

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



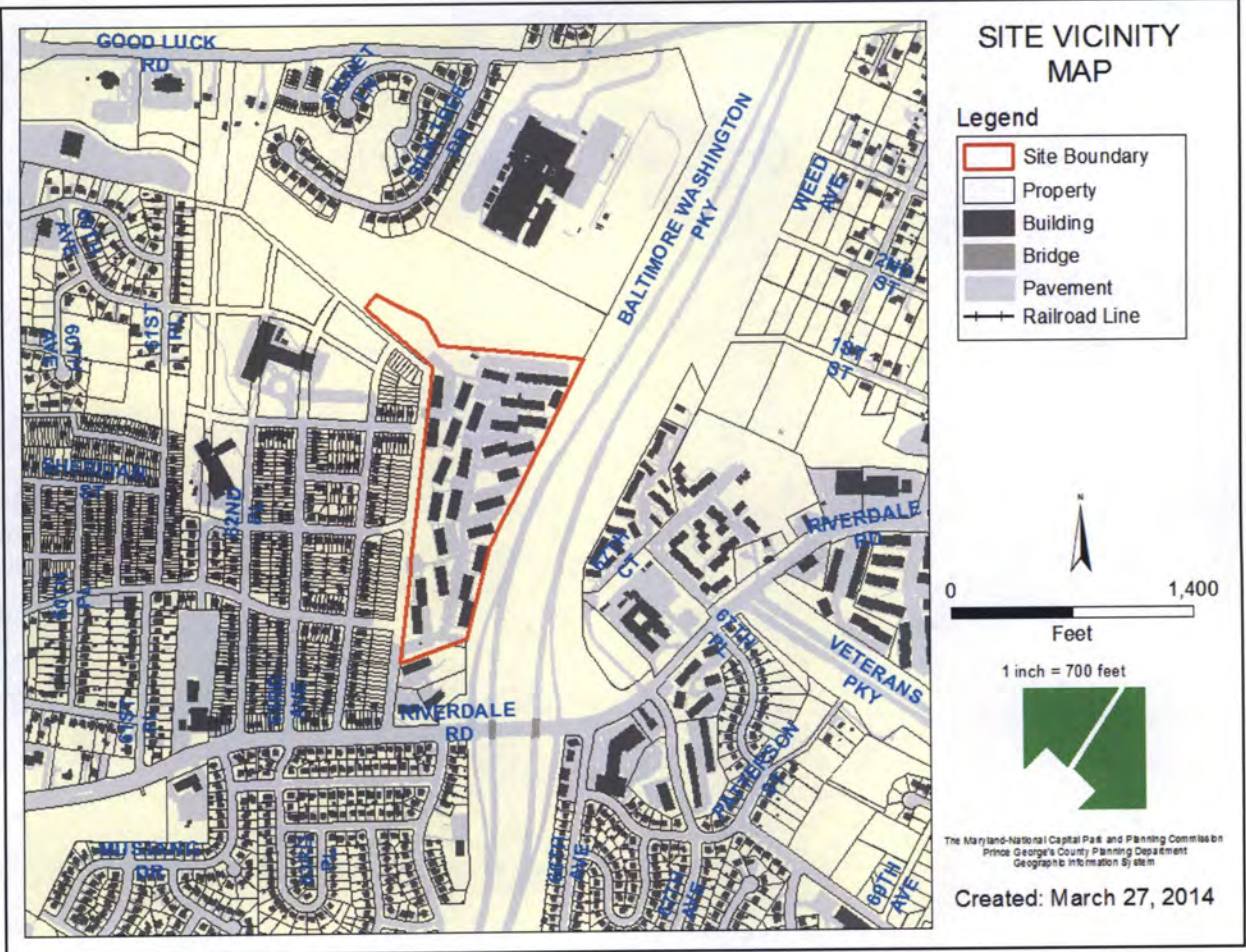
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Certification of Nonconforming Use CNU-4668-14

| Application | General Data | |
|---|------------------------------|-----------------|
| Project Name: Parkview Garden Apartments Location: On 64th Avenue, north of East-West Highway (MD 410) and Riverdale Road. Applicant/Address: Parkview Gardens Associates 7007 Heatherhill Road Bethesda, MD 20817 Property Owner: Same as above | Planning Board Hearing Date: | 07/31/14 |
| | Staff Report Date: | 07/14/14 |
| | Date Accepted: | 06/06/14 |
| | Planning Board Action Limit: | N/A |
| | Plan Acreage: | 24.74 |
| | Zone: | R-18 |
| | Gross Floor Area: | 205,829 sq. ft. |
| | Lots: | N/A |
| | Parcels: | 1 |
| | Planning Area: | 69 |
| | Tier: | Developed |
| | Council District: | 03 |
| | Election District | 19 |
| Municipality: | N/A | |
| 200-Scale Base Map: | 207NE05 | |

| Purpose of Application | Notice Dates | |
|--|------------------------|----------|
| Certification of a nonconforming use for a 592-unit multifamily apartment building in the R-18 Zone. | Informational Mailing | 04/03/14 |
| | Acceptance Mailing: | 06/02/14 |
| | Sign Posting Deadline: | 06/30/14 |

| | | | |
|-----------------------------|---------------------------------|--|-------------------|
| Staff Recommendation | | Staff Reviewer: Ivy Thompson Phone Number: 301-952-4326 E-mail: Ivy.Thompson@ppd.mncppc.org | |
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| X | | | |



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board

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

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

SUBJECT: **Certification of Nonconforming Use Application No. CNU-4668-14**

REQUEST: **Certification of a nonconforming use for a 592-unit multifamily apartment building in the R-18 Zone.**

RECOMMENDATION: **APPROVAL**

NOTE:

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

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

FINDINGS

A. **Location and Field Inspection:** The subject property is a 27.74-acre property located on 64th Avenue, north of East-West Highway (MD 410), in Riverdale, Maryland. Parkview Apartments is a 27-building, 592-unit, multifamily apartment development. The property is zoned Multifamily Medium Density Residential (R-18). Vehicular access to the development is via 64th Avenue and Brier Boulevard. There are pedestrian walkways throughout the development. The existing asphalt parking lot provides a total of 701 parking spaces. The property has access to public transit service for residents. Under current regulations, three loading spaces are required, but none are provided.

B. **Development Data Summary:**

| | EXISTING | PROPOSED |
|---------------------|-------------------------|------------------|
| Zone | R-18 | Unchanged |
| Acreage | 27.741 | Unchanged |
| Use(s) | Multifamily Apartments | Unchanged |
| Site Density | 29.46 d.u./a | Unchanged |
| Bedroom Percentages | | |
| Parcel A | | |
| 1 Bedroom | 203(34.5%) | Unchanged |
| 2 Bedroom | 329 (55.5%) | |
| 3 Bedroom | 60 (10%) | |
| Lot Coverage | 16,000 s.f./d.u. | Unchanged |
| Parcel A | 1,077,773 s.f./12 d.u. | |

C. **History:** The Parkview Apartments were constructed as a 592-unit apartment complex between 1960 and 1963 at a density of 24 dwelling units per acre. There are a total of 701 parking spaces provided. The complex became nonconforming on October 1, 1968 when bedroom percentages were adopted, and again on May 6, 1975 when the R-18 Zone density changed to 12 dwelling units per acre. The site plan includes a table that indicates the Zoning Ordinance requirements 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. There are no previously issued use and occupancy permits for the apartment complex. The Parkview Apartment complex recently changed ownership, which requires a renewal of the use and occupancy permit. The applicant applied for a use and occupancy permit 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, 592-unit, multifamily apartment complex that was built between 1960 and 1963. Because development regulations were changed or adopted after the apartment use was lawfully established, the complex became nonconforming. The nonconforming status began when the density requirements were changed in the R-18 Zone. Based on the current standard of 12 dwelling units per acre for the R-18 Zone, only 333 dwelling units are permitted. The apartment complex, however, has 592 dwelling units, which is what was permitted according to the regulations in place at the time of construction between 1960 and 1963.

E. **Surrounding Uses:** The site is surrounded by the following uses:

North— Undeveloped property zoned Reserved Open Space (R-O-S).

West— 64th Avenue and developed residential properties zoned One-Family Detached Residential (R-55).

East— Baltimore-Washington Parkway (MD 295).

South— Developed property with commercial uses zoned Townhouse (R-T).

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 Parkview Apartment community was constructed between 1960 and 1963. When the applicant (the new property owner) applied for a use and occupancy permit in 2014, the Planning Information Services staff could not verify that the Parkview Apartments were built in accordance with requirements in effect at the time of construction because the original use and occupancy permit records were not available. Therefore, in accordance with Section 27-244(f), the Planning Board must determine whether, in fact, the use was legally established prior to the date it became nonconforming and that it has been in continuous operation since that time.

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

1. Maryland-National Capital Park and Planning Commission (M-NCPPC) aerial maps for 2011, 2009, 2007, 2006, 2005, 2000, 1998, 1993, 1984, 1980, 1977 and 1965 (Exhibit A).
2. Maryland State Department of Assessments and Taxation property record, which notes the sale of the property on February 4, 1983 (Exhibit B).
3. Prince George’s County Department of Environmental Resources (DER) rental licenses dated June 24, 2008, June 24, 2008, and June 24, 2012 (Exhibit C).
4. Apartment Income and Expense questionnaires submitted to Prince George’s County for the years 1986–2012 (Exhibit D).
5. A letter from resident Mr. Sherman Lee citing he has lived at the subject property for 28 years (Exhibit E).
6. Income tax returns for the years 1983–1985 and 1992–1993 (Exhibit F).
7. A site plan prepared by Ben Dyer & Associates (Exhibit G).

DISCUSSION

The evaluation of the Parkview Apartments is based on the zoning in place at the time of development construction between 1960 and 1963 and a separate evaluation of the current R-18 zoning requirements of the property. The development exceeds the current allowable density of 12 dwelling units per acre in the R-18 Zone (which changed May 6, 1975), and the allowable bedroom percentages for two- and three-bedroom units (which became effective October 1, 1968); hence, the request for certification of a nonconforming use. The property has a total of 592 multifamily dwelling units. The allowable density on the subject site, per the R-18 Zone imposed at the time of construction, was

23.9 dwelling units per acre on a total of 24.74 acres. The current allowable density is 12 dwelling units per acre. While the subject property does exceed the bedroom percentages for two- and three-bedroom units, Section 27-419 of the Zoning Ordinance does not require a special exception for existing multifamily dwellings that exceed bedroom percentages if there is no increase in the exterior dimensions of the building. No physical changes to the property are proposed. Therefore, it is in compliance. Vehicular access to the development is provided via University Boulevard and pedestrian walkways throughout the complex. A total of 701 parking spaces are provided. Three loading spaces are required, but not provided because it was not required per the zoning in place at the time of construction.

In staff's opinion, the above evidence, which consists of M-NCPPC aerial maps dating back to 1965; a Maryland State Department of Assessments and Taxation property record noting the sale of the property on February 4, 1983; Prince George's County DER rental licenses dated June 24, 2008, June 24, 2008, and June 24, 2012; Apartment Income and Expense questionnaires submitted to Prince George's County for the years 1986-2012; a site plan prepared by Ben Dyer & Associates; and income tax returns for the years 1983-1985 and 1992-1993, supports the applicant's claim that the Parkview Apartment complex has been in continuous operation since being constructed between 1960 and 1963. The site was developed in compliance with the zoning requirements when it was constructed, not the current 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 Parkview Apartments, was not subjected to the requirements of the Zoning Ordinance when constructed between 1960 and 1963. There is also no evidence to suggest a lapse of continuous multifamily dwelling apartment use since 1968 or 1975 when the use became nonconforming. Therefore, it is recommended that Certification of Nonconforming Use Application No. CNU-4668-14 be APPROVED as a certified nonconforming use.

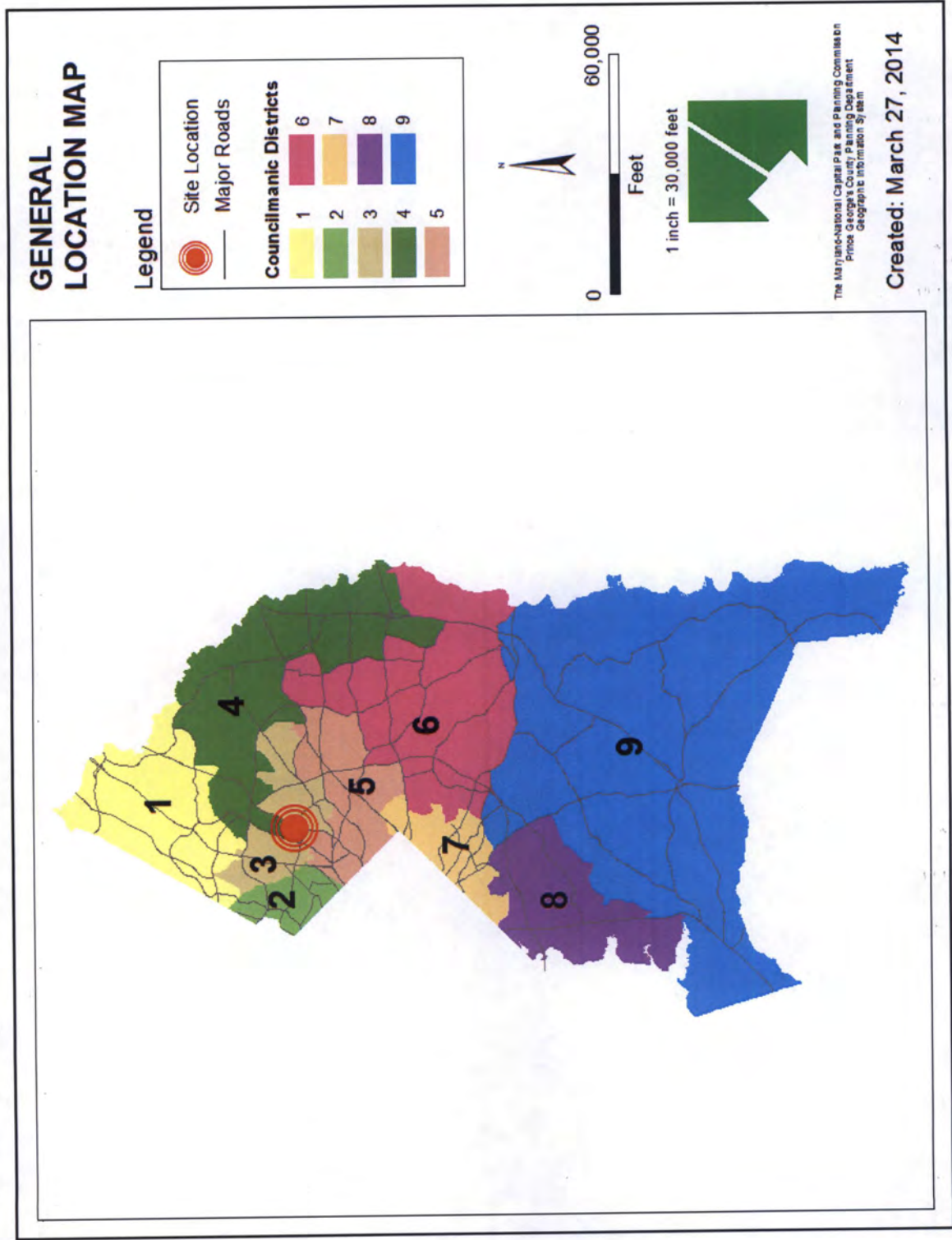
ITEM:

CASE: CNU-4668-14

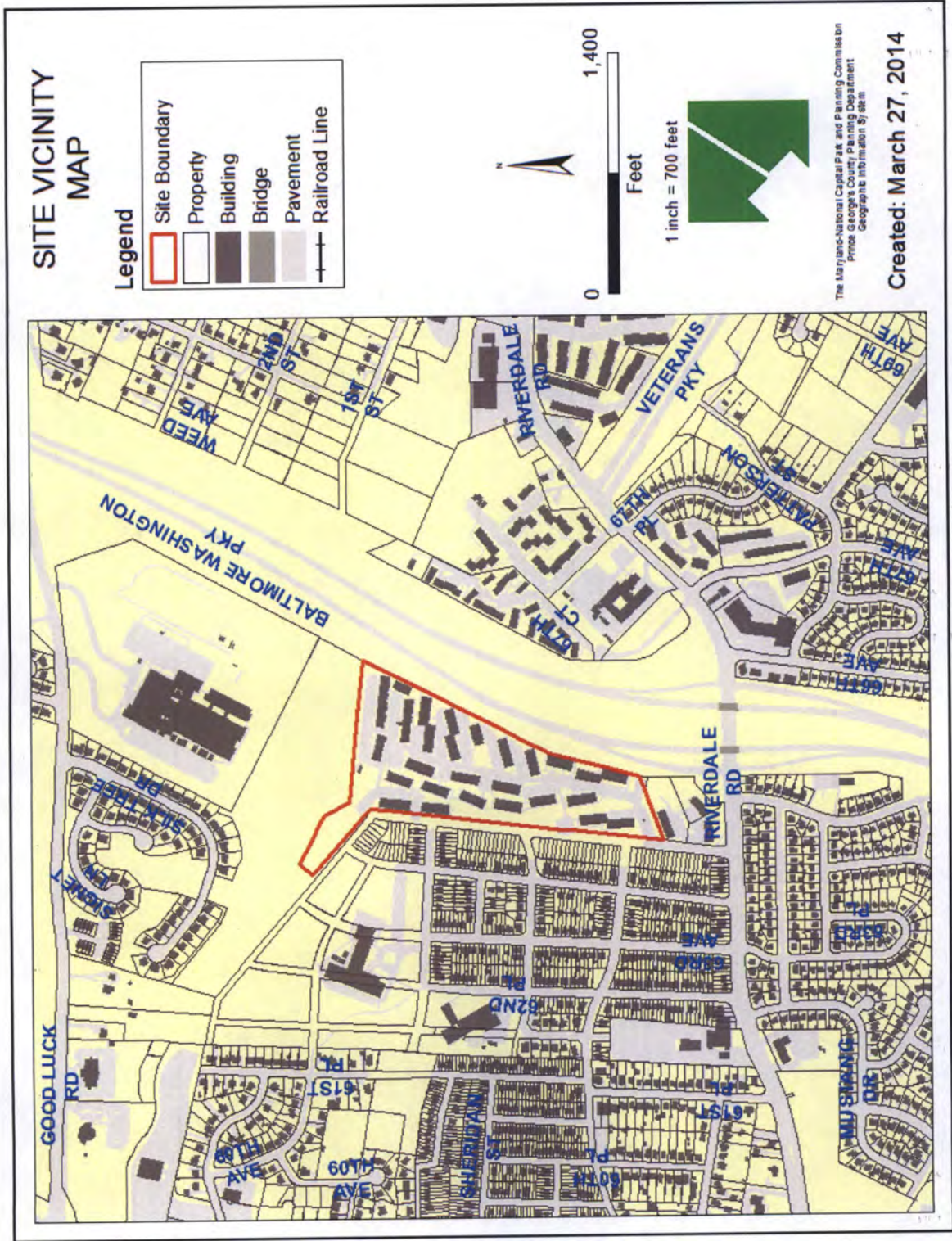
PARKVIEW GARDEN APARTMENT



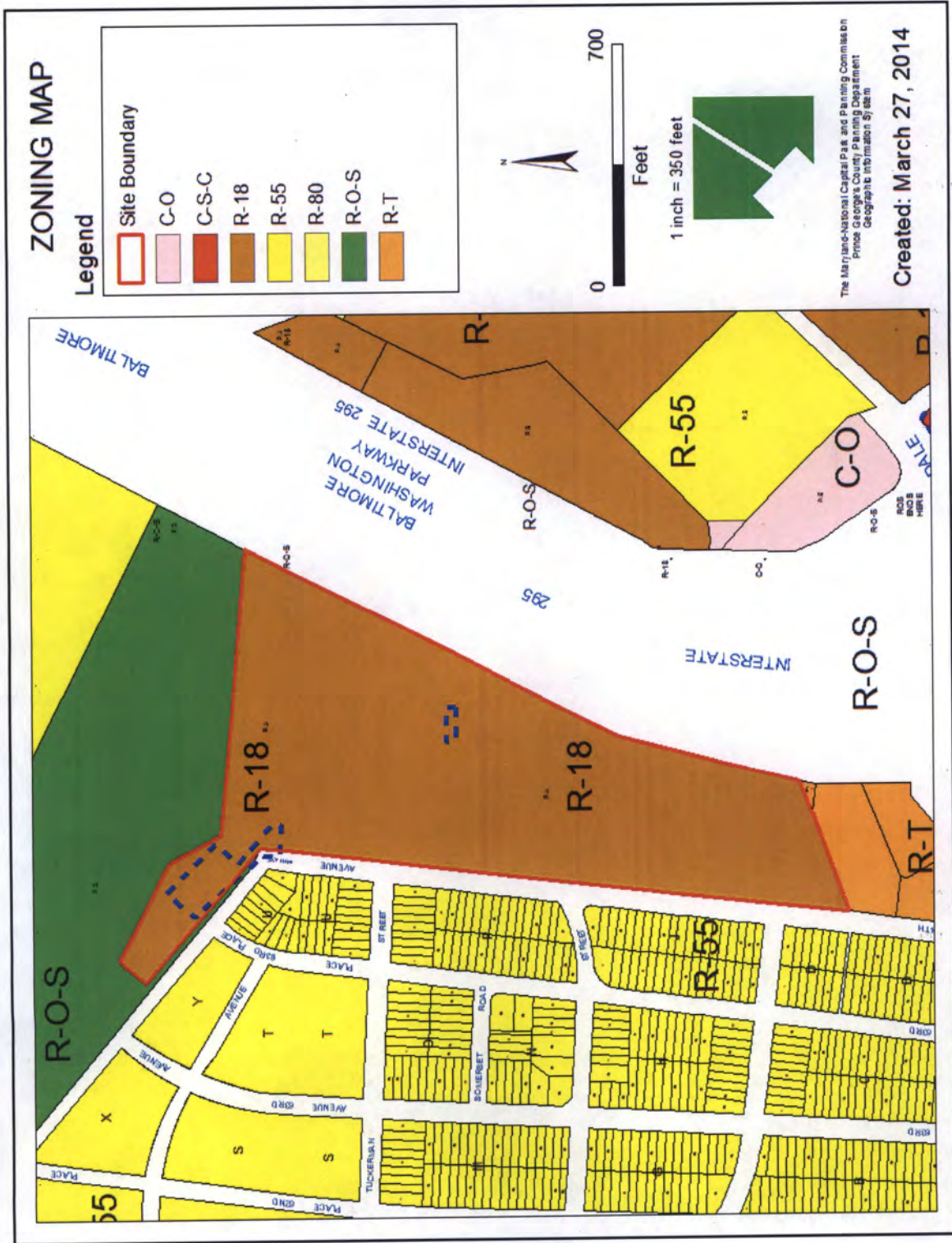
GENERAL LOCATION MAP



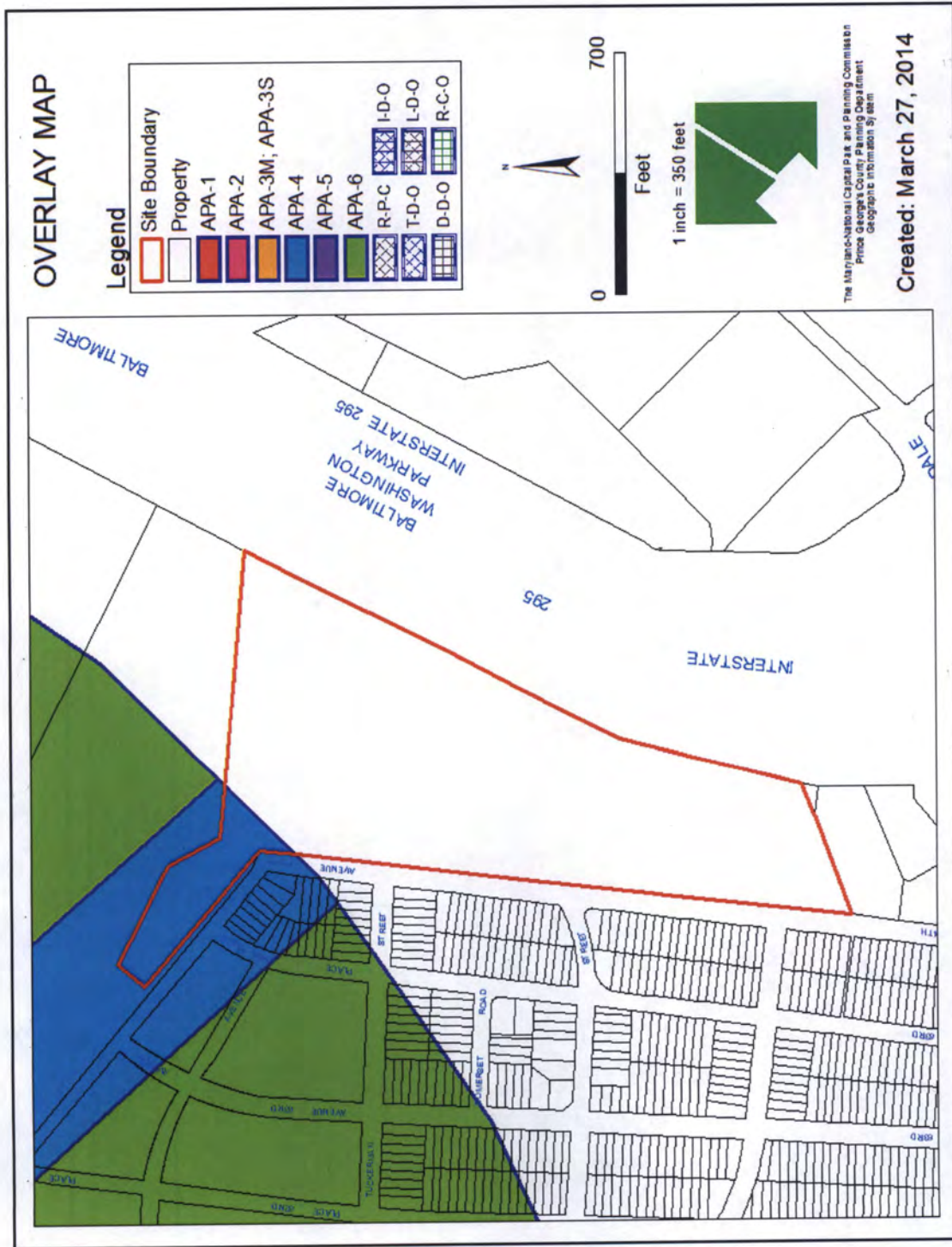
SITE VICINITY



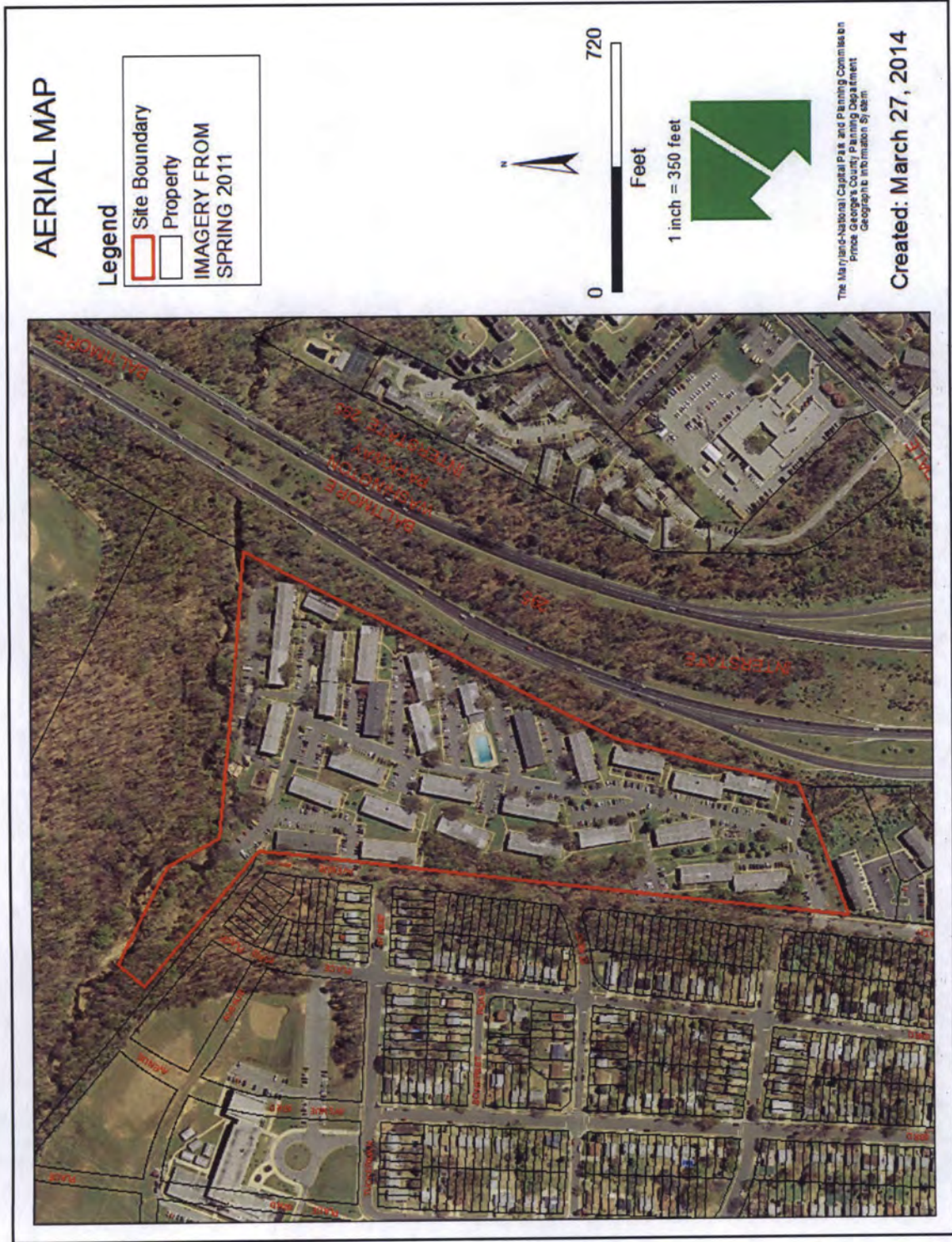
ZONING MAP



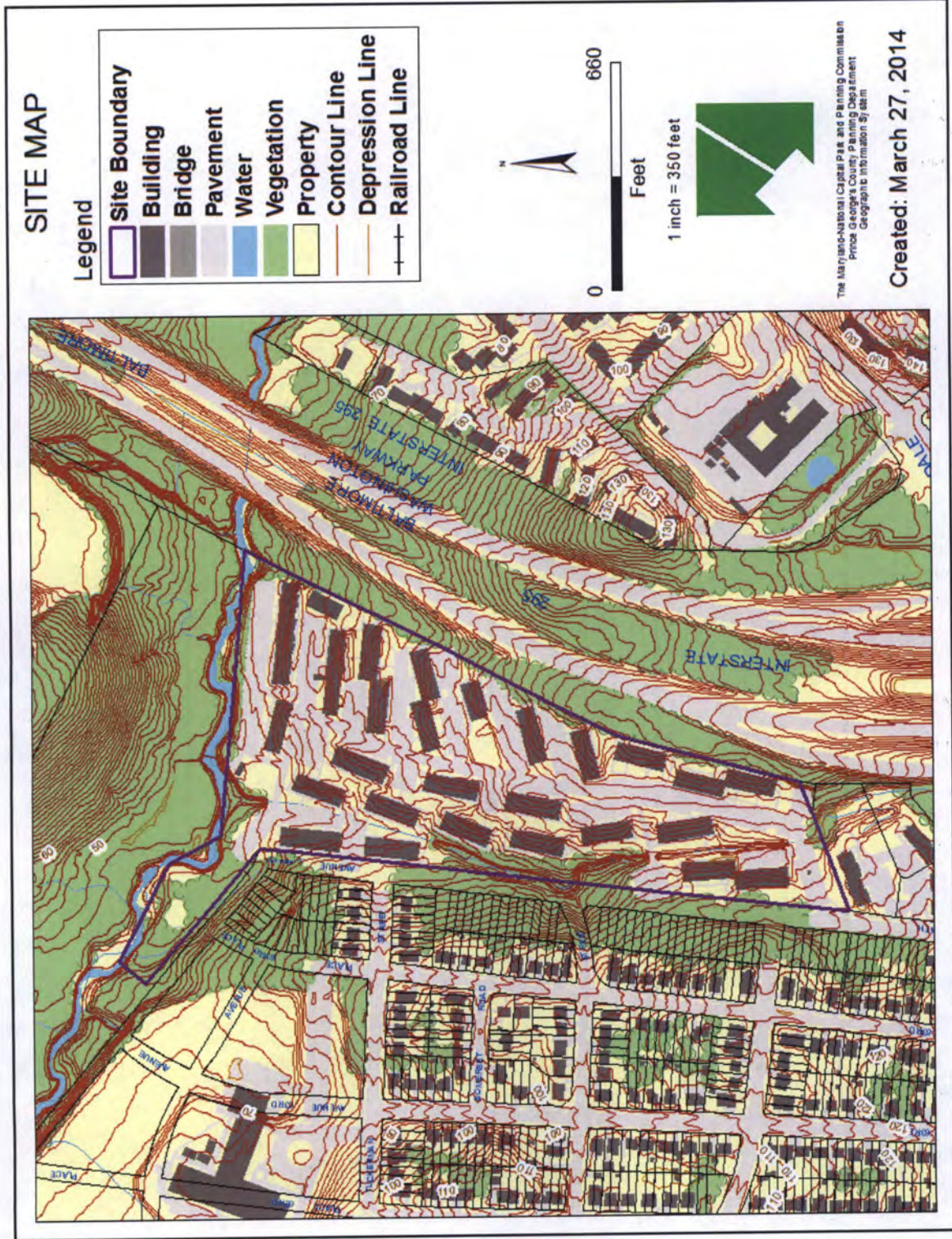
OVERLAY MAP



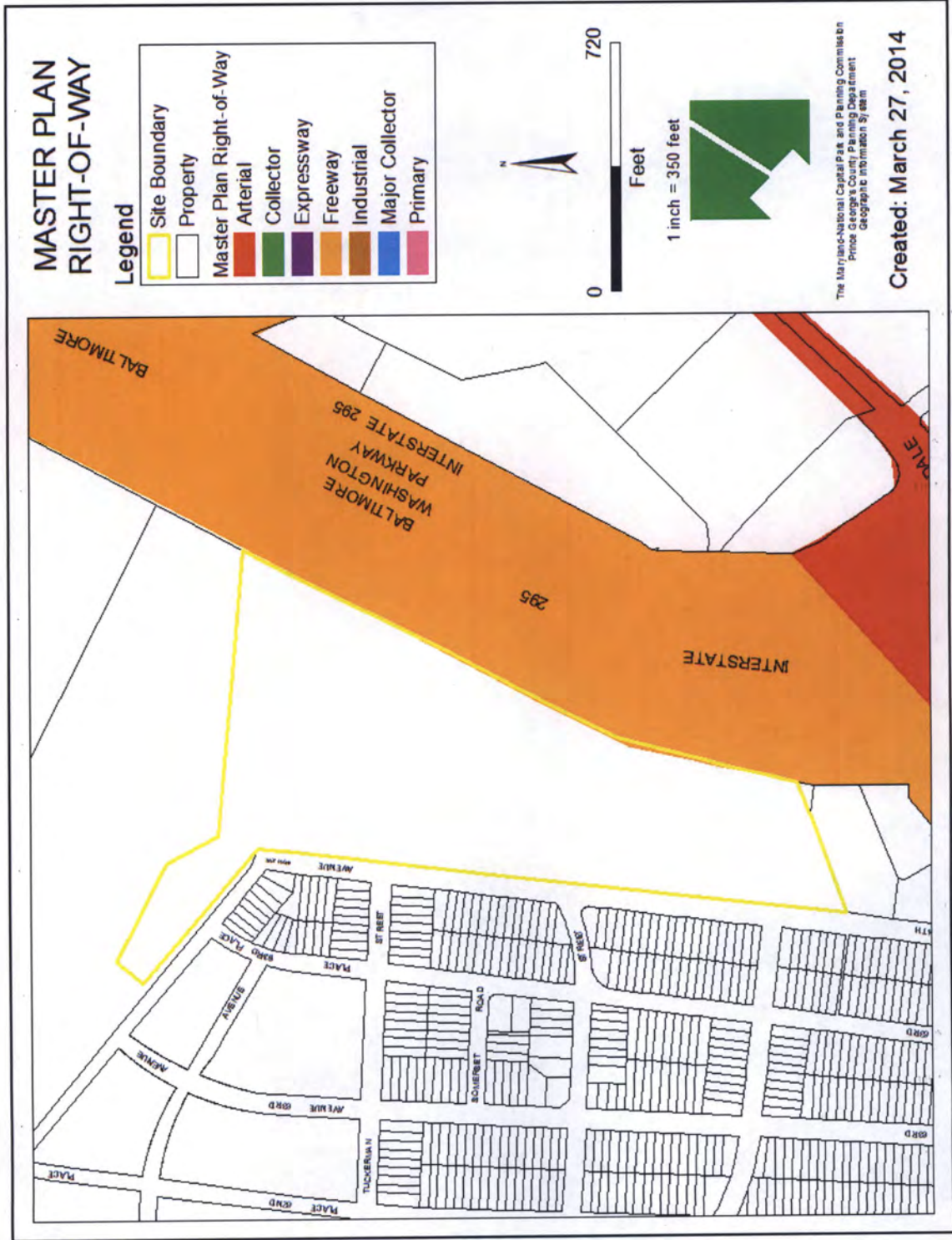
AERIAL MAP



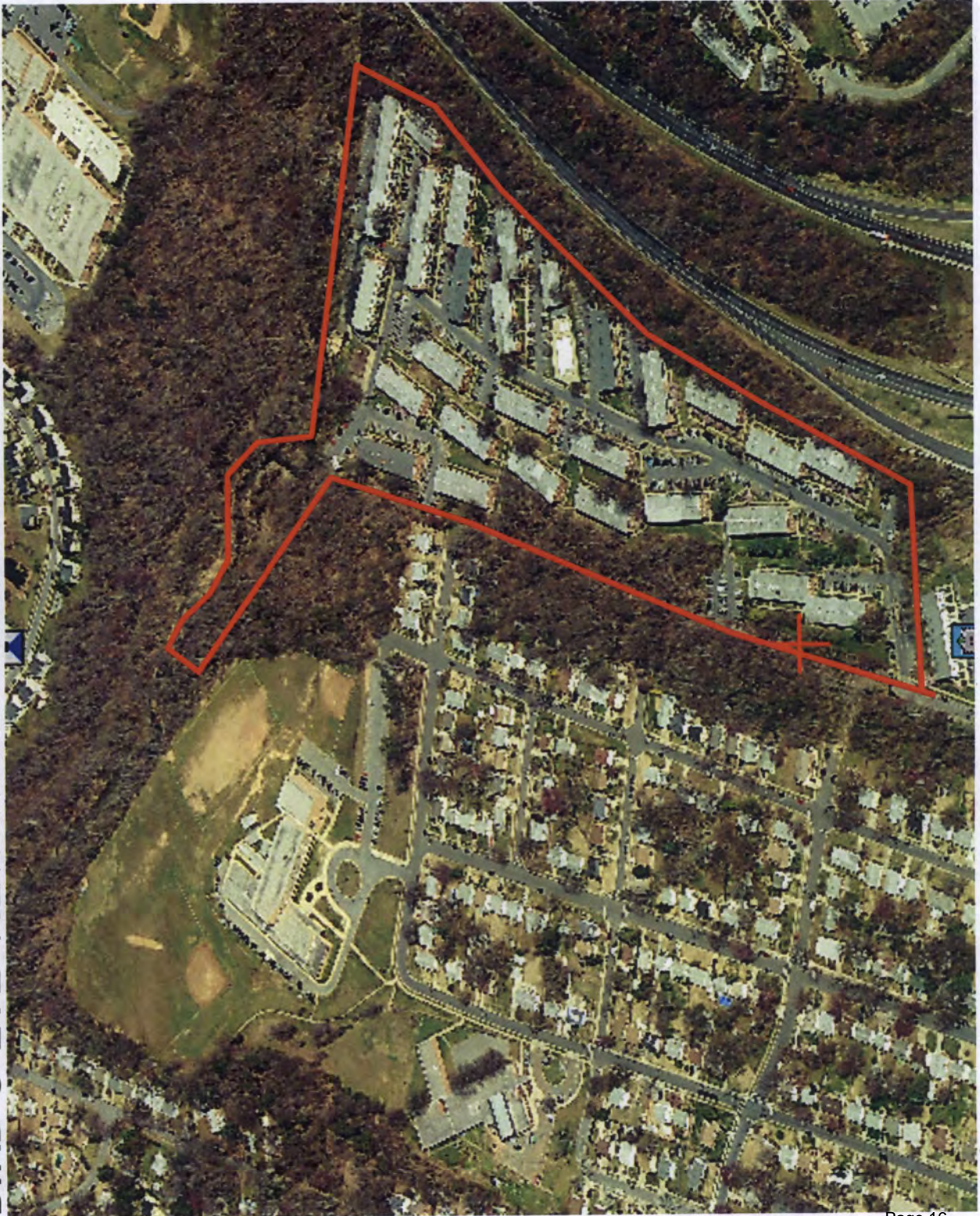
SITE MAP



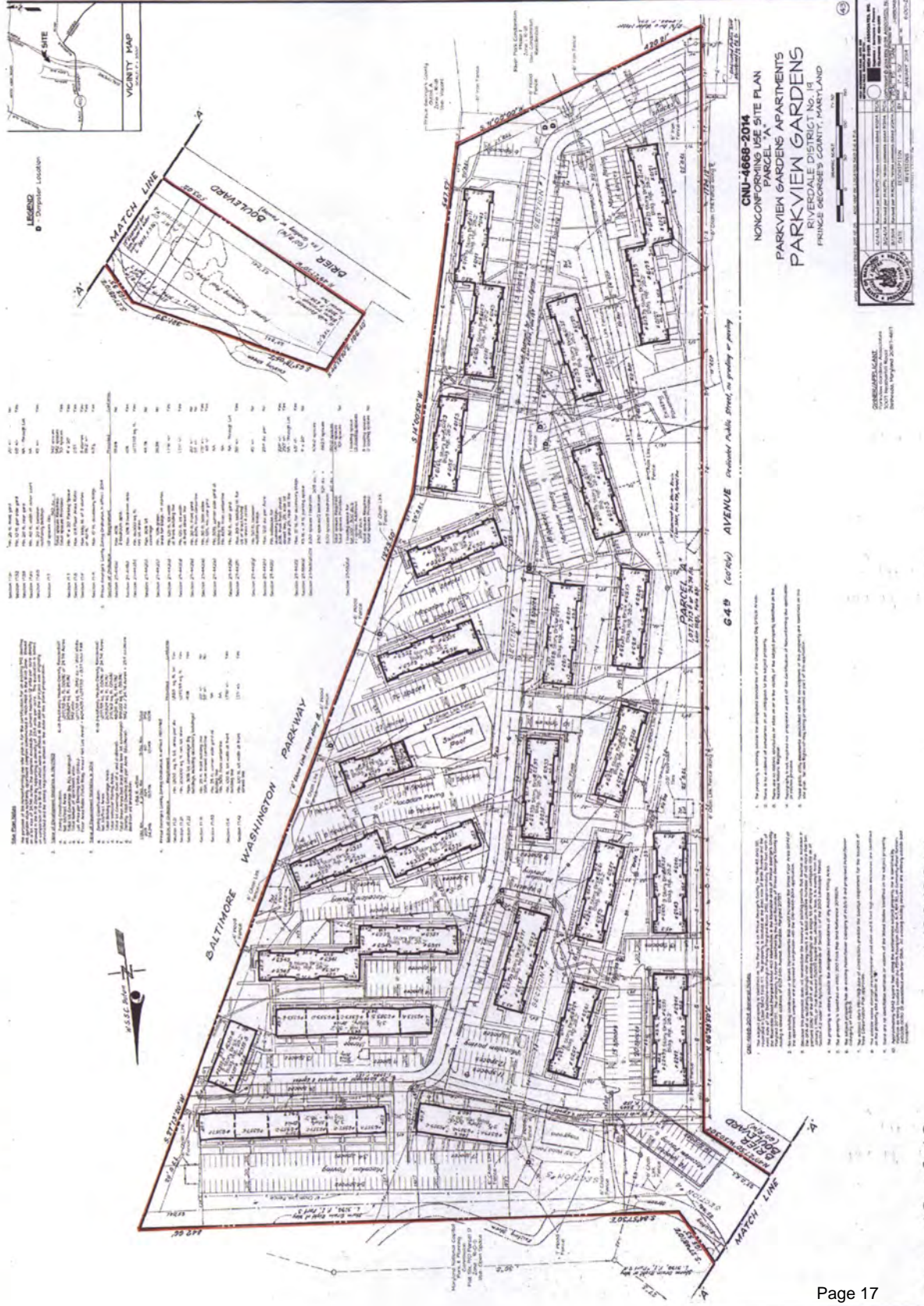
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN





Statement of Justification

Parkview Gardens

Non-Conforming Use Certification

CNU - 4668-2014

AMENDED

I. Location

The subject property is a 24.741+ acres property located on 64th Avenue, north of East West Highway, in Riverdale, Maryland.

II. Zoning

The property is zoned R-18.

III. Development Data

Parkview Gardens contains 592 apartments. The complex was constructed between 1960 & 1963 according to the M-NCPPC permit reviewer.

There are 203 one bedroom apartments.

There are 329 one bedroom with den/two bedroom apartments.

There are 60 three bedroom apartments.

The apartments exceed the current maximum density of the R-18 zone, which is 12 units per acre by providing a density of 23.9 dwelling units/acre.

The apartments exceed the current bedroom percentage regulations by providing 55.5% two bedroom units and 10.1% three bedroom units.

IV. Permit History

There is no prior use & occupancy permit for Parkview Gardens. Use & occupancy permit number 4668-2014-00 is pending. Rental housing license M-0170 was issued by Prince George's County on:

- A. June 24, 2008
- B. June 24, 2010
- C. June 24, 2012

A FOIA to Prince George's County revealed no additional permit history.

V. Request

The applicant requests certification of an existing 592-unit, multifamily, garden-style apartment complex that was built between 1960 & 1963. Because development regulations were changed or adopted after the apartment use was lawfully established, the complex became nonconforming as no prior use & occupancy permit exists for the apartments, by Section 27-244 of the Prince George's County Zoning Ordinance Planning Board review is necessary.

VI. Surrounding Uses

The site is surrounded by the following uses:

North – Undeveloped Property

East – Baltimore-Washington Parkway

South – East West Highway

West – 64th Avenue

VII. Certification Requirements

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

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

(a) In general.

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

(b) Application for use and occupancy permit

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

- (B) Evidence that the nonconforming use has not ceased to operate for more than 180 consecutive calendar days between the time the use became nonconforming and the date when the application is submitted, or that conditions of non-operation for more than 190 consecutive calendar days were beyond the applicant's and/or owner's control, were for the purpose of correcting Code violations, or were due to the seasonal nature of the use:
- (C) Specific data showing:
 - (i) The exact nature, size, and location of the building, structure, and use:
 - (ii) A legal description of the property; and
 - (iii) The precise location and limits of the use on the property and within any building it occupies
- (D) A copy of a valid use and occupancy permit issued for the use prior to the date upon which it became a nonconforming use, if the applicant possess one.

VIII. Analysis

According to M-NCPPC permits, the apartments were constructed between 1960 & 1963. When the applicant applied for a use and occupancy permit in 2014, the M-NCPPC staff could not verify that the apartments were built in accordance with requirements in effect at the time of construction because the original use and occupancy permit records were not available. Therefore, in accordance with Section 27-244(f), the Planning Board must determine whether, in fact, the use was legally established prior to the date it became nonconforming and that it has been in continuous operation since that time.

The following documentary evidence in support of the application:

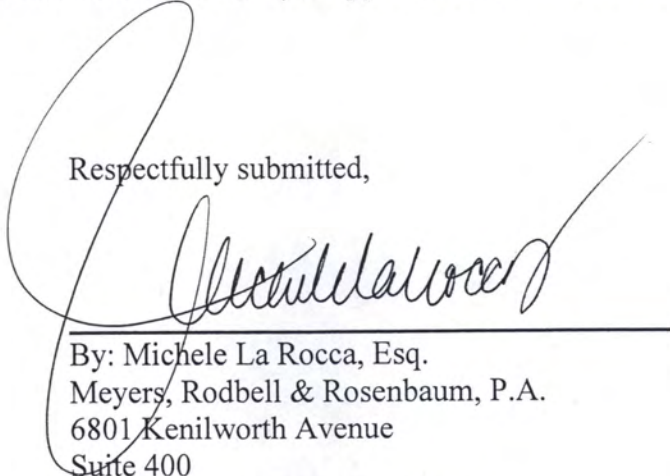
1. M-NCPPC aerial maps
2. Maryland State Department of Assessments and Taxation Property record, which notes the sale of property on June 1, 1973
3. Prince George's County Rental Housing Licenses
4. Apartment Income and Expense questionnaires submitted to Prince George's County
5. A site plan prepared by Ben Dyer & Associates
6. A letter from WSSC citing the meter installation date and a continuous service statement *not provided*
7. Income tax returns

CNU-4668-2014

IX. Conclusion

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

Respectfully submitted,

A large, stylized handwritten signature in black ink, appearing to read 'Michele La Rocca', is written over a horizontal line. The signature is fluid and cursive, with a large initial 'M'.

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



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

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer: Mary Hampton 4668-2014-U
 Telephone Number: 301-952-5411 February 24, 2014
 Fax Number: 301-952-4141
 Permit Status: www.mncppc.org

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

1. This permit is for the certification of nonconforming of an existing 592 dwelling unit apartment complex is the R-18 Zone. The apartments were constructed between 1960 and 1963. The apartments exceed the current maximum density of the R-18 Zone, which is 12 units per acre, by providing a density of 23.9 du/acre. They also exceed bedroom percentages by providing 55.5% two bedroom units and 10.1% three bedroom units. Therefore certification of nonconforming use will be required. If a copy of a prior issued use and occupancy permit for the apartments or rental office is provided with the submittal package, an administrative review may be pursued. Otherwise the application must be submitted to Edward Holley for a Planning Board review. *3/21/14 – This comment is still outstanding per revised plans. 3/27/14 – This comment is still outstanding per revised plans.*

2. The site plan must be revised to remove any structures that encroach into 64th Ave and Outlot A to the south. If the property owner of the apartments owns Outlot A then then bearing and distances must be provided and this area must be included in the overall tract area. However it is zoned R-T, was not included in the original limits of the apartments shown on the building permit site plans, and should not be included in the density calculations. *3/21/14 – Per revised plans all encroachments have been removed except for the fence that is within 64th Ave/Brier Blvd, northwest of building 6245-6351. 3/27/14 – OK per revised plans.*

3. The access to the parking lot just north of building 6125-6139 is only 10 feet in width. This is not adequate for two way access. This parking lot was not shown on the approved site plans. *3/21/14 – OK per revised plans. The parking spaces have been removed and the area is labeled as existing pavement.*

4. The site plan notes indicate that the parking spaces are 9' x 20' however the parking spaces nor drive isles are dimensioned on the site plan except for 2 parking lots and these spaces do not scale 9' x 20'. The parking spaces and drive isles must be dimensioned on the plan so that the number of parking spaces can be correctly indicated in the site plan notes. Per this site plan a total of 592 spaces required and 795 are provided. *3/21/14 – Per revised plans the parking spaces and dimensions have been provided. The last parking space in the row of the 7 parking spaces south of building 6145-6171 must be removed as it does not provide adequate access of 18 feet. In addition, the width of gate across the parking lot south of building 6121-6143 must be provided. Otherwise all other parking spaces and drive isles are OK. I emailed the comments to Michele LaRocca and Francis Silberholz. 3/27/14 – OK per revised plans. The parking space has been deleted and two 12 foot gates have been labeled.*

I emailed the comments to Andy Facchina.

CNU-4668-2014



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

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

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

3/27/14 – I emailed the revised comments to Michele LaRocca and Francis Silberholz.

PRINCE GEORGE'S COUNTY PERMIT **CNU-4668-2014**

ISSUANCE DATE: _____ EXPIRATION DATE: _____
 DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
 PERMITTING AND LICENSING DIVISION
 PERMITTING CENTER
 9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774

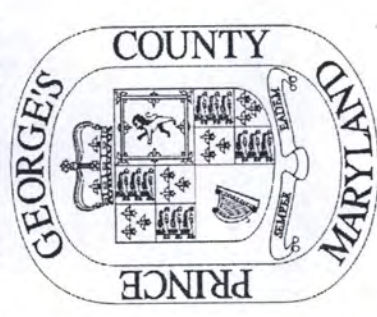
PROPERTY OWNER
 PARKVIEW GARDENS ASSOCIATES
 7007 HEATHERHILL RD
 BETHESDA, MD 20817
 (301) 773-3230

OCCUPANT
 PARKVIEW GARDENS LTD PARTNERSHIP
 6123 64TH AVE
 RIVERDALE, MD 20737

CONTRACTOR

ARCHITECT

LICENSE NUMBER: _____



Notice!
 This is NOT your Use and Occupancy Permit.

TYPE OF PERMIT: DPE UOW
WORK DESCRIPTION: NEW OWNER - APARTMENT
EXISTING USE: APARTMENTS
USE (DER PROPOSED): APARTMENTS
SUBDIVISION: PARKVIEW GARDENS
OWNERSHIP: HEIGHT FT: _____
LIBER: 05640 WIDTH FT: _____
FOLIO: 917 DEPTH FT: _____
ED/ACCT NO.: 19 / 2163046 NO STORIES: _____
LOT: DWELL UNITS: _____
BLOCK: PARKING SP: _____
TAX MAP: LIVE LOAD: 043
SCD: USE GROUP: _____
Conditions TYPE CONST: _____

ELECTRICITY: _____
 CENTRAL A/C: _____
ELEVATOR: _____
ESCALATOR: _____
BASEMENT: _____
BOILER NUMBER: N
CBCA: N
HISTORICAL: _____
SIGN NUMBER: _____

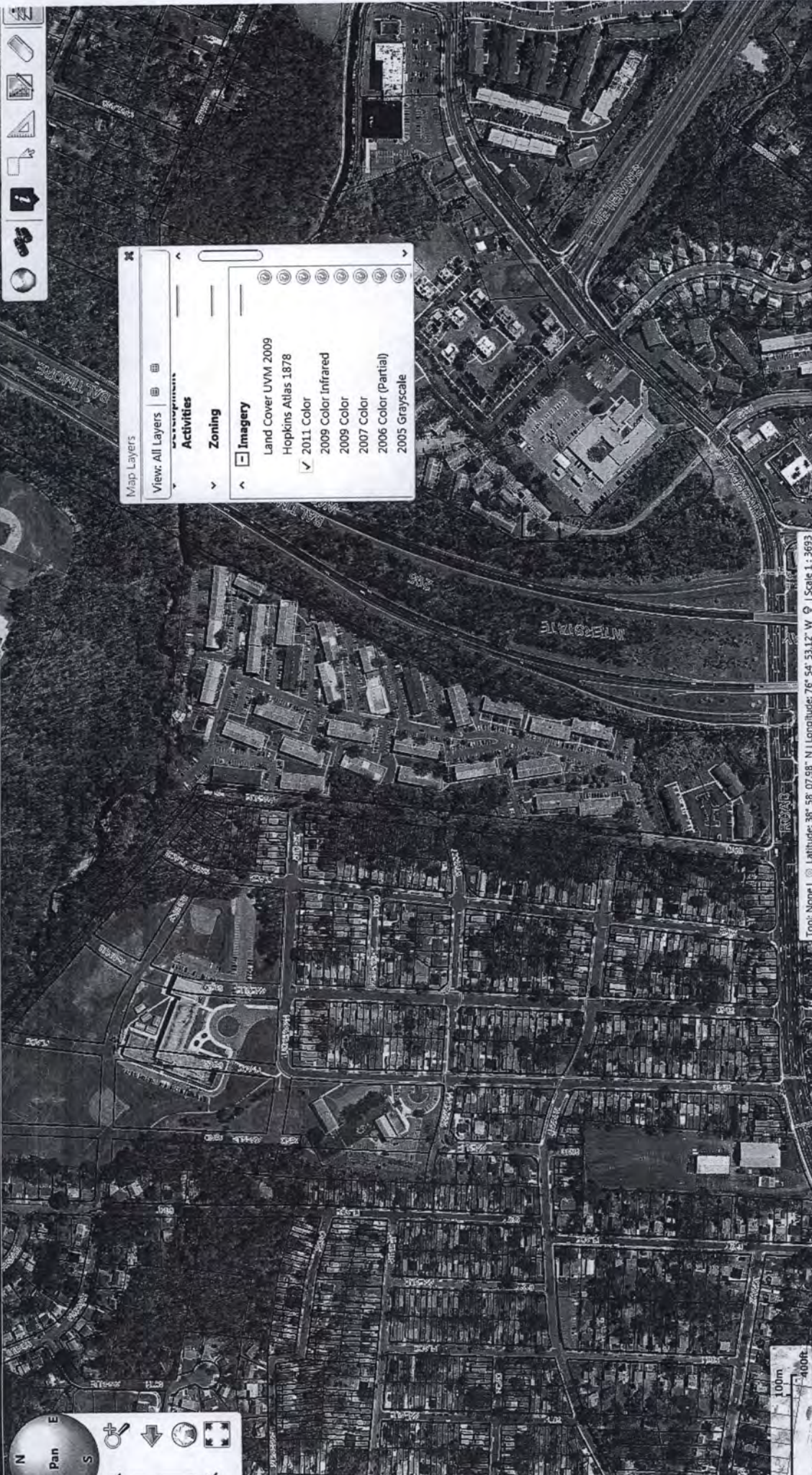
OCCUPANCY LOAD: _____
SITE CERTIFICATE: _____
STRUCTURE CERT: _____
SEWER: _____
WATER: _____
HEATING: _____
PARCEL: _____

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

 Haitham A. Hijazi

| | | | | |
|--------------------|--------|------------|----------|---------------|
| BUILDING INSPECTOR | HEALTH | ELECTRICAL | PLUMBING | FIRE MARSHALL |
|--------------------|--------|------------|----------|---------------|

INSPECTION APPROVALS



2011

PGAtlas - Advanced Mapping



Map Layers

View: All Layers

- Property
- Development Activities
- Zoning
- Imagery
 - Land Cover UVM 2009
 - Hopkins Atlas 1878
 - 2011 Color
 - 2009 Color Infrared
 - 2009 Color
 - 2007 Color

Scale 1: 3786
 Longitude 76° 54' 20.46" W
 Latitude 38° 58' 00.50" N

Site © 2012 | Maps and Data © 2012 The Maryland-National Capital Park and Planning Commission | Graphics Credits

2009

PGAtlas - Advanced Mapping



2007

PGAtlas - Advanced Mapping



Map navigation controls including a compass, a 'Pan' button, and zoom in/out icons.

Map Layers

View: All Layers

- Land Cover UVM 2009
- Hopkins Atlas 1878
- 2011 Color
- 2009 Color Infrared
- 2009 Color
- 2007 Color
- 2006 Color (Partial)
- 2005 Grayscale
- 2005 Color
- 2000 Grayscale
- 2000 Color
- 1998 Grayscale
- 1998 Color

Tool: None | Latitude: 38° 58' 00.87" N | Longitude: 76° 54' 27.38" W | Scale 1: 3786

Site © 2012 | Maps and Data © 2012 The Maryland-National Capital Park and Planning Commission | Graphics Credits

Map navigation toolbar with icons for home, back, forward, search, and other functions.

2006

PGAtlas - Advanced Mapping



Map Layers

View: All Layers

- Land Cover UVM 2009
- Hopkins Atlas 1878
- 2011 Color
- 2009 Color Infrared
- 2009 Color
- 2007 Color
- 2006 Color (Partial)
- 2005 Grayscale
- 2005 Color
- 2000 Grayscale
- 2000 Color
- 1998 Grayscale
- 1998 Color

Tool: None | Latitude: 38° 58' 02.35" N | Longitude: 76° 54' 03.99" W | Scale 1 : 3786
 Site © 2012 | Maps and Data © 2012 The Maryland-National Capital Park and Planning Commission | Graphics Credits

2005

PGAtlas - Advanced Mapping



Map Layers

View: All Layers

- Lano Cover LVM 2009
- Hopkins Atlas 1878
- 2011 Color
- 2009 Color Infrared
- 2009 Color
- 2007 Color
- 2006 Color (Partial)
- 2005 Grayscale
- 2005 Color
- 2000 Grayscale
- 2000 Color
- 1998 Grayscale
- 1998 Color

Tool: None | Latitude: 38° 57' 54.61" N | Longitude: 76° 54' 01.46" W | Scale 1 : 3786

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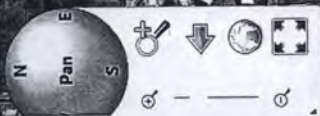
2000



Map Layers

View: All Layers

- 2005 Grayscale
- 2005 Color
- 2000 Grayscale
- 2000 Color
- 1998 Grayscale
- 1998 Color
- 1993 Grayscale
- 1984 Grayscale
- 1980 Grayscale
- 1977 Grayscale
- 1965 Grayscale
- 1938 Grayscale
- 1861 Martenet Map



Top: None | Latitude: 38° 57' 56.43" N | Longitude: 76° 54' 02.00" W | Scale 1 : 3786



1998

PGAtlas - Advanced Mapping



- Map Layers
- View: All Layers
- 2005 Grayscale
 - 2005 Color
 - 2000 Grayscale
 - 1998 Grayscale
 - 1998 Color
 - 1993 Grayscale
 - 1984 Grayscale
 - 1980 Grayscale
 - 1977 Grayscale
 - 1965 Grayscale
 - 1938 Grayscale
 - 1961 Martenet Map

Tool: None | Latitude: 38° 58' 03.48" N | Longitude: 76° 53' 55.71" W | Scale 1 : 3786

Site © 2012 | Maps and Data © 2012 The Maryland-National Capital Park and Planning Commission | Graphics Credits

1993

PGAtlas - Advanced Mapping



Top: None | © Latitude: 38° 58' 03.57" N | Longitude: 76° 53' 54.04" W | Scale 1 : 3786

Site © 2012 | Maps and Data © 2012 The Maryland-National Capital Park and Planning Commission | Graphics Credits

1984



Tool: None | Latitude: 38° 57' 51.38" N | Longitude: 76° 54' 18.94" W | Scale 1 : 3786
 Site © 2012 | Maps and Data © 2012 The Maryland-National Capital Park and Planning Commission | Graphics Credits

1980

PGAtlas - Advanced Mapping



Map Layers

View: All Layers

- 2005 Grayscale
- 2005 Color
- 2000 Grayscale
- 2000 Color
- 1998 Grayscale
- 1998 Color
- 1993 Grayscale
- 1984 Grayscale
- 1980 Grayscale
- 1977 Grayscale
- 1965 Grayscale
- 1938 Grayscale
- 1861 Martenet Map

Tool: None | Latitude: 38° 57' 51.25" N | Longitude: 76° 54' 18.86" W | Scale 1 : 3786

Site © 2012 | Maps and Data © 2012 The Maryland-National Capital Park and Planning Commission | Graphics Credits

1977

Map Layers

View: All Layers

- 2000 Grayscale
- 2000 Color
- 1998 Grayscale
- 1998 Color
- 1993 Grayscale
- 1984 Grayscale
- 1980 Grayscale
- 1977 Grayscale
- 1965 Grayscale
- 1938 Grayscale
- 1861 Martenet Map

Administrative



Site © 2012 | Maps and Data © 2012 The Maryland-National Capital Park and Planning Commission | Graphics Credits

Took None | Latitude: 38° 57' 50.86" N | Longitude: 76° 54' 18.90" W | Scale 1 : 3786

Log In News Contact Links Help

10:10 AM 5/15/2014

1965

CNU-4668-2014

PGAtlas

Created on 12/9/2013

6121 64th Ave, Riverdale, MD 20737

| | | | | |
|------------------------------------|-------------------|--|------------------------|-------------------|
| Tax Account | | Property Description | | |
| 2163061 | | PT PAR A EQ 1.7355 AC FRONTING 129.93FT ON W & B PKW L2655 F324 | | |
| Block | Lot | Parcel | Tax Map Grid | WSSC Grid |
| | | | 043B2 | 207NE05 |
| Street Address | | | | |
| 6121 64th Ave, Riverdale, MD 20737 | | | | |
| Assessor Zone Code | | Exempt Class | | |
| 004 | | | | |
| Owner Name | | Owner Address | | |
| PARKVIEW GARDENS ASSOCIATES | | 7007 Heatherhill Rd, Bethesda, Md 20817 | | |
| Zone Code1 | Zone Code2 | Zone Code3 | Zone Code4 | Zone Code5 |
| R18 | | | | |
| Liber | | Folio | | |
| 05640 | | 917 | | |
| Sale Price | | Current Assessment Value | | |
| \$0.00 | | \$1,833,900.00 | | |
| Full Land Cash Value | | Full Improvement Cash Value | | |
| \$376,700.00 | | \$1,457,200.00 | | |
| Assessment District | | Land Acres | Structure Sq Ft | |
| 19 | | 1.73 | N/A | |
| Subdivision Name | Plat | Year Built | Transfer Date | |
| PARKVIEW GARDENS> | A19-3782 | 1962 | 19830204 | |
| Plan Area | | Planning Analysis Zone | | |
| 69 | | 243A | | |

6123 64th Ave, Riverdale, MD 20737

| | | | | | |
|------------------------------------|-------------------|-------------------|---|----------------------|--|
| Tax Account | | | Property Description | | |
| 2163046 | | | S PT PAR A EQ 5 AC L2528 F600 | | |
| Block | Lot | Parcel | Tax Map Grid | WSSC Grid | |
| | | | 043B3 | 207NE05 | |
| Street Address | | | | | |
| 6123 64th Ave, Riverdale, MD 20737 | | | | | |
| Assessor Zone Code | | | Exempt Class | | |
| 004 | | | | | |
| Owner Name | | | Owner Address | | |
| PARKVIEW GARDENS ASSOCIATES | | | 7007 Heatherhill Rd, Bethesda, Md 20817 | | |
| Zone Code1 | Zone Code2 | Zone Code3 | Zone Code4 | Zone Code5 | |
| R18 | | | | | |
| Liber | | | Folio | | |
| 05640 | | | 917 | | |
| Sale Price | | | Current Assessment Value | | |
| \$0.00 | | | \$5,414,500.00 | | |
| Full Land Cash Value | | | Full Improvement Cash Value | | |
| \$1,089,000.00 | | | \$4,325,500.00 | | |
| Assessment District | | Land Acres | Structure Sq Ft | | |
| 19 | | 5 | N/A | | |
| Subdivision Name | Plat | Year Built | | Transfer Date | |
| PARKVIEW GARDENS> | A19-3782 | 1961 | | 19830204 | |
| Plan Area | | | Planning Analysis Zone | | |
| 69 | | | 243A | | |

CNU-4668-2014

Real Property Data Search (w4)

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registr](#)

Account Identifier: **District - 19 Account Number - 2163061**

Owner Information

Owner Name: PARKVIEW GARDENS ASSOCIATES **Use:** APARTMENTS
Principal Residence: NO
Mailing Address: ROBERT S LANDSMAN
 7007 HEATHERHILL RD **Deed Reference:** 1) /05640/ 00917
 BETHESDA MD 20817-4617 2)

Location & Structure Information

Premises Address: 6121 64TH AVE **Legal Description:** PT PAR A EQ 1
 RIVERDALE 20737-0000 AC FRONTING
 W & B PKW L2

Map: **Grid:** **Parcel:** **Sub District:** **Subdivision:** **Section:** **Block:** **Lot:** **Assessment Year:** **Plat I**
 0043 00B2 0000 1300 2013 **Plat I**

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

Primary Structure Built **Above Grade Enclosed Area** **Finished Basement Area** **Property Land Area**
 1.7300 AC

Stories **Basement** **Type** **Exterior** **Full/Half Bath** **Garage** **Last Major Renovation**

Value Information

| | <u>Base Value</u> | <u>Value</u> As of 01/01/2013 | <u>Phase-in Assessments</u> As of 07/01/2013 | As of 07/01/ |
|---------------------------|-------------------|-------------------------------------|--|-----------------|
| Land: | 376,700 | 376,700 | | |
| Improvements | 1,176,900 | 2,017,800 | | |
| Total: | 1,553,600 | 2,394,500 | 1,833,900 | 2,114,0 |
| Preferential Land: | 0 | | | 0 |

Transfer Information

Seller: TAETLE,MAX & KARL **Date:** 02/04/1983 **Price:**
Type: NON-ARMS LENGTH OTHER **Deed1:** /05640/ 00917 **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

| <u>Partial Exempt Assessments:</u> | <u>Class</u> | 07/01/2013 | 07/01/2014 |
|------------------------------------|--------------|------------|------------|
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00\|0.00 | 0.00\|0.00 |

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

Homestead Application Information

Homestead Application Status: No Application

CNU-4668-2014

Real Property Data Search (w4)

Search Result for PRINCE GEORGE'S COUNTY

| | | |
|---|--|--|
| View Map | View GroundRent Redemption | View GroundRent Register |
| Account Identifier: District - 19 Account Number - 2163046 | | |
| Owner Information | | |
| Owner Name: | PARKVIEW GARDENS ASSOCIATES | Use: APARTM |
| | | Principal Residence: NO |
| Mailing Address: | ROBERT S LANDSMAN 7007 HEATHERHILL RD BETHESDA MD 20817-4617 | Deed Reference: 1) /05640 2) |
| Location & Structure Information | | |
| Premises Address: | 6123 64TH AVE RIVERDALE 20737-0000 | Legal Description: S PT PAL L2528 F6 |
| Map: 0043 | Grid: 00B3 | Parcel: 0000 |
| Sub District: | Subdivision: 1300 | Section: |
| Block: | Lot: | Assessment Year: 2013 |
| Special Tax Areas: | Town: | Plat I: NONE |
| | Ad Valorem: | Plat II: |
| | Tax Class: | 8 |
| Primary Structure Built | Above Grade Enclosed Area | Finished Basement Area |
| | | Property Land Area 5.0000 AC |
| Stories | Basement | Type |
| | | Exterior |
| | | Full/Half Bath |
| | | Garage |
| | | Last Major Renovation |
| Value Information | | |
| | Base Value | Value |
| | | As of |
| | | 01/01/2013 |
| Land: | 1,089,000 | 1,089,000 |
| Improvements | 3,498,000 | 5,980,500 |
| Total: | 4,587,000 | 7,069,500 |
| Phase-in Assessments | | As of |
| | | 07/01/2013 |
| Preferential Land: | 0 | 5,414,500 |
| | | 6,242,000 |
| Transfer Information | | |
| Seller: TAETLE,MAX & KARL | Date: 02/04/1983 | Price: |
| Type: NON-ARMS LENGTH OTHER | Deed1: /05640/ 00917 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Exemption Information | | |
| Partial Exempt Assessments: | Class | 07/01/2013 |
| County: | 000 | 0.00 |
| State: | 000 | 0.00 |
| Municipal: | 000 | 0.00\|0.00 |
| Tax Exempt: | | 0.00\|0.00 |
| Exempt Class: | Special Tax Recapture: | |
| | NONE | |
| Homestead Application Information | | |
| Homestead Application Status: No Application | | |

CNU-4668-2014

Real Property Data Search (w4)

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Register](#)
Account Identifier: **District - 19 Account Number - 2163053**

Owner Information

Owner Name: PARKVIEW GARDENS ASSOCIATES **Use:** APARTM
Principal Residence: NO
Mailing Address: ROBERT S LANDSMAN **Deed Reference:** 1) /05640/
 7007 HEATHERHILL RD 2)
 BETHESDA MD 20817-4617

Location & Structure Information

Premises Address: 6225 64TH AVE **Legal Description:** CEN PAR
 RIVERDALE 20737-0000 4.7109 AC
 L2649 F60

| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat I |
|---------------------------|-------|---------|---------------|--------------|----------|--------|------|------------------|--------|
| 0043 | 00B2 | 0000 | | 1300 | | | | 2013 | Plat I |
| | | | | | | | | | NONE |
| Special Tax Areas: | | | | | | | | | |
| | | | | | | | | | 8 |

| Primary Structure Built | Above Grade Enclosed Area | Finished Basement Area | Property Land Area |
|-------------------------|---------------------------|------------------------|--------------------|
| | | | 4.7100 AC |

| Stories | Basement | Type | Exterior | Full/Half Bath | Garage | Last Major Renovation |
|---------|----------|------|----------|----------------|--------|-----------------------|
| | | | | | | |

Value Information

| | Base Value | Value As of 01/01/2013 | Phase-in Assessments As of 07/01/2013 | As of 07/01/2014 |
|---------------------------|------------|------------------------|---------------------------------------|------------------|
| Land: | 1,025,800 | 1,025,800 | | |
| Improvements | 2,858,300 | 4,960,500 | | |
| Total: | 3,884,100 | 5,986,300 | 4,584,833 | 5,285,000 |
| Preferential Land: | 0 | | | 0 |

Transfer Information

| Seller: | Date: | Price: |
|-----------------------------|----------------------|--------|
| TAETLE,MAX & KARL | 02/04/1983 | |
| Type: NON-ARMS LENGTH OTHER | Deed1: /05640/ 00917 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2013 | 07/01/2014 |
|-----------------------------|-------|-------------------------------|------------|
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00\|0.00 | 0.00\|0.00 |
| Tax Exempt: | | Special Tax Recapture: | |
| Exempt Class: | | NONE | |

Homestead Application Information

Homestead Application Status: No Application

CNU-4668-2014

Real Property Data Search (w4)

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Register](#)

Account Identifier: District - 19 Account Number - 2163095

Owner Information

Owner Name: PARKVIEW GARDENS ASSOCIATES **Use:** APAF
Mailing Address: ROBERT S LANDSMAN **Principal Residence:** NO
 7007 HEATHERHILL RD **Deed Reference:** 1) /05
 BETHESDA MD 20817-4617 2)

Location & Structure Information

Premises Address: 6353 64TH AVE **Legal Description:** 4.3389
 RIVERDALE 20737-0000 PT P/

Map: 0043 **Grid:** 00B2 **Parcel:** 0000 **Sub District:** **Subdivision:** 1300 **Section:** **Block:** **Lot:** **Assessment Year:** 2013 **Plat I**
Plat I

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

Primary Structure Built **Above Grade Enclosed Area** **Finished Basement Area** **Property Land Area**
 4.3300 AC

Stories **Basement** **Type** **Exterior** **Full/Half Bath** **Garage** **Last Major Renovation**

Value Information

| | Base Value | Value As of 01/01/2013 | Phase-in Assessments As of 07/01/2013 | As of 07/01/ |
|---------------------------|------------|------------------------------|---|-----------------|
| Land: | 943,000 | 943,000 | | |
| Improvements | 3,569,900 | 6,012,500 | | |
| Total: | 4,512,900 | 6,955,500 | 5,327,100 | 6,141, |
| Preferential Land: | 0 | | | 0 |

Transfer Information

| | | |
|------------------------------------|-----------------------------|---------------|
| Seller: TAETLE,MAX & KARL | Date: 02/04/1983 | Price: |
| Type: NON-ARMS LENGTH OTHER | Deed1: /05640/ 00917 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| | | | |
|------------------------------------|--------------|------------|--------|
| Partial Exempt Assessments: | Class | 07/01/2013 | 07/01/ |
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00\|0.00 | 0.00\|0 |

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

Homestead Application Information

Homestead Application Status: No Application

Prince George's County Government

Department of Environmental Resources

Property Standards Group

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

RENTAL HOUSING LICENSE

Owner:

PARKVIEW GARDENS ASSOCIATES
6400 RIVERDALE ROAD
RIVERDALE MD 20840

Property:

PARKVIEW GARDEN APTS
RIVERDALE MD 20737

| | |
|------------------|----------------------|
| Type of Units: | Multifamily Dwelling |
| Number of Units: | 593 |
| Fee Paid: | \$ 29,650.00 |
| License Number: | M-0170 |
| Date Issued: | June 24, 2008 |
| Date Expired: | June 24, 2010 |

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 Goshen

for

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

CNU-4668-2014

Prince George's County Government

Department of Environmental Resources

Property Standards Group

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

RENTAL HOUSING LICENSE

Owner:

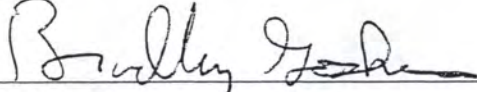
PARKVIEW GARDENS ASSOCIATES
6400 RIVERDALE ROAD
RIVERDALE, MD 20737

Property:

PARKVIEW GARDENS APTS
RIVERDALE MD 20737

| | |
|------------------|----------------------|
| Type of Units: | Multifamily Dwelling |
| Number of Units: | 593 |
| Fee Paid: | \$ 29,650.00 |
| License Number: | M-0170 |
| Date Issued: | June 24, 2010 |
| Date Expired: | June 24, 2012 |

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 for

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

CNU-4668-2014

Prince George's County Government

Department of Environmental Resources

Property Standards Division

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

RENTAL HOUSING LICENSE

Owner:

PARKVIEW GARDENS ASSOCIATES
6400 RIVERDALE ROAD
RIVERDALE MD 20737

Property:

PARKVIEW GARDENS APTS
RIVERDALE MD 20737

| | |
|------------------|----------------------|
| Type of Units: | Multifamily Dwelling |
| Number of Units: | 593 |
| Fee Paid: | \$ 29,650.00 |
| License Number: | M-0170 |
| Date Issued: | June 24, 2012 |
| Date Expired: | June 24, 2014 |

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.

Robert E. Ammons for

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

CNU-4668-2014

To whom it may concern:

My stay (Sherman E. Lee) at Parkview Gardens these past 25 years has been a god send. The people in the office have been excellent especially Ms. Hazel Briggs ~~and~~ David Mendon, Cleveland Moore and Ken Savoy have been great. Truly cornerstones of the apartment complex.

Any issues, complaints or needs have been sloved quickly and up to and beyond my satisfaction. It is a pleasure to live here at Parkview Gardens.

Thank you all.

Sherman E. Lee
Tenant
7/3/14

6357-C7.

COU-4668-2014

Thompson, Ivy

From: Michele LaRocca <MLaRocca@mrrlaw.net>
Sent: Tuesday, May 27, 2014 9:38 AM
To: Thompson, Ivy
Subject: FW: Parkview Gardens Email #1 of 4
Attachments: PV_1065_83.pdf; PV_1065_84.pdf; PV_1065_85.pdf

More for Parkview attached -

From: davidmlandsman@comcast.net [<mailto:davidmlandsman@comcast.net>]
Sent: Thursday, May 22, 2014 5:44 PM
To: Michele LaRocca
Subject: Parkview Gardens Email #1 of 4

Michele:

Per your request, I have scanned, where available, the apartment questionnaires for Parkview Gardens Limited Partnership filed every three years with the Department of Assessments and Taxation. The complex was purchased in 1983. I do not think the apartment questionnaires were required until 1986. So I am attaching relevant pages of the Federal Income Tax Returns for the years 1983, 1984, and 1985.

For some reason, I cannot locate questionnaires for the years 1992 and 1993 and am attaching in lieu thereof, relevant pages of the Federal Income Tax Returns.

I recall that there was a limit to the size of emails that your office could receive, so I split my emails into four batches. If for whatever reason you have a problem printing them, I can re-forward smaller emails or we can print the returns.

Please note that the Social Security Number of the preparer (my father) has been covered for privacy on the income tax returns.

Please contact me with any problems or questions.

David

THE INFORMATION CONTAINED IN THIS E-MAIL IS PRIVILEGED AND CONFIDENTIAL, AND IS INTENDED ONLY FOR THE USE OF THE NAMED INDIVIDUAL(S) TO WHOM IT IS ADDRESSED. ANY REVIEW, DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION BY ANYONE OTHER THAN THE INTENDED ADDRESSEE(S) IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY THE SENDER. THANK YOU FOR YOUR COOPERATION

CNU-4668-2014

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

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

NAME AND LOCATION OF PROPERTY

Parkview Gardens Apartments
 Riverdale, Maryland 20737

OWNER AND ADDRESS OF RECORD

Parkview Gardens Limited Partnership
 7007 Heatherhill Road
 Bethesda, Maryland 20817

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

RENT SCHEDULES:

| | # UNITS | BATH/UNIT | 19__ MO. RATE | 19__ MO. RATE | 19__ MO. RATE |
|-----------------|---------|-----------|------------------|------------------|------------------|
| Efficiency | | | | | |
| 1 Bedroom | | | | | |
| 2 Bedroom | | | | | |
| 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 | 1994 | 1995 | 1996 |
|--|--------------|--------------|--------------|
| 1. Total Gross Rents (100% Occupancy) | 4,073,115.42 | 4,111,288.84 | 4,140,551.06 |
| 2. Owner, Janitor, Manager Apartments | | | |
| 3. Other Income (laundry, pool, etc.) | 36,996.00 | 41,394.00 | 40,464.00 |
| 4. Loss Due to Vacancy or Delinq. | 664,277.57 | 658,125.48 | 587,092.18 |
| 5. TOTAL ACTUAL INCOME (Total lines 1 - 4) | 3,445,833.85 | 3,494,557.36 | 3,593,922.88 |
| Expenses | | | |
| 6. Payroll (except manager, repair) | 602,526.52 | 615,264.91 | 669,479.49 |
| 7. Supplies (janitor, bulbs, etc.) | 23,241.93 | 16,802.51 | 23,263.43 |
| 8. Electricity | 51,048.33 | 55,402.34 | 54,832.43 |
| 9. Water/sewage | 209,979.48 | 251,743.31 | 305,177.00 |
| 10. Fuel (Type of fuel: oil and gas) | 292,809.49 | 244,671.82 | 263,415.20 |
| 11. Management Fees/Wages | 159,319.39 | 173,390.57 | 176,562.29 |
| 12. Administrative Costs (List) | 338,947.23 | 321,257.22 | 300,284.11 |
| 13. Maintenance & Repairs (List) | 732,479.52 | 701,116.90 | 707,029.27 |
| 14. Miscellaneous Expenses (List) | 50,968.15 | 19,370.56 | 47,485.63 |
| 15. Fire Insurance & Extend. Coverage | 82,498.41 | 88,448.33 | 93,583.60 |
| 16. Reserves for Replacements (List) | 91,600.00 | 91,600.00 | 91,600.00 |
| 17. TOTAL EXPENSES (Total lines 6 - 16) | 2,635,418.45 | 2,579,068.47 | 2,732,712.45 |
| 18. NOI (Line 5 less line 17) | 810,415.40 | 915,488.89 | 861,210.43 |
| 19. Real Estate Taxes | 163,112.41 | 209,761.10 | 223,134.53 |
| 20. Mortgage Payment | | | |
| 21. Building Depreciation | 366,634.49 | 369,820.26 | 379,896.52 |
| 22. Capital Expenditure (List) | 4,018.80 | 2,400.00 | 217,249.91 |

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 |
- Date Purchased 2/01/83 Consideration \$ 7,950,000.00

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.

Robert S. Landsman Partner 05/09/97
 Signature Title of Signer Date

Robert S. Landsman (301) 229 - 6200
 Print/Type Name of Signer Phone Number

| | 1994 | 1995 | 1996 |
|--|-------------------|-------------------|-------------------|
| ITEM 12. ADMINISTRATIVE COSTS | | | |
| Accounting | 62,430.00 | 64,775.00 | 62,820.00 |
| Advertising | 70,343.13 | 76,909.61 | 57,631.98 |
| Bank Charges | 117.80 | 22.31 | 0.00 |
| Commission Expense | 1,445.75 | 3,353.58 | 3,176.68 |
| Consulting Fees | 0.00 | 0.00 | 526.00 |
| Credit Reports | 8,117.54 | 9,747.91 | 8,396.36 |
| Depreciation - Administrative Equipment | 2,363.87 | 1,725.50 | 3,166.93 |
| Dues | 1,007.45 | 220.45 | 1,374.90 |
| Education | 539.67 | 863.27 | 734.39 |
| Engineering Expense | 0.00 | 2,355.00 | 190.00 |
| Entertainment & Promotion | 1,594.76 | 2,794.81 | 2,673.20 |
| Group Insurance | 13,997.52 | 14,032.24 | 15,138.50 |
| Interest on Working Capital Loans | 0.00 | 0.00 | 1,151.05 |
| Legal | 132,541.06 | 104,579.96 | 110,532.48 |
| Less: Administrative Reimbursements & Fees | -5,709.00 | -4,260.00 | -4,551.00 |
| Office | 29,254.17 | 26,782.07 | 24,650.13 |
| Software Development | 7,235.33 | 4,393.31 | 663.61 |
| Telephone | 13,302.38 | 11,036.75 | 12,068.90 |
| Tenant Concessions | 365.82 | 1,925.45 | 0.00 |
| TOTALS | 338,947.23 | 321,257.22 | 300,284.11 |
| ITEM 13. MAINTENANCE & REPAIRS | | | |
| Exterminating | 18,407.35 | 15,274.51 | 20,555.06 |
| Grounds Maintenance | 21,820.63 | 16,960.60 | 36,756.60 |
| Loss on Abandonment of Equipment | 0.00 | 19.19 | 552.17 |
| Painting | 91,451.06 | 76,861.77 | 143,290.23 |
| Protection | 24,800.19 | 18,779.40 | 11,394.80 |
| Repairs | | | |
| Air Conditioning & Heating | 76,575.65 | 106,721.64 | 103,479.74 |
| Balcony | 3,645.00 | 22,203.11 | 0.00 |
| Bath | 55,431.69 | 26,390.03 | 25,621.05 |
| Brick & Concrete | 7,705.18 | 37,463.64 | 9,933.39 |
| Building | 2,319.65 | 4,176.37 | 7,663.61 |
| Caulking | 591.38 | 768.48 | 846.62 |
| Dishwasher & Disposal | 5,510.36 | 5,057.98 | 3,321.49 |
| Electrical | 36,133.10 | 21,479.24 | 23,021.17 |
| Fence | 8,822.48 | 4,208.41 | 3,121.70 |
| Fire Extinguisher | 2,538.84 | 1,900.63 | 1,588.95 |
| Flooring | 43,500.42 | 37,759.52 | 27,792.49 |
| Guttering | 6,809.00 | 5,427.00 | 4,544.00 |
| Kitchen | 44,388.53 | 38,277.73 | 28,322.33 |
| Locks | 12,108.34 | 9,334.03 | 7,224.36 |
| Parking Lot | 3,624.36 | 2,323.18 | 3,454.49 |
| Plastering | 8,185.41 | 8,893.93 | 16,123.00 |
| Plumbing | 31,467.89 | 22,222.46 | 17,632.06 |
| Radio | 2,348.95 | 1,158.73 | 1,673.24 |
| Refrigeration | 20,209.87 | 17,715.57 | 22,505.84 |
| Roofing | 35,365.00 | 26,652.00 | 18,870.00 |
| Smoke Detectors | 0.00 | 368.56 | 1,737.64 |
| Stove | 23,068.83 | 13,193.62 | 16,708.44 |
| Swimming Pool | 3,680.25 | 8,354.15 | 2,944.00 |
| Venetian Blinds | 6,280.59 | 16,951.24 | 17,003.38 |
| Waterproofing | 0.00 | 1,800.00 | 0.00 |
| Windows and Doors | 22,348.91 | 30,704.42 | 31,419.83 |
| Snow Removal | 161.93 | 934.82 | 12,179.22 |
| Swimming Pool Operation | 20,050.00 | 18,297.68 | 22,419.99 |
| Trash | 54,925.73 | 56,050.74 | 50,288.55 |
| Uniforms | 3,671.38 | 4,516.24 | 5,336.24 |
| Water Management | 34,531.57 | 21,918.28 | 7,703.59 |
| TOTALS | 732,479.52 | 701,116.90 | 707,029.27 |
| ITEM 14. MISCELLANEOUS EXPENSES | | | |
| Auto & Truck Expense | 16,302.35 | 17,658.26 | 13,476.34 |
| Licenses & Permits | 34,665.80 | 1,712.30 | 34,009.29 |
| TOTALS | 50,968.15 | 19,370.56 | 47,485.63 |
| ITEM 16. RESERVES FOR REPLACEMENTS | | | |
| Heating and Air Conditioning Equipment | 21,000.00 | 21,000.00 | 21,000.00 |
| Parking Lot | 28,000.00 | 28,000.00 | 28,000.00 |
| Roofs | 23,600.00 | 23,600.00 | 23,600.00 |
| Sewer Lines | 19,000.00 | 19,000.00 | 19,000.00 |
| TOTALS | 91,600.00 | 91,600.00 | 91,600.00 |
| ITEM 22. CAPITAL EXPENDITURES | | | |
| Balcony Wraps | 0.00 | 0.00 | 43,545.60 |
| Canopies | 0.00 | 0.00 | 19,561.50 |
| Entrance Doors | 0.00 | 0.00 | 78,026.50 |
| Entrance Floors | 0.00 | 0.00 | 61,752.00 |
| Entrance Signs | 3,200.00 | 2,400.00 | 0.00 |
| Office Equipment | 818.80 | 0.00 | 14,364.31 |
| TOTALS | 4,018.80 | 2,400.00 | 217,249.91 |

CNU-668-2014

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signed form
sent to whiff

Includes Information for Accounts No 19 65120-01-000; 19 65120-02-000; 19 65120-03-000;
19 65120-04-000; 19 65120-05-000; 19 65120-06-000; 19 65120-07-000

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

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

NAME AND LOCATION OF PROPERTY

Parkview Gardens Apartments
Riverdale, MD 20737

OWNER AND ADDRESS OF RECORD

Parkview Gardens Limited Partnership
1007 Heatherhill Road
Bethesda, MD 20817

CHECK SERVICES & UTILITIES INCLUDED IN RENT: HEAT(x) GAS(x) ELEC()
A/C() CARPETS() DRAPES() WASHER/DRYER() SWIMMING POOL(x)
PARTY ROOM() TENNIS() PARKING(x) SWITCHBOARD() SECURITY()

RENT SCHEDULES:

| | # UNITS | BATH/UN | 19__ MO. RATE | 19__ MO. RATE | 19__ MO. RATE |
|-----------------|-------------|---------|-----------------------|---------------|---------------|
| Efficiency | | | | | |
| 1 Bedroom | | | | | |
| 2 Bedroom | | | | | |
| 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 | <u>NONE</u> | | | | |
| Other (list) | | | | | |

ANNUAL INCOME:

| | 1986 | 1987 | 1988 |
|------------------------------------|-----------------|--------------|--------------|
| 1. Total gross rents-100% occup. | \$ 3,597,475.37 | 3,432,398.93 | 3,211,013.92 |
| 2. Owner, janitor, manager apts. | \$ | | |
| 3. Other income-laund., pool, etc. | \$ 35,154.05 | 37,736.12 | 34,753.99 |
| 4. Loss due to vac. or delinq. | \$ 576,303.01 | 333,148.82 | 106,084.39 |

EXPENSES:

| | | | |
|---|-----------------|--------------|--------------|
| 1. Payroll (except manag., repair) | \$ 389,355.97 | 268,351.05 | 205,100.62 |
| 2. Supplies (janitor, bulbs, etc.) | \$ 14,246.36 | 9,628.64 | 6,120.02 |
| 3. Electricity | \$ 44,307.75 | 41,171.66 | 39,563.19 |
| 4. Water/sewer | \$ 204,617.61 | 188,621.46 | 165,555.25 |
| 5. Fuel (type of fuel <u>Gas and Fuel Oil</u>) | \$ 265,232.19 | 189,829.01 | 243,447.25 |
| 6. Management Fees/Wages | \$ 152,718.68 | 160,493.20 | 148,171.74 |
| 7. Administrative cost (list) | \$ 185,686.67 | 144,465.48 | 120,955.30 |
| 8. Maintenance & repairs (list) | \$ 644,063.61 | 646,588.87 | 368,056.94 |
| 9. Miscellaneous expenses (list) | \$ 104,334.73 | 70,541.67 | 98,283.34 |
| 10. Fire ins. & extend. coverage | \$ 61,615.58 | 62,864.78 | 54,744.67 |
| 11. Reserves for replacements (list) | \$ 80,900.00 | 80,900.00 | 80,900.00 |
| 12. Real estate taxes | \$ 129,322.34 | 117,542.97 | 105,923.34 |
| 13. Mortgage payment | \$ 861,872.09 | 1,069,785.38 | 1,309,108.36 |
| 14. Depreciation | \$ 435,331.63 | 582,026.81 | 652,232.59 |
| TOTAL EXPENSES | \$ 3,573,610.11 | 3,632,810.98 | 3,598,163.21 |

MORTGAGE/SALES INFORMATION:

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

(A) American Security Bank (B) 4,571,682.80 (C) Prime Interest Rate plus 1/2 %
Name of Mortgagee Mortgage Amount Interest Rate

(D) 5 years (E) July 1987 (F) 38,333.33 plus interest
Term of Mortgage Date 1st Payment Monthly Payment

3. Date Purchased 2/1/83 Consideration \$ 7,950,000.00

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.

Robert S. Landman
SIGNATURE

PARTNER
TITLE OF SIGNER

4/12/89
DATE

ROBERT S. LANDMAN
PRINT NAME OF SIGNER

301-229-4200
PHONE
RP-6 (11-86)

| | | |
|-------------|----------|------|
| | Initials | Date |
| Prepared By | | |
| Approved By | | |

Parkview Gardens Limited Partnership

CNU-4668-2014

| LINE NO | (1) | (2) | (3) | (4) | (5) | (6) | (7) | LINE NO |
|---------|--|-----|-----|-----|----------------------|----------------------|----------------------|---------|
| | | | | | 1988 | 1987 | 1986 | |
| | Item 7 Other Administrative Costs | | | | | | | |
| 1 | Accounting | | | | \$ 29,490.50 | \$ 27,259.00 | \$ 22,868.75 | 1 |
| 2 | Advertising | | | | 59,345.94 | 52,726.30 | 33,237.18 | 2 |
| 3 | Consulting Fee | | | | 14,300.00 | - | - | 3 |
| 4 | Convention Expense | | | | 76.56 | 4,324.8 | 298.45 | 4 |
| 5 | Credit Reports | | | | 6,292.16 | 3,763.61 | 4,527.65 | 5 |
| 6 | Data Processing | | | | 4,474.50 | 6,179.96 | 9,259.40 | 6 |
| 7 | Depreciation-Administrative Equipment | | | | 6,192.93 | 38,378.0 | 39,420.4 | 7 |
| 8 | Dues | | | | 11,941.6 | 1,331.26 | 333.58 | 8 |
| 9 | Education | | | | 856.01 | 980.16 | 335.60 | 9 |
| 10 | Employment Agency Fee | | | | 481.93 | - | - | 10 |
| 11 | Engineering | | | | 150.00 | 575.00 | 1,765.00 | 11 |
| 12 | Entertainment and Promotion | | | | 18,481.0 | 18,313.7 | 8,229.7 | 12 |
| 13 | Group Insurance | | | | 12,005.50 | 6,483.30 | 8,274.25 | 13 |
| 14 | Interest on Working Capital Loan | | | | 11,743.93 | 10,039.84 | 9,881.14 | 14 |
| 15 | Leasing Expense | | | | 14,393.99 | - | - | 15 |
| 16 | Legal | | | | 10,270.22 | 8,579.25 | 7,105.00 | 16 |
| 17 | Office | | | | 15,981.50 | 15,422.74 | 13,318.38 | 17 |
| 18 | Telephone | | | | 9,458.74 | 5,017.41 | 4,985.91 | 18 |
| 19 | | | | | \$ <u>185,686.67</u> | \$ <u>144,465.48</u> | \$ <u>120,955.30</u> | 19 |
| 20 | | | | | | | | 20 |
| 21 | | | | | | | | 21 |
| 22 | Item 9 Miscellaneous Expenses | | | | | | | 22 |
| 23 | Auto and Truck Expense | | | | \$ 8,721.41 | \$ 6,354.74 | \$ 6,289.04 | 23 |
| 24 | Court Costs and Collection Fees | | | | 63,929.05 | 62,610.60 | 79,040.00 | 24 |
| 25 | Licenses and Permits | | | | 31,624.27 | 12,988.5 | 9,552.51 | 25 |
| 26 | Maintenance Equipment-Depreciation | | | | - | 277.48 | 30,175.8 | 26 |
| 27 | Truck - Depreciation | | | | - | - | 384.21 | 27 |
| 28 | | | | | \$ <u>104,334.73</u> | \$ <u>70,541.67</u> | \$ <u>98,283.34</u> | 28 |
| 29 | | | | | | | | 29 |
| 30 | | | | | | | | 30 |
| 31 | Item 11 Reserve for Replacements | | | | | | | 31 |
| 32 | Roof | | | | \$ 4,720,000 | \$ 4,720,000 | \$ 4,720,000 | 32 |
| 33 | Parking Lot | | | | 14,700,000 | 14,700,000 | 14,700,000 | 33 |
| 34 | Sewer Lines | | | | 1,900,000 | 1,900,000 | 1,900,000 | 34 |
| 35 | | | | | \$ <u>8,090,000</u> | \$ <u>8,090,000</u> | \$ <u>8,090,000</u> | 35 |
| 36 | | | | | | | | 36 |
| 37 | | | | | | | | 37 |
| 38 | | | | | | | | 38 |
| 39 | | | | | | | | 39 |
| 40 | | | | | | | | 40 |
| 41 | | | | | | | | 41 |
| 42 | | | | | | | | 42 |
| 43 | | | | | | | | 43 |

Parkview Gardens Limited Partnership

CNU-4668-2014

| LINE NO | | 1788 | 1987 | 1986 | LINE NO |
|---------|--------------------------------|--------------------|--------------------|--------------------|---------|
| | Item 8 Maintenance and Repairs | | | | |
| 1 | Cleaning Contract | \$ - | \$ 1586231 | \$ 450625 | 1 |
| 2 | Exterminating | 387544 | 212240 | 381984 | 2 |
| 3 | Front Foot Benefits | - | - | 274536 | 3 |
| 4 | Grounds Maintenance | 1311922 | 992102 | 805742 | 4 |
| 5 | Painting | 9055688 | 9317856 | 11032417 | 5 |
| 6 | Protection | 2257531 | 37800 | 58200 | 6 |
| 7 | Repairs | | | | 7 |
| 8 | Air Conditioning and Heating | 11097808 | 19229805 | 7611460 | 8 |
| 9 | Balcony | 428006 | 79800 | 22500 | 9 |
| 10 | Bath | 2169425 | 2691804 | 753005 | 10 |
| 11 | Brick and Concrete | 371935 | - | 1316342 | 11 |
| 12 | Building | 4532590 | 1066053 | 6063721 | 12 |
| 13 | Caulking | 104802 | 163326 | 39569 | 13 |
| 14 | Dishwasher and Disposal | 709671 | 523576 | 505083 | 14 |
| 15 | Electrical | 2371642 | 1930799 | 1308029 | 15 |
| 16 | Fence | 2069126 | 1952303 | 62433 | 16 |
| 17 | Fire Extinguisher | 97078 | 81750 | 176138 | 17 |
| 18 | Flooring | 2891992 | 5388022 | 2705212 | 18 |
| 19 | Kitchen | 1452875 | 2193517 | 570443 | 19 |
| 20 | Locks | 1126586 | 920784 | 381110 | 20 |
| 21 | Parking Lot | 4283520 | 302986 | - | 21 |
| 22 | Plastering | 1937070 | 1563799 | 301360 | 22 |
| 23 | Plumbing | 4163560 | 2070111 | 5039353 | 23 |
| 24 | Refrigeration | 2554937 | 2716013 | 2144835 | 24 |
| 25 | Roofing | 3303503 | 636300 | 2055400 | 25 |
| 26 | Stove | 761071 | 1271692 | 470840 | 26 |
| 27 | Swimming Pool | 1364224 | 249969 | 284348 | 27 |
| 28 | Venetian Blinds | 401370 | 424379 | 298815 | 28 |
| 29 | Waterproofing | - | - | 564400 | 29 |
| 30 | Windows and Doors | 2162103 | 2574150 | 1105779 | 30 |
| 31 | Less Insurance Recovery | (5334446) | - | (13931941) | 31 |
| 32 | Small Tools | - | 97650 | 47207 | 32 |
| 33 | Swimming Pool Operation | 1705000 | 900000 | 902400 | 33 |
| 34 | Trash | 4216688 | 3167045 | 2691325 | 34 |
| 35 | Uniforms | 451540 | 317025 | 313024 | 35 |
| 36 | | \$ <u>64406361</u> | \$ <u>64658887</u> | \$ <u>36805694</u> | 36 |

Parkview Gardens Limited Partne 19 2163038
 Parkview Gardens Limited Partne. 19 2163079

Parkview Gardens ates 19 2163046
 Parkview Gardens Associates 19 2163053
 Parkview Gardens Associates 19 2163061
 Parkview Gardens Associates 19 2163087
 Parkview Gardens Associates 19 2163095

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

FOR THE 36 MONTHS: FROM 2009 TO 2011

NAME AND LOCATION OF PROPERTY

Parkview Gardens Apartments
 Riverdale, Maryland 20737

OWNER AND ADDRESS OF RECORD

Parkview Gardens Limited Partnership
 7007 Heatherhill Road
 Bethesda, Maryland 20817

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

RENT SCHEDULES:

| | # UNITS | BATH/UNIT | 2011 MO. RATE | 2010 MO. RATE | 2009 MO. RATE |
|-------------------|---------|-----------|------------------|------------------|------------------|
| Efficiency | 3 | | | | |
| 1 Bedroom | 210 | | | | |
| 2 Bedroom | 320 | | | | |
| 2 Bedroom & Den | | | | | |
| 3 Bedroom | 60 | | | | |
| 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) | 7,139,718.73 | 7,063,618.29 | 6,994,951.58 |
| 2. Owner, Janitor, Manager Apartments | | | |
| 3. Other Income (laundry, pool, etc.) | 69,847.79 | 76,975.27 | 57,759.22 |
| 4. Loss due to vacancy or delinquent. | 213,427.73 | 310,990.78 | 693,169.81 |
| 5. TOTAL ACTUAL INCOME (Total lines 1-4) | 6,996,138.79 | 6,829,602.78 | 6,359,540.99 |
| Expenses | | | |
| 6. Payroll (except manager, repair) | 1,082,384.55 | 1,110,133.45 | 1,120,737.41 |
| 7. Supplies (janitor, bulbs, etc.) | 16,316.17 | 19,252.46 | 21,898.94 |
| 8. Electricity | 106,019.60 | 121,344.88 | 130,025.39 |
| 9. Water/Sewage | 250,660.91 | 248,793.15 | 228,216.13 |
| 10. Fuel (Type of fuel: gas) | 358,620.40 | 437,525.62 | 525,785.16 |
| 11. Management Fees/Wages | 380,836.30 | 363,621.26 | 340,225.65 |
| 12. Administrative Costs (List) | 477,648.84 | 467,050.88 | 473,476.61 |
| 13. Maintenance & Repairs (List) | 1,008,567.47 | 1,001,004.21 | 1,112,198.40 |
| 14. Miscellaneous Expenses (List) | 35,212.61 | 67,480.54 | 55,432.48 |
| 15. Fire Insurance & Extend. Coverage | 198,925.96 | 212,687.36 | 221,973.48 |
| 16. Reserves for Replacements (List) | 230,890.00 | 219,890.00 | 209,420.00 |
| 17. TOTAL EXPENSES (Total lines 6-16) | 4,146,082.81 | 4,268,783.81 | 4,439,389.65 |
| 18. Net Operating Income (Line 5 less line 17) | 2,850,055.98 | 2,560,818.97 | 1,920,151.34 |
| 19. Real Estate Taxes | 348,979.35 | 348,064.77 | 331,934.02 |
| 20. Mortgage Payment | | | |
| 21. Building Depreciation | 46,231.69 | 49,063.11 | 49,156.47 |
| 22. Capital Expenditure | 13,977.86 | | 53,503.10 |

MORTGAGE/SALES INFORMATION:

1. Is there a current mortgage on this property? Yes ___ No X
 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 | 2/1/83 | Consideration 7,950,000.00 |

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.

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

CNU-4668-2014

PARKVIEW GARDENS
LIMITED PARTNERSHIP

| ITEM 12. ADMINISTRATIVE COSTS | 2011 | 2010 | 2009 |
|---|---------------------|---------------------|---------------------|
| Accounting | 94,070.00 | 92,025.00 | 90,215.00 |
| Advertising | 84,478.73 | 116,009.36 | 113,474.30 |
| Commission Expense | 0.00 | 1,888.25 | 607.75 |
| Consulting Fees | 0.00 | 741.39 | 223.53 |
| Credit Card Fees | 32,736.40 | 24,832.71 | 23,803.71 |
| Credit Reports | 13,385.48 | 13,385.50 | 13,373.62 |
| Depreciation - Administrative Equipment | 175.81 | 276.69 | 427.10 |
| Dues | 382.40 | 545.59 | 3,561.92 |
| Education | 185.99 | 536.06 | 321.78 |
| Entertainment & Promotion | 6,993.01 | 5,470.78 | 5,338.86 |
| Group Insurance | 25,377.01 | 20,982.41 | 20,626.23 |
| Interest on Working Capital Loans | 8.22 | 63.74 | 35.34 |
| Legal | 172,915.18 | 151,344.00 | 159,190.00 |
| Less: Administrative Reimbursements & Fees | -4,575.00 | -4,074.00 | -4,590.00 |
| Office | 31,413.18 | 24,689.76 | 26,944.15 |
| Telephone | 9,482.90 | 9,819.38 | 9,793.33 |
| Tenant Summer Camp Program | 10,819.53 | 8,534.26 | 10,129.79 |
| TOTALS | 477,648.84 | 467,050.88 | 473,476.61 |
| ITEM 13. MAINTENANCE & REPAIRS | | | |
| Depreciation - Maintenance Equipment | 3,025.50 | 0.00 | 0.00 |
| Exterminating | 77,737.68 | 58,426.03 | 53,599.38 |
| Grounds Maintenance | 61,573.14 | 60,112.94 | 73,366.59 |
| Janitorial Contract | 126,046.92 | 126,046.92 | 126,046.92 |
| Loss on Abandonment of Equipment | 0.00 | 0.00 | 422.75 |
| Painting | 116,534.12 | 115,822.14 | 136,340.07 |
| Protection | 1,063.83 | 435.64 | 1,501.68 |
| Repairs | | | |
| Air Conditioning & Heating | 124,924.96 | 158,012.44 | 154,887.22 |
| Balcony | 917.98 | 3,096.46 | 868.50 |
| Bath | 33,489.46 | 25,453.83 | 56,812.96 |
| Brick & Concrete | 1,308.23 | 3,730.83 | 1,948.62 |
| Building | 18,333.06 | 13,564.36 | 21,378.93 |
| Caulking | 4,384.41 | 4,099.21 | 6,253.82 |
| Dishwasher & Disposal | 3,715.93 | 3,741.56 | 4,391.87 |
| Electrical | 15,804.32 | 16,899.35 | 24,206.57 |
| Fence | 200.00 | 875.00 | 26.70 |
| Fire Extinguisher | 2,920.60 | 1,463.12 | 2,238.78 |
| Flooring | 40,131.47 | 48,727.32 | 64,853.17 |
| Gate Repairs | 6,787.00 | 6,130.00 | 13,590.87 |
| Kitchen | 20,186.31 | 13,814.60 | 26,117.73 |
| Locks | 8,875.64 | 8,405.17 | 12,149.35 |
| Parking Lot | 3,985.12 | 7,441.71 | 2,603.94 |
| Plastering | 42,040.00 | 32,835.00 | 50,125.00 |
| Plumbing | 38,723.72 | 31,233.37 | 37,432.86 |
| Refrigeration | 8,558.28 | 9,496.03 | 5,044.04 |
| Roofing | 795.39 | 2,254.64 | 2,314.11 |
| Siding | 27.33 | 0.00 | 300.01 |
| Smoke Detectors | 2,283.96 | 1,335.90 | 2,895.45 |
| Stove | 7,796.86 | 7,051.76 | 7,976.39 |
| Swimming Pool | 12,200.00 | 15,119.00 | 11,068.00 |
| Venetian Blinds | 11,209.90 | 7,318.00 | 10,700.81 |
| Washer/Dryer | 2,934.16 | 17,280.11 | 0.00 |
| Waterproofing | 96.59 | 0.00 | 0.00 |
| Windows and Doors | 29,178.23 | 33,130.44 | 39,288.64 |
| Snow Removal | 5,085.74 | 11,566.50 | 11,503.87 |
| Swimming Pool Operation | 41,113.28 | 41,699.22 | 41,306.29 |
| Trash | 65,865.34 | 60,047.14 | 56,605.49 |
| Uniforms | 948.44 | 1,103.78 | 1,639.92 |
| Water Management | 67,764.57 | 53,244.69 | 50,500.10 |
| TOTALS | 1,008,567.47 | 1,001,004.21 | 1,112,198.40 |
| ITEM 14. MISCELLANEOUS EXPENSES | | | |
| Auto & Truck Expense | 9,119.05 | 7,748.04 | 5,935.29 |
| Depreciation - Apartment Furniture | 0.00 | 8,745.81 | 2,507.06 |
| Depreciation - Fitness Center | 11,259.33 | 332.61 | 5,049.90 |
| Depreciation - Playground Equipment | 3,588.66 | 3,628.84 | 4,680.76 |
| Depreciation - Security Equipment | 1,025.60 | 979.06 | 3,671.50 |
| Depreciation - Truck net of Reimbursements | 0.00 | 569.20 | -1,876.88 |
| Depreciation - Washers/Dryers | 7,906.70 | 13,177.83 | 33,777.62 |
| Licenses, Permits and Personal Property Tax | 2,313.27 | 32,299.15 | 1,687.23 |
| TOTALS | 35,212.61 | 67,480.54 | 55,432.48 |
| ITEM 16. RESERVES FOR REPLACEMENTS | | | |
| Heating and Air Conditioning Equipment | 52,670.00 | 50,160.00 | 47,770.00 |
| Parking Lot | 70,160.00 | 66,820.00 | 63,640.00 |
| Roofs | 59,290.00 | 56,460.00 | 53,770.00 |
| Sewer Lines | 48,770.00 | 46,450.00 | 44,240.00 |
| TOTALS | 230,890.00 | 219,890.00 | 209,420.00 |

Parkview Gardens Limited Partne 19 2163038
 Parkview Gardens Limited Partne, 19 2163079

Parkview Gardens iates 19 2163046
 Parkview Gardens Associates 19 2163053
 Parkview Gardens Associates 19 2163061
 Parkview Gardens Associates 19 2163087
 Parkview Gardens Associates 19 2163095

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

FOR THE 36 MONTHS: FROM 2010 TO 2012

NAME AND LOCATION OF PROPERTY

Parkview Gardens Apartments
 Riverdale, Maryland 20737

OWNER AND ADDRESS OF RECORD

Parkview Gardens Limited Partnership
 7007 Heatherhill Road
 Bethesda, Maryland 20817

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

RENT SCHEDULES:

| | # UNITS | BATH/UNIT | 2012 MO. RATE | 2011 MO. RATE | 2010 MO. RATE |
|-------------------|---------|-----------|------------------|------------------|------------------|
| Efficiency | 3 | | | | |
| 1 Bedroom | 210 | | | | |
| 2 Bedroom | 320 | | | | |
| 2 Bedroom & Den | | | | | |
| 3 Bedroom | 60 | | | | |
| 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 | 2012 | 2011 | 2010 |
|--|--------------|--------------|--------------|
| 1. Total Gross Rents (100% Occupancy) | 7,210,968.37 | 7,139,718.73 | 7,063,618.29 |
| 2. Owner, Janitor, Manager Apartments | | | |
| 3. Other Income (laundry, pool, etc.) | 217,574.40 | 69,847.79 | 76,975.27 |
| 4. Loss due to vacancy or delinquent. | 154,176.21 | 213,427.73 | 310,990.78 |
| 5. TOTAL ACTUAL INCOME (Total lines 1-4) | 7,274,366.56 | 6,996,138.79 | 6,829,602.78 |
| Expenses | | | |
| 6. Payroll (except manager, repair) | 1,161,661.03 | 1,082,384.55 | 1,110,133.45 |
| 7. Supplies (janitor, bulbs, etc.) | 15,319.39 | 16,316.17 | 19,252.46 |
| 8. Electricity | 97,413.70 | 106,019.60 | 121,344.88 |
| 9. Water/Sewage | 331,253.26 | 250,660.91 | 248,793.15 |
| 10. Fuel (Type of fuel: gas) | 302,955.02 | 358,620.40 | 437,525.62 |
| 11. Management Fees/Wages | 395,650.63 | 380,836.30 | 363,621.26 |
| 12. Administrative Costs (List) | 424,224.71 | 477,648.84 | 467,050.88 |
| 13. Maintenance & Repairs (List) | 1,108,228.40 | 1,008,567.47 | 1,001,004.21 |
| 14. Miscellaneous Expenses (List) | 53,672.80 | 35,212.61 | 67,480.54 |
| 15. Fire Insurance & Extend. Coverage | 189,384.13 | 198,925.96 | 212,687.36 |
| 16. Reserves for Replacements (List) | 242,430.00 | 230,890.00 | 219,890.00 |
| 17. TOTAL EXPENSES (Total lines 6-16) | 4,322,193.07 | 4,146,082.81 | 4,268,783.81 |
| 18. Net Operating Income (Line 5 less line 17) | 2,952,173.49 | 2,850,055.98 | 2,560,818.97 |
| 19. Real Estate Taxes | 318,485.55 | 348,979.35 | 348,064.77 |
| 20. Mortgage Payment | | | |
| 21. Building Depreciation | 49,003.84 | 46,231.69 | 49,063.11 |
| 22. Capital Expenditure | 47,859.22 | 13,977.86 | |

MORTGAGE/SALES INFORMATION:

1. Is there a current mortgage on this property? Yes ___ No X
 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 | 2/1/83 | Consideration |
| | | 7,950,000.00 |

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 | DATE |
| Robert S. Landsman | TITLE OF SIGNER | (301) 229-6200 |
| PRINT/TYPE NAME OF SIGNER | | PHONE |

CNU-4668-2014

PARKVIEW GARDENS
LIMITED PARTNERSHIP

| ITEM 12. ADMINISTRATIVE COSTS | 2012 | 2011 | 2010 |
|---|---------------------|---------------------|---------------------|
| Accounting | 95,950.00 | 94,070.00 | 92,025.00 |
| Advertising | 74,642.98 | 84,478.73 | 116,009.36 |
| Commission Expense | 0.00 | 0.00 | 1,888.25 |
| Consulting Fees | 0.00 | 0.00 | 741.39 |
| Credit Card Fees | 28,608.16 | 32,736.40 | 24,832.71 |
| Credit Reports | 9,918.46 | 13,385.48 | 13,385.50 |
| Depreciation - Administrative Equipment | 66.94 | 175.81 | 276.69 |
| Dues | 1,519.97 | 382.40 | 545.59 |
| Education | 228.89 | 185.99 | 536.06 |
| Entertainment & Promotion | 7,927.65 | 6,993.01 | 5,470.78 |
| Group Insurance | 27,433.92 | 25,377.01 | 20,982.41 |
| Interest on Working Capital Loans | 332.49 | 8.22 | 63.74 |
| Legal | 130,500.57 | 172,915.18 | 151,344.00 |
| Less: Administrative Reimbursements & Fees | -3,093.00 | -4,575.00 | -4,074.00 |
| Office | 30,802.57 | 31,413.18 | 24,669.76 |
| Telephone | 10,271.35 | 9,482.90 | 9,819.38 |
| Tenant Summer Camp Program | 9,113.76 | 10,619.53 | 8,534.26 |
| TOTALS | 424,224.71 | 477,648.84 | 467,050.88 |
| | | | |
| ITEM 13. MAINTENANCE & REPAIRS | 2012 | 2011 | 2010 |
| Depreciation - Maintenance Equipment | 0.00 | 3,025.50 | 0.00 |
| Exterminating | 73,089.71 | 77,737.68 | 58,426.03 |
| Grounds Maintenance | 61,216.19 | 61,573.14 | 60,112.94 |
| Janitorial Contract | 126,046.92 | 126,046.92 | 126,046.92 |
| Painting | 118,693.17 | 116,534.12 | 115,822.14 |
| Protection | 760.30 | 1,063.83 | 435.64 |
| Repairs | | | |
| Air Conditioning & Heating | 157,585.22 | 124,924.96 | 158,012.44 |
| Balcony | 4,905.28 | 917.98 | 3,096.46 |
| Bath | 37,085.29 | 33,489.46 | 25,453.83 |
| Brick & Concrete | 1,806.50 | 1,308.23 | 3,730.83 |
| Building | 31,001.27 | 18,333.06 | 13,554.35 |
| Caulking | 5,541.93 | 4,384.41 | 4,099.21 |
| Dishwasher & Disposal | 3,138.17 | 3,715.93 | 3,741.56 |
| Electrical | 16,462.96 | 15,804.32 | 16,889.35 |
| Fence | 650.00 | 200.00 | 875.00 |
| Fire Extinguisher | 1,833.04 | 2,920.60 | 1,463.12 |
| Flooring | 46,206.00 | 40,131.47 | 48,727.32 |
| Gate Repairs | 10,257.00 | 6,787.00 | 6,130.00 |
| Kitchen | 25,030.92 | 20,186.31 | 13,814.60 |
| Locks | 8,663.94 | 8,875.64 | 8,405.17 |
| Parking Lot | 4,071.19 | 3,985.12 | 7,441.71 |
| Plastering | 36,870.00 | 42,040.00 | 32,835.00 |
| Plumbing | 72,926.04 | 38,723.72 | 31,233.37 |
| Refrigeration | 9,150.29 | 8,558.28 | 8,496.03 |
| Roofing | 6,399.76 | 795.39 | 2,254.64 |
| Siding | 0.00 | 27.33 | 0.00 |
| Smoke Detectors | 1,594.03 | 2,283.98 | 1,335.90 |
| Stove | 9,227.81 | 7,796.85 | 7,051.76 |
| Swimming Pool | 16,070.00 | 12,200.00 | 15,119.00 |
| Venetian Blinds | 14,174.43 | 11,209.90 | 7,318.00 |
| Washer/Dryer | 21,529.01 | 2,934.15 | 17,280.11 |
| Waterproofing | 741.28 | 96.59 | 0.00 |
| Windows and Doors | 31,459.26 | 29,178.23 | 33,130.44 |
| Security Camera Maintenance | 864.50 | 0.00 | 0.00 |
| Snow Removal | 519.62 | 5,085.74 | 11,566.50 |
| Swimming Pool Operation | 41,123.00 | 41,113.28 | 41,699.22 |
| Trash | 61,952.95 | 65,865.34 | 60,047.14 |
| Uniforms | 889.23 | 948.44 | 1,103.78 |
| Water Management | 48,692.19 | 67,764.57 | 53,244.69 |
| TOTALS | 1,108,228.40 | 1,008,567.47 | 1,001,004.21 |
| | | | |
| ITEM 14. MISCELLANEOUS EXPENSES | 2012 | 2011 | 2010 |
| Auto & Truck Expense | 7,711.47 | 9,119.05 | 7,748.04 |
| Depreciation - Apartment Furniture | 0.00 | 0.00 | 8,745.81 |
| Depreciation - Fitness Center | 447.08 | 11,259.33 | 332.61 |
| Depreciation - Playground Equipment | 2,968.65 | 3,588.66 | 3,628.84 |
| Depreciation - Security Equipment | 132.50 | 1,025.60 | 979.06 |
| Depreciation - Truck net of Reimbursements | 0.00 | 0.00 | 569.20 |
| Depreciation - Washers/Dryers | 6,545.65 | 7,906.70 | 13,177.83 |
| Licenses, Permits and Personal Property Tax | 35,867.45 | 2,313.27 | 32,299.15 |
| TOTALS | 53,672.80 | 35,212.61 | 67,480.54 |
| | | | |
| ITEM 16. RESERVES FOR REPLACEMENTS | 2012 | 2011 | 2010 |
| Heating and Air Conditioning Equipment | 55,300.00 | 52,670.00 | 50,160.00 |
| Parking Lot | 73,660.00 | 70,160.00 | 66,820.00 |
| Roofs | 62,260.00 | 59,290.00 | 56,460.00 |
| Sewer Lines | 51,210.00 | 48,770.00 | 46,450.00 |
| TOTALS | 242,430.00 | 230,890.00 | 219,890.00 |

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

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

NAME AND LOCATION OF PROPERTY

Parkview Gardens Apartments
 Riverdale, Maryland 20737

OWNER AND ADDRESS OF RECORD

Parkview Gardens Limited Partnership
 7007 Heatherhill Road
 Bethesda, Maryland 20817

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

RENT SCHEDULES:

| | # UNITS | BATH/UNIT | 19__ MO. RATE | 19__ MO. RATE | 19__ MO. RATE |
|-----------------|---------|-----------|------------------|------------------|------------------|
| Efficiency | | | | | |
| 1 Bedroom | | | | | |
| 2 Bedroom | | | | | |
| 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) | 4,657,216.59 | 4,360,936.85 | 4,222,426.43 |
| 2. Owner, Janitor, Manager Apartments | | | |
| 3. Other Income (laundry, pool, etc.) | 120,480.73 | 78,202.00 | 40,792.00 |
| 4. Loss Due to Vacancy or Delinq. | 467,187.48 | 496,398.27 | 528,268.75 |
| 5. TOTAL ACTUAL INCOME (Total lines 1 - 4) | 4,310,509.84 | 3,942,740.58 | 3,734,949.68 |

Expenses

| | | | |
|---|--------------|--------------|--------------|
| 6. Payroll (except manager, repair) | 776,085.19 | 718,541.33 | 696,802.80 |
| 7. Supplies (janitor, bulbs, etc.) | 42,793.19 | 52,671.46 | 46,573.89 |
| 8. Electricity | 67,304.98 | 62,783.94 | 58,841.78 |
| 9. Water/sewage | 158,178.89 | 183,953.34 | 319,752.03 |
| 10. Fuel (Type of fuel: gas) | 248,780.50 | 262,017.27 | 310,026.87 |
| 11. Management Fees/Wages | 211,190.35 | 194,787.85 | 183,402.47 |
| 12. Administrative Costs (List) | 366,818.21 | 364,064.33 | 306,183.41 |
| 13. Maintenance & Repairs (List) | 870,211.17 | 1,022,848.66 | 784,498.09 |
| 14. Miscellaneous Expenses (List) | 12,126.04 | 40,695.31 | 13,066.29 |
| 15. Fire Insurance & Extend. Coverage | 101,684.81 | 100,425.39 | 85,506.40 |
| 16. Reserves for Replacements (List) | 148,250.00 | 148,250.00 | 91,600.00 |
| 17. TOTAL EXPENSES (Total lines 6 - 16) | 3,003,423.33 | 3,151,038.88 | 2,896,254.03 |
| 18. NOI (Line 5 less line 17) | 1,307,086.51 | 791,701.70 | 838,695.65 |
| 19. Real Estate Taxes | 169,317.03 | 196,009.66 | 222,797.99 |
| 20. Mortgage Payment | | | |
| 21. Building Depreciation | 59,571.70 | 43,383.85 | 388,449.53 |
| 22. Capital Expenditure (List) | 144,717.56 | 117,007.41 | 16,043.97 |

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 |
- Date Purchased 2/01/83 Consideration \$ 7,950,000.00

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.

Robert S. Landsman Partner 05/15/00
 Signature Title of Signer Date

Robert S. Landsman (301) 229-6200
 Print/Type Name of Signer Phone Number

CNU-4668-2019

| | 1999 | 1998 | 1997 |
|--|-------------------|---------------------|-------------------|
| ITEM 12. ADMINISTRATIVE COSTS | | | |
| Accounting | 59,985.00 | 62,020.00 | 63,795.00 |
| Advertising | 84,584.00 | 82,514.59 | 83,540.74 |
| Commission Expense | 1,191.13 | 3,874.78 | 1,430.33 |
| Credit Reports | 9,607.31 | 9,539.25 | 8,680.57 |
| Depreciation - Administrative Equipment | 3,932.57 | 3,647.44 | 3,850.95 |
| Dues | 438.90 | 2,388.06 | 1,484.00 |
| Education | 247.96 | 978.62 | 433.66 |
| Engineering Expense | 4,000.00 | 0.00 | 0.00 |
| Entertainment & Promotion | 2,906.53 | 2,510.09 | 2,927.48 |
| Group Insurance | 28,153.13 | 22,988.74 | 18,980.40 |
| Interest on Working Capital Loans | 0.00 | 0.00 | 74.04 |
| Legal | 126,110.90 | 130,236.39 | 112,150.51 |
| Less: Administrative Reimbursements & Fees | -5,361.00 | -5,541.00 | -4,641.00 |
| Office | 37,723.93 | 37,548.22 | 23,022.41 |
| Telephone | 13,257.85 | 11,329.13 | 10,091.30 |
| Tenant Concessions | 40.00 | 50.00 | 363.00 |
| TOTALS | 366,818.21 | 364,064.33 | 306,183.41 |
| ITEM 13. MAINTENANCE & REPAIRS | | | |
| Depreciation - Maintenance Equipment | 919.00 | 2,048.25 | 664.13 |
| Exterminating | 14,348.87 | 13,597.71 | 15,874.70 |
| Grounds Maintenance | 52,287.50 | 60,555.25 | 54,667.05 |
| Loss on Abandonment of Equipment | 72.96 | 3,919.15 | 0.00 |
| Painting | 83,196.68 | 79,907.98 | 62,510.79 |
| Protection | 9,714.87 | 5,211.47 | 5,351.52 |
| Repairs | | | |
| Air Conditioning & Heating | 113,839.72 | 92,524.67 | 108,736.98 |
| Balcony | 6,896.03 | 16,521.60 | 5,744.54 |
| Bath | 37,519.34 | 32,842.75 | 33,747.25 |
| Brick & Concrete | 5,034.43 | 20,022.00 | 6,804.30 |
| Building | 6,549.18 | 9,739.92 | 1,617.22 |
| Caulking | 1,045.27 | 1,498.21 | 2,449.60 |
| Dishwasher & Disposal | 3,148.79 | 5,352.95 | 5,772.75 |
| Electrical | 26,806.78 | 57,851.86 | 36,812.83 |
| Fence | 4,289.36 | 11,432.62 | 5,695.73 |
| Fire Extinguisher | 1,280.91 | 2,191.93 | 1,240.81 |
| Fire Repairs | 6,375.00 | 0.00 | 0.00 |
| Flooring | 70,092.64 | 58,459.80 | 32,501.08 |
| Guttering | 2,268.00 | 7,102.00 | 3,418.00 |
| Kitchen | 54,791.46 | 82,336.42 | 58,468.04 |
| Locks | 10,205.34 | 10,264.04 | 8,386.69 |
| Parking Lot | 15,279.58 | 1,704.69 | 9,958.84 |
| Plastering | 34,136.85 | 51,982.00 | 20,157.00 |
| Plumbing | 52,072.38 | 57,748.68 | 48,703.62 |
| Radio | 1,854.17 | 1,215.99 | 2,544.79 |
| Refrigeration | 29,042.05 | 32,403.85 | 26,209.02 |
| Roofing | 21,523.40 | 76,812.30 | 56,658.00 |
| Smoke Detectors | 1,549.02 | 1,831.53 | 1,343.93 |
| Stove | 16,922.98 | 22,350.63 | 19,647.53 |
| Swimming Pool | 8,843.50 | 5,296.50 | 3,086.00 |
| Venetian Blinds | 22,382.39 | 28,218.07 | 30,452.00 |
| Windows and Doors | 38,808.58 | 51,645.77 | 41,180.79 |
| Less: Insurance Recovery | -17,604.24 | 0.00 | 0.00 |
| Snow Removal | 4,301.78 | 451.27 | 1,066.92 |
| Swimming Pool Operation | 29,199.06 | 25,289.68 | 23,534.38 |
| Trash | 40,691.81 | 39,238.36 | 45,565.16 |
| Uniforms | 3,531.80 | 3,892.80 | 2,120.55 |
| Water Management | 57,193.95 | 49,387.76 | 1,805.75 |
| TOTALS | 870,211.17 | 1,022,848.66 | 784,498.09 |
| ITEM 14. MISCELLANEOUS EXPENSES | | | |
| Auto & Truck Expense | 6,299.81 | 6,034.22 | 7,808.63 |
| Licenses & Permits | 5,826.23 | 34,661.09 | 5,257.66 |
| TOTALS | 12,126.04 | 40,695.31 | 13,066.29 |
| ITEM 16. RESERVES FOR REPLACEMENTS | | | |
| Heating and Air Conditioning Equipment | 34,000.00 | 34,000.00 | 21,000.00 |
| Parking Lot | 45,300.00 | 45,300.00 | 28,000.00 |
| Roofs | 38,200.00 | 38,200.00 | 23,600.00 |
| Sewer Lines | 30,750.00 | 30,750.00 | 19,000.00 |
| TOTALS | 148,250.00 | 148,250.00 | 91,600.00 |
| ITEM 22. CAPITAL EXPENDITURES | | | |
| Fencing | 39,450.00 | 0.00 | 0.00 |
| Fitness Center Equipment & Improvements | 19,884.50 | 0.00 | 0.00 |
| Gate Entry System | 67,061.99 | 0.00 | 0.00 |
| Lighting Equipment | 4,300.00 | 0.00 | 0.00 |
| Maintenance Equipment | 404.66 | 0.00 | 2,656.50 |
| Office Equipment | 1,690.41 | 6,736.71 | 0.00 |
| Park Benches | 0.00 | 0.00 | 1,326.78 |
| Playground Equipment | 0.00 | 0.00 | 12,060.69 |
| Roofs | 11,926.00 | 45,700.70 | 0.00 |
| Toilets | 0.00 | 64,570.00 | 0.00 |
| TOTALS | 144,717.56 | 117,007.41 | 16,043.97 |

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

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

NAME AND LOCATION OF PROPERTY

Parkview Gardens Apartments
 Riverdale, Maryland 20737

OWNER AND ADDRESS OF RECORD

Parkview Gardens Limited Partnership
 7007 Heatherhill Road
 Bethesda, Maryland 20817

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

RENT SCHEDULES:

| | # UNITS | BATH/UNIT | 20 MO. RATE | 20 MO. RATE | 20 MO. RATE |
|-----------------|---------|-----------|----------------|----------------|----------------|
| Efficiency | 3 | | | | |
| 1 Bedroom | 210 | | | | |
| 2 Bedroom | 320 | | | | |
| 2 Bedroom & Den | | | | | |
| 3 Bedroom | 60 | | | | |
| 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 | | | | |

ANNUAL INCOME

| | 2002 | 2001 | 2000 |
|--|--------------|--------------|--------------|
| 1. Total Gross Rents (100% Occupancy) | 5,553,153.44 | 5,216,503.49 | 4,910,961.46 |
| 2. Owner, Janitor, Manager Apartments | | | |
| 3. Other Income (laundry, pool, etc.) | 76,951.43 | 76,227.44 | 73,871.03 |
| 4. Loss due to vacancy or delinquent. | 115,526.30 | 73,193.04 | 128,429.93 |
| 5. TOTAL ACTUAL INCOME (Total lines 1 - 4) | 5,514,578.57 | 5,219,537.89 | 4,856,402.56 |

Expenses

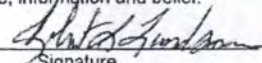
| | | | |
|---|--------------|--------------|--------------|
| 6. Payroll (except manager, repair) | 905,517.88 | 771,349.45 | 749,607.12 |
| 7. Supplies (janitor, bulbs, etc.) | 23,630.37 | 20,817.81 | 26,552.58 |
| 8. Electricity | 64,191.57 | 64,569.15 | 65,116.22 |
| 9. Water/Sewage | 216,635.82 | 206,533.76 | 204,675.97 |
| 10. Fuel (Type of fuel: gas) | 400,543.13 | 454,135.43 | 348,134.55 |
| 11. Management Fees/Wages | 294,780.36 | 277,540.35 | 253,064.26 |
| 12. Administrative Costs (List) | 335,439.08 | 309,334.87 | 328,741.95 |
| 13. Maintenance & Repairs (List) | 1,012,014.11 | 919,724.92 | 795,218.80 |
| 14. Miscellaneous Expenses (List) | 45,768.86 | 8,196.20 | 39,381.02 |
| 15. Fire Insurance & Extend. Coverage | 164,784.08 | 143,213.51 | 113,965.33 |
| 16. Reserves for Replacements (List) | 156,300.00 | 156,300.00 | 148,250.00 |
| 17. TOTAL EXPENSES (Total lines 6 - 16) | 3,619,605.26 | 3,331,715.45 | 3,072,707.80 |
| 18. NOI (Line 5 less line 17) | 1,894,973.31 | 1,887,822.44 | 1,783,694.76 |
| 19. Real Estate Taxes | 163,316.86 | 165,271.49 | 169,268.58 |
| 20. Mortgage Payment | | | |
| 21. Building Depreciation | 38,890.38 | 39,623.44 | 39,921.91 |
| 22. Capital Expenditure (List) | 48,458.02 | 53,383.11 | 35,545.91 |

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>2/01/83</u> | Consideration | <u>\$ 7,950,000.00</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 _____ 05/14/03
 Title of Signer _____ Date _____
 Robert S. Landsman _____ (301) 229 - 6200
 Print/Type Name of Signer _____ Phone Number _____

CNU-4668-2014

| | 2002 | 2001 | 2000 |
|--|---------------------|-------------------|-------------------|
| ITEM 12. ADMINISTRATIVE COSTS | | | |
| Accounting | 68,885.00 | 65,180.00 | 62,950.00 |
| Advertising | 47,850.19 | 45,814.50 | 48,927.00 |
| Commission Expense | 2,070.25 | 1,407.25 | 365.63 |
| Credit Reports | 10,841.34 | 10,114.04 | 10,575.28 |
| Depreciation - Administrative Equipment | 1,948.72 | 2,252.40 | 3,151.33 |
| Dues | 1,760.13 | 2,490.69 | 1,527.48 |
| Education | 655.89 | 761.59 | 403.79 |
| Entertainment & Promotion | 3,669.38 | 3,548.51 | 4,064.42 |
| Group Insurance | 39,558.43 | 28,047.44 | 26,566.44 |
| Interest on Working Capital Loans | 166.71 | 0.00 | 48.53 |
| Legal | 120,139.94 | 111,086.60 | 115,788.08 |
| Less: Administrative Reimbursements & Fees | -4,611.00 | -4,404.00 | -4,767.00 |
| Office | 29,832.94 | 29,999.94 | 45,362.91 |
| Telephone | 12,671.16 | 13,035.91 | 13,768.06 |
| TOTALS | 335,439.08 | 309,334.87 | 328,741.95 |
| ITEM 13. MAINTENANCE & REPAIRS | | | |
| Depreciation - Equipment | 16,039.50 | 19,758.52 | 31,018.04 |
| Exterminating | 14,432.09 | 8,789.36 | 11,970.29 |
| Grounds Maintenance | 55,927.90 | 58,209.98 | 51,421.02 |
| Loss on Abandonment of Equipment | 3,337.96 | 2,228.82 | 4,169.41 |
| Painting | 60,967.25 | 62,446.50 | 58,623.56 |
| Protection | 11,149.49 | 10,257.17 | 4,626.18 |
| Repairs | | | |
| Air Conditioning & Heating | 139,527.91 | 149,220.37 | 91,721.97 |
| Balcony | 39,390.00 | 35,070.00 | 17,055.81 |
| Bath | 45,014.03 | 46,406.29 | 42,110.34 |
| Brick & Concrete | 3,367.95 | 4,522.00 | 9,575.15 |
| Building | 11,043.43 | 5,030.16 | 4,789.19 |
| Caulking | 1,312.93 | 714.78 | 573.64 |
| Dishwasher & Disposal | 3,575.44 | 2,389.47 | 2,999.83 |
| Electrical | 26,644.81 | 18,219.46 | 23,624.22 |
| Fence | 77,942.05 | 8,182.99 | 10,089.65 |
| Fire Extinguisher | 3,801.66 | 2,378.36 | 743.46 |
| Fire Repairs | 1,500.00 | 0.00 | 0.00 |
| Flooring | 45,155.21 | 45,906.87 | 48,601.91 |
| Guttering | 8,616.00 | 4,361.00 | 8,154.00 |
| Kitchen | 61,897.76 | 68,015.70 | 38,726.77 |
| Locks | 8,506.68 | 8,659.56 | 7,988.58 |
| Parking Lot | 1,343.69 | 8,751.45 | 7,180.44 |
| Plastering | 47,430.00 | 40,539.00 | 27,303.00 |
| Plumbing | 72,424.33 | 64,725.91 | 35,422.78 |
| Radio | 2,236.69 | 1,438.74 | 3,220.00 |
| Refrigeration | 18,096.40 | 11,399.63 | 8,602.48 |
| Roofing | 33,275.19 | 54,156.00 | 54,958.00 |
| Smoke Detectors | 4,152.55 | 1,474.19 | 1,381.01 |
| Stove | 8,318.12 | 7,776.56 | 7,243.08 |
| Swimming Pool | 12,247.45 | 16,744.00 | 5,308.50 |
| Venetian Blinds | 21,793.02 | 28,591.38 | 16,133.84 |
| Washers and Dryers | 806.90 | 0.00 | 0.00 |
| Windows and Doors | 31,266.63 | 25,260.19 | 32,589.09 |
| Less: Insurance Recovery | -5,236.82 | -4,435.00 | 0.00 |
| Less: Utility Rebates | 0.00 | -11,360.82 | 0.00 |
| Snow Removal | 4,200.01 | 2,856.68 | 8,662.32 |
| Swimming Pool Operation | 40,335.13 | 29,433.51 | 33,269.83 |
| Trash | 44,344.88 | 41,451.54 | 40,647.08 |
| Uniforms | 2,975.26 | 2,155.01 | 4,309.79 |
| Water Management | 33,854.63 | 37,999.59 | 40,424.54 |
| TOTALS | 1,012,014.11 | 919,724.92 | 795,218.80 |
| ITEM 14. MISCELLANEOUS EXPENSES | | | |
| Auto & Truck Expense | 2,969.66 | 6,618.28 | 3,713.91 |
| Depreciation - Truck | 10,874.65 | 0.00 | 0.00 |
| Licenses & Permits | 31,924.55 | 1,577.92 | 35,667.11 |
| TOTALS | 45,768.86 | 8,196.20 | 39,381.02 |
| ITEM 16. RESERVES FOR REPLACEMENTS | | | |
| Heating and Air Conditioning Equipment | 35,700.00 | 35,700.00 | 34,000.00 |
| Parking Lot | 47,600.00 | 47,600.00 | 45,300.00 |
| Roofs | 40,100.00 | 40,100.00 | 38,200.00 |
| Sewar Lines | 32,900.00 | 32,900.00 | 30,750.00 |
| TOTALS | 156,300.00 | 156,300.00 | 148,250.00 |
| ITEM 22. CAPITAL EXPENDITURES | | | |
| Balcony Wraps | 1,821.60 | 0.00 | 0.00 |
| Fitness Center Equipment & Improvements | 0.00 | 0.00 | 3,780.00 |
| Maintenance Equipment | 0.00 | 0.00 | 759.15 |
| Office Equipment | 312.90 | 283.49 | 276.76 |
| Playground Equipment | 9,682.42 | 964.78 | 0.00 |
| Radios | 0.00 | 824.84 | 0.00 |
| Roofs | 11,926.00 | 51,310.00 | 30,730.00 |
| Truck | 24,715.10 | 0.00 | 0.00 |
| TOTALS | 48,458.02 | 53,383.11 | 35,545.91 |

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

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

NAME AND LOCATION OF PROPERTY

Parkview Gardens Apartments
 Riverdale, Maryland 20737

OWNER AND ADDRESS OF RECORD

Parkview Gardens Limited Partnership
 7007 Heatherhill Road
 Bethesda, Maryland 20817

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

RENT SCHEDULES:

| | # UNITS | BATH/UNIT | 20__ MO. RATE | 20__ MO. RATE | 20__ MO. RATE |
|-----------------|---------|-----------|------------------|------------------|------------------|
| Efficiency | 3 | | | | |
| 1 Bedroom | 210 | | | | |
| 2 Bedroom | 320 | | | | |
| 2 Bedroom & Den | | | | | |
| 3 Bedroom | 60 | | | | |
| 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 | | | | | |

| ANNUAL INCOME | 2005 | 2004 | 2003 |
|--|--------------|--------------|--------------|
| 1. Total Gross Rents (100% Occupancy) | 6,200,986.73 | 6,043,994.37 | 5,823,381.51 |
| 2. Owner, Janitor, Manager Apartments | | | |
| 3. Other Income (laundry, pool, etc.) | 79,929.22 | 81,922.87 | 119,791.90 |
| 4. Loss Due to Vacancy or Delinq. | 250,574.94 | 311,088.15 | 283,675.89 |
| 5. TOTAL ACTUAL INCOME (Total lines 1 - 4) | 6,030,341.01 | 5,814,829.09 | 5,659,497.52 |
| Expenses | | | |
| 6. Payroll (except manager, repair) | 1,070,214.00 | 948,861.29 | 993,153.68 |
| 7. Supplies (janitor, bulbs, etc.) | 34,330.53 | 28,635.45 | 25,104.76 |
| 8. Electricity | 71,643.40 | 65,087.04 | 56,307.17 |
| 9. Water/sewage | 211,978.92 | 234,214.16 | 227,499.89 |
| 10. Fuel (Type of fuel: gas) | 528,055.00 | 436,624.73 | 396,370.80 |
| 11. Management Fees/Wages | 320,222.61 | 310,532.81 | 307,283.00 |
| 12. Administrative Costs (List) | 396,375.22 | 353,280.44 | 346,791.65 |
| 13. Maintenance & Repairs (List) | 1,323,869.07 | 1,289,000.14 | 1,131,038.33 |
| 14. Miscellaneous Expenses (List) | 25,304.48 | 56,660.52 | 46,922.51 |
| 15. Fire Insurance & Extend. Coverage | 213,700.13 | 214,544.59 | 194,955.06 |
| 16. Reserves for Replacements (List) | 168,950.00 | 168,950.00 | 168,950.00 |
| 17. TOTAL EXPENSES (Total lines 6 - 16) | 4,364,643.36 | 4,106,391.17 | 3,894,376.85 |
| 18. NOI (Line 5 less line 17) | 1,665,697.65 | 1,708,437.92 | 1,765,120.67 |
| 19. Real Estate Taxes | 217,427.99 | 191,408.19 | 171,876.86 |
| 20. Mortgage Payment | | | |
| 21. Building Depreciation | 34,063.25 | 29,748.58 | 32,632.21 |
| 22. Capital Expenditure (List) | 66,955.11 | 7,560.98 | 32,295.23 |

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 2/01/83 Consideration \$ 7,950,000.00

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.

Robert S. Landsman Signature Partner Title of Signer 05/15/06 Date
Robert S. Landsman Print/Type Name of Signer (301) 229 - 6200 Phone Number

CNU-4668-2014

| | 2006 | 2004 | 2003 |
|---|---------------------|---------------------|---------------------|
| ITEM 12. ADMINISTRATIVE COSTS | | | |
| Accounting | 78,310.00 | 75,940.00 | 71,880.00 |
| Advertising | 65,538.03 | 55,064.56 | 51,818.33 |
| Commission Expense | 1,108.25 | 2,112.50 | 5,626.73 |
| Credit Reports | 9,366.01 | 11,544.45 | 11,561.38 |
| Depreciation - Administrative Equipment | 603.08 | 776.22 | 2,366.73 |
| Dues | 2,882.33 | 258.98 | 1,846.22 |
| Education | 1,629.31 | 768.11 | 341.91 |
| Energy Advisors Fee | 748.20 | | |
| Engineering Expense | 14,646.58 | 1,026.05 | 2,512.55 |
| Entertainment & Promotion | 4,498.70 | 3,438.37 | 3,758.35 |
| Group Insurance | 37,668.28 | 36,401.56 | 36,308.49 |
| Interest on Working Capital Loans | 316.93 | 43.99 | 239.25 |
| Legal | 125,372.57 | 120,233.68 | 118,831.35 |
| Less: Administrative Reimbursements & Fees | -4,086.00 | -4,293.00 | -4,713.00 |
| Office | 34,160.30 | 28,113.57 | 29,178.90 |
| Telephone | 15,469.45 | 15,718.11 | 15,236.46 |
| Tenant Summer Camp Program | 8,143.20 | 5,513.29 | |
| TOTALS | 396,376.22 | 363,280.44 | 346,791.66 |
| ITEM 13. MAINTENANCE & REPAIRS | | | |
| Depreciation - Equipment | 53.61 | 85.77 | 92.92 |
| Exterminating | 15,318.22 | 14,596.46 | 18,329.57 |
| Grounds Maintenance | 61,170.80 | 59,521.60 | 61,480.44 |
| Janitorial Contract | 119,196.00 | 119,196.00 | 29,799.00 |
| Loss on Abandonment of Equipment | 32.65 | | 130.25 |
| Painting | 104,577.75 | 71,234.15 | 76,660.95 |
| Protection | 4,114.14 | 5,844.62 | 13,370.75 |
| Repairs | | | |
| Air Conditioning & Heating | 164,627.20 | 127,902.16 | 123,187.10 |
| Balcony | 18,110.00 | 26,280.00 | 12,690.00 |
| Bath | 86,914.52 | 86,221.38 | 54,652.75 |
| Brick & Concrete | 3,399.67 | 25,359.27 | 5,890.76 |
| Building | 39,523.07 | 40,123.59 | 40,806.03 |
| Caulking | 7,072.78 | 4,867.53 | 1,931.70 |
| Dishwasher & Disposal | 7,194.82 | 6,329.65 | 4,392.63 |
| Electrical | 45,648.41 | 29,182.06 | 26,430.62 |
| Fence | 13,854.70 | 8,527.75 | 1,641.29 |
| Fire Extinguisher | 1,282.32 | 4,319.51 | 2,677.48 |
| Fire Repairs | | | 60,044.72 |
| Fitness Equipment | | | 1,762.42 |
| Flooring | 84,922.71 | 104,859.83 | 70,726.55 |
| Gate Repairs | 7,042.80 | 6,508.99 | |
| Kitchen | 80,898.69 | 103,266.72 | 101,277.13 |
| Locks | 13,892.06 | 11,728.72 | 12,151.41 |
| Parking Lot | 14,373.15 | 14,188.66 | 38,786.85 |
| Plastering | 48,582.00 | 55,235.00 | 77,575.00 |
| Plumbing | 61,012.65 | 66,567.36 | 93,308.27 |
| Radio | 28.05 | 365.32 | 1,490.03 |
| Refrigeration | 30,224.44 | 27,148.22 | 22,287.98 |
| Roofing | 4,679.51 | 45,581.07 | 2,038.44 |
| Smoke Detectors | 5,421.61 | 3,771.56 | 4,815.73 |
| Stove | 25,808.83 | 15,839.11 | 12,032.78 |
| Swimming Pool | 11,259.00 | 13,240.00 | 16,301.00 |
| Venetian Blinds | 43,591.77 | 33,565.89 | 15,823.42 |
| Washers and Dryers | 4,752.25 | 9,449.75 | 2,420.70 |
| Waterproofing | 1,194.01 | 2,717.16 | 16,708.65 |
| Windows and Doors | 56,048.45 | 40,386.46 | 48,071.33 |
| Less: Insurance Recovery | -1,680.00 | | -54,068.66 |
| Snow Removal | 14,096.00 | 9,173.40 | 14,383.91 |
| Swimming Pool Operation | 37,534.60 | 33,595.73 | 34,152.64 |
| Trash | 52,962.01 | 49,149.70 | 47,797.81 |
| Uniforms | 4,797.71 | 4,060.95 | 3,745.51 |
| Water Management | 28,736.11 | 8,989.04 | 11,262.47 |
| TOTALS | 1,323,869.07 | 1,289,000.14 | 1,131,038.33 |
| ITEM 14. MISCELLANEOUS EXPENSES | | | |
| Auto & Truck Expense | 13,013.47 | 6,252.81 | 7,186.50 |
| Depreciation - Fitness Center | 1,307.60 | 1,583.20 | 2,820.79 |
| Depreciation - Playground Equipment | 3,031.77 | 5,923.53 | 5,653.54 |
| Depreciation - Security Gate and Equipment | | 3,862.77 | 7,725.54 |
| Depreciation - Truck net of Reimbursements | 5,110.44 | 6,819.80 | 21,515.24 |
| Licenses, Permits and Personal Property Tax | 2,841.20 | 32,218.41 | 2,020.90 |
| TOTALS | 25,304.48 | 66,660.52 | 46,922.51 |
| ITEM 16. RESERVES FOR REPLACEMENTS | | | |
| Heating and Air Conditioning Equipment | 38,550.00 | 38,550.00 | 38,550.00 |
| Parking Lot | 51,400.00 | 51,400.00 | 51,400.00 |
| Roofs | 43,400.00 | 43,400.00 | 43,400.00 |
| Sewer Lines | 35,600.00 | 35,600.00 | 35,600.00 |
| TOTALS | 168,950.00 | 168,950.00 | 168,950.00 |
| ITEM 22. CAPITAL EXPENDITURES | | | |
| Siding | 26,956.31 | | |
| Fitness Center Equipment & Improvements | 5,244.75 | | |
| Office Equipment | 608.97 | 199.49 | 1,254.72 |
| Playground Equipment | 7,593.08 | 7,361.49 | |
| Security Camera | 800.25 | | |
| Water Heater | | | 7,297.76 |
| Truck | 25,751.75 | | 23,742.75 |
| TOTALS | 66,956.11 | 7,560.98 | 32,295.23 |

Parkview Gardens Limited Partner 19 2163038
 Parkview Gardens Limited Partner 19 2163079

Parkview Gardens Associates 19 2163046
 Parkview Gardens Associates 19 2163053
 Parkview Gardens Associates 19 2163061
 Parkview Gardens Associates 19 2163087
 Parkview Gardens Associates 19 2163095

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

FOR THE 36 MONTHS: FROM 2006 TO 2008

NAME AND LOCATION OF PROPERTY

Parkview Gardens Apartments
Riverdale, Maryland 20737

OWNER AND ADDRESS OF RECORD

Parkview Gardens Limited Partnership
7007 Heatherhill Road
Bethesda, Maryland 20817

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

RENT SCHEDULES:

| | # UNITS | BATH/UNIT | 2008 MO. RATE | 2007 MO. RATE | 2006 MO. RATE |
|-------------------|---------|-----------|------------------|------------------|------------------|
| Efficiency | 3 | | | | |
| 1 Bedroom | 210 | | | | |
| 2 Bedroom | 320 | | | | |
| 2 Bedroom & Den | | | | | |
| 3 Bedroom | 60 | | | | |
| 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 | 2008 | 2007 | 2006 |
|--|--------------|--------------|--------------|
| 1. Total Gross Rents (100% Occupancy) | 6,873,545.89 | 6,660,222.08 | 6,492,065.47 |
| 2. Owner, Janitor, Manager Apartments | | | |
| 3. Other Income (laundry, pool, etc.) | 73,390.59 | 78,962.51 | 76,689.97 |
| 4. Loss due to vacancy or delinquent. | 747,564.61 | 849,103.86 | 523,602.53 |
| 5. TOTAL ACTUAL INCOME (Total lines 1-4) | 6,199,371.87 | 5,890,080.73 | 6,045,152.91 |
| Expenses | | | |
| 6. Payroll (except manager, repair) | 1,239,760.17 | 1,206,944.80 | 1,133,194.57 |
| 7. Supplies (janitor, bulbs, etc.) | 22,902.99 | 29,548.59 | 33,245.43 |
| 8. Electricity | 118,664.40 | 109,509.31 | 99,134.15 |
| 9. Water/Sewage | 248,372.59 | 237,176.32 | 194,447.97 |
| 10. Fuel (Type of fuel: gas) | 508,016.15 | 523,163.10 | 556,138.11 |
| 11. Management Fees/Wages | 319,441.67 | 319,138.35 | 317,591.05 |
| 12. Administrative Costs (List) | 482,381.25 | 428,121.17 | 414,065.85 |
| 13. Maintenance & Repairs (List) | 1,212,045.53 | 1,295,245.54 | 1,222,392.78 |
| 14. Miscellaneous Expenses (List) | 92,718.15 | 23,343.73 | 57,186.28 |
| 15. Fire Insurance & Extend. Coverage | 230,680.65 | 226,008.24 | 222,898.77 |
| 16. Reserves for Replacements (List) | 199,430.00 | 189,920.00 | 182,440.00 |
| 17. TOTAL EXPENSES (Total lines 6-16) | 4,674,413.55 | 4,588,119.15 | 4,432,734.96 |
| 18. Net Operating Income (Line 5 less line 17) | 1,524,958.32 | 1,301,961.58 | 1,612,417.95 |
| 19. Real Estate Taxes | 286,048.02 | 283,304.96 | 241,802.96 |
| 20. Mortgage Payment | | | |
| 21. Building Depreciation | 45,823.98 | 35,838.58 | 39,627.41 |
| 22. Capital Expenditure | 78,196.12 | 918.00 | 30,062.27 |

MORTGAGE/SALES INFORMATION:

1. Is there a current mortgage on this property? Yes ___ No X
 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 <u>2/1/83</u> | Consideration <u>7,950,000.00</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.

Robert S. Landsman Partner 5/13/09
 SIGNATURE TITLE OF SIGNER DATE
 PRINT/TYPE NAME OF SIGNER PHONE

CNU-4668-2014

PARKVIEW GARDENS
LIMITED PARTNERSHIP

| ITEM 12. ADMINISTRATIVE COSTS | 2008 | 2007 | 2006 |
|---|---------------------|---------------------|---------------------|
| Accounting | 85,270.00 | 82,170.00 | 79,985.00 |
| Advertising | 108,924.59 | 75,666.88 | 82,972.06 |
| Commission Expense | 0.00 | | 533.00 |
| Consulting Fees | 1,491.01 | 147.28 | 1,547.16 |
| Credit Card Fees | 17,108.68 | 8,520.64 | 318.44 |
| Credit Reports | 16,001.32 | 16,240.07 | 11,007.38 |
| Depreciation - Administrative Equipment | 602.93 | 731.93 | 720.52 |
| Dues | 488.29 | 2,968.31 | 420.46 |
| Education | 1,204.53 | 582.80 | 544.32 |
| Energy Advisors Fee | 749.62 | 4,497.72 | 4,496.97 |
| Entertainment & Promotion | 6,121.21 | 5,523.15 | 5,268.68 |
| Group Insurance | 24,627.65 | 32,045.72 | 36,190.33 |
| Interest on Working Capital Loans | 977.23 | 610.24 | 3,303.92 |
| Legal | 173,506.79 | 150,130.42 | 136,889.25 |
| Less: Administrative Reimbursements & Fees | -5,271.00 | -4,857.00 | -4,425.00 |
| Office | 30,376.77 | 29,363.53 | 31,397.40 |
| Telephone | 10,980.64 | 15,054.44 | 16,358.61 |
| Tenant Summer Camp Program | 9,220.99 | 8,725.04 | 6,537.35 |
| TOTALS | 482,381.25 | 428,121.17 | 414,065.85 |
| ITEM 13. MAINTENANCE & REPAIRS | | | |
| Exterminating | 34,415.04 | 24,944.21 | 18,101.17 |
| Grounds Maintenance | 70,817.07 | 159,509.81 | 63,922.53 |
| Janitorial Contract | 120,331.20 | 119,196.00 | 119,196.00 |
| Loss on Abandonment of Equipment | 0.00 | 39.82 | 1,986.91 |
| Painting | 130,776.85 | 116,404.79 | 107,332.28 |
| Protection | 3,248.47 | 2,502.08 | 2,409.34 |
| Repairs | | | |
| Air Conditioning & Heating | 116,214.55 | 143,046.22 | 168,423.46 |
| Balcony | 18,665.00 | 15,940.00 | 10,300.00 |
| Bath | 65,667.77 | 60,812.48 | 69,741.22 |
| Brick & Concrete | 4,064.47 | 11,783.02 | 8,188.93 |
| Building | 23,534.12 | 18,493.55 | 12,075.16 |
| Caulking | 4,377.27 | 4,427.08 | 3,701.14 |
| Dishwasher & Disposal | 5,115.09 | 4,859.44 | 4,597.97 |
| Electrical | 31,487.93 | 28,367.50 | 23,331.81 |
| Fence | 9,050.27 | 2,383.00 | 3,130.85 |
| Fire Extinguisher | 2,056.37 | 2,717.27 | 1,505.91 |
| Flooring | 86,634.71 | 83,709.77 | 83,791.55 |
| Gate Repairs | 13,443.00 | 15,339.00 | 7,769.55 |
| Gutters | 0.00 | 0.00 | 211.43 |
| Kitchen | 43,494.46 | 60,868.84 | 50,346.87 |
| Locks | 12,474.70 | 12,735.68 | 12,042.89 |
| Parking Lot | 2,265.36 | 5,660.98 | 7,708.30 |
| Plastering | 44,645.00 | 25,628.00 | 20,965.00 |
| Plumbing | 74,481.01 | 46,499.25 | 87,145.56 |
| Refrigeration | 14,637.07 | 22,542.23 | 22,208.48 |
| Roofing | 7,132.33 | 3,261.78 | 7,762.92 |
| Siding | 37,524.06 | 40,325.31 | 55,924.15 |
| Smoke Detectors | 2,484.80 | 3,326.12 | 2,201.55 |
| Stove | 14,864.14 | 16,242.17 | 18,628.79 |
| Swimming Pool | 18,154.00 | 11,998.00 | 11,103.00 |
| Venetian Blinds | 22,710.62 | 40,304.14 | 31,135.30 |
| Washer/Dryer | 0.00 | 3,090.00 | 0.00 |
| Waterproofing | 2,606.23 | 0.00 | 375.86 |
| Windows and Doors | 46,564.37 | 59,501.19 | 47,114.14 |
| Less: Insurance Recovery | 0.00 | 0.00 | -4,668.22 |
| Snow Removal | 1,997.68 | 12,068.85 | 2,381.25 |
| Swimming Pool Operation | 39,769.15 | 36,731.64 | 40,185.78 |
| Trash | 55,032.44 | 52,508.20 | 54,888.60 |
| Uniforms | 1,804.17 | 2,405.39 | 4,225.34 |
| Water Management | 29,704.76 | 25,072.73 | 41,000.01 |
| TOTALS | 1,212,045.53 | 1,295,245.54 | 1,222,392.78 |
| ITEM 14. MISCELLANEOUS EXPENSES | | | |
| Auto & Truck Expense | 9,341.71 | 9,508.82 | 12,248.47 |
| Depreciation - Fitness Center | 604.20 | 1,006.99 | 1,678.32 |
| Depreciation - Playground Equipment | 6,472.71 | 9,061.82 | 7,138.83 |
| Depreciation - Truck net of Reimbursements | -3,032.14 | 514.05 | 4,516.01 |
| Depreciation - Washers/Dryers | 46,917.67 | 0.00 | 0.00 |
| Licenses, Permits and Personal Property Tax | 32,414.00 | 3,252.05 | 31,604.55 |
| TOTALS | 92,718.15 | 23,343.73 | 57,186.28 |
| ITEM 15. RESERVES FOR REPLACEMENTS | | | |
| Heating and Air Conditioning Equipment | 45,510.00 | 43,360.00 | 41,690.00 |
| Parking Lot | 60,590.00 | 57,720.00 | 55,490.00 |
| Roofs | 51,210.00 | 48,710.00 | 46,820.00 |
| Sewer Lines | 42,120.00 | 40,130.00 | 38,440.00 |
| TOTALS | 199,430.00 | 189,920.00 | 182,440.00 |

APARTMENT INCOME AND EXPENSE QUESTIONNAIRE

INCOME QUESTIONNAIRE FOR THE 36 MONTHS FROM January 1, 1987 TO December 31, 1991

NAME AND LOCATION OF PROPERTY: Parkview Gardens Apartments
Riverside, MD 20737
 OWNER AND ADDRESS OF RECORD: Parkview Gardens Limited Partnership
7007 Hawthorn Hill Road
Boothsie, MD 20817

CHECK SERVICES & UTILITIES INCLUDED IN RENT: HEAT(x) GAS(x) ELEC()
 A/C() CARPETS() DRAPES() WASHER/DRYER() SWIMMING POOL(x)
 PARTY ROOM() TENNIS() PARKING(x) SWITCHBOARD() SECURITY()

RENT SCHEDULES:

| | 19__ | 19__ | 19__ |
|-----------------|---------|----------|----------|
| # UNITS | BATH/UN | MO. RATE | MO. RATE |
| Efficiency | | | |
| 1 Bedroom | | | |
| 2 Bedroom | | | |
| 2 Bedroom & Den | | | |
| 3 Bedroom | | | |
| 3 Bedroom & Den | | | |
| Other (list) | | | |

Parking # sp. NONE; Monthly rent: 19__ \$___; 19__ \$___; 19__ \$___

| | Sq Ft | 19__ | 19__ | 19__ |
|--------------|---------|----------|------------|------------|
| Retail/comm. | # Units | Leasable | Rent/sq ft | Rent/sq ft |
| Shop/stores | | | | |
| Offices | | | | |
| Other (list) | | | | |

ANNUAL INCOME:

| | 1991 | 1990 | 1989 |
|------------------------------------|----------------|-------------|-------------|
| 1. Total gross rents-100% occup. | \$ 4182,122.66 | 3971,748.76 | 3729,709.25 |
| 2. Owner, janitor, manager apts. | \$ | | |
| 3. Other income-laund., pool, etc. | \$ 86,290.45 | 33,369.60 | 40,901.79 |
| 4. Loss due to vac. or delinq. | \$ 665,250.26 | 238,745.36 | 111,743.43 |

EXPENSES:

| | | | |
|---|-----------------|--------------|-------------|
| 1. Payroll (except manag., repair) | \$ 525,765.64 | 502,451.45 | 465,248.85 |
| 2. Supplies (janitor, bulbs, etc.) | \$ 7090.35 | 12,518.51 | 9,478.71 |
| 3. Electricity | \$ 49,391.43 | 40,012.84 | 38,254.64 |
| 4. Water/sewer | \$ 136,117.44 | 117,465.35 | 142,835.10 |
| 5. Fuel (type of fuel <u>Gas and Fuel Oil</u>) | \$ 246,792.47 | 239,315.52 | 266,726.63 |
| 6. Management Fees/Wages | \$ 180,520.31 | 188,396.18 | 178,740.57 |
| 7. Administrative cost (list) | \$ 271,234.94 | 257,125.24 | 240,989.33 |
| 8. Maintenance & repairs (list) | \$ 613,389.26 | 677,898.17 | 777,826.74 |
| 9. Miscellaneous expenses (list) | \$ 11,398.46 | 39,725.44 | 14,837.69 |
| 10. Fire ins. & extend. coverage | \$ 68,444.13 | 68,476.19 | 69,205.34 |
| 11. Reserves for replacements (list) | \$ 91,600.00 | 91,600.00 | 91,600.00 |
| 12. Real estate taxes | \$ 190,994.94 | 165,580.14 | 146,086.12 |
| 13. Mortgage payment | \$ 1,132,538.03 | 1,359,723.72 | 874,619.65 |
| 14. Depreciation | \$ 435,719.03 | 440,515.62 | 438,479.24 |
| TOTAL EXPENSES | \$ 3960,996.43 | 4200,899.37 | 3755,428.61 |

MORTGAGE/SALES INFORMATION:

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

(A) American Security Bank (B) 4571,682.80 (C) Prime Interest Rate + 1/2%
 Name of Mortgagee Mortgage Amount Interest Rate

(D) 5 years (E) July, 1987 (F) 38,333.33 plus interest
 Term of Mortgage Date 1st Payment Monthly Payment

3. Date Purchased 2/1/83 Consideration \$ 7,950,000.00

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-4668-2014

Parkview Gardens Limited Partnership

CNU-4668-2014

| LINE NO | (1) | (2) | (3) | (4) | (5) | (6) | (7) | LINE NO |
|---------|--|-----|-----|-----|---------------|---------------|---------------|---------|
| | | | | | 1991 | 1990 | 1985 | |
| | <i>Item 7 Other Administrative Costs</i> | | | | | | | |
| 1 | Accounting | | | | \$ 43,645.00 | \$ 40,645.00 | \$ 39,665.00 | 1 |
| 2 | Advertising | | | | 65,252.93 | 63,351.53 | 48,735.24 | 2 |
| 3 | Bank Charges | | | | - | 300 | - | 3 |
| 4 | Commission Expense | | | | 113,100 | 142,200 | 113,025 | 4 |
| 5 | Consulting Fees | | | | - | - | 117,000 | 5 |
| 6 | Court Costs and Collection Fees | | | | 92,539.00 | 82,645.20 | 71,647.00 | 6 |
| 7 | less: Administrative Reimbursements + Fees | | | | (54,750.00) | (37,440.00) | (32,600.00) | 7 |
| 8 | Credit Reports | | | | 68,257.5 | 80,296.3 | 57,317.6 | 8 |
| 9 | Depreciation - Administrative Equipment | | | | 20,559.7 | 27,406.7 | 26,798.3 | 9 |
| 10 | Dues | | | | 15,765.2 | 15,449.4 | 19,553.8 | 10 |
| 11 | Education | | | | 10,756.6 | 10,884.2 | 8,724.6 | 11 |
| 12 | Entertainment + Promotion | | | | 43,792.2 | 31,776.5 | 29,155.3 | 12 |
| 13 | Group Insurance | | | | 10,842.31 | 13,122.79 | 13,204.00 | 13 |
| 14 | Interest on Working Capital Loan | | | | - | 10.12 | 14,504.19 | 14 |
| 15 | Legal | | | | 12,522.31 | 11,390.54 | 10,461.45 | 15 |
| 16 | Loss on Abandonment of Equipment | | | | 144.37 | - | - | 16 |
| 17 | Office | | | | 24,858.36 | 22,305.51 | 19,528.48 | 17 |
| 18 | Telephone | | | | 9,626.49 | 9,137.00 | 10,648.76 | 18 |
| 19 | Tenant Greeting Expense | | | | 235.05 | 255.24 | - | 19 |
| 20 | | | | | \$ 271,234.94 | \$ 257,125.24 | \$ 240,989.33 | 20 |
| 21 | | | | | | | | 21 |
| 22 | | | | | | | | 22 |
| 23 | <i>Item 9 Miscellaneous Expense</i> | | | | | | | |
| 24 | Auto + Truck Expense | | | | \$ 10,068.96 | \$ 8,186.56 | \$ 12,626.56 | 24 |
| 25 | Licenses + Permits | | | | 13,295.00 | 31,588.88 | 19,711.3 | 25 |
| 26 | Towing Expense | | | | - | - | 240.00 | 26 |
| 27 | | | | | \$ 11,398.46 | \$ 39,775.44 | \$ 14,837.69 | 27 |
| 28 | | | | | | | | 28 |
| 29 | | | | | | | | 29 |
| 30 | <i>Item 11 Reserve for Replacements</i> | | | | | | | |
| 31 | Heating and Air Conditioning Equipment | | | | \$ 21,000.00 | \$ 21,000.00 | \$ 21,000.00 | 31 |
| 32 | Parking Lot | | | | 28,000.00 | 28,000.00 | 28,000.00 | 32 |
| 33 | Roofs | | | | 23,600.00 | 23,600.00 | 23,600.00 | 33 |
| 34 | Served Lines | | | | 19,000.00 | 19,000.00 | 19,000.00 | 34 |
| 35 | | | | | 91,600.00 | 91,600.00 | 91,600.00 | 35 |
| 36 | | | | | | | | 36 |
| 37 | | | | | | | | 37 |
| 38 | | | | | | | | 38 |
| 39 | | | | | | | | 39 |
| 40 | | | | | | | | 40 |
| 41 | | | | | | | | 41 |
| 42 | | | | | | | | 42 |
| 43 | | | | | | | | 43 |

| | | |
|-------------|----------|------|
| | Initials | Date |
| Prepared By | | |
| Approved By | | |

Partners Garden Limited Partnership

CNU-4668-2014

| LINE NO | (1) | (2) | (3) | (4) | (5) | (6) | (7) | LINE NO |
|---------|------------------------------------|-----|-----|-----|--------------|--------------|--------------|---------|
| | | | | | 1991 | 1990 | 1989 | |
| | <i>Item 8 Maintenance + Repair</i> | | | | | | | |
| 1 | Cleaning Contract | | | | \$ 1003.40 | \$ 1268.69 | \$ 196.94 | 1 |
| 2 | Exterminating | | | | 3100.47 | 5251.65 | 2801.69 | 2 |
| 3 | Grounds Maintenance | | | | 25944.80 | 21206.14 | 14604.27 | 3 |
| 4 | Painting | | | | 127532.15 | 70861.63 | 91610.16 | 4 |
| 5 | Protection | | | | 9449.90 | 5863.39 | 4537.70 | 5 |
| 6 | Repairs | | | | | | | 6 |
| 7 | Air Conditioning + Heating | | | | 113647.92 | 144186.54 | 147458.82 | 7 |
| 8 | Balcony | | | | 9383.40 | 66177.48 | 57994.10 | 8 |
| 9 | Bath | | | | 25264.00 | 24470.16 | 18527.10 | 9 |
| 10 | Brick + Concrete | | | | 2926.20 | 8810.49 | 31822.18 | 10 |
| 11 | Building | | | | 573.72 | 2276.35 | 12979.85 | 11 |
| 12 | Caulking | | | | 505.58 | 496.84 | 1844.51 | 12 |
| 13 | Dishwasher + Disposal | | | | 1344.47 | 1805.46 | 6732.33 | 13 |
| 14 | Electrical | | | | 15272.61 | 19159.66 | 19622.96 | 14 |
| 15 | Fence | | | | 2124.57 | 3835.44 | 11081.82 | 15 |
| 16 | Fire Extinguisher | | | | 1358.29 | 1190.14 | 2105.95 | 16 |
| 17 | Flooring | | | | 42350.76 | 27869.36 | 34312.98 | 17 |
| 18 | Kitchen | | | | 13694.04 | 11900.50 | 19516.81 | 18 |
| 19 | Locks | | | | 7328.86 | 7172.50 | 9736.67 | 19 |
| 20 | Parking Lot | | | | 2083.70 | 349.02 | 11696.94 | 20 |
| 21 | Plastering | | | | 10926.81 | 17401.94 | 29830.25 | 21 |
| 22 | Plumbing | | | | 32571.94 | 60140.83 | 41626.40 | 22 |
| 23 | Radios | | | | 1282.11 | 1495.55 | 1547.27 | 23 |
| 24 | Refrigeration | | | | 28845.76 | 17770.68 | 23844.40 | 24 |
| 25 | Roofing | | | | 7691.00 | 30391.00 | 71284.00 | 25 |
| 26 | Stove | | | | 10540.65 | 10825.67 | 13150.20 | 26 |
| 27 | Swimming Pool | | | | 6725.59 | 6533.98 | 8995.56 | 27 |
| 28 | Venitian Blinds | | | | 8428.09 | 340.26 | 3669.74 | 28 |
| 29 | Waterproofing | | | | 239.25 | - | 5795.00 | 29 |
| 30 | Windows and Doors | | | | 18442.06 | 22713.88 | 24949.11 | 30 |
| 31 | Loss - Insurance Recovery | | | | (2063.98) | | (13586.12) | 31 |
| 32 | Swimming Pool Operation | | | | 27925.00 | 27495.00 | 22550.00 | 32 |
| 33 | Trawl | | | | 53780.98 | 55234.42 | 42358.90 | 33 |
| 34 | Uniforms | | | | 3165.46 | 3409.52 | 2626.25 | 34 |
| 35 | | | | | \$ 613389.26 | \$ 627898.17 | \$ 727826.74 | 35 |

Form **1065**

U.S. Partnership Return of Income

OMB No. 1545-0099

Department of the Treasury
Internal Revenue Service

For calendar year 1992, or tax year beginning _____, 1992, and ending _____, 19

1992

▶ See separate instructions.

| | | | |
|---|---|--|---|
| A Principal business activity APT RENTAL | Use the IRS label. Otherwise, please print or type. | Name of partnership PARKVIEW GARDENS LTD PTNRSHIP | D Employer identification number 52-1279905 |
| B Principal product or service RENTAL | | Number, street, and room or suite no. (if a P.O. box, see page 9 of the instructions.) 7007 HEATHERHILL ROAD | E Date business started 02/01/83 |
| C Business code number 6511 | | City or town, state, and ZIP code BETHESDA, MD 20817-4617 | F Total assets (see Specific Instructions) \$ 3181546.81 |

G Check applicable boxes: (1) Initial return (2) Final return (3) Change in address (4) Amended return

H Check accounting method: (1) Cash (2) Accrual (3) Other (specify) ▶ _____

I Number of partners in this partnership ▶ **26**

Caution: Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

| | | | |
|---|---|------------|------------|
| income | 1 a Gross receipts or sales | 1a | |
| | b Less returns and allowances | 1b | 1c |
| | 2 Cost of goods sold (Schedule A, line 8) | | 2 |
| | 3 Gross profit. Subtract line 2 from line 1c | | 3 |
| | 4 Ordinary income (loss) from other partnerships and fiduciaries (attach schedule) | | 4 |
| | 5 Net farm profit (loss) (attach Schedule F (Form 1040)) | | 5 |
| | 6 Net gain (loss) from Form 4797, Part II, line 20 | | 6 |
| | 7 Other income (loss) (see instructions) (attach schedule) | | 7 |
| 8 Total income (loss). Combine lines 3 through 7 | | 8 | |
| see instructions for deductions | 9 a Salaries and wages (other than to partners) | 9a | |
| | b Less jobs credit | 9b | 9c |
| | 10 Guaranteed payments to partners | | 10 |
| | 11 Repairs | | 11 |
| | 12 Bad debts | | 12 |
| | 13 Rent | | 13 |
| | 14 Taxes | | 14 |
| | 15 Interest | | 15 |
| | 16 a Depreciation (see instructions) | 16a | |
| | b Less depreciation reported on Schedule A and elsewhere on return | 16b | 16c |
| | 17 Depletion (Do not deduct oil and gas depletion.) | | 17 |
| | 18 Retirement plans, etc. | | 18 |
| | 19 Employee benefit programs | | 19 |
| | 20 Other deductions (attach schedule) | | 20 |
| 21 Total deductions. Add the amounts shown in the far right column for lines 9c through 20 | | 21 | |
| 22 Ordinary income (loss) from trade or business activities. Subtract line 21 from line 8 | | 22 | |

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 general partner) is based on all information of which preparer has any knowledge.

Please Sign Here

Signature of general partner _____ Date _____

Paid Preparer's Use Only

Preparer's signature _____ Date _____ Check if self-employed Preparer's social security no. _____

Firm's name (or yours if self-employed) and address **ROBERT S. LANDSMAN, C.P.A.** E.I. No. **52-6118262**
7007 HEATHERHILL ROAD ZIP code **20817-4617**

For Paperwork Reduction Act Notice, see page 1 of separate instructions.

Form **1065** (1992)

CNU-4668-2014

Form 8825

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

OMB No. 1545-1186

1992

Department of the Treasury
Internal Revenue Service

See instructions on Page 2.

Attach to Form 1065 or Form 1120S. 8825 - 1

Name PARKVIEW GARDENS LTD PTNRSHIP
PARKVIEW GARDENS LTD PTNRSHIP

Employer identification number
52-1279905

1 Show the kind and location of each property. See page 2 for additional properties.

A APARTMENTS, 6400 RIVERDALE E RIVERDALE MD

B

C

D

| | Properties | | | |
|--|---------------|---|---|---|
| | A | B | C | D |
| Rental Real Estate Income | | | | |
| 2 Gross rents .SEE. STMT. 8825. 1-1 | 2 3561019.65 | | | |
| Rental Real Estate Expenses | | | | |
| 3 Advertising | 3 112,220.83 | | | |
| 4 Auto and travel | 4 10,952.99 | | | |
| 5 Cleaning and maintenance | 5 | | | |
| 6 Commissions | 6 187,174.80 | | | |
| 7 Insurance | 7 73,870.69 | | | |
| 8 Legal and other professional fees | 8 179,730.82 | | | |
| 9 Interest | 9 72,396.91 | | | |
| 10 Repairs | 10 532,441.09 | | | |
| 11 Taxes | 11 291,940.04 | | | |
| 12 Utilities | 12 434,026.55 | | | |
| 13 Wages and salaries | 13 | | | |
| 14 Depreciation (see instructions) | 14 437,639.88 | | | |
| 15 Other (list) ▶ SEE STMT 8825 1-2 | 15 874,470.38 | | | |
| 16 Total expenses for each property. Add lines 3 through 15 | 16 3206864.98 | | | |

17 Total gross rents. Add gross rents from line 2, columns A through H 17 3561019.65

18 Total expenses. Add total expenses from line 16, columns A through H 18 (3206864.98)

19 Net gain (loss) from Form 4797, Part II, line 20, from the disposition of property from rental real estate activities 19

20a Net income (loss) from rental real estate activities from partnerships and fiduciaries in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1) 20a

b Identify below the partnerships or fiduciaries from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed:

| | |
|----------|------------------------------------|
| (1) Name | (2) Employer identification number |
| ----- | ----- |
| ----- | ----- |
| ----- | ----- |

21 Net income (loss) from rental real estate activities. Combine lines 17 through 20a. Enter result here and on Schedule K, line 2 21 354,154.67

For Paperwork Reduction Act Notice, see instructions.

Form 8825 (1992)

1 Show the kind and location of each property.

E -----

F -----

G -----

H -----

| | | Properties | | | |
|---|-----------|------------|---|---|---|
| | | E | F | G | H |
| Rental Real Estate Income | | | | | |
| 2 Gross rents | 2 | | | | |
| Rental Real Estate Expenses | | | | | |
| 3 Advertising | 3 | | | | |
| 4 Auto and travel | 4 | | | | |
| 5 Cleaning and maintenance | 5 | | | | |
| 6 Commissions | 6 | | | | |
| 7 Insurance | 7 | | | | |
| 8 Legal and other professional fees | 8 | | | | |
| 9 Interest | 9 | | | | |
| 10 Repairs | 10 | | | | |
| 11 Taxes | 11 | | | | |
| 12 Utilities | 12 | | | | |
| 13 Wages and salaries | 13 | | | | |
| 14 Depreciation (see instructions) | 14 | | | | |
| 15 Other (list) ▶ ----- | 15 | | | | |
| ----- | | | | | |
| ----- | | | | | |
| 16 Total expenses for each property. Add lines 3 through 15 | 16 | | | | |

F 10/30/92

CNU-4668-2014

CNU-4668-2014

SUPPLEMENTARY STATEMENTS

PARKVIEW GARDENS LTD PTNRSHIP

52-1279905

STATEMENT: 8825 1-1

| OTHER INCOME: | PROPERTY A | PROPERTY B | PROPERTY C | PROPERTY D |
|--|------------|-------------------|------------|------------|
| RENTS | | 3545416.27 | | |
| ELECTRIC UTILITY PYMT FOR ENERGY CONSERVATION REPAIRS -POTOMAC ELECTRIC POWER CO | | 15,603.38 | | |
| TOTAL AMOUNT | | 3561019.65 | | |

STATEMENT: 8825 1-2

| OTHER EXPENSES: | PROPERTY A | PROPERTY B | PROPERTY C | PROPERTY D |
|--------------------------------|-------------------|------------|------------|------------|
| AMORTIZATION OF FINANCING COST | 10,435.04 | | | |
| CONSULTING FEES | 1,657.50 | | | |
| CONVENTION EXPENSE | 394.83 | | | |
| CREDIT REPORTS | 9,593.58 | | | |
| DUES | 1,216.04 | | | |
| EDUCATION | 616.65 | | | |
| ENTERTAINMENT & PROMOTION | 4,500.65 | | | |
| EXTERMINATING | 3,604.09 | | | |
| FUEL OIL | 14,941.79 | | | |
| GROUNDS MAINTENANCE | 20,244.86 | | | |
| JANITOR SUPPLIES & HARDWARE | 13,639.97 | | | |
| JANITORAL CONTRACT | 735.35 | | | |
| NOTE GUARANTEE FEE | 16,801.29 | | | |
| OFFICE EXPENSE | 20,353.82 | | | |
| PAINTING | 138,445.02 | | | |
| PROTECTION | 13,026.01 | | | |
| SALARIES | 514,691.82 | | | |
| LESS: SALARY & P/R TAX REIMB | -5,775.00 | | | |
| SWIMMING POOL OPERATION | 22,932.00 | | | |
| TELEPHONE | 10,452.57 | | | |
| TRASH | 57,253.24 | | | |
| UNIFORMS | 4,709.26 | | | |
| TOTAL AMOUNT | 874,470.38 | | | |

REPAIRS

FORM 1065
 SCHEDULE 8825
 LINE REF 10

| | | |
|----------------------------|-------|------------|
| AIR CONDITIONING & HEATING | ..... | 113,930.29 |
| BALCONY | ..... | 11,498.20 |
| BATH | ..... | 22,820.62 |
| BRICK & CONCRETE | ..... | 6,973.06 |
| BUILDING | ..... | 15,837.49 |
| CAULKING | ..... | 867.23 |
| DISPOSALS | ..... | 4,179.84 |
| ELECTICAL | ..... | 44,988.04 |
| FENCE | ..... | 8,220.73 |
| FIRE EXTINGUISHER | ..... | 1,063.07 |
| FLOORING | ..... | 61,421.65 |
| GUTTERS | ..... | 1,510.00 |
| KITCHEN | ..... | 27,380.03 |
| LOCKS | ..... | 8,520.80 |
| PARKING LOT | ..... | 5,517.98 |
| PLASTERING | ..... | 8,823.34 |
| PLUMBING | ..... | 71,899.40 |
| RADIO | ..... | 2,728.63 |
| REFRIGERATION | ..... | 32,792.33 |
| ROOFING | ..... | 16,257.00 |
| STOVE | ..... | 30,525.98 |
| SWIMMING POOL | ..... | 4,529.49 |
| VENETIAN BLINDS | ..... | 17,028.50 |
| WINDOWS & DOORS | ..... | 33,163.66 |
| LESS: INSURANCE RECOVERY | ..... | -9,836.27 |
| LESS: CONTRACT INCOME | ..... | -10,200.00 |
| | | ----- |
| TOTAL REPAIRS | ..... | 532,441.09 |
| | | ===== |

ONU-4668-2010

Form 1065

U.S. Partnership Return of Income

OMB No. 1545-0099

Department of the Treasury Internal Revenue Service

For calendar year 1993, or tax year beginning _____, 1993, and ending _____, 19__

1993

See separate instructions.

| | | | |
|---|--|--|---|
| A Principal business activity APT RENTAL | Use the IRS label. | Name of partnership PARKVIEW GARDENS LTD PTRNSHIP | D Employer identification no. 52-1279905 |
| B Principal product or service RENTAL | Other-wise, please print or type. | Number, street, and room or suite no. (If a P.O. box, see page 9 of the instructions.) 7007 HEATHERHILL ROAD | E Date business started 02/01/83 |
| C Business code number 6511 | | City or town, state, and ZIP code BETHESDA, MD 20817-4617 | F Total assets (see Specific Instructions) \$ 3180852.95 |
| G Check applicable boxes: (1) <input type="checkbox"/> Initial return (2) <input type="checkbox"/> Final return (3) <input type="checkbox"/> Change in address (4) <input type="checkbox"/> Amended return | | | |
| H Check accounting method: (1) <input type="checkbox"/> Cash (2) <input checked="" type="checkbox"/> Accrual (3) <input type="checkbox"/> Other (specify) ▶ | | | |
| I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year ▶ 26 | | | |

Caution: Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

| | | | |
|---|---|------------|------------|
| Income | 1a Gross receipts or sales | 1a | |
| | b Less returns and allowances | 1b | 1c |
| | 2 Cost of goods sold (Schedule A, line 8) | | 2 |
| | 3 Gross profit. Subtract line 2 from line 1c | | 3 |
| | 4 Ordinary income (loss) from other partnerships and fiduciaries (attach schedule) | | 4 |
| | 5 Net farm profit (loss) (attach Schedule F (Form 1040)) | | 5 |
| | 6 Net gain (loss) from Form 4797, Part II, line 20 | | 6 |
| | 7 Other income (loss) (see instructions) (attach schedule) | | 7 |
| 8 Total income (loss). Combine lines 3 through 7 | | 8 | |
| Deductions | 9a Salaries and wages (other than to partners) | 9a | |
| | b Less employment credits | 9b | 9c |
| | 10 Guaranteed payments to partners | | 10 |
| | 11 Repairs and maintenance | | 11 |
| | 12 Bad debts | | 12 |
| | 13 Rent | | 13 |
| | 14 Taxes and licenses | | 14 |
| | 15 Interest | | 15 |
| | 16a Depreciation (see instructions) | 16a | |
| | b Less depreciation reported on Schedule A and elsewhere on return | 16b | 16c |
| | 17 Depletion (Do not deduct oil and gas depletion.) | | 17 |
| | 18 Retirement plans, etc. | | 18 |
| | 19 Employee benefit programs | | 19 |
| | 20 Other deductions (attach schedule) | | 20 |
| 21 Total deductions. Add the amounts shown in the far right column for lines 9c through 20 | | 21 | |
| 22 Ordinary income (loss) from trade or business activities. Subtract line 21 from line 8. | | 22 | |

Please Sign Here

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

Signature of general partner _____ Date _____

Preparer's signature _____ Date _____ Check if self-employed Preparer's social security no. _____

Firm's name (or yours if self-employed) and address **ROBERT S. LANDSMAN, C.P.A.** E.I. No. **52-6118262**
7007 HEATHERHILL ROAD ZIP code **20817-4617**

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

Department of the Treasury
Internal Revenue Service

See instructions.

Attach to Form 1065 or Form 1120S. 8825 - 1

1993

Name: PARKVIEW GARDENS LTD PTNRSHIP
Employer identification number: 52-1279905

- 1 Show the kind and location of each property. See page 2 for additional properties.
- A GARDEN APARTMENTS, 6400 RIVERDALE E RIVERDALE MD
- B -----
- C -----
- D -----

| | Properties | | | |
|--|---------------|---|---|---|
| | A | B | C | D |
| Rental Real Estate Income | | | | |
| 2 Gross rents .SEE STMT 8825 1-1 | 2 3486044.17 | | | |
| Rental Real Estate Expenses | | | | |
| 3 Advertising | 3 81,045.48 | | | |
| 4 Auto and travel | 4 10,515.78 | | | |
| 5 Cleaning and maintenance | 5 | | | |
| 6 Commissions | 6 174,136.40 | | | |
| 7 Insurance | 7 81,728.97 | | | |
| 8 Legal and other professional fees | 8 182,578.88 | | | |
| 9 Interest | 9 8,138.36 | | | |
| 10 Repairs | 10 444,055.86 | | | |
| 11 Taxes | 11 270,012.51 | | | |
| 12 Utilities | 12 556,383.14 | | | |
| 13 Wages and salaries | 13 | | | |
| 14 Depreciation (see instructions) | 14 369,272.99 | | | |
| 15 Other (list) ▶ SEE STMT 8825 1-2 | 15 840,250.05 | | | |
| 16 Total expenses for each property. Add lines 3 through 15 | 16 3018118.42 | | | |

| | | |
|---|-----|--------------|
| 17 Total gross rents. Add gross rents from line 2, columns A through H. | 17 | 3486044.17 |
| 18 Total expenses. Add total expenses from line 16, columns A through H. | 18 | (3018118.42) |
| 19 Net gain (loss) from Form 4797, Part II, line 20, from the disposition of property from rental real estate activities | 19 | |
| 20a Net income (loss) from rental real estate activities from partnerships and fiduciaries in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1) | 20a | |
| b Identify below the partnerships or fiduciaries from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed: (1) Name (2) Employer identification number | | |
| 21 Net income (loss) from rental real estate activities. Combine lines 17 through 20a. Enter result here and on Schedule K, line 2 | 21 | 467,925.75 |

Form 8825 (1993)

8825 - 1

Page 2

1 Show the kind and location of each property.

E -----

F -----

G -----

H -----

| | | Properties | | | |
|--|----|------------|---|---|---|
| | | E | F | G | H |
| Rental Real Estate Income | | | | | |
| 2 Gross rents | 2 | | | | |
| Rental Real Estate Expenses | | | | | |
| 3 Advertising | 3 | | | | |
| 4 Auto and travel | 4 | | | | |
| 5 Cleaning and maintenance | 5 | | | | |
| 6 Commissions | 6 | | | | |
| 7 Insurance. | 7 | | | | |
| 8 Legal and other professional fees. | 8 | | | | |
| 9 Interest. | 9 | | | | |
| 10 Repairs | 10 | | | | |
| 11 Taxes | 11 | | | | |
| 12 Utilities. | 12 | | | | |
| 13 Wages and salaries | 13 | | | | |
| 14 Depreciation (see instructions) | 14 | | | | |
| 15 Other (list) ▶ ----- | 15 | | | | |
| ----- | | | | | |
| ----- | | | | | |
| 16 Total expenses for each property. | | | | | |
| Add lines 3 through 15 | 16 | | | | |

D 9/7/93

SUPPLEMENTARY STATEMENTS

PARKVIEW GARDENS LTD PTNRSHIP

52-1279905

STATEMENT: 8825 1-1

| OTHER INCOME: | PROPERTY A | PROPERTY B | PROPERTY C | PROPERTY D |
|--|------------|------------|------------|------------|
| RENTS | | 3483404.17 | | |
| ELECTRIC UTILITY PYMT FOR ENERGY CONSERVATION REPAIRS -POTOMAC ELECTRIC POWER CO | | 2,640.00 | | |
| TOTAL AMOUNT | | 3486044.17 | | |

STATEMENT: 8825 1-2

| OTHER EXPENSES: | PROPERTY A | PROPERTY B | PROPERTY C | PROPERTY D |
|------------------------------|------------|------------|------------|------------|
| APPRAISAL EXPENSE | 3,900.00 | | | |
| CONSULTING FEES | 776.23 | | | |
| CREDIT REPORTS | 7,138.52 | | | |
| DUES | 1,008.11 | | | |
| EDUCATION | 1,357.27 | | | |
| ENTERTAINMENT & PROMOTION | 3,494.70 | | | |
| EXTERMINATING | 11,376.70 | | | |
| FUEL OIL | 28,897.13 | | | |
| GROUNDS MAINTENANCE | 17,094.02 | | | |
| JANITOR SUPPLIES & HARDWARE | 23,324.95 | | | |
| JANITORAL CONTRACT | 399.95 | | | |
| OFFICE EXPENSE | 24,833.25 | | | |
| PAINTING | 97,411.92 | | | |
| PROTECTION | 17,656.60 | | | |
| SALARIES & WAGES | 472,802.43 | | | |
| LESS: SALARY & P/R TAX REIMB | -5,733.00 | | | |
| SOFTWARE DEVELOPMENT | 3,018.87 | | | |
| SWIMMING POOL OPERATION | 21,859.00 | | | |
| TELEPHONE | 11,413.83 | | | |
| TRASH | 64,451.70 | | | |
| UNIFORMS | 4,621.35 | | | |
| WATER MANAGEMENT | 29,146.52 | | | |
| TOTAL AMOUNT | 840,250.05 | | | |

CNU-4668-2014

PARKVIEW GARDENS LTD PTNRSHIP

52-1279905

REPAIRS

FORM 1065
SCHEDULE 8825
LINE REF 10

| | | |
|----------------------------|-------|------------|
| AIR CONDITIONING & HEATING | ..... | 122,731.19 |
| BALCONY | ..... | 5,256.94 |
| BATH | ..... | 37,155.50 |
| BRICK & CONCRETE | ..... | 9,010.84 |
| BUILDING | ..... | 15,644.59 |
| CAULKING | ..... | 546.66 |
| DISPOSALS | ..... | 4,569.85 |
| ELECTICAL | ..... | 26,167.97 |
| FENCE | ..... | 9,984.17 |
| FIRE EXTINGUISHER | ..... | 869.98 |
| FLOORING | ..... | 53,958.40 |
| GUTTERS | ..... | 1,345.00 |
| KITCHEN | ..... | 28,611.03 |
| LOCKS | ..... | 7,511.70 |
| PARKING LOT | ..... | 3,429.86 |
| PLASTERING | ..... | 11,579.95 |
| PLUMBING | ..... | 18,322.15 |
| RADIO | ..... | 1,842.27 |
| REFRIGERATION | ..... | 28,492.67 |
| ROOFING | ..... | 32,010.00 |
| STOVE | ..... | 20,923.02 |
| SWIMMING POOL | ..... | 7,243.43 |
| VENETIAN BLINDS | ..... | 8,167.44 |
| WINDOWS & DOORS | ..... | 29,089.34 |
| LESS: INSURANCE RECOVERY | ..... | -40,408.09 |
| | | ----- |
| TOTAL REPAIRS | ..... | 444,055.86 |
| | | ===== |

Initial Return

Form 1065

U.S. Partnership Return of Income

OMB No. 1545-0099

Department of the Treasury Internal Revenue Service

For Paperwork Reduction Act Notice, see Form 1065 Instructions.

For calendar year 1983, or fiscal year beginning 1983, and ending 1983

1983

A Principal business activity (see page 4 of instructions)
B Principal product or service (see page 16 of instructions)
C Business code number (see page 16 of instructions)

CAR-RT SORT DP 52-1279905 DEC 83 D52
PARKVIEW GARDENS LTD PARTNERSHIP
ROBERT LANDSMAN GENL PTR
7007 HEATHERHILL ROAD MD 20817

D Employer identification number 52-1279905
E Date business started February 1, 1983
F Enter total assets at end of tax year \$ 817046643

- G Check method of accounting: (1) Cash, (2) Accrual, (3) Other
H Check applicable boxes: (1) Final return, (2) Change in address, (3) Amended return
I Check if the partnership meets all the requirements shown on page 4 of the Instructions under Question I
J Number of partners in this partnership 25
K Is this partnership a limited partnership (see page 3 of Instructions)?
L Is this partnership a partner in another partnership?
M Are any partners in this partnership also partnerships?

- N (1) Was there a distribution of property or a transfer of a partnership interest during the tax year?
(2) If "Yes," is the partnership making an election under section 754? If "Yes," attach a statement for the election.
O At any time during the tax year, did the partnership have an interest in or a signature or other authority over a bank account, securities account, or other financial account in a foreign country?
P Was the partnership the grantor of, or transferee to, a foreign trust which existed during the current tax year, whether or not the partnership or any partner has any beneficial interest in it?
Q Are there any specially allocated items of income, gain, loss, deduction, credit, etc. (see page 5 of instructions)?

Income section table with rows 1a-11 and columns for descriptions and amounts. Includes totals for income and loss.

Deductions section table with rows 12a-24 and columns for descriptions and amounts. Includes totals for deductions and ordinary income.

Signature and preparer information section including 'Please Sign Here', 'Preparer's signature', 'Date', 'Check if self-employed', and 'Firm's name (or yours, if self-employed) and address'.

CNU-4668-2014

| | | |
|-------------|----------|------|
| | Initials | Date |
| Prepared By | | |
| Approved By | | |

Parkview Gardens Limited Partnership
 1983

CNU-4668-2014

| LINE NO. | (1) | (2) | (3) | (4) | (5) | (6) | (7) | LINE NO. |
|----------|--|-----|-------------|-----|-------------|-----------|-----|----------|
| | Rental Expenses | | Page 1 of 2 | | | | | |
| 1 | Accounting | | | | \$ 30326.00 | | | 1 |
| 2 | Advertising | | | | 18363.22 | | | 2 |
| 3 | Auto and Truck Expense | | | | 40577.22 | | | 3 |
| 4 | Appraisal Expense | | | | 825000 | | | 4 |
| 5 | Amortization of Organizational Expenses | | | | 91190 | | | 5 |
| 6 | Bad Debts | | | | 671898 | | | 6 |
| 7 | Bank Charges | | | | 36737 | | | 7 |
| 8 | Collection Fee | | | | 2144 | | | 8 |
| 9 | Commission - Rental Agent | | | | 89577.20 | | | 9 |
| 10 | Contract Cleaning | | | | 2520.00 | | | 10 |
| 11 | Court Costs | | | | 491.00 | | | 11 |
| 12 | Credit Reports | | | | 236960 | | | 12 |
| 13 | Depreciation - For Schedule | | | | 825531.26 | | | 13 |
| 14 | Dues | | | | 28586 | | | 14 |
| 15 | Education | | | | 20883 | | | 15 |
| 16 | Electric | | | | 38758.37 | | | 16 |
| 17 | Entertainment and Promotion | | | | 51160 | | | 17 |
| 18 | Engineering | | | | 20874.00 | | | 18 |
| 19 | Extermination | | | | 5160.37 | | | 19 |
| 20 | Furniture Rental | | | | 3126.20 | | | 20 |
| 21 | Financing Cost | | | | 33475.00 | | | 21 |
| 22 | Gas | | | | 279696.43 | | | 22 |
| 23 | Ground Maintenance | | | | 12748.04 | | | 23 |
| 24 | Group Insurance | | | | 384269 | | | 24 |
| 25 | Insurance | | | | 29107.25 | | | 25 |
| 26 | Interest | | | | 253970.25 | | | 26 |
| 27 | Janitor Supplies and Hardware | | | | 12375.62 | | | 27 |
| 28 | Legal | | | | 43759.25 | | | 28 |
| 29 | Mortgage Brokerage Expense - Abandoned Financing | | | | 49842.00 | | | 29 |
| 30 | Note Guarantee Expense | | | | 123354.01 | | | 30 |
| 31 | Office Expense | | | | 106679.4 | | | 31 |
| 32 | Painting | | | | 104605.13 | | | 32 |
| 33 | Protection | | | | 128750 | | | 33 |
| 34 | Salaries and Wages | | | | \$ 14585889 | | | 34 |
| 35 | less: Payroll and Payroll Tax Reimbursement | | | | 61162 | | | 35 |
| 36 | less: Administrative Reimbursement and Fee | | | | 18732.00 | 126515.27 | | 36 |
| 37 | Small Tools | | | | 21352 | | | 37 |
| 38 | Snow Removal | | | | 122723 | | | 38 |
| 39 | Supplies | | | | 169164 | | | 39 |
| 40 | Swimming Pool Operation | | | | 8600.00 | | | 40 |
| 41 | Taxes - General | | | | 445948 | | | 41 |
| 42 | Taxes - Payroll | | | | 1300843 | | | 42 |
| 43 | Taxes - Real Estate | | | | 14402361 | | | 43 |

| | | |
|-------------|----------|------|
| | Initials | Date |
| Prepared By | | |
| Approved By | | |

Parkview Gardens Limited Partnership

1993

CNU-4668-2014

| LINE NO. | (1) | (2) | (3) | (4) | (5) | (6) | (7) | LINE NO. |
|----------|---------------------------------|-----|-------------|-----|--------------|-----|-----|----------|
| | Rental Expenses | | Page 2 of 2 | | | | | |
| 1 | Telephones | | | | \$ 398768 | | | 1 |
| 2 | Trash | | | | 2090730 | | | 2 |
| 3 | Travel | | | | 81748 | | | 3 |
| 4 | Uniforms | | | | 199481 | | | 4 |
| 5 | Water | | | | 12384978 | | | 5 |
| 6 | Amortization of Financing Costs | | | | 557964 | | | 6 |
| 7 | General Maintenance | | | | 59325 | | | 7 |
| 8 | Repairs - Per Schedule | | | | 25640065 | | | 8 |
| 9 | | | | | | | | 9 |
| 10 | Total Rental Expenses | | | | \$ 323116330 | | | 10 |
| 11 | | | | | | | | 11 |

| | | |
|-------------|----------|------|
| | Initials | Date |
| Prepared By | | |
| Approved By | | |

Partview Gardens Limited Partnership

1983

CNU-4668-2014

| LINE NO. | (1) | (2) | (3) | (4) | (5) | (6) | (7) | LINE NO. |
|----------|------------------------------|-----|-----|-----|--------------|-----|-----|----------|
| | Repairs | | | | | | | |
| 1 | Air Conditioning and Heating | | | | \$ 67269.89 | | | 1 |
| 2 | Balcony | | | | 3490.49 | | | 2 |
| 3 | Bath | | | | 22824.39 | | | 3 |
| 4 | Brick and Concrete | | | | 4878.70 | | | 4 |
| 5 | Building | | | | 10061.91 | | | 5 |
| 6 | Caulking | | | | 12439.98 | | | 6 |
| 7 | Dishwasher | | | | 3750.55 | | | 7 |
| 8 | Electrical | | | | 7060.44 | | | 8 |
| 9 | Fence | | | | 3780.79 | | | 9 |
| 10 | Flooring | | | | 29748.75 | | | 10 |
| 11 | Kitchen | | | | 3561.25 | | | 11 |
| 12 | Locks | | | | 3152.72 | | | 12 |
| 13 | Parking Lot | | | | 4500.00 | | | 13 |
| 14 | Plaster | | | | 69.56 | | | 14 |
| 15 | Plumbing | | | | 62509.86 | | | 15 |
| 16 | Refrigeration | | | | 1119.74 | | | 16 |
| 17 | Roofing | | | | 1178.75 | | | 17 |
| 18 | Stove | | | | 2793.07 | | | 18 |
| 19 | Swimming Pool | | | | 4328.33 | | | 19 |
| 20 | Venetian Blinds | | | | 1620.16 | | | 20 |
| 21 | Waterproofing | | | | 92.40 | | | 21 |
| 22 | Windows and Doors | | | | 10119.32 | | | 22 |
| 23 | | | | | | | | 23 |
| 24 | Total Repairs | | | | \$ 256400.65 | | | 24 |
| 25 | | | | | | | | 25 |

Department of the Treasury
Internal Revenue Service

For Paperwork Reduction Act Notice, see Form 1065 Instructions.

For calendar year 1984, or fiscal year beginning _____, 1984, and ending _____, 19__

1984

A Principal business activity (see page 5 of Instructions)
Apartment House Rental
B Principal product or service (see page 16 of Instructions)
Apartment House Rental
C Business code number (see page 16 of Instructions)
6511

CAR-RT SORT **CR 35
DP 52-1279905 DEC 84 D52
PARKVIEW GARDENS LTD PARTNERSHIP
ROBERT J LANDSMAN GENL PTR
7007 HEATHERHILL ROAD 265
BETHESDA MD 20817 ***
I
R
S

D Employer identification number
52-1279905
E Date business started
February 1, 1983
F Enter total assets at end of tax year
\$ 714,997.82

G Check method of accounting: (1) Cash
(2) Accrual (3) Other
H Check applicable boxes: (1) Final return
(2) Change in address (3) Amended return
I Number of partners in this partnership *25*
J Is this partnership a limited partnership (see page 3 of Instructions)? Yes No
K Is this partnership a partner in another partnership? Yes No
L Are any partners in this partnership also partnerships? Yes No
M Does the partnership meet all the requirements shown on page 5 of the Instructions under Question M. Yes No

N Was there a distribution of property or a transfer of a partnership interest during the tax year? If "Yes," see page 5 of the Instructions concerning an election to adjust the basis of the partnership's assets under section 754. Yes No
O At any time during the tax year, did the partnership have an interest in or a signature or other authority over a bank account, securities account, or other financial account in a foreign country (see page 5 of Instructions)? Yes No
P Was the partnership the grantor of, or transferor to, a foreign trust which existed during the current tax year, whether or not the partnership or any partner has any beneficial interest in it? If "Yes," you may have to file Forms 3520, 3520-A, or 926 (see page 5 of Instructions) Yes No
Q Check this box if the partnership has filed or is required to file Form 8264, Application for Registration of a Tax Shelter Yes No

| | | | | | | | |
|------------|--|---|-----|---|-----------|---------------------|---------------------|
| Income | 1a | Gross receipts or sales \$ | 1b | Minus returns and allowances \$ | Balance ▶ | 1c | |
| | 2 | Cost of goods sold and/or operations (Schedule A, line 7) | | | | 2 | |
| | 3 | Gross profit (subtract line 2 from line 1c) | | | | 3 | |
| | 4 | Ordinary income (loss) from other partnerships and fiduciaries | | | | 4 | |
| | 5 | Nonqualifying interest and nonqualifying dividends | | | | 5 | <i>40,234.12</i> |
| | 6a | Gross rents \$ <i>222,242.28</i> | 6b | Minus rental expenses (attach schedule) \$ <i>313,728.46</i> | | 6c | <i>(381,021.18)</i> |
| | 7 | Net income (loss) from royalties (attach schedule) | | | | 7 | |
| | 8 | Net farm profit (loss) (attach Schedule F (Form 1040)) | | | | 8 | |
| | 9 | Net gain (loss) (Form 4797, line 14) | | | | 9 | |
| | 10 | Other income (loss) | | | | 10 | |
| | 11 | TOTAL income (loss) (combine lines 3 through 10) | | | | 11 | <i>(340,787.06)</i> |
| Deductions | 12a | Salaries and wages (other than to partners) \$ | 12b | Minus jobs credit \$ | Balance ▶ | 12c | |
| | 13 | Guaranteed payments to partners (see page 7 of Instructions) | | | | 13 | |
| | 14 | Rent | | | | 14 | |
| | 15a | Total deductible interest expense not claimed elsewhere on return (see page 7 of instructions) | 15a | | | 15c | |
| | 15b | Minus interest expense required to be passed through to partners on Schedules K (if required) and K-1, lines 12, 19a(2), and 19a(3) | 15b | | | | |
| | 15c | Balance | | | | | |
| | 16 | Taxes | | | | 16 | |
| | 17 | Bad debts (see page 7 of Instructions) | | | | 17 | |
| | 18 | Repairs | | | | 18 | |
| | 19a | Depreciation from Form 4562 (attach Form 4562) \$ <i>792,844.17</i> | 19b | Minus depreciation claimed on Schedule A and elsewhere on return \$ <i>792,844.17</i> | Balance ▶ | 19c | - |
| | 20 | Depletion (Do not deduct oil and gas depletion. See page 7 of Instructions.) | | | | 20 | |
| | 21a | Retirement plans, etc. (see page 8 of Instructions) | | | | 21a | |
| | 21b | Employee benefit programs (see page 8 of Instructions) | | | | 21b | |
| 22 | Other deductions (attach schedule) | | | | 22 | | |
| 23 | TOTAL deductions (add amounts in column for lines 12c through 22) | | | | 23 | - | |
| 24 | Ordinary income (loss) (subtract line 23 from line 11) | | | | 24 | <i>(340,787.06)</i> | |

Please Sign Here
Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.
Signature of general partner: _____ Date: *March 29, 1985*
Preparer's signature: _____ Date: *3/26/85* Check if self-employed: Preparer's social security no.: _____
Firm's name (or yours, if self-employed) and address: *Robert J Landsman CPA* E.I. No.: *52618262*
7007 Heatherhill Road, Bethesda, Maryland ZIP code: *20817*

CNU-4668-2014

Postview Gardens Limited Partnership

1984

CNU-4668-2014

| LINE NO | (1) | (2) | (3) | (4) | (5) | (6) | (7) | LINE NO |
|---------|--|-----|-----|-------------|--------------|-----|-----|---------|
| | Rental Expense | | | | | | | |
| 1 | Accounting | | | | \$ 1688050 | | | 1 |
| 2 | Advertising | | | | 1748153 | | | 2 |
| 3 | Amortization of Organizational Expenses | | | | 97478 | | | 3 |
| 4 | Appraisal Expense | | | | 30000 | | | 4 |
| 5 | Auto and Truck Expense | | | | 783221 | | | 5 |
| 6 | Bank Charges | | | | 1340 | | | 6 |
| 7 | Commission - Rental Agent | | | | 12000840 | | | 7 |
| 8 | Convention Expense | | | | 49735 | | | 8 |
| 9 | Credit Reports | | | | 234077 | | | 9 |
| 10 | Depreciation - Per Schedule | | | | 79584417 | | | 10 |
| 11 | Dues | | | | 171381 | | | 11 |
| 12 | Education | | | | 39327 | | | 12 |
| 13 | Electric | | | | 3976713 | | | 13 |
| 14 | Entertainment and Amusement | | | | 87143 | | | 14 |
| 15 | Extermination | | | | 237163 | | | 15 |
| 16 | Amortization of Financing Costs | | | | 2231859 | | | 16 |
| 17 | Gas | | | | 34649121 | | | 17 |
| 18 | Grounds Maintenance | | | | 1273772 | | | 18 |
| 19 | Group Insurance | | | | 916267 | | | 19 |
| 20 | Insurance | | | | 3142213 | | | 20 |
| 21 | Interest | | | | 77297457 | | | 21 |
| 22 | Janitor Supplies and Hardware | | | | 1170555 | | | 22 |
| 23 | Janitor Contract | | | | 5909 | | | 23 |
| 24 | Legal | | | | 4348605 | | | 24 |
| 25 | Note Guarantee Fee | | | | 2766577 | | | 25 |
| 26 | Office Expense | | | | 907902 | | | 26 |
| 27 | Painting | | | | 5770456 | | | 27 |
| 28 | Protection | | | | 27580 | | | 28 |
| 29 | Repairs - Per Schedule | | | | 28294726 | | | 29 |
| 30 | Salaries and Wages | | | \$ 17084182 | | | | 30 |
| 31 | Less: Administrative Reimbursement and Fee | | | 2204800 | 14879382 | | | 31 |
| 32 | Small Tools | | | | 26176 | | | 32 |
| 33 | Snow Removal | | | | 16853 | | | 33 |
| 34 | Swimming Pool Operation | | | | 895000 | | | 34 |
| 35 | Taxes - General | | | | 800089 | | | 35 |
| 36 | Taxes - Payroll | | | | 1716434 | | | 36 |
| 37 | Taxes - Real Estate | | | | 10573354 | | | 37 |
| 38 | Telephone | | | | 501863 | | | 38 |
| 39 | Truck | | | | 2475735 | | | 39 |
| 40 | Uniforms | | | | 207146 | | | 40 |
| 41 | Water | | | | 12750777 | | | 41 |
| 42 | | | | | | | | 42 |
| 43 | Total Rental Expense | | | | \$ 313377546 | | | 43 |

| | | |
|-------------|----------|------|
| | Initials | Date |
| Prepared By | | |
| Approved By | | |

Parview Gardens Limited Partnership

1984

CNU-4668-2014

| LINE NO | (1) | (2) | (3) | (4) | (5) | (6) | (7) | LINE NO |
|---------|------------------------------|-----|-----|-----|-------------|-----|-----|---------|
| | <i>Repairs</i> | | | | | | | |
| 1 | Air Conditioning and Heating | | | | \$ 8881774 | | | 1 |
| 2 | Bath | | | | 3418307 | | | 2 |
| 3 | Brick and Concrete | | | | 727988 | | | 3 |
| 4 | Building | | | | 655149 | | | 4 |
| 5 | Caulking | | | | 11464 | | | 5 |
| 6 | Dishwasher and Disposal | | | | 412566 | | | 6 |
| 7 | Electrical | | | | 736005 | | | 7 |
| 8 | Fence | | | | 283855 | | | 8 |
| 9 | Fire Extinguisher | | | | 50259 | | | 9 |
| 10 | Flotring | | | | 5087871 | | | 10 |
| 11 | Kitchen | | | | 864705 | | | 11 |
| 12 | Locks | | | | 391072 | | | 12 |
| 13 | Plastering | | | | 1128380 | | | 13 |
| 14 | Plumbing | | | | 3726708 | | | 14 |
| 15 | Refrigeration | | | | 867883 | | | 15 |
| 16 | Roofing | | | | 324260 | | | 16 |
| 17 | Stove | | | | 176168 | | | 17 |
| 18 | Swimming Pool | | | | 20856 | | | 18 |
| 19 | Venjian Blinds | | | | 226486 | | | 19 |
| 20 | Waterproofing | | | | 277539 | | | 20 |
| 21 | Windows and Doors | | | | 1189431 | | | 21 |
| 22 | less Insurance Reimbursement | | | | (1164000) | | | 22 |
| 23 | | | | | | | | 23 |
| 24 | Total Repairs | | | | \$ 28294726 | | | 24 |
| 25 | | | | | | | | 25 |

Form **1065**

U.S. Partnership Return of Income

OMB No. 1545-0099

Department of the Treasury
Internal Revenue Service

For Paperwork Reduction Act Notice, see Form 1065 Instructions.

1985

A Principal business activity

Apartment House Rental

B Principal product or service

Apartment House Rental

C Business code number

511

CAR-RT SORT ****CR 35**
DP 52-1279905 8512 528 L
PARKVIEW GARDENS LTD PARTNERSHIP
7007 HEATHERHILL ROAD 214 S
BETHESDA MD 20817

D Employer identification number

52-1279905

E Date business started

February 1, 1983

F Enter total assets at end of tax year

\$ *647,671.63*

- G Check method of accounting: (1) Cash
(2) Accrual (3) Other
- H Check applicable boxes: (1) Final return
(2) Change in address (3) Amended return
- I Number of partners in this partnership *25*
- J Is this partnership a limited partnership (see page 3 of Instructions)? Yes No
- K Is this partnership a partner in another partnership? Yes No
- L Are any partners in this partnership also partnerships? Yes No
- M Does the partnership meet all the requirements shown on page 5 of the Instructions under Question M. Yes No

- N Was there a distribution of property or a transfer of a partnership interest during the tax year? If "Yes," see page 5 of the Instructions concerning an election to adjust the basis of the partnership's assets under section 754. Yes No
- O At any time during the tax year, did the partnership have an interest in or a signature or other authority over a bank account, securities account, or other financial account in a foreign country (see page 5 of Instructions)? If "Yes," write the name of the foreign country. Yes No
- P Was the partnership the grantor of, or transferor to, a foreign trust which existed during the current tax year, whether or not the partnership or any partner has any beneficial interest in it? If "Yes," you may have to file Forms 3520, 3520-A, or 926 (see page 5 of Instructions). Yes No
- Q Check this box if the partnership has filed or is required to file Form 8264, Application for Registration of a Tax Shelter. Yes No

| | | | | | | | |
|------------|--|--|-----|---|---------|------------------|------------------|
| Income | 1a | Gross receipts or sales \$ | 1b | Minus returns and allowances \$ | Balance | 1c | |
| | 2 | Cost of goods sold and/or operations (Schedule A, line 7) | | | | 2 | |
| | 3 | Gross profit (subtract line 2 from line 1c) | | | | 3 | |
| | 4 | Ordinary income (loss) from other partnerships and fiduciaries | | | | 4 | |
| | 5 | Taxable interest and nonqualifying dividends | | | | 5 | <i>20,782.89</i> |
| | 6a | Gross rents \$ <i>2,207,702.84</i> | 6b | Minus rental expenses (attach schedule) \$ <i>2,291,004.54</i> | | 6c | <i>16,698.32</i> |
| | 7 | Net income (loss) from royalties (attach schedule) | | | | 7 | |
| | 8 | Net farm profit (loss) (attach Schedule F (Form 1040)) | | | | 8 | |
| | 9 | Net gain (loss) (Form 4797, line 17) | | | | 9 | <i>50.00</i> |
| | 10 | Other income (loss) | | | | 10 | |
| | 11 | TOTAL income (loss) (combine lines 3 through 10) | | | | 11 | <i>37,531.21</i> |
| Deductions | 12a | Salaries and wages (other than to partners) \$ | 12b | Minus jobs credit \$ | Balance | 12c | |
| | 13 | Guaranteed payments to partners (see page 7 of Instructions) | | | | 13 | |
| | 14 | Rent | | | | 14 | |
| | 15a | Total deductible interest expense not claimed elsewhere on return (see page 7 of Instructions) | 15a | | | | |
| | b | Minus interest expense required to be passed through to partners on Schedule K-1(1065), lines 10, 15a(2), and 15a(3) | 15b | | | | |
| | c | Balance | | | | 15c | |
| | 16 | Taxes | | | | 16 | |
| | 17 | Bad debts (see page 7 of Instructions) | | | | 17 | |
| | 18 | Repairs | | | | 18 | |
| | 19a | Depreciation from Form 4562 (attach Form 4562) \$ <i>730,240.68</i> | 19b | Minus depreciation claimed on Schedule A and elsewhere on return \$ <i>730,240.68</i> | Balance | 19c | <i>None</i> |
| | 20 | Depletion (Do not deduct oil and gas depletion. See page 8 of Instructions.) | | | | 20 | |
| | 21a | Retirement plans, etc. (see page 8 of Instructions) | | | | 21a | |
| | b | Employee benefit programs (see page 8 of Instructions) | | | | 21b | |
| 22 | Other deductions (attach schedule) | | | | 22 | | |
| 23 | TOTAL deductions (add amounts in column for lines 12c through 22) | | | | 23 | <i>None</i> | |
| 24 | Ordinary income (loss) (subtract line 23 from line 11) | | | | 24 | <i>37,531.21</i> | |

Please Sign Here

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

Signature of general partner _____ Date *March 28, 1986*

Paid Preparer's Use Only

Preparer's signature _____ Date *3/25/86* Check if self-employed Preparer's social security no. _____
Firm's name (or yours, if self-employed) and address *Robert S Kondsman CPA* E.I. No. *52 6118262*
7007 Heatherhill Road Bethesda Maryland ZIP code *20817*

CNU-4668-2014

Parkview Gardens Limited Partnership

1985

CNU-4668-2014

| LINE NO | (1) | (2) | (3) | (4) | (5) | (6) | (7) | LINE NO |
|---------|--|-----|-----|-------------|--------------|-----|-----|---------|
| | Rental Expenses | | | | | | | |
| 1 | Accounting | | | | \$ 2639800 | | | 1 |
| 2 | Advertising | | | | 2067754 | | | 2 |
| 3 | Amortization of Organizational Expenses | | | | 99472 | | | 3 |
| 4 | Auto and Truck Expense | | | | 663634 | | | 4 |
| 5 | Commission - Rental Agent | | | | 11952137 | | | 5 |
| 6 | Credit Report | | | | 304462 | | | 6 |
| 7 | Commission Expense | | | | 85000 | | | 7 |
| 8 | Data Processing | | | | 212610 | | | 8 |
| 9 | Depreciation - Per Schedule | | | | 73024068 | | | 9 |
| 10 | Dues | | | | 111315 | | | 10 |
| 11 | Electric | | | | 4203046 | | | 11 |
| 12 | Entertainment and Promotion | | | | 91073 | | | 12 |
| 13 | Extenuating | | | | 299974 | | | 13 |
| 14 | Amortization of Financing Cost | | | | 2231859 | | | 14 |
| 15 | Gas | | | | 30386604 | | | 15 |
| 16 | Grounds Maintenance | | | | 672225 | | | 16 |
| 17 | Group Insurance | | | | 993596 | | | 17 |
| 18 | Insurance | | | | 2690669 | | | 18 |
| 19 | Interest | | | | 63547243 | | | 19 |
| 20 | Janitor Supplies and Hardware | | | | 588184 | | | 20 |
| 21 | Legal | | | | 5596950 | | | 21 |
| 22 | Notr Guarantee Fee | | | | 2882818 | | | 22 |
| 23 | Office Expense | | | | 996787 | | | 23 |
| 24 | Painting | | | | 7903631 | | | 24 |
| 25 | Protection | | | | 64650 | | | 25 |
| 26 | Repairs - Per Schedule | | | | 22908706 | | | 26 |
| 27 | Salaries and Wages | | | \$ 18495783 | | | | 27 |
| 28 | Less: Administrative Reimbursement and Fee | | | 2546500 | 15899283 | | | 28 |
| 29 | Small Tools | | | | 28147 | | | 29 |
| 30 | Swimming Pool Operator | | | | 910000 | | | 30 |
| 31 | Taxes - General | | | | 260626 | | | 31 |
| 32 | Taxes - Payroll | | | | 1788736 | | | 32 |
| 33 | Taxes - Real Estate | | | | 10354902 | | | 33 |
| 34 | Telephone | | | | 553266 | | | 34 |
| 35 | Trash | | | | 2635400 | | | 35 |
| 36 | Uniforms | | | | 193477 | | | 36 |
| 37 | Water | | | | 18658344 | | | 37 |
| 38 | | | | | | | | 38 |
| 39 | | | | | | | | 39 |
| 40 | Total Rental Expenses | | | | \$ 289100454 | | | 40 |
| 41 | | | | | | | | 41 |
| 42 | | | | | | | | 42 |
| 43 | | | | | | | | 43 |

| | | |
|-------------|----------|------|
| Prepared By | Initials | Date |
| Approved By | | |

Parkview Gardens Limited Partnership

1987

CNU-4668-2014

| LINE NO | (1) | (2) | (3) | (4) | (5) | (6) | (7) | LINE NO |
|---------|-------------------------------|-----|-----|-----|---------------|-----|-----|---------|
| | Repairs | | | | | | | |
| 1 | Air Conditioning and Heating | | | | \$ 42760.17 | | | 1 |
| 2 | Bath | | | | 13578.63 | | | 2 |
| 3 | Block and Concrete | | | | 20680 | | | 3 |
| 4 | Building | | | | 6470.97 | | | 4 |
| 5 | Caulking | | | | 4024.5 | | | 5 |
| 6 | Disposal | | | | 3481.74 | | | 6 |
| 7 | Electrical | | | | 14033.73 | | | 7 |
| 8 | Fence | | | | 397.72 | | | 8 |
| 9 | Fire Extinguisher | | | | 187.38 | | | 9 |
| 10 | Flooring | | | | 21541.85 | | | 10 |
| 11 | Kitchen | | | | 6275.95 | | | 11 |
| 12 | Locks | | | | 2862.02 | | | 12 |
| 13 | Parking Lot | | | | 2759.00 | | | 13 |
| 14 | Plastering | | | | 12450.00 | | | 14 |
| 15 | Plumbing | | | | 45632.11 | | | 15 |
| 16 | Refrigeration | | | | 25331.75 | | | 16 |
| 17 | Roofing | | | | 23016.30 | | | 17 |
| 18 | Stove | | | | 2604.82 | | | 18 |
| 19 | Swimming Pool | | | | 12345.49 | | | 19 |
| 20 | Venitian Blinds | | | | 3086.12 | | | 20 |
| 21 | Windows and Doors | | | | 7692.68 | | | 21 |
| 22 | less: Insurance Reimbursement | | | | (6825.68) | | | 22 |
| 23 | | | | | | | | 23 |
| 24 | Total Repairs | | | | \$ 229,087.06 | | | 24 |
| 25 | | | | | | | | 25 |



Washington Suburban Sanitary Commission

14501 Sweitzer Lane • Laurel, Maryland 20707-5901

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

GENERAL MANAGER
Jerry N. Johnson

June 20, 2014

BY PGCPB ON 7-31-14
CASE # 7 ^{CNU-} 4668-2014
Appl Ex IV.1

Parkview Gardens Ltd/Pt
Attention: Mr. Andy Sacchina

Re: Account # 0016683
6400 Riverdale Road

Dear Mr. Sacchina:

Thank you for your inquiry regarding the referenced account's historical information.

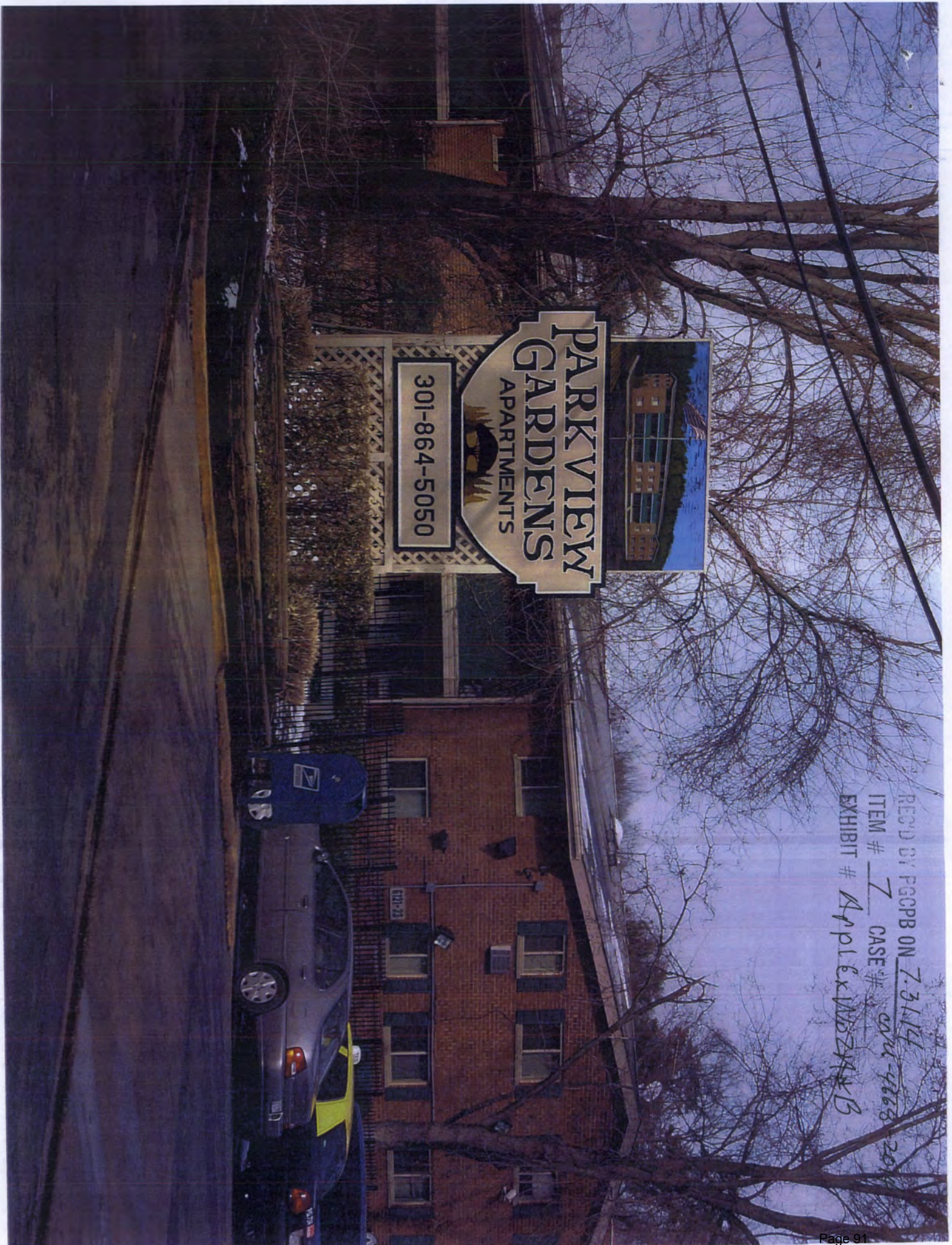
This letter confirms that WSSC provides water and sewer service to 6400 Riverdale Road in Riverdale, Maryland. Computerized records show that water and sewer services have been in use and available to this property since at least June 15, 1995. Billing information prior to that date is not available; however, our records show service was activated on August 1, 1960. Since that time, there is no record of a water service interruption for more than 180 days.

We hope this confirmation is helpful. If you have any questions, please contact an agent weekdays between 7:30 a.m. and 7:00 p.m. at 301-206-4001.

Sincerely,

Stefanie Pelletier
Correspondent
Customer Relations Group

REC'D BY FGCPB ON 7.31.14
ITEM # 7 CASE # 094-9663-201
EXHIBIT # Apple & W&B ZAA B





REC'D BY PGCPB-0N
ITEM # _____
CASE # _____
APPT # 4491 57114833

ALL VISITORS
STOP

ALL RESIDENTS
STOP

NO PARKING
IN
LOADING
ZONES
911

SARASOTA
APARTMENTS
4491 57114833