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DEPARTMENT OF ENVIRONMENTAL RESOURCES
REQUEST FOR VALIDATION OF PERMIT ISSUED IN ERROR
(Section 27-258, Prince George's County Code)

Official Use Only:

Validation of Permit # 47380-2014 Appl. No. ERR _____

Issued in Error on January 20, 2015 Zoning Category R-10

Type of Permit: ■ Building □ U&O □ Sign □ Apt. License

Applicant to Complete:

Describe Use of Property: Multifamily apartment building with 55 dwelling units

Applicant's Name: JH Calvert Park, LLC Owners: Same as Applicant

Address: 5023 Riverdale Road, Riverdale Park, MD 20737

Agent: O'Malley Miles, Nylen and Gilmore, Attn: Nathaniel Forman Phone: 301-572-3237

Email: nforman@omng.com

The District Council needs to have evidence in the record upon which a final resolution can be made to validate the permit. At a minimum, two copies of the following data is to be supplied by the applicant for inclusion in the record.

1. A copy of the permit issued in error or apartment license to be validated.
2. A specific statement of the error alleged.
3. A written statement from appropriate agency/department that reviewed or issued the permit or license.
4. A copy of relevant materials from County/M-NCPPC files regarding the permit or license and property for which the permit or license was issued.
5. A copy of zoning map of subject and surrounding property.
6. A site plan for the subject property showing all existing improvements. The site plan shall provide information in accordance with page 3 of this application.

Along with the application, the applicant shall submit the following:

1. A statement listing the names of the individuals and their respective business and residential addresses having at least a five percent (5%) financial interest in the subject property;

2. If any owner is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the date on which they assumed their respective offices. The statement shall also list the current board of directors' names, their business and residential address, and the dates of each director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors;

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3. If the owner is a corporation (except one listed on a national stock exchange), a statement containing the names and residential addresses of those individuals owning at least five percent (5%) of the shares of any class of corporate security (including stocks and serial maturity bonds).

I hereby request that the above described permit or license be validated. No fraud or misrepresentation occurred in obtaining the permit or license. At the time of permit's or license's issuance, mo appeal or controversy regarding its issuance was pending before any body. I have acted in good faith, expending funds or incurring obligations in reliance on this permit or license.

Applicant's Signature: Jonathan Hook 7869CF57F6E7496... Date 7/2/2021

STATEMENT OF JUSTIFICATION
VALIDATION OF PERMIT ISSUED IN ERROR
APPLICATION NO.: 47380-2014

APPLICANT: JH Calvert Park, LLC
5023 Riverdale Road
Riverdale Park, MD 20737

CORRESPONDENT: Nathaniel Forman, Esq.
O'Malley, Miles, Nylen & Gilmore, P.A.
7850 Walker Drive, Suite 310
Greenbelt, MD 20770
(P): (301) 572-3237
nforman@omng.com

This application is a request to validate Prince George's County Permit No.: 47380-2014 for the erection of a six (6) foot fence to enclose a dumpster (attached hereto as Attachment 1), for property located at 5023 Riverdale Road, approximately 530 feet east of its intersection with Taylor Road within the corporate limits of the Town of Riverdale Park, shown as Lots 8, 9 and 10[1] on the Map of Riverdale Park Subdivision filed in Plat Book A, Plat 40 among the Land Records of Prince George's County ("Subject Property" or "Property"). The Subject Property consists of 1.211 acres of land in the R-10 zone. It is bounded to the east by open space and the Northeast Branch of the Anacostia River in the R-O-S zone[2]; to the west by single-family detached homes in the R-55 zone; to the south [beyond a berm] by single-family detached homes in the R-55 Zone, and to the north across Riverdale Road by Riverdale Elementary School in the R-55 Zone, as well as a community playground and open space in the R-O-S zone.

The Subject Property was constructed around 1965 and is improved with a single five (5) story multifamily apartment building in a "T" configuration with 55 dwelling units according to the Town of Riverdale Park's Multifamily Rental License (License No. MF21-081608) that was issued on November 24, 2020 (attached hereto as Attachment 2). The building contains sixteen (16) one-bedroom units, thirty-four (34) two-bedroom units and five (5) three-bedroom units. As

[1] A portion of Lots 8, 9 and 10 are reserved as a Washington Suburban Sanitary Commission ("WSSC") storm drainage right-of-way as recorded in Liber 8412 at Folio 168 among the Land Records of Prince George's County.
[2] A paper street known as Riverside Drive abuts the Subject Property to the east, and appears to be a remnant from the original plat for the Map of Riverdale Park Subdivision. This roadway is unlikely to be constructed anytime in the future since the street would impact the WSSC storm drainage right-of-way.

shown on the attached site plan[3] (attached hereto as Attachment 3), the site provides fifty-four (54) standard size parking spaces according to parking space design regulations promulgated in the 1964 Zoning Ordinance for Prince George's County. According to an email dated June 28, 2021 from Michelle Hughes of the Permit Review Section of the Maryland-National Capital Park and Planning Commission (attached hereto as Attachment 3), the 1964 Zoning Ordinance required sixty-nine (69) parking spaces, therefore parking requirements were not met on the date of construction and the Subject Property is nonconforming. There is no record of Prince George's County issuing a Use and Occupancy Permit or a multifamily rental license for the Subject Property. All rental licenses to date were issued by the Town of Riverdale Park. For this reason, the Applicant is seeking validation of Building Permit No. 47380-2014 issued on January 20, 2015 as being issued in error by Prince George's County in accordance with § 27-258 of the Zoning Ordinance.

I. CONFORMANCE TO § 27-258. VALIDATION OF PERMIT ISSUED IN ERROR.

"(g) Criteria for Approval.

(1) The District Council shall only approve the application if:

(A) No fraud or misrepresentation had been practiced in obtaining the permit,"

RESPONSE: There is no evidence that any fraud or misrepresentation took place in applying for the building permit.

"(B) If at the time of the permit's issuance, no appeal or controversy regarding its issuance was pending before any body,"

RESPONSE: There is no evidence to suggest that there was any appeal or controversy regarding the issuance of this permit pending before any body.

"(C) The applicant has acted in good faith, expending funds or incurring obligations in reliance on the permit,"

[3] To avoid confusion, inaccurate parking totals and nonconforming parking spaces have been crossed out on the site plan.

RESPONSE: Given that Prince George's County had issued this building permit for the Subject Property, the Applicant acted in good faith expending funds in purchasing the property and making improvements. Evidence to this effect will be presented at the Zoning Hearing on this application.

"(D) The application meets the criteria of Section 27-244 of this Subtitle;"

RESPONSE: Compliance with this section is discussed below.

"(E) The validation will not be against the public interest."

RESPONSE: The continued operation of the Subject Property will not be against the public interest. The Subject Property has been continuously operated as a multifamily apartment building since it was constructed around 1965. To the Applicant's knowledge, there have been no complaints from the surrounding community prior to, or since, purchasing the property. Moreover, this apartment building provides economical housing options within the Town of Riverdale Park. The exterior of the Property is well maintained by the Applicant (see Attachments 4, 5, 6, 7 and 8), while residents enjoy the benefits from the open space and other amenities in the immediate vicinity. The Northwest Branch of the Anacostia River and the Northeast Branch hiker/biker trail forms part of the larger Anacostia Stream Valley Trail abut the Property to the east, while north across Riverdale Road is a Town of Riverdale Park maintained playground, as well as Maryland-National Capital Park and Planning Commission maintained open space. Finally, residents remain connected to the region through public transportation since the Subject Property is served by Washington Metropolitan Area Transit Authority Bus Route F4, which connects the Subject Property to the New Carrollton Metro Station to the east and the Paul S. Sarbanes Transit Center (Silver Spring Metro Station) to the west via Prince George's Plaza Metro Station. Through this bus route, residents have access to three (3) different Metrorail lines.

II. CONFORMANCE TO § 27-244. CERTIFICATION.

In November 2017 the County Council for Prince George's County amended § 27-258 of the Zoning Ordinance to require applications to demonstrate compliance with § 27-244. The Applicant respectfully submits that full compliance with § 27-244 is impracticable, if not impossible, because the provisions promulgated in § 27-258 were not originally designed—nor revised following adoption of CB-49-2017—to be compatible with § 27-244. Nevertheless, this application complies with the provisions of § 27-244, where applicable, for the reasons discussed in more detail below.

Section 27-244 (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 is not illegal (except as provided for in Section 27-246 and Subdivision 2 of this Division). Any person making use of or relying upon the certification that is violating or has violated any conditions thereof, or that the use for which the certification was granted is being, or has been exercised contrary to the terms or conditions of such approval shall be grounds for revocation proceedings in accordance with this Code."

RESPONSE: Approval of this application will permit the Subject Property to operate as a certified nonconforming use. Should this application be approved, the Subject Property will be used in conformance with the granted certification.

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

(1) The applicant shall file 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 one hundred eighty (180) consecutive calendar days between the time the use became nonconforming and the date when the application is submitted, or that conditions of nonoperation for

more than one hundred eighty (180) consecutive calendar days were beyond the applicant's and/or owner's control, were for the purpose of correcting Code violations, or were due to the seasonal nature of the use;

(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.

(E) (i) In the case of outdoor advertising signs, the requirements of Section 27-244(b)(2)(B) are not applicable. Documentary evidence, including, but not limited to deeds, tax records, business records, approved plats or development plans, permits, public utility installation or payment records, photographs, and sworn affidavits, showing that the outdoor advertising sign was constructed prior to and has operated continuously since January 1, 2002.

(ii) Notwithstanding any provision of this Subtitle to the contrary, in the case of outdoor advertising signs that were in existence as of November 15, 2016, that were certified as nonconforming or could have been certified as nonconforming uses, but were removed prior to December 31, 2018, the owner may be certified pursuant to this Division, provided that the use is accepted as filed through an application for Certification of a Nonconforming Use on or before June 30, 2019.

(iii) Notwithstanding any provision of this Subtitle to the contrary, in the case of outdoor advertising signs that were in existence as of November 15, 2016, that were certified as nonconforming or could have been certified as nonconforming uses, but were removed after December 31, 2018, the outdoor advertising sign may be certified pursuant to this Division, provided that an application for Certification of a Nonconforming Use is filed and accepted for processing no later than 180 days after the outdoor advertising sign is removed. Upon approval of the application, a permit to reconstruct the sign may be issued, including a permit to construct a digital billboard provided

that said use conforms with the requirements of Section 27-630.03 of this Subtitle."

RESPONSE: Use and Occupancy Permit No. 35661-2020 was filed on August 26, 2020 in accordance with the filing requirements established by the Prince George's County Department of Permitting, Inspections and Enforcement ("DPIE").

"(c) **Notice.**

(1) Notice of the proposed application shall be provided by the applicant in accordance with Section 27-125.01 of this Subtitle.

(2) The following notice provisions shall not apply to uses that, with the exception of parking in accordance with Section 27-549, occur solely within an enclosed building.

(3) The Planning Board shall post the property with a durable sign(s) within ten (10) days of acceptance of the application and accompanying documentation. The signs(s) shall provide notice of the application; the nature of the nonconforming use for which the permit is sought; a date, at least twenty (20) days after posting, by which written comments and/or supporting documentary evidence relating to the commencing date and continuity of such use, and/or a request for public hearing from a party of interest will be received; and instructions for obtaining additional information. Requirements regarding posting fees, the number, and the location of signs shall conform to the requirements set forth in Subsection (f), below. "

RESPONSE: The Applicant respectfully submits that compliance with the notice provisions of § 27-125.01 is not required for two reasons. First, the Validation of Permits Issued in Error is not included among the list of development applications that require informational mailings under Subsection (a) of this section. Second—assuming for the sake of argument that a Validation of Permit Issued in Error is included within the general category of "Nonconforming Use Certifications"—the notice provisions assume that applications will be filed with Maryland-National Capital Park and Planning Commission. Validation of Permit applications are not filed with M-NCPPC, but rather with the Zoning Hearing Examiner's office after an application for a Use and Occupancy Permit has been filed with DPIE. Since this application is not one of the applications specifically directed to be filed with the M-NCPPC, this application will comply

with the notice provisions of § 27-258(e), which requires posting the Subject Property thirty (30) days prior to public hearing and the publication of notice within a County newspaper of record.

"(d) **Administrative review.**

(1) Except for outdoor advertising signs, if a copy of a valid use and occupancy permit is submitted with the application, where applicable a request is not submitted for the Planning Board to conduct a public hearing, and, based on the documentary evidence presented, the Planning Board's authorized representative is satisfied as to the commencing date and continuity of the nonconforming use, the representative shall recommend certification of the use as nonconforming for the purpose of issuing a new use and occupancy permit identifying the use as nonconforming, upon finding, within the administrative record for the application, that the use to be certified as nonconforming has no outstanding Code violations with the Department of Permitting, Inspections, and Enforcement regarding the property other than failure to have a use and occupancy permit. This recommendation shall not be made prior to the specified date on which written comments and/or requests for public hearing are accepted.

(2) For outdoor advertising signs, if satisfactory documentary evidence described in Section 27-244(b)(2)(E) is received, the Planning Board's authorized representative shall recommend certification of the use as nonconforming for the purpose of issuing applicable permits and certifying the use as nonconforming. This recommendation shall not be made prior to the specified date on which written comments and/or requests for public hearing are accepted.

(3) Following a recommendation of certification of the use as nonconforming, the Planning Board's authorized representative shall notify the District Council of the recommendation. Electronic notice of the recommendation for certification shall also be made by the Planning Board's authorized representative not later than seven (7) calendar days after the date of the recommendation. The Planning Director shall also publish the development activity report on the Planning Department's website.

(4) If the District Council does not elect to review the recommendation within thirty (30) days of receipt of the recommendation as authorized by Subsection (e), below, the representative shall certify the use as nonconforming.

(5) Subsections (3) and (4), above, and Subsection (e), below, shall not apply to uses that, with the exception of parking in accordance with Section 27-549, occur solely within an enclosed building."

RESPONSE: This application cannot be approved through the administrative review process, and this subsection is thus not applicable to this application.

"(e) **District Council review.**

(1) The District Council may, on its own motion, vote to review the Planning Board representative's recommendation, for the purpose of determining whether the use should be certified as nonconforming, within thirty (30) days of receipt of the recommendation.

(2) If the District Council decides to review the proposed certification, the Clerk of the Council shall notify the Planning Board of the Council's decision. Within seven (7) calendar days after receiving this notice, the Planning Board shall transmit to the Council all materials submitted to it in connection with the application.

(3) The Zoning Hearing Examiner shall conduct a public hearing on the application. The Zoning Hearing Examiner shall make the same findings required for Administrative review or approval by Planning Board required in this Section, as well as any other applicable prescriptions regulating the proposed use specified within any other applicable Subtitle of this Code.

(4) The Zoning Hearing Examiner shall file a written recommendation with the District Council within thirty (30) days after the close of the hearing record.

(5) Any person of record may appeal the recommendation of the Zoning Hearing Examiner within fifteen (15) days of the filing of the Zoning Hearing Examiner's recommendation with the District Council. If appealed, all persons of record may testify before the District Council.

(6) Persons arguing shall adhere to the District Council's Rules of Procedure, and argument shall be limited to thirty (30) minutes for each side, and to the record of the hearing.

(7) The District Council shall affirm the certification only if it finds that a nonconforming use exists and has continuously operated, and upon finding, within the administrative record for the application, that the use to be certified as nonconforming has no outstanding Code violations with the Department of Permitting, Inspections, and Enforcement regarding the property, other than failure to have a use and occupancy permit.

(8) The District Council shall make its decision within forty-five (45) days from the filing of the Zoning Hearing Examiner's recommendation. Failure of the Council to take action within this time shall constitute a decision to certify the use."

RESPONSE: This provision is inapplicable because there will be no administrative decision by a representative of the Planning Board for the District Council to review. Instead, the District Council has authority to hear and decide this application under § 27-258(f) of the Prince George's County Code.

"(f) **Planning Board review.**

(1) Required hearing.

(A) If a copy of a valid use and occupancy permit is not submitted with the application, if the documentary evidence submitted is not satisfactory to the Planning Board's authorized representative to prove the commencing date or continuity of the use, or if a public hearing has been requested by any party of interest challenging the commencing date and/or continuity of the use, the Planning Board shall conduct a public hearing on the application for the purpose of determining whether the use should be certified as nonconforming.

(2) Application for certification.

(A) Whenever the Planning Board will hold a hearing on a certification of the use as nonconforming, the applicant shall complete the appropriate form provided by the Planning Board.

(3) At least seven (7) calendar days prior to the public hearing, the Planning Board shall send written notice of the date, time, and place of the hearing to the applicant and to all persons of record.

(4) Planning Board action.

(A) The Planning Board may decide to either grant or deny certification of the use as nonconforming. If it decides to certify that a nonconforming use actually exists and has continuously operated and upon finding, within the administrative record for the application, that the use to be certified as nonconforming has no outstanding Code violations with the Department of Permitting, Inspections, and Enforcement regarding the property, other than failure to have a use and occupancy permit.

(B) The recommendation of the Planning Board shall be in the form of a resolution adopted at a regularly scheduled public meeting. The resolution shall set forth findings of fact and conclusions of law in support of the Planning Board's recommendation.

(C) The Planning Board shall send a copy of the resolution to all persons of record.

(5) District Council election to review; Appeal of Planning Board's recommendation.

(A) The recommendation of the Planning Board may be appealed by any person of record to the District Council by filing an appeal with the Clerk of the Council. In addition, and notwithstanding any appeal of the Planning Board's recommendation filed by a person of record, the District Council may, on its own motion, vote to review the Planning Board's recommendation for the purpose of making a final decision as to whether the use should be certified as nonconforming.

(B) The appeal shall be filed, or District Council vote to review the Planning Board recommendation shall occur, within thirty (30) calendar days after the resolution of the Planning Board was mailed. If no appeal is filed, and the District Council does not elect to review the recommendation of Planning Board within thirty (30) calendar days after the resolution of the Planning Board is mailed, the Planning Board's recommendation shall become the final decision as to the application to certify the use as nonconforming.

(C) Before the District Council makes a decision on the application, it shall hold a public hearing.

(D) The Council may decide to affirm, reverse, or modify the recommendation of the Planning Board. The decision of the Council shall be based on the record made before the Planning Board. No new evidence shall be entered into the record of the case unless it is remanded to the Planning Board and a rehearing is ordered."

RESPONSE: The Planning Board is not authorized to hear applications for Validation of Permits Issued in Error pursuant to § 27-258 of the Prince George's County Code.

"(g) **Applicability.**

(1) This Section shall not apply to nonconforming buildings or structures occupied by conforming uses. (See Section 27-243.03.)"

RESPONSE: This does not apply to the subject application.

III. CONCLUSION

For all of the above-stated reasons, the Applicant respectfully requests that this request for Validation of a Permit Issued in Error for the Subject Property, to continue to operate as a multifamily apartment building with fifty-five (55) dwelling units, be approved.

Respectfully submitted,

O'MALLEY, MILES, NYLEN & GILMORE, P.A.

By: _____

Nathaniel Forman
7850 Walker Drive, Suite 310
Greenbelt, MD 20770
(301) 572-3237

Attorney for Applicant

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property **ONLY required for Special Exception and Zoning Map Amendment Applications.**

Owner(s) Name - printed	Signature and Date	Residence Address
JH Calvert Park, LLC		

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address

Board of Directors	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772
DEVELOPMENT REVIEW DIVISION
301-952-3530

STATE OF MARYLAND
Department of Assessments and Taxation

I, MICHAEL L. HIGGS OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO LIMITED LIABILITY COMPANIES , OR THE RIGHTS OF LIMITED LIABILITY COMPANIES TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT JH CALVERT PARK, LLC (W20046132) , REGISTERED OCTOBER 27, 2019, IS A LIMITED LIABILITY COMPANY EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, AND THAT THE LIMITED LIABILITY COMPANY IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING TO TRANSACT BUSINESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS JULY 07, 2021.

Michael L. Higgs
Director

301 West Preston Street, Baltimore, Maryland 21201
Telephone Baltimore Metro (410) 767-1340 / Outside Baltimore Metro (888) 246-5941
MRS (Maryland Relay Service) (800) 735-2258 TT/Voice

Online Certificate Authentication Code: sxPt65frM02uJkEfg0f2pQ
To verify the Authentication Code, visit http://dat.maryland.gov/verify

PARKING SCHEDULE	
PARKING / LOADING / REQUIRED	PARKING / LOADING / PROVIDED
STANDARD 130 SPACES (CURRENT ORDINANCE) 69 SPACES (1969 ORDINANCE)	STANDARD 70 SPACES
ACCESSABLE 3 SPACES	ACCESSABLE 2 SPACES
LOADING SPACES NONE REQ'D	NONE

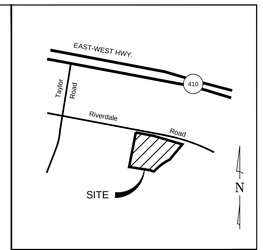
UNIT TABLE		
1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS
16	34	5
TOTAL		55

PROPERTY INFORMATION

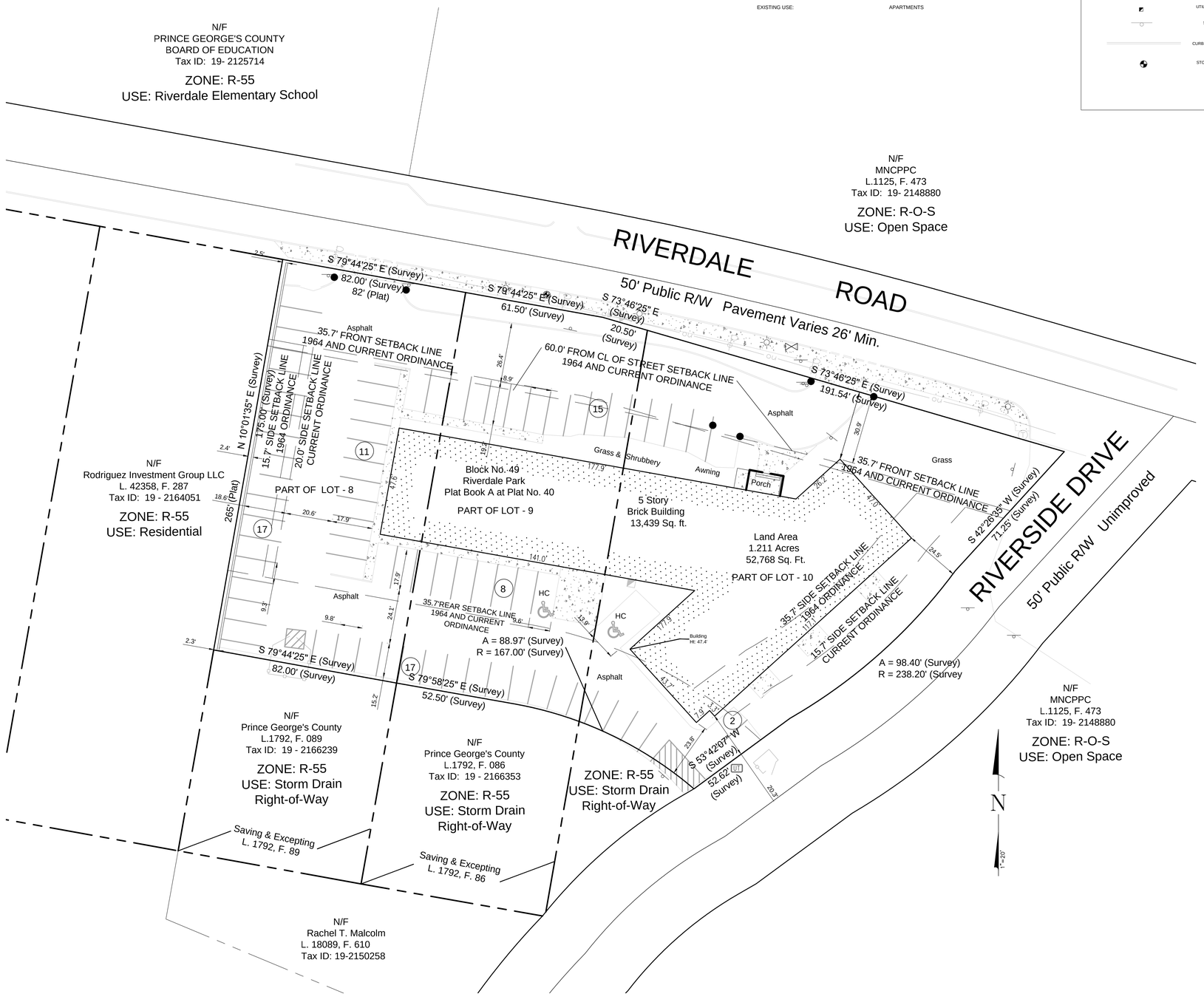
PROPERTY RECORD DATA:	PART OF LOTS 8, 9 & 10 BOOK: 44045 PAGE: 157 TAX ACCOUNT NO. 19-2154961
PROPERTY ADDRESS:	5023 RIVERDALE ROAD RIVERDALE, MD 20737
OWNERS OF RECORD:	JH CALVERT PARK, LLC
EXISTING PARCEL AREA:	1.211 ACRES OR 52,768 SQUARE FEET
EXISTING ZONING CLASSIFICATION:	R-10 (MULTIFAMILY HIGH DENSITY RESIDENTIAL)
EXISTING USE:	APARTMENTS

LEGEND

GAS VALVE
OVERHEAD UTILITY
TELEPHONE MANHOLE
WOOD FENCE
BRL
PROPERTY BOUNDARY
LIGHT POLE
UTILITY BOX
SIGN
CURB & GUTTER
STORM DRAIN INLET
NO PARKING AREA
BUILDING
UTILITY VAULT
ACCESSIBLE PARKING SPACE
CONCRETE
POWER POLE



VICINITY MAP
NTS



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

DEVELOPMENT STANDARDS: R-10 ZONE
SEC. 18.0 1964 ZONING ORDINANCE

	PERMITTED/REQUIRED	PROVIDED PER THIS PLAN
NET LOT AREA (MINIMUM IN SQUARE FEET):	20,000 SQ. FT.	52,768 SQ. FT.
LOT FRONTAGE (MINIMUM):		
LOT WIDTH AT FRONT BUILDING LINE:	150 FT.	334 FT.
LOT WIDTH AT FRONT STREET LINE:	150 FT.	356 FT.
YARDS: FRONT YARD:	35.7 FT. (1)	30.9 FT. (RIVERDALE ROAD) 24.5 FT. (RIVERSIDE DRIVE)
MINIMUM DISTANCE OF FRONT BUILDING LINE TO CENTER LINE OF EXISTING OR PROPOSED STREET UPON WHICH IT FRONTS:	60 FT.	60.5 FT. (AVERAGE)
SIDE YARD, MINIMUM OF EITHER/SUM OF BOTH:	15.7 FT. / 35.7 FT. (1)	24.5 FT. / 87.9 FT.
REAR YARD:	35.7 FT. (1)	23.8 FT.
BUILDING HEIGHT (MINIMUM):	52 FT.	47.4 FT.
BUILDING HEIGHT (MAXIMUM):	110 FT.	47.4 FT.
DISTANCE BETWEEN MULTIPLE-GROUP BUILDINGS:	50 FT.	NOT APPLICABLE
COURTS: OUTER COURTS: INNER COURTS:	 50 FT. PROHIBITED	 NOT APPLICABLE NOT APPLICABLE
OFF-STREET PARKING: (2)	1.25 SPACES PER UNIT OR 68.75 SPACES	70 SPACES OR 1.27 SPACES PER UNIT
GREEN AREA (MINIMUM):	50% OR 26,384 SQ.FT.	13,539 SQ. FT. OR 26%

(1) For building more than thirty-six (36) feet in height, each yard dimensions specified in this Section shall be increased by one (1) foot for each two (2) feet by which the building exceeds thirty-six (36) feet.
(2) Each parking space shall have a minimum width of nine (9) feet and a minimum length of twenty (20) feet, exclusive of adequate driveways for access.

DEVELOPMENT STANDARDS: R-10 ZONE
SEC. 27-439

	PERMITTED/REQUIRED	PROVIDED PER THIS PLAN
NET LOT AREA (MINIMUM IN SQUARE FEET):	20,000 SQ. FT.	52,768 SQ. FT.
LOT COVERAGE (MAXIMUM% OF NET LO AREA):	50% OR 16,384 SQ. FT.	13,439 SQ. FT. OR 25%
GREEN AREA (MINIMUM % OF NET LOT AREA):	50% OR 26,384 SQ.FT.	13,539 SQ. FT. OR 26%
LOT WIDTH AT FRONT BUILDING LINE:	150 FT. (1)	334 FT.
LOT WIDTH AT FRONT STREET LINE:	150 FT. (1)	356 FT.
FRONT YARD:	35.7 FT. (2)	30.9 FT. (RIVERDALE ROAD) 24.5 FT. (RIVERSIDE DRIVE)
MINIMUM DISTANCE OF FRONT BUILDING LINE TO CENTER LINE OF EXISTING OR PROPOSED STREET UPON WHICH IT FRONTS:	50 FT. (2)	60.5 FT. (AVERAGE)
SIDE YARD, MINIMUM OF EITHER/SUM OF BOTH:	15.7 FT. / 35.7 FT. (2)	24.5 FT. / 87.9 FT.
REAR YARD:	35.7 FT. (2)	23.8 FT.
BUILDING HEIGHT:	110 FT.	47.4 FT.
DISTANCE BETWEEN UNATTACHED MULTIFAMILY BUILDINGS:	50 FT.	NOT APPLICABLE
DENSITY (MAXIMUM DWELLING UNITS PER NET ACRE OF NET LOT/TRACT AREA):	48.00 UNITS/ACRE OR 58 UNITS	55 UNITS OR 45.4 UNITS PER ACRE
ACCESSORY BUILDINGS:	NOT APPLICABLE	NOT APPLICABLE

(1) Lot or parcel used for multifamily project - one hundred fifty (150) feet.
(2) For each two (2) feet the building exceeds thirty-six (36) feet in height, the yards shall be increased by one (1) foot.

NOTE: DEVELOPMENT NOTED HEREON ARE FROM THE INFORMATION IN THE PRINCE GEORGE'S COUNTY ZONING ORDINANCE AND ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO THE INTERPRETATION BY THE LOCAL ZONING AUTHORITY.

GENERAL NOTES:

1) THE PLANIMETRIC INFORMATION SHOWN HEREON IS FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY LMS SURVEYING, LTD. DATED DECEMBER 4, 2019.
2) NO CONSTRUCTION IS PROPOSED BY THE PLAN.
3) BASED ON THE BEST AVAILABLE PUBLIC INFORMATION, THE SUBJECT BUILDING WAS CONSTRUCTED BETWEEN 1960 AND 1965.
3)1) A LOCAL MAP AMENDMENT, A-3516, FOR LOTS 8, 9, AND 10 WAS APPROVED IN FEBRUARY 1960.
3)2) THE 1965 USGS WASHINGTON EAST QUADRANGLE INDICATES THAT THE SUBJECT AREA IS DEVELOPED.
4) THE PLAT INFORMATION SHOWN HEREON IS BASED ON THE BEST AVAILABLE RECORDS, THE RECORD DOCUMENT IS DAMAGED AND THE PORTION COVERING THE SUBJECT PROPERTY IS MISSING.

UTILITY CERTIFICATION
I hereby certify that the existing and/or proposed underground utility information shown hereon has been correctly duplicated from available utility company records. Further that this project has been carefully coordinated with each involved utility company and all available underground information relative to this plan has been solicited from them.

DATE
Stephen E. Crum, P.E.
MD Registration No. 16905

GRADING CERTIFICATION
I hereby certify that, to the best of my professional knowledge, information, and belief, this plan conforms to the requirements of Subtitle 32, Division 2 of the Code of Prince George's County, Water Resources Protection and Grading Code; and that I or my staff have inspected the site and that drainage flows from up gradient properties onto this property and from this property onto down gradient properties have been addressed in substantial accordance with applicable codes.

DATE
Stephen E. Crum, P.E.
MD Registration No. 16905

MHG
Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhgpa.com

Copyright @ 2020 by Macris, Hendricks & Glascock, P.A. All Rights Reserved

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 16905 Exp. Date. 04.21.2022

OWNER: JH CALVERT PARK, LLC

ADDRESS: 3809 Clarks Lane, Suite 100D
Baltimore, MD 21215

PHONE: 443-468-8499
EMAIL: Ilya@wao-properties.com

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP 42 WSSC 207NE04

PLAT A-41

19TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

RIVERDALE PARK
BLOCK 49
PART OF LOTS - 8, 9, & 10
PLAT BOOK: JWB 5
PLAT No.: 688

PROJ. MGR	DAC
DRAWN BY	SEC
SCALE	1"= 20'
DATE	01.28.2021

SITE PLAN FOR USE and OCCUPANCY PERMIT

PROJECT NO.	2020.119.11
SHEET NO.	1 OF 1

I:\2019\Bridge\P_1_01.dwg, 1/28/2021 7:57:14 AM, Copyright © 2017 Macris, Hendricks & Glascock, P.A.

5023 RIVERDALE RD RIVERDALE 20737

Attachment 1

CASE NUMBER : 47380-2014-00

PRINCE GEORGE'S COUNTY

ISSUANCE DATE : Jan-20-2015

P E R M I T

EXPIRATION DATE :

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT PERMITTING CENTER
9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900

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

PROPERTY OWNER

DANERIC ENTERPRISE LIMITED PRTNRSH
8701 GEORGIA AVE # 300
SILVER SPRING, MD 20910

CONTRACTOR

BADEN INC
3208 IRON GATE LN
BOWIE, MD 20715 (301) 412-7751
LICENSE NUMBER:

OCCUPANT

ARCHITECT

TYPE OF PERMIT : **DPIE CEW**
WORK DESCRIPTION : **6' FENCE TO ENCLOSE DUMPSTER**
EXISTING USE : **APARTMENTS**
USE (MNCPPC ZONING) : **DWELLING/MULTI FAMILY**
SUBDIVISION : **RIVERDALE PARK**

OWNERSHIP :		HEIGHT FT :				ELECTRICITY :	
LIBER :	30759	WIDTH FT :				CENTRAL A/C :	
FOLIO :	001	DEPTH FT :		OCCUPANCY LOAD :		ELEVATOR :	
ED/ACCT NO. :	19 / 2154961	NO STORIES :		SITE CERTIFICATE :		ESCALATOR :	
LOT :		DWELL UNTS :		STRUCTURE CERT :		BASEMENT :	
BLOCK :	49	PARKING SP :	0	SEWER :		BOILER NUMBER :	
TAX MAP :	042	LIVE LOAD :		WATER :		CBCA :	N
SCD :		USE GROUP :		HEATING :		HISTORICAL :	N
SPEC EXCEPT :		TYPE CONST :		PARCEL :		SIGN NUMBER :	

Conditions

As outlined in County Code Subtitle 4-111 no work shall be performed during the hours of 9:00 p.m. to 7:00 a.m., unless work is performed pursuant to Section 4-120 of this Subtitle .

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

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

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

Melinda Bolling

Melinda Bolling

INSPECTION AREA :

INSPECTION APPROVALS

BUILDING INSPECTOR	HEALTH	ELECTRICAL	PLUMBING	FIRE MARSHALL
APPROVED :				

Attachment 2

Town of Riverdale Park, Maryland

Office of Neighborhood Services

License Number: MF21-081608

MULTI-FAMILY RENTAL LICENSE
The Current @ Riverdale Park Apartments
FY 2021

Expires June 30, 2021

This is to certify that a license has been granted to **JH Calvert Park LLC** to operate a multi-family residential rental dwelling at **5023 Riverdale Road, Riverdale Park, MD 20737**, unless revoked pursuant to Chapter 55 of the Riverdale Park Town Code.

The licensee is obligated to promptly inform this office of any changes to information contained in the application for this license. This includes changes of managing agents, resident manager, and/or contact information.

Jessica Barnes

Jessica Barnes, Town Clerk
Office of Administrative Services

Date Issued: November 24, 2020

Rental Units: 55

This license shall be conspicuously posted on the premises, or produced on demand of any tenant or prospective tenant, and shall be available at reasonable times for inspection by the Town's Development Services' staff or other Town official such designated.

Thank you for your investment and for growing with us!

Nathaniel Forman

From: Stephen Crum <scrum@mhgpa.com>
Sent: Monday, June 28, 2021 11:29 AM
To: Nathaniel Forman
Subject: FW: Riverdale Park (35661-2020-U)

Nat-

Final comment from Prince George's County below.

Best of luck-

Steve-

MHG

Phone: 301.670.0840 x 1019 • Direct: 240.912.0819
Mobile: 301.717.5983
Email: scrum@mhgpa.com
Web: www.mhgpa.com

From: Hughes, Michelle <Michelle.Hughes@ppd.mncppc.org>
Sent: Monday, June 28, 2021 10:36 AM
To: Stephen Crum <scrum@mhgpa.com>
Subject: RE: Riverdale Park (35661-2020-U)

Mr. Crum,

The site must be in compliance with the 1964 regulations. According to the 1964 Zoning Ordinance parking calculations there are 69 parking spaces required. The site is providing only 54 standard size parking spaces, therefore parking requirements were not met on the date of construction. Do you know if there were any rental licenses or certificate of occupancy issued to the property from Prince George's County? If so, the owner can pursue Validation of a permit/rental license issued in error.

Michelle Hughes
Planning Information Review Supervisor | Development Review Division

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
301-952-5409/240-253-6491
Michelle.Hughes@ppd.mncppc.org

Attachment 5

Main Entrance

Attachment 6

The Front of the Building

Attachment 7

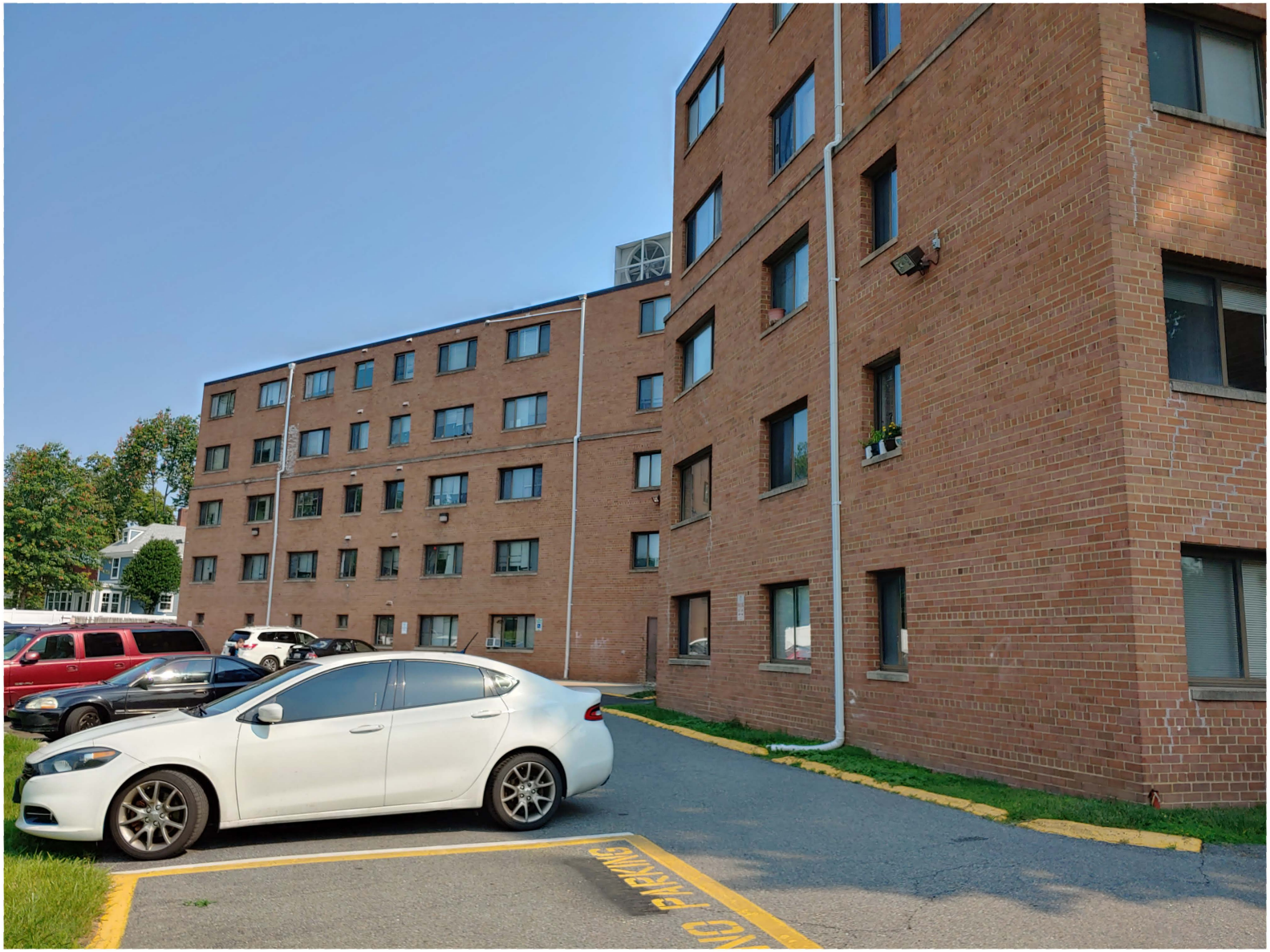
East Side of the Building

Attachment 8

The West Side and Rear of the Building

Attachment 9

The Rear of the Building



Stan Derwin Brown

ATTORNEY AT LAW

Stan Brown, Esq.

Stan Derwin Brown Law Office, LLC
1300 Caraway Court, Suite 101 • Largo, Maryland 20774-5462
Telephone: 301.883.8888 • Fax: 301.883.8606
Website: StanBrown.law
E-mail: attorney@StanBrown.law
Licensed in Maryland & Washington, D.C.

To: Clerk of the Council
All Parties of Record
Zoning Hearing Examiner
Planning Board
District Council

Fr: Stan Brown, People's Zoning Counsel

Date: July 15, 2021

Re: ERR-284, JH Calvert Park, LLC

NOTICE OF INTENTION TO PARTICIPATE

Pursuant to Prince George's County Zoning Ordinance § 27-139.01 (C) (Powers & Duties), this memo is formal notification that the People's Zoning Counsel intends to participate in the above-noted pending zoning cases before the Prince George's County District Council, the Prince George's County Planning Board and/or the Prince George's County Zoning Hearing Examiner. Please file this memo in your official file for the record in the above-noted zoning cases.

Stan Brown, Esq.
People's Zoning Counsel

-01

SIGN POSTING INFORMATION

Application Number: ERR-284

Applicant(s) Name: JH Calvert Park, LLC.

Date sign(s) were transmitted to applicant or applicant's agent: _____

Number of signs transmitted: Two (2)

Person to whom signs were transmitted: Jay Silver **(Print)**

Jay Silver **(Signature)**

Capacity in which that person was acting: Agent

(owner, applicant, agent)

Date of scheduled Zoning Hearing Examiner meeting: August 18, 2021

Last date sign(s) can be posted: July 18, 2021

SIGN POSTING AND INSPECTION AFFIDAVIT

I, Jay Silver, hereby certify that the subject property was posted with
(print or type name)

Two (2) sign(s) on 7/16/2021
specify number) (date)

I further certify that the signs were inspected no later than the 15th day of posting and were maintained in a reasonable manner.

Signature: Jay Silver

Application Numbers: ERR 284 Name: JH Calvert Park, LLC

Date: 7/16/2021

Address: 5023 Riverdale Rd, Riverdale MD 20737

Telephone: 410-218-3266

Capacity in which you are acting: Agent
(Owner, Applicant, Agent)

NOTE: Attach **legible** photograph(s) showing sign(s) in place. Return this affidavit and photographs to the Zoning Hearing Examiner no later than 15 days prior to the scheduled Zoning Hearing Examiner meeting (see attached map for posting locations).

* * * * * *

The affidavit must be received no later than 15 days prior to the Zoning Hearing Examiner hearing. Failure to deliver the affidavit may result in rescheduling your hearing date or a recommendation for denial of the application.

Zoning Hearing Examiner
Prince George's County • 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 • 301-952-3644

NOTICE OF VIRTUAL HEARING

Application Number: ERR-284

Applicant(s) Name: **JH Calvert Park, LLC**

Date and time of scheduled Zoning Hearing Examiner meeting: August 18, 2021 at 9:30 A.M.

Description of Request: Application of JH Calvert Park, LLC, for VALIDATION OF PERMIT ISSUED IN ERROR, Building Permit No. 47380-2014, for the erection of a six (6) foot fence to enclose a dumpster on approximately 1.211 acres of land, zoned R-10 (Multifamily High Density Residential), improved with a single five (5) story multifamily apartment building with 55 dwelling units, located approximately 530 feet east of its intersection with Taylor Road and identified as 5023 Riverdale Road, Riverdale Park, Maryland 20737.

* * * * * * * * *

Attention: Due to the current state of the novel coronavirus (COVID-19) pandemic, and the implications of the Council's Emergency Resolutions including, CR-35-2020, the Zoning Hearing Examiners Office is operating under emergency procedures. As authorized by CB-33-2020, all or a portion of the hearing will be conducted virtually and in accordance with District Council Rules of Procedure.

Requests to become Persons of Record should be submitted electronically by email to: ZHE@co.pg.md.us no later than 5:00 p.m. on August 16, 2021. Persons of Record will receive an email with information to join the virtual meeting platform. **Once you have received your Notice of Hearing, please provide an email address to ZHE@co.pg.md.us**

If you have not viewed the documents you can find them at https://pgccouncil.us/LZIS. Once there select "Guide", then "ZHE", then the application name and hearing date, then "meeting details" and finally "attachments".

Upon notification of an evidentiary hearing before the Zoning Hearing Examiner, any interested party shall submit documents for the record in person, by email, by other electronic portals, or in the County provided drop box. **A copy of all large Site Plans or other documents must be submitted in person or the County provided drop box.** All documents for the record shall be submitted no later than five (5) business days before the scheduled evidentiary hearing. With permission from the Zoning Hearing Examiner, a party may submit supplemental documents for the record. Any interested party may contact The Office of the Zoning Hearing Examiner to receive a paper copy of a document if the document is not accessible online

The Zoning Hearing Examiner shall not be responsible for resolving any technical difficulties incurred by any person participating in a virtual/remote hearing.

This notice is for informational purposes only. Per CB-1-2004 you have received this Notice of Public Hearing because you signed up to become a Person of Record. If you have any questions, please contact the Zoning Hearing Examiner at email ZHE@co.pg.md.us. or call (301) 952-3644.

DATE MAILED BY US POSTAL SERVICE/EMAILED: July 16, 2021 to Persons of Record (List attached to original in file)

ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# ERR-284
ERR-284
for more info, please contact via Email
ZHE@CO.PG.MD.US or Call: 301-952-3644
DATE: 8-18-2021
TIME: 9:30 A.M.
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov

ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# ERR-284
ERR-284
for more info Please contact
ZHE@CO.PG.MD.US or Call: 301-952-3644
DATE: 8-18-2021
TIME: 9:30A.M
VIRTUL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov

pepco
An Exelon Company

Your electric bill - Feb 2021

for the period **January 12, 2021 to February 8, 2021**

WAYS TO SAVE: FIND TIPS AND PROGRAMS THAT HELP

Learn more at pepco.com/WaysToSave

JH CALVERT PARK LLC

Account number: 5002 4127 552
Your service address: 5023 RIVERDALE RD
RIVERDALE MD 20737
Bill Issue date: Feb 10, 2021

Summary of your charges

Balance from your last bill	$4,178.18
Your payment(s) - thank you	$4,178.18–
Balance forward as of Feb 10, 2021	$0.00
New electric charges	$1,420.63
New ENGIE Resources supply charges	$2,139.91
Total amount due by Mar 3, 2021	**$3,560.54**

After Mar 3, 2021, a Late Payment Charge of $52.18 will be added, increasing the amount due to $3,612.72.

Your smart electric meter is read wirelessly. Visit My Account at pepco.com to view your daily and hourly energy usage.

If you are moving or discontinuing service, please contact Pepco at least three days in advance.

Information regarding rate schedules and how to verify the accuracy of your bill will be mailed upon request.

Follow us on Twitter at twitter.com/PepcoConnect. Like us on Facebook at facebook.com/PepcoConnect.

The EmPOWER MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to pepco.com/saveenergy.

How to contact us

Customer Service (Mon-Fri,7am - 8 pm)	**202-833-7500**
TTY English	**1-800-735-2258**
TTY Spanish	**1-800-877-1264**
¿Problemas con la factura?	**202-833-7500**
Electric emergencies & outages (24 hours)	**1-877-737-2662**

Visit pepco.com for service, billing and correspondence information.

You can help a Pepco customer in need of assistance with their energy bills by contributing to the Good Neighbor Energy Fund. Simply pay exactly $1.00 over your Pepco bill amount and that dollar will be contributed to the Good Neighbor Energy Fund administered by a 501(c)3 non-profit organization in your community. Program contributions must be exactly $1.00 over the billed amount; amounts over $1.00 will not be identified as a program contribution and will result in a credit to your account. Pepco will match each donation by contributing a dollar to the fund, up to $100,000.

Please tear on the dotted line below. Invoice Number: 200691411182 Page 1 of 4

Return this coupon with your payment made payable to Pepco

Account number	**5002 4127 552**
Total amount due by Mar 3, 2021	**$3,560.54**
Total amount due after Mar 3, 2021	**$3,612.72**

14185 1 AV 0.386 2MR13488

JH CALVERT PARK LLC
LEASING OFFICE
5600 54TH AVENUE OFC
RIVERDALE MD 20737-2201

Amount Paid: $ ☐☐☐☐.☐☐

PO BOX 13608
PHILADELPHIA PA 19101

700001500241275520000000000000000000000356054000000356054001 1

JH CALVERT PARK LLC
Account number: 5002 4127 552

Your electric bill for the period
January 12, 2021 to February 8, 2021

Details of your Electric Charges

Non-Residential-MGT-LV IIB - service number 0500 2412 7552 7001 3041 14
Electricity you used this period

Meter Number	Energy Type	End Date	Start Date	Number Of Days	Total Use
KZD351641395	**Use (kWh)**	**Feb 8**	**Jan 12**	**28**	**30073**
	On-Peak Use (kWh)	**Feb 8**	**Jan 12**	**28**	**6778**
	Int-Peak Use (kWh)	**Feb 8**	**Jan 12**	**28**	**7066**
	Off-Peak Use (kWh)	**Feb 8**	**Jan 12**	**28**	**16229**
	On-Peak Demand (kW)	**Feb 8**	**Jan 12**	**28**	**62.36**
	Int-Peak Demand (kW)	**Feb 8**	**Jan 12**	**28**	**64.58**
	Off-Peak Demand (kW)	**Feb 8**	**Jan 12**	**28**	**60**
Total use-kWh					**30073**

Your meter records hourly use. Total use is the sum of this hourly data.
Please visit My Account at pepco.com to view your energy use data.

Your next bill period is scheduled to end on March 9, 2021

Electric Summary

Balance from your last bill	**$1,625.04**
Payment Feb 02	$1,625.04–
Total Payments	**$1,625.04–**
Electric Charges (Non-Residential-MGT-LV IIB)	$1,420.63
New electric charges	**$1,420.63**
Total amount due by Mar 3, 2021	**$1,420.63**

Delivery Charges: These charges reflect the cost of bringing electricity to you.
Current charges for 28 days, **winter rates in effect.**

Type of charge	How we calculate this charge	Amount($)
Distribution Services:		
Customer Charge		44.96
Energy Charge	30073 kWh X $0.0196090 per kWh	589.70
Maximum Demand	64.60 kW X $3.1663000 per kW	204.54
Franchise Tax (Delivery)	30073 kWh X $0.0006200 per kWh	18.65
Universal Service Charge		24.56
MD Environmental Surcharge	30073 kWh X $0.0001290 per kWh	3.88
Empower MD Chg	30073 kWh X $0.0062730 per kWh	188.65

☐ **Check here to enroll in the Direct Debit plan** Sign and date here _____

By signing here, you authorize Pepco to electronically deduct the amount of your monthly bill from your checking account each month. The check you send with this signed authorization will be used to set up Direct Debit. You understand that we will notify you each month of the date and amount of the debit, which will be on or after the due date stated on your monthly bill. You understand that to withdraw this authorization you must call Pepco. You understand that Pepco does not charge for this service, but that your bank may have charges for this service.

Customer Service Centers

Washington DC
701 Ninth St NW (Mon - Fri) 8:30am - 5:15pm
2300 Martin Luther King Jr Ave SE (Mon - Fri) 9:00am - 5:00pm

Maryland
201 West Gude Dr, Rockville (Mon - Fri) 10:00am - 2:00pm
8300 Old Marlboro Pk, Forestville (Mon, Wed, Fri) 10:00am - 2:00pm

Any inquiry or complaint about this bill should be made prior to the due date, in order to avoid late charges.

Electronic Check Conversion - When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Printed on recyclable paper.

JH CALVERT PARK LLC
Account number: 5002 4127 552

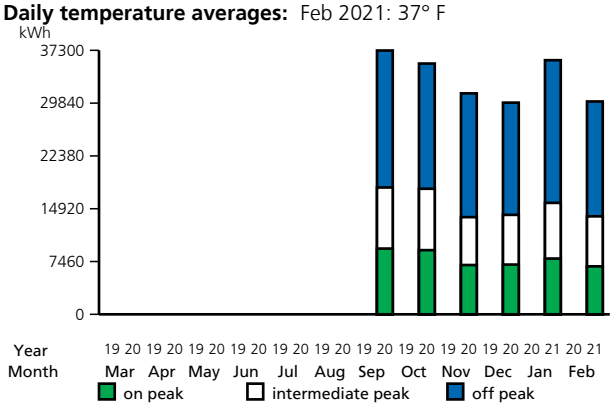
Your electric bill for the period
January 12, 2021 to February 8, 2021

Gross Receipts Tax	at 2.0408%	21.93
Prince George's County Energy Tax	30073 kWh X $0.0095880 per kWh	288.34
Administrative Credit	30073 kWh X $0.0009459- per kWh	28.45–
Sales Tax	at 6%	63.87
Total Electric Delivery Charges		**1,420.63**

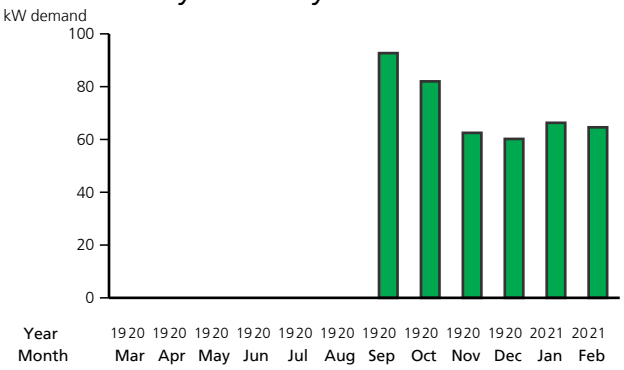
Total Electric Charges - Non-Residential-MGT-LV IIB **1,420.63**

Your monthly Electricity use in kWh

Daily temperature averages: Feb 2021: 37° F

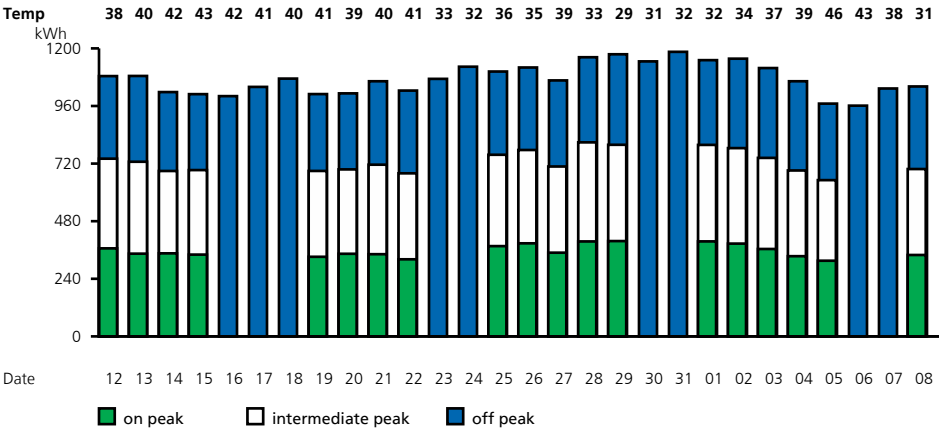


Your monthly Electricity use in kW demand



Your daily electricity use for this bill period. Visit My Account at pepco.com to see your hourly electricity use.

Meter Number KZD351641395



JH CALVERT PARK LLC
Account number: 5002 4127 552

Your electric bill for the period
January 12, 2021 to February 8, 2021

ENGIE Resources electric supply charges

Service number 0500 2412 7552 7001 3041 14
Your electricity is supplied by ENGIE Resources, LLC. If you have any questions about your electric supply charges, call ENGIE Resources, LLC at 1-888-232-6206.
Billing period: Jan 12, 2021 to Feb 8, 2021 (28 days)
Type of service: Non-Residential-MGT-LV IIB

Fixed Price @ 30072 KWH @ $ 0.06724 PER KWH	$2,022.09
TEC Charge	$4.40–
Trans Tariff Change 100 KW @ $ 0.00039	$1.09
Sales tax	$121.13
RMR Charge	$0.00
	Amount($)
ENGIE Resources electric charges	**2,139.91**

ENGIE Resources Electric Supply Summary

Balance from your last bill	**$2,553.14**
Payment Feb 02	$2,553.14–
Total Payments	**$2,553.14–**
Total Current Charges	$2,139.91
New ENGIE Resources electric supply charges	**$2,139.91**
Total amount due by Mar 3, 2021	**$2,139.91**

pepco
An Exelon Company

Your electric bill - Mar 2021

for the period **February 9, 2021 to March 9, 2021**

WAYS TO SAVE: FIND TIPS AND PROGRAMS THAT HELP

Learn more at pepco.com/WaysToSave

JH CALVERT PARK LLC

Account number: 5002 4127 552
Your service address: 5023 RIVERDALE RD
RIVERDALE MD 20737
Bill Issue date: Mar 11, 2021

Summary of your charges

Balance from your last bill	$3,560.54
Your payment(s) - thank you	$3,560.54–
Balance forward as of Mar 11, 2021	$0.00
New electric charges	$1,342.46
New ENGIE Resources supply charges	$2,037.10
Total amount due by Apr 1, 2021	**$3,379.56**

After Apr 1, 2021, a Late Payment Charge of $49.54 will be added, increasing the amount due to $3,429.10.

Your smart electric meter is read wirelessly. Visit My Account at pepco.com to view your daily and hourly energy usage.

If you are moving or discontinuing service, please contact Pepco at least three days in advance.

Information regarding rate schedules and how to verify the accuracy of your bill will be mailed upon request.

Follow us on Twitter at twitter.com/PepcoConnect. Like us on Facebook at facebook.com/PepcoConnect.

The EmPOWER MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to pepco.com/saveenergy.

How to contact us

Customer Service (Mon-Fri,7am - 8 pm)	**202-833-7500**
TTY English	**1-800-735-2258**
TTY Spanish	**1-800-877-1264**
¿Problemas con la factura?	**202-833-7500**
Electric emergencies & outages (24 hours)	**1-877-737-2662**

Visit pepco.com for service, billing and correspondence information.

You can help a Pepco customer in need of assistance with their energy bills by contributing to the Good Neighbor Energy Fund. Simply pay exactly $1.00 over your Pepco bill amount and that dollar will be contributed to the Good Neighbor Energy Fund administered by a 501(c)3 non-profit organization in your community. Program contributions must be exactly $1.00 over the billed amount; amounts over $1.00 will not be identified as a program contribution and will result in a credit to your account. Pepco will match each donation by contributing a dollar to the fund, up to $100,000.

Please tear on the dotted line below. Invoice Number: 200841369433 Page 1 of 4

Return this coupon with your payment made payable to Pepco

Account number	**5002 4127 552**
Total amount due by Apr 1, 2021	**$3,379.56**
Total amount due after Apr 1, 2021	**$3,429.10**

13560 1 AV 0.386 2MR12894

JH CALVERT PARK LLC
LEASING OFFICE
5600 54TH AVENUE OFC
RIVERDALE MD 20737-2201

Amount Paid: $ ☐☐☐☐.☐☐

PO BOX 13608
PHILADELPHIA PA 19101

700001500241275520000000000000000000000033795600000033795600 19

JH CALVERT PARK LLC
Account number: 5002 4127 552

Your electric bill for the period
February 9, 2021 to March 9, 2021

Details of your Electric Charges

Non-Residential-MGT-LV IIB - service number 0500 2412 7552 7001 3041 14
Electricity you used this period

Meter Number	Energy Type	End Date	Start Date	Number Of Days	Total Use
KZD351641395	**Use (kWh)**	**Mar 9**	**Feb 9**	**29**	**28647**
	On-Peak Use (kWh)	**Mar 9**	**Feb 9**	**29**	**6487**
	Int-Peak Use (kWh)	**Mar 9**	**Feb 9**	**29**	**6772**
	Off-Peak Use (kWh)	**Mar 9**	**Feb 9**	**29**	**15388**
	On-Peak Demand (kW)	**Mar 9**	**Feb 9**	**29**	**54.87**
	Int-Peak Demand (kW)	**Mar 9**	**Feb 9**	**29**	**56.33**
	Off-Peak Demand (kW)	**Mar 9**	**Feb 9**	**29**	**55.86**
Total use-kWh					**28647**

Your meter records hourly use. Total use is the sum of this hourly data.
Please visit My Account at pepco.com to view your energy use data.

Your next bill period is scheduled to end on April 9, 2021

Electric Summary

Balance from your last bill	**$1,420.63**
Payment Mar 03	$1,420.63–
Total Payments	**$1,420.63–**
Electric Charges (Non-Residential-MGT-LV IIB)	$1,342.46
New electric charges	**$1,342.46**
Total amount due by Apr 1, 2021	**$1,342.46**

Delivery Charges: These charges reflect the cost of bringing electricity to you.
Current charges for 29 days, **winter rates in effect.**

Type of charge	How we calculate this charge	Amount($)
Distribution Services:		
Customer Charge		44.96
Energy Charge	28647 kWh X $0.0195700 per kWh	560.62
Maximum Demand	56.30 kW X $3.1663000 per kW	178.26
Franchise Tax (Delivery)	28647 kWh X $0.0006200 per kWh	17.76
Universal Service Charge		24.56
MD Environmental Surcharge	28647 kWh X $0.0001290 per kWh	3.70
Empower MD Chg	28647 kWh X $0.0063840 per kWh	182.89

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Customer Service Centers

Washington DC
701 Ninth St NW (Mon - Fri) 8:30am - 5:15pm
2300 Martin Luther King Jr Ave SE (Mon - Fri) 9:00am - 5:00pm

Maryland
201 West Gude Dr, Rockville (Mon - Fri) 10:00am - 2:00pm
8300 Old Marlboro Pk, Forestville (Mon, Wed, Fri) 10:00am - 2:00pm

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Electronic Check Conversion - When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

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JH CALVERT PARK LLC
Account number: 5002 4127 552

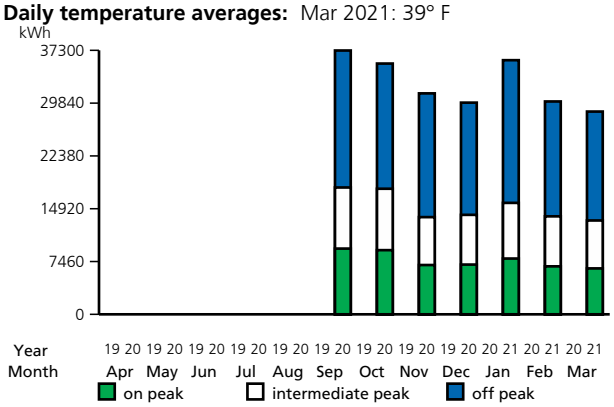
Your electric bill for the period
February 9, 2021 to March 9, 2021

Gross Receipts Tax	at 2.0408%	20.66
Prince George's County Energy Tax	28647 kWh X $0.0095880 per kWh	274.67
Administrative Credit	28647 kWh X $0.0009019- per kWh	25.84–
Sales Tax	at 6%	60.22
Total Electric Delivery Charges		**1,342.46**

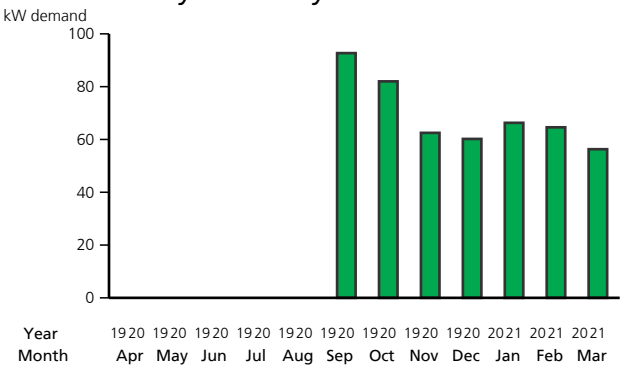
Total Electric Charges - Non-Residential-MGT-LV IIB **1,342.46**

Your monthly Electricity use in kWh

Daily temperature averages: Mar 2021: 39° F

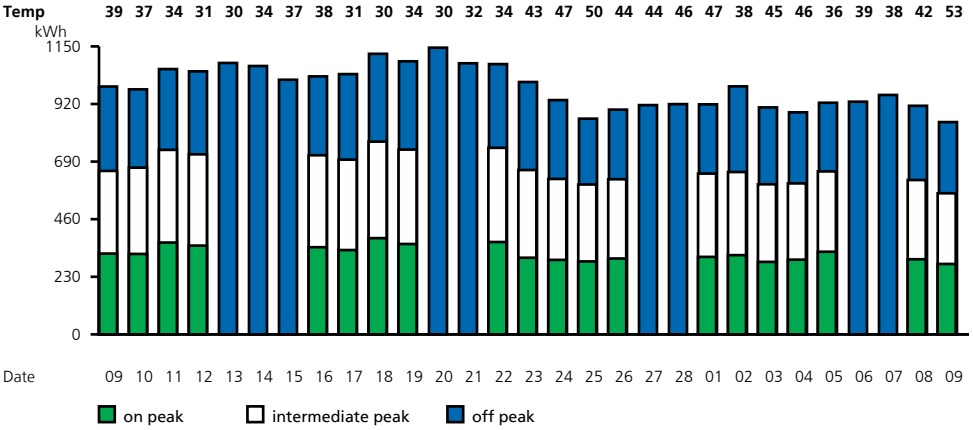


Your monthly Electricity use in kW demand



Your daily electricity use for this bill period. Visit My Account at pepco.com to see your hourly electricity use.

Meter Number KZD351641395



JH CALVERT PARK LLC
Account number: 5002 4127 552

Your electric bill for the period
February 9, 2021 to March 9, 2021

ENGIE Resources electric supply charges

Service number 0500 2412 7552 7001 3041 14
Your electricity is supplied by ENGIE Resources, LLC. If you have any questions about your electric supply charges, call ENGIE Resources, LLC at 1-888-232-6206.
Billing period: Feb 9, 2021 to Mar 9, 2021 (29 days)
Type of service: Non-Residential-MGT-LV IIB

Fixed Price @ 28646 KWH @ $ 0.06724 PER KWH	$1,926.21
Trans Tariff Change 100 KW @ $ 0.01128	$1.13
TEC Charge	$5.55–
Sales tax	$115.31
RMR Charge	$0.00
	Amount($)
ENGIE Resources electric charges	**2,037.10**

ENGIE Resources Electric Supply Summary

Balance from your last bill	**$2,139.91**
Payment Mar 03	$2,139.91–
Total Payments	**$2,139.91–**
Total Current Charges	$2,037.10
New ENGIE Resources electric supply charges	**$2,037.10**
Total amount due by Apr 1, 2021	**$2,037.10**

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Your electric bill - Apr 2021

for the period **March 10, 2021 to April 9, 2021**

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JH CALVERT PARK LLC

Account number: 5002 4127 552
Your service address: 5023 RIVERDALE RD
RIVERDALE MD 20737
Bill Issue date: Apr 14, 2021

Summary of your charges

Balance from your last bill	$3,379.56
Your payment(s) - thank you	$3,379.56–
Balance forward as of Apr 14, 2021	$0.00
New electric charges	$1,227.14
New ENGIE Resources supply charges	$1,836.88
Total amount due by May 5, 2021	**$3,064.02**

After May 5, 2021, a Late Payment Charge of $44.90 will be added, increasing the amount due to $3,108.92.

Your smart electric meter is read wirelessly. Visit My Account at pepco.com to view your daily and hourly energy usage.

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Information regarding rate schedules and how to verify the accuracy of your bill will be mailed upon request.

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The EmPOWER MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to pepco.com/saveenergy.

How to contact us

Customer Service (Mon-Fri,7am - 8 pm)	**202-833-7500**
TTY English	**1-800-735-2258**
TTY Spanish	**1-800-877-1264**
¿Problemas con la factura?	**202-833-7500**
Electric emergencies & outages (24 hours)	**1-877-737-2662**

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Please tear on the dotted line below. Invoice Number: 200891346584 Page 1 of 4

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Account number	**5002 4127 552**
Total amount due by May 5, 2021	**$3,064.02**
Total amount due after May 5, 2021	**$3,108.92**

15854 1 AV 0.386 2MR15178

JH CALVERT PARK LLC
LEASING OFFICE
5600 54TH AVENUE OFC
RIVERDALE MD 20737-2201

Amount Paid: $ ☐☐☐☐.☐☐

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JH CALVERT PARK LLC
Account number: 5002 4127 552

Your electric bill for the period
March 10, 2021 to April 9, 2021

Details of your Electric Charges

Non-Residential-MGT-LV IIB - service number 0500 2412 7552 7001 3041 14
Electricity you used this period

Meter Number	Energy Type	End Date	Start Date	Number Of Days	Total Use
KZD351641395	**Use (kWh)**	**Apr 9**	**Mar 10**	**31**	**25823**
	On-Peak Use (kWh)	**Apr 9**	**Mar 10**	**31**	**6677**
	Int-Peak Use (kWh)	**Apr 9**	**Mar 10**	**31**	**6697**
	Off-Peak Use (kWh)	**Apr 9**	**Mar 10**	**31**	**12449**
	On-Peak Demand (kW)	**Apr 9**	**Mar 10**	**31**	**50.03**
	Int-Peak Demand (kW)	**Apr 9**	**Mar 10**	**31**	**53.06**
	Off-Peak Demand (kW)	**Apr 9**	**Mar 10**	**31**	**43.13**
Total use-kWh					**25823**

Your meter records hourly use. Total use is the sum of this hourly data.
Please visit My Account at pepco.com to view your energy use data.

Your next bill period is scheduled to end on May 11, 2021

Electric Summary

Balance from your last bill	**$1,342.46**
Payment Mar 24	$1,342.46–
Total Payments	**$1,342.46–**
Electric Charges (Non-Residential-MGT-LV IIB)	$1,227.14
New electric charges	**$1,227.14**
Total amount due by May 5, 2021	**$1,227.14**

Delivery Charges: These charges reflect the cost of bringing electricity to you.
Current charges for 31 days, **winter rates in effect.**

Type of charge	How we calculate this charge	Amount($)
Distribution Services:		
Customer Charge		44.96
Energy Charge	25823 kWh X $0.0195840 per kWh	505.71
Maximum Demand	53.10 kW X $3.1663000 per kW	168.13
Franchise Tax (Delivery)	25823 kWh X $0.0006200 per kWh	16.01
Universal Service Charge		24.56
MD Environmental Surcharge	25823 kWh X $0.0001290 per kWh	3.33
Empower MD Chg	25823 kWh X $0.0063840 per kWh	164.85

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JH CALVERT PARK LLC
Account number: 5002 4127 552

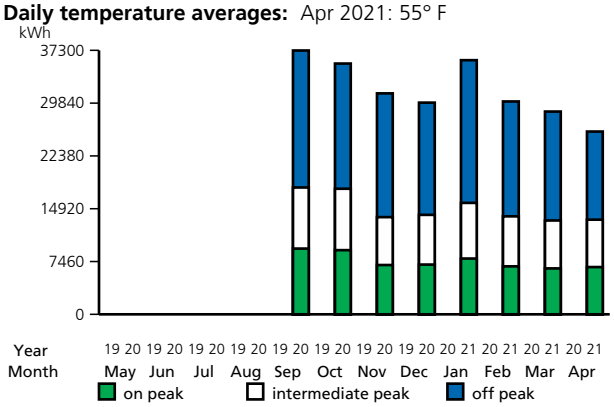
Your electric bill for the period
March 10, 2021 to April 9, 2021

Gross Receipts Tax	at 2.0408%	18.92
Prince George's County Energy Tax	25823 kWh X $0.0095880 per kWh	247.59
Administrative Credit	25823 kWh X $0.0008584- per kWh	22.17–
Sales Tax	at 6%	55.25
Total Electric Delivery Charges		**1,227.14**

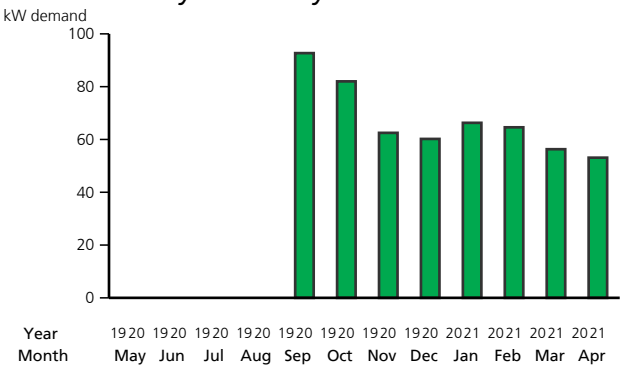
Total Electric Charges - Non-Residential-MGT-LV IIB **1,227.14**

Your monthly Electricity use in kWh

Daily temperature averages: Apr 2021: 55° F

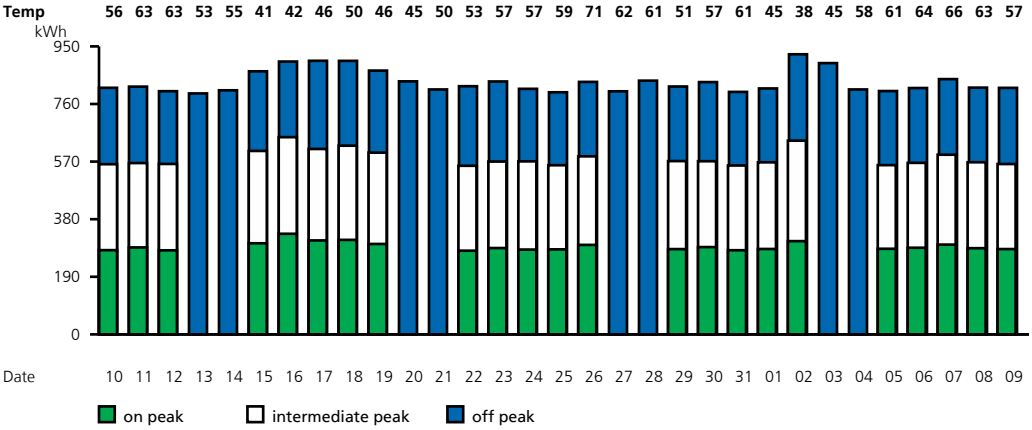


Your monthly Electricity use in kW demand



Your daily electricity use for this bill period. Visit My Account at pepco.com to see your hourly electricity use.

Meter Number KZD351641395



JH CALVERT PARK LLC
Account number: 5002 4127 552

Your electric bill for the period
March 10, 2021 to April 9, 2021

ENGIE Resources electric supply charges

Service number 0500 2412 7552 7001 3041 14
Your electricity is supplied by ENGIE Resources, LLC. If you have any questions about your electric supply charges, call ENGIE Resources, LLC at 1-888-232-6206.
Billing period: Mar 10, 2021 to Apr 9, 2021 (31 days)
Type of service: Non-Residential-MGT-LV IIB

Fixed Price @ 25822.916 KWH @ $ 0.06724 PER KW	$1,736.33
TEC Charge	$4.63–
Trans Tariff Change 100.2 KW @ $ 0.01208	$1.21
Sales tax	$103.97
RMR Charge	$0.00
	Amount($)
ENGIE Resources electric charges	**1,836.88**

ENGIE Resources Electric Supply Summary

Balance from your last bill	**$2,037.10**
Payment Mar 24	$2,037.10–
Total Payments	**$2,037.10–**
Total Current Charges	$1,836.88
New ENGIE Resources electric supply charges	**$1,836.88**
Total amount due by May 5, 2021	**$1,836.88**

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Your electric bill - May 2021

for the period **April 10, 2021 to May 11, 2021**

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JH CALVERT PARK LLC

Account number: 5002 4127 552
Your service address: 5023 RIVERDALE RD
RIVERDALE MD 20737
Bill Issue date: May 13, 2021

Summary of your charges

Balance from your last bill	$3,064.02
Your payment(s) - thank you	$3,064.02–
Balance forward as of May 13, 2021	$0.00
New electric charges	$1,294.92
New ENGIE Resources supply charges	$1,899.67
Total amount due by Jun 3, 2021	**$3,194.59**

After Jun 3, 2021, a Late Payment Charge of $46.79 will be added, increasing the amount due to $3,241.38.

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TTY Spanish	**1-800-877-1264**
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Account number	**5002 4127 552**
Total amount due by Jun 3, 2021	**$3,194.59**
Total amount due after Jun 3, 2021	**$3,241.38**

13679 1 AV 0.386 2MR13005

JH CALVERT PARK LLC
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RIVERDALE MD 20737-2201

Amount Paid: $ ☐☐☐☐.☐☐

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JH CALVERT PARK LLC
Account number: 5002 4127 552

Your electric bill for the period
April 10, 2021 to May 11, 2021

Details of your Electric Charges

Non-Residential-MGT-LV IIB - service number 0500 2412 7552 7001 3041 14
Electricity you used this period

Meter Number	Energy Type	End Date	Start Date	Number Of Days	Total Use
KZD351641395	**Use (kWh)**	**May 11**	**Apr 10**	**32**	**26688**
	On-Peak Use (kWh)	**May 11**	**Apr 10**	**32**	**6370**
	Int-Peak Use (kWh)	**May 11**	**Apr 10**	**32**	**6432**
	Off-Peak Use (kWh)	**May 11**	**Apr 10**	**32**	**13887**
	On-Peak Demand (kW)	**May 11**	**Apr 10**	**32**	**62.78**
	Int-Peak Demand (kW)	**May 11**	**Apr 10**	**32**	**52.58**
	Off-Peak Demand (kW)	**May 11**	**Apr 10**	**32**	**49.23**
Total use-kWh					**26689**

Your meter records hourly use. Total use is the sum of this hourly data.
Please visit My Account at pepco.com to view your energy use data.

Your next bill period is scheduled to end on June 9, 2021

Electric Summary

Balance from your last bill	**$1,227.14**
Payment May 10	$1,227.14–
Total Payments	**$1,227.14–**
Electric Charges (Non-Residential-MGT-LV IIB)	$1,294.92
New electric charges	**$1,294.92**
Total amount due by Jun 3, 2021	**$1,294.92**

Delivery Charges: These charges reflect the cost of bringing electricity to you.
Current charges for 32 days, **winter rates in effect.**

Type of charge	How we calculate this charge	Amount($)
Distribution Services:		
Customer Charge		44.96
Energy Charge	26689 kWh X $0.0196730 per kWh	525.05
Maximum Demand	62.80 kW X $3.1663000 per kW	198.84
Franchise Tax (Delivery)	26689 kWh X $0.0006200 per kWh	16.55
Universal Service Charge		24.56
MD Environmental Surcharge	26689 kWh X $0.0001290 per kWh	3.44
Empower MD Chg	26689 kWh X $0.0063840 per kWh	170.38

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JH CALVERT PARK LLC
Account number: 5002 4127 552

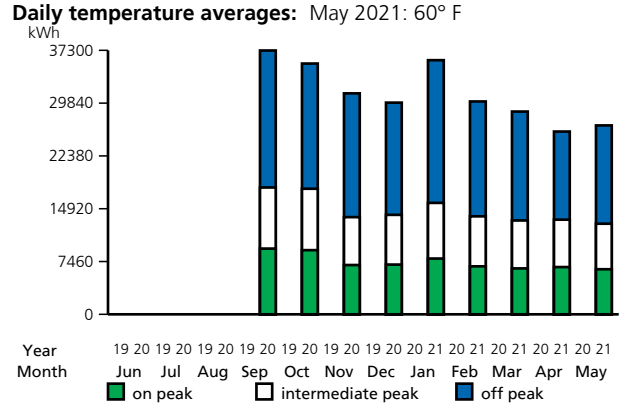
Your electric bill for the period
April 10, 2021 to May 11, 2021

Gross Receipts Tax	at 2.0408%	20.07
Prince George's County Energy Tax	26689 kWh X $0.0095880 per kWh	255.89
Administrative Credit	26689 kWh X $0.0008782- per kWh	23.44–
Sales Tax	at 6%	58.62
Total Electric Delivery Charges		**1,294.92**

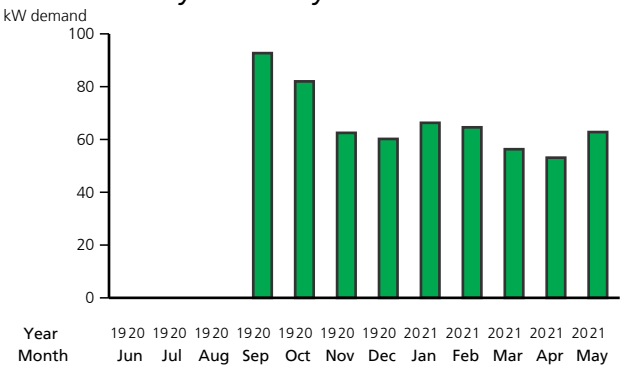
Total Electric Charges - Non-Residential-MGT-LV IIB **1,294.92**

Your monthly Electricity use in kWh

Daily temperature averages: May 2021: 60° F

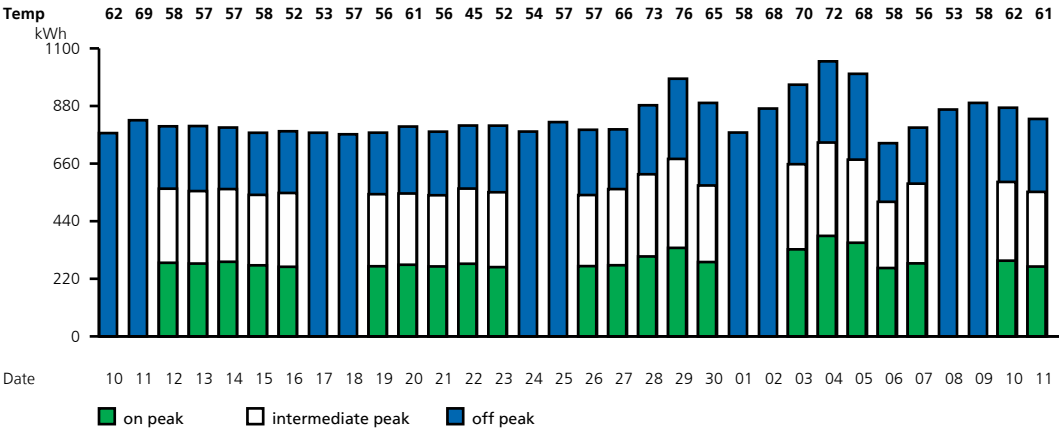


Your monthly Electricity use in kW demand



Your daily electricity use for this bill period. Visit My Account at pepco.com to see your hourly electricity use.

Meter Number KZD351641395



JH CALVERT PARK LLC
Account number: 5002 4127 552

Your electric bill for the period
April 10, 2021 to May 11, 2021

ENGIE Resources electric supply charges

Service number 0500 2412 7552 7001 3041 14
Your electricity is supplied by ENGIE Resources, LLC. If you have any questions about your electric supply charges, call ENGIE Resources, LLC at 1-888-232-6206.
Billing period: Apr 10, 2021 to May 11, 2021 (32 days)
Type of service: Non-Residential-MGT-LV IIB

Fixed Price @ 26688.064 KWH @ $ 0.06724 PER KW	$1,794.51
TEC Charge	$3.62–
Trans Tariff Change 100.2 KW @ $ 0.01248	$1.25
Sales tax	$107.53
RMR Charge	$0.00
	Amount($)
ENGIE Resources electric charges	**1,899.67**

ENGIE Resources Electric Supply Summary

Balance from your last bill	**$1,836.88**
Payment May 10	$1,836.88–
Total Payments	**$1,836.88–**
Total Current Charges	$1,899.67
New ENGIE Resources electric supply charges	**$1,899.67**
Total amount due by Jun 3, 2021	**$1,899.67**

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Your electric bill - Jun 2021

for the period **May 12, 2021 to June 9, 2021**

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JH CALVERT PARK LLC

Account number: 5002 4127 552
Your service address: 5023 RIVERDALE RD
RIVERDALE MD 20737
Bill Issue date: Jun 11, 2021

Summary of your charges

Balance from your last bill	$3,194.59
Your payment(s) - thank you	$3,194.59–
Balance forward as of Jun 11, 2021	$0.00
New electric charges	$1,798.15
New ENGIE Resources supply charges	$2,652.88
Total amount due by Jul 2, 2021	**$4,451.03**

After Jul 2, 2021, a Late Payment Charge of $65.20 will be added, increasing the amount due to $4,516.23.

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The EmPOWER MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to pepco.com/saveenergy.

How to contact us

Customer Service (Mon-Fri,7am - 8 pm)	**202-833-7500**
TTY English	**1-800-735-2258**
TTY Spanish	**1-800-877-1264**
¿Problemas con la factura?	**202-833-7500**
Electric emergencies & outages (24 hours)	**1-877-737-2662**

Visit pepco.com for service, billing and correspondence information.

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Pepco EV charging stations are in a neighborhood near you, learn more here Pepco.com/ev.

Please tear on the dotted line below. Invoice Number: 200111596387 Page 1 of 4

Return this coupon with your payment made payable to Pepco

Account number	**5002 4127 552**
Total amount due by Jul 2, 2021	**$4,451.03**
Total amount due after Jul 2, 2021	**$4,516.23**

14640 1 AV 0.386 2MR13780

JH CALVERT PARK LLC
LEASING OFFICE
5600 54TH AVENUE OFC
RIVERDALE MD 20737-2201

Amount Paid: $ ☐☐☐☐.☐☐

PO BOX 13608
PHILADELPHIA PA 19101

700001500241275520000000000000000000000445103000000445103001 5

JH CALVERT PARK LLC
Account number: 5002 4127 552

Your electric bill for the period
May 12, 2021 to June 9, 2021

Details of your Electric Charges

Non-Residential-MGT-LV IIB - service number 0500 2412 7552 7001 3041 14
Electricity you used this period

Meter Number	Energy Type	End Date	Start Date	Number Of Days	Total Use
KZD351641395	Use (kWh)	Jun 9	May 12	29	37178
		Reading 048476	Reading 048011	Multiplier 80	
Meter Number	Energy Type	End Date	Start Date	Number Of Days	Total Use
KZD351641395	On-Peak Use (kWh)	Jun 9	May 12	29	9260
		Reading 011647	Reading 011531	Multiplier 80	
Meter Number	Energy Type	End Date	Start Date	Number Of Days	Total Use
KZD351641395	Int-Peak Use (kWh)	Jun 9	May 12	29	8729
		Reading 011368	Reading 011259	Multiplier 80	
Meter Number	Energy Type	End Date	Start Date	Number Of Days	Total Use
KZD351641395	Off-Peak Use (kWh)	Jun 9	May 12	29	19190
		Reading 025460	Reading 025220	Multiplier 80	
Meter Number	Energy Type	End Date	Start Date	Number Of Days	Total Use
KZD351641395	On-Peak Demand (kW)	Jun 9	May 12	29	87.42
	Int-Peak Demand (kW)	Jun 9	May 12	29	88.44
	Off-Peak Demand (kW)	Jun 9	May 12	29	89.68
Total use-kWh					37179

Electric Summary

Balance from your last bill	**$1,294.92**
Payment Jun 01	$1,294.92–
Total Payments	**$1,294.92–**
Electric Charges (Non-Residential-MGT-LV IIB)	$1,798.15
New electric charges	**$1,798.15**
Total amount due by Jul 2, 2021	**$1,798.15**

☐ **Check here to enroll in the Direct Debit plan** Sign and date here _____

By signing here, you authorize Pepco to electronically deduct the amount of your monthly bill from your checking account each month. The check you send with this signed authorization will be used to set up Direct Debit. You understand that we will notify you each month of the date and amount of the debit, which will be on or after the due date stated on your monthly bill. You understand that to withdraw this authorization you must call Pepco. You understand that Pepco does not charge for this service, but that your bank may have charges for this service.

Customer Service Centers

Washington DC
701 Ninth St NW (Mon - Fri) 8:30am - 5:15pm
2300 Martin Luther King Jr Ave SE (Mon - Fri) 9:00am - 5:00pm

Maryland
201 West Gude Dr, Rockville (Mon - Fri) 10:00am - 2:00pm
8300 Old Marlboro Pk, Forestville (Mon, Wed, Fri) 10:00am - 2:00pm

Any inquiry or complaint about this bill should be made prior to the due date, in order to avoid late charges.

Electronic Check Conversion - When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Printed on recyclable paper.

JH CALVERT PARK LLC
Account number: 5002 4127 552

Your electric bill for the period
May 12, 2021 to June 9, 2021

Your meter records electric energy use in hourly intervals. Your bill is the total of all hourly intervals recorded during your billing period.
End and start date kWh meter readings are provided for informational purposes only.
Please visit My Account at pepco.com to view your energy use data.

Your next bill period is scheduled to end on July 12, 2021

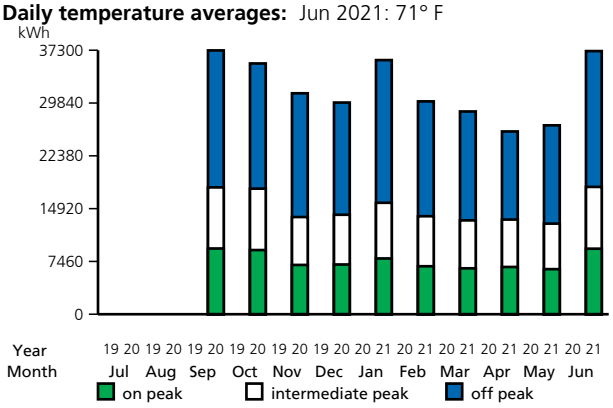
Delivery Charges: These charges reflect the cost of bringing electricity to you.
Current charges for 29 days, **summer rates in effect.**

Type of charge	How we calculate this charge	Amount($)
Distribution Services:		
Customer Charge		44.96
Energy Charge	37179 kWh X $0.0200840 per kWh	746.70
Maximum Demand	89.70 kW X $3.1663000 per kW	284.02
Franchise Tax (Delivery)	37179 kWh X $0.0006200 per kWh	23.05
Universal Service Charge		24.56
MD Environmental Surcharge	37179 kWh X $0.0001290 per kWh	4.80
Empower MD Chg	37179 kWh X $0.0063840 per kWh	237.35
Gross Receipts Tax	at 2.0408%	27.86
Prince George's County Energy Tax	37179 kWh X $0.0095880 per kWh	356.47
Administrative Credit	37179 kWh X $0.0008859- per kWh	32.94–
Sales Tax	at 6%	81.32
Total Electric Delivery Charges		**1,798.15**

Total Electric Charges - Non-Residential-MGT-LV IIB **1,798.15**

Your monthly Electricity use in kWh

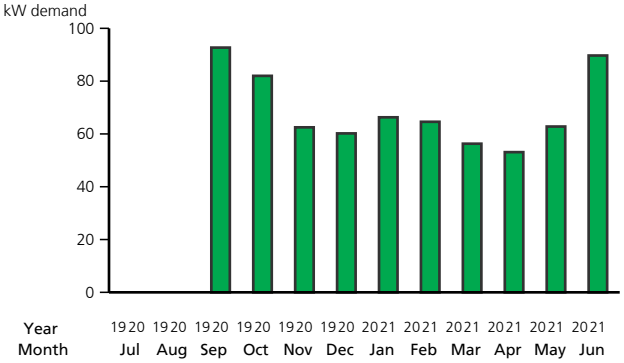
Daily temperature averages: Jun 2021: 71° F



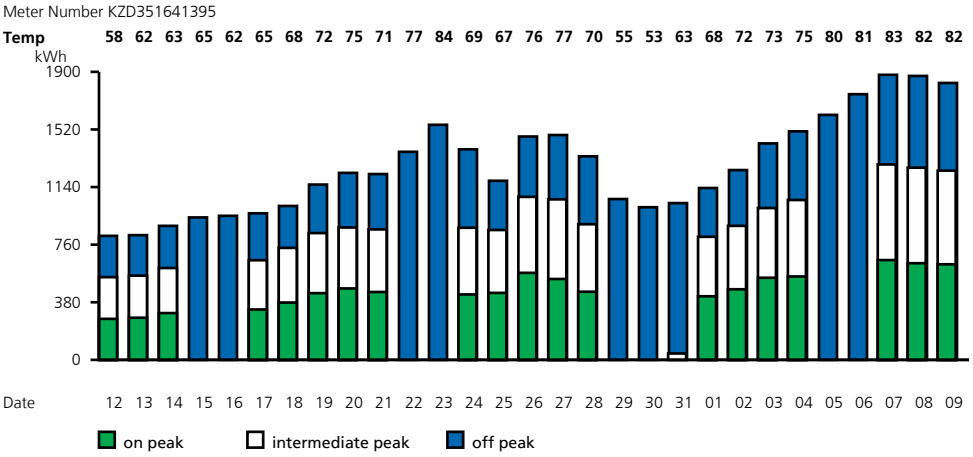
JH CALVERT PARK LLC
Account number: 5002 4127 552

Your electric bill for the period
May 12, 2021 to June 9, 2021

Your monthly Electricity use in kW demand



Your daily electricity use for this bill period. Visit My Account at pepco.com to see your hourly electricity use.



ENGIE Resources electric supply charges

Service number 0500 2412 7552 7001 3041 14
Your electricity is supplied by ENGIE Resources, LLC. If you have any questions about your electric supply charges, call ENGIE Resources, LLC at 1-888-232-6206.
Billing period: May 12, 2021 to Jun 9, 2021 (29 days)
Type of service: Non-Residential-MGT-LV IIB

Fixed Price @ 37178.384 KWH @ $ 0.06724 PER KW	$2,499.87
TEC Charge	$6.51–
Trans Tariff Change 100.2 KW @ $ 0.09341	$9.36
Sales tax	$150.16
RMR Charge	$0.00
	Amount($)
ENGIE Resources electric charges	**2,652.88**

ENGIE Resources Electric Supply Summary

Balance from your last bill	**$1,899.67**
Payment Jun 01	$1,899.67–
Total Payments	**$1,899.67–**
Total Current Charges	$2,652.88
New ENGIE Resources electric supply charges	**$2,652.88**
Total amount due by Jul 2, 2021	**$2,652.88**

pepco
An Exelon Company

Your electric bill - Jul 2021

for the period **June 10, 2021 to July 12, 2021**

WAYS TO SAVE: FIND TIPS AND PROGRAMS THAT HELP

Learn more at pepco.com/WaysToSave

JH CALVERT PARK LLC

Account number: 5002 4127 552
Your service address: 5023 RIVERDALE RD
RIVERDALE MD 20737
Bill Issue date: Jul 15, 2021

Summary of your charges

Balance from your last bill	$4,451.03
Your payment(s) - thank you	$4,451.03–
Balance forward as of Jul 15, 2021	$0.00
New electric charges	$2,499.12
New ENGIE Resources supply charges	$3,921.27
Total amount due by Aug 5, 2021	**$6,420.39**

After Aug 5, 2021, a Late Payment Charge of $94.19 will be added, increasing the amount due to $6,514.58.

Your smart electric meter is read wirelessly. Visit My Account at pepco.com to view your daily and hourly energy usage.

If you are moving or discontinuing service, please contact Pepco at least three days in advance.

Information regarding rate schedules and how to verify the accuracy of your bill will be mailed upon request.

Follow us on Twitter at twitter.com/PepcoConnect. Like us on Facebook at facebook.com/PepcoConnect.

The EmPOWER MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to pepco.com/saveenergy.

How to contact us

Customer Service (Mon-Fri,7am - 8 pm)	**202-833-7500**
TTY English	**1-800-735-2258**
TTY Spanish	**1-800-877-1264**
¿Problemas con la factura?	**202-833-7500**
Electric emergencies & outages (24 hours)	**1-877-737-2662**

Visit pepco.com for service, billing and correspondence information.

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Pepco EV charging stations are in a neighborhood near you, learn more here Pepco.com/ev.

Please tear on the dotted line below. Invoice Number: 200321591405 Page 1 of 4

Return this coupon with your payment made payable to Pepco

Account number	**5002 4127 552**
Total amount due by Aug 5, 2021	**$6,420.39**
Total amount due after Aug 5, 2021	**$6,514.58**

16224 1 AV 0.386 2MR15467

JH CALVERT PARK LLC
LEASING OFFICE
5600 54TH AVENUE OFC
RIVERDALE MD 20737-2201

Amount Paid: $ ☐☐☐☐.☐☐

PO BOX 13608
PHILADELPHIA PA 19101

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JH CALVERT PARK LLC
Account number: 5002 4127 552

Your electric bill for the period
June 10, 2021 to July 12, 2021

Details of your Electric Charges

Non-Residential-MGT-LV IIB - service number 0500 2412 7552 7001 3041 14
Electricity you used this period

Meter Number	Energy Type	End Date	Start Date	Number Of Days	Total Use
KZD351641395	Use (kWh)	Jul 12	Jun 10	33	54651
		Reading 049160	Reading 048476	Multiplier 80	
Meter Number	Energy Type	End Date	Start Date	Number Of Days	Total Use
KZD351641395	On-Peak Use (kWh)	Jul 12	Jun 10	33	12698
		Reading 011806	Reading 011647	Multiplier 80	
Meter Number	Energy Type	End Date	Start Date	Number Of Days	Total Use
KZD351641395	Int-Peak Use (kWh)	Jul 12	Jun 10	33	12216
		Reading 011521	Reading 011368	Multiplier 80	
Meter Number	Energy Type	End Date	Start Date	Number Of Days	Total Use
KZD351641395	Off-Peak Use (kWh)	Jul 12	Jun 10	33	29737
		Reading 025831	Reading 025460	Multiplier 80	
Meter Number	Energy Type	End Date	Start Date	Number Of Days	Total Use
KZD351641395	On-Peak Demand (kW)	Jul 12	Jun 10	33	99.29
	Int-Peak Demand (kW)	Jul 12	Jun 10	33	95.22
	Off-Peak Demand (kW)	Jul 12	Jun 10	33	106.78
Total use-kWh					54651

Electric Summary

Balance from your last bill	**$1,798.15**
Payment Jun 29	$1,798.15–
Total Payments	**$1,798.15–**
Electric Charges (Non-Residential-MGT-LV IIB)	$2,499.12
New electric charges	**$2,499.12**
Total amount due by Aug 5, 2021	**$2,499.12**

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701 Ninth St NW (Mon - Fri) 8:30am - 5:15pm
2300 Martin Luther King Jr Ave SE (Mon - Fri) 9:00am - 5:00pm

Maryland
201 West Gude Dr, Rockville (Mon - Fri) 10:00am - 2:00pm
8300 Old Marlboro Pk, Forestville (Mon, Wed, Fri) 10:00am - 2:00pm

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Printed on recyclable paper.

JH CALVERT PARK LLC
Account number: 5002 4127 552

Your electric bill for the period
June 10, 2021 to July 12, 2021

Your meter records electric energy use in hourly intervals. Your bill is the total of all hourly intervals recorded during your billing period.
End and start date kWh meter readings are provided for informational purposes only.
Please visit My Account at pepco.com to view your energy use data.

Your next bill period is scheduled to end on August 10, 2021

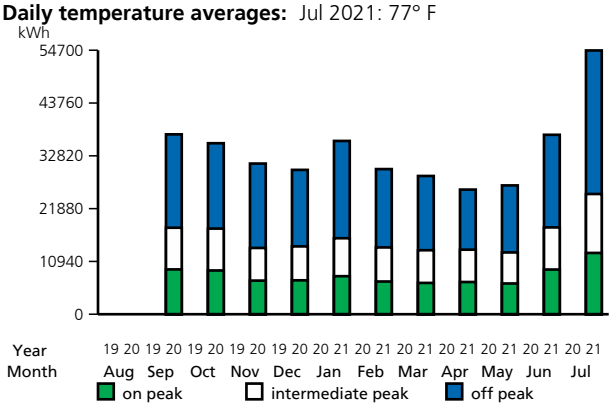
Delivery Charges: These charges reflect the cost of bringing electricity to you.
Current charges for 33 days, **summer rates in effect.**

Type of charge	How we calculate this charge	Amount($)
Distribution Services:		
Customer Charge		44.96
Energy Charge	54651 kWh X $0.0195500 per kWh	1,068.43
Maximum Demand	106.80 kW X $3.1663000 per kW	338.16
Franchise Tax (Delivery)	54651 kWh X $0.0006200 per kWh	33.88
Universal Service Charge		24.56
MD Environmental Surcharge	54651 kWh X $0.0001470 per kWh	8.03
Empower MD Chg	54651 kWh X $0.0063840 per kWh	348.89
Gross Receipts Tax	at 2.0408%	38.08
Prince George's County Energy Tax	54651 kWh X $0.0097100 per kWh	530.66
Administrative Credit	54651 kWh X $0.0008689- per kWh	47.49–
Sales Tax	at 6%	110.96
Total Electric Delivery Charges		**2,499.12**

Total Electric Charges - Non-Residential-MGT-LV IIB **2,499.12**

Your monthly Electricity use in kWh

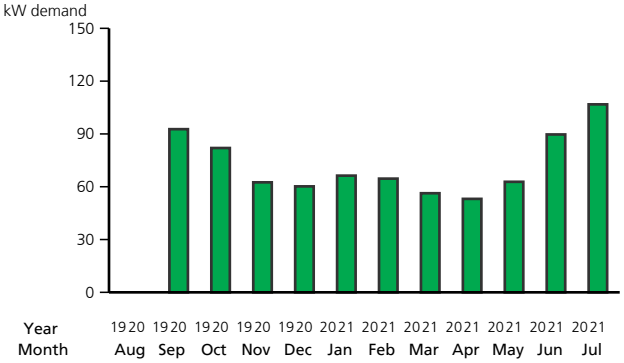
Daily temperature averages: Jul 2021: 77° F



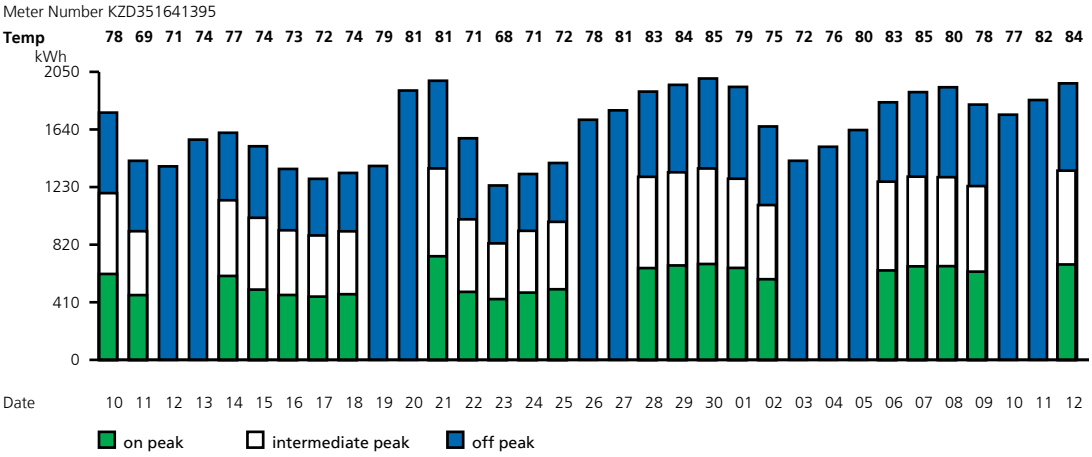
JH CALVERT PARK LLC
Account number: 5002 4127 552

Your electric bill for the period
June 10, 2021 to July 12, 2021

Your monthly Electricity use in kW demand



Your daily electricity use for this bill period. Visit My Account at pepco.com to see your hourly electricity use.



ENGIE Resources electric supply charges

Service number 0500 2412 7552 7001 3041 14
Your electricity is supplied by ENGIE Resources, LLC. If you have any questions about your electric supply charges, call ENGIE Resources, LLC at 1-888-232-6206.
Billing period: Jun 10, 2021 to Jul 12, 2021 (33 days)
Type of service: Non-Residential-MGT-LV IIB

Fixed Price @ 54651.3055 KWH @ $ 0.06724 PER K	$3,674.75
TEC Charge	$6.89–
Trans Tariff Change 100.2 KW @ $ 0.31387	$31.45
Sales tax	$221.96
RMR Charge	$0.00
	Amount($)
ENGIE Resources electric charges	**3,921.27**

ENGIE Resources Electric Supply Summary

Balance from your last bill	**$2,652.88**
Payment Jun 29	$2,652.88–
Total Payments	**$2,652.88–**
Total Current Charges	$3,921.27
New ENGIE Resources electric supply charges	**$3,921.27**
Total amount due by Aug 5, 2021	**$3,921.27**

Washington Gas
A WGL Company

Account number: 210003553828

Bill date: February 17, 2021

Period: Jan 12, 2021-Feb 8, 2021 (28 days)

Service address: 5023 RIVERDALE RD, RIVERDALE, MD 20737-1950

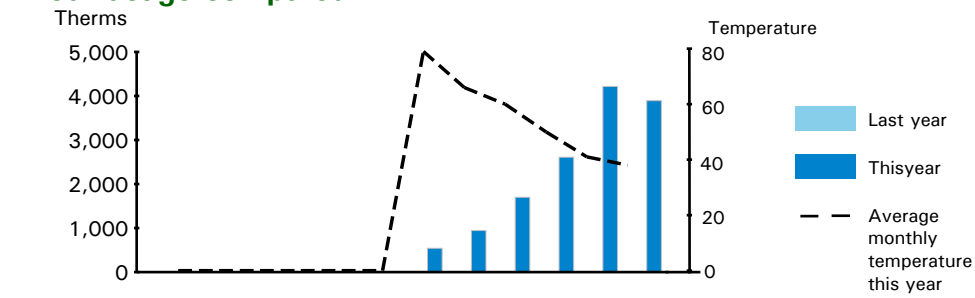
Gas Bill

Please pay **$818.50** by **March 11, 2021.**

To avoid late payment charges, full payment must be received by the due date. Please note late fees will continue to accrue in accordance with our tariffs.

Thanks for being a valuable customer of Washington Gas. Your next meter reading date is **March 8, 2021**.

Your usage compared



Month	M	A	M	J	J	A	S	O	N	D	J	F
Days between readings this year							22	29	32	30	33	28

For energy advice visit **washingtongasliving.com**

Go paperless for 24/7 access to your statements, increased security from mail theft and a more eco-friendly billing option. To join our growing number of Paperless Billing customers, visit washingtongas.com/ebill and select the option to enroll.

Sign up for Budget Billing
The budget plan can help you manage natural gas costs by spreading higher heating bills over the entire year. Call the automated line at 844-WASHGAS to enroll today.

Prepare for winter
For money saving winter tips, visit **washingtongas.com.**

Questions?

washingtongas.com

844-WASHGAS (927-4427)
Mon - Fri: 8am - 9pm, Sat: 8am - 4:30pm

Washington Gas Customer Care
6801 Industrial Road
Springfield VA 22151-4294

Your account

Balance on your last bill	$ – 2,500.55
Balance brought forward	$ – 2,500.55
Current Gas Charges	$3,319.05
Total Charges This Period	$3,319.05
Total to pay	**$818.50**

See over for details ➡

Washington Gas
A WGL Company

1000 Maine Avenue, SW, Suite 700
Washington, DC 20024
1-844-WASHGAS (927-4427)

ADDRESS SERVICE REQUESTED

Account Number	210003553828
Amount due	**$818.50**
Due date	Mar 11, 2021
Amount Paid	**$**

☐ Check here to donate to the Washington Area Fuel Fund. Don't forget to include your donation with your payment. Visit washingtonareafuelfund.org.

Fuel Fund donation	$

JH CALVERT PARK LLC.
5600 54TH AVE
RIVERDALE, MD 20737

WASHINGTON GAS
PO BOX 37747
PHILADELPHIA PA 19101-5047

210003553828000008185000008185 01

Your charges in detail

Rate Class: Group Metered Apartments Heating Delivery Service

Next Read Date: March 8, 2021

Meter Number	From date	To date	Reading Type	Previous Reading	Current Reading	Consumption Billed CCF
G22905	1/12/21	2/8/21	Actual	923,801	927,530	3,729
					Total CCF	3,729
					Total Therms(TH) used for 28 days (Total CCFx1.044)	3,893.1

Distribution service	Previous Bill Amount	$-2,500.55
	Balance brought forward	$-2,500.55
	DISTRIBUTION SERVICE	
	Distribution Charge 300.0 TH x .4290	$128.70
	Distribution Charge 3,593.1 TH x .3085	$1,108.47
	STRIDE Surcharge	$22.04
	EmPower MD Surcharge	$10.12
	System Charge	$51.90
	TAXES	
	Prince George's County Tax 3,893.1 TH x .061370	$238.92
	Total Current Washington Gas Charges	$1,560.15
	Total Washington Gas Credit This Period	$-940.40
Natural Gas supply service	Commodity Charge 3,893.1 TH x .4376	$1,703.62
	Balancing 3,893.1 TH x .0142	$55.28
	Constellation New Energy Services subtotal	$1,758.90
	Actual Monthly Distribution and Natural Gas Supply Service Charges	$818.50

Washington Gas protects customers' account information. It is shared only with the person whose name appears on the account, and only that person can authorize that a second name be added.

About your supplier

Your gas is supplied by Constellation New Energy.
To contact Constellation New Energy:
1-855-465-1244

Washington Gas is regulated by the Maryland Public Service Commission. www.psc.state.md.us.
Washington Gas will furnish rate schedule and bill calculation data upon request.
MD Commission phone: 800-492-0474
MD Commission address: William Donald Schaefer Tower 6 St Paul St., 16th Fl, Baltimore MD 21202

Other Contacts

Bill Inquiries: 844-WASHGAS
711 for TTY/TDD; voice relay

If you smell gas: Call 911 then 844-WASHGAS

Useful Information

CCF: A unit of measurement for the amount of gas used. One CCF = 100 cubic feet.

Distribution charge: Covers the monthly cost of transporting your gas through our pipes and storage tanks to your meter. The charge is based on the amount of gas used.

PGC (Purchased Gas Charge): The cost of the natural gas we buy, plus the cost of transporting it to our system.

System charge: Covers certain other costs of providing your service, including depreciation of equipment, taxes, maintenance and repair of customer lines, and expenses such as meter reading and billing.

Therm (TH): A measure of the energy in natural gas, equal to the amount of gas (in CCFs) times a heat content factor.

EmPOWER Maryland programs are funded by a charge on your gas bill.These programs help you save energy and save money. For more information, including how to participate, go to: www.washingtongasrebates.com

For more information about this bill or terminology used, please visit our web site at **washingtongas.com/pages/UnderstandingYourBill**

Ways to pay

Automated Payment Plan

The easiest way to pay your bill and avoid late payment charges. Get more information, or sign up today at **washingtongas.com**

Phone

Pay your gas bill over the phone any time by check, credit or debit card on our automated Special Services line at 844-WASHGAS (927-4427)

Online

Pay your bill online anytime, day or night, at **washingtongas.com**. Enroll to receive bill notifications and ask for services.

Mail

Please send your check (made payable to **Washington Gas**) with this remittance stub to **Washington Gas, PO Box 37747, Philadelphia PA 19101-5047**

Please note: If you pay by check, you authorize us to clear it electronically. We will not return your check to you. Your payment receipt and bank statement are proof of payment.

Payment locations (M-F 8am-4pm)

1100 H Street, NW, Washington DC
2300 Martin Luther King Jr Ave, SE, Wash DC
350 Hillandale Lane, Winchester VA
1800 N Market St, Frederick MD

Payment Drop boxes are available at each of the above offices. Payment drop boxes are also located at:
1000 Maine Avenue, SW, Washington DC
6801 Industrial Rd, Springfield VA
4000 Forestville Road, Forestville MD

Questions? Any inquiries about this bill should be made prior to the due date, in order to avoid late charges. Call **844-WASHGAS (844-927-4427)** or write to **Washington Gas, Customer Care, 6801 Industrial Road, Springfield, VA 22151-4294**

Pay By Cash

Bring this notice with you to make a cash payment.
Payments are recognized immediately and posted next business day.
KUBRA EZ-PAY

PAY YOUR WASHINGTON GAS BILL WITH CASH AT PARTICIPATING 7-ELEVEN STORES WITH NO FEE

7-ELEVEN. TEAM MEMBER INSTRUCTIONS:
1.Ask customer the payment amount to load.
2.Press "Load".
3.Scan barcode and collect payment.
4.Return EZ-Payslip and provide receipt.

Customers call **888-714-0004** for assistance.
Subject to terms of use at www.PayNearMe.com
PayNearMe

Need to change your information?
If you've changed your mailing address or other personal details call us on **844-WASHGAS**

Washington Gas
A WGL Company

Account number: 210003553828

Bill date: March 10, 2021

Period: Feb 9, 2021-Mar 8, 2021 (28 days)

Service address: 5023 RIVERDALE RD, RIVERDALE, MD 20737-1950

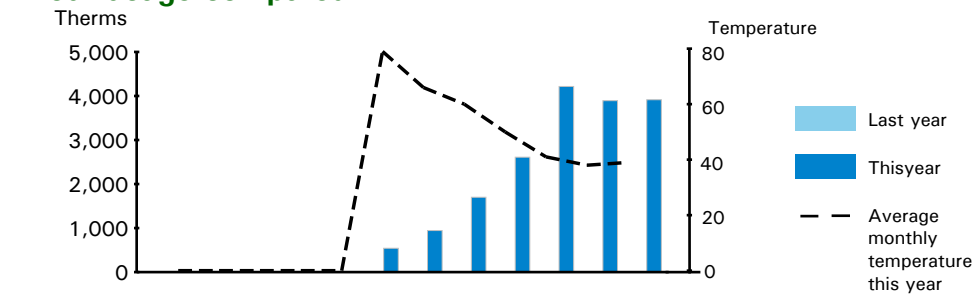
Gas Bill

Please pay **$3,351.32** by **April 1, 2021**.

To avoid late payment charges, full payment must be received by the due date. Please note late fees will continue to accrue in accordance with our tariffs.

Thanks for being a valuable customer of Washington Gas. Your next meter reading date is **April 8, 2021**.

Your usage compared



Month	A	M	J	J	A	S	O	N	D	J	F	M
Days between readings this year						22	29	32	30	33	28	28

For energy advice visit **washingtongasliving.com**

Questions?

washingtongas.com

844-WASHGAS (927-4427)
Mon - Fri: 8am - 9pm, Sat: 8am - 4:30pm

Washington Gas Customer Care
6801 Industrial Road
Springfield VA 22151-4294

Your account	
Balance on your last bill	$818.50
Payments/Credits	$ – 818.50
Balance brought forward	$0.00
Current Gas Charges	$3,351.32
Total Charges This Period	$3,351.32
Total to pay	**$3,351.32**

See over for details ➡

Go paperless for 24/7 access to your statements, increased security from mail theft and a more eco-friendly billing option. To join our growing number of Paperless Billing customers, visit washingtongas.com/ebill and select the option to enroll.

Sign up for Budget Billing
The budget plan can help you manage natural gas costs by spreading higher heating bills over the entire year. Call the automated line at 844-WASHGAS to enroll today.

Prepare for winter
For money saving winter tips, visit **washingtongas.com.**

Washington Gas
A WGL Company

1000 Maine Avenue, SW, Suite 700
Washington, DC 20024
1-844-WASHGAS (927-4427)

ADDRESS SERVICE REQUESTED

Account Number	210003553828
Amount due	**$3,351.32**
Due date	Apr 01, 2021
Amount Paid	**$**

☐ Check here to donate to the Washington Area Fuel Fund. Don't forget to include your donation with your payment. Visit washingtonareafuelfund.org.

Fuel Fund donation	$

JH CALVERT PARK LLC.
5600 54TH AVE
RIVERDALE, MD 20737

WASHINGTON GAS
PO BOX 37747
PHILADELPHIA PA 19101-5047

210003553828000033513200033513 28

Your charges in detail

Rate Class: Group Metered Apartments Heating Delivery Service

Next Read Date: April 8, 2021

Meter Number	From date	To date	Reading Type	Previous Reading	Current Reading	Consumption Billed CCF
G22905	2/9/21	3/8/21	Actual	927,530	931,290	3,760
					Total CCF	3,760
					Total Therms(TH) used for 28 days (Total CCFx1.041)	3,914.2

Payments/ Credits	Payment March 2, 2021	$-818.50
	Total Payments/Credits	$-818.50

Distribution service	Previous Bill Amount	$-940.40
	Balance brought forward	$-940.40
	DISTRIBUTION SERVICE	
	Distribution Charge 300.0 TH x .4315	$129.45
	Distribution Charge 3,614.2 TH x .3110	$1,124.02
	STRIDE Surcharge	$22.04
	EmPower MD Surcharge	$15.27
	System Charge	$51.90
	TAXES	
	Prince George's County Tax 3,914.2 TH x .061370	$240.21
	Total Current Washington Gas Charges	$1,582.89
	Total Washington Gas Charges This Period	$642.49

Natural Gas supply service	Previous Bill Amount	$1,758.90
	Payments/credits Applied	$-818.50
	Balance brought forward	$940.40
	Commodity Charge 3,914.2 TH x .4376	$1,712.85
	Balancing 3,914.2 TH x .0142	$55.58
	Constellation New Energy Services subtotal	$2,708.83
	Actual Monthly Distribution and Natural Gas Supply Service Charges	$3,351.32

Washington Gas protects customers' account information. It is shared only with the person whose name appears on the account, and only that person can authorize that a second name be added.

About your supplier

Your gas is supplied by Constellation New Energy.
To contact Constellation New Energy:
1-855-465-1244

Washington Gas is regulated by the Maryland Public Service Commission. www.psc.state.md.us.
Washington Gas will furnish rate schedule and bill calculation data upon request.
MD Commission phone: 800-492-0474
MD Commission address: William Donald Schaefer Tower 6 St Paul St., 16th Fl, Baltimore MD 21202

Other Contacts

Bill Inquiries: 844-WASHGAS
711 for TTY/TDD; voice relay

If you smell gas: Call 911 then 844-WASHGAS

Useful Information

CCF: A unit of measurement for the amount of gas used. One CCF = 100 cubic feet.

Distribution charge: Covers the monthly cost of transporting your gas through our pipes and storage tanks to your meter. The charge is based on the amount of gas used.

PGC (Purchased Gas Charge): The cost of the natural gas we buy, plus the cost of transporting it to our system.

System charge: Covers certain other costs of providing your service, including depreciation of equipment, taxes, maintenance and repair of customer lines, and expenses such as meter reading and billing.

Therm (TH): A measure of the energy in natural gas, equal to the amount of gas (in CCFs) times a heat content factor.

EmPOWER Maryland programs are funded by a charge on your gas bill.These programs help you save energy and save money. For more information, including how to participate, go to: www.washingtongasrebates.com

For more information about this bill or terminology used, please visit our web site at **washingtongas.com/pages/UnderstandingYourBill**

Ways to pay

Automated Payment Plan

The easiest way to pay your bill and avoid late payment charges. Get more information, or sign up today at **washingtongas.com**

Phone

Pay your gas bill over the phone any time by check, credit or debit card on our automated Special Services line at 844-WASHGAS (927-4427)

Mail

Please send your check (made payable to **Washington Gas**) with this remittance stub to **Washington Gas, PO Box 37747, Philadelphia PA 19101-5047**

Please note: If you pay by check, you authorize us to clear it electronically. We will not return your check to you. Your payment receipt and bank statement are proof of payment.

Online

Pay your bill online anytime, day or night, at **washingtongas.com**. Enroll to receive bill notifications and ask for services.

Payment locations (M-F 8am-4pm)

1100 H Street, NW, Washington DC
2300 Martin Luther King Jr Ave, SE, Wash DC
350 Hillandale Lane, Winchester VA
1800 N Market St, Frederick MD

Payment Drop boxes are available at each of the above offices. Payment drop boxes are also located at:
1000 Maine Avenue, SW, Washington DC
6801 Industrial Rd, Springfield VA
4000 Forestville Road, Forestville MD

Questions? Any inquiries about this bill should be made prior to the due date, in order to avoid late charges. Call **844-WASHGAS (844-927-4427)** or write to **Washington Gas, Customer Care, 6801 Industrial Road, Springfield, VA 22151-4294**

Pay By Cash

Bring this notice with you to make a cash payment.
Payments are recognized immediately and posted next business day.
KUBRA EZ-PAY

PAY YOUR WASHINGTON GAS BILL WITH CASH AT PARTICIPATING 7-ELEVEN STORES WITH **NO FEE**

7-ELEVEN. TEAM MEMBER INSTRUCTIONS:
1.Ask customer the payment amount to load.
2.Press "Load".
3.Scan barcode and collect payment.
4.Return EZ-Payslip and provide receipt.

Customers call **888-714-0004** for assistance.
Subject to terms of use at www.PayNearMe.com
PayNearMe

Need to change your information?
If you've changed your mailing address or other personal details call us on **844-WASHGAS**

Washington Gas
A WGL Company

Account number: 210003553828

Bill date: April 12, 2021
Period: Mar 9, 2021-Apr 8, 2021 (31 days)
Service address: 5023 RIVERDALE RD, RIVERDALE, MD 20737-1950

Gas Bill

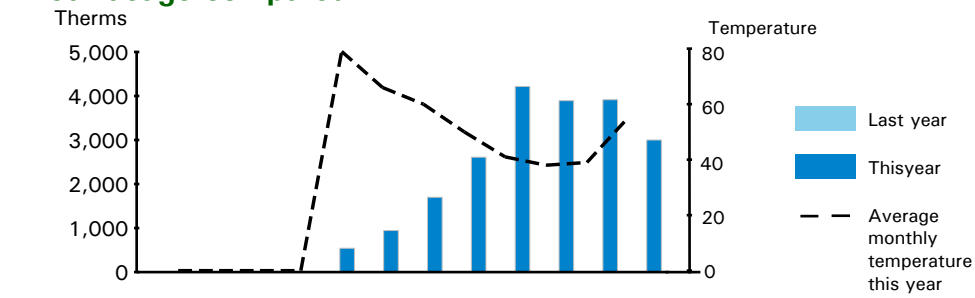
Please pay **$2,627.76** by **May 4, 2021**.
To avoid late payment charges, full payment must be received by the due date. Please note late fees will continue to accrue in accordance with our tariffs.

Thanks for being a valuable customer of Washington Gas. Your next meter reading date is **May 10, 2021**.

Questions?

washingtongas.com
844-WASHGAS (927-4427)
Mon - Fri: 8am - 9pm, Sat: 8am - 4:30pm
Washington Gas Customer Care
6801 Industrial Road
Springfield VA 22151-4294

Your usage compared



Month	M	J	J	A	S	O	N	D	J	F	M	A
Days between readings this year					22	29	32	30	33	28	28	31

For energy advice visit **washingtongasliving.com**

Your account

Balance on your last bill	$3,351.32
Payments/Credits	$ – 3,351.32
Balance brought forward	$0.00
Current Gas Charges	$2,627.76
Total Charges This Period	$2,627.76
Total to pay	**$2,627.76**

See over for details ➡

Thank you for being part of our Paperless Billing program, which saves 2,200 trees each year. That's the same number of cherry trees that surround the Tidal Basin in DC!

Sign up for Budget Billing
The budget plan can help you manage natural gas costs by spreading higher heating bills over the entire year. Call the automated line at 844-WASHGAS to enroll today.

Call before you dig
Prevent damage to underground pipelines.
Call 811 before you dig. It's the law.

Washington Gas
A WGL Company

1000 Maine Avenue, SW, Suite 700
Washington, DC 20024
1-844-WASHGAS (927-4427)

ADDRESS SERVICE REQUESTED

Account Number	210003553828
Amount due	**$2,627.76**
Due date	May 04, 2021
Amount Paid	**$**

☐ Check here to donate to the Washington Area Fuel Fund. Don't forget to include your donation with your payment. Visit washingtonareafuelfund.org.

Fuel Fund donation	$

JH CALVERT PARK LLC.
5600 54TH AVE
RIVERDALE, MD 20737

WASHINGTON GAS
PO BOX 37747
PHILADELPHIA PA 19101-5047

210003553828000026277600026277 66

Your charges in detail

Rate Class: Group Metered Apartments Heating Delivery Service

Next Read Date: May 10, 2021

Meter Number	From date	To date	Reading Type	Previous Reading	Current Reading	Consumption Billed CCF
G22905	3/9/21	4/8/21	Actual	931,290	934,200	2,910
					Total CCF	2,910
					Total Therms(TH) used for 31 days (Total CCFx1.031)	3,000.2

Payments/ Credits	Payment April 1, 2021	$-3,351.32
	Total Payments/Credits	$-3,351.32
Distribution service	Previous Bill Amount	$1,582.89
	Payments/credits Applied	$-1,582.89
	Balance brought forward	$0.00
	DISTRIBUTION SERVICE	
	Distribution Charge 300.0 TH x .4426	$132.78
	Distribution Charge 2,700.2 TH x .3221	$869.73
	STRIDE Surcharge	$22.04
	EmPower MD Surcharge	$11.70
	System Charge	$51.90
	TAXES	
	Prince George's County Tax 3,000.2 TH x .061370	$184.12
	Total Current Washington Gas Charges	$1,272.27
	Total Washington Gas Charges This Period	$1,272.27
Natural Gas supply service	Previous Bill Amount	$1,768.43
	Payments/credits Applied	$-1,768.43
	Balance brought forward	$0.00
	Commodity Charge 3,000.2 TH x .4376	$1,312.89
	Balancing 3,000.2 TH x .0142	$42.60
	Constellation New Energy Services subtotal	$1,355.49
	Actual Monthly Distribution and Natural Gas Supply Service Charges	$2,627.76

Washington Gas protects customers' account information. It is shared only with the person whose name appears on the account, and only that person can authorize that a second name be added.

About your supplier

Your gas is supplied by Constellation New Energy.
To contact Constellation New Energy:
1-855-465-1244

Washington Gas is regulated by the Maryland Public Service Commission. www.psc.state.md.us.
Washington Gas will furnish rate schedule and bill calculation data upon request.
MD Commission phone: 800-492-0474
MD Commission address: William Donald Schaefer Tower 6 St Paul St., 16th Fl, Baltimore MD 21202

Other Contacts

Bill Inquiries: 844-WASHGAS
711 for TTY/TDD; voice relay

If you smell gas: Call 911 then 844-WASHGAS

Useful Information

CCF: A unit of measurement for the amount of gas used. One CCF = 100 cubic feet.

Distribution charge: Covers the monthly cost of transporting your gas through our pipes and storage tanks to your meter. The charge is based on the amount of gas used.

PGC (Purchased Gas Charge): The cost of the natural gas we buy, plus the cost of transporting it to our system.

System charge: Covers certain other costs of providing your service, including depreciation of equipment, taxes, maintenance and repair of customer lines, and expenses such as meter reading and billing.

Therm (TH): A measure of the energy in natural gas, equal to the amount of gas (in CCFs) times a heat content factor.

EmPOWER Maryland programs are funded by a charge on your gas bill.These programs help you save energy and save money. For more information, including how to participate, go to: www.washingtongasrebates.com

For more information about this bill or terminology used, please visit our web site at **washingtongas.com/pages/UnderstandingYourBill**

Ways to pay

Automated Payment Plan

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Online

Pay your bill online anytime, day or night, at **washingtongas.com**. Enroll to receive bill notifications and ask for services.

Mail

Please send your check (made payable to **Washington Gas**) with this remittance stub to **Washington Gas, PO Box 37747, Philadelphia PA 19101-5047**

Please note: If you pay by check, you authorize us to clear it electronically. We will not return your check to you. Your payment receipt and bank statement are proof of payment.

Payment locations (M-F 8am-4pm)

1100 H Street, NW, Washington DC
2300 Martin Luther King Jr Ave, SE, Wash DC
350 Hillandale Lane, Winchester VA
1800 N Market St, Frederick MD

Payment Drop boxes are available at each of the above offices. Payment drop boxes are also located at:
1000 Maine Avenue, SW, Washington DC
6801 Industrial Rd, Springfield VA
4000 Forestville Road, Forestville MD

Questions? Any inquiries about this bill should be made prior to the due date, in order to avoid late charges. Call **844-WASHGAS (844-927-4427)** or write to **Washington Gas, Customer Care, 6801 Industrial Road, Springfield, VA 22151-4294**

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KUBRA EZ-PAY

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PayNearMe

Need to change your information?
If you've changed your mailing address or other personal details call us on **844-WASHGAS**

Washington Gas
A WGL Company

Account number: 210003553828

Bill date: May 12, 2021
Period: Apr 9, 2021-May 10, 2021 (32 days)
Service address: 5023 RIVERDALE RD, RIVERDALE, MD 20737-1950

Gas Bill

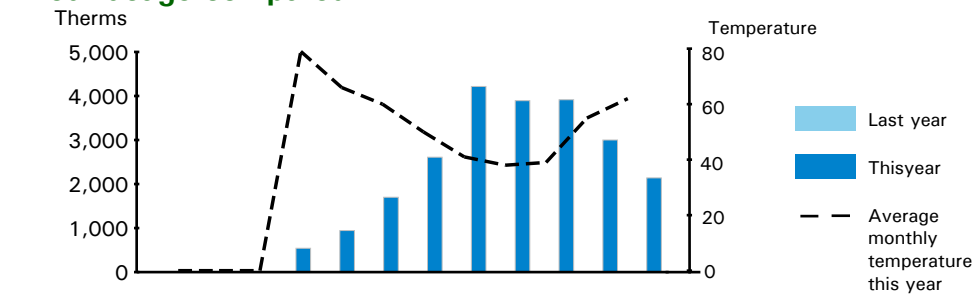
Please pay **$1,913.45** by **June 3, 2021**.
To avoid late payment charges, full payment must be received by the due date. Please note late fees will continue to accrue in accordance with our tariffs.

Thanks for being a valuable customer of Washington Gas. Your next meter reading date is **June 8, 2021**.

Questions?

washingtongas.com
844-WASHGAS (844-927-4427)
Mon - Fri: 8am - 9pm, Sat: 8am - 4:30pm
Washington Gas Customer Care
6801 Industrial Road
Springfield VA 22151-4294

Your usage compared



Month	J	J	A	S	O	N	D	J	F	M	A	M
Days between readings this year				22	29	32	30	33	28	28	31	32

For energy advice visit **washingtongasliving.com**

Your account	
Balance on your last bill	$2,627.76
Payments/Credits	$ – 2,627.76
Balance brought forward	$0.00
Current Gas Charges	$1,913.45
Total Charges This Period	$1,913.45
Total to pay	**$1,913.45**

See over for details ➡

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Call before you dig
Prevent damage to underground pipelines.
Call 811 before you dig. It's the law.

Washington Gas
A WGL Company

1000 Maine Avenue, SW, Suite 700
Washington, DC 20024
1-844-WASHGAS (927-4427)

ADDRESS SERVICE REQUESTED

Account Number	210003553828
Amount due	**$1,913.45**
Due date	Jun 03, 2021
Amount Paid	$

☐ Check here to donate to the Washington Area Fuel Fund. Don't forget to include your donation with your payment. Visit washingtonareafuelfund.org.

Fuel Fund donation	$

JH CALVERT PARK LLC.
5600 54TH AVE
RIVERDALE, MD 20737

WASHINGTON GAS
PO BOX 37747
PHILADELPHIA PA 19101-5047

210003553828000019134500019134 59

Your charges in detail

Rate Class: Group Metered Apartments Heating Delivery Service

Next Read Date: June 8, 2021

Meter Number	From date	To date	Reading Type	Previous Reading	Current Reading	Consumption Billed CCF
G22905	4/9/21	5/10/21	Actual	934,200	936,285	2,085
					Total CCF	2,085
					Total Therms(TH) used for 32 days (Total CCFx1.026)	2,139.2

Payments/ Credits	Payment May 3, 2021	$-2,627.76
	Total Payments/Credits	$-2,627.76
Distribution service	Previous Bill Amount	$1,272.27
	Payments/credits Applied	$-1,272.27
	Balance brought forward	$0.00
	DISTRIBUTION SERVICE	
	Distribution Charge 300.0 TH x .4477	$134.31
	Distribution Charge 1,839.2 TH x .3246	$596.94
	STRIDE Surcharge	$21.59
	EmPower MD Surcharge	$8.34
	System Charge	$54.50
	TAXES	
	Prince George's County Tax 2,139.2 TH x .061370	$131.28
	Total Current Washington Gas Charges	$946.96
	Total Washington Gas Charges This Period	$946.96
Natural Gas supply service	Previous Bill Amount	$1,355.49
	Payments/credits Applied	$-1,355.49
	Balance brought forward	$0.00
	Commodity Charge 2,139.2 TH x .4376	$936.11
	Balancing 2,139.2 TH x .0142	$30.38
	Constellation New Energy Services subtotal	$966.49
	Actual Monthly Distribution and Natural Gas Supply Service Charges	$1,913.45

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1-855-465-1244

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MD Commission address: William Donald Schaefer Tower 6 St Paul St., 16th Fl, Baltimore MD 21202

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Bill Inquiries: 844-WASHGAS
711 for TTY/TDD; voice relay

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Useful Information

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Distribution charge: Covers the monthly cost of transporting your gas through our pipes and storage tanks to your meter. The charge is based on the amount of gas used.

PGC (Purchased Gas Charge): The cost of the natural gas we buy, plus the cost of transporting it to our system.

System charge: Covers certain other costs of providing your service, including depreciation of equipment, taxes, maintenance and repair of customer lines, and expenses such as meter reading and billing.

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For more information about this bill or terminology used, please visit our web site at **washingtongas.com/pages/UnderstandingYourBill**

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The easiest way to pay your bill and avoid late payment charges. Get more information, or sign up today at **washingtongas.com**

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Please note: If you pay by check, you authorize us to clear it electronically. We will not return your check to you. Your payment receipt and bank statement are proof of payment.

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2300 Martin Luther King Jr Ave, SE, Wash DC
350 Hillandale Lane, Winchester VA
1800 N Market St, Frederick MD

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1000 Maine Avenue, SW, Washington DC
6801 Industrial Rd, Springfield VA
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PayNearMe

Need to change your information?
If you've changed your mailing address or other personal details call us on **844-WASHGAS**

Washington Gas
A WGL Company

Account number: 210003553828

Bill date: June 10, 2021
Period: May 11, 2021-Jun 9, 2021 (30 days)
Service address: 5023 RIVERDALE RD, RIVERDALE, MD 20737-1950

Gas Bill

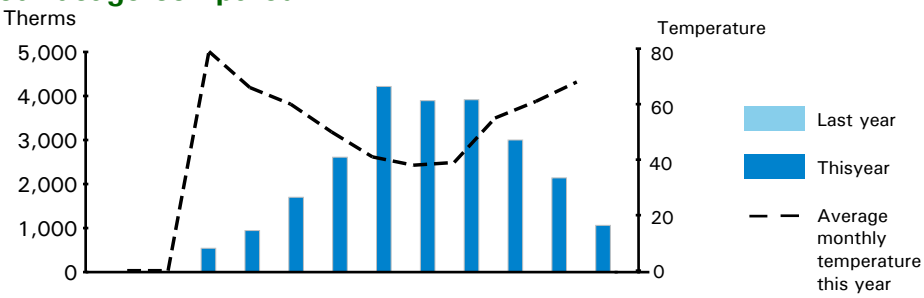
Please pay **$1,013.51** by **July 2, 2021**.
To avoid late payment charges, full payment must be received by the due date. Please note late fees will continue to accrue in accordance with our tariffs.

Thanks for being a valuable customer of Washington Gas. Your next meter reading date is **July 9, 2021**.

Questions?

washingtongas.com
844-WASHGAS (844-927-4427)
Mon - Fri: 8am - 9pm, Sat: 8am - 4:30pm
Washington Gas Customer Care
6801 Industrial Road
Springfield VA 22151-4294

Your usage compared



Month	J	A	S	O	N	D	J	F	M	A	M	J
Days between readings this year			22	29	32	30	33	28	28	31	32	30

For energy advice visit **washingtongasliving.com**

Your account

Balance on your last bill	$1,913.45
Payments/Credits	$ – 1,913.45
Balance brought forward	$0.00
Current Gas Charges	$1,013.51
Total Charges This Period	$1,013.51
Total to pay	**$1,013.51**

See over for details ➡

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Prevent damage to underground pipelines.
Call 811 before you dig. It's the law.

Washington Gas
A WGL Company

1000 Maine Avenue, SW, Suite 700
Washington, DC 20024
1-844-WASHGAS (927-4427)

ADDRESS SERVICE REQUESTED

Account Number	210003553828
Amount due	**$1,013.51**
Due date	Jul 02, 2021
Amount Paid	$

☐ Check here to donate to the Washington Area Fuel Fund. Don't forget to include your donation with your payment. Visit washingtonareafuelfund.org.

Fuel Fund donation	$

JH CALVERT PARK LLC.
5600 54TH AVE
RIVERDALE, MD 20737

WASHINGTON GAS
PO BOX 37747
PHILADELPHIA PA 19101-5047

210003553828000010135100010135 16

Your charges in detail

Rate Class: Group Metered Apartments Heating Delivery Service

Next Read Date: July 9, 2021

Meter Number	From date	To date	Reading Type	Previous Reading	Current Reading	Consumption Billed CCF
G22905	5/11/21	6/9/21	Actual	936,285	937,319	1,034
					Total CCF	1,034
					Total Therms(TH) used for 30 days (Total CCFx1.027)	1,061.9

Payments/ Credits	Payment May 28, 2021	$-1,913.45
	Total Payments/Credits	$-1,913.45
Distribution service	Previous Bill Amount	$946.96
	Payments/credits Applied	$-946.96
	Balance brought forward	$0.00
	DISTRIBUTION SERVICE	
	Distribution Charge 300.0 TH x .4551	$136.53
	Distribution Charge 761.9 TH x .3305	$251.81
	STRIDE Surcharge	$21.59
	EmPower MD Surcharge	$4.14
	System Charge	$54.50
	TAXES	
	Prince George's County Tax 1,061.9 TH x .061370	$65.17
	Total Current Washington Gas Charges	$533.74
	Total Washington Gas Charges This Period	$533.74
Natural Gas supply service	Previous Bill Amount	$966.49
	Payments/credits Applied	$-966.49
	Balance brought forward	$0.00
	Commodity Charge 1,061.9 TH x .4376	$464.69
	Balancing 1,061.9 TH x .0142	$15.08
	Constellation New Energy Services subtotal	$479.77
	Actual Monthly Distribution and Natural Gas Supply Service Charges	$1,013.51

Washington Gas protects customers' account information. It is shared only with the person whose name appears on the account, and only that person can authorize that a second name be added.

About your supplier

Your gas is supplied by Constellation New Energy.
To contact Constellation New Energy:
1-855-465-1244

Washington Gas is regulated by the Maryland Public Service Commission. www.psc.state.md.us.
Washington Gas will furnish rate schedule and bill calculation data upon request.
MD Commission phone: 800-492-0474
MD Commission address: William Donald Schaefer Tower 6 St Paul St., 16th Fl, Baltimore MD 21202

Other Contacts

Bill Inquiries: 844-WASHGAS
711 for TTY/TDD; voice relay

If you smell gas: Call 911 then 844-WASHGAS

Useful Information

CCF: A unit of measurement for the amount of gas used. One CCF = 100 cubic feet.

Distribution charge: Covers the monthly cost of transporting your gas through our pipes and storage tanks to your meter. The charge is based on the amount of gas used.

PGC (Purchased Gas Charge): The cost of the natural gas we buy, plus the cost of transporting it to our system.

System charge: Covers certain other costs of providing your service, including depreciation of equipment, taxes, maintenance and repair of customer lines, and expenses such as meter reading and billing.

Therm (TH): A measure of the energy in natural gas, equal to the amount of gas (in CCFs) times a heat content factor.

EmPOWER Maryland programs are funded by a charge on your gas bill.These programs help you save energy and save money. For more information, including how to participate, go to: www.washingtongasrebates.com

For more information about this bill or terminology used, please visit our web site at **washingtongas.com/pages/UnderstandingYourBill**

Ways to pay

Automated Payment Plan

The easiest way to pay your bill and avoid late payment charges. Get more information, or sign up today at **washingtongas.com**

Phone

Pay your gas bill over the phone any time by check, credit or debit card on our automated Special Services line at 844-WASHGAS (927-4427)

Online

Pay your bill online anytime, day or night, at **washingtongas.com**. Enroll to receive bill notifications and ask for services.

Mail

Please send your check (made payable to **Washington Gas**) with this remittance stub to **Washington Gas, PO Box 37747, Philadelphia PA 19101-5047**

Please note: If you pay by check, you authorize us to clear it electronically. We will not return your check to you. Your payment receipt and bank statement are proof of payment.

Payment locations (M-F 8am-4pm)

1100 H Street, NW, Washington DC
2300 Martin Luther King Jr Ave, SE, Wash DC
350 Hillandale Lane, Winchester VA
1800 N Market St, Frederick MD

Payment Drop boxes are available at each of the above offices. Payment drop boxes are also located at:
1000 Maine Avenue, SW, Washington DC
6801 Industrial Rd, Springfield VA
4000 Forestville Road, Forestville MD

Questions? Any inquiries about this bill should be made prior to the due date, in order to avoid late charges. Call **844-WASHGAS (844-927-4427)** or write to **Washington Gas, Customer Care, 6801 Industrial Road, Springfield, VA 22151-4294**

Pay By Cash

Bring this notice with you to make a cash payment.
Payments are recognized immediately and posted next business day.
KUBRA EZ-PAY

PAY YOUR WASHINGTON GAS BILL WITH CASH AT PARTICIPATING 7-ELEVEN STORES WITH NO FEE

7-ELEVEN. TEAM MEMBER INSTRUCTIONS:
1.Ask customer the payment amount to load.
2.Press "Load".
3.Scan barcode and collect payment.
4.Return EZ-Payslip and provide receipt.

Customers call **888-714-0004** for assistance.
Subject to terms of use at www.PayNearMe.com
PayNearMe

Need to change your information?
If you've changed your mailing address or other personal details call us on **844-WASHGAS**

Washington Gas
A WGL Company

Account number: 210003553828

Bill date: July 13, 2021

Period: Jun 10, 2021-Jul 9, 2021 (30 days)

Service address: 5023 RIVERDALE RD, RIVERDALE, MD 20737-1950

Gas Bill

Please pay **$1,012.39** by **August 4, 2021**.

To avoid late payment charges, full payment must be received by the due date. Please note late fees will continue to accrue in accordance with our tariffs.

Thanks for being a valuable customer of Washington Gas. Your next meter reading date is **August 9, 2021**.

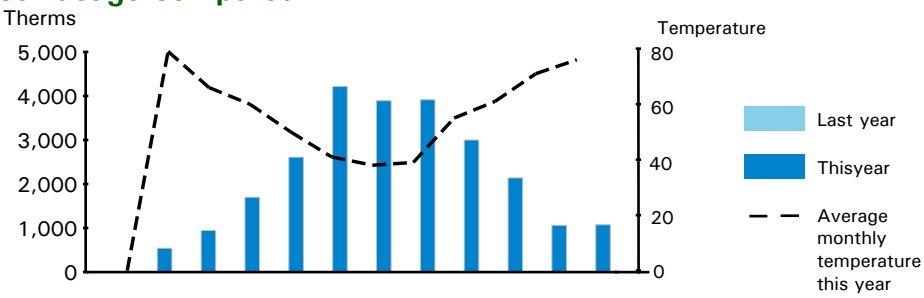
Questions?

washingtongas.com

844-WASHGAS (844-927-4427)
Mon - Fri: 8am - 9pm, Sat: 8am - 4:30pm

Washington Gas Customer Care
6801 Industrial Road
Springfield VA 22151-4294

Your usage compared



Month	A	S	O	N	D	J	F	M	A	M	J	J
Days between readings this year		22	29	32	30	33	28	28	31	32	30	30

For energy advice visit **washingtongasliving.com**

Your account

Balance on your last bill	$1,013.51
Payments/Credits	$ – 1,013.51
Balance brought forward	$0.00
Current Gas Charges	$1,012.39
Total Charges This Period	$1,012.39
Total to pay	**$1,012.39**

See over for details ➡

Thank you for being part of our Paperless Billing program, which saves 2,200 trees each year. That's the same number of cherry trees that surround the Tidal Basin in DC!

Sign up for Budget Billing
The budget plan can help you manage natural gas costs by spreading higher heating bills over the entire year. Call the automated line at 844-WASHGAS to enroll today.

Call before you dig
Prevent damage to underground pipelines.
Call 811 before you dig. It's the law.

Washington Gas
A WGL Company

1000 Maine Avenue, SW, Suite 700
Washington, DC 20024
1-844-WASHGAS (927-4427)

ADDRESS SERVICE REQUESTED

Account Number	210003553828
Amount due	**$1,012.39**
Due date	Aug 04, 2021
Amount Paid	$

☐ Check here to donate to the Washington Area Fuel Fund. Don't forget to include your donation with your payment. Visit washingtonareafuelfund.org.

Fuel Fund donation	$

JH CALVERT PARK LLC.
5600 54TH AVE
RIVERDALE, MD 20737

WASHINGTON GAS
PO BOX 37747
PHILADELPHIA PA 19101-5047

210003553828000010123900010123 91

Your charges in detail

Rate Class: Group Metered Apartments Heating Delivery Service

Next Read Date: August 9, 2021

Meter Number	From date	To date	Reading Type	Previous Reading	Current Reading	Consumption Billed CCF
G22905	6/10/21	7/9/21	Actual	937,319	938,365	1,046
					Total CCF	1,046
					Total Therms(TH) used for 30 days (Total CCFx1.028)	1,075.3

Payments/ Credits	Payment June 29, 2021	$-1,013.51
	Total Payments/Credits	$-1,013.51
Distribution service	Previous Bill Amount	$533.74
	Payments/credits Applied	$-533.74
	Balance brought forward	$0.00
	DISTRIBUTION SERVICE	
	Distribution Charge 300.0 TH x .4551	$136.53
	Distribution Charge 775.3 TH x .3305	$256.24
	STRIDE Surcharge	$3.81
	EmPower MD Surcharge	$4.19
	System Charge	$54.50
	TAXES	
	Prince George's County Tax 1,075.3 TH x .066208	$71.19
	MD Gross Receipts Tax Surcharge	$0.11
	Total Current Washington Gas Charges	$526.57
	Total Washington Gas Charges This Period	$526.57
Natural Gas supply service	Previous Bill Amount	$479.77
	Payments/credits Applied	$-479.77
	Balance brought forward	$0.00
	Commodity Charge 1,075.3 TH x .4376	$470.55
	Balancing 1,075.3 TH x .0142	$15.27
	Constellation New Energy Services subtotal	$485.82
	Actual Monthly Distribution and Natural Gas Supply Service Charges	$1,012.39

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711 for TTY/TDD; voice relay

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EmPOWER Maryland programs are funded by a charge on your gas bill.These programs help you save energy and save money. For more information, including how to participate, go to: www.washingtongasrebates.com

For more information about this bill or terminology used, please visit our web site at **washingtongas.com/pages/UnderstandingYourBill**

Ways to pay

Automated Payment Plan

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Please send your check (made payable to **Washington Gas**) with this remittance stub to **Washington Gas, PO Box 37747, Philadelphia PA 19101-5047**

Please note: If you pay by check, you authorize us to clear it electronically. We will not return your check to you. Your payment receipt and bank statement are proof of payment.

Online

Pay your bill online anytime, day or night, at **washingtongas.com**. Enroll to receive bill notifications and ask for services.

Payment locations (M-F 8am-4pm)

1100 H Street, NW, Washington DC
2300 Martin Luther King Jr Ave, SE, Wash DC
350 Hillandale Lane, Winchester VA
1800 N Market St, Frederick MD

Payment Drop boxes are available at each of the above offices. Payment drop boxes are also located at:
1000 Maine Avenue, SW, Washington DC
6801 Industrial Rd, Springfield VA
4000 Forestville Road, Forestville MD

Questions? Any inquiries about this bill should be made prior to the due date, in order to avoid late charges. Call **844-WASHGAS (844-927-4427)** or write to **Washington Gas, Customer Care, 6801 Industrial Road, Springfield, VA 22151-4294**

Pay By Cash

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KUBRA EZ-PAY

PAY YOUR WASHINGTON GAS BILL WITH CASH AT PARTICIPATING 7-ELEVEN STORES WITH NO FEE

7-ELEVEN. TEAM MEMBER INSTRUCTIONS:
1.Ask customer the payment amount to load.
2.Press "Load".
3.Scan barcode and collect payment.
4.Return EZ-Payslip and provide receipt.

Customers call **888-714-0004** for assistance.
Subject to terms of use at www.PayNearMe.com
PayNearMe

Need to change your information?
If you've changed your mailing address or other personal details call us on **844-WASHGAS**

Monday, August 09, 2021

Property Tax Inquiry

PRINCE GEORGE'S COUNTY
REAL PROPERTY TAX INFORMATION FOR FY 21
TAX PERIOD 07/01/20 - 06/30/21
MEETS REQUIREMENTS FOR REAL PROPERTY SECTION 14-126

ACCOUNT NUMBER: 2154961 **DISTRICT:** 19 **DATA AS OF:** 08/09/21 at 16:17:07 New Search

OWNER:
JH CALVERT PARK LLC

CARE OF:
SUITE 100D

Help
Payment History

PROPERTY ADDRESS:
005023 RIVERDALE RD
RIVERDALE MD 20737-0000

MAILING ADDRESS:
3809 CLARKS LANE
BALTIMORE, MD 21215-

MORTGAGE: UNKNOWN

PROPERTY DESCRIPTION: LOTS 8.9 EX R 90 FT & LOT 10 EX TRI AT R

CONDO:PLAT		PHASE	BLDG	UNIT	
SUBNAME:	RIVERDALE PARK			LIBER/FOLIO:	44045/157
SECTION:				LATEST DEED:	09/01/2020
LOT:				LAND:	606,667.00
BLOCK:	49			IMPS:	3,537,933.00
ACREAGE:	45500.000 F			ASSESSMENT:	4,144,600.00
OCCUPANCY:	NOT PRINCIPAL RESIDENCE				

TAX DESCRIPTION:				**TAX/CHARGE:**
COUNTY PROPERTY TAX				33,944.27
COUNTY PROPERTY TAX - SUPPLEMENTAL EDUCATION				1,657.84
STATE OF MARYLAND				4,641.95
PARK & PLANNING				12,185.12
STORMWATER/CHESAPEAKE BAY WATER QUALITY				2,238.08
WASHINGTON SUBURBAN TRANSIT COMMISSION				1,077.60
TOWN LEVY				27,105.68
OTHER MUNICIPAL CHARGES				0.00
FRONT FOOT				0.00
SOLID WASTE SERVICE CHARGE				0.00
CLEAN WATER ACT FEE				375.88
SPECIAL AREA				0.00
LIENS				0.00
OTHER TAXES/FEES				0.00
LESS HOMEOWNERS TAX CREDIT				0.00
LESS HOMESTEAD TAX CREDIT				0.00
LESS DISCOUNT CREDIT				0.00
TOTAL				83,226.42
PAYMENT RECEIVED	08/28/2020	INT/PEN	0.00	83,226.42
REFUND DATE		REFUND AMOUNT		0.00

Account No: **2154961** **FY21**

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Capitol Boiler Works
7921 Woodruff Court
Springfield, VA 22151
Ph: 703-573-6881
Fax: 703-573-2028
www.capitolboilerworks.com

"Keeping The Heat and Air Conditioning On"

Invoice

Number	Date
S100827	12/10/20

BILL TO: #7876

THE SWIFT AND CURRENT MANAGMENT LLC
ATTN: ACCOUNTS PAYABLE
5600 54TH AVE.
RIVERDALE MD 20737

SERVICE PERFORMED AT:

THE CURRENT
5023 RIVERDALE ROAD
RIVERDALE MD 20737

Site # : 7876-002

Return this portion with payment

Amount Paid: _____

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
12/02/20	137710		TOM	30		DEC562

DESCRIPTION

Service Job

Provide all labor, equipment and material necessary to complete service proposal #21896

AERCO Boiler 2 - Year Prevenative Maintenance

All invoice disputes must be e-mailed to ardispute@capitolboilerworks.com within 30 days of the invoice date otherwise the invoice is due in full.

AS AGREED 6700.00

RECEIVED- 6700.00
TOTAL $ .00

Paid in Full

Springfield
7921 Woodruff Court
Springfield, VA 22151

Richmond
116 Sylvia Drive, Suite F
Ashland, VA 23005

Capitol Boiler Works INC.
Founded in 1936

"Keeping The Heat and Air Conditioning On"

1-800-296-6881
www.capitolboilerworks.com

Baltimore
1730 Twin Springs Road #217
Baltimore, MD 21227

Eastern Shore
27013 East Lillian Street
Hebron, MD 21830

November 10, 2020

Service Job Proposal # 21896

The Swift and Current Management LLC
5600 54th Ave
Riverdale, MD 20737

The Current
5023 Riverdale Road
Riverdale, MD 20737

Attn: Ilya Yablonsky
Email: ilya@theswiftandcurrent.com
Phone: 301-307 5307

JOB 10921

RE: AERCO Boiler 2- Year Preventative Maintenance

Proposal-Acceptance

We hereby submit the Scope of Work requested with estimates for supplying the necessary labor and material to complete the following:

1. Furnish labor and Materials to perform AERCO recommended 2-year comprehensive maintenance to both boilers (x2).
2. Replace two (2) defective temperature sensors.
3. Replace one (1) failed blower assembly.

We hereby propose to furnish material and labor complete in accordance with the above proposed scope of work for the sum of:

Six Thousand Seven Hundred Dollars and 00/100 **$6,700.00**

Note:

Repairs are based on scope of work provided by customer. Price excludes trouble shooting issues that may arise once the above scope of work is completed. Any simple problems will be rectified as time allows. Any addition issues, parts or repairs outside of the above scope of work will be quoted separately.

Exclusions:

- All work to be performed during normal working hours Monday thru Friday 6:30am – 3:30pm
- Overtime, Sundays and holidays are excluded
- Any services not included in above description of services will be quoted separately
- All work will be done in a safe and timely manner by skilled journeymen and all work areas will be left in a broom clean condition; all construction debris will be removed from the property

JOHNSTON BOILER COMPANY

All materials guaranteed to be as specified. All work to be completed in a professional manner per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written change orders and will become an extra charge over and above the estimate. A service charge of 1 1/2% per month will be charged on any unpaid balance after 30 days. In the event the account is sent for collection, client agrees to pay all costs and expenses of collection, including all court costs and attorneys' fees paid and/or incurred by Capitol Boiler Works, Inc. in seeking to collect this bill.

INDUSTRIAL COMBUSTION

SUPERIOR

Springfield
7921 Woodruff Court
Springfield, VA 22151

Richmond
116 Sylvia Drive, Suite F
Ashland, VA 23005

Capitol Boiler Works INC.
Founded in 1936

"Keeping The Heat and Air Conditioning On"
1-800-296-6881
www.capitolboilerworks.com

Baltimore
1730 Twin Springs Road #217
Baltimore, MD 21227

Eastern Shore
27013 East Lillian Street
Hebron, MD 21830

All labor and materials carry our limited one (1) year warranty. Thank you for the opportunity of quoting. All invoice disputes must be emailed to ardispute@capitolboilerworks.com within 30 days of the invoice date, otherwise the invoice is due in full as per the terms of your proposal.

Price valid for 30 days. **PAYMENT TERMS: NET 30 DAYS UPON INVOICE.**

Tom Wilson III

Tom Wilson III, Sales Engineer

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

Signature

11/10/2020
Date

Ilya Yablonsky
Print Name

Regional Manager
Title

All materials guaranteed to be as specified. All work to be completed in a professional manner per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written change orders and will become an extra charge over and above the estimate. A service charge of 1 1/2% per month will be charged on any unpaid balance after 30 days. In the event the account is sent for collection, client agrees to pay all costs and expenses of collection, including all court costs and attorneys' fees paid and/or incurred by Capitol Boiler Works, Inc. in seeking to collect this bill.

JOHNSTON BOILER COMPANY

INDUSTRIAL COMBUSTION

SUPERIOR

BERKADIA®

Messages

Property: Riverdale Towers-Calvert Park Apartments **Loan No:** 338240931 **Interest Rate:** 2.87000

BALANCE INFORMATION AS OF 07/16/2021		PAYMENT INFORMATION FOR 08/01/2021	
Principal Balance	17,381,000.00	Principal	
Interest Paid YTD	293,758.21	Interest	42,955.21
Outstanding Deferred Int		R.E. Taxes	16,027.81
Tax Escrow Balance	176,084.70	Property Insurance	5,511.10
Insurance Escrow Balance	66,133.20	Reserves	4,542.00
Reserve Balance	65,571.75	FHA/MIP	
MIP Escrow Balance		Other Escrow	
Other Escrow Balance		Outstanding Late Fee Due	
		IRP/Subsidy	
Late Charge of	3,451.81	Outstanding Default Int	
Due if not paid by	08/10/2021	Outstanding Misc Amount	

Total Payment Due $ 69,036.12

ACCOUNT ACTIVITY 06/17/2021 thru 07/16/2021

Date	Desc	Total	Principal	Interest	Escrows	Reserves	Late Fee	Other
06/24/2021	RESRV DISB	35,660.00				-35,660.00		
06/30/2021	RESERV DR	0.23				-0.23		
06/30/2021	IOI CREDIT	0.92				0.92		
07/02/2021	RESRV DISB	7,900.00				-7,900.00		
07/07/2021	PMT REC'D	67,650.47		41,569.56	21,538.91	4,542.00		
07/12/2021	RESRV DISB	6,327.00				-6,327.00		

For general inquiries please call your Client Relations Manager at 1 (888) 334-4622.

MAIL THIS PORTION WITH YOUR PAYMENT

Loan No. 338240931

Last Installment Made	Due Date	Amount Due
07/01/2021	08/01/2021	69,036.12

Ensure Remittance address shows through window envelope

Riverdale Towers-Calvert Park Apartments

BERKADIA AUTODEBIT

JH Riverdale Towers LLC
c/o WAO Properties LLC
3809 Clarks Lane Suite 100 D
Baltimore MD 21215

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 44045, p. 0157, MSA_CE64_44354. Date available 09/04/2020. Printed 08/09/2021.

Record and return to:
Madison Title Agency, LLC
1125 Ocean Avenue
Lakewood, NJ 08701
MTA 143982

PRINCE GEORGE'S COUNTY, MD
APPROVED BY: #
DATE: 8/28/2020
$27500.00 RECORDATION TAX PAID
$7500.00 TRANSFER TAX PAID

25,000.00
60.00

Property Address: 5023 Riverdale Road
Riverdale, MD 20737
Parcel Identification No. 19-2154961

Title Insurer: Stewart Title Guaranty Company

DEED

THIS DEED is made this 19th day of August, 2020, by and between **DANERIC ENTERPRISES LIMITED PARTNERSHIP**, a Maryland limited partnership (the "Grantor"), having a mailing address of c/o Zalco Commercial, LLC, 10801 Lockwood Drive, #370, Silver Spring, Maryland 20901 and **JH CALVERT PARK, LLC,** a Maryland limited liability company (the "Grantee") having a mailing address of 3809 Clarks Lane, Suite 100D, Baltimore, Maryland 21215.

WITNESSETH, that in consideration of FIVE MILLION AND 00/100 DOLLARS ($5,000,000.00), the Grantor does grant and convey unto Grantee, its successors and assigns, in fee simple, all of the land situate, lying and being in Prince George's County, Maryland, and more fully described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference

SUBJECT TO covenants and restrictions of record;

TOGETHER WITH all the ways, easements, rights, improvements, privileges and appurtenances to the same belonging or anywise appertaining and all the estate, right, title, interest and claim, either at law or in equity, or otherwise of the said Grantor, of, in, to, or out of the land and premises;

TO HAVE AND TO HOLD the same unto and to the use of the Grantee, in fee simple, forever;

AND, the said Grantor covenants that it will warrant specially the property hereby conveyed; and that it will execute such further assurances of said land as may be requisite;

AND, the undersigned hereby certifies under the penalties of perjury that the actual consideration paid or to be paid for the aforegoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee is in the amount of $5,000,000.00.

Register 101
CR - Deed (w Taxes)
Recording only ST20.00
Name: JH CALVERT PARK LLC
Ref:
CR - Deed (with Taxes) 40.00
CR - Deed State Surcharge
Transfer Tax 25,000.00
CR - NR Tax - Tkd 0.00
SubTotal: 25,060.00
Total: 112,855.00
08/01/2020 09:26
CC16-PP
Receipt 14029843 CC07.03 -
Prince George's County/CC07.03.01 -

3733352.1

9704.003

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 44045, p. 0158, MSA_CE64_44354. Date available 09/04/2020. Printed 08/09/2021.

WITNESS our hands and seals the day and year first above written.

WITNESS/ATTEST:

GRANTOR:

DANERIC ENTERPRISES LIMITED PARTNERSHIP, a Maryland limited partnership

By: PMI, LTD., general partner

By: Robert J. Ekman
Robert J. Ekman, Vice President

STATE OF MARYLAND)
) SS:
COUNTY OF)

I hereby certify that on this 11 day of August, 2020, before the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Robert J. Ekman** known to me (or satisfactorily proven) to be the Vice President of PMI, LTD., the general partner of Daneric Enterprises Limited Partnership, a Maryland limited partnership and acknowledged that he, being authorized so to do, executed the same for purposes therein contained, in the aforementioned capacity.

In Witness Whereof, I hereunto set my hand and official seal

Notary Public

My Commission Expires: 11/14/2021

SUSAN PUFFPAFF
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 14, 2021

I HEREBY CERTIFY that this instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Lawrence G. Lerman, Attorney

3733352.1

91704.003

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 44045, p. 0159, MSA_CE64_44354. Date available 09/04/2020. Printed 08/09/2021.

Exhibit "A"
Legal Description

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Riverdale, County of Prince Georges, State of Maryland.

Lots numbered Eight (8), Nine (9) and Ten (10), in Block numbered Forty-Nine (49), in a subdivision known as "Riverdale Park", as per plat thereof recorded in Plat Book A at Plat 40, among the Land Records of Prince George's County, Maryland.

SAVING AND EXCEPTING that portion conveyed to the Washington Suburban Sanitary Commission by Richard C. Zantzinger and Isabel G. Zantzinger by Deed, dated October 15, 1954 and recorded in Liber 1792 at folio 86 among the Land Records of Prince George's County, Maryland, and

SAVING AND EXCEPTING that portion conveyed to the Washington Suburban Sanitary Commission by Mary L. Steiner by Deed, dated November 6, 1954 and recorded in Liber 1792 at folio 89 among the Land Records of Prince George's County, Maryland.

NOTE FOR INFORMATION: Being Parcel No. 19-2154961, of the City of Riverdale, County of Prince Georges

MARYLAND FORM **WH-AR**

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2020

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor: Riverdale Towers, LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

5600 54th Avenue, Riverdale, MD 20737

3. Reasons for Exemption

Resident Status

- [ ] As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.
- [x] Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

- [ ] Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name **Date

Signature

3b. Entity Transferors

Witness/Attest

Riverdale Towers, LLC

Name of Entity

Robert J Ekman

By

Robert J. Ekman, Vice President

Name **Date

PMI, LTD., Managing Member

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

20-49

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 44045, p. 0160, MSA_CE64_44354. Date available 09/04/2020. Printed 08/09/2021.

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☑ County: Prince George's

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.)

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached.)

☑ Deed ☐ Mortgage ☑ Other Assgnt ☐ Other
☑ Deed or Trust ☐ Lease ☑ UCC

2 Conveyance Type Check Box

☑ Improved Sale Arms-Length [1] ☐ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]

3 Tax Exemptions (if Applicable) Cite or Explain Authority

Recordation
State Transfer
County Transfer

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 5,000,000.00
Any New Mortgage	$
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value:	$

Finance Office Use Only Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
X ( ) % =	$
Less Exemption Amount –	$
Total Transfer Tax =	$
Recordation Tax Consideration	$
X ( ) per $500 =	$
TOTAL DUE	$
Agent:	
Tax Bill:	
C.B. Credit:	
Ag. Tax/Other:	

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$	$
Surcharge	$	$
State Recordation Tax	$ 27,500.00	$
State Transfer Tax	$ 25,000.00	$
County Transfer Tax	$ 10,000.00	$
Other	$	$
Other	$	$

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG ☐ (5)
19	2154961				

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4
Riverdale Park	8-10 & E49			A/40	

Location/Address of Property Being Conveyed (2): 5023 Riverdale Rd. Riverdale, MD 20737

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential ☐ or Non-Residential ☐ | Fee Simple ☑ or Ground Rent ☐ Amount:

Partial Conveyance? ☐ Yes ☐ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s): Daneric Enterprises Limited Partnership
Doc. 2 - Grantor(s) Name(s):
Doc. 1 - Owner(s) of Record, if Different from Grantor(s):
Doc. 2 - Owner(s) of Record, if Different from Grantor(s):

8 Transferred To

Doc. 1 - Grantee(s) Name(s): JH Calvert Park, LLC
Doc. 2 - Grantee(s) Name(s):

New Owner's (Grantee) Mailing Address: 3809 Clarks Lane #100D, Baltimore, MD 21215

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional):
Doc 2 - Additional Names to be Indexed (Optional):

10 Contact/Mail Information

Instrument Submitted By or Contact Person
Name: Yehudis Braun
Firm: Madison Title Agency LLC
Address: 1125 Ocean Ave., Lakewood, NJ 08701
Phone: (732) 333-2727

☐ Return to Contact Person
☐ Hold for Pickup
☐ Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

☐ Yes ☑ No Will the property being conveyed be the grantee's principal residence?
☐ Yes ☐ No Does transfer include personal property? If yes, identify:
☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification

Transfer Number: Date Received: Deed Reference: Assigned Property No.:

Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Distribution: White - Clerk's Office, Canary - SDAT, Pink - Office of Finance, Goldenrod - Preparer

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 44045, p. 0161, MSA_CE64_44354. Date available 09/04/2020. Printed 08/09/2021.

Invoice

Date
06/30/21

CAPITAL CANOPIES INC
Custom Manufactured Awnings & Canopies
9300 D'Arcy Road, Suite F
Upper Marlboro, MD 20774
(301) 772-7322
Holly.Warner@CapitalCanopies.com
www.CapitalCanopies.com

Bill To
WAO Properties Attn: Jay Silver 3809 Clarks Lane, Suite 100D Baltimore, MD 21215

Invoice No.	P.O. Number	Terms	Project	Order #
21-170-2		Due on receipt	21-170 The Swift/Current @ Riverdale P…	21-170

Terms - Net on Receipt of Invoice, 1.5% monthly finance charge over 30 days, 18.0% per annnum.

Items	Description	Amount
Canopy	Fabricate and Install Canopies as per Contract	12,388.95T

"The highest compliment we can receive is your referral."

Contact
Jay Silver
Phone
410-218-2266

Deposit Received:	$-6,566.15
Payment Received:	$-3,000.00
Payment Received:	$-3,000.00

Subtotal	$12,388.95
Sales Tax (6.0%)	$743.34
Total	$13,132.29
Balance Due	**$566.14**

Capital Canopies, Inc.

9300 D'Arcy Road,
Suite F
Upper Marlboro,
MD 20774

06/30/2021 07:07 AM

SALE

Total: $3,000.00

MC xxxxxxxxxxxx1566

Exp Date: 07 / 2025

Name: Jonathon Hook

Auth Code: 32092P

Trans ID: MS0020470747

X

Signature

I agree to pay the total amount shown above in compliance with the cardholder agreement

MERCHANT COPY

Capital Canopies, Inc.

9300 D'Arcy Road,
Suite F
Upper Marlboro,
MD 20774

06/30/2021 07:07 AM

SALE

Total: $3,000.00

MC xxxxxxxxxxxx1566

Exp Date: 07 / 2025

Name: Jonathon Hook

Auth Code: 32092P

Trans ID: MS0020470747

CUSTOMER COPY

-01

SIGN POSTING INFORMATION

Application Number: ERR-284

Applicant(s) Name: JH Calvert Park, LLC.

Date sign(s) were transmitted to applicant or applicant's agent: _____

Number of signs transmitted: Two (2)

Person to whom signs were transmitted: Jay Silver **(Print)**

Jay Silver **(Signature)**

Capacity in which that person was acting: Agent
(owner, applicant, agent)

Date of scheduled Zoning Hearing Examiner meeting: August 18, 2021

Last date sign(s) can be posted: July 18, 2021

SIGN POSTING AND INSPECTION AFFIDAVIT

I, Jay Silver, hereby certify that the subject property was posted with
(print or type name)

Two (2) sign(s) on 7/16/2021
specify number) (date)

I further certify that the signs were inspected no later than the 15th day of posting and were maintained in a reasonable manner.

Signature: Jay Silver

Application Numbers: ERR 284 Name: JH Calvert Park, LLC

Date: 8/6/2021

Address: 5023 Riverdale Rd, Riverdale MD 20737

Telephone: 410-218-3266

Capacity in which you are acting: Agent
(Owner, Applicant, Agent)

NOTE: Attach **legible** photograph(s) showing sign(s) in place. Return this affidavit and photographs to the Zoning Hearing Examiner no later than 15 days prior to the scheduled Zoning Hearing Examiner meeting (see attached map for posting locations).

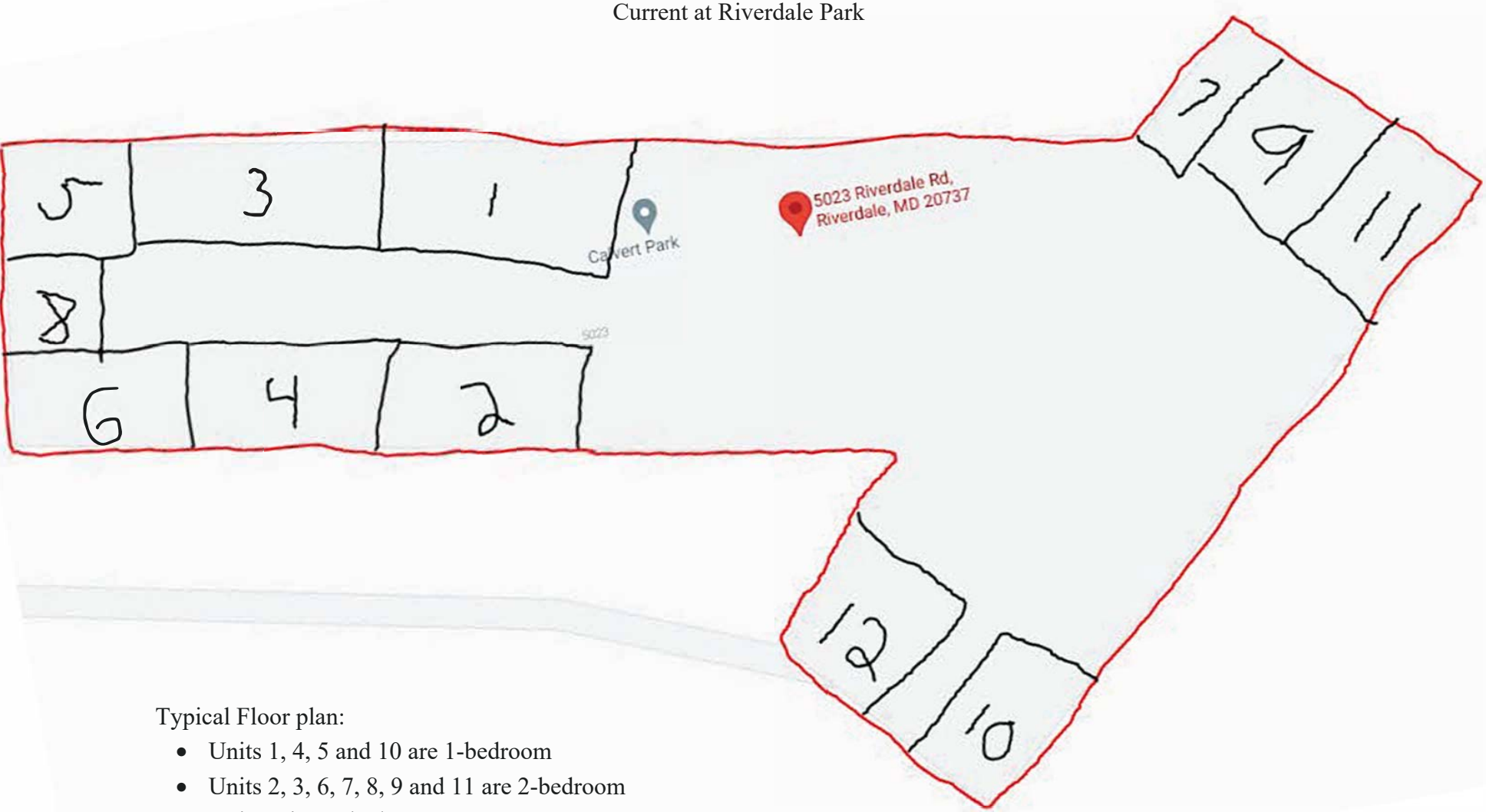
* * * * * *

The affidavit must be received no later than 15 days prior to the Zoning Hearing Examiner hearing. Failure to deliver the affidavit may result in rescheduling your hearing date or a recommendation for denial of the application.

ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# EHR-284
EHR-284.
for more info please contact
ZHE@co.pg.md.us or Call: 301-952-3644
DATE: 8-8-2021
TIME: 9:30 A.M
VIRTUL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov

ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# EAA-284
EAA-284
For more info, please contact via Email
ZHE@co.pg.md.us or Call 301-952-3644
DATE: 8-12-2021
TIME: 9:30 A.M.
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov

Current at Riverdale Park



Typical Floor plan:

- Units 1, 4, 5 and 10 are 1-bedroom
- Units 2, 3, 6, 7, 8, 9 and 11 are 2-bedroom
- Unit 12 is a 3-bedroom

AMENDED STATEMENT OF JUSTIFICATION
VALIDATION OF PERMIT ISSUED IN ERROR
APPLICATION NO.: 47380-2014

APPLICANT: JH Calvert Park, LLC
5023 Riverdale Road
Riverdale Park, MD 20737

CORRESPONDENT: Nathaniel Forman, Esq.
O'Malley, Miles, Nylen & Gilmore, P.A.
7850 Walker Drive, Suite 310
Greenbelt, MD 20770
(P): (301) 572-3237
nforman@omng.com

This application is a request to validate Prince George's County Permit No.: 47380-2014 for the erection of a six (6) foot fence to enclose a dumpster (attached hereto as Attachment 1), for property located at 5023 Riverdale Road, approximately 530 feet east of its intersection with Taylor Road within the corporate limits of the Town of Riverdale Park, shown as Lots 8, 9 and 10[1] on the Map of Riverdale Park Subdivision filed in Plat Book A, Plat 40 among the Land Records of Prince George's County ("Subject Property" or "Property"). The Subject Property consists of 1.211 acres of land in the R-10 zone. It is bounded to the east by open space and the Northeast Branch of the Anacostia River in the R-O-S zone[2]; to the west by single-family detached homes in the R-55 zone; to the south [beyond a berm] by single-family detached homes in the R-55 Zone, and to the north across Riverdale Road by Riverdale Elementary School in the R-55 Zone, as well as a community playground and open space in the R-O-S zone.

The Subject Property was constructed around 1965 and is improved with a single five (5) story multifamily apartment building in a "T" configuration with 55 dwelling units according to the Town of Riverdale Park's Multifamily Rental License (License No. MF21-081608) that was issued on November 24, 2020 (attached hereto as Attachment 2). The building contains sixteen (16) one-bedroom units, thirty-four (34) two-bedroom units and five (5) three-bedroom units. As shown on the attached site plan (attached hereto as Attachment 3), the site provides seventy (70)

[1] A portion of Lots 8, 9 and 10 are reserved as a Washington Suburban Sanitary Commission ("WSSC") storm drainage right-of-way as recorded in Liber 8412 at Folio 168 among the Land Records of Prince George's County.
[2] A paper street known as Riverside Drive abuts the Subject Property to the east, and appears to be a remnant from the original plat for the Map of Riverdale Park Subdivision. This roadway is unlikely to be constructed anytime in the future since the street would impact the WSSC storm drainage right-of-way.

parking spaces; however, these spaces do not conform to dimensional standards promulgated by the 1964 Zoning Ordinance for Prince George's County, which shall be a minimum of nine (9) feet wide and twenty (20) feet long. Moreover, the existing parking spaces do not conform to dimensional standards promulgated by § 27-558 of the Zoning Ordinance, which shall be nine and a half (9 ½) feet wide and nineteen (19) feet long. If the parking spaces conformed to the dimensional standards promulgated by the 1964 Zoning Ordinance, the site could accommodate a maximum of fifty-four (54) standard size parking spaces. According to an email dated June 28, 2021 from Michelle Hughes of the Permit Review Section of the Maryland-National Capital Park and Planning Commission (attached hereto as Attachment 3), the 1964 Zoning Ordinance required sixty-nine (69) standard size parking spaces, therefore parking requirements were not met on the date of construction and the Subject Property is nonconforming. There is no record of Prince George's County issuing a Use and Occupancy Permit or a multifamily rental license for the Subject Property. All rental licenses to date were issued by the Town of Riverdale Park. For this reason, the Applicant is seeking validation of Building Permit No. 47380-2014 issued on January 20, 2015 as being issued in error by Prince George's County in accordance with § 27-258 of the Zoning Ordinance.

I. CONFORMANCE TO § 27-258. VALIDATION OF PERMIT ISSUED IN ERROR.

"(g) Criteria for Approval.

(1) The District Council shall only approve the application if:

(A) No fraud or misrepresentation had been practiced in obtaining the permit,"

RESPONSE: There is no evidence that any fraud or misrepresentation took place in applying for the building permit.

"(B) If at the time of the permit's issuance, no appeal or controversy regarding its issuance was pending before any body,"

RESPONSE: There is no evidence to suggest that there was any appeal or controversy regarding the issuance of this permit pending before any body.

"(C) The applicant has acted in good faith, expending funds or incurring obligations in reliance on the permit,"

RESPONSE: Given that Prince George's County had issued this building permit for the Subject Property, the Applicant acted in good faith expending funds in purchasing the property and making improvements. Evidence to this effect will be presented at the Zoning Hearing on this application.

"(D) The application meets the criteria of Section 27-244 of this Subtitle;"

RESPONSE: Compliance with this section is discussed below.

"(E) The validation will not be against the public interest."

RESPONSE: The continued operation of the Subject Property will not be against the public interest. The Subject Property has been continuously operated as a multifamily apartment building since it was constructed around 1965. To the Applicant's knowledge, there have been no complaints from the surrounding community prior to, or since, purchasing the property. Moreover, this apartment building provides economical housing options within the Town of Riverdale Park. The exterior of the Property is well maintained by the Applicant (see Attachments 4, 5, 6, 7 and 8), while residents enjoy the benefits from the open space and other amenities in the immediate vicinity. The Northwest Branch of the Anacostia River and the Northeast Branch hiker/biker trail forms part of the larger Anacostia Stream Valley Trail abut the Property to the east, while north across Riverdale Road is a Town of Riverdale Park maintained playground, as well as Maryland-National Capital Park and Planning Commission maintained open space. Finally, residents remain connected to the region through public transportation since the Subject Property is served by Washington Metropolitan Area Transit Authority Bus Route F4, which connects the Subject Property to the New Carrollton Metro Station to the east and the Paul S. Sarbanes Transit Center (Silver Spring Metro Station) to the west via Prince George's

Plaza Metro Station. Through this bus route, residents have access to three (3) different Metrorail lines.

II. CONFORMANCE TO § 27-244. CERTIFICATION.

In November 2017 the County Council for Prince George's County amended § 27-258 of the Zoning Ordinance to require applications to demonstrate compliance with § 27-244. The Applicant respectfully submits that full compliance with § 27-244 is impracticable, if not impossible, because the provisions promulgated in § 27-258 were not originally designed—nor revised following adoption of CB-49-2017—to be compatible with § 27-244. Nevertheless, this application complies with the provisions of § 27-244, where applicable, for the reasons discussed in more detail below.

Section 27-244 (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 is not illegal (except as provided for in Section 27-246 and Subdivision 2 of this Division). Any person making use of or relying upon the certification that is violating or has violated any conditions thereof, or that the use for which the certification was granted is being, or has been exercised contrary to the terms or conditions of such approval shall be grounds for revocation proceedings in accordance with this Code."

RESPONSE: Approval of this application will permit the Subject Property to operate as a certified nonconforming use. Should this application be approved, the Subject Property will be used in conformance with the granted certification.

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

(1) The applicant shall file 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 one hundred eighty (180) consecutive calendar days between the time the use became nonconforming and the date when the application is submitted, or that conditions of nonoperation for more than one hundred eighty (180) consecutive calendar days were beyond the applicant's and/or owner's control, were for the purpose of correcting Code violations, or were due to the seasonal nature of the use;

(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.

(E) (i) In the case of outdoor advertising signs, the requirements of Section 27-244(b)(2)(B) are not applicable. Documentary evidence, including, but not limited to deeds, tax records, business records, approved plats or development plans, permits, public utility installation or payment records, photographs, and sworn affidavits, showing that the outdoor advertising sign was constructed prior to and has operated continuously since January 1, 2002.

(ii) Notwithstanding any provision of this Subtitle to the contrary, in the case of outdoor advertising signs that were in existence as of November 15, 2016, that were certified as nonconforming or could have been certified as nonconforming uses, but were removed prior to December 31, 2018, the owner may be certified pursuant to this Division, provided that the use is accepted as filed through an application for Certification of a Nonconforming Use on or before June 30, 2019.

(iii) Notwithstanding any provision of this Subtitle to the contrary, in the case of outdoor adverting signs that were in existence as of November 15, 2016, that were certified as nonconforming or could have been certified as nonconforming uses, but were removed after December 31,

> 2018, the outdoor advertising sign may be certified pursuant to this Division, provided that an application for Certification of a Nonconforming Use is filed and accepted for processing no later than 180 days after the outdoor advertising sign is removed. Upon approval of the application, a permit to reconstruct the sign may be issued, including a permit to construct a digital billboard provided that said use conforms with the requirements of Section 27-630.03 of this Subtitle."

RESPONSE: Use and Occupancy Permit No. 35661-2020 was filed on August 26, 2020 in accordance with the filing requirements established by the Prince George's County Department of Permitting, Inspections and Enforcement ("DPIE").

"(c) **Notice.**

(1) Notice of the proposed application shall be provided by the applicant in accordance with Section 27-125.01 of this Subtitle.

(2) The following notice provisions shall not apply to uses that, with the exception of parking in accordance with Section 27-549, occur solely within an enclosed building.

(3) The Planning Board shall post the property with a durable sign(s) within ten (10) days of acceptance of the application and accompanying documentation. The signs(s) shall provide notice of the application; the nature of the nonconforming use for which the permit is sought; a date, at least twenty (20) days after posting, by which written comments and/or supporting documentary evidence relating to the commencing date and continuity of such use, and/or a request for public hearing from a party of interest will be received; and instructions for obtaining additional information. Requirements regarding posting fees, the number, and the location of signs shall conform to the requirements set forth in Subsection (f), below. "

RESPONSE: The Applicant respectfully submits that compliance with the notice provisions of § 27-125.01 is not required for two reasons. First, the Validation of Permits Issued in Error is not included among the list of development applications that require informational mailings under Subsection (a) of this section. Second—assuming for the sake of argument that a Validation of Permit Issued in Error is included within the general category of "Nonconforming Use Certifications"—the notice provisions assume that applications will be filed with Maryland-National Capital Park and Planning Commission. Validation of Permit applications are not filed

with M-NCPPC, but rather with the Zoning Hearing Examiner's office after an application for a Use and Occupancy Permit has been filed with DPIE. Since this application is not one of the applications specifically directed to be filed with the M-NCPPC, this application will comply with the notice provisions of § 27-258(e), which requires posting the Subject Property 30-days prior to public hearing and the publication of notice within a County newspaper of record.

"(d) **Administrative review.**

(1) Except for outdoor advertising signs, if a copy of a valid use and occupancy permit is submitted with the application, where applicable a request is not submitted for the Planning Board to conduct a public hearing, and, based on the documentary evidence presented, the Planning Board's authorized representative is satisfied as to the commencing date and continuity of the nonconforming use, the representative shall recommend certification of the use as nonconforming for the purpose of issuing a new use and occupancy permit identifying the use as nonconforming, upon finding, within the administrative record for the application, that the use to be certified as nonconforming has no outstanding Code violations with the Department of Permitting, Inspections, and Enforcement regarding the property other than failure to have a use and occupancy permit. This recommendation shall not be made prior to the specified date on which written comments and/or requests for public hearing are accepted.

(2) For outdoor advertising signs, if satisfactory documentary evidence described in Section 27-244(b)(2)(E) is received, the Planning Board's authorized representative shall recommend certification of the use as nonconforming for the purpose of issuing applicable permits and certifying the use as nonconforming. This recommendation shall not be made prior to the specified date on which written comments and/or requests for public hearing are accepted.

(3) Following a recommendation of certification of the use as nonconforming, the Planning Board's authorized representative shall notify the District Council of the recommendation. Electronic notice of the recommendation for certification shall also be made by the Planning Board's authorized representative not later than seven (7) calendar days after the date of the recommendation. The Planning Director shall also publish the development activity report on the Planning Department's website.

(4) If the District Council does not elect to review the recommendation within thirty (30) days of receipt of the recommendation as authorized by Subsection (e), below, the representative shall certify the use as nonconforming.

(5) Subsections (3) and (4), above, and Subsection (e), below, shall not apply to uses that, with the exception of parking in accordance with Section 27-549, occur solely within an enclosed building."

RESPONSE: This application cannot be approved through the administrative review process, and this subsection is thus not applicable to this application.

"(e) **District Council review.**

(1) The District Council may, on its own motion, vote to review the Planning Board representative's recommendation, for the purpose of determining whether the use should be certified as nonconforming, within thirty (30) days of receipt of the recommendation.

(2) If the District Council decides to review the proposed certification, the Clerk of the Council shall notify the Planning Board of the Council's decision. Within seven (7) calendar days after receiving this notice, the Planning Board shall transmit to the Council all materials submitted to it in connection with the application.

(3) The Zoning Hearing Examiner shall conduct a public hearing on the application. The Zoning Hearing Examiner shall make the same findings required for Administrative review or approval by Planning Board required in this Section, as well as any other applicable prescriptions regulating the proposed use specified within any other applicable Subtitle of this Code.

(4) The Zoning Hearing Examiner shall file a written recommendation with the District Council within thirty (30) days after the close of the hearing record.

(5) Any person of record may appeal the recommendation of the Zoning Hearing Examiner within fifteen (15) days of the filing of the Zoning Hearing Examiner's recommendation with the District Council. If appealed, all persons of record may testify before the District Council.

(6) Persons arguing shall adhere to the District Council's Rules of Procedure, and argument shall be limited to thirty (30) minutes for each side, and to the record of the hearing.

(7) The District Council shall affirm the certification only if it finds that a nonconforming use exists and has continuously operated, and upon finding, within the administrative record for the application, that the use to be certified as nonconforming has no outstanding Code violations with the Department of Permitting, Inspections, and Enforcement regarding the property, other than failure to have a use and occupancy permit.

(8) The District Council shall make its decision within forty-five (45) days from the filing of the Zoning Hearing Examiner's recommendation. Failure of the Council to take action within this time shall constitute a decision to certify the use."

RESPONSE: This provision is inapplicable because there will be no administrative decision by a representative of the Planning Board for the District Council to review. Instead, the District Council has authority to hear and decide this application under § 27-258(f) of the Prince George's County Code.

"(f) **Planning Board review.**

(1) Required hearing.

(A) If a copy of a valid use and occupancy permit is not submitted with the application, if the documentary evidence submitted is not satisfactory to the Planning Board's authorized representative to prove the commencing date or continuity of the use, or if a public hearing has been requested by any party of interest challenging the commencing date and/or continuity of the use, the Planning Board shall conduct a public hearing on the application for the purpose of determining whether the use should be certified as nonconforming.

(2) Application for certification.

(A) Whenever the Planning Board will hold a hearing on a certification of the use as nonconforming, the applicant shall complete the appropriate form provided by the Planning Board.

(3) At least seven (7) calendar days prior to the public hearing, the Planning Board shall send written notice of the date, time, and place of the hearing to the applicant and to all persons of record.

(4) Planning Board action.

(A) The Planning Board may decide to either grant or deny certification of the use as nonconforming. If it decides to certify that a nonconforming use actually exists and has continuously operated and upon finding, within the administrative record for the application, that the use to be certified as nonconforming has no outstanding Code violations with the Department of Permitting, Inspections, and Enforcement regarding the property, other than failure to have a use and occupancy permit.

(B) The recommendation of the Planning Board shall be in the form of a resolution adopted at a regularly scheduled public meeting. The resolution shall set forth findings of fact and conclusions of law in support of the Planning Board's recommendation.

(C) The Planning Board shall send a copy of the resolution to all persons of record.

(5) District Council election to review; Appeal of Planning Board's recommendation.

(A) The recommendation of the Planning Board may be appealed by any person of record to the District Council by filing an appeal with the Clerk of the Council. In addition, and notwithstanding any appeal of the Planning Board's recommendation filed by a person of record, the District Council may, on its own motion, vote to review the Planning Board's recommendation for the purpose of making a final decision as to whether the use should be certified as nonconforming.

(B) The appeal shall be filed, or District Council vote to review the Planning Board recommendation shall occur, within thirty (30) calendar days after the resolution of the Planning Board was mailed. If no appeal is filed, and the District Council does not elect to review the recommendation of Planning Board within thirty (30) calendar days after the resolution of the Planning Board is mailed, the Planning Board's recommendation shall become the final decision as to the application to certify the use as nonconforming.

(C) Before the District Council makes a decision on the application, it shall hold a public hearing.

(D) The Council may decide to affirm, reverse, or modify the recommendation of the Planning Board. The decision of the Council shall be based on the record made before the Planning Board. No new evidence shall be entered into the record of the case unless it is remanded to the Planning Board and a rehearing is ordered."

RESPONSE: The Planning Board is not authorized to hear applications for Validation of Permits Issued in Error pursuant to § 27-258 of the Prince George's County Code.

"(g) **Applicability.**

(1) This Section shall not apply to nonconforming buildings or structures occupied by conforming uses. (See Section 27-243.03.)"

RESPONSE: This does not apply to the subject application.

III. CONCLUSION

For all of the above-stated reasons, the Applicant respectfully requests that this request for Validation of a Permit Issued in Error for the Subject Property, to continue to operate as a multifamily apartment building with fifty-five (55) dwelling units, be approved.

Respectfully submitted,

O'MALLEY, MILES, NYLEN & GILMORE, P.A.

By: _____

Nathaniel Forman
7850 Walker Drive, Suite 310
Greenbelt, MD 20770
(301) 572-3237

Attorney for Applicant

1 Issue
Adv. 9/16/21

ZONING HEARING
ZONING HEARING ON THE FOLLOWING APPLICATION
WILL BE HELD BY THE ZONING HEARING EXAMINER ON

Wed., October 20, 2021
1:30 P.M.

Virtual Hearing

For information on how to participate in the hearing please call the ZHE Office at 301-952-3644, email ZHE@co.pg.md.us or visit the County Website at https://pgccouncil.us/LIVE

VALIDATION OF PERMIT ISSUED IN ERROR:

Riverdale (19) ELECTION DISTRICT:

No. ERR-284 -- Application of JH Calvert Park, LLC, for VALIDATION OF PERMIT ISSUED IN ERROR, Building Permit No. 47380-2014, at the property containing approximately 1.211 acres of land, zoned R-10, improved with one 5-story apartment building with 55 dwelling units, identified as 5023 Riverdale Road, Riverdale Park, Maryland 20737.

By Order of the County Council
Prince George's County, Md.
Calvin S. Hawkins, II, Chair

Attest:
Donna J. Brown
Clerk of the Council

Office of the Clerk of the Council
County Administration Bldg., Rm.2198
Upper Marlboro, MD. 20772

TO BE PAID BY CREDIT CARD
or
Enquirer Gazette-Please Bill

SIGN POSTING AND INSPECTION AFFIDAVIT

I, Jay Silver, hereby certify that the subject property was posted with
(print or type name)

Two (2) sign(s) on 9/20/2021
specify number) (date)

I further certify that the signs were inspected no later than the 15th day of posting and were maintained in a reasonable manner.

Signature: Jay Silver

Application Numbers: ERR-284 Name: **JH Calvert Park, LLC**

Date: 9/20/2021

Address: 5023 Riverdale Rd, Riverdale MD 20737

Telephone: 410-218-2266

Capacity in which you are acting: Agent
(Owner, Applicant, Agent)

NOTE: Attach **legible** photograph(s) showing sign(s) in place. Return this affidavit and photographs to the Zoning Hearing Examiner no later than 15 days prior to the scheduled Zoning Hearing Examiner meeting (see attached map for posting locations).

* * * * * *

The affidavit must be received no later than 15 days prior to the Zoning Hearing Examiner hearing. Failure to deliver the affidavit may result in rescheduling your hearing date or a recommendation for denial of the application.

-01

SIGN POSTING INFORMATION

Application Number: ERR-284

Applicant(s) Name: JH Calvert Park, LLC

Date sign(s) were transmitted to applicant or applicant's agent: 9/3/2021

Number of signs transmitted: Two (2)

Person to whom signs were transmitted: Jay Silver **(Print)**

Jay Silver **(Signature)**

Capacity in which that person was acting: Agent
(owner, applicant, agent)

Date of scheduled Zoning Hearing Examiner meeting: October 20, 2021

Last date sign(s) can be posted: September 20, 2021

ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# ERR 284
ERR-284
For more info, Please contact 301-952-3644
or Email: ZHEG CO.PG.MD.US
DATE: 11-03-2021
TIME: 9:30 A.M.
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov

ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# ERR-284
ERR-284
For mor info Please call 301-952-3644
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www.princegeorgescountymd.gov

Zoning Hearing Examiner
Prince George's County • 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 • 301-952-3644

NOTICE OF VIRTUAL HEARING

Application Number: ERR-284

Applicant(s) Name: **JH Calvert Park, LLC**

Date and time of scheduled Zoning Hearing Examiner meeting: October 20, 2021 at 1:30 P.M.

Description of Request: Application of JH Calvert Park, LLC, for VALIDATION OF PERMIT ISSUED IN ERROR, Building Permit No. 47380-2014, for the erection of a six (6) foot fence to enclose a dumpster on approximately 1.211 acres of land, zoned R-10 (Multifamily High Density Residential), improved with a single five (5) story multifamily apartment building with 55 dwelling units, located approximately 530 feet east of its intersection with Taylor Road and identified as 5023 Riverdale Road, Riverdale Park, Maryland 20737.

* * * * * * * * *

Attention: Due to the current state of the novel coronavirus (COVID-19) pandemic, and the implications of the Council's Emergency Resolutions including, CR-35-2020, the Zoning Hearing Examiners Office is operating under emergency procedures. As authorized by CB-33-2020, all or a portion of the hearing will be conducted virtually and in accordance with District Council Rules of Procedure.

Requests to become Persons of Record should be submitted electronically by email to: ZHE@co.pg.md.us no later than 5:00 p.m. on August 16, 2021. Persons of Record will receive an email with information to join the virtual meeting platform. **Once you have received your Notice of Hearing, please provide an email address to ZHE@co.pg.md.us**

If you have not viewed the documents you can find them at https://pgccouncil.us/LZIS. Once there select "Guide", then "ZHE", then the application name and hearing date, then "meeting details" and finally "attachments".

Upon notification of an evidentiary hearing before the Zoning Hearing Examiner, any interested party shall submit documents for the record in person, by email, by other electronic portals, or in the County provided drop box. **A copy of all large Site Plans or other documents must be submitted in person or the County provided drop box.** All documents for the record shall be submitted no later than five (5) business days before the scheduled evidentiary hearing. With permission from the Zoning Hearing Examiner, a party may submit supplemental documents for the record. Any interested party may contact The Office of the Zoning Hearing Examiner to receive a paper copy of a document if the document is not accessible online

The Zoning Hearing Examiner shall not be responsible for resolving any technical difficulties incurred by any person participating in a virtual/remote hearing.

This notice is for informational purposes only. Per CB-1-2004 you have received this Notice of Public Hearing because you signed up to become a Person of Record. If you have any questions, please contact the Zoning Hearing Examiner at email ZHE@co.pg.md.us. or call (301) 952-3644.

DATE MAILED BY US POSTAL SERVICE/EMAILED: July 16, 2021 to Persons of Record (List attached to original in file)