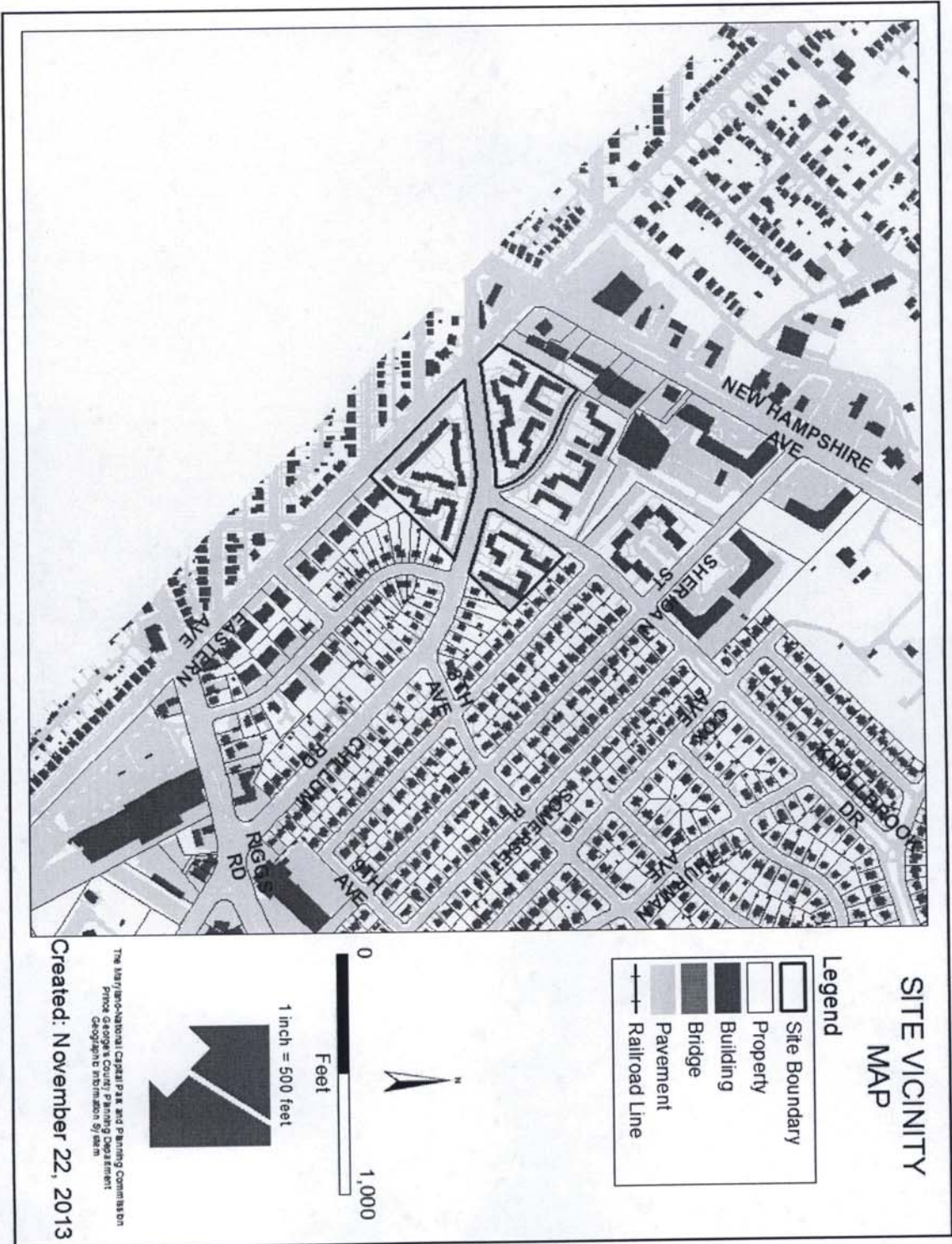
# GENERAL LOCATION MAP





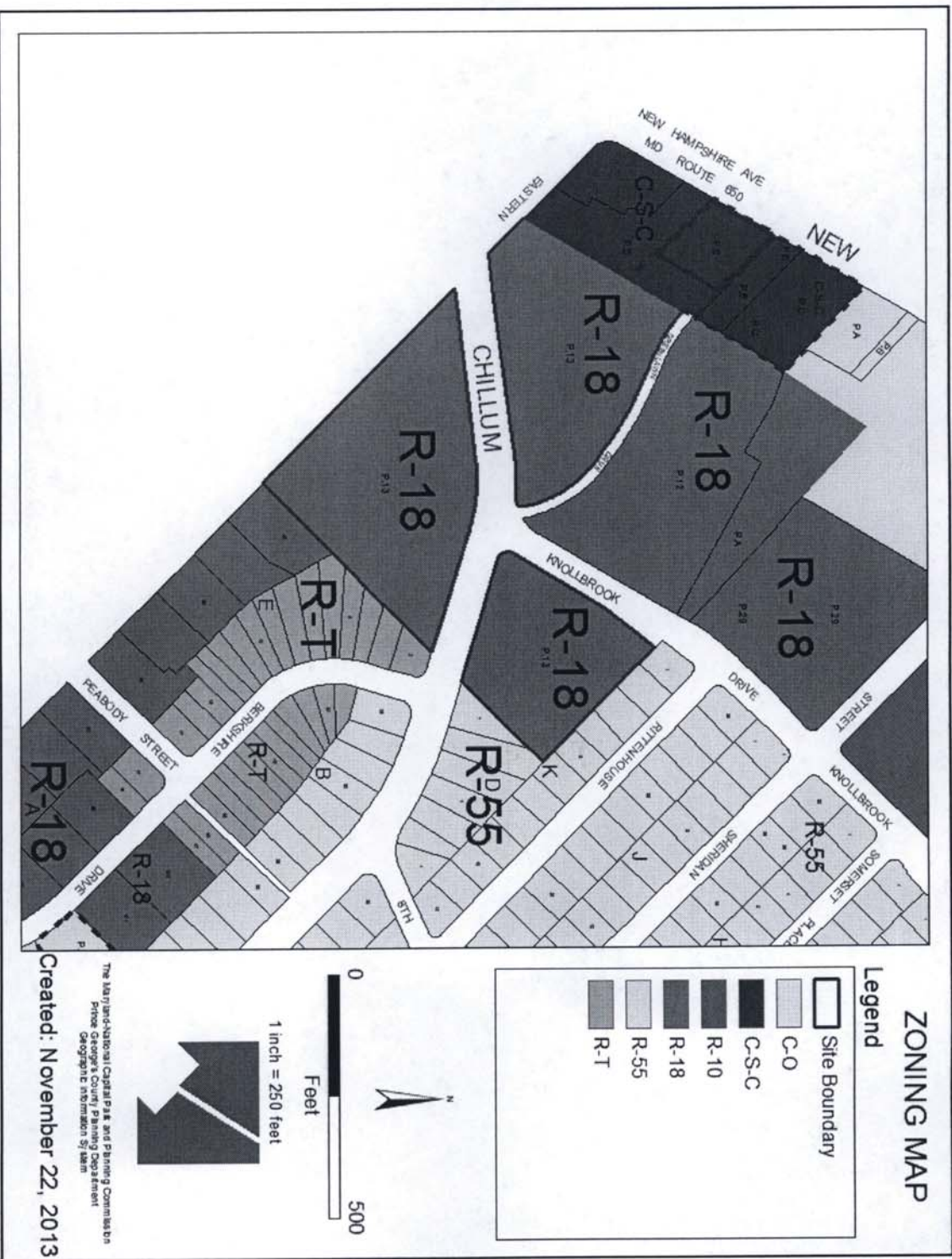
# SITE VICINITY

Case #CNU-23538-2013



# ZONING MAP

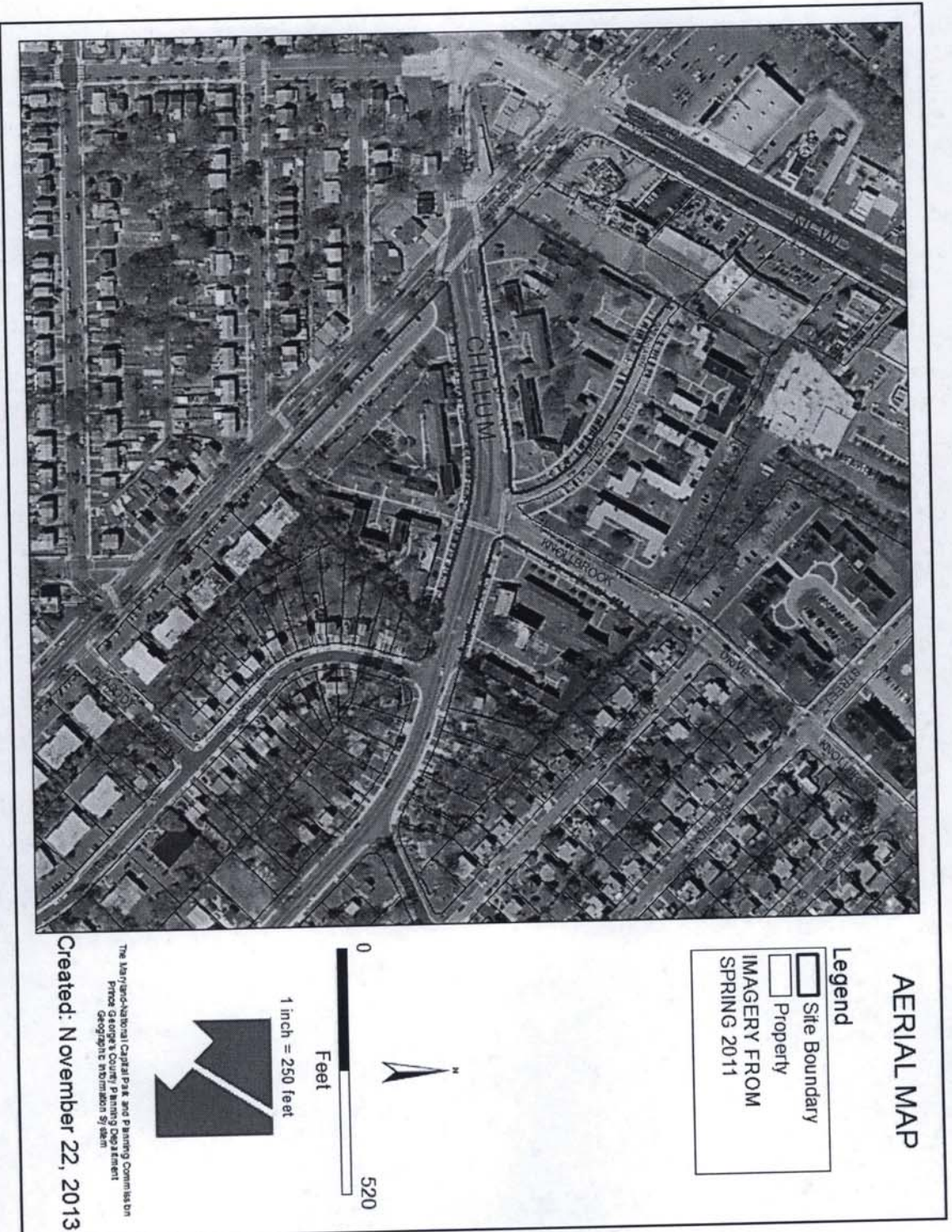
Case #CNU-23538-2013





# AERIAL MAP

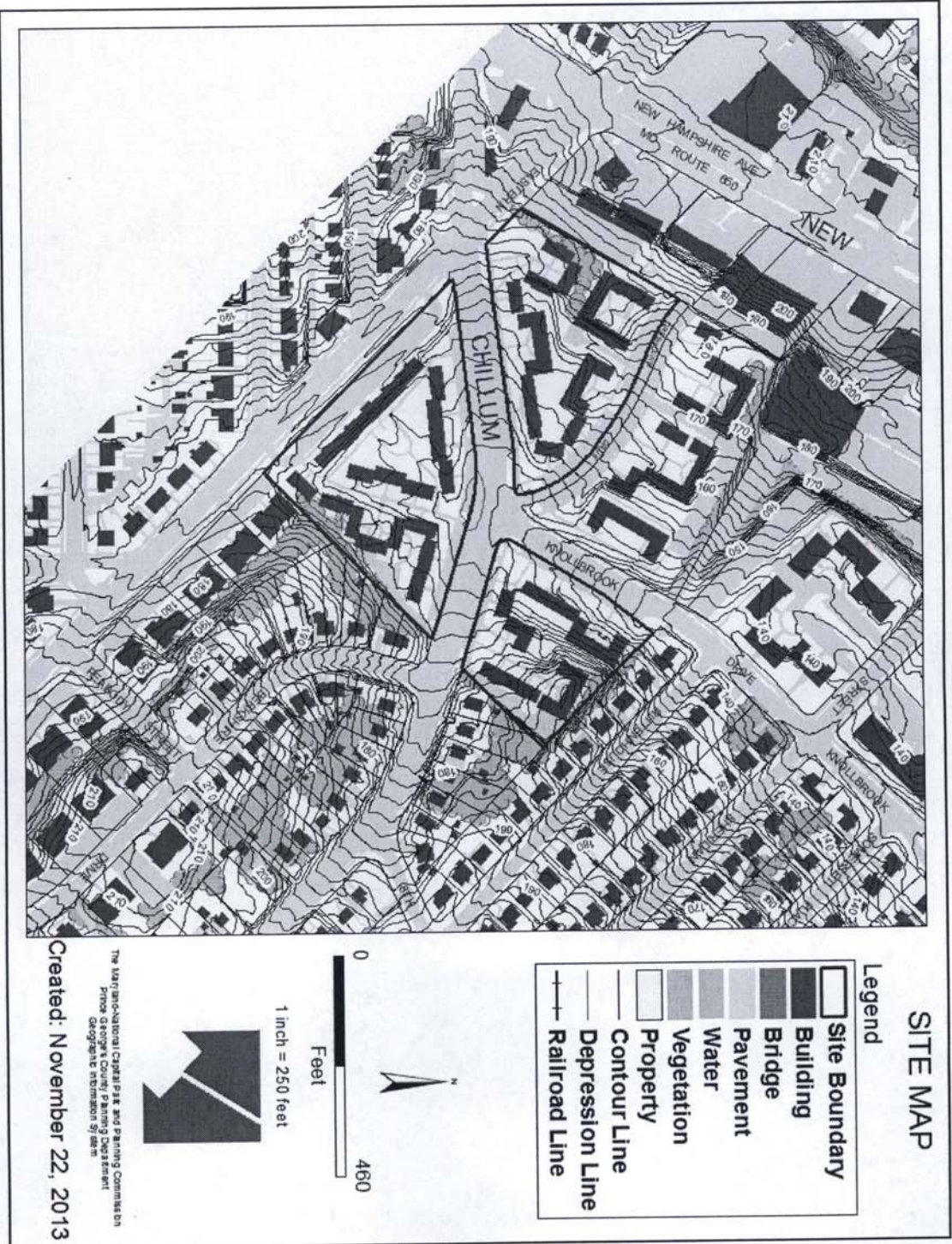
Case #CNU-23538-2013





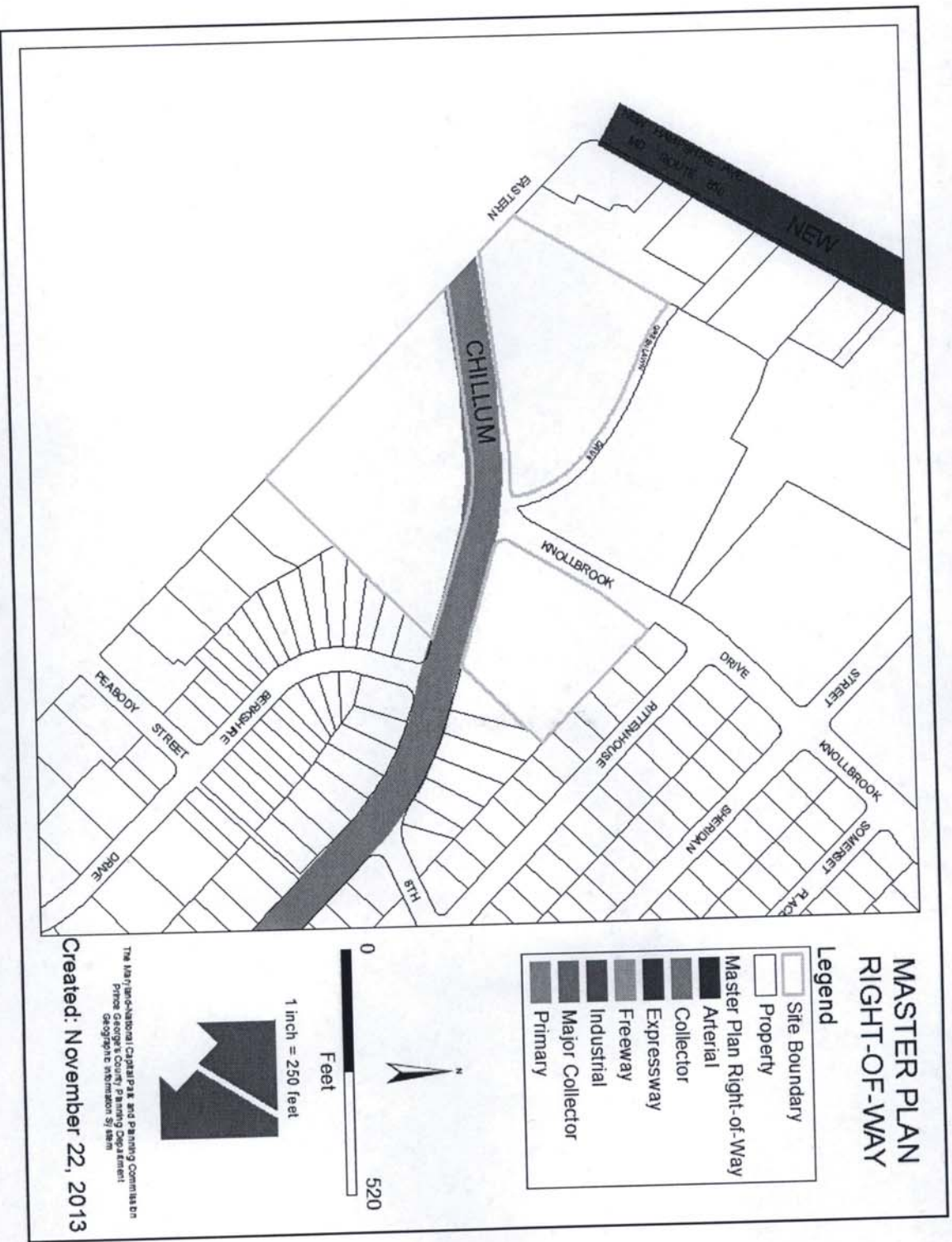
# SITE MAP

Case #CNU-23538-2013



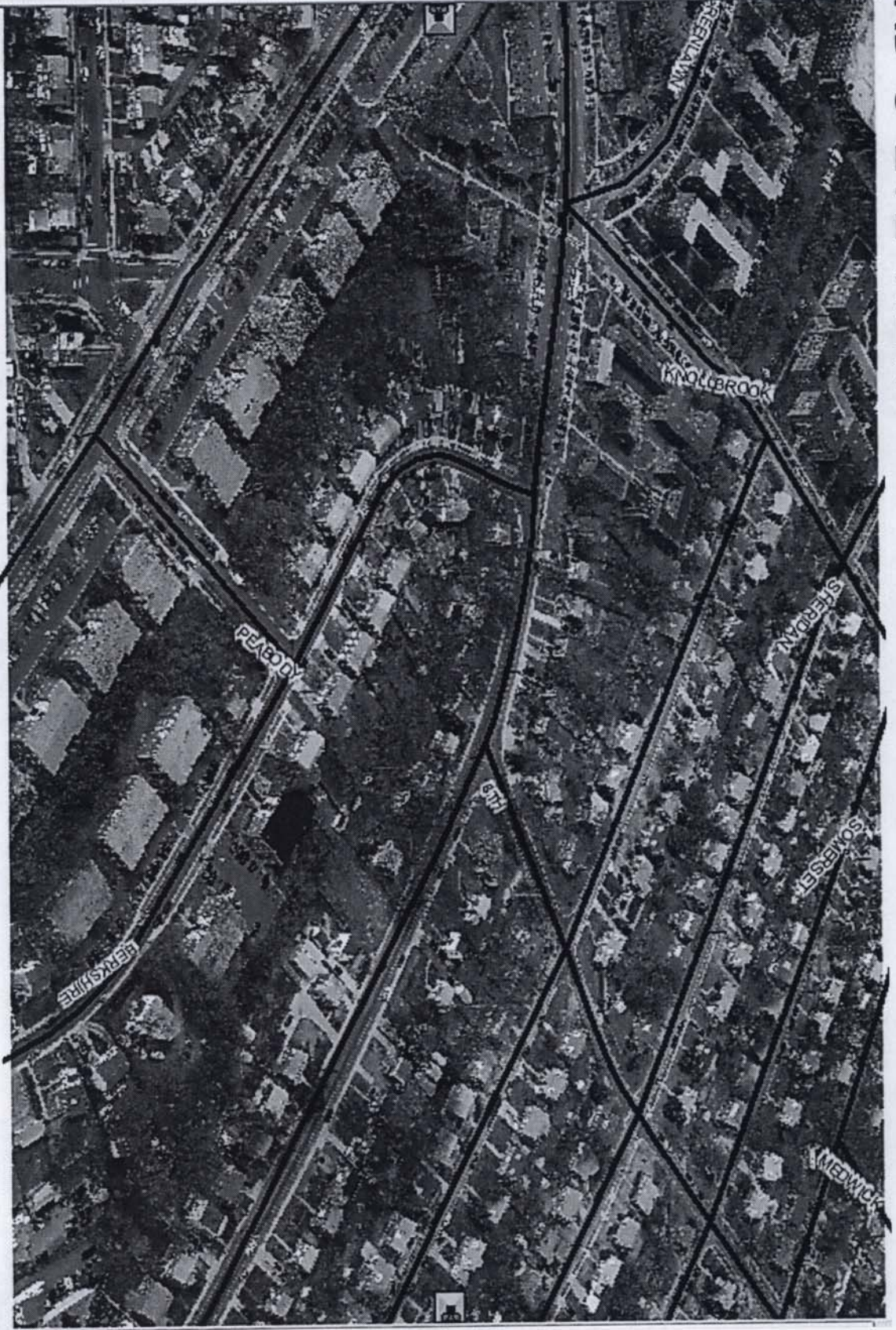


# MASTER PLAN RIGHT-OF-WAY MAP





# BIRD'S-EYE VIEW

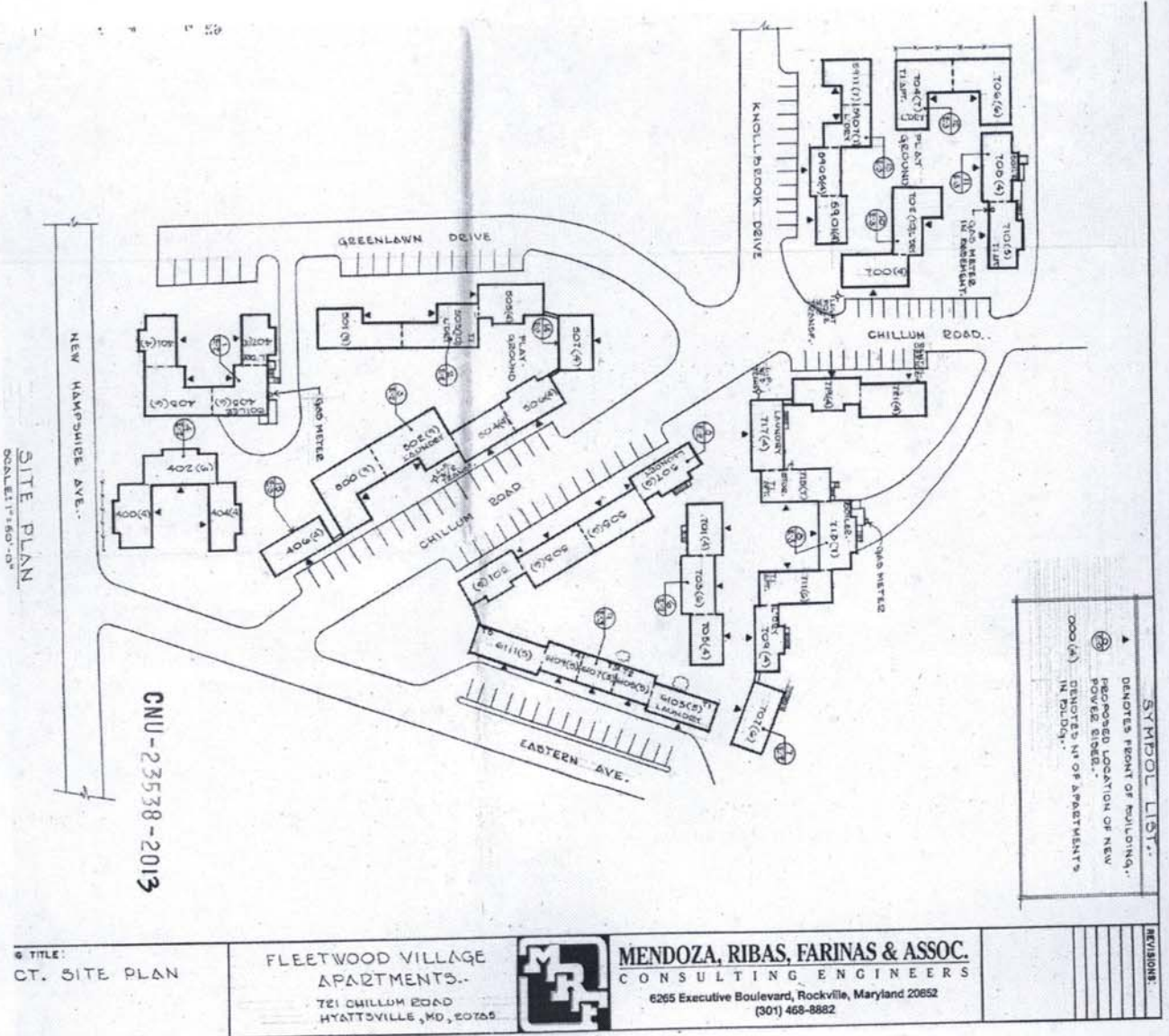


Case #CNU-23538-2013



# SITE PLAN

Case #CNU-23538-2013



Slide 9 of 12

3/27/2014



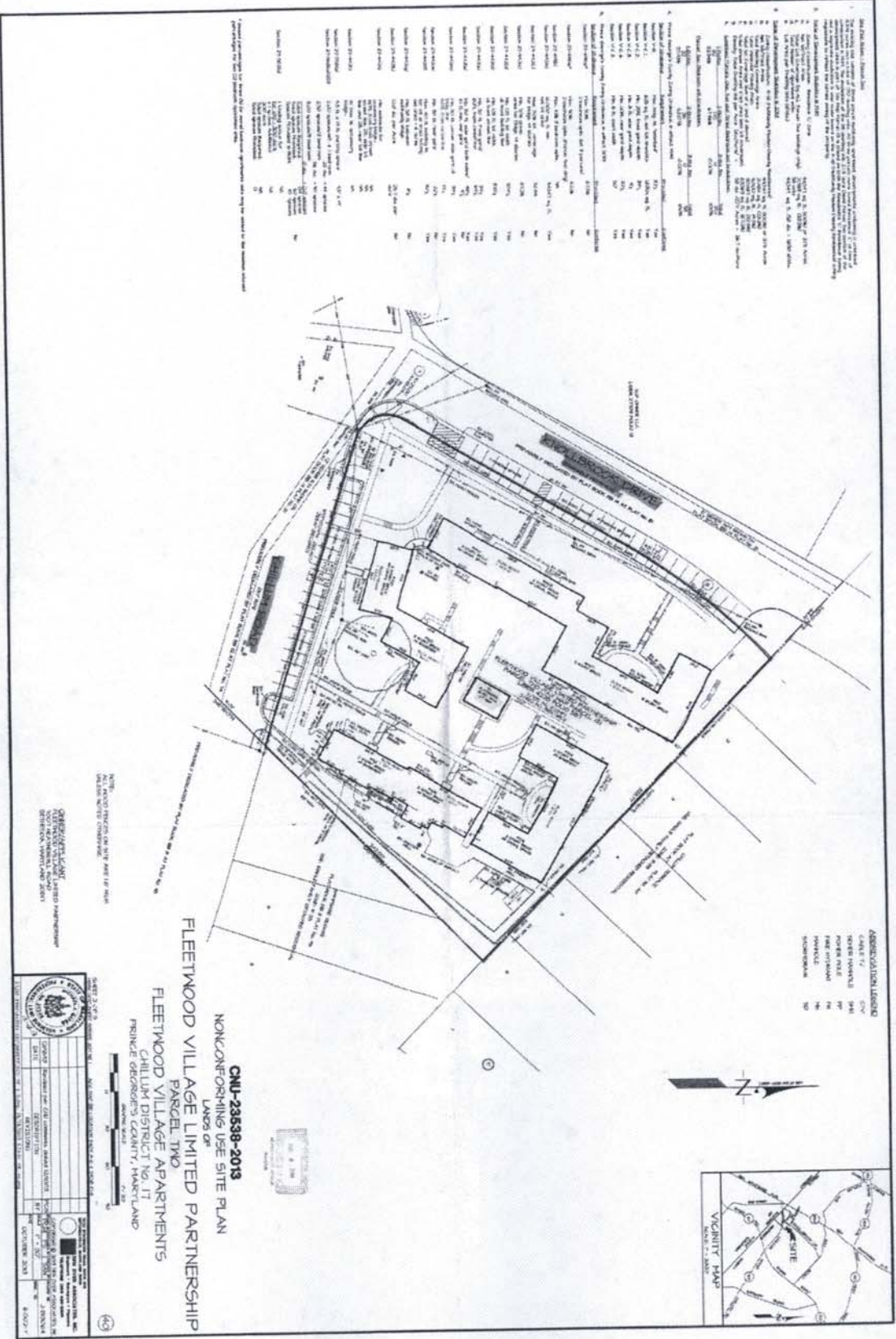






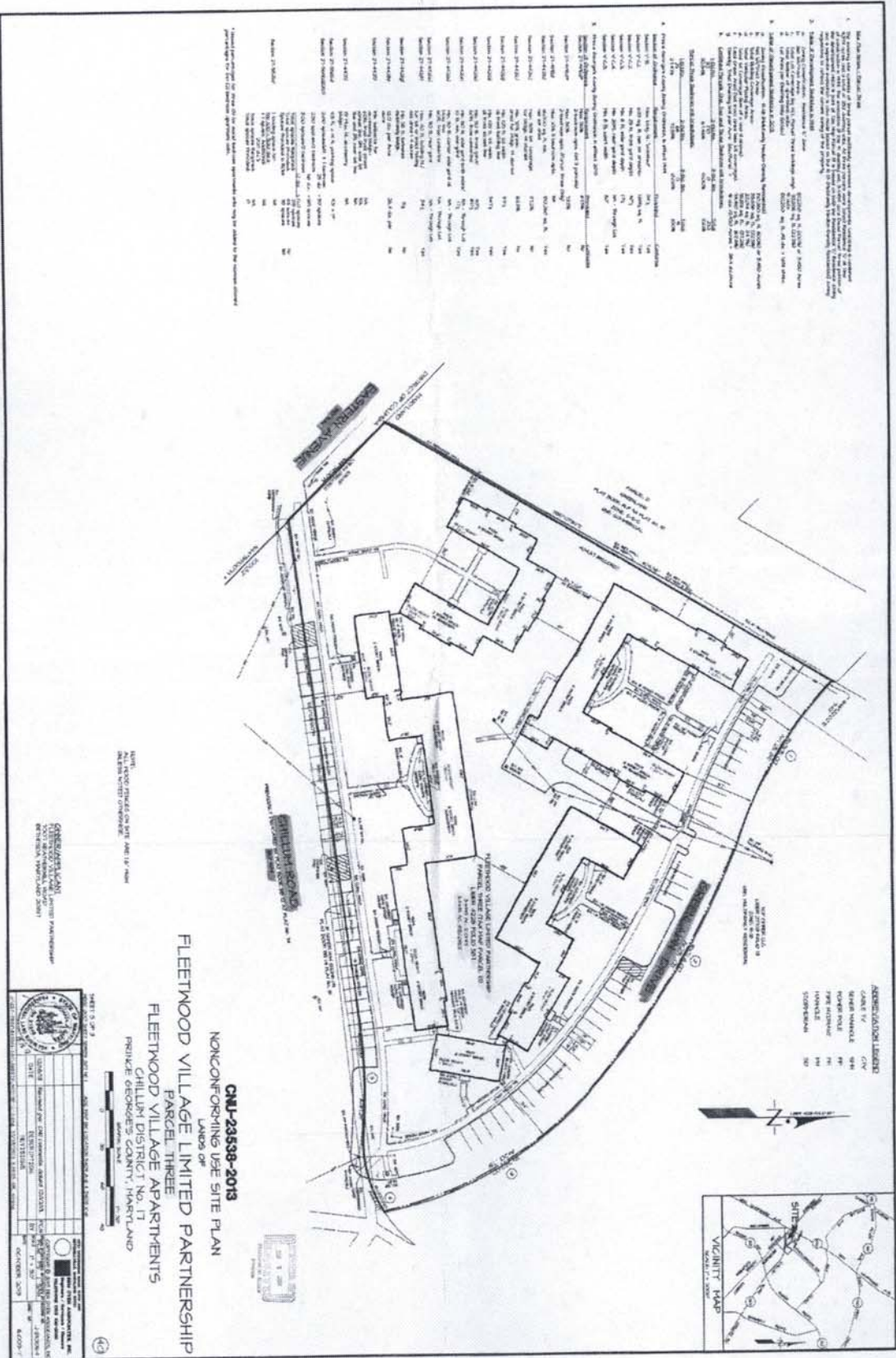
# SITE PLAN PARCEL 2

Case #CNU-23538-2013



# SITE PLAN PARCEL 3

Case #CNU-23538-2013



Slide 12 of 12

3/27/2014

**CNU-23538-2013**  
**NONCONFORMING USE SITE PLAN**  
 LANDS OF  
**FLEETWOOD VILLAGE LIMITED PARTNERSHIP**  
**PARCEL THREE**  
**FLEETWOOD VILLAGE APARTMENTS**  
 CHILLUM DISTRICT No. 17  
 PRINCE GEORGES COUNTY, MARYLAND

DATE: 03/27/14  
 SCALE: AS SHOWN  
 PREPARED BY: JENNIFER J. JACOBSON  
 CHECKED BY: JENNIFER J. JACOBSON  
 DATE: 03/27/14  
 TITLE: FLEETWOOD VILLAGE APARTMENTS - PARCEL THREE - NONCONFORMING USE SITE PLAN





**STATEMENT OF JUSTIFICATION**  
**FOR THE CERTIFICATION OF**  
**FLEETWOOD VILLAGE APARTMENTS**  
**AS A NONCONFORMING USE**

**I. INTRODUCTION**

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 ± acres                            |
| 7. | Tax Map -          | 40                                       |
| 8. | Historic Sites -   | None                                     |
| 9. | Council District - | 2  |

**III. CONFORMANCE WITH SECTION 27-107.01(166)**

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

- (A) *The "Use" of any "Building," "Structure," or land which is not in conformance with a requirement of the Zone in which it is located (as it specifically applies to the "Use"), provided that:*

- (i) *The requirement was adopted after the "Use" was lawfully established; or*
- (ii) *The "Use" was established after the requirement was adopted and the District Council has validated a building, use and occupancy, or sign permit issued for it in error.*

**COMMENT:**

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.*



**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:*

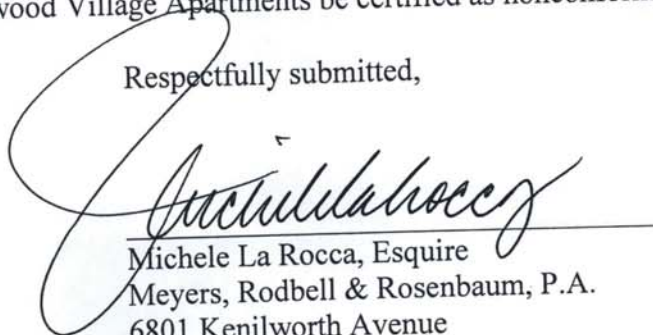
- (1) *Nonconforming buildings and structures occupied by conforming uses;*
- (2) *Certified nonconforming surface mining operations that are not within a Chesapeake Bay Critical Area Overlay Zone; or*
- (3) *Mobile home dwelling and trailer camps used in accordance with Section 27-250.*

**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

Attachments

1. 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

2. 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



- (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
- (l) 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.

REVISIONS

SYMBOL LIST:  
 ▲ DENOTES FRONT OF BUILDING.  
 ○ PROPOSED LOCATION OF NEW POWER STREET.  
 ○ DENOTES IN OF APARTMENTS IN BLOCK.

DATE: 01-10-10  
 SCALE: AS NOTED  
 DRAWN BY: JMD  
 JOB NO: 10-10-10  
 SHEET: E-1  
 OF SHEETS: 1

FLEETWOOD VILLAGE  
 APARTMENTS.  
 721 CHILLUM ROAD  
 HYATTSVILLE, MD, 20725

MENDOZA, RIBAS, FARIAS & ASSOC.  
 CONSULTING ENGINEERS  
 6295 Executive Boulevard, Rockville, Maryland 20852  
 (301) 468-8832

PANEL SCHEDULES:

TYPICAL UNIT LAMINATED PLYWOOD COUNTED.

CAT. NO.	DESCRIPTION	CIRCUIT BREAKER	WIRE/GROUND	CONNECTED LOADS
1	APPLIANCE CIRCUIT	15	12/2, 10/2, BK	2.0
2	240V LIGHTING UNIT	20	12/2, 10/2, BK	2.4
3	240V WASHING MACHINE	20	12/2, 10/2, BK	1.0
4	240V DRYER	30	12/2, 10/2, BK	1.0
5	240V RANGE	30	12/2, 10/2, BK	1.0
6	240V DISHWASHER	15	12/2, 10/2, BK	1.0
7	240V WATER HEATER	30	12/2, 10/2, BK	1.0
8	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
9	240V STOVE	30	12/2, 10/2, BK	1.0
10	240V RANGE	30	12/2, 10/2, BK	1.0
11	240V DISHWASHER	15	12/2, 10/2, BK	1.0
12	240V WATER HEATER	30	12/2, 10/2, BK	1.0
13	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
14	240V STOVE	30	12/2, 10/2, BK	1.0
15	240V RANGE	30	12/2, 10/2, BK	1.0
16	240V DISHWASHER	15	12/2, 10/2, BK	1.0
17	240V WATER HEATER	30	12/2, 10/2, BK	1.0
18	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
19	240V STOVE	30	12/2, 10/2, BK	1.0
20	240V RANGE	30	12/2, 10/2, BK	1.0
21	240V DISHWASHER	15	12/2, 10/2, BK	1.0
22	240V WATER HEATER	30	12/2, 10/2, BK	1.0
23	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
24	240V STOVE	30	12/2, 10/2, BK	1.0
25	240V RANGE	30	12/2, 10/2, BK	1.0
26	240V DISHWASHER	15	12/2, 10/2, BK	1.0
27	240V WATER HEATER	30	12/2, 10/2, BK	1.0
28	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
29	240V STOVE	30	12/2, 10/2, BK	1.0
30	240V RANGE	30	12/2, 10/2, BK	1.0
31	240V DISHWASHER	15	12/2, 10/2, BK	1.0
32	240V WATER HEATER	30	12/2, 10/2, BK	1.0
33	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
34	240V STOVE	30	12/2, 10/2, BK	1.0
35	240V RANGE	30	12/2, 10/2, BK	1.0
36	240V DISHWASHER	15	12/2, 10/2, BK	1.0
37	240V WATER HEATER	30	12/2, 10/2, BK	1.0
38	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
39	240V STOVE	30	12/2, 10/2, BK	1.0
40	240V RANGE	30	12/2, 10/2, BK	1.0
41	240V DISHWASHER	15	12/2, 10/2, BK	1.0
42	240V WATER HEATER	30	12/2, 10/2, BK	1.0
43	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
44	240V STOVE	30	12/2, 10/2, BK	1.0
45	240V RANGE	30	12/2, 10/2, BK	1.0
46	240V DISHWASHER	15	12/2, 10/2, BK	1.0
47	240V WATER HEATER	30	12/2, 10/2, BK	1.0
48	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
49	240V STOVE	30	12/2, 10/2, BK	1.0
50	240V RANGE	30	12/2, 10/2, BK	1.0
51	240V DISHWASHER	15	12/2, 10/2, BK	1.0
52	240V WATER HEATER	30	12/2, 10/2, BK	1.0
53	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
54	240V STOVE	30	12/2, 10/2, BK	1.0
55	240V RANGE	30	12/2, 10/2, BK	1.0
56	240V DISHWASHER	15	12/2, 10/2, BK	1.0
57	240V WATER HEATER	30	12/2, 10/2, BK	1.0
58	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
59	240V STOVE	30	12/2, 10/2, BK	1.0
60	240V RANGE	30	12/2, 10/2, BK	1.0
61	240V DISHWASHER	15	12/2, 10/2, BK	1.0
62	240V WATER HEATER	30	12/2, 10/2, BK	1.0
63	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
64	240V STOVE	30	12/2, 10/2, BK	1.0
65	240V RANGE	30	12/2, 10/2, BK	1.0
66	240V DISHWASHER	15	12/2, 10/2, BK	1.0
67	240V WATER HEATER	30	12/2, 10/2, BK	1.0
68	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
69	240V STOVE	30	12/2, 10/2, BK	1.0
70	240V RANGE	30	12/2, 10/2, BK	1.0
71	240V DISHWASHER	15	12/2, 10/2, BK	1.0
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73	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
74	240V STOVE	30	12/2, 10/2, BK	1.0
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79	240V STOVE	30	12/2, 10/2, BK	1.0
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88	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
89	240V STOVE	30	12/2, 10/2, BK	1.0
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93	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
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95	240V RANGE	30	12/2, 10/2, BK	1.0
96	240V DISHWASHER	15	12/2, 10/2, BK	1.0
97	240V WATER HEATER	30	12/2, 10/2, BK	1.0
98	240V AIR CONDITIONER	30	12/2, 10/2, BK	1.0
99	240V STOVE	30	12/2, 10/2, BK	1.0
100	240V RANGE	30	12/2, 10/2, BK	1.0

HOUSE PANEL  
 LOCATED IN UNIT 101, 4V, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10I, 10J, 10K, 10L, 10M, 10N, 10O, 10P, 10Q, 10R, 10S, 10T, 10U, 10V, 10W, 10X, 10Y, 10Z, 10AA, 10AB, 10AC, 10AD, 10AE, 10AF, 10AG, 10AH, 10AI, 10AJ, 10AK, 10AL, 10AM, 10AN, 10AO, 10AP, 10AQ, 10AR, 10AS, 10AT, 10AU, 10AV, 10AW, 10AX, 10AY, 10AZ, 10BA, 10BB, 10BC, 10BD, 10BE, 10BF, 10BG, 10BH, 10BI, 10BJ, 10BK, 10BL, 10BM, 10BN, 10BO, 10BP, 10BQ, 10BR, 10BS, 10BT, 10BU, 10BV, 10BW, 10BX, 10BY, 10BZ, 10CA, 10CB, 10CC, 10CD, 10CE, 10CF, 10CG, 10CH, 10CI, 10CJ, 10CK, 10CL, 10CM, 10CN, 10CO, 10CP, 10CQ, 10CR, 10CS, 10CT, 10CU, 10CV, 10CW, 10CX, 10CY, 10CZ, 10DA, 10DB, 10DC, 10DD, 10DE, 10DF, 10DG, 10DH, 10DI, 10DJ, 10DK, 10DL, 10DM, 10DN, 10DO, 10DP, 10DQ, 10DR, 10DS, 10DT, 10DU, 10DV, 10DW, 10DX, 10DY, 10DZ, 10EA, 10EB, 10EC, 10ED, 10EE, 10EF, 10EG, 10EH, 10EI, 10EJ, 10EK, 10EL, 10EM, 10EN, 10EO, 10EP, 10EQ, 10ER, 10ES, 10ET, 10EU, 10EV, 10EW, 10EX, 10EY, 10EZ, 10FA, 10FB, 10FC, 10FD, 10FE, 10FF, 10FG, 10FH, 10FI, 10FJ, 10FK, 10FL, 10FM, 10FN, 10FO, 10FP, 10FQ, 10FR, 10FS, 10FT, 10FU, 10FV, 10FW, 10FX, 10FY, 10FZ, 10GA, 10GB, 10GC, 10GD, 10GE, 10GF, 10GG, 10GH, 10GI, 10GJ, 10GK, 10GL, 10GM, 10GN, 10GO, 10GP, 10GQ, 10GR, 10GS, 10GT, 10GU, 10GV, 10GW, 10GX, 10GY, 10GZ, 10HA, 10HB, 10HC, 10HD, 10HE, 10HF, 10HG, 10HH, 10HI, 10HJ, 10HK, 10HL, 10HM, 10HN, 10HO, 10HP, 10HQ, 10HR, 10HS, 10HT, 10HU, 10HV, 10HW, 10HX, 10HY, 10HZ, 10IA, 10IB, 10IC, 10ID, 10IE, 10IF, 10IG, 10IH, 10IJ, 10IK, 10IL, 10IM, 10IN, 10IO, 10IP, 10IQ, 10IR, 10IS, 10IT, 10IU, 10IV, 10IW, 10IX, 10IY, 10IZ, 10JA, 10JB, 10JC, 10JD, 10JE, 10JF, 10JG, 10JH, 10JI, 10JJ, 10JK, 10JL, 10JM, 10JN, 10JO, 10JP, 10JQ, 10JR, 10JS, 10JT, 10JU, 10JV, 10JW, 10JX, 10JY, 10JZ, 10KA, 10KB, 10KC, 10KD, 10KE, 10KF, 10KG, 10KH, 10KI, 10KJ, 10KK, 10KL, 10KM, 10KN, 10KO, 10KP, 10KQ, 10KR, 10KS, 10KT, 10KU, 10KV, 10KW, 10KX, 10KY, 10KZ, 10LA, 10LB, 10LC, 10LD, 10LE, 10LF, 10LG, 10LH, 10LI, 10LJ, 10LK, 10LL, 10LM, 10LN, 10LO, 10LP, 10LQ, 10LR, 10LS, 10LT, 10LU, 10LV, 10LW, 10LX, 10LY, 10LZ, 10MA, 10MB, 10MC, 10MD, 10ME, 10MF, 10MG, 10MH, 10MI, 10MJ, 10MK, 10ML, 10MN, 10MO, 10MP, 10MQ, 10MR, 10MS, 10MT, 10MU, 10MV, 10MW, 10MX, 10MY, 10MZ, 10NA, 10NB, 10NC, 10ND, 10NE, 10NF, 10NG, 10NH, 10NI, 10NJ, 10NK, 10NL, 10NM, 10NO, 10NP, 10NQ, 10NR, 10NS, 10NT, 10NU, 10NV, 10NW, 10NX, 10NY, 10NZ, 10OA, 10OB, 10OC, 10OD, 10OE, 10OF, 10OG, 10OH, 10OI, 10OJ, 10OK, 10OL, 10OM, 10ON, 10OO, 10OP, 10OQ, 10OR, 10OS, 10OT, 10OU, 10OV, 10OW, 10OX, 10OY, 10OZ, 10PA, 10PB, 10PC, 10PD, 10PE, 10PF, 10PG, 10PH, 10PI, 10PJ, 10PK, 10PL, 10PM, 10PN, 10PO, 10PP, 10PQ, 10PR, 10PS, 10PT, 10PU, 10PV, 10PW, 10PX, 10PY, 10PZ, 10QA, 10QB, 10QC, 10QD, 10QE, 10QF, 10QG, 10QH, 10QI, 10QJ, 10QK, 10QL, 10QM, 10QN, 10QO, 10QP, 10QQ, 10QR, 10QS, 10QT, 10QU, 10QV, 10QW, 10QX, 10QY, 10QZ, 10RA, 10RB, 10RC, 10RD, 10RE, 10RF, 10RG, 10RH, 10RI, 10RJ, 10RK, 10RL, 10RM, 10RN, 10RO, 10RP, 10RQ, 10RR, 10RS, 10RT, 10RU, 10RV, 10RW, 10RX, 10RY, 10RZ, 10SA, 10SB, 10SC, 10SD, 10SE, 10SF, 10SG, 10SH, 10SI, 10SJ, 10SK, 10SL, 10SM, 10SN, 10SO, 10SP, 10SQ, 10SR, 10SS, 10ST, 10SU, 10SV, 10SW, 10SX, 10SY, 10SZ, 10TA, 10TB, 10TC, 10TD, 10TE, 10TF, 10TG, 10TH, 10TI, 10TJ, 10TK, 10TL, 10TM, 10TN, 10TO, 10TP, 10TQ, 10TR, 10TS, 10TT, 10TU, 10TV, 10TW, 10TX, 10TY, 10TZ, 10UA, 10UB, 10UC, 10UD, 10UE, 10UF, 10UG, 10UH, 10UI, 10UJ, 10UK, 10UL, 10UM, 10UN, 10UO, 10UP, 10UQ, 10UR, 10US, 10UT, 10UU, 10UV, 10UW, 10UX, 10UY, 10UZ, 10VA, 10VB, 10VC, 10VD, 10VE, 10VF, 10VG, 10VH, 10VI, 10VJ, 10VK, 10VL, 10VM, 10VN, 10VO, 10VP, 10VQ, 10VR, 10VS, 10VT, 10VU, 10VV, 10VW, 10VX, 10VY, 10VZ, 10WA, 10WB, 10WC, 10WD, 10WE, 10WF, 10WG, 10WH, 10WI, 10WJ, 10WK, 10WL, 10WM, 10WN, 10WO, 10WP, 10WQ, 10WR, 10WS, 10WT, 10WU, 10WV, 10WW, 10WX, 10WY, 10WZ, 10XA, 10XB, 10XC, 10XD, 10XE, 10XF, 10XG, 10XH, 10XI, 10XJ, 10XK, 10XL, 10XM, 10XN, 10XO, 10XP, 10XQ, 10XR, 10XS, 10XT, 10XU, 10XV, 10XW, 10XX, 10XY, 10XZ, 10YA, 10YB, 10YC, 10YD, 10YE, 10YF, 10YG, 10YH, 10YI, 10YJ, 10YK, 10YL, 10YM, 10YN, 10YO, 10YP, 10YQ, 10YR, 10YS, 10YT, 10YU, 10YV, 10YW, 10YX, 10YY, 10YZ, 10ZA, 10ZB, 10ZC, 10ZD, 10ZE, 10ZF, 10ZG, 10ZH, 10ZI, 10ZJ, 10ZK, 10ZL, 10ZM, 10ZN, 10ZO, 10ZP, 10ZQ, 10ZR, 10ZS, 10ZT, 10ZU, 10ZV, 10ZW, 10ZX, 10ZY, 10ZZ

NOTES:  
 1. LEGAL REQUIREMENT SHALL BE A RECEPTED CIRCUIT FOR EACH UNIT.  
 2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 4. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
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 9. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 10. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.

CONDUIT POLE CONNECTION:  
 NOT TO SCALE

INSTALLATION INSTRUCTIONS:  
 1. CONCRETE MUST BE INSTALLED TO ENCASE DUCT BANKS IN ALL INSTALLATIONS UNDER THESE CIRCUMSTANCES:  
 a. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 b. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 c. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 d. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 e. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 f. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 g. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 h. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 i. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 j. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
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 l. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 m. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 n. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 o. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 p. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 q. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 r. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 s. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 t. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 u. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 v. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 w. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
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 y. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 z. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.

CONDUIT POLE CONNECTION:  
 NOT TO SCALE

INSTALLATION INSTRUCTIONS:  
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 i. ALL DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.  
 j. ALL DUCT BANK



100ft

CHILLUM

CNU-23538-2013

P.13

403



35m  
100ft

CHILLUM

CNU-23538-2013

P.13

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35m

100ft

CHILLUM

CNU-23538-2013

P.13

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35m

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P.13



35m

100ft

CHILLUM

CNU-23538-2013

P.13

40



ONU-23538-2013

Maryland Department of Assessments and Taxation  
 Real Property Data Search (vw6.1A)  
 PRINCE GEORGE'S COUNTY

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[GroundRent](#)  
[Redemption](#)  
[GroundRent](#)  
[Registration](#)

**Account Identifier:** District - 17 Account Number - 1874049

**Owner Information**

**Owner Name:** FLEETWOOD VILLAGE LIMITED PTNRSHIP **Use:** APARTMENTS  
**Principal Residence:** NO  
**Mailing Address:** 7007 HEATHERHILL RD **Deed Reference:** 1) /04228/ 00587  
 BETHESDA MD 20817-4617 2)

**Location & Structure Information**

**Premises Address** **Legal Description**  
 501 CHILLUM RD  
 HYATTSVILLE 20783-0000

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0040	00F2	0013		0000				1	Plat Ref:

**Special Tax Areas**  
**Town** NONE  
**Ad Valorem**  
**Tax Class** 8

**Primary Structure Built** **Enclosed Area** **Property Land Area** **County Use**  
 5.5900 AC 004

**Stories** **Basement** **Type** **Exterior**

**Value Information**

	Base Value	Value	Phase-in Assessments	
			As Of	As Of
			01/01/2013	07/01/2012
<b>Land</b>	1,217,500	1,217,500		07/01/2013
<b>Improvements:</b>	4,590,000	6,770,400		
<b>Total:</b>	5,807,500	7,987,900	5,807,500	6,534,300
<b>Preferential Land:</b>	0			0

**Transfer Information**

**Seller:** KNOLLBROOK **Date:** 06/01/1973 **Price:** \$0  
**Type:** **Deed1:** /04228/ 00587 **Deed2:**  
**Seller:** **Date:** **Price:**  
**Type:** **Deed1:** **Deed2:**  
**Seller:** **Date:** **Price:**  
**Type:** **Deed1:** **Deed2:**

**Exemption Information**

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
<b>County</b>	000	0.00	
<b>State</b>	000	0.00	
<b>Municipal</b>	000	0.00	0.00

**Tax Exempt:** **Special Tax Recapture:**  
**Exempt Class:** NONE

**Homestead Application Information**

**Homestead Application Status:** No Application





Rushern L. Baker, III  
County Executive

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

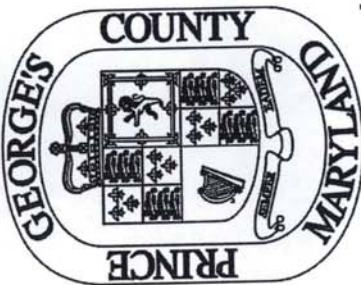


# PRINCE GEORGE'S COUNTY PERMIT CNU-23538-2013

ISSUANCE DATE:

EXPIRATION DATE:

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT  
 PERMITTING AND LICENSING DIVISION  
 PERMITTING CENTER  
 9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774



**PROPERTY OWNER**  
 Fleetwood Village Limited Partnership  
 2252 Brightseat RD  
 Landover, MD (301) 773-3240

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

**CONTRACTOR**

**ARCHITECT**

LICENSE NUMBER:

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

**TYPE OF PERMIT:** DPE UOW  
 New Owner / Tenant

**WORK DESCRIPTION:** Apartments

**EXISTING USE:** Apartments

**USE (DER PROPOSED):** Apartments

**SUBDIVISION:**

**OWNERSHIP:**

**LIBER:** 04228

**FOLIO:** 587

**ED/ACCT NO.:** / 1874049

**LOT:**

**BLOCK:**

**TAX MAP:** 040

**SCD:**

**SPEC EXCEPT:**

**Conditions**

**OCCUPANCY LOAD:**

**SITE CERTIFICATE:**

**STRUCTURE CERT:**

**SEWER:**

**WATER:**

**HEATING:**

**PARCEL:** 013

**ELECTRICITY:**

**CENTRAL A/C:**

**ELEVATOR:**

**ESCALATOR:**

**BASEMENT:**

**BOILER NUMBER:** N

**CBCA:** N

**HISTORICAL:**

**SIGN NUMBER:**

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

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

**YOU MUST COMPLY WITH MUNICIPAL HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTR**

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

**INSPECTION AREA:**

INSPECTION APPROVALS

Haitham A. Hijazi

BUILDING INSPECTOR HEALTH ELECTRICAL PLUMBING FIRE/MARSHALL





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

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer: Mary Hampton 23538-2013-U  
Telephone Number: 301-952-5411 July 29, 2013  
Fax Number: 301-952-4141  
Permit Status: [www.mncppc.org](http://www.mncppc.org)

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

1. This permit is for 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 be 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.**

CNU-23538-2013



# Prince George's County Government

Department of Environmental Resources

Property Standards Division

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

RENTAL HOUSING LICENSE

**Owner:**

FLEETWOOD VILLAGE LIMITED PTNRSHIP  
2252 BRIGHTSEAT ROAD  
LANDOVER MD 20785

**Property:**

FLEETWOOD VILLAGE APARTMENTS  
HYATTSVILLE MD 20783

CNU-23538-2013

Type of Units:	Multifamily Dwelling
Number of Units:	251
Fee Paid:	\$ 12,550.00
License Number:	M-0103
Date Issued:	July 22, 2013
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.

A. Lea Reed for

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



Prince George's County Government

Department of Environmental Resources

Property Standards Group

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

RENTAL HOUSING LICENSE

Owner:

FLEETWOOD VILLAGE LIMITED PTNRSHIP  
2252 BRIGHTSEAT ROAD  
LANDOVER, MD 20785

Property:

FLEETWOOD VILLAGE APARTMENTS  
HYATTSVILLE MD 20783

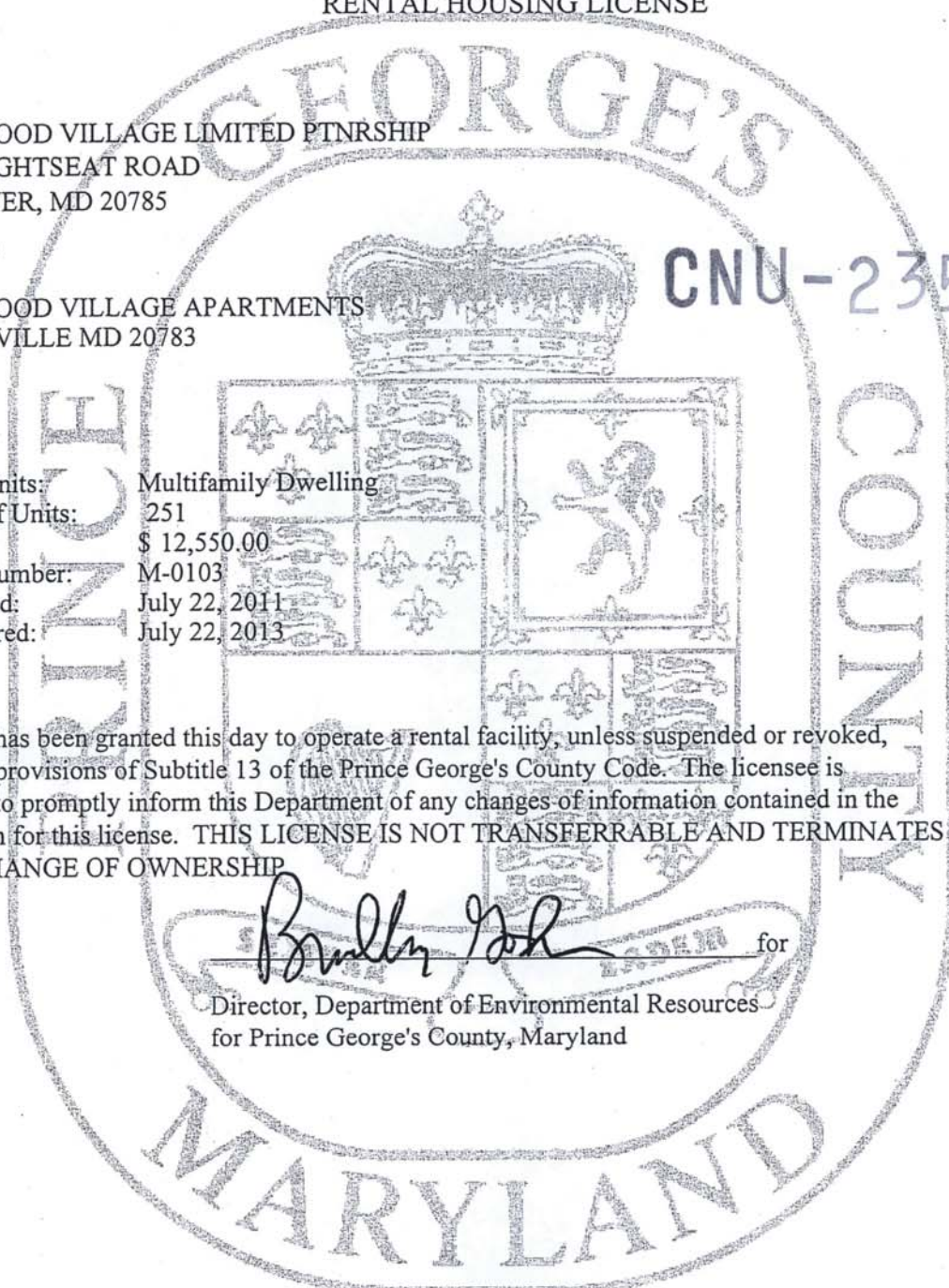
CNU-23538-20

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

*Bradley J. ...* for

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





# Prince George's County Government

Department of Environmental Resources

Property Standards Group

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

RENTAL HOUSING LICENSE

Owner:

CNU-23538-2013

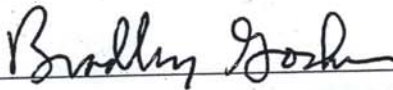
FLEETWOOD VILLAGE LIMITED PTNRSHIP  
2252 BRIGHTSEAT ROAD  
LANDOVER, MD 20785

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.

 \_\_\_\_\_ for

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



Prince George's County Government

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

RENTAL HOUSING LICENSE

**OWNER:**


FLEETWOOD VILLAGE LTD PARTNERSHIP  
2252 BRIGHTSEAT ROAD  
LANDOVER, MD 20785

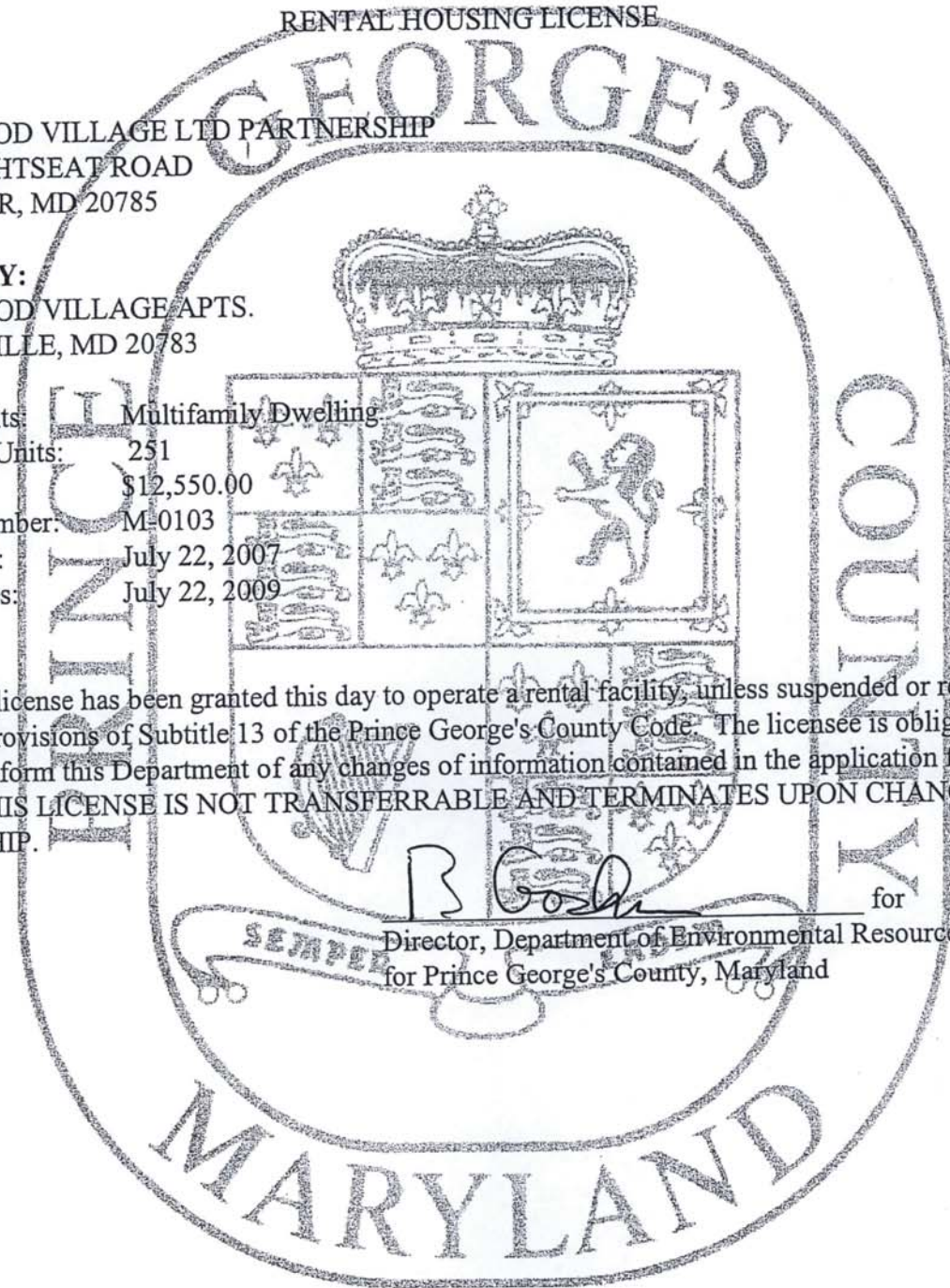
**PROPERTY:**

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, 2007
Date Expires:	July 22, 2009

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

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





# Prince George's County Government

Department of Environmental Resources

Community Services Division

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

## RENTAL HOUSING LICENSE

### OWNER:

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

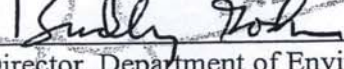
CNU-23538-2013

### 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 TRANSFERABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

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



CNU-23530-2013

# Prince George's County Government

Department of Environmental Resources

Community Standards 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

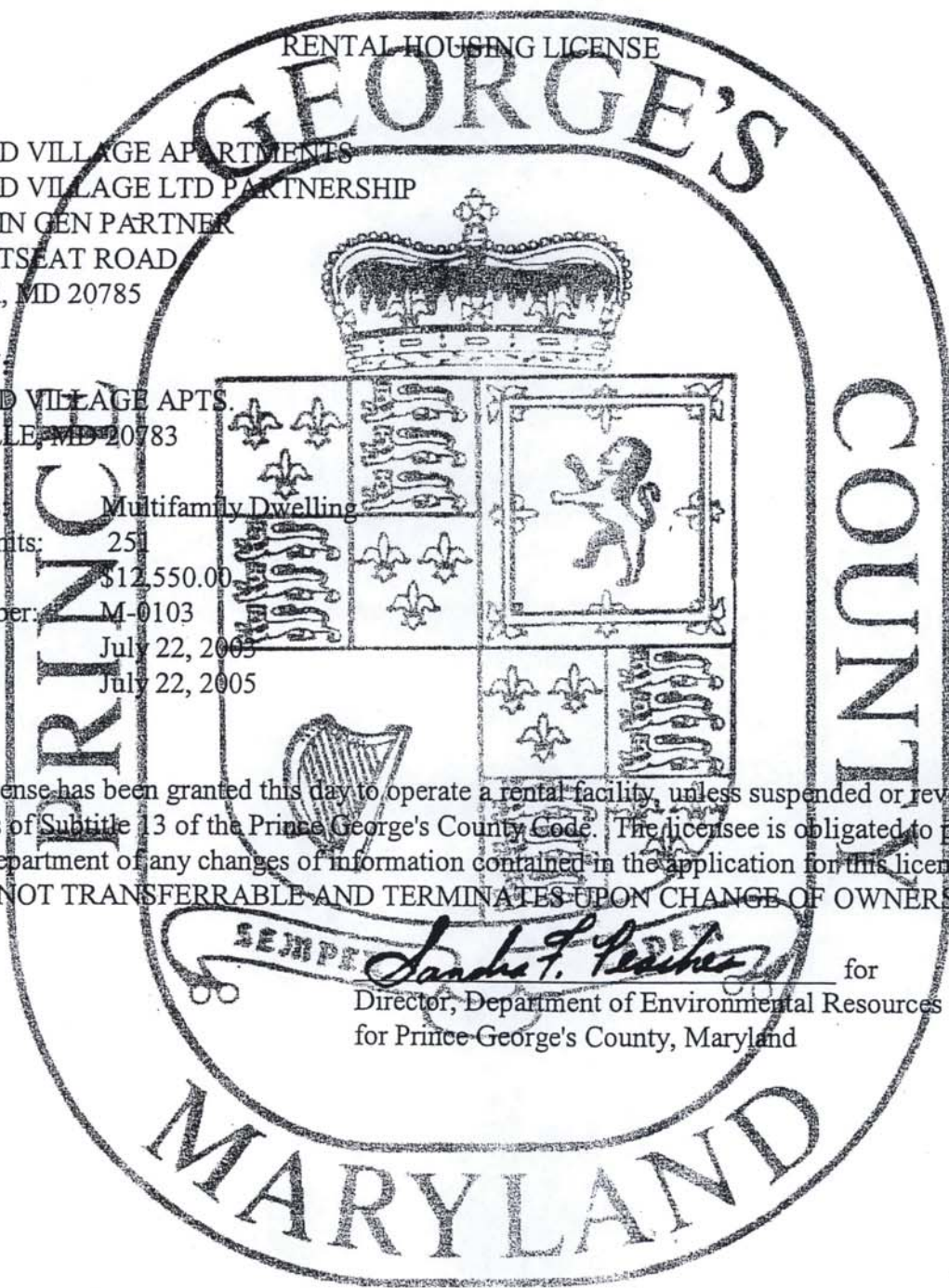
**PROPERTY:**

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, 2005

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

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





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:**

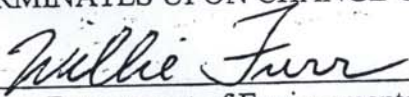
FLEETWOOD VILLAGE APARTMENTS  
FLEETWOOD VILLAGE LTD PARTNERSHIP  
MORT YADIN GEN PARTNER  
2252 BRIGHTSEAT ROAD  
LANDOVER, MD 20785

**PROPERTY:**

FLEETWOOD VILLAGE APTS.  
HYATTSVILLE, MD 20783

Type of Units: Multifamily Dwelling  
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



GFO 11/420318/541206

APPLICATION NO.

93-338

**CNU-23538-2013** APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No.	10. Entrance No.	Street Name or Number	No. of Dwell. Units
Fleetwood Village Apts	301 270-8070		Chillum Rd	4
2. Owner's Name, Address, Zip Code	Phone No. 301 773-3230	400	" "	6
Fleetwood Village Limited Partnerships 2252 Bright Star Rd, Landover Md, 20785		402	" "	4
		404	" "	4
		406	" "	4
3. Management's Name, Address, Zip Code	Phone No. 301 773-3230	500	" "	9
Same as above		501	" "	6
		502	" "	9
PM'S Name: Christina Morgan		503	" "	6
4. Rental Office Address, Zip Code	Phone No. 301 270-8070	504	" "	4
721 Chillum Rd Hyattsville Md. 20783		505	" "	6
		506	" "	4
5. Mortgage Holder's Name, Address, Zip Code	Phone No.	507	" "	6
NONE		700	" "	4
Mortgage Acct. No.:		701	" "	4
6. Property Tax Acct. No.:		702	" "	10
2533 00 - 003-253515100		703	" "	6
7. Bedrooms - MINIMUM Rent:		704	" "	7
Effic. _____ Min. Rent \$ _____		705	" "	4
1 BR 79 Min. Rent \$ 505.00		706	" "	6
2 BR 172 Min. Rent \$ 595.00		707	" "	4
3 BR _____ Min. Rent \$ _____		708	" "	4
4+ BR _____ Min. Rent \$ _____		709	" "	4
Total Apts: 251		710	" "	5
8. Utilities (circle):		711	" "	7
Tenant Pays: <u>None</u> Elec: Gas:		NUMBER of Dwelling Units Listed on CONTINUATION PAGES		118
9. Calculation of Fee:		TOTAL Dwelling Units to be LICENSED		251
License Fee \$ 12,550.00				
Penalty Fee \$ _____				
Total License Fee \$ 12,550.00				

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

Date 6.11.93 Signature Meri Rubin Title General Partner

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector Michael J. Jones Date July 13, 1993

Supervisor Charles K. Date 7/13/93

License Issued 7/22/93 New License No. 6016

Lic. Term 2 yr Expires 7/22/95

Conditions To Issued License

FOR 530 OF 10 WHICH EXPIRES 7/22/93

RENEWAL

Case Number 20103

Page 50



CNU-23538-2013

PRINCE GEORGE'S COUNTY MARYLAND  
 DEPARTMENT OF ENVIRONMENTAL RESOURCES  
 1220 Caraway Court  
 Landover, Maryland 20785  
 (301) 925-6100

GPO 11/2003 1815/1208

APPLICATION NO.

95-323

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No.	10. Entrance No.	Street Name or Number	No. of Dwell. Units
Fleetwood Village Apts	301 270-8070	400	Chillum Rd.	4
2. Owner's Name, Address, Zip Code Fleetwood Village Limited Partnership 2252 Brightseat Rd. Landover Md. 20785	301 773-3230	402	" "	6
		404	" "	4
		406	" "	4
		500	" "	9
		501	" "	6
		502	" "	9
3. Management's Name, Address, Zip Code Same as above PM'S Name: Christa Morgan	301 773-3230	503	" "	6
		504	" "	4
		505	" "	6
		506	" "	4
		507	" "	6
		700	" "	4
4. Rental Office Address, Zip Code 721 Chillum Rd. Hyattsville Md. 20783	301 270-8070	701	" "	4
		702	" "	10
		703	" "	6
		704	" "	7
		705	" "	4
		706	" "	6
5. Mortgage Holder's Name, Address, Zip Code NONE Mortgage Acct. No.:	Phone No.	707	" "	4
		708	" "	4
		709	" "	4
		710	" "	5
		711	" "	7
		712	" "	7
6. Property Tax Acct. No. 25351 50-003-25351 51007	Phone No.	NUMBER of Dwelling Units Listed on CONTINUATION PAGES		118
		TOTAL Dwelling Units to be LICENSED		257
7. Bedrooms - MINIMUM Rent:				
Effic.	Min. Rent \$			
1 BR	Min. Rent \$ 515.00			
2 BR	Min. Rent \$ 605.00			
3 BR	Min. Rent \$			
4+ BR	Min. Rent \$			
Total Apts:	251			
8. Utilities (circle)				
Tenant Pays:	None	Elec:	Gas:	
9. Calculation of Fees				
	License Fee	\$ 12,550.00		
	Penalty Fee	\$		
	Total License Fee	\$ 12,550.00		

CK. NO. 2004048  
 DATE 6/6/95

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.  
 Date 6.1.95 Signature *Mervyn Lull* Title General Partner

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector *Ann Keys* Date 8/24/95

Supervisor *John Champal* Date 8/25/95

License Issued 7/22/95 License No. 6805

Lic. Term *2 yr* Expires 7/22/97

Conditions of Issued License  
 FOR LICENSE NO. 6805  
 WHICH EXPIRES 7/22/97

**RENEWAL**

Case Number 11-103



CNU-23538-2013

APPLICATION NO  
 97-299

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No.	10. Entrance No.	Street Name or Number	No. of Dwell. Units
Fleetwood Village Apartments	270-8070	400	Chillum Rd	4
2. Owner's Name, Address, Zip Code Fleetwood Village Limited Partnership 2252 Brightseat Road Landonville Md. 20785	Phone No. 301 773-3330	402	" "	6
		404	" "	4
		406	" "	4
		500	" "	9
		501	" "	6
3. Management's Name, Address, Zip Code Same as above	Phone No. 301 773-3330	502	" "	9
		503	" "	6
		504	" "	4
4. Rental Office Address, Zip Code 721 Chillum Rd. Hyattsville Md. 20783	Phone No. 301 270-8070	505	" "	6
		506	" "	4
		507	" "	6
		700	" "	4
		701	" "	4
5. Mortgage Holder's Name, Address, Zip Code NONE	Phone No.	702	" "	10
		703	" "	6
6. Property Tax Acct. No.: 25351 50003-25351-51007		704	" "	7
		705	" "	4
7. Bedrooms - MINIMUM Rent:				
Effic.	Min. Rent \$			
1 BR 79	535.00			
2 BR 172	620.00			
3 BR				
4+ BR				
Total Apts:	251			
8. Utilities (circle) Tenant Pays: <u>None</u> Elec: Gas:				
9. Calculation of Fee: License Fee \$ 12,550.00 Penalty Fee \$ Total License Fee \$ 12,550.00				
11. Use and Occupancy Permit number:				
12. See attached Apartment License Supplemental Application Pages 2 and 3				
NUMBER of Dwelling Units Listed on CONTINUATION PAGES				
TOTAL Dwelling Units to be LICENSED				251

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

Date 6-17-97 Signature [Signature] Title General Partner

FOR OFFICE USE ONLY

COMMUNITY STANDARDS DIVISION APPROVAL

Inspector [Signature] Date 8/26/97

Supervisor [Signature] Date 8/28/97

License Issued 7/22/97 New License No. 0103

Lic. Term 2y Expires 7/22/99

Conditions To Issued License  
 6805  
 FOR LICENSE NO. 7/22/97  
 WHICH EXPIRES  
 RENEWAL

Case Number  
 Page 103



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

## APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

FOR THE 36 MONTHS: FROM 2010 TO 2012

NAME AND LOCATION OF PROPERTY  
Fleetwood Village Apartments  
Hyattsville, Maryland

OWNER AND ADDRESS OF RECORD  
Fleetwood Village Limited Partnership  
7007 Heatherhill Road  
Bethesda, Maryland 20817

Check Services & Utilities in Rent: Heat (x) Gas (x) Electricity(x) A/C ( )  
 Carpets ( ) Drapes ( ) Washer/Dryer ( ) Swimming Pool ( ) Party Room ( )  
 Tennis ( ) Parking (x) Switchboard ( ) Security ( )

RENT SCHEDULES:		2012	2011	2010
# 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)				
Parking # Spaces				
Retail/Commercial	# UNITS	LEASABLE	RENT/SF	RENT/SF
Shop/Stores	None			
Offices	None			
Other (list)	None			

Annual Income	2012	2011	2010
1. Total Gross Rents (100% Occupancy)	2,873,989.56	2,840,026.36	2,785,334.50
2. Owner, Janitor, Manager Apartments			
3. Other Income (laundry, pool, etc.)	82,539.58	27,819.01	25,803.17
4. Loss due to vacancy or delinquent.	(14,405.91)	6,211.46	(8,671.65)
5. TOTAL ACTUAL INCOME (Total lines 1-4)	2,970,935.05	2,861,633.91	2,819,809.32
Expenses			
6. Payroll (except manager, repair)	517,829.52	481,898.98	453,037.03
7. Supplies (janitor, bulbs, etc.)	5,851.21	5,370.40	6,718.31
8. Electricity	35,063.66	36,913.29	40,641.03
9. Water/Sewage	133,159.94	124,795.14	113,022.28
10. Fuel (Type of fuel: gas )	147,710.38	189,979.29	224,836.60
11. Management Fees/Wages	165,075.84	158,853.58	153,930.51
12. Administrative Costs (List)	218,941.58	210,844.04	196,709.06
13. Maintenance & Repairs (List)	379,011.95	313,370.16	334,285.74
14. Miscellaneous Expenses (List)	14,677.94	17,804.53	9,932.08
15. Fire Insurance & Extend. Coverage	79,718.22	77,727.35	79,321.03
16. Reserves for Replacements (List)	103,350.00	98,430.00	93,750.00
17. TOTAL EXPENSES (Total lines 6-16)	1,800,390.24	1,715,986.76	1,706,183.67
18. Net Operating Income (Line 5 less line 17)	1,170,544.81	1,145,647.15	1,113,625.65
19. Real Estate Taxes	120,019.51	160,435.97	155,183.89
20. Mortgage Payment			
21. Building Depreciation	68,157.77	63,856.31	58,691.31
22. Capital Expenditure	0.00	0.00	1,058.94

**MORTGAGE/SALES INFORMATION:**

1. Is there a current mortgage on this property? Yes  No

2. If Yes, please provide the following data:

Name of Mortgagee	Mortgage Amount	Interest Rate
Term of Mortgage	Date 1st Payment	Monthly Payment
3. Please provide: Date Purchased	5/31/73	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	6/3/13
SIGNATURE	TITLE OF SIGNER	DATE
Robert S. Landsman		(301) 229-6200
PRINT/TYPER NAME OF SIGNER		PHONE



FLEETWOOD VILLAGE  
LIMITED PARTNERSHIP

	2012	2011	2010
<b>ITEM 12. ADMINISTRATIVE COSTS</b>			
Accounting	66,220.00	64,500.00	62,430.00
Advertising	15,974.81	12,550.38	15,927.55
Appraisals	0.00	2,725.00	0.00
Credit Card Fees	6,471.70	8,123.86	6,823.81
Credit Reports	3,179.31	2,314.35	3,555.83
Depreciation - Administrative Equipment	0.00	30.41	100.81
Dues	645.55	162.42	231.73
Education	97.22	90.27	153.50
Energy Advisors Fee	3,090.20	0.00	0.00
Entertainment & Promotion	4,186.56	3,571.26	3,118.64
Group Insurance	16,502.38	17,159.22	12,870.76
Interest on Working Capital Loans	383.20	221.19	855.22
Legal	73,840.10	84,790.45	76,946.01
Less: Administrative Reimbursements & Fees	-1,251.00	-1,704.00	-1,497.00
Loss on Abandonment of Equipment	13,403.77	0.00	0.00
Office	11,030.56	10,329.68	10,466.15
Telephone	5,269.46	3,805.55	4,111.80
Tenant Summer Camp Program	-102.24	2,174.00	614.25
<b>TOTALS</b>	<b>218,941.58</b>	<b>210,844.04</b>	<b>196,709.06</b>
<b>ITEM 13. MAINTENANCE &amp; REPAIRS</b>			
Depreciation Equipment	101.66	53.40	106.79
Exterminating	24,575.45	25,036.45	23,507.33
Grounds Maintenance	27,437.41	28,859.94	33,273.97
Painting	36,705.64	21,792.71	33,575.50
Protection	1,716.36	1,493.64	1,359.12
Repairs			
Air Conditioning & Heating	62,503.73	67,334.78	55,447.49
Bath	14,011.76	12,314.26	13,535.31
Brick & Concrete	131.47	1,367.47	296.53
Building	8,114.22	5,283.33	3,496.52
Caulking	1,723.89	1,432.34	1,678.82
Electrical	12,096.30	9,984.35	9,325.53
Fence	1,975.00	0.00	1,028.94
Fire Extinguisher	2,104.10	1,291.34	531.25
Fire Repairs	0.00	0.00	124,366.96
Flooring	20,392.59	18,049.62	38,134.36
Kitchen	10,730.63	4,075.72	11,682.03
Locks	3,294.82	3,732.76	5,452.07
Parking Lot	656.39	423.23	289.57
Plastering	33,513.00	18,929.99	17,644.00
Plumbing	18,795.27	19,294.55	21,999.21
Pollution Control Clean Up	10,245.00	0.00	0.00
Refrigeration	6,921.50	3,185.19	6,648.04
Roofing	2,256.55	440.56	1,557.93
Smoke Detectors	639.72	475.40	668.60
Stove	8,276.58	3,032.93	3,601.43
Venetian Blinds	3,238.01	2,442.11	3,970.78
Windows and Doors	14,424.61	12,315.30	7,142.76
Snow Removal	25.34	3,180.89	5,749.90
Trash	28,137.83	27,051.03	25,425.32
Uniforms	403.59	403.00	469.01
Water Management	23,863.53	20,093.87	19,475.95
Less: Insurance Recovery	0.00	0.00	-137,155.28
<b>TOTALS</b>	<b>379,011.95</b>	<b>313,370.16</b>	<b>334,285.74</b>
<b>ITEM 14. MISCELLANEOUS EXPENSES</b>			
Auto & Truck Expense	3,680.08	2,892.38	6,632.08
Depreciation - Playground Equipment	2,617.64	1,760.50	2,464.70
Depreciation - Security Cameras	3,867.59	0.00	0.00
Licenses, Permits and Personal Property Tax	4,512.63	13,151.65	835.30
<b>TOTALS</b>	<b>14,677.94</b>	<b>17,804.53</b>	<b>9,932.08</b>
<b>ITEM 16. RESERVES FOR REPLACEMENTS</b>			
Furnace Equipment	24,440.00	23,280.00	22,180.00
Parking Lot	11,260.00	10,720.00	10,210.00
Roofs	45,790.00	43,610.00	41,540.00
Sewer Lines	21,860.00	20,820.00	19,820.00
<b>TOTALS</b>	<b>103,350.00</b>	<b>98,430.00</b>	<b>93,750.00</b>



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

## APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

FOR THE 36 MONTHS: FROM 2009 TO 2011

NAME AND LOCATION OF PROPERTY  
Fleetwood Village Apartments  
Hyattsville, Maryland

OWNER AND ADDRESS OF RECORD  
Fleetwood Village Limited Partnership  
7007 Heatherhill Road  
Bethesda, Maryland 20817

Check Services & Utilities in Rent: Heat (  ) Gas (  ) Electricity (  ) A/C (  )  
 Carpets (  ) Drapes (  ) Washer/Dryer (  ) Swimming Pool (  ) Party Room (  )  
 Tennis (  ) Parking (  ) Switchboard (  ) Security (  )

RENT SCHEDULES:		2011	2010	2009	
# 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)					
Parking # Spaces					
Retail/Commercial	# UNITS	LEASABLE	RENT/SF	RENT/SF	RENT/SF
Shop/Stores	None				
Offices	None				
Other (list)	None				

Annual Income	2011	2010	2009
1. Total Gross Rents (100% Occupancy)	2,840,026.36	2,785,334.50	2,719,297.31
2. Owner, Janitor, Manager Apartments			
3. Other Income (laundry, pool, etc.)	27,819.01	25,803.17	25,372.69
4. Loss due to vacancy or delinquent.	6,211.46	(8,671.65)	73,988.67
5. TOTAL ACTUAL INCOME (Total lines 1-4)	2,861,633.91	2,819,809.32	2,670,681.33
<b>Expenses</b>			
6. Payroll (except manager, repair)	481,898.98	453,037.03	537,015.41
7. Supplies (janitor, bulbs, etc.)	5,370.40	6,718.31	10,054.98
8. Electricity	36,913.29	40,641.03	44,929.25
9. Water/Sewage	124,795.14	113,022.28	97,132.44
10. Fuel (Type of fuel: gas )	189,979.29	224,836.60	294,069.13
11. Management Fees/Wages	158,853.58	153,930.51	146,234.06
12. Administrative Costs (List)	210,844.04	196,709.06	196,609.18
13. Maintenance & Repairs (List)	313,370.16	334,285.74	399,337.53
14. Miscellaneous Expenses (List)	17,804.53	9,932.08	28,751.93
15. Fire Insurance & Extend. Coverage	77,727.35	79,321.03	77,451.83
16. Reserves for Replacements (List)	98,430.00	93,750.00	89,280.00
17. TOTAL EXPENSES (Total lines 6-16)	1,715,986.76	1,706,183.67	1,920,865.74
18. Net Operating Income (Line 5 less line 17)	1,145,647.15	1,113,625.65	749,815.59
19. Real Estate Taxes	160,435.97	155,183.89	138,850.13
20. Mortgage Payment			
21. Building Depreciation	63,856.31	58,691.31	55,309.79
22. Capital Expenditure	0.00	1,058.94	20,128.40

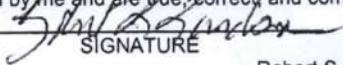
**MORTGAGE/SALES INFORMATION:**

1. Is there a current mortgage on this property? Yes  No

2. If Yes, please provide the following data:

Name of Mortgagee	Mortgage Amount	Interest Rate
Term of Mortgage	Date 1st Payment	Monthly Payment
Date Purchased	5/31/73	Consideration
		\$ 1,564,768.00

3. Please provide: 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.

  
 SIGNATURE  
 Partner  
 TITLE OF SIGNER  
 DATE  
 (301) 229-6200  
 PHONE  
 Robert S. Landsman  
 PRINT/TYPER NAME OF SIGNER



FLEETWOOD VILLAGE  
LIMITED PARTNERSHIP

	2011	2010	2009
<b>ITEM 12. ADMINISTRATIVE COSTS</b>			
Accounting	64,500.00	62,430.00	61,045.00
Advertising	12,550.38	15,927.55	14,278.94
Appraisals	2,725.00	0.00	0.00
Credit Card Fees	8,123.86	6,823.81	5,985.39
Credit Reports	2,314.35	3,555.83	4,522.90
Depreciation - Administrative Equipment	30.41	100.81	114.96
Dues	162.42	231.73	18.38
Education	90.27	153.50	95.03
Entertainment & Promotion	3,571.28	3,118.64	3,549.00
Group Insurance	17,159.22	12,870.76	13,157.98
Interest on Working Capital Loans	221.19	855.22	61.86
Legal	84,790.45	76,946.01	75,581.50
Less: Administrative Reimbursements & Fees	-1,704.00	-1,497.00	-1,635.00
Office	10,329.68	10,466.15	14,207.20
Telephone	3,805.55	4,111.80	4,050.47
Tenant Summer Camp Program	2,174.00	614.25	1,575.57
<b>TOTALS</b>	<b>210,844.04</b>	<b>196,709.06</b>	<b>196,609.18</b>
<b>ITEM 13. MAINTENANCE &amp; REPAIRS</b>			
Depreciation Equipment	53.40	106.79	106.79
Exterminating	25,036.45	23,507.33	33,576.15
Grounds Maintenance	28,859.94	33,273.97	39,377.84
Painting	21,792.71	33,575.50	35,745.99
Protection	1,493.64	1,359.12	713.63
Repairs			
Air Conditioning & Heating	67,334.78	55,447.49	44,706.40
Bath	12,314.26	13,535.31	19,061.38
Brick & Concrete	1,367.47	296.53	4,596.79
Building	5,283.33	3,496.52	3,486.05
Caulking	1,432.34	1,678.82	1,967.28
Electrical	9,984.35	9,325.53	9,307.00
Fence	0.00	1,028.94	0.00
Fence	1,291.34	531.25	940.04
Fire Extinguisher	0.00	124,366.96	0.00
Fire Repairs	18,049.62	38,134.36	41,926.54
Flooring	4,075.72	11,682.03	15,927.36
Kitchen	3,732.76	5,452.07	5,210.27
Locks	423.23	289.57	39.02
Parking Lot	18,929.99	17,644.00	45,926.00
Plastering	19,294.55	21,999.21	17,341.90
Plumbing	0.00	0.00	250.00
Pollution Control Clean Up	3,185.19	6,648.04	4,157.78
Refrigeration	440.56	1,557.93	2,748.82
Roofing	475.40	668.60	786.10
Smoke Detectors	3,032.93	3,601.43	2,515.96
Stove	2,442.11	3,970.78	3,571.28
Venetian Blinds	12,315.30	7,142.76	15,222.77
Windows and Doors	3,180.89	5,749.90	3,488.98
Snow Removal	27,051.03	25,425.32	24,903.40
Trash	403.00	469.01	298.42
Uniforms	20,093.87	19,475.95	21,437.59
Water Management	0.00	-137,155.28	0.00
Less: Insurance Recovery	0.00	0.00	0.00
<b>TOTALS</b>	<b>313,370.16</b>	<b>334,285.74</b>	<b>399,337.53</b>
<b>ITEM 14. MISCELLANEOUS EXPENSES</b>			
Auto & Truck Expense	2,892.38	6,632.08	3,978.65
Depreciation Playground Equipment	1,760.50	2,464.70	11,501.95
Licenses, Permits and Personal Property Tax	13,151.65	835.30	13,271.33
<b>TOTALS</b>	<b>17,804.53</b>	<b>9,932.08</b>	<b>28,751.93</b>
<b>ITEM 16. RESERVES FOR REPLACEMENTS</b>			
Furnace Equipment	23,280.00	22,180.00	21,120.00
Parking Lot	10,720.00	10,210.00	9,720.00
Roofs	43,610.00	41,540.00	39,560.00
Sewer Lines	20,820.00	19,820.00	18,880.00
<b>TOTALS</b>	<b>98,430.00</b>	<b>93,750.00</b>	<b>89,280.00</b>







FLEETWOOD VILLAGE  
LIMITED PARTNERSHIP

	2008	2007	2006
<b>ITEM 12. ADMINISTRATIVE COSTS</b>			
Accounting	57,830.00	53,545.00	51,235.00
Advertising	15,360.80	12,975.08	9,694.96
Credit Card Fees	4,453.23	2,605.10	165.95
Credit Reports	3,450.36	3,951.58	3,923.85
Depreciation - Administrative Equipment	191.19	327.19	332.20
Dues	207.41	1,260.68	178.68
Education	255.15	185.23	178.17
Energy Advisors Fee	318.38	1,910.28	1,911.02
Engineering	0.00	810.20	0.00
Entertainment & Promotion	2,903.07	2,396.55	2,456.76
Group Insurance	10,232.05	13,388.01	11,526.44
Interest on Working Capital Loans	205.61	2.16	589.55
Legal	78,104.66	71,264.83	66,925.19
Less: Administrative Reimbursements & Fees	-1,845.00	-1,665.00	-1,689.00
Office	11,777.89	12,742.12	12,373.97
Telephone	5,269.80	5,365.75	5,599.69
Tenant Summer Camp Program	222.03	2,036.60	1,500.28
<b>TOTALS</b>	<b>188,936.63</b>	<b>183,101.36</b>	<b>166,902.71</b>
<b>ITEM 13. MAINTENANCE &amp; REPAIRS</b>			
Depreciation Equipment	177.98	326.85	245.82
Exterminating	21,113.88	14,583.15	11,203.75
Grounds Maintenance	38,014.25	33,456.23	30,860.67
Painting	34,400.00	42,755.62	32,816.94
Protection	2,908.34	2,213.74	2,259.02
Repairs			
Air Conditioning & Heating	53,605.18	68,243.59	47,920.18
Bath	12,087.48	18,836.69	20,585.58
Brick & Concrete	7.31	5,082.78	107.03
Building	2,470.63	11,026.97	5,189.87
Caulking	1,331.64	1,817.35	1,836.37
Electrical	11,942.23	11,989.03	8,730.29
Fence	466.47	350.00	0.00
Fire Extinguisher	1,078.75	1,746.40	1,595.01
Fire Repairs	0.00	0.00	-1,450.00
Flooring	26,206.22	44,263.06	34,048.55
Kitchen	7,779.08	21,558.09	18,880.33
Locks	3,757.12	4,342.42	3,231.98
Parking Lot	64.82	15,730.02	808.13
Plastering	25,184.00	34,340.00	34,605.42
Plumbing	17,738.60	18,627.18	16,262.06
Pollution Control Clean Up	87.55	487.06	0.00
Refrigeration	5,079.30	7,962.69	9,711.20
Roofing	564.77	1,096.77	1,469.45
Smoke Detectors	456.04	475.61	351.91
Stove	5,420.77	4,096.61	5,665.62
Venetian Blinds	8,569.16	35,085.75	9,150.03
Windows and Doors	5,752.86	17,441.65	8,782.95
Snow Removal	910.46	5,478.33	1,046.15
Trash	24,708.91	25,228.33	21,165.33
Uniforms	766.63	966.04	1,847.25
Water Management	19,745.75	18,036.05	17,284.81
Less: Insurance Recovery	-350.00	0.00	-34,723.71
<b>TOTALS</b>	<b>332,046.18</b>	<b>467,644.06</b>	<b>311,487.99</b>
<b>ITEM 14. MISCELLANEOUS EXPENSES</b>			
Auto & Truck Expense	3,403.35	6,277.65	5,570.05
Depreciation Playground Equipment	319.36	638.73	638.72
Licenses, Permits and Personal Property Tax	743.00	13,285.52	607.46
<b>TOTALS</b>	<b>4,465.71</b>	<b>20,201.90</b>	<b>6,816.23</b>
<b>ITEM 16. RESERVES FOR REPLACEMENTS</b>			
Furnace Equipment	20,110.00	19,120.00	18,210.00
Parking Lot	9,270.00	8,870.00	8,480.00
Roofs	37,680.00	35,940.00	34,210.00
Sewer Lines	17,970.00	17,170.00	16,260.00
<b>TOTALS</b>	<b>85,030.00</b>	<b>81,100.00</b>	<b>77,160.00</b>



FLEETWOOD VILLAGE LIMITED PARTNERSHIP 17 1874  
 FLEETWOOD VILLAGE LIMITED PARTNERSHIP 17 1874056

## APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

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

**NAME AND LOCATION OF PROPERTY**  
 Fleetwood Village Apartments  
 Hyattsville, Maryland

**OWNER AND ADDRESS OF RECORD**  
 Fleetwood Village Limited Partnership  
 7007 Heatherhill Road  
 Bethesda, Maryland 20817

Check Services & Utilities in Rent: Heat (X) Gas (X) Electricity (X) A/C ( )  
 Carpets ( ) Drapes ( ) Washer/Dryer ( ) Swimming Pool ( ) Party Room ( )  
 Tennis ( ) Parking (X) Switchboard ( ) Security ( )

**RENT SCHEDULES:**

	# UNITS	BATH/UNIT	20__ MO. RATE	20__ MO. RATE	20__ MO. RATE
Efficiency					
1 Bedroom	80				
2 Bedroom	172				
2 Bedroom & Den					
3 Bedroom					
3 Bedroom & Den					
Other (list)					

	# SPACES	20__ MO. RENT	20__ MO. RENT	20__ MO. RENT
Parking	None			

	# UNITS	SQ. FT. LEASEABLE	20__ RENT/SQ. FT.	20__ RENT/SQ. FT.	20__ RENT/SQ. FT.
Retail/Comm. Shops/stores	None				
Offices	None				
Other (list)	None				

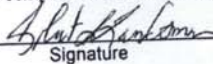
	2005	2004	2003
<b>ANNUAL INCOME</b>			
1. Total Gross Rents (100% Occupancy)	2,426,791.86	2,297,159.61	2,209,432.65
2. Owner, Janitor, Manager Apartments			
3. Other Income (laundry, pool, etc.)	26,914.25	35,460.72	24,047.20
4. Loss Due to Vacancy or Delinq.	61,903.30	33,038.14	-2,755.48
5. TOTAL ACTUAL INCOME (Total lines 1 - 4)	2,391,802.81	2,299,582.19	2,236,235.33
<b>Expenses</b>			
6. Payroll (except manager, repair)	432,600.33	395,644.81	397,249.68
7. Supplies (janitor, bulbs, etc.)	10,714.02	11,686.28	10,859.03
8. Electricity	27,856.84	34,975.96	65,734.93
9. Water/sewage	78,964.74	78,542.60	81,310.33
10. Fuel (Type of fuel: gas)	255,725.20	221,399.00	194,136.77
11. Management Fees/Wages	128,276.98	125,707.11	122,477.38
12. Administrative Costs (List)	158,105.81	153,849.08	162,795.69
13. Maintenance & Repairs (List)	378,771.15	403,312.55	464,032.42
14. Miscellaneous Expenses (List)	17,203.78	3,702.88	16,296.35
15. Fire Insurance & Extend. Coverage	80,435.29	81,081.52	75,892.72
16. Reserves for Replacements (List)	71,440.00	71,440.00	71,440.00
17. TOTAL EXPENSES (Total lines 6 - 16)	1,640,094.14	1,581,341.79	1,662,225.30
18. NOI (Line 5 less line 17)	751,708.67	718,240.40	574,010.03
19. Real Estate Taxes	69,704.60	69,025.06	66,663.69
20. Mortgage Payment			
21. Building Depreciation	102,477.66	145,803.62	337,835.42
22. Capital Expenditure (List)	314.99	23,457.05	141,482.02

**MORTGAGE/SALES INFORMATION:**

- Is there a current mortgage on this property? Yes \_\_\_ No X
- If "Yes", please provide the following data:
 

(A) Name of Mortgagee _____	(B) Mortgage Amount _____	(C) Interest Rate _____
(D) Term of Mortgage _____	(E) Date 1st Payment _____	(F) Monthly Payment _____
- Date Purchased 5/31/73 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.

  
 Signature

Partner  
 Title of Signer

05/15/06  
 Date

Robert S. Landsman  
 Print/Type Name of Signer

(301) 229 - 6200  
 Phone Number



FLEETWOOD VILLAGE  
LIMITED PARTNERSHIP

	2005	2004	2003
<b>ITEM 12. ADMINISTRATIVE COSTS</b>			
Accounting	49,285.00	47,575.00	44,130.00
Advertising	10,496.35	11,347.46	11,436.57
Commission Expense			503.75
Credit Reports	3,072.74	2,744.24	3,337.13
Depreciation - Administrative Equipment	169.76	324.20	1,620.23
Dues	1,224.79	110.06	784.52
Education	729.88	286.18	117.67
Energy Advisors Fee	318.50		
Entertainment & Promotion	2,033.34	1,461.03	1,597.01
Group Insurance	11,101.13	10,712.07	10,960.15
Interest on Working Capital Loans	81.69	2,804.16	16,011.03
Legal	59,164.35	58,175.50	57,507.62
Less: Administrative Reimbursements & Fees	-1,497.00	-1,599.00	-1,704.00
Office	11,435.59	11,083.35	11,928.27
Telephone	4,929.49	5,099.83	4,565.74
Tenant Summer Camp Program	5,560.20	3,725.00	
<b>TOTALS</b>	<b>158,105.81</b>	<b>153,849.08</b>	<b>162,795.69</b>
<b>ITEM 13. MAINTENANCE &amp; REPAIRS</b>			
Depreciation Equipment	100.70	167.83	629.38
Exterminating	8,102.06	11,410.00	12,697.73
Grounds Maintenance	31,792.05	29,303.14	29,633.64
Loss on Abandonment of Equipment			105.83
Painting	26,885.88	29,188.08	26,822.47
Protection	2,708.45	2,763.30	1,881.01
Repairs			
Air Conditioning & Heating	49,088.41	42,805.37	36,026.14
Bath	18,714.40	19,886.19	13,146.47
Brick & Concrete	12,079.93	1,683.39	6,040.10
Building	15,412.66	13,796.49	8,591.39
Caulking	1,178.89	1,571.49	865.22
Electrical	21,202.59	9,219.08	102,197.19
Fence	1,364.94	1,000.00	1,507.59
Fire Extinguisher	820.57	1,290.51	1,603.89
Fire Repairs	126,269.83	1,875.00	3,200.00
Flooring	39,534.82	49,839.42	25,329.76
Kitchen	13,072.47	16,326.09	13,687.33
Locks	3,022.95	3,206.21	4,458.38
Parking Lot	300.41	1,095.63	15,841.91
Plastering	37,200.00	50,775.00	51,771.00
Plumbing	30,034.78	25,578.19	22,084.08
Pollution Control Clean-up	250.00		1,775.00
Radio	11.92	155.24	633.16
Refrigeration	5,965.60	9,908.14	9,479.49
Roofing	751.91	126.28	2,027.31
Smoke Detectors	352.25	659.26	3,677.93
Stove	5,651.76	10,123.66	7,568.79
Venetian Blinds	12,755.39	9,954.37	7,119.07
Waterproofing		6,243.66	438.53
Windows and Doors	13,371.59	13,268.15	14,061.41
Snow Removal	4,861.93	3,330.02	4,878.37
Trash	25,373.15	20,661.10	21,253.71
Uniforms	2,155.05	1,837.73	1,942.44
Water Management	17,294.05	14,264.53	11,681.70
Less: Insurance Recovery	-148,910.24		-625.00
<b>TOTALS</b>	<b>378,771.15</b>	<b>403,312.55</b>	<b>464,032.42</b>
<b>ITEM 14. MISCELLANEOUS EXPENSES</b>			
Auto & Truck Expense	2,931.77	1,611.11	1,706.27
Depreciation Playground Equipment	766.96	1,202.89	1,647.60
Licenses, Permits and Personal Property Tax	13,505.05	888.88	12,942.48
<b>TOTALS</b>	<b>17,203.78</b>	<b>3,702.88</b>	<b>16,296.35</b>
<b>ITEM 16. RESERVES FOR REPLACEMENTS</b>			
Furnace Equipment	16,900.00	16,900.00	16,900.00
Parking Lot	7,880.00	7,880.00	7,880.00
Roofs	31,650.00	31,650.00	31,650.00
Sewer Lines	15,010.00	15,010.00	15,010.00
<b>TOTALS</b>	<b>71,440.00</b>	<b>71,440.00</b>	<b>71,440.00</b>
<b>ITEM 22. CAPITAL EXPENDITURES</b>			
Air Conditioners		23,457.05	80,007.81
Electrical Improvements			59,170.53
Office Equipment	314.99		1,254.73
Snow Blower			1,048.95
<b>TOTALS</b>	<b>314.99</b>	<b>23,457.05</b>	<b>141,482.02</b>



FLEETWOOD VILLAGE LIMITED PARTNERSHIP    17 1874049  
 FLEETWOOD VILLAGE LIMITED PARTNERSHIP    17 1874056

## APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

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

NAME AND LOCATION OF PROPERTY  
 Fleetwood Village Apartments  
 Hyattsville, Maryland

OWNER AND ADDRESS OF RECORD  
 Fleetwood Village Limited Partnership  
 7007 Heatherhill Road  
 Bethesda, Maryland 20817

Check Services & Utilities in Rent: Heat (X) Gas (X) Electricity (X) A/C ( )  
 Carpets ( ) Drapes ( ) Washer/Dryer ( ) Swimming Pool ( ) Party Room ( )  
 Tennis ( ) Parking (X) Switchboard ( ) Security ( )

RENT SCHEDULES:		20__	20__	20__
# 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)				

	# SPACES	20__	20__	20__
		MO. RENT	MO. RENT	MO. RENT
Parking	None			

Retail/Comm.	#	SQ. FT. LEASEABLE	20__	20__	20__
	UNITS		RENT/SQ. FT.	RENT/SQ. FT.	RENT/SQ. FT.
Shops/stores	None				
Offices	None				
Other (list)	None				

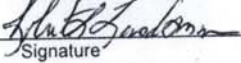
ANNUAL INCOME	2002	2001	2000
1. Total Gross Rents (100% Occupancy)	2,145,927.09	2,065,362.93	1,991,631.46
2. Owner, Janitor, Manager Apartments			
3. Other Income (laundry, pool, etc.)	22,671.61	21,693.41	22,093.19
4. Loss due to vacancy or delinquent.	27,112.29	47,058.43	130,623.99
5. TOTAL ACTUAL INCOME (Total lines 1 - 4)	2,141,486.41	2,039,997.91	1,883,100.66
<b>Expenses</b>			
6. Payroll (except manager, repair)	377,537.43	344,389.20	308,255.59
7. Supplies (janitor, bulbs, etc.)	8,609.78	10,252.75	11,204.76
8. Electricity	77,413.91	75,114.74	82,418.19
9. Water/Sewage	79,809.90	85,953.54	89,009.51
10. Fuel (Type of fuel: gas)	191,632.40	191,730.96	169,714.31
11. Management Fees/Wages	117,452.97	109,441.30	100,820.90
12. Administrative Costs (List)	161,204.87	142,449.24	152,265.76
13. Maintenance & Repairs (List)	603,445.42	595,234.30	430,197.55
14. Miscellaneous Expenses (List)	8,285.28	18,638.79	3,456.63
15. Fire Insurance & Extend. Coverage	70,431.24	62,076.40	48,308.14
16. Reserves for Replacements (List)	66,150.00	66,150.00	63,000.00
17. TOTAL EXPENSES (Total lines 6 - 16)	1,761,973.20	1,701,431.22	1,458,651.34
18. NOI (Line 5 less line 17)	379,513.21	338,566.69	424,449.32
19. Real Estate Taxes	64,327.46	66,248.93	68,441.40
20. Mortgage Payment			
21. Building Depreciation	48,387.34	52,017.17	30,957.07
22. Capital Expenditure (List)	696,212.16	49,981.63	358,034.42

**MORTGAGE/SALES INFORMATION:**

- Is there a current mortgage on this property? Yes \_\_\_ No X
- If "Yes", please provide the following data:
 

(A) _____	(B) _____	(C) _____
Name of Mortgagee	Mortgage Amount	Interest Rate
(D) _____	(E) _____	(F) _____
Term of Mortgage	Date 1st Payment	Monthly Payment
3. Date Purchased <u>5/31/73</u>	Consideration	<u>\$ 1,564,768.00</u>

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.

  
 \_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Partner  
 Title of Signer

\_\_\_\_\_  
 05/14/03  
 Date

\_\_\_\_\_  
 Robert S. Landsman  
 Print/Type Name of Signer

\_\_\_\_\_  
 (301) 229 - 6200  
 Phone Number



	2002	2001	2000
<b>ITEM 12. ADMINISTRATIVE COSTS</b>			
Accounting	41,950.00	39,680.00	38,020.00
Advertising	10,262.69	9,712.58	8,598.41
Commission Expense	429.00	880.75	468.00
Credit 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
Education	298.26	379.93	121.61
Engineering	0.00	0.00	839.72
Entertainment & Promotion	1,493.44	1,510.46	1,549.40
Group Insurance	11,526.29	8,315.18	6,960.14
Interest on Working Capital Loans	13,886.82	3,026.07	3,978.60
Legal	62,380.63	58,664.05	68,842.34
Less: 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
<b>TOTALS</b>	<b>161,204.87</b>	<b>142,449.24</b>	<b>152,265.76</b>
<b>ITEM 13. MAINTENANCE &amp; REPAIRS</b>			
Exterminating	2,909.00	2,785.40	4,273.13
Grounds Maintenance	29,636.55	37,790.41	29,855.22
Loss 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
Smoke Detectors	1,144.65	322.66	478.11
Stove	5,052.71	3,486.65	2,807.99
Venetian Blinds	12,558.76	9,745.25	11,089.20
Windows and Doors	16,982.14	6,778.92	82,759.38
Snow Removal	1,966.86	738.60	2,371.12
Trash	19,063.80	18,586.82	17,908.71
Uniforms	1,336.65	966.59	1,100.14
Water Management	19,279.73	18,215.96	16,381.53
Less: Insurance Recovery	0.00	0.00	-8,379.36
Less: Utility Rebates	0.00	-16,412.82	0.00
<b>TOTALS</b>	<b>603,445.42</b>	<b>595,234.30</b>	<b>430,197.55</b>
<b>ITEM 14. MISCELLANEOUS EXPENSES</b>			
Auto & Truck Expense	2,821.74	5,693.44	2,485.38
Licenses & Permits	5,463.54	12,945.35	971.25
<b>TOTALS</b>	<b>8,285.28</b>	<b>18,638.79</b>	<b>3,456.63</b>
<b>ITEM 16. RESERVES FOR REPLACEMENTS</b>			
Furnace Equipment	15,650.00	15,650.00	14,900.00
Parking Lot	7,300.00	7,300.00	6,950.00
Roofs	29,300.00	29,300.00	27,900.00
Sewer Lines	13,900.00	13,900.00	13,250.00
<b>TOTALS</b>	<b>66,150.00</b>	<b>66,150.00</b>	<b>63,000.00</b>
<b>ITEM 22. CAPITAL EXPENDITURES</b>			
Canopies	0.00	0.00	34,603.38
Electrical Improvements	684,944.76	0.00	0.00
Engineering - Electrical Improvements	0.00	15,000.00	0.00
Entrance Signs	0.00	0.00	9,197.00
Office Equipment	312.90	524.97	0.00
Playground Equipment	0.00	7,156.66	0.00
Roofs	10,954.50	27,300.00	14,900.00
Windows	0.00	0.00	299,334.04
<b>TOTALS</b>	<b>696,212.16</b>	<b>49,981.63</b>	<b>358,034.42</b>



# CNU-23538-2013

FLEETWOOD VILLAGE LIMITED PARTNERSHIP 17 1874055  
 FLEETWOOD VILLAGE LIMITED PARTNERSHIP 17 1874056

## APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

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

**NAME AND LOCATION OF PROPERTY**

Fleetwood Village Apartments  
Hyattsville, Maryland

**OWNER AND ADDRESS OF RECORD**

Fleetwood Village Limited Partnership  
7007 Heatherhill Road  
Bethesda, Maryland 20817

Check Services & Utilities in Rent: Heat (X) Gas (X) Electricity (X) A/C ( )  
 Carpets ( ) Drapes ( ) Washer/Dryer ( ) Swimming Pool ( ) Party Room ( )  
 Tennis ( ) Parking (X) Switchboard ( ) Security ( )

**RENT SCHEDULES:**

	# UNITS	BATH/UNIT	19__ MO. RATE	19__ MO. RATE	19__ MO. RATE
Efficiency					
1 Bedroom	80				
2 Bedroom	172				
2 Bedroom & Den					
3 Bedroom					
3 Bedroom & Den					
Other (list)					

	# SPACES	19__ MO. RENT	19__ MO. RENT	19__ MO. RENT
Parking	None			

	UNITS	#	SQ. FT. LEASEABLE	19__ RENT/SQ. FT.	19__ RENT/SQ. FT.	19__ RENT/SQ. FT.
Retail/Comm.						
Shops/stores	None					
Offices	None					
Other (list)	None					

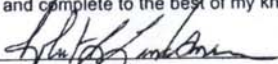
ANNUAL INCOME	1999	1998	1997
1. Total Gross Rents (100% Occupancy)	1,882,329.22	1,794,073.18	1,727,456.10
2. Owner, Janitor, Manager Apartments			
3. Other Income (laundry, pool, etc.)	50,804.05	11,985.20	12,616.13
4. Loss Due to Vacancy or Delinq.	138,379.01	111,904.48	82,550.66
5. TOTAL ACTUAL INCOME (Total lines 1 - 4)	1,794,754.26	1,694,153.90	1,657,521.57
<b>Expenses</b>			
6. Payroll (except manager, repair)	279,164.78	234,461.51	250,308.38
7. Supplies (janitor, bulbs, etc.)	7,844.63	7,454.00	5,913.08
8. Electricity	87,036.81	88,291.36	81,569.04
9. Water/sewage	88,489.79	97,495.20	108,316.63
10. Fuel (Type of fuel: gas)	141,736.46	134,892.45	151,012.61
11. Management Fees/Wages	88,412.36	84,838.01	82,120.73
12. Administrative Costs (List)	153,522.15	142,314.59	134,284.80
13. Maintenance & Repairs (List)	403,060.47	325,580.46	308,588.08
14. Miscellaneous Expenses (List)	16,409.49	4,812.35	15,513.66
15. Fire Insurance & Extend. Coverage	36,186.98	33,895.62	31,251.04
16. Reserves for Replacements (List)	63,000.00	63,000.00	37,150.00
17. TOTAL EXPENSES (Total lines 6 - 16)	1,364,863.92	1,217,035.55	1,206,028.05
18. NOI (Line 5 less line 17)	429,890.34	477,118.35	451,493.52
19. Real Estate Taxes	68,370.67	68,348.49	67,675.95
20. Mortgage Payment			
21. Building Depreciation	24,486.88	23,781.95	19,824.01
22. Capital Expenditure (List)	42,813.00	118,946.96	78,408.44

**MORTGAGE/SALES INFORMATION:**

- Is there a current mortgage on this property? Yes \_\_\_ No X
- If "Yes", please provide the following data:
 

(A) _____	(B) _____	(C) _____
Name of Mortgagee	Mortgage Amount	Interest Rate
(D) _____	(E) _____	(F) _____
Term of Mortgage	Date 1st Payment	Monthly Payment
3. Date Purchased <u>5/31/73</u>	Consideration	<u>\$ 1,564,768.00</u>

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.

  
 Signature

Partner  
 Title of Signer

05/15/00  
 Date

Robert S. Landsman  
 Print/Type Name of Signer

(301) 229-6200  
 Phone Number



	1999	1998	1997
<b>ITEM 12. ADMINISTRATIVE COSTS</b>			
Accounting	36,765.00	36,185.00	36,265.00
Advertising	19,315.83	7,498.32	14,756.13
Appraisals	0.00	0.00	3,350.00
Commission Expense	728.33	432.25	959.40
Credit Reports	3,243.91	2,699.69	2,511.53
Depreciation - Administrative Equipment	718.08	774.22	594.55
Dues	186.50	1,006.26	630.59
Education	50.37	415.85	249.29
Entertainment & Promotion	1,235.05	1,066.60	1,046.57
Group Insurance	5,885.82	5,430.47	2,744.43
Legal	69,382.33	68,912.95	59,504.76
Less: Administrative Reimbursements & Fees	-2,700.00	-2,640.00	-2,169.00
Office	14,107.31	15,661.52	8,942.05
Telephone	4,603.62	4,871.46	4,899.50
<b>TOTALS</b>	<b>163,522.15</b>	<b>142,314.59</b>	<b>134,284.80</b>
<b>ITEM 13. MAINTENANCE &amp; REPAIRS</b>			
Exterminating	2,062.00	2,151.54	1,528.85
Grounds Maintenance	35,372.07	26,191.29	23,573.12
Loss on Abandonment of Equipment	3,219.18	2,502.90	76.78
Painting	37,332.21	43,384.01	34,471.05
Protection	8,261.43	7,493.94	4,083.76
Repairs			
Air Conditioning & Heating	30,039.21	23,174.11	29,046.67
Bath	11,313.59	9,516.69	8,828.49
Brick & Concrete	3,314.62	3,330.00	10,622.00
Building	4,189.31	7,484.30	3,166.24
Caulking	303.58	306.69	2,513.48
Electrical	22,430.67	9,851.80	12,110.08
Fence	7,697.70	2,475.55	2,254.40
Fire Extinguisher	376.65	756.24	1,017.76
Fire Repairs	0.00	1,025.00	2,311.00
Flooring	25,963.05	27,877.36	40,612.14
Guttering	11,552.00	10,262.00	12,894.00
Kitchen	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
Radio	1,008.87	1,308.66	565.86
Refrigeration	10,434.31	13,894.60	8,506.52
Roofing	35,108.00	27,868.50	19,037.10
Smoke Detectors	207.85	269.57	235.90
Stove	3,846.71	3,578.30	4,060.41
Venetian Blinds	8,956.61	13,803.31	12,169.68
Waterproofing	0.00	975.00	0.00
Windows and Doors	15,085.21	16,198.41	11,067.45
Snow Removal	0.00	0.00	351.48
Trash	17,724.99	16,617.30	19,395.83
Uniforms	1,653.33	3,589.25	1,682.84
Water Management	16,769.92	12,176.63	16,917.99
Less: Insurance Recovery	-1,070.00	-324.00	-9,246.43
<b>TOTALS</b>	<b>403,060.47</b>	<b>325,580.46</b>	<b>308,588.08</b>
<b>ITEM 14. MISCELLANEOUS EXPENSES</b>			
Auto & Truck Expense	3,428.48	3,880.71	2,533.49
Licenses & Permits	12,981.01	931.64	12,980.17
<b>TOTALS</b>	<b>16,409.49</b>	<b>4,812.35</b>	<b>15,513.66</b>
<b>ITEM 16. RESERVES FOR REPLACEMENTS</b>			
Furnace Equipment	14,900.00	14,900.00	8,800.00
Parking Lot	6,950.00	6,950.00	4,100.00
Roofs	27,900.00	27,900.00	16,450.00
Sewer Lines	13,250.00	13,250.00	7,800.00
<b>TOTALS</b>	<b>63,000.00</b>	<b>63,000.00</b>	<b>37,150.00</b>
<b>ITEM 22. CAPITAL EXPENDITURES</b>			
Entrance Doors	0.00	34,580.00	11,818.00
Entrance Signs	0.00	0.00	6,200.00
Entrance Tile	0.00	1,450.00	0.00
Office Equipment	0.00	787.49	1,779.29
Playground Equipment	0.00	2,873.75	1,504.25
Roofs	42,813.00	38,692.50	28,196.90
Stair Treads and Risers	0.00	40,563.22	0.00
Toilets	0.00	0.00	28,910.00
<b>TOTALS</b>	<b>42,813.00</b>	<b>118,946.96</b>	<b>78,408.44</b>







FLEETWOOD VILLAGE  
LIMITED PARTNERSHIP

ITEM 12. ADMINISTRATIVE COSTS	1994	1995	1996
Accounting	34,350.00	35,755.00	35,850.00
Advertising	21,351.45	31,976.23	44,985.71
Bank Charges	54.10	10.75	0.00
Commission Expense	477.75	0.00	333.45
Consulting Fees	3,325.00	0.00	223.50
Credit Reports	2,651.28	1,765.18	2,742.97
Depreciation - Administrative Equipment	1,550.16	938.11	734.32
Dues	428.09	93.69	584.23
Education	320.07	403.48	672.08
Entertainment & Promotion	822.01	1,145.66	1,100.20
Group Insurance	6,846.80	7,339.96	4,007.18
Legal	57,079.89	49,510.39	55,396.38
Less: Administrative Reimbursements & Fees	-2,085.00	-1,659.00	-1,887.00
Office	10,568.91	10,768.94	10,507.36
Software Development	3,074.71	1,866.97	282.00
Telephone	4,106.75	3,997.37	4,894.46
<b>TOTALS</b>	<b>144,921.97</b>	<b>143,912.73</b>	<b>160,426.84</b>
<b>ITEM 13. MAINTENANCE &amp; REPAIRS</b>			
Exterminating	1,515.00	1,441.29	1,495.00
Grounds Maintenance	11,458.51	7,556.99	14,119.53
Loss on Abandonment of Equipment	0.00	18.23	5,384.56
Painting	21,137.04	28,999.70	41,064.17
Protection	3,899.40	14,198.83	4,756.80
Repairs			
Air Conditioning & Heating	38,191.89	24,542.98	44,318.98
Bath	12,018.46	14,269.53	16,794.40
Brick & Concrete	2,489.95	5,852.00	350.00
Building	641.51	7,254.45	113.90
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
Fire Extinguisher	794.98	449.15	366.06
Flooring	10,796.18	14,133.84	36,084.48
Guttering	1,650.00	4,836.00	17,207.00
Kitchen	14,398.38	7,625.49	5,113.69
Locks	3,117.67	4,866.18	6,968.80
Parking Lot	378.73	514.92	547.70
Plastering	3,917.00	5,665.25	11,551.50
Plumbing	27,842.14	6,944.94	7,139.59
Radio	1,853.61	813.16	409.66
Refrigeration	8,528.74	7,124.64	10,004.07
Roofing	25,372.00	21,575.00	29,113.00
Smoke Detectors	0.00	0.00	456.58
Stove	6,596.73	2,431.60	3,297.13
Venetian Blinds	10,515.20	4,950.36	6,067.57
Windows and Doors	9,452.43	9,768.02	10,801.27
Snow Removal	41.84	453.24	2,929.85
Trash	23,437.85	23,818.21	21,218.12
Uniforms	2,384.03	1,736.00	1,900.27
Water Management	27,300.91	25,037.28	15,507.97
<b>TOTALS</b>	<b>304,150.72</b>	<b>262,378.33</b>	<b>327,811.79</b>
<b>ITEM 14. MISCELLANEOUS EXPENSES</b>			
Auto & Truck Expense	6,418.49	5,060.44	5,969.67
Environment Inspections	0.00	0.00	5,258.74
Licenses & Permits	3,438.72	13,033.19	2,646.80
<b>TOTALS</b>	<b>9,857.21</b>	<b>18,093.63</b>	<b>13,875.21</b>
<b>ITEM 16. RESERVES FOR REPLACEMENTS</b>			
Furnace Equipment	8,800.00	8,800.00	8,800.00
Parking Lot	4,100.00	4,100.00	4,100.00
Roofs	16,450.00	16,450.00	16,450.00
Sewer Lines	7,800.00	7,800.00	7,800.00
<b>TOTALS</b>	<b>37,150.00</b>	<b>37,150.00</b>	<b>37,150.00</b>
<b>ITEM 22. CAPITAL EXPENDITURES</b>			
Equipment	0.00	1,627.45	157.49
Roofs	7,781.00	16,616.00	5,500.00
<b>TOTALS</b>	<b>7,781.00</b>	<b>18,243.45</b>	<b>5,657.49</b>



FLEETWOOD VILLAGE LIMITED PARTNERSHIP    17 187404-9    25351-50  
 FLEETWOOD VILLAGE LIMITED PARTNERSHIP    17 187405-6    25351-51

## APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

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

**NAME AND LOCATION OF PROPERTY**

Fleetwood Village Apartments  
Hyattsville, Maryland

**OWNER AND ADDRESS OF RECORD**

Fleetwood Village Limited Partnership  
7007 Heatherhill Road  
Bethesda, Maryland 20817

Check Services & Utilities in Rent:    Heat (X)    Gas (X)    Electricity (X)    A/C ( )  
 Carpets ( )    Drapes ( )    Washer/Dryer ( )    Swimming Pool ( )    Party Room ( )  
 Tennis ( )    Parking (X)    Switchboard ( )    Security ( )

**RENT SCHEDULES:**

	# UNITS	BATH/UNIT	19__ MO. RATE	19__ MO. RATE	19__ MO. RATE
Efficiency					
1 Bedroom	80				
2 Bedroom	172				
2 Bedroom & Den					
3 Bedroom					
3 Bedroom & Den					
Other (list)					

	# SPACES	19__ MO. RENT	19__ MO. RENT	19__ MO. RENT
Parking	<u>None</u>			

	# UNITS	SQ. FT. LEASEABLE	19__ RENT/SQ. FT.	19__ RENT/SQ. FT.	19__ RENT/SQ. FT.
Retail/Comm.					
Shops/stores	<u>None</u>				
Offices	<u>None</u>				
Other (list)	<u>None</u>				

**ANNUAL INCOME**

	1993	1992	1991
1. Total Gross Rents (100% Occupancy)	1,652,528.71	1,657,834.65	1,652,520.47
2. Owner, Janitor, Manager Apartments			
3. Other Income (laundry, pool, etc.)	15,800.26	14,973.28	11,363.46
4. Loss Due to Vacancy or Delinq.	172,303.05	134,838.71	62,517.93
5. TOTAL ACTUAL INCOME (Total lines 1 - 4)	1,496,025.92	1,537,969.22	1,601,366.00
<b>Expenses</b>			
6. Payroll (except manager, repair)	271,815.55	257,585.42	291,655.77
7. Supplies (janitor, bulbs, etc.)	5,146.74	7,299.10	4,606.45
8. Electricity	76,675.36	68,178.73	65,480.16
9. Water/sewage	79,436.77	115,055.62	130,852.71
10. Fuel (Type of fuel: oil and gas )	152,124.74	142,916.40	126,941.47
11. Management Fees/Wages	75,138.30	83,284.92	79,278.00
12. Administrative Costs (List)	153,505.90	147,652.07	111,841.16
13. Maintenance & Repairs (List)	271,015.00	314,692.00	294,353.09
14. Miscellaneous Expenses (List)	16,994.36	3,413.16	15,264.39
15. Fire Insurance & Extend. Coverage	31,301.69	29,935.64	37,818.46
16. Reserves for Replacements (List)	37,150.00	37,150.00	37,150.00
17. TOTAL EXPENSES (Total lines 6 - 16)	1,170,304.41	1,207,163.06	1,195,241.66
18. NOI (Line 5 less line 17)	325,721.51	330,806.16	406,124.34
19. Real Estate Taxes	55,846.61	51,225.13	44,719.94
20. Mortgage Payment			
21. Building Depreciation	51,421.51	56,576.83	56,640.46
22. Capital Expenditure (List)	15,787.15	13,198.42	38,414.01

**MORTGAGE/SALES INFORMATION:**

1. Is there a current mortgage on this property?    Yes \_\_\_ No X
2. If "Yes", please provide the following data:
 

(A) _____	(B) _____	(C) _____
Name of Mortgagee	Mortgage Amount	Interest Rate
(D) _____	(E) _____	(F) _____
Term of Mortgage	Date 1st Payment	Monthly Payment
3. Date Purchased    5/31/73    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.

_____ Signature	Partner _____ Title of Signer	5/13/94 _____ Date
<u>Robert S. Landsman</u> Print/Type Name of Signer		<u>(301) 229 - 6200</u> Phone Number







**APARTMENT INCOME AND EXPENSE QUESTIONNAIRE**

INCOME QUESTIONNAIRE FOR THE 36 MONTHS FROM January 1, 1989 TO December 31, 1991

NAME AND LOCATION OF PROPERTY OWNER AND ADDRESS OF RECORD  
Fleetwood Village Apartments Fleetwood Village Limited Partnership  
Hyattsville, Maryland 7007 Heathhall Road  
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( )

**RENT SCHEDULES:**

	# UNITS	BATH/UN	19__ MO. RATE	19__ MO. RATE	19__ MO. RATE
Efficiency					
1 Bedroom	80				
2 Bedroom	172				
2 Bedroom & Den					
3 Bedroom					
3 Bedroom & Den					
Other (list)					
Parking # sp. <u>None</u>					

Monthly rent: 19\_\_ \$\_\_\_\_; 19\_\_ \$\_\_\_\_; 19\_\_ \$\_\_\_\_

Retail/comm.	# Units	Sq Ft Leasable	19__ Rent/sq ft	19__ Rent/sq ft	19__ Rent/sq ft
Shop/stores					
Offices					
Other (list)	<u>NONE</u>				

**ANNUAL INCOME:**

	1991	1990	1989
1. Total gross rents-100% occup.	\$ 1652,520.47	1609,820.76	1,519,777.06
2. Owner, janitor, manager apts.	\$		
3. Other income-laund., pool, etc.	\$ 11,363.46	11,978.04	10,963.77
4. Loss due to vac. or delinq.	\$ 62,517.93	14,888.40	82,211.24
<b>EXPENSES:</b>			
1. Payroll (except manag., repair)	\$ 291,655.77	275,040.67	268,213.43
2. Supplies (janitor, bulbs, etc.)	\$ 4606.45	4809.54	6296.49
3. Electricity	\$ 65,480.16	55,081.49	67,012.07
4. Water/sewer	\$ 130,852.71	122,212.13	114,642.13
5. Fuel (type of fuel <u>Gas and Fuel Oil</u> )	\$ 126,941.47	111,231.79	122,070.31
6. Management Fees/Wages	\$ 79,278.00	74,302.81	70,161.86
7. Administrative cost (list)	\$ 111,841.16	132,061.51	119,640.64
8. Maintenance & repairs (list)	\$ 294,313.09	282,016.57	389,782.98
9. Miscellaneous expenses (list)	\$ 15,264.39	2578.69	16,969.90
10. Fire ins. & extend. coverage	\$ 37,818.46	33,197.45	36,630.61
11. Reserves for replacements (list)	\$ 37,150.00	37,150.00	37,150.00
12. Real estate taxes	\$ 44,719.94	37,263.68	33,148.80
13. Mortgage payment	\$		
14. Depreciation	\$ 56,640.46	58,637.36	56,792.60
<b>TOTAL EXPENSES</b>	\$ 1,296,602.06	1,225,983.69	1,338,841.86

**MORTGAGE/SALES INFORMATION:**

- Is there a current mortgage on this property? Yes ( ) No (x)
- If your answer is "Yes", please submit the following data:
 

(A) _____	(B) _____	(C) _____
Name of Mortgagee	Mortgage Amount	Interest Rate
(D) _____	(E) _____	(F) _____
Term of Mortgage	Date 1st Payment	Monthly Payment
- Date Purchased May 31, 1973 Consideration \$ 1,647,768.00

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.

\_\_\_\_\_  
 SIGNATURE

Partner  
 TITLE OF SIGNER

\_\_\_\_\_  
 DATE

Robert S. Landsman  
 PRINT NAME OF SIGNER

301 229 6200  
 PHONE

RP-6 (11-86)

CNU-23538-2013



# CNU - 23538 - 2013

	Initials	Date
Prepared By		
Approved By		

Fleetwood Village Limited Partnership

LINE NO				
		(5) 1991	(6) 1990	(7) 1989
	<b>Item 7 Other Administrative Costs</b>			
1	Accounting	\$ 24,025.00	\$ 22,089.25	\$ 21,295.00
2	Advertising	30,779.45	51,266.95	33,032.81
3	Bank Charges	225	203	192
4	Court Costs and Collection Fees	25,717.00	23,987.00	21,226.00
5	Less: Administrative Reimbursements + Fees	(15,030.00)	(10,920.00)	(9,880.00)
6	Credit Reports	15,865	32,634.2	22,378.8
7	Depreciation - Administrative Equipment	9,865.7	11,601.6	13,588.6
8	Dues	641.84	498.08	771.44
9	Education	457.11	475.12	203.45
10	Entertainment + Promotions	1495.38	13,829.6	14,051.2
11	Group Insurance	4,076.14	5,018.00	5,339.43
12	Interest on Working Capital Loan	-	1,479	11,110.89
13	Legal	10,448.10	10,381.41	9,220.85
14	Office	8,518.56	9,134.71	9,110.55
15	Telephone	4,610.21	4,479.63	4,314.94
		\$ <u>111,841.16</u>	\$ <u>132,061.51</u>	\$ <u>119,640.64</u>
	<b>Item 9 Miscellaneous Expenses</b>			
20	Auto + Truck Expense	\$ 19,543.5	\$ 18,176.5	\$ 34,018.2
21	Licenses + Permits	13,280.64	7,590.4	13,393.08
22	Towing Expense	30.00	-	175.00
		\$ <u>15,264.39</u>	\$ <u>25,786.9</u>	\$ <u>16,969.90</u>
	<b>Item 11 Reserves for Replacements</b>			
27	Furniture Equipment	\$ 88,000.00	\$ 88,000.00	\$ 88,000.00
28	Parking Lot	41,000.00	41,000.00	41,000.00
29	Roofs	16,450.00	16,450.00	16,450.00
30	Sewer Lines	78,000.00	78,000.00	78,000.00
		\$ <u>37,150.00</u>	\$ <u>37,150.00</u>	\$ <u>37,150.00</u>



# CNU-23538-2013

	Initials	Date
Prepared By		
Approved By		

Fleetwood Village Limited Partnership

LINE NO	Item & Maintenance + Repair	1991	1990	1989
1	Clearing Contract	170350	882763	702086
2	Exterminating	194750	184500	155251
3	Grounds Maintenance	725933	704463	508861
4	Painting	3765833	4257115	4444997
5	Protection	559328	611894	499271
6	Repairs			
7	Air Conditioning + Heating	4191198	3028901	4885487
8	Bath	1103795	1107154	1136265
9	Brick + Concrete	605914	2312	1250000
10	Building	434473	215000	118217
11	Caulking	45533	17916	126981
12	Electrical	973692	1039162	1554184
13	Fence	947493	513326	370147
14	Fire Extinguisher	76626	37118	42875
15	Flooring	1470078	1273450	1837999
16	Kitchen	1045076	1389120	4530316
17	Locks	333042	359150	1207733
18	Parking Lot	461259	103400	93885
19	Plastering	1024611	1766928	2230600
20	Plumbing	1101569	816851	1381224
21	Radiu	54484	63554	65753
22	Refrigeration	417270	803741	1600253
23	Roofing	1452136	4427350	1820650
24	Stair	586376	735234	1529021
25	Verstian Blinds	30234	557596	557528
26	Waterproofing	-	-	150000
27	Windows and Doors	990537	857397	3048249
28		(66622)		
29	Less: Insurance Returns	-	6300	46399
30	Snow Removal	2293176	2202909	2840549
31	Trash	175014	230053	248515
32	Uniforms	29435307	28201657	38778228



Fleetwood Village Limited Partnership

# CNU-23538-2013

LINE NO	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO	
						1985			
	Annual Income								
1	(1) Scheduled Total Gross Rents	(From Financial Statements)				125441636		1	
2	(2) Less: Vacancy + Credit Loss	Vacancy Loss	+ Credit Charges			6013569		2	
3	(3) Effective Gross Rent	Rent	- Bad Debts	+ Recovered Rent		119428071		3	
4	(4) Add Other Income	Laundry	+ Telephone			663802		4	
5	(5) Effective Gross Income					120091873		5	
6								6	
7								7	
8								8	
9	Annual Expense <sup>less taken from tax returns</sup>							9	
10	(1) Total Payroll Expenses	Salaries + Janitor Supplies + Holdover	Admin Income	+ Payroll Tax		14226852		10	
11	(2) Supplies			+ Tools	+ Janitor Contract	931485		11	
12	(3) Electricity					6932350		12	
13	(4) Water					9775855		13	
14	(5) Gas					16241171		14	
15	(6) Heating Fuel	included in 5 Above				480042	Accd	15	
16	(7) Management Fee					4974668		16	
17	(8) Administrative Costs					4060076		17	
18	(9) Building Maintenance + Repairs					20395960		18	
19	(10) Services					2496643		19	
20	(11) Miscellaneous Operating Expenses					2113514		20	
21	(12) Insurance	Insurance	+ Group Insurance			3233955		21	
22	(13) Total Expense					85862571		22	
23								23	
24								24	
25								25	
26								26	
27								27	
28								28	
29								29	
30								30	
31								31	
32								32	
33								33	
34								34	
35								35	
36								36	
37								37	
38								38	
39								39	
40								40	
41								41	
42								42	
43								43	



Fleetwood Village Limited Partnership

# CNU-23538-2013

LINE NO	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO
						1985		
	Item 8	Other Administrative Costs						
1	Accounting	includes Data Processing				632150	Accrd	1
						1349261		2
2	Advertising					1175927		3
3	Appraisal Expense					-		4
4	Bank Charges					2243		5
5	Credit Reports					94543		6
6	Less Reimbursements	Credit Charges from Ledger				(205500)		7
7	Depreciation on Administrative Equipment					93413		8
8	Dues					36889		9
9	Interest on Working Capital Loans					28521		10
10	Legal Fees	Legal from ledger	-	Legal - Court Costs from ledger		22000	Accrd	11
						534097		12
11	Office Expenses	includes Ent. + Promotion				585467		13
12	Telephone					279965		14
						4060076		15
16	Item 10	Services						16
17	Exterminating					80612		17
18	Front Foot Benefits					58426		18
19	Protection					1169800		19
20	Trash					1187805		20
						2496643		21
22								22
23								23
24								24
25	Item 11	Miscellaneous Operating Expenses						25
26	Court Costs and Collection Fees	Legal - Court Costs from ledger	-	Admin. Income from ledger		1269350		26
27	Depreciation on Maintenance Equipment					-		27
28	Licenses and Permits					551190		28
29	Truck Expense					236067		29
30	Uniforms					56907		30
						2113514		31
32								32
33								33
34								34
35								35
36								36
37								37
38								38
39								39
40								40
41								41
42								42
43								43



Fleetwood Village Limited Partnership

# CNU-23538-2013

LINE NO	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO
						1985		
	Item 9	Painting, Decorating, Maintenance & Repairs						
1	Painting, Decorating					4676281		1
2	Air Conditioning and Heating					1511426		2
3	Bath Repairs					1102294		3
4	Building Repairs includes Brick & Concrete					1258433		4
5	Electrical Repairs					713630		5
6	Fence Repairs					322903		6
7	Fire Extinguisher Maintenance					89722		7
8	Flooding Repairs					1775234		8
9	Ground Maintenance					299287		9
10	Kitchen Repairs					16414		10
11	Locks					455311		11
12						-		12
13	Parking Lot Repairs					1145853		13
14	Plastering Repairs					2997886		14
15	Plumbing Repairs					1871170		15
16	Refrigeration Repairs					746200		16
17	Roofing Repairs					1068599		17
18	Stove Repairs					432867		18
19	Vertical Blind Repairs					841331		19
20	Window and Door Repairs					(929481)		20
21	Less: Insurance Reimbursement					20395960		21
22								22
23								23
24								24
25								25
26								26
27								27
28								28
29								29
30								30
		Reconciliation to Federal Tax Returns						
31	Total Actual Income	Item 5				120091873		31
32	Total Above Expenses	Item 13				85862571		32
33	Less: Interest Expenses	- Mortgages				- 0 -		33
34		- Tenant Security Deposits				63972		34
35	Less Depreciation					6749659		35
36	Less Real Estate Taxes					2718530		36
37	Add: Interest Income					1126267		37
38	Add: Accruals					1294042		38
39	Less: Prior Year Accruals					(728750)		39
40								40
41						26388700		41
42								42
43								43



# ONU-23538-2013

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

## APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

INCOME QUESTIONNAIRE FOR THE 36 MONTHS FROM January 1, 1986 TO December 31, 1988

NAME AND LOCATION OF PROPERTY  
Fleetwood Village Apartments  
Hyattsville, Maryland

OWNER AND ADDRESS OF RECORD  
Fleetwood Village Limited Partnership  
7007 Heatherhill Road  
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( )

RENT SCHEDULES:

	1988	1987	1986
# UNITS	BATH/UN	MO. RATE	MO. RATE
Efficiency			
1 Bedroom	80		
2 Bedroom	172		
2 Bedroom & Den			
3 Bedroom			
3 Bedroom & Den			
Other (list)			

Parking # sp. None ; Monthly rent: 19\_\_ \$\_\_\_ ; 19\_\_ \$\_\_\_ ; 19\_\_ \$\_\_\_

Retail/comm.	# Units	Sq Ft Leasable	19__ Rent/sq ft	19__ Rent/sq ft	19__ Rent/sq ft
Shop/stores					
Offices	<u>NONE</u>				
Other (list)					

ANNUAL INCOME:

	1988	1987	1986
1. Total gross rents-100% occup.	\$ 1,491,487.03	1,465,172.30	1,365,929.76
2. Owner, janitor, manager apts.	\$		
3. Other income-laund., pool, etc.	\$ 5,912.68	7,873.27	6,858.85
4. Loss due to vac. or delinq.	\$ 303,471.19	153,331.92	53,203.33

EXPENSES:

	1988	1987	1986
1. Payroll (except manag., repair)	\$ 234,917.15	186,990.70	140,687.61
2. Supplies (janitor, bulbs, etc.)	\$ 5,119.58	8,006.87	7,795.15
3. Electricity	\$ 64,858.15	69,383.41	76,399.34
4. Water/sewer	\$ 106,048.40	101,898.72	111,551.99
5. Fuel (type of fuel <u>Gas and Fuel Oil</u> )	\$ 114,837.43	96,205.29	131,790.69
6. Management Fees/Wages	\$ 60,381.88	65,520.62	61,736.37
7. Administrative cost (list)	\$ 108,992.68	79,386.09	40,292.33
8. Maintenance & repairs (list)	\$ 460,575.93	357,117.79	225,373.90
9. Miscellaneous expenses (list)	\$ 22,888.41	37,747.96	34,782.62
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	25,600.00
12. Real estate taxes	\$ 29,371.30	28,347.57	27,481.59
13. Mortgage payment	\$		
14. Depreciation	\$ 57,637.11	58,345.39	57,047.88
TOTAL EXPENSES	\$ 1,326,363.99	1,148,828.82	973,759.69

MORTGAGE/SALES INFORMATION:

- Is there a current mortgage on this property? Yes ( ) No (X)
- If your answer is "Yes", please submit the following data:

(A) \_\_\_\_\_ (B) \_\_\_\_\_ (C) \_\_\_\_\_  
Name of Mortgagee Mortgage Amount Interest Rate

(D) \_\_\_\_\_ (E) \_\_\_\_\_ (F) \_\_\_\_\_  
Term of Mortgage Date 1st Payment Monthly Payment

3. 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.

\_\_\_\_\_  
SIGNATURE

PARTNER  
TITLE OF SIGNER

4/12/89  
DATE

ROBERT S. LANDSIAN  
PRINT NAME OF SIGNER

301-229-6200  
PHONE

RP-6 (11-86)



Fleetwood Village Limited Partnership

# CNU-23538-2013

LINE NO	DESCRIPTION	1988	1987	1986
	Item 8 Maintenance and Repairs			
1	Cleaning Contract	\$ 1332773	\$ 237127	\$ —
2	Exterminating	163943	174926	125161
3	Front Foot Benefits	32285	30685	30685
4	Grounds Maintenance	798928	383098	283211
5	Painting	4372084	4678039	5714216
6	Protection	3921848	1081520	906074
7	Repairs			
8	Bath	1917337	467208	252109
9	Brick and Concrete	125929	966561	82450
10	Building	1178123	1541112	22127
11	Caulking	29568	21750	40783
12	Electrical	1771067	2061371	895990
13	Fence	575519	1030308	21053
14	Fire Extinguisher	75109	220957	37728
15	Flooring	1420894	3543492	933530
16	Gutter	—	31100	—
17	Heating	2103795	5816129	3075597
18	Kitchen	2147874	—	88862
19	Locks	1128888	736436	596437
20	Parking Lot	41934	—	—
21	Plastering	2555581	814661	—
22	Plumbing	3794028	1025210	1296717
23	Refrigeration	2890926	1920417	1647860
24	Roofing	3961210	3530495	1666200
25	Stove	1666461	1322600	991516
26	Venetian Blinds	1122640	1668487	1124858
27	Windows and Doors	4007058	1478458	1418459
28	Less: Insurance Recovery	—	(1130000)	—
29		8523	57959	19023
30	Small Tools	56262	109463	—
31	Snow Removal	2513878	1680045	1155750
32	Trash	343128	212165	110994
33	Uniforms			
		\$ 46057593	\$ 35711779	\$ 22537390



Fleetwood Village Limited Partnership

# CNU-23538-2013

LINE NO	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO
					1988	1987	1986	
	Item 7 Other Administrative Costs							
1					\$ 1626350	\$ 1423050	\$ 1171000	1
2	Accounting							2
3	Advertising				5251173	3636150	1646430	3
4	Convention Expense				3254	17986	13186	4
5	Credit Reports				277512	142084	218316	5
6	Data Processing				190150	262611	393516	6
7	Depreciation - Administrative Equipment				188968	126888	101162	7
8	Dues				46642	55695	8553	8
9	Education				49378	75806	14261	9
10	Employment Agency Fee				20480	-	-	10
11	Entertainment and Promotion				81809	94191	39658	11
12	Group Insurance				365921	299001	299444	12
13	Interest on Working Capital Loan				680096	-	-	13
14	Legal				928406	770000	591000	14
15	Less Administrative Reimbursements and Fees					(156600)	(1285200)	15
16	Office				734655	784289	591811	16
17	Telephone				454474	407458	226096	17
					\$ <u>10899268</u>	\$ <u>7938609</u>	\$ <u>4029233</u>	18
20	Item 9 Miscellaneous Expenses							
21	Auto and Truck Expense				\$ 181613	\$ 388156	\$ 84181	21
22	Court Costs and Collection Fees				2031200	2975400	3301325	22
23	Licenses and Permits				71028	409640	92756	23
24	Towing Expense				5000	1600	-	24
					\$ <u>2288841</u>	\$ <u>3774796</u>	\$ <u>3478262</u>	25
28	Item 11 Reserves for Replacements							
29	Roof				\$ 1470000	\$ 1470000	\$ 1470000	29
30	Parking Lot				360000	360000	360000	30
31	Sewer Lines				730000	730000	730000	31
					\$ <u>2560000</u>	\$ <u>2560000</u>	\$ <u>2560000</u>	32



APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

NAME AND LOCATION OF APARTMENT PROJECT:

OWNER AND ADDRESS OF RECORD:

Fleetwood Village Apartments  
Hyattsville, Maryland

Includes Information for  
Account No 17 2535151000  
Fleetwood Village Limited Partnership

Fleetwood Village Limited Partnership  
7007 Heatherhill Road  
Bethesda Maryland 20817

Check services & utilities Included in rent: Air Cond ( ) Carpets ( ) Drapes ( ) Electric (X)  
Gas (X) Heat (X) Washer/Dryer ( ) Party Room ( ) Swimming Pool ( ) Tennis Courts ( )  
Switchboard ( ) Security ( ).

RENT SCHEDULES:

	1982	1983	1984
No of Units	Baths per Unit	Monthly Rental Rate/Range	Annual Gross Potential
Effic Apts			
1 Bdrm	80		
1 Bdrm & Den			
2 Bdrm	172		1,020,409.36
2 Bdrm & Den			
3 Bdrm			
3 Bdrm & Den			
Other-Specify			

	1982	1983	1984
Number of Spaces	Monthly Rental Rate	Annual Gross Potential	Monthly Rental Rate
Garage/Parking	NONE		

	1982	1983	1984
No of Units	Sq Ft of Leasable Area	Rental Per Foot	Annual Gross Potential
Retail and Commercial Shops/Stores Offices			
Other-Specify	NONE		

ANNUAL INCOME FOR 12 MONTHS ENDING DAY (31) MONTH (12) YEAR:

- (1) Scheduled Total Gross Rents (also Owner's, Janitor's, Mgrs Units)
- (2) Less: Vacancy & Credit Loss
- (3) Effective Gross Rent
- (4) Add: Other income to property (laundry, pool profits, interest, vending commissions, etc.)
- (5) Effective Gross Income

1982	1983	1984
1,020,409.36	1,083,519.08	1,157,518.22
49,361.00	5,200.293	23,840.56
971,048.36	1,031,516.25	1,133,678.16
638,406	6526.72	6614.10
977,432.42	1038042.97	1,140,292.26

ANNUAL EXPENSE:

- (1) Total Payroll expenses (except mngmt, decorating & repairs)...
- (2) Supplies (janitorial, light bulbs, etc.)
- (3) Electricity
- (4) Water
- (5) Gas
- (6) Heating Fuel (specify type of fuel included in #5 Above (Gas))
- (7) Management Fee
- (8) Administrative Costs (attach summary)
- (9) Building maintenance & repairs (attach summary)
- (10) Services (attach summary)
- (11) Miscellaneous Operating Expenses (attach summary)
- (12) Insurance (fire and liability - one year's cost only)
- (13) Total Expenses

1982	1983	1984
122,746.01	131,038.12	138,917.53
7294.88	9622.91	8984.96
68253.46	65667.19	68,329.38
66,315.51	80,254.26	88,049.10
169,014.66	186,151.34	217,514.23
39,310.08	41,683.75	49,377.35
49,872.68	39,107.24	53,414.17
151,627.65	161,818.10	199,422.47
11,491.95	12,426.43	17,700.44
10,985.21	19,155.19	15,295.20
21,459.50	18,655.61	24,391.11
718,971.59	765,580.14	881,476.44

MORTGAGE INFORMATION:

- (1) Is there a current mortgage on this property? Yes ( ) No (X)
- (2) If your answer is "yes", please state the following data:  
 (A) Name of Mortgagee (B) Original Mortgage Amt. (C) Int. Rate (D) Term of Mortgage (Years-Months)  
 (E) Day, Month, Year of 1st Mortgage Payment (F) Monthly Payment (P/I)

I declare, under the penalties of perjury, pursuant to Chapter 853 of the Acts of 1947 that the accompanying schedules and statements have been examined by me and to the best of my knowledge and belief are true, correct and complete.

3/2/84 DATE SIGNATURE TITLE PHONE 301-229-6200



Fleetwood Village Limited Partnership  
**CNU-23538-2013**

LINE NO	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO
					1982	1983	1984	
	<b>Item 8 Other Administrative Costs</b>							
1	Accounting				1028150	1107700	1220700	1
2	Advertising				807660	1390824	1028195	2
3	Appraisal Expense				-	-	225000	3
4	Bank Charges				4609	57059	6252	4
5	Credit Reports				98655	84899	166084	5
6	Less Reimbursements				(173500)	(200000)	(263000)	6
7	Depreciation on Administrative Equipment				59304	89533	91919	7
8	Dues				20981	32493	74693	8
9	Interest on Working Capital Loans				2087592	204442	1415757	9
10	Legal Fees				502552	484200	590765	10
11	Office Expenses				367746	457334	519793	11
12	Telephone				183519	202240	265259	12
13					4987268	3910724	5341417	13
14								14
15								15
16	<b>Item 10 Services</b>							16
17	Exterminating				105917	179504	135978	17
18	Front Foot Benefits				58426	58426	58426	18
19	Protection				30100	12892	444000	19
20	Trash				954752	991821	1131640	20
21					1149195	1242643	1770044	21
22								22
23								23
24								24
25	<b>Item 11 Miscellaneous Operating Expenses</b>							25
26	Court Costs and Collection Fees				543246	947374	916685	26
27	Depreciation on Maintenance Equipment				160380	191384	88245	27
28	Licenses and Permits				49616	198015	54999	28
29	Truck Expense				345279	542031	454152	29
30	Uniforms				-	36715	15439	30
31					1098521	1915519	1529520	31
32								32
33								33
34								34
35								35
36								36
37								37
38								38
39								39
40								40
41								41
42								42
43								43



Fleetwood Village Limited Partnership

# CNU-23538-2013

LINE NO	Item 9	Painting, Decorating, Maintenance - Repairs	1982	1983	1984	LINE NO
			(11)	(12)	(13)	
1	Painting, Decorating		2942109	4409369	3405475	1
2	Air Conditioning and Heating		1731175	2565180	1884947	2
3	Bath Repairs		48956	162673	971327	3
4	Building Repairs		2509073	1187486	1147427	4
5	Electrical Repairs		1229665	569223	526781	5
6	Fence Repairs		147687	227419	404913	6
7	Fire Extinguisher Maintenance		65939	30012	31514	7
8	Flooring Repairs		1234685	2162652	1747845	8
9	General		153480	-	-	9
10	Ground Maintenance		376951	236332	486334	10
11	Kitchen Repairs		-	2079	200186	11
12	Locks		217361	267435	383716	12
13	Parking Lot Repairs		120000	177630	105000	13
14	Plastering Repairs		573375	282929	1520933	14
15	Plumbing Repairs		1816716	2168137	2347819	15
16	Refrigeration Repairs		893911	764015	666238	16
17	Roofing Repairs		1137478	1152566	1015424	17
18	Stove Repairs		1090897	687568	640388	18
19	Verdian Blind Repairs		381335	564315	907299	19
20	Waterproofing		-	10792	-	20
21	Window and Door Repairs		714241	542848	603681	21
22	Less: Insurance Reimbursement		(2222269)	(1988850)	-	22
23			15162765	16181810	19942247	23
24						24
25						25
26						26
27						27
28						28
29						29
30						30
31	Reconciliation to Federal Tax Returns					31
32	Total Actual Income	Item 5	97743242	103804297	114029226	32
33	Total Above Expenses	Item 13	71897159	76558014	88147644	33
34	Less: Interest Expenses - Mortgages		2676103	2031157	339362	34
35	- Tenant Security Deposits		108273	48819	74979	35
36	Less: Depreciation		8051777	8123130	8323662	36
37	Less: Real Estate Taxes		2758097	3383049	2549876	37
38	Add: Interest Income		981677	792103	1022592	38
39	Add: Accruals				728750	39
40			13233510	14452231	16345045	40
41						41
42						42
43						43



**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.

Coincidentally, 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. Coughlin, 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 WSSC account	Meter Set Date
0009514	717 Chillum Road	10/01/48	03/14/89

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. Regrettably, 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](mailto:Cust-Relations@wsscwater.com), or write to the address indicated on this letterhead.

Sincerely,

Kara May  
Correspondent  
Customer Relations Group



# CNU-23538-2013

Case Number	Mode	Name	Agency	Case Type	reet Numb
9582-1996-0	CLOSED	96095820010	DER	BRP (BOILER PERMIT)	721
9618-2002-0	EXPIRED	FLEETWOOD VILLAGE	DER	ER (ELECTRICAL RESIDENTIAL)	721
9619-2002-0	EXPIRED	FLEETWOOD VILLAGE	DER	ER (ELECTRICAL RESIDENTIAL)	721
9620-2002-0	CLOSED	FLEETWOOD VILLAGE	DER	ER (ELECTRICAL RESIDENTIAL)	721
9621-2002-0	CLOSED	FLEETWOOD VILLAGE	DER	ER (ELECTRICAL RESIDENTIAL)	721
3207-1992-0	CLOSED	92032070010	DER	G (COMMERCIAL EXTERIOR GRADING)	721
20894-2002-0	EXPIRED	FLEETWOOD APTS.	DER	CI (COMMERCIAL INTERIOR)	721



CNU-23538-2013

Street Name	Unit
CHILLUM	
CHILLUM	#1
CHILLUM	#2
CHILLUM	#3
CHILLUM	#4
CHILLUM	
CHILLUM	



1981

Form **1065**  
Department of the Treasury  
Internal Revenue Service

**U.S. Partnership Return of Income**

For calendar year 1981, or fiscal year beginning \_\_\_\_\_, 1981, and ending \_\_\_\_\_, 19\_\_\_\_\_.

A Principal business activity (see page 12 of Instructions)  
*Apartment House Rental*  
B Principal product or service (see page 12 of Instructions)  
*Apartment House Rental*  
C Business code number (see page 12 of Instructions)  
*6511*

XO 52-0976935 DEC 31, 1981 D52 L  
ROBERT S LANDSMAN & ARNOLD BERLIN  
FLEETWOOD VILLAGE LTD PARTNERSHIP  
7007 HEATHERHILL RD  
BETHESDA MD 20817 IRS

D Employer identification no.  
*52-0976935*  
E Date business started  
*May 31, 1973*  
F Enter total assets from Schedule L, line 13, column (D).  
\$ *906,781.74*

G Check method of accounting: (1)  Cash (2)  Accrual (3)  Other (attach explanation)  
H Check applicable boxes: (1)  Final return (2)  Change in address.

**IMPORTANT**—Fill in all applicable lines and schedules. If you need more space, see page 2 of the Instructions. Enter any items specially allocated to the partners on Schedule K, line 17, and not on the numbered lines on this page or in Schedules A through I.

Income	1a	Gross receipts or sales \$	1b	Minus returns and allowances \$	Balance ▶	1c	
	2	Cost of goods sold and/or operations (Schedule A, line 34)				2	
	3	Gross profit (subtract line 2 from line 1c)				3	
	4	Ordinary income (loss) from other partnerships and fiduciaries (attach statement)				4	
	5	Nonqualifying dividends				5	
	6	Nonqualifying interest				6	
	7	Net income (loss) from rents (Schedule H, line 2)				7	<i>61,180.57</i>
	8	Net income (loss) from royalties (attach schedule)				8	
	9	Net farm profit (loss) (attach Schedule F (Form 1040))				9	
	10	Net gain (loss) (Form 4797, line 11)				10	
	11	Other income (attach schedule)				11	
	12	<b>TOTAL income (loss) (combine lines 3 through 11)</b>				12	<i>61,180.57</i>
Deductions	13a	Salaries and wages (other than to partners) \$	13b	Minus jobs credit \$	Balance ▶	13c	
	14	Guaranteed payments to partners (see page 4 of Instructions)				14	
	15	Rent				15	
	16	Interest (Caution—see page 4 of Instructions)				16	
	17	Taxes				17	
	18	Bad debts (see page 5 of Instructions)				18	
	19	Repairs				19	
	20	Depreciation from Form 4562 (attach Form 4562) \$, less depreciation claimed in Schedules A and H and elsewhere on return \$			Balance ▶	20	
	21	Amortization (attach schedule)				21	
	22	Depletion (other than oil and gas, attach schedule—see page 5 of Instructions)				22	
	23a	Retirement plans, etc. (see page 5 of Instructions)				23a	
	23b	Employee benefit programs (see page 5 of Instructions)				23b	
	24	Other deductions (attach schedule)				24	
	25	<b>TOTAL deductions (add lines 13c through 24)</b>				25	
26	Ordinary income (loss) (subtract line 25 from line 12)				26	<i>61,180.57</i>	

**Schedule A—COST OF GOODS SOLD AND/OR OPERATIONS (See Page 6 of Instructions)**

*No Inventories*

27	Inventory at beginning of year (if different from last year's closing inventory, attach explanation)	27	
28a	Purchases \$	28b	Minus cost of items withdrawn for personal use \$
29	Cost of labor	29	
30	Materials and supplies	30	
31	Other costs (attach schedule)	31	
32	Total (add lines 27 through 31)	32	
33	Inventory at end of year	33	
34	Cost of goods sold (subtract line 33 from line 32). Enter here and on line 2, above.	34	

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

Please Sign Here: Signature of general partner \_\_\_\_\_ Date *March 14, 1982*

Paid Preparer's Use Only: Preparer's signature \_\_\_\_\_ Date *3/11/82* Check if self-employed  Preparer's social security no. *083 22 6897*

Firm's name (or yours, if self-employed) and address: *Robert S Landsman CAA* E.I. No. *52 6118262*  
*7007 Heatherhill Road Bethesda Maryland* ZIP code *20817*



*No Inventory*

Schedule A (Continued)

35 a Check all methods used for valuing closing inventory: (i)  Cost (ii)  Lower of cost or market as described in regulations section 1.471-4 (see page 6 of Instructions) (iii)  Writedown of "sub-normal" goods as described in regulations section 1.471-2(c) (see page 6 of Instructions).

b Did you use any other method of inventory valuation not described in line 35a?  Yes  No  
If "Yes," specify methods used and attach explanation.

c Check if the LIFO method was adopted this tax year for any goods. (If checked, attach Form 970)  Yes  No  
d If you are engaged in manufacturing, did you value your inventory using the full absorption method (regulations section 1.471-11)?  Yes  No  
e Was there any substantial change in determining quantities, cost, or valuations between opening and closing inventory? If "Yes," attach explanation.  Yes  No

Schedule D—CAPITAL GAINS AND LOSSES (See Page 6 of Instructions)

Part I Short-term Capital Gains and Losses—Assets Held One Year or Less

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)	g. Gain (loss) after 6/9/81
1a						
1b Short-term capital gain from installment sales from Form 6252, line 19 or 27 . . . . .						
2 Partnership's share of net short-term gain (loss), including specially allocated items, from other partnerships and from fiduciaries . . . . .						
3 Net short-term gain (loss) from lines 1a, 1b, and 2. Enter here and on Schedule K (Form 1065), line 5 . . . . .						

Part II Long-term Capital Gains and Losses—Assets Held More Than One Year

4a						
4b Long-term capital gain from installment sales from Form 6252, line 19 or 27 . . . . .						
5 Partnership's share of net long-term gain (loss), including specially allocated items, from other partnerships and from fiduciaries . . . . .						
6 Capital gain distributions . . . . .						
7 Net long-term gain (loss) from lines 4a, 4b, 5, and 6. Enter here and on Schedule K (Form 1065), line 6 . . . . .						

Schedule H—INCOME FROM RENTS (See Page 4 of Instructions) If you need more space, attach schedule.

a. Kind and location of property	b. Amount of rent	c. Depreciation (explain on Form 4562)	d. Repairs (attach schedule)	e. Other expenses (attach schedule)
<i>Fleetwood Village Apartment Project</i>				
<i>Chillum Road at Eastern Avenue</i>	<i>894 904 79</i>	<i>87 233.64</i>	<i>85 020.89</i>	<i>661 469.69</i>
<i>Huntville Maryland</i>	<i>894 904 79</i>	<i>87 233.64</i>	<i>85 020.89</i>	<i>661 469.69</i>
1 Totals . . . . .				<i>61,180.57</i>

2 Net income (loss) (subtract total of columns c, d, and e from column b). Enter here and on page 1, line 7 . . . . .

Schedule I—BAD DEBTS (See Page 5 of Instructions)

a. Year	b. Trade notes and accounts receivable outstanding at end of year	c. Sales on account	Amount added to reserve		f. Amount charged against reserve	g. Reserve for bad debts at end of year
			d. Current year's provision	e. Recoveries		
1976						
1977						
1978						
1979						
1980						
1981						



	Initials	Date
Prepared By		
Approved By		

# CNU-23538-2013

Fleetwood Village Limited Partnership

1981

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	L I N E N O.
	Repairs							
1	Air Conditioning and Heating				9546 00			1
2	Bath				7249 65			2
3	Building				8766 15			3
4	Electrical				8097 39			4
5	Fence				3090 27			5
6	Fire Extinguisher				265 35			6
7	Flooring				12423 65			7
8	Kitchen				475 86			8
9	Locks				3656 79			9
10	Parking Lot				1116 97			10
11	Plastering				12037 31			11
12	Plumbing				21296 00			12
13	Refrigeration				10150 57			13
14	Roofing				5860 12			14
15	Stove				11228 03			15
16	Veranda Blind				2904 29			16
17	Windows and Doors				4559 92			17
18	less: Insurance Reimbursement				(37703 43)			18
19								19
20	Total Repairs				85020 89			20
21								21



Fleetwood Village Limited Partnership

# CNU-<sup>1981</sup>23538-2013

LINE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO.
	Other Expenses							
1	Accounting				\$ 902776			1
2	Advertising				663051			2
3	Auto and Truck Expense				336125			3
4	Appraisal Expense				425000			4
5	Bank Charge				1392			5
6	Commission - Rental Agent				3569893			6
7	Contract Cleaning				97256			7
8	Court Costs				591508			8
9	Credit Reports				106081			9
10	Dues				56810			10
11	Education				3060			11
12	Electric				6353982			12
13	Entertainment and Promotion				37550			13
14	Extermination				106420			14
15	Fuel Oil				2651547			15
16	Gas				9051793			16
17	Ground Maintenance				408075			17
18	Insurance				1819514			18
19	Interest				7214917			19
20	Janitor Supplies and Hardware				92196			20
21	Legal				392429			21
22	Office Expense				257588			22
23	Painting				2245284			23
24	Protection				319491			24
25	Salaries and Wages				12331187			25
26	Taxes - General				181642			26
27	Taxes - Payroll				1314881			27
28	Taxes - Real Estate				858694			28
29	Telephone				168096			29
30	Tools				13703			30
31	Trash				974396			31
32	Water				6770884			32
33								33
34								34
35	Total Other Expenses				\$ 661,469,69			35
36								36
37								37
38								38
39								39
40								40
41								41
42								42
43								43



Form **1065**

**U.S. Partnership Return of Income** For calendar year 1980,

**1980**

Department of the Treasury  
Internal Revenue Service

or fiscal year beginning ..... 1980, and ending ..... 19.....

**A** Principal business activity (see page 11 of Instructions)

XU 52-0976935 DEC 31, 1980 D52 L  
ROBERT S LANDSMAN & ARNOLD BERLIN  
FLEETWOOD VILLAGE LTD PARTNERSHIP  
7007 HEATHER HILL RD  
BETHESDA MD 20014  
20034

**D** Employer identification no.

52-0976935

**E** Date business started

May 31 1973

**F** Enter total assets from Schedule L, line 13, column (D).

\$ 922,464.39

**C** Business code number (see page 11 of Instructions)

6511

**G** Check method of accounting:

(1)  Cash (2)  Accrual (3)  Other (attach explanation)

**H** Is this a final return?

Yes  No

**I** Is the partnership a limited partnership (see page 2 of Instructions)?

Yes  No

**K (1)** Did you elect to claim amortization (under section 191) or depreciation (under section 167(o)) for a rehabilitated certified historic structure (see page 3 of Instructions)?

Yes  No

**J** Is this partnership a partner in another partnership?

Yes  No

**(2)** Amortizable basis (see page 3 of Instructions) ▶ \$

**IMPORTANT**—Fill in all applicable lines and schedules. If you need more space, see page 1 of the Instructions. Enter any items specially allocated to the partners on Schedule K, line 17, and not on the numbered lines on this page or in Schedules A through J.

Income		1c	
1a	Gross receipts or sales \$	1b	Minus returns and allowances \$
2	Cost of goods sold and/or operations (Schedule A, line 34)	3	Gross profit (subtract line 2 from line 1c)
4	Ordinary income (loss) from other partnerships and fiduciaries (attach statement)	5	Nonqualifying dividends
6	Interest	6	3,987
7	Net income (loss) from rents (Schedule H, line 2)	7	22,073
8	Net income (loss) from royalties (attach schedule)	8	
9	Net farm profit (loss) (attach Schedule F (Form 1040))	9	
10	Net gain (loss) (Form 4797, line 11)	10	
11	Other income (attach schedule)	11	
12	<b>TOTAL</b> income (loss) (combine lines 3 through 11)	12	26,060
13a	Salaries and wages (other than to partners) \$	13b	Minus jobs credit \$
14	Guaranteed payments to partners (see page 4 of Instructions)	15	
15	Rent	16	
16	Interest (Caution—see page 4 of Instructions)	17	
17	Taxes	18	
18	Bad debts (see page 4 of Instructions)	19	
19	Repairs	20	
20	Depreciation (Schedule J, line 5)	21	
21	Amortization (attach schedule)	22	
22	Depletion (other than oil and gas, attach schedule—see page 5 of Instructions)	23a	
23a	Retirement plans, etc. (see page 5 of Instructions)	23b	
23b	Employee benefit programs (see page 5 of Instructions)	24	
24	Other deductions (attach schedule)	25	
25	<b>TOTAL</b> deductions (add lines 13c through 24)	26	26,060
26	Ordinary income (loss) (subtract line 25 from line 12)		78

**Schedule A—COST OF GOODS SOLD AND/OR OPERATIONS** (See Page 5 of Instructions)

Schedule A—COST OF GOODS SOLD AND/OR OPERATIONS		No.	Inventories
27	Inventory at beginning of year (if different from last year's closing inventory, attach explanation)	27	
28a	Purchases \$	28b	Minus cost of items withdrawn for personal use \$
29	Cost of labor	30	Materials and supplies
30	Materials and supplies	31	Other costs (attach schedule)
31	Other costs (attach schedule)	32	Total (add lines 27 through 31)
32	Total (add lines 27 through 31)	33	Inventory at end of year
33	Inventory at end of year	34	Cost of goods sold (subtract line 33 from line 32). Enter here and on line 2, above

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

**Please Sign Here**

Signature of general partner: \_\_\_\_\_ Date: March 16, 1981

**Paid Preparer's Use Only**

Preparer's signature and date: 3/14/81 Check if self-employed:

Firm's name (or yours, if self-employed) and address: Robert S Landsman CPA  
7007 Heather Hill Road Bethesda Maryland

Preparer's social security no.: 083-22-6897

E.I. No.: 52-6118262

ZIP code: 20034







# CNU-23538-2013

	Initials	Date
Prepared By		
Approved By		

Fleetwood Village Limited Partnership  
 1990

LINE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO.
	Repairs							
1	Air Conditioning and Heating				\$ 909164			1
2	Bath				687664			2
3	Building				500535			3
4	Disposal				865			4
5	Electrical				413779			5
6	Fence				224752			6
7	Fire Extinguisher				21818			7
8	Flooring				709931			8
9	Kitchen				17200			9
10	Locks				279494			10
11	Parking Lot				13500			11
12	Plastering				1060073			12
13	Plumbing				1636151			13
14	Refrigeration				944476			14
15	Roofing				448404			15
16	Stove				609275			16
17	Venian Blinds				510052			17
18	Windows and Doors				236838			18
19	less: Insurance Reimbursement				(2038641)			19
20								20
21	Total Repairs				\$ 7191330			21
22								22



# CNU-23538-2013

Eastwood Village Limited Partnership  
 1990

Initials	Date
Prepared By	
Approved By	

LINE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO.
	Other Expenses							
1	Accounting				\$ 7150.75			1
2	Advertising				5073.11			2
3	Auto. and Truck Expense				2150.93			3
4	Bank Charge				36.44			4
5	Commission - Rental Agent				31830.77			5
6	Cleaning				240.00			6
7	Court Costs				6890.00			7
8	Credit Reports				447.95			8
9	Dues				46.32			9
10	Electric				59959.28			10
11	Entertainment and Promotion				441.03			11
12	Extermination				831.97			12
13	Fuel Oil				139531.27			13
14	Gas				22228.70			14
15	Ground Maintenance				4498.19			15
16	Insurance				17912.40			16
17	Interest				69143.79			17
18	Janitor Supplies and Hardware				796.98			18
19	Legal				3045.00			19
20	Office Expense				2125.63			20
21	Painting				17511.73			21
22	Salaries and Wages				93202.86			22
23	Snow Removal				206.49			23
24	Taxes - General				283.00			24
25	Taxes - Payroll				10118.21			25
26	Taxes - Real Estate				39001.65			26
27	Telephone				1242.98			27
28	Trash				8472.07			28
29	Travel				125.00			29
30	Tools				71.80			30
31	Water				87032.91			31
32	Protection Expense				12843.80			32
33								33
34								34
35								35
36								36
37								37
38								38
39								39
40								40
41								41
42								42
43								43
34	Total Other Expenses					<u>651742.57</u>		35



Form **1065**

**U.S. Partnership Return of Income** For calendar year 1979.

**1979**

Department of the Treasury  
Internal Revenue Service

or fiscal year beginning \_\_\_\_\_, 1979, and ending \_\_\_\_\_, 19\_\_\_\_

- A Principal business activity (see page 12 of Instructions)  
*Apartment House Partn*
- B Principal product or service (see page 12 of Instructions)  
*Apartment House Partn*
- C Business code number (see page 12 of Instructions)  
*5511*

XD 52-0976935 DEC 31, 1979 D52 LI  
ROBERT S LANDSMAN & ARNOLD BERLIN  
FLEETWOOD VILLAGE LTD PARTNERSHIP  
7007 HEATHER HILL RD MD 20014  
BETHESDA 20034

- D Employer identification no.  
*52-0976935*
- E Date business started  
*Mar 31 1973*
- F Enter total assets from Schedule L, line 13, column (D).  
\$ *974,893.27*
- H Is this a final return?  
 Yes  No

G Check method of accounting:  
(1)  Cash (2)  Accrual (3)  Other (attach explanation)

**IMPORTANT**—You must fill in all lines and schedules. If more space is needed, see page 2 of Instructions. Enter any items specially allocated to the partners on Schedule K, line 16, and not on the numbered lines on this page or in Schedules A through J.

<b>Income</b>	1a	Gross receipts or sales \$	1b	Less returns and allowances \$	Balance	1c	
	2	Cost of goods sold and/or operations (Schedule A, line 34)				2	
	3	Gross profit (subtract line 2 from line 1c)				3	
	4	Ordinary income (loss) from other partnerships and fiduciaries (attach statement)				4	
	5	Nonqualifying dividends				5	
	6	Interest				6	<i>2176.81</i>
	7	Net income (loss) from rents (Schedule H, line 2)				7	<i>13,649.27</i>
	8	Net income (loss) from royalties (attach schedule)				8	
	9	Net farm profit (loss) (attach Schedule F (Form 1040))				9	
	10	Net gain (loss) (Form 4797, line 11)				10	
	11	Other income (attach schedule)				11	
12	<b>TOTAL income (loss) (combine lines 3 through 11)</b>					12	<i>15,826.08</i>
<b>Deductions</b>	13a	Salaries and wages (other than to partners) \$	13b	Less Jobs Credit \$	Balance	13c	
	14	Guaranteed payments to partners (see page 4 of Instructions)				14	
	15	Rent				15	
	16	Interest				16	
	17	Taxes				17	
	18	Bad debts (see page 5 of Instructions)				18	
	19	Repairs				19	
	20	Depreciation (Schedule J, line 5)				20	
	21	Amortization (attach schedule)				21	
	22	Depletion (other than oil and gas, attach schedule—see page 5 of Instructions)				22	
	23a	Retirement plans, etc. (see page 5 of Instructions). (Enter number of plans ▶)				23a	
	23b	Employee benefit programs (see page 5 of Instructions)				23b	
	24	Other deductions (attach schedule)				24	
	25	<b>TOTAL deductions (add lines 13c through 24)</b>					25
26	Ordinary income (loss) (subtract line 25 from line 12)					26	<i>15,826.08</i>

**Schedule A—COST OF GOODS SOLD AND/OR OPERATIONS (See Page 3 of Instructions)**

27	Inventory at beginning of year (if different from last year's closing inventory, attach explanation)	27	
28a	Purchases \$	28b	Less cost of items withdrawn for personal use \$
29	Cost of labor	29	
30	Materials and supplies	30	
31	Other costs (attach schedule)	31	
32	Total of lines 27 through 31	32	
33	Inventory at end of year	33	
34	Cost of goods sold (subtract line 33 from line 32). Enter here and on line 2, above.	34	

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

**Please Sign Here**

Signature of general partner \_\_\_\_\_ Date *March 8, 1980*

Preparer's signature and date *3/6/80* Preparer's social security no. *083-22-5897*

Firm's name (or yours, if self-employed) and address *Robert S Landsman CPA 7007 Heatherhill Road Bethesda Maryland* E.I. No. *52-118252* ZIP code *20034*



Form 1065 (1979)

Schedule A (Continued)

**35 a** Check all methods used for valuing closing inventory: (i)  Cost (ii)  Lower of cost or market as described in regulations section 1.471-4 (see page 6 of Instructions) (iii)  Writedown of "sub-normal" goods as described in regulations section 1.471-2(c) (see page 6 of Instructions)

**b** Did you use any other method of inventory valuation not described in line 35a? 

Yes	No

 If "Yes," specify methods used and attach explanation.

**c** Is Form 970 or other statement attached for adoption of LIFO inventory methods? 

Yes	No

**d** Are you engaged in manufacturing? 

Yes	No

 If "Yes," did you value your inventory using the full absorption method (regulations section 1.471-11)? 

Yes	No

**e** Was there any substantial change in determining quantities, cost, or valuations between opening and closing inventory? 

Yes	No

 If "Yes," attach explanation.

Schedule D—CAPITAL GAINS AND LOSSES (See Page 6 of Instructions)

**Part I Short-term Capital Gains and Losses—Assets Held One Year or Less**

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 less expense of sale	e. Cost or other basis	f. Gain (loss) for the year (d less e)
1					
<b>2</b> Partnership's share of net short-term gain (loss), including specially allocated items, from other partnerships and from fiduciaries . . . . .					
<b>3</b> Net short-term gain (loss) from lines 1 and 2. Enter here and on Schedule K (Form 1065), line 5 . . . . .					

**Part II Long-term Capital Gains and Losses—Assets Held More Than One Year**

4					
<b>5</b> Partnership's share of net long-term gain (loss), including specially allocated items, from other partnerships and from fiduciaries . . . . .					
<b>6</b> Capital gain distributions . . . . .					
<b>7</b> Net long-term gain (loss) from lines 4, 5, and 6. Enter here and on Schedule K (Form 1065), line 6 . . . . .					

Schedule H—INCOME FROM RENTS (See Page 4 of Instructions) If more space is needed, attach schedule.

a. Kind and location of property	b. Amount of rent	c. Depreciation (explain in Schedule J)	d. Repairs (attach schedule)	e. Other expenses (attach schedule)
Flaxwood Village Apartments Project Chillum Road at Easton Avenue Baltimore, Maryland	728 115.17	81,180.32	77,037.36	552,248.22
	728 115.17	81,180.32	77,037.36	612,248.22
<b>1 Totals</b>				1,364,496.44
<b>2</b> Net income (loss) (subtract total of columns c, d, and e from column b). Enter here and on page 1, line 7 . . .				

Schedule I—BAD DEBTS (See Page 5 of Instructions)

a. Year	b. Trade notes and accounts receivable outstanding at end of year	c. Sales on account	Amount added to reserve		f. Amount charged against reserve	g. Reserve for bad debts at end of year
			d. Current year's provision	e. Recoveries		
1974						
1975						
1976						
1977						
1978						
1979						

Schedule J—DEPRECIATION (See Page 6 of Instructions) If more space is needed, use Form 4562.

a. Description of property	b. Date acquired	c. Cost or other basis	d. Depreciation allowed or allowable in prior years	e. Method of computing depreciation	f. Life or rate	g. Depreciation for this year
<b>1</b> Total additional first-year depreciation (NOT to exceed \$2,000). (Do not include in items below. Enter here and on Schedule K, line 2.)						
<b>2</b> Other depreciation:						
Buildings . . . . .						
Furniture and fixtures . . . . .						
Transportation equipment . . . . .						
Machinery and other equipment . . . . .						
Other (specify):						
Per Schedule						81,180.32
<b>3 Totals</b>						81,180.32
<b>4</b> Amount of depreciation claimed in Schedules A and H . . . . .						
<b>5</b> Balance (subtract line 4 from line 3). Enter here and on page 1, line 20 . . . . .						



CNU-23538-2013

	Initials	Date
Prepared By		
Approved By		

Fleetwood Village Limited Partnership  
 1979

LINE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO.
	Repairs							
1	Air Conditioning and Heating				\$ 9579.73			1
2	Building				319389			2
3	Electrical				731800			3
4	Fence				141947			4
5	Fire Extinguisher				20785			5
6	Flooring				1278332			6
7	Parking Lot				7459			7
8	Plumbing				1662459			8
9	Plastering				421561			9
10	Refrigeration				490698			10
11	Roofing				1136335			11
12	Stove				448874			12
13	Venetian Blinds				346128			13
14	Windows and Doors				543296			14
15	Loss: Insurance Reimbursement				(803300)			15
16								16
17	Total Repairs				\$ 7703736			17
18								18



CNU-23538-2013

Flaswood Village Limited Partnership

1977

Initials	Date
Prepared By	
Approved By	

LINE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO.
	Other Expenses							
1	Accounting				\$ 960400			1
2	Advertising				218741			2
3	Auto and Truck Expense				218772			3
4	Bank Charge				3025			4
5	Commission Postal Agent				2523442			5
6	Cleaning				30748			6
7	Court Costs				564960			7
8	Credit Reports				105420			8
9	Dues				6324			9
10	Electric				5473422			10
11	Entertainment and Promotion				55071			11
12	Extermination				92379			12
13	Fuel Oil				8902832			13
14	Gas				1819561			14
15	Ground Maintenance				280886			15
16	Insurance				2026509			16
17	Injury				7292628			17
18	Janitorial Supplies and Hardware				740881			18
19	Legal				268060			19
20	Office Expense				214510			20
21	Painting				3190792			21
22	Salaries and Wages				7622751			22
23	Taxes - General				141017			23
24	Taxes - Payroll				792100			24
25	Taxes - Real Estate				4339297			25
26	Telephone				156213			26
27	Trash				721656			27
28	Travel				21250			28
29	Uniforms				25252			29
30	Water				6296082			30
31								31
32								32
33	Total Other Expense				\$ 55224822			33
34								34
35								35
36								36
37								37
38								38
39								39
40								40
41								41
42								42
43								43



Form **1065**  
Department of the Treasury  
Internal Revenue Service

Revised in Accordance with the Revenue Act of 1978 and the Energy Tax Act of 1978  
**U.S. Partnership Return of Income** For calendar year 1978,  
or other taxable year beginning \_\_\_\_\_, 1978, and ending \_\_\_\_\_, 19\_\_\_\_

**1978**

**A** Principal business activity  
(See page 12 of instructions)  
*Apartment House Rental*

**B** Principal product or service  
(See page 12 of instructions)  
*Apartment House Rental*

**C** Business code no. (See  
page 12 of instructions)  
*6511*

XO 52-0976935 DEC 31, 1978 D52 L1  
ROBERT S LANDSMAN & ARNOLD BERLIN  
FLEETWOOD VILLAGE LTD PARTNERSHIP  
7007 HEATHER HILL RD  
BETHESDA MD 20014

**D** Employer identification no.  
*✓ 2-0976935*

**E** Date business started  
*May 31, 1973*

**F** Enter total assets from line  
13, column (D), Schedule L  
\$ *1,023,965.05*

**G** Is this a final return?  
 Yes  No

**IMPORTANT**—Fill in all applicable lines and schedules. If more space is needed, see Instruction b. Enter any items specially allocated to the partners on Schedule K, line 16, instead of on the numbered lines on this page or in Schedules D through J.

Income	1a	Gross receipts or sales \$	1b	Less returns and allowances \$	Balance ▶	1c	
	2	Cost of goods sold and/or operations (line 34, Schedule A)				2	
	3	Gross profit (subtract line 2 from line 1c)				3	
	4	Ordinary income or (loss) from other partnerships and fiduciaries (attach statement)				4	
	5	Nonqualifying dividends				5	
	6	Interest				6	<i>1773.78</i>
	7	Income or (loss) from rents (Schedule H)				7	<i>(6980.05)</i>
	8	Royalties (attach schedule)				8	
	9	Net farm profit or (loss) (attach Schedule F (Form 1040))				9	
	10	Net gain or (loss) (Form 4797, line 11)				10	
	11	Other income (attach schedule)				11	
	12	<b>TOTAL</b> income (add lines 3 through 11)				12	<i>(64,206.27)</i>

Deductions	13a	Salaries and wages (other than to partners) \$	13b	Less Jobs Credit \$	Balance ▶	13c	
	14	Guaranteed payments to partners (see line 14 instruction)				14	
	15	Rent				15	
	16	Interest				16	
	17	Taxes				17	
	18	Bad debts (see line 18 instruction)				18	
	19	Repairs				19	
	20	Depreciation (see Instructions for Schedule J)				20	
	21	Amortization (attach schedule)				21	
	22	Depletion (other than oil and gas—attach schedule—see line 22 instruction)				22	
	23a	Retirement plans, etc. (see line 23a instruction). (Enter number of plans ▶.....)				23a	
	23b	Employee benefit programs (see line 23b instruction)				23b	
	24	Other deductions (attach schedule)				24	
	25	<b>TOTAL</b> deductions (add lines 13c through 24)				25	
26	Ordinary income (loss) (subtract line 25 from line 12)				26	<i>(64,206.27)</i>	

**Schedule A—COST OF GOODS SOLD AND/OR OPERATIONS** (See line 2 instruction) *No Inventory*

27	Inventory at beginning of year (if different from last year's closing inventory, attach explanation)	27				
28a	Purchases \$	28b	Less cost of items withdrawn for personal use \$	Balance ▶	28c	
29	Cost of labor				29	
30	Material and supplies				30	
31	Other costs (attach schedule)				31	
32	Total of lines 27 through 31				32	
33	Inventory at end of year				33	
34	Cost of goods sold (subtract line 33 from line 32). Enter here and on line 2, above				34	

35a Check valuation method(s) used for total closing inventory:  Cost  Lower of cost or market  Other (attach explanation)

35b Check if Form 970 or other statement is attached for adoption of LIFO inventory method

35c Are you engaged in manufacturing?  Yes  No. If "Yes," check if you valued your inventory in accordance with regulations section 1.471-11.

35d Was there any substantial change in determining quantities, cost, or valuations between opening and closing inventory?  Yes  No

If "Yes," attach explanation.

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

Signature of general partner \_\_\_\_\_ Date *March 12, 1979*

Preparer's signature \_\_\_\_\_ Preparer's social security no. *083 22 6897* Check if self-employed

Firm's name (or yours, if self-employed), address and ZIP code *Robert S. Landsman CPA, 7007 Heatherhill Road, Bethesda, Md 20034* E.I. No. *52 6118262* Date *3/11/79*



Form 1065 (1978)

**Schedule D—CAPITAL GAINS AND LOSSES (See Instructions for Schedule D)**

**Part I Short-term capital gains and losses—assets held one year or less**

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 less expense of sale	e. Cost or other basis	f. Gain or (loss) for the year (d less e)	g. Gain or (loss) after 10/31/78
1						

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 5 . . . . .

**Part II Long-term capital gains and losses—assets held more than one year**

4						
---	--	--	--	--	--	--

5 Partnership's share of net long-term gain or (loss), including specially allocated items, from other partnerships and from fiduciaries . . . . .

6 Capital gain distributions . . . . .

7 Net long-term gain or (loss) from lines 4, 5, and 6. Enter here and on Schedule K (Form 1065), line 6 . . . . .

**Schedule H—INCOME FROM RENTS (See line 7 instruction) If more space is needed, use Form 4831.**

a. Kind and location of property	b. Amount of rent	c. Depreciation (explain in Schedule J)	d. Repairs (attach schedule)	e. Other expenses (attach schedule)
<i>Fleetwood Village Apartment Project Chillum Road at Eastern Avenue Baltimore Maryland</i>	657,654.24	96,696.98	76,991.68	549,945.63
	657,654.24	96,696.98	76,991.68	549,945.63
1 Totals . . . . .				(65,980.05)
2 Net income (loss) (subtract total of columns c, d, and e from column b). Enter here and on page 1, line 7 . . . . .				

**Schedule I—BAD DEBTS (See line 18 instruction)**

a. Year	b. Trade notes and accounts re- ceivable outstanding at end of year	c. Sales on account	Amount added to reserve		f. Amount charged against reserve	g. Reserve for bad debts at end of year
			d. Current year's provision	e. Recoveries		
1973						
1974						
1975						
1976						
1977						
1978						

**Schedule J—DEPRECIATION (See Instructions for Schedule J) If more space is needed use Form 4562.**

a. Description of property	b. Date acquired	c. Cost or other basis	d. Depreciation allowed or allowable in prior years	e. Method of computing depreciation	f. Life or rate	g. Depreciation for this year
1 Total additional first-year depreciation (NOT to exceed \$2,000). (Do not include in items below. enter here and on Schedule K, line 2)						
2 Other depreciation:						
Buildings . . . . .						
Furniture and fixtures . . . . .						
Transportation equipment . . . . .						
Machinery and other equipment . . . . .						
Other (specify):						
<i>Per Schedule</i>						96,696.98
3 Totals . . . . .						96,696.98
4 Amount of depreciation claimed in Schedules A and H . . . . .						96,696.98
5 Balance (subtract line 4 from line 3). Enter here and on page 1, line 20 . . . . .						None



CNU-23538-2013

	Initials	Date
Prepared By		
Approved By		

Fleetwood Village Limited Partnership  
 1978

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO.
	Repairs							
1	Air Conditioning and Heating				\$ 223631			1
2	Building				13250			2
3	Electrical				570118			3
4	Fire Extinguisher				49978			4
5	Flooring				953286			5
6	Plumbing				1565763			6
7	Refrigeration				908525			7
8	Plastering				248025			8
9	Roofing				996000			9
10	Stucco				648204			10
11	Venchan Blinds				631943			11
12	Windows and Doors				556057			12
13	Fencing				334388			13
14								14
15					\$ 7699168			15
16								16



# CNU-23538-2013

Fleewood Village Limited Partnership  
 1978

Initials	Date
Prepared By	
Approved By	

LINE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	<i>Other Expenses</i>						
1	Accounting				\$ 814350		1
2	Advertising				432262		2
3	Auto Expense				92765		3
4	Bank Charges				2972		4
5	Commission - Rental Agent				2296720		5
6	Court Costs				631449		6
7	Credit Reports				7688		7
8	Data Processing				12353		8
9	Dues				39662		9
10	Electric				6961939		10
11	Entertainment and Promotion				30098		11
12	Extermination				67888		12
13	Fuel Oil				8100102		13
14	Gas				1875361		14
15	General Maintenance				217841		15
16	Ground Maintenance				365582		16
17	Insurance				1959120		17
18	Interest				6540677		18
19	Janitor Supplies and Hardware				783275		19
20	Legal				302020		20
21	Office Expense				321096		21
22	Printing				3223975		22
23	Salaries and Wages				6760982		23
24	Small Tools				30219		24
25	Taxes - General				28837		25
26	Taxes - Payroll				686857		26
27	Taxes - Real Estate				4549126		27
28	Telephone				183968		28
29	Trash				742836		29
30	Uniforms				91658		30
31	Water				7790135		31
32	Travel				50750		32
33							33
34							34
35	Total Other Expenses				\$ 54994563		35
36							36
37							37
38							38
39							39
40							40
41							41
42							42
43							43



# U.S. Partnership Return of Income

FOR CALENDAR YEAR 1977, or other taxable year beginning

## 1977

Form **1065**

Department of the Treasury  
Internal Revenue Service

XO 52-0976935 DEC 31, 1977 D52 L  
ROBERT S LANDSMAN & ARNOLD BERLIN  
FLEETWOOD VILLAGE LTD PARTNERSHIP  
7007 HEATHERHILL RD  
BETHESDA MD 20014

D Employer identification no.

52-0976935

E Date business commenced

May 31 1973

F Enter total assets from line 13, column (D), Schedule L

\$ 1125266.83

Yes  No

G Was this partnership in business at the end of 1977? . . . . .

H How many months in 1977 was this partnership in business? . . . . .

**IMPORTANT**—Fill in all applicable lines and schedules. If the space provided is not sufficient, see Instruction Q. Enter any items specially allocated to the partners on Schedule K, line 15, instead of on the numbered lines on this page or in Schedules D through J. (See General Instruction P.)

	Description	1c	
<b>INCOME</b>	1a Gross receipts or sales \$ . . . . . 1b Less returns and allowances \$ . . . . . Balance ▶	2	
	2 Less cost of goods sold and/or operations (line 34, Schedule A) . . . . .	3	
	3 Gross profit . . . . .	4	
	4 Ordinary income (loss) from other partnerships and fiduciaries (attach statement) . . . . .	5	
	5 Nonqualifying dividends (attach list—see Instruction 5) . . . . .	6	2202 59
	6 Interest . . . . .	7	(9001 52)
	7 Rents (Schedule H) . . . . .	8	
	8 Royalties (attach schedule) . . . . .	9	
	9 Net farm profit (loss) (attach Schedule F (Form 1040)) . . . . .	10	
	10 Net gain (loss) (Form 4797, line 9) . . . . .	11	
	11 Other income (attach schedule) . . . . .	12	(6798 93)
	12 <b>TOTAL income</b> (add lines 3 through 11) . . . . .		
<b>DEDUCTIONS</b>	13 Salaries and wages (other than to partners) . . . . .	13	
	14 Guaranteed payments to partners (see Instruction 14) . . . . .	14	
	15 Rent . . . . .	15	
	16 Interest (attach schedule) . . . . .	16	
	17 Taxes (attach schedule) . . . . .	17	
	18 Bad debts (Schedule I if you use reserve method) . . . . .	18	
	19 Repairs . . . . .	19	
	20 Depreciation (see Instructions for Schedule J) . . . . .	20	
	21 Amortization (attach schedule) . . . . .	21	
	22 Depletion (attach schedule—see Instruction 22) . . . . .	22	
	23a Retirement plans, etc. (see Instruction 23a). (Enter number of plans ▶ . . . . .)	23a	
	23b Employee benefit programs (see Instruction 23b) . . . . .	23b	
	24 Other deductions (attach schedule) . . . . .	24	
	25 <b>TOTAL deductions</b> (add lines 13 through 24) . . . . .	25	
26 Ordinary income (loss) (subtract line 25 from line 12) (see General Instruction G) . . . . .	26	(6798 93)	

**Schedule A—COST OF GOODS SOLD AND/OR OPERATIONS (See Instruction 2)** *At Inventory*

27 Inventory at beginning of year (if different from last year's closing inventory, attach explanation) . . . . .	27	
28a Purchases \$ . . . . . 28b Less cost of items withdrawn for personal use \$ . . . . . Balance ▶	28c	
29 Cost of labor . . . . .	29	
30 Material and supplies . . . . .	30	
31 Other costs (attach schedule) . . . . .	31	
32 Total of lines 27 through 31 . . . . .	32	
33 Less inventory at end of year . . . . .	33	
34 <b>Cost of goods sold.</b> Enter here and on line 2, above . . . . .	34	

35(a) Check valuation method(s) used for total closing inventory:  Cost  Lower of cost or market  Other (if "other," attach explanation)

(b) Check if this is the first year LIFO inventory method was adopted and used . If checked, attach Form 970.

(c) If you are a manufacturer, check if you valued your inventory in accordance with regulation section 1.471-11.

(d) Was there any substantial change in determining quantities, cost, or valuations between opening and closing inventory?  Yes  No  
If "Yes," attach explanation.

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

3/21/78  
Your signature \_\_\_\_\_ Date

3/21/78  
Paid preparer's signature and identifying number (see instructions)  
Robert S Landsman CPA 52-6118262

3/20/78  
Paid preparer's address (or employer's name, address, and identifying number)  
7007 Heatherhill Road Bethesda Maryland 20034



Form 1065 (1977)

**Schedule D—CAPITAL GAINS AND LOSSES (See Instructions for Schedule D)**

**Part I Short-term capital gains and losses—assets held 9 months or less**

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	e. Cost or other basis and expense of sale	f. Gain or (loss) (d less e)
1					
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 . . . . .					

**Part II Long-term capital gains and losses—assets held more than 9 months**

4					
5 Partnership's share of net long-term gain or (loss), including specially allocated items, from other partnerships and from fiduciaries . . . . .					
6 Capital gain distributions . . . . .					
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 (See Instruction 7)**

a. Kind and location of property	b. Amount of rent	c. Depreciation (explain in Schedule J)	d. Repairs (attach schedule)	e. Other expenses (attach schedule)
Fleewood Village Apartment Project Chillum Road at Eastern Avenue Hyattsville Maryland	628,966.53	106,968.75	55,871.06	475,128.24
1 Totals . . . . .	628,966.53	106,968.75	55,871.06	475,128.24
2 Net income (loss) (column b less total of columns c, d, and e). Enter here and on page 1, line 7 . . . . .				(9,001.52)

**Schedule I—BAD DEBTS (See Instruction 18)**

a. Year	b. Trade notes and accounts re- ceivable outstanding at end of year	c. Sales on account	Amount added to reserve		f. Amount charged against reserve	g. Reserve for bad debts at end of year
			d. Current year's provision	e. Recoveries		
1972						
1973						
1974						
1975						
1976						
1977						

**Schedule J—DEPRECIATION (See Instructions for Schedule J) If more space is needed use Form 4562.**

a. Description of property	b. Date acquired	c. Cost or other basis	d. Depreciation allowed or allowable in prior years	e. Method of computing depreciation	f. Life or rate	g. Depreciation for this year
1 Total additional first-year depreciation (NOT to exceed \$2,000). (Do not include in items below. enter here and on Schedule K, line 2) →						
2 Other depreciation:						
For Schedule						106,968.75
3 Totals . . . . .						106,968.75
4 Less amount of depreciation claimed in Schedules A and H . . . . .						106,968.75
5 Balance—Enter here and on page 1, line 20 . . . . .						None



# CNU-23538-2013

Flowerwood Village Limited Partnership

1977

	Initials	Date
Prepared By		
Approved By		

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	L I N E N O
	Repairs							
1	Air Conditioning and Heating				839323			1
2	Building				112213			2
3	Electrical				161257			3
4	Fence				268991			4
5	Fire Extinguisher				20736			5
6	Flooring				258000			6
7	Plumbing				1547837			7
8	Refrigeration				522907			8
9	Plastering				259275			9
10	Roofing				421472			10
11	Stove				361413			11
12	Venetian Blinds				452616			12
13	Windows and Doors				361066			13
14								14
15	Total Repairs				5587106			15
16								16



# CNU-23538-2013

	Initials	Date
Prepared By		
Approved By		

Fleetwood Village Limited Partnership  
 1977

LINE NO	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO
	Other Expense							
1	Accounting				\$ 588300			1
2	Advertising				158202			2
3	Auto Expense				109608			3
4	Bank Charge				3173			4
5	Commissions Rental Agent				1865613			5
6	Collection Fees and Court Costs				1334227			6
7	Data Processing				376765			7
8	Electric				5306558			8
9	Entertainment and Promotion				19991			9
10	Extermination				97900			10
11	Fuel Oil				7524721			11
12	Gas				1265855			12
13	General Maintenance				5221			13
14	Ground Maintenance				361600			14
15	Insurance				1822548			15
16	Interest				6394085			16
17	Janitor Supplies and Hardware				679391			17
18	Legal				237000			18
19	Office Expense				254316			19
20	Painting				2350168			20
21	Payroll				5885777			21
22	Taxes General				25250			22
23	Taxes Payroll				478463			23
24	Taxes Real Estate				3698746			24
25	Telephone				122748			25
26	Trash				577174			26
27	Uniforms				109985			27
28	Water				5744606			28
29	Travel				18833			29
30								30
31	Total Other Expense				\$ 42512824			31
32								32
33								33
34								34
35								35
36								36
37								37
38								38
39								39
40								40
41								41
42								42
43								43



Form **1065**

**U.S. Partnership Return of Income**

FOR CALENDAR YEAR 1976 or other taxable year beginning

**1976**

Department of the Treasury  
Internal Revenue Service

1976, and ending \_\_\_\_\_, 19\_\_\_\_

D Employer identification no.

52-0976935

A Principal business activity (See page 8 of instructions)

XO 52-0976935 DEC 31, 1976 D52 L  
ROBERT S LANDSMAN & ARNOLD BERLIN  
FLEETWOOD VILLAGE LTD PARTNERSHIP  
7007 HEATHERHILL RD  
BETHESDA MD 20034

E Business code no. (See page 8 of instructions)

6311

F Date business commenced

May 31 1973

C Enter total assets from line 13, column (D), Schedule L  
\$ 1,232,245.80

**IMPORTANT**—Fill in all applicable lines and schedules. If the lines on the schedules are not sufficient, see Instruction Q. Enter any items specially allocated to the partners on Schedule K, line 15, instead of the numbered lines on this page or in Schedules D through J. (See General Instruction P.)

Check here  if this is a final return.  
 if this is a limited partnership. (See General Instruction S(3).)

		1c	
INCOME	1a Gross receipts or sales \$	1b Less returns and allowances \$	Balance
	2 Less: Cost of goods sold and/or operations (line 34, Schedule A)		
	3 Gross profit		
	4 Ordinary income (loss) from other partnerships, syndicates, etc. (attach statement)		
	5 Nonqualifying dividends (attach list—see Instruction 5)		
	6 Interest		1,478.23
	7 Rents (Schedule H)		(26,255.98)
	8 Royalties (attach schedule)		
	9 Net farm profit (loss) (attach Schedule F (Form 1040))		
	10 Net ordinary gain (loss) (Form 4797, line 9)		
	11 Other income (attach schedule)		
	12 TOTAL income (add lines 3 through 11)		(24,777.75)
DEDUCTIONS	13 Salaries and wages (other than to partners)		
	14 Payments to partners—Salaries and interest		
	15 Rent		
	16 Interest (attach schedule)		
	17 Taxes (attach schedule)		
	18 Bad debts (Schedule I if you use reserve method)		
	19 Repairs		
	20 Depreciation (Schedule J)		
	21 Amortization (attach schedule)		
	22 Depletion (attach schedule—see Instruction 22)		
	23a Retirement plans, etc. (other than amounts for partners—see Instruction 23a). (Enter number of plans)		
	23b Employee benefit programs (see Instruction 23b)		
	24 Other deductions (attach schedule)		
	25 TOTAL deductions (add lines 13 through 24)		(24,777.75)
26 Ordinary income (loss) (line 12 less line 25) (see General Instruction G)			

**Schedule A—COST OF GOODS SOLD AND/OR OPERATIONS** (See Instruction 2) *No Inventories*

27 Inventory at beginning of year (if different from last year's closing inventory, attach explanation)	27	
28a Purchases \$	28b Less cost of items withdrawn for personal use \$	Balance
29 Cost of labor		
30 Material and supplies		
31 Other costs (attach schedule)		
32 Total of lines 27 through 31		
33 Less: Inventory at end of year		
34 Cost of goods sold. Enter here and on line 2, above		

Inventory valuation method    
 Was there any substantial change in the way you determined quantities, costs or valuations between the opening and closing inventories?  Yes  No   
 If "Yes," attach explanation.

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct, and complete. If prepared by a person other than partner or member, the preparer's declaration is based on all information of which the preparer has any knowledge.

Signature of partner or member: *E.I.N.* Date: *March 11, 1977*  
 Signature of preparer other than partner or member: *Robert S Landsman CPA* Address and ZIP Code: *7007 Heatherhill Road Bethesda Maryland 20034* Date: *March 10, 1977*



Form 1065 (1976)

**Schedule D—CAPITAL GAINS AND LOSSES (See Instructions for Schedule D)**

**Part I Short-term capital gains and losses—assets held 6 months or less**

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	e. Cost or other basis and expense of sale	f. Gain or (loss) (d less e)
1					
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 . . . . .					

**Part II Long-term capital gains and losses—assets held more than 6 months**

4					
5 Partnership's share of net long-term gain or (loss), including specially allocated items, from other partnerships and from fiduciaries . . . . .					
6 Capital gain distributions . . . . .					
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 (See Instruction 7)**

a. Kind and location of property	b. Amount of rent	c. Depreciation (explain in Schedule J)	d. Repairs (attach schedule)	e. Other expenses (attach schedule)
Fleewood Village Apartment Project Chillum Road at Eastern Avenue Hyattsville, Maryland	563,989.81	115,447.96	43,872.69	430,925.14
1 Totals . . . . .	563,989.81	115,447.96	43,872.69	430,925.14
2 Net income (loss) (column b less total of columns c, d, and e). Enter here and on page 1, line 7 . . . . .				

**Schedule I—BAD DEBTS (See Instruction 18)**

a. Year	b. Trade notes and accounts re- ceivable outstanding at end of year	c. Sales on account	Amount added to reserve		f. Amount charged against reserve	g. Reserve for bad debts at end of year
			d. Current year's provision	e. Recoveries		
1971.						
1972.						
1973.						
1974.						
1975.						
1976.						

**Schedule J—DEPRECIATION (See Instruction 20) If more space is needed use Form 4562.**

a. Description of property	b. Date acquired	c. Cost or other basis	d. Depreciation allowed or allowable in prior years	e. Method of computing depreciation	f. Life or rate	g. Depreciation for this year
1 Total additional first-year depreciation (NOT to exceed \$2,000). (Do not include in items below, enter here and on Sch. K, line 2) →						
2 Other depreciation:						
Per Schedule						115,447.96
3 Totals . . . . .						
4 Less amount of depreciation claimed in Schedules A and H . . . . .						
5 Balance—Enter here and on page 1, line 20 . . . . .						



CNU-23538-2013

Fleetwood Village Limited Partnership  
 1976

	Initials	Date
Prepared By		
Approved By		

LINE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO.
	<i>Repairs</i>							
1	Air Conditioning and Heating				\$ 1213725			1
2	Building				328464			2
3	Electrical				445259			3
4	Fence				15518			4
5	Fire Extinguisher				55761			5
6	Flooring				194686			6
7	Plumbing				1120394			7
8	Refrigeration				513391			8
9	Plastering				308282			9
10	Roofing				614000			10
11	Stove				240785			11
12	Venation Blinds				462952			12
13	Windows and Doors				279679			13
14	Waterproofing				128900			14
15	less: Insurance Reimbursement				(1534527)			15
16								16
17	Total Repairs				\$ 4387269			17
18								18



# CNU-23538-2013

Fleetwood Village Limited Partnership

1976

	Initials	Date
Prepared By		
Approved By		

LINE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO.
	<i>Other Expenses</i>							
1	Accounting				\$ 393500			1
2	Advertising				123380			2
3	Auto Expense				77851			3
4	Bank Charges				5590			4
5	Commission - Rental Agent				1760107			5
6	Collection Fees and Court Costs				533893			6
7	Electric				4466346			7
8	Entertainment and Promotion				29153			8
9	Extermination				182500			9
10	Fuel Oil				7755074			10
11	Gas				1032647			11
12	General Maintenance				54150			12
13	Ground Maintenance				540962			13
14	Insurance				1280514			14
15	Interest				6659889			15
16	Janitor Supplies and Hardware				691266			16
17	Legal				222500			17
18	Office Expense				212560			18
19	Painting				1864812			19
20	Payroll				5312668			20
21	Taxes - General				22723			21
22	Taxes - Payroll				408369			22
23	Taxes - Real Estate				3934700			23
24	Telephone				195412			24
25	Trash				587680			25
26	Uniforms				105780			26
27	Water				4523026			27
28	Contract Secretarial				115462			28
30	Total Other Expenses				\$ 43092514			30



CNU-23538-203

U.S. Partnership Return of Income

FOR CALENDAR YEAR 1975 or other taxable year beginning

1975

1065

Department of the Treasury Internal Revenue Service

A Principal business activity (See page 7 of instructions)

Apartment House Rentals

B Principal product or service (See page 7 of instructions)

Apartment

House Rentals

C Enter total assets from line 13, column (D), Schedule L

\$ 1,328,210.88

XO 52-0976935 DEC 31, 1975 D52 L ROBERT S LANDSMAN & ARNOLD BERLIN FLEETWOOD VILLAGE LTD PARTNERSHIP 7007 HEATHERHILL RD BETHESDA MD 20034

D Employer identification no.

52-0976935

E Business code no. (See page 7 of instructions)

6511

F Date business commenced

Mar 31 1973

IMPORTANT—Fill in all applicable lines and schedules. If the lines on the schedules are not sufficient, see Instruction P. Enter any items specially allocated to the partners on Schedule K, line 15, instead of the numbered lines on this page or in Schedules D through J. (See General Instruction O.)

Table with columns for INCOME, line numbers (1a-12), and amounts. Includes rows for Gross receipts, Less returns, Gross profit, Ordinary income, Nonqualifying dividends, Interest, Rents, Royalties, Net farm profit, Net ordinary gain, Other income, and TOTAL income.

Table with columns for DEDUCTIONS, line numbers (13-26), and amounts. Includes rows for Salaries and wages, Payments to partners, Rent, Interest, Taxes, Bad debts, Repairs, Depreciation, Amortization, Depletion, Retirement plans, Employee benefit programs, Other deductions, and TOTAL deductions.

Schedule A—COST OF GOODS SOLD AND/OR OPERATIONS (See Instruction 2) No Inventory. Table with columns for line numbers (27-34) and amounts. Includes rows for Inventory at beginning, Purchases, Less cost of items withdrawn, Cost of labor, Material and supplies, Other costs, Total of lines 27 through 31, Less: Inventory at end of year, and Cost of goods sold.

Inventory valuation method

Was there any substantial change in the way you determined quantities, costs or valuations between the opening and closing inventories? Yes No

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct, and complete. If prepared by a person other than partner or member, the preparer's declaration is based on all information of which the preparer has any knowledge.

Signature of partner or member: Robert S Landsman CPA, Date: March 13, 1976. Preparer's address: 7007 Heatherhill Road, Bethesda, Maryland 20034, Date: March 12, 1976.



**Schedule D—CAPITAL GAINS AND LOSSES (See Instructions for Schedule D)**

**Part I Short-term capital gains and losses—assets held 6 months or less**

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	e. Cost or other basis and expense of sale	f. Gain or (loss) (d less e)
1					
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 . . . . .					

**Part II Long-term capital gains and losses—assets held more than 6 months**

4					
5 Partnership's share of net long-term gain or (loss), including specially allocated items, from other partnerships and from fiduciaries . . . . .					
6 Capital gain distributions . . . . .					
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**

a. Kind and location of property	b. Amount of rent	c. Depreciation (explain in Schedule J)	d. Repairs (attach schedule)	e. Other expenses (attach schedule)
Fleetwood Village - Apartment Project Chillum Road at Eastern Avenue Hyattsville, Maryland	495,571.06	117,776.85	49,976.31	378,311.42
1 Totals . . . . .	495,571.06	117,776.85	49,976.31	378,311.42
2 Net income (loss) (column b less total of columns c, d, and e). Enter here and on page 1, line 7 . . . . .				

**Schedule I—BAD DEBTS (See Instruction 18)**

a. Year	b. Trade notes and accounts re- ceivable outstanding at end of year	c. Sales on account	Amount added to reserve		f. Amount charged against reserve	g. Reserve for bad debts at end of year
			d. Current year's provision	e. Recoveries		
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 4832 (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.

a. Group and guideline class or description of property	b. Date acquired	c. Cost or other basis	Amount added to reserve		e. Method of computing depreciation	f. Life or rate	g. Depreciation for this year
			d. Current year's provision	e. Recoveries			
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) . . . . .							
Per Schedule							117,776.85
5 Totals . . . . .							117,776.85
6 Less amount of depreciation claimed in Schedules A and H . . . . .							117,776.85
7 Balance—Enter here and on page 1, line 20 . . . . .							None



Fleetwood Village Limited Partnership  
1975

Repairs

Air Conditioning and Heating	801723
Building	114782
Electrical	182897
Fire Extinguisher	34341
Flooring	370510
Plumbing	1369933
Refrigeration	390126
Plastering	375410
Roofing	628900
Stove	269052
Venetian Blinds	413130
Windows and Doors	118227
Waterproofing	80000
Law Insurance Reimbursement	(151400)
<b>Total Repairs</b>	<b>4997631</b>

CNU-23538-2013



CNU-23538-2013

Fleetwood Village Limited Partnership

1975

	Initials	Date
Prepared By		
Approved By		

LINE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO.
	<i>Other Expenses</i>							
1	Accounting				\$ 347225			1
2	Advertising				97814			2
3	Auto Expense				4600			3
4	Bank Charge				2208			4
5	Commission - Rental Agent				1425375			5
6	Collection Fees and Court Costs				247668			6
7	Dues				1600			7
8	Electric				4222121			8
9	Entertainment and Promotion				26275			9
10	Extermination				66300			10
11	Fuel Oil				6891758			11
12	Gas				794615			12
13	General Maintenance				75584			13
14	Ground Maintenance				342408			14
15	Insurance				1058809			15
16	Interest				6793049			16
17	Janitor Supplies and Hardware				767469			17
18	Legal				20500			18
19	Office Expense				212130			19
20	Painting				1637502			20
21	Payroll				4396846			21
22	Taxes - General				104363			22
23	Taxes - Payroll				319262			23
24	Taxes - Real Estate				3701544			24
25	Telephone				150664			25
26	Trash				771390			26
27	Uniforms				85539			27
28	Water				3025524			28
30	Total Other Expense				\$ 37831142			30



U.S. Partnership Return of Income

FOR CALENDAR YEAR 1974 or other taxable year beginning

1974

Form 1065 Department of the Treasury Internal Revenue Service

1974, and ending 19

A Principal business activity (See page 6 of instructions)
B Principal product or service (See page 6 of instructions)
C Enter total assets from line 13, column (D), Schedule L

Name
XO 52-0976935 DEC 31, 1974 D52 L
ROBERT S LANDSMAN & ARNOLD BERLIN
FLEETWOOD VILLAGE LTD PARTNERSHIP
7007 HEATHERHILL RD
BETHESDA MD 20034

D Employer identification no.
E Business code no. (See page 6 of instructions)
F County in which located
G Date business commenced

IMPORTANT-Fill in all applicable lines and schedules. If the lines on the schedules are not sufficient, see Instruction P. Enter any items specially allocated to the partners on Schedule K, line 16, instead of the numbered lines on this page or in Schedules D through J. (See General Instruction O.)

Table with columns for INCOME, DEDUCTIONS, and Balance. Rows include Gross receipts or sales, Less: Cost of goods sold, Gross profit, Ordinary income, Interest, Rents, Royalties, Net farm profit, Net ordinary gain, Other income, TOTAL income, Salaries and wages, Payments to partners, Rent, Interest, Taxes, Bad debts, Repairs, Depreciation, Amortization, Depletion, Retirement plans, Employee benefit programs, Other deductions, TOTAL deductions, Ordinary income (loss).

Schedule A-COST OF GOODS SOLD AND/OR OPERATIONS (See Instruction 2) No Inventories

Table with columns for Inventory at beginning of year, Purchases, Cost of labor, Material and supplies, Other costs, Total of lines 27 through 31, Less: Inventory at end of year, Cost of goods sold.

Inventory valuation method
Was there any substantial change in the way you determined quantities, costs or valuations between the opening and closing inventories?
If "Yes," attach explanation.

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct, and complete.

Signature of partner or member
Signature of preparer other than partner or member
Preparer's address
Emp. Ident. or Soc. Sec. No.
Date



**Schedule D—CAPITAL GAINS AND LOSSES (See Instructions for Schedule D)**

**Part I Short-term capital gains and losses—assets held 6 months or less**

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	e. Cost or other basis and expense of sale	f. Gain or (loss) (d less e)
1					
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 . . . . .					

**Part II Long-term capital gains and losses—assets held more than 6 months**

4					
5 Partnership's share of net long-term gain or (loss), including specially allocated items, from other partnerships and from fiduciaries					
6 Capital gain distributions . . . . .					
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 (If more space is needed Form 4831 may be used)**

a. Kind and location of property	b. Amount of rent	c. Depreciation (explain in Schedule J)	d. Repairs (attach schedule)	e. Other expenses (attach schedule)
<i>Elmwood Village - Apartment Project Chillum Road at Eastern Avenue Knoxville, Maryland</i>				
	<i>453,447.19</i>	<i>120,450.25</i>	<i>33,549.88</i>	<i>343,934.67</i>
1 Totals . . . . .	<i>453,447.19</i>	<i>120,450.25</i>	<i>33,549.88</i>	<i>343,934.67</i>
2 Net income (loss) (column b less total of columns c, d, and e). Enter here and on page 1, line 7 . . . . .				

**Schedule I—BAD DEBTS (See Instruction 18)**

a. Year	b. Trade notes and accounts re- ceivable outstanding at end of year	c. Sales on account	Amount added to reserve		f. Amount charged against reserve	g. Reserve for bad debts at end of year
			d. Current year's provision	e. Recoveries		
1969.						
1970.						
1971.						
1972.						
1973.						
1974.						

**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 4832 (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.

a. Group and guideline class or description of property	b. Date acquired	c. Cost or other basis	Amount added to reserve		f. Life or rate	g. Depreciation for this year
			d. Depreciation allowed or allowable in prior years	e. Method of 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) . . . . .						
<i>Per Schedule</i>						<i>120,450.25</i>
5 Totals . . . . .						<i>120,450.25</i>
6 Less amount of depreciation claimed in Schedules A and H . . . . .						<i>None</i>
7 Balance—Enter here and on page 1, line 20 . . . . .						



# CNU-23538-2013

Flatwood Village Limited Partnership

1974

	Initials	Date
Prepared By		
Approved By		

LINE NO	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO
	<i>Other Expenses</i>							
1	Accounting				\$ 2880.50			1
2	Advertising				477.15			2
3	Auto. Expenses				48.38			3
4	Bank Charge				77.42			4
5	Commission - Rental Agent				13,514.87			5
6	Collection Fees and Court Costs				2303.47			6
7	Electric				38,723.69			7
8	Entertainment and Promotion				86.20			8
9	Extermination				1013.00			9
10	Fuel Oil				59,969.04			10
11	Gas				6140.00			11
12	General Maintenance				5807.5			12
13	Ground Maintenance				3136.59			13
14	Insurance				8260.16			14
15	Internet				70,562.66			15
16	Janitor Supplies and Hardware				5,277.57			16
17	Legal				1180.00			17
18	Office Expense				950.53			18
19	Painting				8710.00			19
20	Payroll				39,400.31			20
21	Taxes - General				318.42			21
22	Taxes - Payroll				2925.25			22
23	Taxes - Real Estate				41,041.76			23
24	Telephone				1506.02			24
25	Trash				6569.40			25
26	Uniforms				779.91			26
27	Water				2793.02			27
28	Total Other Expenses				\$ 343,934.67			28
	<i>Repairs</i>							
31	Air Conditioning and Heating				\$ 6638.61			31
32	Building				978.16			32
33	Electrical				1643.71			33
34	Fire Extinguisher				72.10			34
35	Flooring				2610.00			35
36	Plumbing				7670.60			36
37	Refrigeration				1635.10			37
38	Plastering				3929.30			38
39	Roofing				6922.00			39
40	Stove				314.40			40
41	Venetian Blinds				3020.24			41
42	Windows and Doors				536.58			42
43	Less Insurance Reimbursement				(2480.92)			43
	Total Repairs				\$ 33,549.88			



Form **1065**  
 Department of the Treasury  
 Internal Revenue Service

A Principal business activity  
 (See page 6 of instructions)  
*Apartment*  
*House Rental*

B Principal product or service  
 (See page 6 of instructions)  
*Apartment*  
*House Rental*

C Enter total assets from line  
 13, column (D), Schedule L  
 \$ *1,577,168.96*

**U.S. Partnership Return of Income**  
 FOR CALENDAR YEAR 1973 or other taxable year beginning

**1973**

Name  
*Fleetwood Village Limited Partnership*

Number and street  
*7007 Heatherhill Road*

City or town, State, and ZIP code  
*Bethesda, Maryland 20034*

1973, and ending \_\_\_\_\_, 19\_\_\_\_

D Employer Identification No.  
*52-0976935*

E Business Code No. (See page 6  
 of instructions)  
*6511*

F County in which located  
*Montgomery*

G Date business commenced  
*May 31, 1973*

**IMPORTANT**—All applicable lines and schedules must be filled in. If the lines on the schedules are not sufficient, see Instruction P.

	1a Gross receipts or sales \$	1b Less returns and allowances \$	Balance ▶	1c
INCOME	2 Less: Cost of goods sold and/or operations (line 34, Schedule A)			2
	3 Gross profit			3
	4 Ordinary income (loss) from other partnerships, syndicates, etc. (attach statement)			4
	5 Nonqualifying dividends (attach list—see Instruction 5)			5
	6 Interest			6 <i>4,455.29</i>
	7 Rents (Schedule H)			7 <i>(74,862.83)</i>
	8 Royalties (attach schedule)			8
	9 Net farm profit (loss) (attach Schedule F (Form 1040))			9
	10 Net ordinary gain (loss) (line 9, Form 4797)			10
	11 Other income (attach schedule)			11
	12 <b>TOTAL income (lines 3 through 11)</b>			12 <i>(70,407.54)</i>
	DEDUCTIONS	13 Salaries and wages (other than to partners)		
14 Payments to partners—Salaries and interest				14
15 Rent				15
16 Interest (attach schedule)				16
17 Taxes (attach schedule)				17
18 Bad debts (Schedule I if reserve method is used)				18
19 Repairs				19
20 Depreciation (Schedule J)				20
21 Amortization (attach schedule)				21
22 Depletion (attach schedule)				22
23a Retirement plans, etc. (other than contributions made on partners' behalf—see Instruction 23a)				23a
23b Employee benefit programs (see Instruction 23b)				23b
24 Other deductions (attach schedule)				24
25 <b>TOTAL deductions (lines 13 through 24)</b>				25
26 Ordinary income (loss) (line 12 less line 25) (see General Instruction G)			26 <i>(70,407.54)</i>	

**Schedule A—COST OF GOODS SOLD AND/OR OPERATIONS (See Instruction 2)** *No Inventories*

27 Inventory at beginning of year (if different from last year's closing inventory, attach explanation)	27
28a Purchases \$..... 28b Less cost of items withdrawn for personal use \$..... Balance ▶	28c
29 Cost of labor	29
30 Material and supplies	30
31 Other costs (attach schedule)	31
32 Total of lines 27 through 31	32
33 Less: Inventory at end of year	33
34 Cost of goods sold. Enter here and on line 2, above	34

Method of inventory valuation ▶

Was there any substantial change in the manner of determining quantities, costs or valuations between the opening and closing inventories?  Yes  No

If "Yes," attach explanation.

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct, and complete. If prepared by a person other than partner or member, his declaration is based on all information of which he has any knowledge.

Signature of partner or member \_\_\_\_\_ Date *March 25, 1974*

Signature of preparer other than partner or member *Robert S. Landsman CPA* Preparer's address *7007 Heatherhill Road Bethesda, Maryland 20034* Emp. Ident. or Soc. Sec. No. *52-6118262* Date *March 23, 1974*



Note: Any items specially allocated to the partners should be entered in line 16 of Schedule K instead of being reflected in the numbered lines of page 1 or Schedules D through J. (See General Instruction O)

**Schedule D—CAPITAL GAINS AND LOSSES (See Instructions for Schedule D)**

**Part I Short-term capital gains and losses—assets held 6 months or less**

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	e. Cost or other basis and expense of sale	f. Gain or (loss) (d less e)
1					
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 line 4, Schedule K of Form 1065					

**Part II Long-term capital gains and losses—assets held more than 6 months**

4					
5 Partnership's share of net long-term gain or (loss), including specially allocated items, from other partnerships and from fiduciaries					
6 Capital gain distributions					
7 Net long-term gain or (loss) from lines 4, 5, and 6. Enter here and on line 5, Schedule K of Form 1065					

**Schedule H—INCOME FROM RENTS (If more space is needed Form 4831 may be used)**

a. Kind and location of property	b. Amount of rent	c. Depreciation (explain in Schedule J)	d. Repairs (attach schedule)	e. Other expenses (attach schedule)
Fleetwood Village Apartments - Apartment Project Chillum Road at Eastern Avenue Hyattsville, Maryland	249,563.38	71,938.28	31,287.45	221,200.48
1 Totals	249,563.38	71,938.28	31,287.45	221,200.48
2 Net income (loss) (column b less sum of columns c, d, and e). Enter here and on page 1, line 7				(74,862.83)

**Schedule I—BAD DEBTS (See Instruction 18)**

a. Year	b. Trade notes and accounts receivable outstanding at end of year	c. Sales on account	Amount added to reserve		f. Amount charged against reserve	g. Reserve for bad debts at end of year
			d. Current year's provision	e. Recoveries		
1968.						
1969.						
1970.						
1971.						
1972.						
1973.						

**Schedule J—DEPRECIATION (See Instruction 20)** If more space is needed use Form 4562. Note: If depreciation is computed 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 4832 (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.

a. Group and guideline class or description of property	b. Date acquired	c. Cost or other basis	d. Depreciation allowed or allowable in prior years	e. Method of computing depreciation	f. Life or rate	g. Depreciation for this year
1 Total additional first-year depreciation (do not include in items below). (Enter here and on line 2 of Sch. K)						
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) <i>Per Schedule Attached</i>						71,938.28
5 Totals						71,938.28
6 Less amount of depreciation claimed in Schedules A and H						71,938.28
7 Balance—Enter here and on page 1, line 20						None

**SUMMARY OF DEPRECIATION (Other than Additional First-Year Depreciation)**

	Straight line	Declining balance	Sum of the years-digits	Units of production	Other (specify) <i>Add'l / Year</i>	Total
1 Depreciation from Form 4832						
2 Depreciation from Form 5006						
3 Other	44,442.49	27,385.37			110.42	71,938.28



CNU-23538-2013  
 Greenwood Village Limited Partnership  
 1973

	Initials	Date
Prepared By		
Approved By		

LINE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	LINE NO.
	<i>Other Expenses</i>							
1	Accounting				\$ 2260.00			1
2	Advertising				389.57			2
3	Auto Expense				425.00			3
4	Bank Charges				33.70			4
5	Commission - Rental Agent				800.77			5
6	Collection Fees and Court Costs				1560.12			6
7	Electric				16825.74			7
8	Entertainment and Promotion				56.00			8
9	Extermination				377.10			9
10	Fuel Oil				21207.79			10
11	Gas				2886.02			11
12	General Maintenance				33.50			12
13	Ground Maintenance				59.48			13
14	Insurance				4995.92			14
15	Interest				48023.52			15
16	Janitor Supplies and Hardware				3913.48			16
17	Legal				1200.00			17
18	Office Expense				775.57			18
19	Payroll				26782.96			19
20	Painting				4694.00			20
21	Taxes - General				715.58			21
22	Taxes - Payroll				2019.82			22
23	Taxes - Real Estate				54902.91			23
24	Telephone				864.02			24
25	Trash				3342.50			25
26	Uniforms				491.66			26
27	Water				14079.24			27
28								28
29	<i>Total Other Expenses</i>				\$ <u>221,200.48</u>			29
30								30
	<i>Repairs</i>							
31								31
32								32
33	Air Conditioning and Heating				\$ 7145.11			33
34	Building				146.23			34
35	Electrical				1288.97			35
36	Flooring				1095.00			36
37	Plumbing				4980.54			37
38	Refrigeration				2931.75			38
39	Plastering				1376.75			39
40	Roofing				9510.00			40
41	Stove				227.91			41
42	Venetian Blinds				874.52			42
43	Windows and Doors				1050.67			43
					\$ <u>31,287.85</u>			





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

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer: Mary Hampton 23538-2013-U  
Telephone Number: 301-952-5411 July 29, 2013  
Fax Number: 301-952-4141  
Permit Status: [www.mncppc.org](http://www.mncppc.org)

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

1. This permit is for 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 be 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.***

157,500