

District of Columbia Department of Housing and Community Developmen Housing Regulation Administration — Rental Accommodations Division (RAD) 1800 Martin Luther King Jr. Avenue SE, 2nd Floor Washington, DC 20020

Washington, DC 20020 (202) 442-7200

RAD Date Stamp

Internal Use Only				
C/O current				
yes no n/a				
BBL current	yes _no			
Reg current	yes Ino			

CERTIFICATE OF NOTICE TO RAD OF ADJUSTMENTS IN RENT CHARGED

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS

ľ,	Smith Property Holdings Van Ness LP , declare, affirm and ratify as follows: (Housing Provider's Name)							
1	I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)							
	(address) Archstone Van Ness, 3003 Van Ness Street, N.W.							
	Washington, D.C. 20008							
2.	My business address is (No P O Box) 2345 Crystal Drive, 11th Floor, Arlington, VA 22202	DE TO THE TO THE TOTAL T						
3.	My business telephone number and email address are:	of House						
4	The Certificate of Occupancy number for the Housing Accommodation is B175541	- 						
5.	My Basic Business License number is 54002038 and expires on (date). 10	/31/2011						
6.	My RAD Registration Number for the Housing Accommodation is: 54002038							
7.	Attached hereto are the following documents related to the adjustment(s) in the rent characteristic Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Not Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Apple of Adjustments in Rent(s) Charged."	ice to Tenants of						
8.	The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."							
9.	The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct							
to the to be	clare, affirm and ratify under penalty of perjury that the foregoing information is complete best of my knowledge. I fully understand and acknowledge that my signature below she the taking of an oath or affirmation regarding all of the information provided herein, to ctions for perjury, false swearing or false statements under D C OFFICIAL CODE §§ 22 (Supp 2008), respectively, shall apply.	hall be deemed which the						
Smi	th Property Holdings Van Ness LP	DEC 2 2 2009						
	using Provider's Printed Name Housing Provider's Signature	Date [.]						
	1 /							

(with Continuation Page)

Unit	Tenant(s) Name(s)	Prior	New	Dollar	Percent	Section	Date	Effective	213(a)(2)	Type of
No.		Rent	Rent	(\$)	(%)	of Act	Tenant	Date of	Rental	Service
					Change	-	Served	Rent	Unit No.*	(No-is
	•	-		,	_		with	Adjustment		below)
							Notice 1			
S814	Tanisha Elliot	1992	1955	-37	-19	n/a		12/15/2009		
S816	Warren S Riley	1852	1475	-377	-20 4	п/а		12/05/2009		
W\$05	Stephanie Buszczar Charly Mar	1746	1805	59	3 4	213(a)(1)	•	12/05/2009		
W818	Silvia Espindola	1930	1925	-5	-03	n/a		12/04/2009		
W1107	Clarence Stanback	1620	1345	-275	-17	n/a		12/09/2009		

Section	Description
of Act	
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE State in the Appendix the
•	Substantially Identical Rental Unit used for the
	Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Page 2 of 2

(04/09)



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ity Developmen RAD Date Stamp
Division (RAD)

(202) 442-4610
CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED

Internal Use Only				
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☐yes ☐no ☐n/a				
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2.	My business address is (No P.O. Box):
	2345 Crystal Drive, 11th Floor, Arlington, VA 22202 호크 등 유분
3.	My business telephone number and email address are:
	703-769-1028, lbrookins@archstonemail.com
4.	The Certificate of Occupancy number for the Housing Accommodation is B143476
5.	My Basic Business License number is 54002038 and expires on (date): 10/31/2009
6.	My RAD Registration Number for the Housing Accommodation is: 54002038
7.	Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
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Smi	ith Property Holdings Van Ness LP Shatell Broken DEC 0 4 2009
Ho	using Provider's Printed Name Housing Provider's Signature Date:

(with Continuation Page)

Unit No.	Tenant(s) Name	e(s) <u> </u>	Prior Rent	New Rent	(\$).	Percent (%) Change	Section of Act	Date Tenant Served	Effective. Date of Rent	213(a)(2) Rental Unit No.*	Type of Service (No. is
	-	· -	i	, .	Change	Change		with Notice ¹	Adjustment		below)
S1005	Yuping Li & Ronald Burr		2044	1860	-184	-9	n/a		11/29/2009		

Section	Description .
of Act	
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Smith Property Holdings Van Ness LP Housing Provider's Printed Name

2405 (Supp. 2008), respectively, shall apply.

Date:

(with Continuation Page)



Section Solvact	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
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212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE — State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
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	3 4 5

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Page 2 of 2 (04/09)

Department of Consumer & Regulatory Affairs Housing Regulation Administration Rental Accommodations and Conversion Division

Vietnam News Agency, Dzung Nguyen Quoc 3003 Van Ness Street, N W Apt # W408 Washington, DC 20008

Signature of Owner/Agent

Archstone Van Ness Registration No & Date 54002038-11/07/1985
Date Of Notice 07/29/2009

No	otice of Increase in Rent Ch	narged E.C.
In accordance with the provisions of t charged for your rental unit will be inc	the Rental Housing Act of 1985	
Your current rent charged is: \$ 2,30 Your new rent charged is: \$ 2,41	-	
The basis of the increase in rent char	ged is as follows:	
☑ Under section 208(h)(2) of the Act based on the increase in the Consumor disabled, the maximum increase in \$0%. For other tenants, the maximum 20%, but not more than 10.0%. The for the rent-control year May 1st 200 ☐ Alternatively, a housing provider much a housing petitions based on capital in rehabilitation or agreement with sever	ner Price Index (CPI) For tenar is rent charged is the CPI percer im percentage increase in rent of CPI percentage published by the 19 through April 30th 2010 is 4.8 hay seek an allowable increase inprovements, changes in service thy percent of the tenants. If an	nts qualified under the Act as elderly ntage, but not more than charged is the CPI percentage plus he Rental Housing Commission 3% under other provisions of the Act, ses and facilities, hardship, substantial by such authorized increase is
partially implemented now, the balance	ce may be implemented later. To e Act	The increase in rent charged is
partially implemented now, the balance based on the following provision of the	ce may be implemented later. To e Act	The increase in rent charged is
partially implemented now, the balance	type of increase	the increase in rent charged is sincrease authorized
partially implemented now, the balance based on the following provision of the	e Act	\$
partially implemented now, the balance based on the following provision of the section of Act	type of increase case number, if applicable the rent increase is in compliant crease; and (3) the rental unit annual compliance with the District.	date of decision, if applicable nee with the Act; (2) at least one and the common elements of the ct of Columbia Municipal Housing
section of Act effective date of authorization The housing provider certifies that (1) rear has passed since the last rent including accommodation are in substance to have the right to request that the his notice if you believe it is improper Suite 7100 at 941 North Capitol Street enant rights and sources of technical Housing Provider, in the RACD office	type of increase case number, if applicable the rent increase is in compliant crease; and (3) the rental unit a antial compliance with the District compliance is the result of tena Rental Accommodations and C You may contact RACD on 2 t, N.E., Washington, DC 20002 assistance are available in the and on line at www.dcra.dc.gov	date of decision, if applicable noce with the Act; (2) at least one and the common elements of the ct of Columbia Municipal Housing int neglect or misconduct conversion Division (RACD) review 02-442-4477. RACD is located in 2. A more detailed summary of RACD pamphlet available from the
section of Act section of Act effective date of authorization The housing provider certifies that (1) the housing accommodation are in substance that any none of the housing accommodation are in substance that the his notice if you believe it is improper Suite 7100 at 941 North Capitol Street enant rights and sources of technical	type of increase case number, if applicable the rent increase is in compliant crease; and (3) the rental unit a antial compliance with the District compliance is the result of tena Rental Accommodations and C You may contact RACD on 2 t, N.E., Washington, DC 20002 assistance are available in the and on line at www.dcra.dc.gov	date of decision, if applicable noce with the Act; (2) at least one and the common elements of the ct of Columbia Municipal Housing int neglect or misconduct conversion Division (RACD) review 02-442-4477. RACD is located in 2. A more detailed summary of RACD pamphlet available from the

Name of Owner/Agent

RACD Form 1 (rev 8/06)



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(202) 442-4610

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Internal Use Only
C/O current
yes no n/a
BBL currentyesno

Reg current __yes __no

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Washington, D.C. 20008	
200	٠,
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2345 Crystal Drive, 11th Floor, Arlington, VA 22202	<u> </u>
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4. The Certificate of Occupancy number for the Housing Accommodation is B143476	
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7. Attached hereto are the following documents related to the adjustment(s) in the rent charged Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Append of Adjustments in Rent(s) Charged."	to Tenants of
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Smith Property Holdings Van Ness LP	NV 2 4 2009
	0 v 2 4 2005 Date:

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior	New		Percent		Date-	Effective	213(a)(2)	Type of
No.		Rent	Rent	(\$)-	(%)	of Act	Tenant	Date of	-Rental	Service (No. is
		· 🚅		Change	Change		Served with	Rent Adjustment	Unit No.*	-below)
.				,	7		Notice ¹	- valuazinient		
S223	Cynthia Glasser	1646	1758			208(h)(2)	07/29/2009	11/01/2009		- 4
S321	Matt Robbins	1435	1533	98	68	208(h)(2)	07/29/2009	11/01/2009		4
S403	Elizabeth Laurencin .	2034	2172	138	68	208(h)(2)	07/29/2009	11/01/2009		4
S420	Marek Belka	2320	2478	158	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S623	Hella Bel Hadj Amor	1710	1826	116	68	208(h)(2)	07/29/2009	11/01/2009		4
S812	Jacqueline Lucas & Sara Bronnenkant	1950	2083	133	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S825	Jonathan Kossak & Adam Kossak	270 5	2889	184	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S910	Elaine Schenberg	1740	1824	84	4.8	208(h)(2)	07/29/2009	11/01/2009		4
W403	Denise Robinson	1458	1557	99	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W408	Vietnam News Agency	2308	2465	157	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W508	Sean Wallace, Iden Baghdadchi, Daniel Ross	2449	2616	167	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W515	Gladys Leithauser	1983	2118	135	68	208(h)(2)	07/29/2009	11/01/2009		4
W604	Alan Loeb	1810	1933	123	I	208(b)(2)	07/29/2009	11/01/2009		4
W712	Luke Barron	1935	2067	132	68	208(h)(2)	07/29/2009	11/01/2009		4
W810	Ana Urrechaga	2120	2264	144	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W915	Nathan Borgford-Pamell, Valkyrie Hanson	2076	2217	141	68	20 8(h)(2)	07/29/2009	11/01/2009	_	4
W928	Dave Sterrett	3010	3215	205	6.8	208(h)(2)	07/29/2009	11/01/2009		4
\$1113	Andrew Reiver	1575	1682	107	68	208(h)(2)	07/29/2009	11/01/2009		4
W1107	Maria Bennaton	1517	1620	103	6.8	208(h)(2)	07/29/2009	11/01/2009		4

Page 2 of 3 (04/09)

Section of Act	Description
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¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

(04/09)

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

Cynthia Glasser 3003 Van Ness Street, N W Apt # S223 Washington, DC 20008

Archstone Van Ness Registration No & Date 39605235-11/07/1985

**************************************	Date Of Notice 07/29/2009	104
Notice of I	ncrease in Rent Charged	A KOV
in accordance with the provisions of the Rental	Housing Act of 1985 as amended (the set forth below	"Act") the rent
Your current rent charged is: \$ 1,646	he increase in your rent charged is \$	112 3 E T
Your new rent charged is: \$ 1,758	he effective date is.	11/01/2009 💬
The basis of the increase in rent charged is as t	follows:	32
based on the increase in the Consumer Price Is or disabled, the maximum increase in rent char 5.0%. For other tenants, the maximum percent 2.0%, but not more than 10.0%. The CPI perceifor the rent-control year. May 1st 2009 through Alternatively, a housing provider may seek a including petitions based on capital improveme rehabilitation or agreement with seventy percerpartially implemented now, the balance may be	ged is the CPI percentage, but not mo tage increase in rent charged is the CI entage published by the Rental Housir April 30th 2010 is 4.8% in allowable increase under other provints, changes in services and facilities, it of the tenants. If any such authorize	ore than PI percentage plus ng Commission visions of the Act, hardship, substantial and increase is
based on the following provision of the Act:	ę.	
section of Act type	of increase increase	e authorized
### = == = = = = = = = = = = = = = = =		ision, if applicable
The housing provider certifies that (1) the rent in year has passed since the last rent increase; as housing accommodation are in substantial com Regulations (Title 14) or that any noncompliance	nd (3) the rental unit and the common pliance with the District of Columbia Note is the result of tenant neglect or mis	elements of the lunicipat Housing conduct
You have the right to request that the Rental Adhis notice if you believe it is improper You ma Suite 7100 at 941 North Capitol Street, N.E., Waterland to the sources of technical assistances.	y contact RACD on 202-442-4477. R ashington, DC 20002. A more detail se are available in the RACD pamphle	ACD is located in led summary of
Housing Provider, in the RACD office and on lin	ne at www.dcra dc gov	
Elzeth Brookens		
	Archstone Communities LLC	_
Signature of Owner/Agent	Name of Owner/Agent	RACD Form 1 (rev 8/06)



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Reg current ___yes __no

RAD Date Stamp

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(with Continuation Page)

	06/01/2010	08(h)(2) 03/19/2010 06/01/2010	208(h)(2)	0 05		1478	1477		JĊT	William Poyner	3101
		·Notice 1		;		اینس د	ų, U	•			
	Adjustment	with .			ť	••					
Unit No.*	Rent	Served		Change	Change Change						•
Renta	Ţ	Tenant	of Act	3	€	Rent	Rent				No
213(a)(2)	Effective	Date	Section	Percent	Dollar Percent		-Prior	enant(s) Name(s)	. Tenai	•	Unit

Voluntary Agreement	215
Substantial Rehabilitation	214
Highest Comparable Vacancy Increase (30% max)	
Substantially Identical Rental Unit used for the	*
213(a)(2) IF APPLICABLE State in the Appendix the	213(a)(2)
213(a)(1) Vacancy (10%)	213(a)(1)
Hardship Petition	212
Change in Services/Facilities	211
Capital Improvement	210
208(h)(2) Annual Increase of General Applicability (CPI-W based)	208(h)(2)
•	of Act
Description	Section

6 Priority mail with delivery confirmation	6	PRIORITY
Certified mail	5	CERTIFIED
First class mail	4	MAIL
Personal service on an authorized representative of the Tenant(s)	ω	AGENT
Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)	. 2	ADULT
Personal service on Tenant	-	TENANT
		Service
Description	No.	Type of

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Department of Consumer & Regulatory Affairs Housing Regulation Administration Rental Accommodations and Conversion Division

2010 JUN 30 P 1: 20

2010 334 .	10 1 1-20		
	TEGULATION .		
William Poyner 3003 Van Ness Street, N.W. Apt # S101 Washington, DC 20008	Archstone Van N Registration No Date Of Notice 0	& Date 5400	2038-11/07/1985
•	ncrease in Rent Charg		
In accordance with the provisions of the Renta charged for your rental unit will be increased a	l Housing Act of 1985 as a s set forth below	mended (the	"Act"), the rent
Your current rent charged is: \$ 1,477	The increase in your rent o	harged is: \$	1
Your new rent charged is \$ 1,478	The effective date is		06/01/2010
The basis of the increase in rent charged is as	follows		
based on the increase in the Consumer Price or disabled, the maximum increase in rent cha 5.0%. For other tenants, the maximum percer 2.0%, but not more than 10.0%. The CPI percer for the rent-control year. May 1st 2010 through a Alternatively, a housing provider may seek including petitions based on capital improvement abbilitation or agreement with seventy percerpartially implemented now, the balance may be be a seed on the following person of the Alternative percentage.	rged is the CPI percentage intage increase in rent charge entage published by the Rh April 30th 2011 is 0.05% an allowable increase under ints, changes in services and of the tenants. If any su	e, but not mo ged is the CF ental Housin er other provind facilities, ch authorize	re than PI percentage plus ag Commission usions of the Act, hardship, substantial d increase is
based on the following provision of the Act		\$	
section of Act type	e of increase		authorized
effective date of authorization case The housing provider certifies that (1) the rent year has passed since the last rent increase, a housing accommodation are in substantial con Regulations (Title 14) or that any noncompliant You have the right to request that the Department this notice if you believe it is improper. You may 1800 Martin Luther King Jr. Avenue SE, 2nd Fittenant rights and sources of technical assistant Housing Provider, in the DHCD office and on light and sources.	and (3) the rental unit and the pliance with the District of the is the result of tenant need to flow the plant of Housing and Commany contact DHCD on 202-4 loor, Washington, DC 200 to are available in the DHC.	with the Act, the common of Columbia Meglect or misseunity Develo 42-7200 Di 20 A more	elements of the funcipal Housing conduct pment (DHCD) review HCD is located at detailed summary of
<u> </u>	Archstone Communities LLC	<u> </u>	
Signature of Owner/Agent	Name of Owner/A	gent	RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development Housing Regulation Administration -- Rental Accommodations Division (RAD) 1800 Martin Luther King Jr Avenue SE, 2nd Floor

Washington, DC 20020 (202) 442-7200

CERTIFICATE OF NOTICE TO RAD OF ADJUSTMENTS IN RENT CHARGED

RAD Date Stamp

Internal	<u>Use Only</u>
C/O c	urrent
yes [no 🔲 n/a
BBL current	yes 🗌 no
Reg current	☐yes ☐no

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

	·
1,	Smith Property Holdings Van Ness LP , declare, affirm and ratify as follows.
	(Housing Provider's Name)
i.	I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
	(address). Archstone Van Ness, 3003 Van Ness Street, N.W.
	Washington, D.C. 20008
2	My business address is (No P.O. Box):
2	2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3	My business telephone number and email address are: 703-769-1028, Ibrookins@archstonemail.com
4	The Certificate of Occupancy number for the Housing Accommodation is B175541
5.	My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6.	My RAD Registration Number for the Housing Accommodation is: 54002038
7	Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases), and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged"
8.	The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9.	The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.
to 1 to 1 san	eclare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed be the taking of an oath or affirmation regarding all of the information provided herein, to which the actions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & OS (Supp 2008), respectively, shall apply.
Sm	hith Property Holdings Van Ness LP

Date:

Housing Provider's Printed Name

g Provider's Signature

(with Continuation Page)

4	06/01/2010		03/19/2010	0 05 208(h)(2)	0 05		2467	2466	Florence Rossi	W328
4	06/01/2010		03/19/2010	2 05 208(h)(2)		40	1985	1945	Embassy of Egypt	M316
4	06/01/2010	-	03/19/2010	0.05 208(h)(2)	0.05	1	1686	1685	Eleanore Elser	50£/M
4	06/01/2010	├─	03/19/2010	2 05 208(h)(2)		35	1752	1717	Elizabeth Turrell	W224
4	06/01/2010		03/19/2010	2 05 208(h)(2)		37	1862	1825	Calixte Ahokpossi	W220
4	06/01/2010	06/01	03/19/2010	2.05 208(h)(2)		35	1761	1726	Donald Ward	W214
4	06/01/2010	06/01	03/19/2010	2 05 208(h)(2)		31	1524	1493	Thomas Jenkins	W132
4	06/01/2010	06/01	03/19/2010	2 05 208(h)(2)		36	1811	1775	Stephanie Sai, Vida Lina Alpuerto	W114
4	06/01/2010	06/01	03/19/2010	2.05 208(h)(2)		30	1491	1461	Rebecca Diamond	W103
4	06/01/2010	06/01	03/19/2010	2 05 208(h)(2)		38	1913	1875	Enca Sarti	\$065
4	06/01/2010	10/90	03/19/2010	2 05 208(h)(2)		36	1799	1763	Pairicia Castro	S903
4	06/01/2010	10/90	03/19/2010	2.05 208(h)(2)		50	2504	2454	Stephanie Anderson	106S
4	06/01/2010	10/20	03/19/2010	0 05 208(h)(2)		ı	1022	1021	Paolo Foscherari	809S
4	06/01/2010	10/90	03/19/2010	2 05 208(h)(2)		39	1949	1910	Keiko Namba	S603
4	06/01/2010	10/90	03/19/2010	2.05 208(h)(2)		35	1743	1708	Jerrica Morris-Frazier	S\$17
4	06/01/2010	06/01	03/19/2010	2 05 208(h)(2)		32	1592	1560	Lesite Atherholt	S515
4	06/01/2010	06/01	03/19/2010	2 05 208(h)(2)		33	1624	1591	Mary Ellen Nunes	S514
4	06/01/2010	06/01	03/19/2010	2.05 208(h)(2)		32	1577	1545	Zeinab Adham	S511
4	7010	06/01/2010	03/19/2010	2 05 208(h)(2)		33	1638	1605	Leonardo Franco	S405
4	/2010	06/01/2010	03/19/2010	2 05 208(h)(2)		44	2200	2156	Embassy Republic Of Bulgaria, Marinela Petkova	S302
4	72010	06/01/2010	03/19/2010	2 05 208(h)(2)		57	2827	2770	Arnola Really	S224
4	/2010	06/01/2010	03/19/2010	2 05 208(h)(2)		61	3049	2988	Patt Schaffhausen & Charles Schulke	S202
Service No. is	Actr ATenant U. Date of Y. Rental Service Rental Unit No. 18 (No. 18 With Adjustment Notice Service Service)	Adjus	Served -	of Act	Ghange	Change Change	The state of the s	A STATE OF		No.
Jype of	tiνe : 213(a)(2)	: Effec	;_:Date_	Sections	Percent	Dollar	New	Prior	Tenani(s) Name(s) 4:17:4:1	illnit.
					4207		Will Collingation 1	CALITY		

Page 2 of 4

(with Continuation Page)

		WILL C	OH HILLING	Will Continuation rake	To.					
V Chit	、		New."	Dollar.	Percent	Dollar Percent Section	·Date ·. ·Tenant ·	Effective;	3213(ā)(2). Typc.of	Type.of Service.
	· · · · · · · · · · · · · · · · · · ·	. None	ı veri	Change	Change		Served	Rent	Unit No.	No is
· .					1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		With Notice 1	Adjustment	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	below)
W426	Jill Pokomey	2050	2092	42	2 05	2 05 208(h)(2)	03/19/2010	06/01/2010		4
W432	Adam Hunzeker, Jin Chung	2618	2672	54	2 05	2 05 208(h)(2)	03/19/2010	06/01/2010		4
₩516	Arthur Levine	1926	1965	39	2 05	2 05 208(h)(2)	03/19/2010	06/01/2010		4
W518	Carla Bosco	1849	1887	38	2 05	2 05 208(h)(2)	03/19/2010	06/01/2010		4
W530	Marvin Levy	2112	2113	1	0 05	0 05 208(h)(2)	03/19/2010	06/01/2010		4
W608	Linda J Coble	2279	2326	47	2 05	2 05 208(h)(2)	03/19/2010	06/01/2010		4
119M	Saadia Mahmud	2108	2151	#3	2.05	2.05 208(h)(2)	03/19/2010	06/01/2010		4
W619	Rachel Gross	1875	1913	38	2 05	2 05 208(h)(2)	03/19/2010	06/01/2010		4
W620	Barry Moyer	2119	2120	1	0 05	0 05 208(h)(2)	03/19/2010	06/01/2010		4
W718	isabelle Daverne	2222	2223	1	0 05	0 05 208(h)(2)	03/19/2010	06/01/2010		4
\$08M	Charlotte Greenhut	2208	2209	-	0 05	0 05 208(h)(2)	03/19/2010	06/01/2010		4
W817	Marc Chapman, Rebecca Chapman	1709	1744	35	2 05	2 05 208(h)(2)	03/19/2010	06/01/2010		4
W823	Evn Prsa Simonovic	2055	2097	42	2 05	2 05 208(h)(2)	03/19/2010	06/01/2010		4
W825	Ken B Blagbum, Asmara Sium	1381	1409	28	2.05	2.05 208(h)(2)	03/19/2010	06/01/2010		4
W829	Bakar Ould Abdallah, Nelly Daynac	2103	2146	43	2 05	2 05 208(h)(2)	03/19/2010	06/01/2010		4
W919	Embassy Of Czech	1927	1967	40	2 05	2 05 208(h)(2)	03/19/2010	06/01/2010		4
W925	Breanne Fitzsimmons, Kelly Allen	1705	1740	35	2.05	2.05 208(h)(2)	03/19/2010	06/01/2010		4
8001S	Kay Gilley	2115	2158	43	2 05	2 05 208(h)(2)	03/19/2010	06/01/2010		4
S1012	Julie Sandler Kathleen Hall	1955	1995	40	2 05	2 05 208(h)(2)	03/19/2010	06/01/2010		4
\$1013	Sebastian Guderian	1820	1857	37	2 05	2 05 208(h)(2)	03/19/2010	06/01/2010		4
S1102	Inga-Karen Reilly	2258	2259	1	0 05	0 05 208(h)(2)	03/19/2010	06/01/2010		4
\$1109	David Wise	1122	1145	23	2 05	2 05 208(h)(2)	03/19/2010	06/01/2010		4

Page 3 of 4

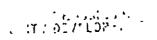
(with Continuation Page)

4		06/01/2010	03/19/2010	0 05 208(h)(2)	0	. 10	2042	2041	W1109 Rose Savadow	H 6011M
4		06/01/2010	03/19/2010	2 05 208(h)(2)		38	1894	1856	W1105 Michael Park, Marc Ambinder	W1105
4		06/01/2010	03/19/2010	0 05 208(h)(2)	0 0		2831	2830	W I 101 Lucy Mallan	W1101
4		06/01/2010	03/19/2010	0 05 208(h)(2)	2 00		3005	3003	W1028 Frieda Wormley	W1028
4		06/01/2010	03/19/2010	2 05 208(h)(2)		39	1949	1910	W1017 James Howell	W1017 J
4		06/01/2010	03/19/2010	2 05 208(h)(2)		46	2313	2267	W 1009 Melissa Diemand, Amy Pepin, Darby Reppart	M 1009
below)		Adjustment	with Notice ¹				• • •			
No is	Unit No.* (No is			36	Change Change	Change				*
Service	Rental	Date of	Tenant	of Act	3	- ⊗	Rent	Rent		No.
Type of	213(a)(2) Type of	Effective	Date	nt Section	Dollar Percent Se	Dollar	New	Prior	Tenant(s) Name(s)	Unit

Voluntary Agreement	215
Substantial Rehabilitation	214
Highest Comparable Vacancy Increase (30% max)	
Substantially Identical Rental Unit used for the	*
213(a)(2) IF APPLICABLE State in the Appendix the	213(a)(2)
213(a)(1) Vacancy (10%)	213(a)(1)
Hardship Petition	212
Change in Services/Facilities	211
Capital Improvement	210
208(h)(2) Annual Increase of General Applicability (CPI-W based)	208(h)(2)
•	- of Act
Description	Section

Priority mail with delivery confirmation	6	PRIORITY
Certified mail	5	CERTIFIED
First class mail	4	MAIL
3 Personal service on an authorized representative of the Tenant(s)	w	AGENT
with instructions to deliver same to the Tenant(s)		
2 Personal service on an adult at the Rental Unit,	2	ADULT
Personal service on Tenant	1	TENANT
		Service
Description	No	Type of -

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged



Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

2010 JUN 30 ₱ 1:20

HOUSING REGULATION ADMINISTRATION

William Pointer 3003 Van Ness Street, N W Apt # \$101 Washington, DC 20008

Archstone Van Ness Registration No & Date 54002038-11/07/1985

1703 migloti, 80 20000	Date Of Notice 03/19/2010	1000000
<u>No</u>	tice of Increase in Rent Charged	
In accordance with the provisions of the charged for your rental unit will be inc	he Rental Housing Act of 1985 as amended (reased as set forth below	the "Act"), the rent
Your current rent charged is: \$ 1,47	7 The increase in your rent charged is	\$ <u>1</u>
Your new rent charged is \$ 1,47	8 The effective date is	06/01/2010
The basis of the increase in rent charg	ged is as follows	
5 0% For other tenants, the maximu 2 0%, but not more than 10 0% The for the rent-control year May 1st 201 Alternatively, a housing provider mincluding petitions based on capital irrehabilitation or agreement with sever	rent charged is the CPI percentage, but not m percentage increase in rent charged is the CPI percentage published by the Rental Hou 0 through April 30th 2011 is 0.05% may seek an allowable increase under other provements, changes in services and facilities the percent of the tenants. If any such authorize may be implemented later. The increase in	CPI percentage plus ising Commission rovisions of the Act, es, hardship, substantial ized increase is
based on the following provision of the		, rem enanged to
section of Act	type of increase incre	ease authorized
effective date of authorization	case number, if applicable date of c	decision, if applicable
year has passed since the last rent inchousing accommodation are in substa Regulations (Title 14) or that any non-	the rent increase is in compliance with the Acrease, and (3) the rental unit and the commential compliance with the District of Columbia compliance is the result of tenant neglect or result.	on elements of the a Municipal Housing nisconduct
this notice if you believe it is improper 1800 Martin Luther King Jr. Avenue S tenant rights and sources of technical Housing Provider, in the DHCD office		DHCD is located at ore detailed summary of
Chapteth Bearken.		
	A CHISTONIC COMMINICATION CEC	
Signature of Owner/Agent	Name of Owner/Agent	RACD Form 1 (rev 8/06)



Housing Provider's Printed Name

District of Columbia Department of Housing and Community Development Housing Regulation Administration - Rental Accommodations Division (RAD) 1800 Martin Luther King Jr Avenue SE, 2nd Floor Washington, DC 20020

Internal Use Only (202) 442-7200 C/O current yes no n/a CERTIFICATE OF NOTICE TO RAD BBL current yes no OF ADJUSTMENTS IN RENT CHARGED Reg current __yes __no

RAD Date Stamp

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

1,	Smith Property Holdings Van Ness LP declare, affirm and ratify as follows (Housing Provider's Name)
1.	I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
	(address) Archstone Van Ness, 3003 Van Ness Street, N.W.
	Washington, D.C. 20008
2	My business address is (No PO Box) 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3.	My business telephone number and email address are: 703-769-1028. lbrookins@archstonemail.com
4	The Certificate of Occupancy number for the Housing Accommodation is B175541
5	My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6	My RAD Registration Number for the Housing Accommodation is: 54002038
7.	Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8	The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged"
9	The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct
to t to t san	colare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed be the taking of an oath or affirmation regarding all of the information provided herein, to which the ctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 05 (Supp. 2008), respectively, shall apply.
Sm	oth Property Holdings Van Ness LP & Satuth Property Holdings Van Ness LP

Housing/Provider's Signature

Date:

(with Continuation Page)

Unit No. Tenant(s) Name(s) No. Rent (\$) Rent (\$) Rent (\$) (\$) of Act Tenant Date of Rental Service Rent (\$) (%) of Act Tenant Date of Rental Service Change with Adjustment below) W431 Heiu Vu, Mai Thi Bach Phan, Anh Quynh Vu 1970 2010 40 2 05 208(h)(2) 03/19/2010 06/01/2010 - 4
Prior New Dollar Percent Section Date Effective Rent (\$) (%) of Act Tenant Date of Served Rent Change Change with Adjustment Notice!
New Rent (\$) Ollar (%) Section of Act of Act Tenant Date of Date of Tenant Effective Date of Act Of Act Tenant Change Ch
New Rent (\$) Ollar (%) Section of Act of Act Tenant Date of Date of Tenant Effective Date of Served Rent with Adjustment 2010 40 2 05 208(h)(2) 03/19/2010 06/01/2010
Dollar Percent Section Date Effective (\$) (%) of Act Tenant Date of Served Rent with Notice 1 40 2 05 208(h)(2) 03/19/2010 06/01/2010
Section Date Effective of Act Tenant Date of Served Rent with Adjustment Notice 1 208(h)(2) 03/19/2010 06/01/2010
Date Effective Tenant Date of Served Rent with Adjustment Notice 1 03/19/2010 06/01/2010
0 2 "
0 2 "
213(a)(2) Type of Rental Service Unit No.* (No. is below)
Type of Service (No. is below)

Voluntary Agreement	215
Substantial Rehabilitation	214
Highest Comparable Vacancy Increase (30% max)	
Substantially Identical Rental Unit used for the	*
213(a)(2) IF APPLICABLE State in the Appendix the	213(a)(2)
213(a)(1) Vacancy (10%)	213(a)(1)
Hardship Petition	212
Change in Services/Facilities	211
Capital Improvement	210
208(h)(2) Annual Increase of General Applicability (CPI-W based)	208(h)(2)
	of Act
Description	Section

of the Tenant(s) 4 First class mail Certified mail 6 Priority mail with delivery confirmation		
5 4 2		PRIORITY
of the Tenant(s) 4 First class mail	5	CERTIFIED
of the Tenant(s)	4 First class mail	MAIL
Jersonal service on an authorized representative	of the Tenant(s)	
	w	AGENT
with instructions to deliver same to the Tenant(s)	with instructions to del	
2 Personal service on an adult at the Rental Unit,	2	ADULT
l Personal service on Tenant	1	TENANT
	•	Service
No Description	No.	Type of

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

(04/09)

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Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

2019 JUN 30 P 1: 19

HOUSING REGULATION
ADMINISTRATION

Heiu Vu, Mai Thi Bach Phan, Anh Quynh Vu 3003 Van Ness Street, N W Apt # W431 Washington, DC 20008

Archstone Van Ness Registration No & Date 54002038-11/07/1985 Date Of Notice 03/19/2010

Notice of	Increase in Rent Charge	<u>d</u>	
In accordance with the provisions of the Rentscharged for your rental unit will be increased a		nended (the "A	ct"), the rent
Your current rent charged is \$ 1,970	The increase in your rent ch	arged is \$ <u>40</u>)
Your new rent charged is \$ 2,010	The effective date is	06	5/01/2010
The basis of the increase in rent charged is as	s follows		.
✓ Under section 208(h)(2) of the Act (annual based on the increase in the Consumer Price or disabled, the maximum increase in rent chief 50%. For other tenants, the maximum perce 20%, but not more than 100%. The CPI per for the rent-control year. May 1st 2010 throug. ☐ Alternatively, a housing provider may seek including petitions based on capital improvem rehabilitation or agreement with seventy percepartially implemented now, the balance may be based on the following provision of the Act.	Index (CPI) For tenants quarged is the CPI percentage, intage increase in rent chargicentage published by the Regh April 30th 2011 is 0 05% an allowable increase under tents, changes in services arent of the tenants.	alified under the but not more ed is the CPI period is the CPI period if the control of the cont	ne Act as elderly than percentage plus Commission ons of the Act, rdship, substantial ncrease is
		\$	dha mad
section of Act tyl	pe of increase	mutease at	MIONZEO
	e number, if applicable	date of decision	
The housing provider certifies that (1) the renipear has passed since the last rent increase, housing accommodation are in substantial co-Regulations (Title 14) or that any noncompliant	and (3) the rental unit and the mpliance with the District of nce is the result of tenant ne	e common ele Columbia Mun glect or miscoi	ments of the icipal Housing induct
You have the right to request that the Departress notice if you believe it is improper. You in 1800 Martin Luther King Jr. Avenue SE, 2nd I tenant rights and sources of technical assistated Housing Provider, in the DHCD office and on	nay contact DHCD on 202-44 Floor, Washington, DC 2002 nce are available in the DHC	12-7200 DHC 20 A more de	D is located at stailed summary of
Elzebeth Brookens			
	Archstone Communities LLC		
Signature of Owner/Agent	Name of Owner/Ac	ent	RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development Housing Regulation Administration — Rental Accommodations Division (RAD) 1800 Martin Luther King Jr. Avenue SE, 2nd Floor

Washington, DC 20020 (202) 442-7200

Housing and Community Development Rental Accommodations Division (RAD) g Jr. Avenue SE, 2nd Floor on, DC 20020

<u>Internal Use Only</u>
C/O current:
☐yes ☐no ☐n/a
BBL current:yesno
Rea, current: 🗍 ves 🗍 no

CERTIFICATE OF NOTICE TO RAD OF ADJUSTMENTS IN RENT CHARGED

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

	ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.	
I,	Smith Property Holdings Van Ness LP , declare, affirm and ratify as follows: (Housing Provider's Name)	
ı.	I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)	
	(address): Archstone Van Ness, 3003 Van Ness Street, N.W.	
	Washington, D.C. 20008	<u> </u>
2.	My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202	. ISP ": 2
3.	My business telephone number and email address are: 703-769-1028, lbrookins@archstonemail.com	
4.	The Certificate of Occupancy number for the Housing Accommodation is B175541	: 4
5.	No.	
6.	My RAD Registration Number for the Housing Accommodation is: 54002038	
7.	Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenar Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of North Adjustments in Rent(s) Charged."	nts of
8.	The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing "Certificate of Notice to RAD of Adjustments in Rent Charged."	
9.	The Rental Unit(s) and common elements of the Housing Accommodation are in substantial complewith the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the rest Tenant neglect or misconduct.	
to to to b san	eclare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate best of my knowledge. I fully understand and acknowledge that my signature below shall be deen be the taking of an oath or affirmation regarding all of the information provided herein, to which the actions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 240 (Supp. 2008), respectively, shall apply.	ned
Smi	ith Property Holdings Van Ness LP	3 1 2010
Ho	using Provider's Printed Name Housing Provider's Signature Date:	

(with Continuation Page)

Unit	Tenant(s) Name(s)	Prior	New	Dollar	Percent	Section	Date	Effective	213(a)(2)	Type of
No.		Rent	Rent	(\$)	(%)	of Act	Tenant	Date of	Rental	Service
				Change	Change	!	Served	Rent	Unit No.*	(No. is
				l			with Notice 1	Adjustment		below)
\$102	Hannah Mills, Taylor Robinson, Christic Jackson	2611	2665	54	2.05	208(h)(2)	04/27/2010	08/01/2010		
S113	Terezinha Dias	1846		38						4
S203	Yarrow Rothstein and Jennifer Sheldon					208(h)(2)	04/27/2010	08/01/2010		4
		1685				208(h)(2)	04/27/2010	08/01/2010		4
S217	Dana Walcott William Lewis	1500	1531	31	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S218	Aaron Richterman & Alexander Hodsy	2000	2041	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S221	Rachel Friedmann	1559	1591	32	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S310	Nicole Young, Jeffrey Peterson	1875	1913	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S316	Cristin Kane	1602	· 1635	33	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S317	Francois Van Laethem	1 5 55	1587	32	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S423	Renzo Bosoni & Ana Sousa	1800	1837	37	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S425	Ashley Yehl, Ashanti Smith, Carry Smith	2718	2774	56	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S613	Natalie DeBoer, Scott Siler	1693	1728	35	2.05	208(ħ)(2)	04/27/2010	08/01/2010		4
S706	Brenda Harkavy	1511	1542	. 31	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S716	Heather Chaney	1733	1769	36	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S720	Whitney Tarella & Hanna Goitein	2325	2373	48	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S801	Danielle Neves	2630	2684	54	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S802	Tasha Laspina and Peter Scharff	2750	2806	56	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S823	Stephanie Harasewych Micah Kagan .	1925	1964	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S914	Czech Embassy	2024	2065	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W104	Bonnie Thompson & Scott Wise	2131	2175	44	2.05	208(h)(2)	04/27/2010	08/01/2010	-	4
W105	Katarina Wiegele	1858	1896	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4,
W117	Paul Margel, D'Anna Margel	1782	1783	1	0.05	208(h)(2)	04/27/2010	08/01/2010		4
W119	Alison Miles	1975	2015	40	2.05	208(h)(2)	04/27/2010	08/01/2010		4

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	, and the second									
Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	(\$)	Percent (%) Change	of Act	Date Tenant Served	Effective Date of Rent	213(a)(2) Rental Unit No.*	Type of Service (No. is
	<u> </u>		l		٠ ا		with Notice 1	Adjustment		below)
W203	Robert Mander	1660	1661	1	0.05	208(h)(2)	04/27/2010	08/01/2010		4
W230	Alexis Kramer	1930	1970	40	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W301	The Voice of Vietnam	2838	2896	58	2.05	208(h)(2)	04/27/2010	08/01/2010		4 '
W303	Therese Beaudreault	1650	1684	34		208(h)(2)	04/27/2010	08/01/2010	- .	4
W307	Joanna Kujat	1425	1454	29	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W311	Marta Dunn	2026	2068	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W318	Eliczer Zupnick Allison Kerbel	1860	1898	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W332	S. Lichtenberg-Scanlan, M. Hardiman, M. Felbinger	3060	3123	63	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W402	Stanley N. Hall	2012	2053	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W415	Laura Londono Jennifer Reid	1885	1924	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W425	Oren Poleg	1204	1229	25	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W428	Heather Drake, Jamie Lyons & Catherine Lavelle	3145	3209	64	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W513	Ana M Fernandes & Alexandre Baptista	2014	2055	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W519	Kenize Harrick, Emma Wojtowicz, Catherine Flanagan	1860	1898	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W532	A. Gordon, K. Mori, P. Lostus .	3268	3335	67	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W602	Amanda Skura & Drew Denton	2310	2357	47	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W621	Cara & Norman Schayer .	2066	2108	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W633	James Kozumbo, Christopher Migliore, Scott Miller	3051	3114	63	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W720	Anna Sagal, Michael Wollitz	2040	2082	42	. 2.05	208(h)(2)	04/27/2010	08/01/2010		4
W730	Jeffrey Adler .	2043	2085	42	2.05	208(h)(2)	04/27/2010	08/01/2010	-	4
W801	Anna Fox, Sarira Sadeghi, Stephanie Parker	3400	3470	70	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W820	Ryan Glanzer & Amber Kirtley	1885	1924	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W912	Chris Walsh and Landon Hairgrove	1885	1924	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
	· · · · · · · · · · · · · · · · · · ·								I	1

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Unit	Tenant(s) Name(s)	D.	\.T	D-11-	l	0	<u> </u>	nec .	0.06.1.01	
No.	renam(s) vaine(s)	Prior	New	1	Percent	Section	Date	Effective	213(a)(2)	Type of
14U.		Rent	Rent	(\$)	(%)	of Act	Tenant	Date of	Rental	Service.
				Change	Change		Served	Rent	Unit No.*	(No. is
							with	Adjustment		below)
					ļ		Notice '			
W920	Edward Vogtman & Joshua Rivera	1895	1934	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W922	Laura Levillier	2110	2153	43	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S1021	Wallace Babington	1749	1750	1	0.05	208(h)(2)	04/27/2010	08/01/2010		4
\$1110	Kotohiko Kimura Natalia Volkova	,1940	1980	40	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1012	Kristina Doan and Chandana Kolavala	2031	2073	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1014	Ana Saiz	1608	1641	33	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1016	Cynthia Bushar Christopher Nelson	1900	1939	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1018	Alejandro Taddia	2183	2228	45	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1019	Bryan Adams, Susan Adams, Karen Kavanaugh	1869	1907	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1025	Theresa Santella	1873	1911	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1027	Elisabeth Merrill, Martin Solano	2045	2087	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1122	Matt Brodsky	1981	2022	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1124	Amanda Matthews, Matthew Woorman	1993	2034	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1133	Embassy Of Egypt, Hussein Hassouna, Nevine Hassoun	3358	3360	2	0.05	208(h)(2)	04/27/2010	08/01/2010		4
W1124	Amanda Matthews, Matthew Woorman	1993	2034	41	2.05	208(h)(2)	04/27/2010	08/01/2010		L

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Section of Act	Description .				
208(h)(2) Annual Increase of General Applicability (CPI-W base					
210	Capital Improvement				
211	Change in Services/Facilities				
212	Hardship Petition				
213(a)(1)	Vacancy (10%)				
213(a)(2)	IF APPLICABLE State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)				
214	Substantial Rehabilitation				
215	Voluntary Agreement				

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

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Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

Hannah Mills, Taylor Robinson, Christie Jackson 3003 Van Ness Street, N.W. Apt # S102 Washington, DC 20008

Archstone Van Ness Registration No. & Date: 54002038-11/07/1985 Date Of Notice:04/27/2010

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below. Your current rent charged is: \$ 2,611 The increase in your rent charged is: \$ 54 Your new rent charged is: \$ 2.665 The effective date is: 08/01/2010 The basis of the increase in rent charged is as follows: ✓ Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderily or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission 😤 for the rent-control year. May 1st 2010 through April 30th 2011 is 0.05%. ∇ Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act: increase authorized section of Act type of increase effective date of authorization case number, if applicable date of decision, if applicable The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct. You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www.dhcd.dc.gov. Chapteth Brookens Archstone Communities LLC Name of Owner/Agent Signature of Owner/Agent RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development Housing Regulation Administration — Rental Accommodations Division (RAD) 1800 Martin Luther King Jr. Avenue SE, 2nd Floor

Washington, DC 20020 (202) 442-7200

CERTIFICATE OF NOTICE TO RAD OF ADJUSTMENTS IN RENT CHARGED

RAD	Date	Stam	r

<u>Internal</u>	Use Only								
C/O current									
☐yes ☐	no 🔲 n/a								
BBL current	yes Inc								
Reg current	☐yes ☐no								

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

l,	Smith Property Holdings Van Ness LP , declare, affirm and ratify as follows:
1.	(Housing Provider's Name) I am the Housing Provider of the following Housing Accommodation or Rental Units) (address): Archstone Van Ness, 3003 Van Ness Street, N.W. Washington, D.C. 20008
2.	My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3.	My business telephone number and email address are: 703-769-1028, lbrookins@archstonemail.com
4.	The Certificate of Occupancy number for the Housing Accommodation is B175541
5.	My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6.	My RAD Registration Number for the Housing Accommodation is: 54002038
7.	Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8.	The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9.	The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.
to t to b san	cclare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed be the taking of an oath or affirmation regarding all of the information provided herein, to which the ctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 05 (Supp. 2008), respectively, shall apply.
Smi	ith Property Holdings Van Ness LP
	using Provider's Printed Name Housing Provider's Signature Date:

(with Continuation Page)

Unit	Tenant(s) Name(s)	Prior	New	Dollar-	Percent	Section	Date	Effective	213(a)(2)	Type of
No.		Rent	Rent	(\$)	(%)	of Act	Tenant	Date of	Rental	Service
	• •		-	Change	Change		Served	Rent	Unit No.*	(No. is
			:			, .	with '	Adjustment	*	below)
					<u> </u>	<u> </u>	Notice.			
\$104	Yasmin Carlos	1794	1831	37	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S210	Jason Harris	1639	1673	34	2.05	208(h)(2)	05/20/2010	09/01/2010		4
\$211	Howard Stewart	2127	2171	44	2.05	208(h)(2)	05/20/2010	09/01/2010		4
\$306	Lauren Thomas	1695	1730	35	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S319	Nathan Chiantella	1555	1587	32	2.05	208(h)(2)	05/20/2010	09/01/2010		4 .
S323	Ала Rececca Мога	1640	1674	34	2.05	208(h)(2)	05/20/2010	09/01/2010		4
\$325	Angad Singh & Joshua Keating	2725	2781	56	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S407	Kendall Kozai	1900	1939	39	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S410	Avject Singh, Navject Singh	1952	1992	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S424	Nathan Dieck & Daryn Warner	2340	2388	48	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S508	Craig Mackey, Valailuck Charoensombut-Amorn	2029	2071	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S518	Morgan Murphy & Todd Williamson	2076	2119	43	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S522	Ruth Raubitschek	1501	1532	31	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S604	Geoffrey Biehn, Morgan Biehn	2026	2068	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S612	Geeta Dhingra Whitney Evans	1590	1591	ı	0.05	208(h)(2)	05/20/2010	09/01/2010		4
S618	David Sullivan and Rebecca Harris	2099	2142	43	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S625	Sarah Reinprecht & Greer Ahlquist	2335	2383	48	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S701	E. Freehan Nelson, S. Peterson, E. Glidden-Lyon	2782	2839	57	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S702	Vlasta Jesenicnik & silvester Stok	2736	2792	56	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S708	Amy Gaither Tim Speros	1925	1964	39	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S722	Charles Parrish	1780	1816	36	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S724	Ashley Teesdale & Rachel Gordon	2835	2893	58	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S806	Tiffani Smith	1910	1949	39	2.05	208(h)(2)	05/20/2010	09/01/2010		4

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Unit	- Tenant(s) Name(s)	Prior	New	Dollar	Percent	Section	Date	Effective	213(a)(2)	Type of
No.	· ·	Rent	Rent	(\$)	(%)	of Act	Tenant	Date of	Rental	Service
				Change	Change	1	Served	Rent	Unit No.*	(No. is
		l :	١.				with Notice !	Adjustment		below)
S807	Ahmet Evin & Zehra Sayers	1950	1990	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S809	Matthew Pavlak	1848			 	208(h)(2)	05/20/2010	09/01/2010		4
\$911	Rachel Jacky	2264				208(h)(2)	05/20/2010	09/01/2010		4
W122	Briana & Benjamin Sweency	1928	1968		ļ	208(h)(2)	05/20/2010	09/01/2010	<u> </u>	4
W 124	Amir Rahani	1388	1416	28	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W126	Abel Moreno and Evelyn Colon	1922	1961	39	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W130	Pinki Chaudhuri	1930	1970	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W133	Abigail Kizer	1833	1871	38	2.05	208(h)(2)	05/20/2010	09/01/2010	· ·	4
W205	Chelsea Kettle Whitney Enright	1795	1832	37	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W216	Matthew Lipsit	2013	2054	41	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W222	Rachel Swartz Elyssa Gerst	1860	1898	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W308	Jenna Greenberg, Joshua Ginsberg	2381	2430	49	2 05	208(h)(2)	05/20/2010	09/01/2010		4
W309	Karim El Mansouri and Tifa Bourjouanc	2155	2199	44	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W312	Judith Koranteng Mahlet Ayalew	1850	1888	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W317	Darcy Gentleman	2019	2060	41	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W329	Alexia Deseure, Alicia Bianco	1938	1978	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W401	Jessica Sher Susannah Harris Eleis Brennan	3183	3248	65	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W409	Ankur Shah, Justin Meservic, David Forman	2251	2297	46	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W507	Michael Weiner	1430	1459	29	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W512	Albert Asphall	1857	1895	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W526	Jamekaa Flowers	1865	1903	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W531	John Gilsenan & Jenna Simpson	1960	2000	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W627	Angelique Biancotto	2067	2109	42	2.05	208(ħ)(2)	05/20/2010	09/01/2010		4

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≯Unit≑	er #594) A Tenaini(s) Name(s) The state of the stat	: Priŏr,	New	Dollar	Percent	Section	Date 🗽		100 - 100 100 100 100 100 100 100 100 10	
Non		Rent (∜Rent√	暖(\$) 小	a. (%).∵	of Act	STenant!	Date of the	Rental	Service (No is
3.35		234		H 304	ANY A	45.	with	Rent A. Adjustment	1000	belöw).
		8 48	1	学学さ		\$ W. 4	, Notice	12. 6.3	S - 5 5 5	148.5
₩629	Debra Cohn	1779	1815	36	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W701	A. Mazeika, E. Alvarado, K. Pazoles	2949	3009	60	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W715	Alexandra Wyatt, Brian Hurley	1906	1945	39	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W723	Daphne Rubin-Vega	1860	1898	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W733	Matias Obludzywer, Phillipa Levenberg, Rachel Wolf	3292	3359	67	2.05	208(h)(2)	05/20/2010	09/01/2010	1	4
W802	Susan & John Tanner	2125	2169	44	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W809	A Zimmerman, A. Cholfin, C. Gugoff, E. Lelandais	2365	2413	48	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W832	Mary Carlson	3268	3335	67	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W902	Odile Gabay	2110	2153	43	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W903	Mary Catherine Starr & Sebastian Vaneria	1660	1694	34	2.05	208(h)(2)	05/20/2010	09/01/2010		4
\$1001	Michaela Podkovcik & Emily Howard	2405	2454	49	2.05	208(h)(2)	05/20/2010	09/01/2010		4
		- Т	. —					· · · · ·		
\$1023	Party Hsieh	1720	1755	35	2.05	208(h)(2)	05/20/2010	09/01/2010		4
81107	Larissa Koughlenou-Siebens & James Siebens	2067	2109	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
\$1114	Hyun Jung Lee	2025	2071	42	2.05	208(h)(2)	05/20/2010	09/01/2010]	4
W1004	Rachel Fersh & Shay Knaani	2050	2092	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1020	Mustafa & Emine Akbelut	1985	2026	41	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1022	Vera Vicentini	2218	2263	45	2.05	208(h)(2)	05/20/2010	09/01/2010	1	4
W1024	David Jorio/Scott MacAllister	2045	2087	42	2.05	208(h)(2)	05/20/2010	09/01/2010	<u> </u>	4
W1032	Caroline Hutton, Eric Hutton	1851	1889	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1104	Katherine Greenberg & Jennifer Greenberg	2050	2092	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1120	Martin Birnbaum	1840	1878	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1132	Ana Urrechaga Pablo Sanchis	3268	3335	67	2.05	208(h)(2)	05/20/2010	09/01/2010		4

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Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

OC DEPT OF HOUSING & COMMUNITY DEVELOPMENT

2010 SEP 29 P 3 54

HOUSING REGULATION ADMINISTRATION

Yasmin Carlos 3003 Van Ness Street, N.W. Apt # S104 Washington, DC 20008

Archstone Van Ness Registration No. & Date: 54002038-11/07/1985 Date Of Notice:05/20/2010

N1 - 42	and the same of the Break Observation		
In accordance with the provisions of the charged for your rental unit will be incre			"Act"), the rent
Your current rent charged is: \$ 1,794	The increase in your rer	nt charged is: \$	37
Your new rent charged is. \$ 1,831	The effective date is:		09/01/2010
The basis of the increase in rent charge	d is as follows:		
based on the increase in the Consumer or disabled, the maximum increase in re 5.0%. For other tenants, the maximum 2.0%, but not more than 10.0%. The C for the rent-control year May 1st 2010 Alternatively, a housing provider may including petitions based on capital imprehabilitation or agreement with seventy partially implemented now, the balance based on the following provision of the 2.00%.	ent charged is the CPI percentary percentage increase in rent chep I percentage published by the through April 30th 2011 is 0.05 y seek an allowable increase us rovements, changes in service y percent of the tenants. If any may be implemented later. The	age, but not mo larged is the CF Rental Housin 5%. nder other prov s and facilities, such authorize	re than Pt percentage plus g Commission isions of the Act, hardship, substantial d increase is
based of the following provision of the	not.	\$	
section of Act	type of increase	ıncrease	authorized
effective date of authorization	case number, if applicable	date of deci	sion, if applicable
The housing provider certifies that (1) the year has passed since the last rent incrition housing accommodation are in substan Regulations (Title 14) or that any noncompound have the right to request that the Diffusion that the Diffusion of the provider is impropered. 1800 Martin Luther King Jr. Avenue SE tenant rights and sources of technical and Housing Provider, in the DHCD office a	ease; and (3) the rental unit an tial compliance with the District impliance is the result of tenant repartment of Housing and Con You may contact DHCD on 20, 2nd Floor, Washington, DC 2 ssistance are available in the End on line at www.dhcd.dc.gov	d the common of the common of the columbia Market neglect or missing the columbia of the colum	elements of the funicipal Housing conduct. pment (DHCD) review HCD is located at detailed summary of
Elzewith Bearless	/		
	Archstone Communities		
Signature of Owner/Agent	Name of Owner	r/Agent	RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development Housing Regulation Administration - Rental Accommodations Division (RAD) 1800 Martin Luther King Jr. Avenue SE, 2nd Floor

Washington, DC 20020

RAD Date Stamp

P			Use On urrent	
1874		res 🔲 rent:	no 🔲 i	n/a s ∐no
	HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTA ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS			05
l,	Smith Property Holdings Van Ness LP, declare, affirm and ratify as following Provider's Name) I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)	ows:	ָּהֶלְיּהְ מַשְׁלְיִהְיִי	DEPT OF HO
1.	(address): Archstone Van Ness, 3003 Van Ness Street, N.W. Washington, D.C. 20008			SING E
2.	My business address is (No P.O. Box):		= 	i
3.	My business telephone number and email address are: 703-769-1028, lbrookins@archstonemail.com		-	
4.	The Certificate of Occupancy number for the Housing Accommodation is B175541			
5.	My Basic Business License number is 54002038 and expires on (date): 10/31	/201	<u> </u>	
6.	My RAD Registration Number for the Housing Accommodation is: 54002038			
7.	Attached hereto are the following documents related to the adjustment(s) in the rent charge Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appen of Adjustments in Rent(s) Charged."	to Te	enants	
8.	The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to to "Certificate of Notice to RAD of Adjustments in Rent Charged."	each he fil	ı of ti ing o	ne f this
9.	The Rental Unit(s) and common elements of the Housing Accommodation are in substanti with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance i Tenant neglect or misconduct.	al con s the	mplia resul	nce t of
to to to san	eclare, affirm and ratify under penalty of perjury that the foregoing information is complete the best of my knowledge. I fully understand and acknowledge that my signature below shalt be the taking of an oath or affirmation regarding all of the information provided herein, to wasterions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-205 (Supp. 2008), respectively, shall apply.	l be o hich	ieeme the	ed
	using Provider's Printed Name Housing Provider's Signature	/l Date:)/ <u>></u>	9/10

(with Continuation Page)

Unit	Tenant(s) Name(s)	Prior	New		Percent		Date	Effective	213(a)(2)	Type of
No.	•	Rent	Rent	(\$)	(%)	of Act	Tenant	Date of	Rental	Service
1				Change	Change		Served :	Rent Adjustment	Unit No.*	(No. is below)
ł		·;					· Notice 1	Aujustinent	•	l perom)
S103	Kevin E Sheperd	1912	1951	39	2,05	208(h)(2)	06/29/2010	10/01/2010		4
S105	Susie Scott	1302	1303		0.05	208(h)(2)	06/29/2010	10/01/2010		4
S122	Emily Rac Woods & Richard Anthony Lopez	1760	1796	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S124	Jennifer Sawada, Khwng Mei Tan, Stephanie Reed	2837	2895	58	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S204	Harry Herman	1461	1462	ı	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S213	Erin Garth	1805	1842	37	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S215	Derothea A. Nahm	1184	1185	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S225	Elizabeth Frese	1377	1405	28	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S303	Malfory Needleman	1645	1679	34	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S304	Shachi Bhatt	1745	1781	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S305	Ina Goldsten	1942	1982	40	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S315	Katherine Dammann Kelty Schauwecker	1880	1919	39	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S320	Jan E. Vinicombe	1817	1818	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S324	Lolita Lopez-Ceide & Lourdes Ceide	1202	1203	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4.
S401	Anita Sanders	1264	1265	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
\$402	Czech Embassy	2523	2575	52	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S408	Charles Keenum	1088	1089	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S411	James E. Taylor	1913	1914	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S415	Diane B. Arnold	1929	1969	40	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S502	Juanita Harris	1742	1743	I	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S503	Lonnie Sanders	1560	1561	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
5504	Linda Roberts	1635	1636	i i	0.05	208(h)(2)	06/29/2010	10/01/2010		4
\$505	Susan Normand	1198	1199		0.05	208(h)(2)	06/29/2010	10/01/2010		4

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eldnitk.	Tar self-wift visit illenantic) (Name(s))	4Prior	L Naws	ร์อิลและ	Percent	Section/	Z a Data de	Tel Hack Call	E212727515218	7.4.3326
No.5		Rent	Renta	×(S)23	5 (%)	of Act	-Fenant	Materior S	Rental	Scrvice
***		1121	14.00	Change	Change	海泽安	Served	e Rent and	UnitiNota	(Noxis)
383	F. (S. Tenant(s) Name(s),	美工程			图图	TO BE	ewith:	Adjustment	2000年	(below))
S512	Robin Peeters Hannelore Bax-Peeters	2015	2056	41	2.05	208(h)(2)	06/29/2010	10/01/2010	SECTIONS	4
5513	Eugene Dickerson, Jr.	1774	1810	36	2.05	208(h)(2)	06/29/2010	10/01/2010	<u> </u>	4
S524	Bulgarian Embassy	2190	2235	45	<u> </u>	208(h)(2)	06/29/2010	10/01/2010		4
S525	Stanley Clasen	1264	1265	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S610	Nancy Roth	1016	1017	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S611	Mark Neely & Jo Sciremammano	2054	2096	42	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S620	Kenneth E. Workman, Deborah Workman	1358	1359	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S710	Catherine Melone	1780	1816	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S717	Carlton Westcott	1007	1008	1	0.05	208(h)(2)	06/29/2010	10/01/2010	1	4
S719	Robert Payne	1728	1729		0.05	208(h)(2)	06/29/2010	10/01/2010		4
S808	Madeleine Touvenel	1318	1319	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S815	Emily Petro, Alison Cheyne	1870	1908	38	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S822	Barbara Raskin	1777	1813	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S825	Fatima Khambaty & Jasminee Persaud	2601	2654	53	2.05	208(h)(2)	06/29/2010	10/01/2010		4
\$902	Walter J. Kroeger	1315	1316	t	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S904	Mary Fields	1019	1040	21	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S907	Embassy of Bulgaria, Georgi& Iveta Georgiev	2155	2199	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S918	M. Gale Dugan	1182	1183	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S924	Christian Schmieder Mariana Schmieder	2545	2597	52	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W102	Robert D. Goodrich, Janet Carn	1247	1273	26	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W107	Elad Shenfeld	1355	1383	28	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W112	Susan M. Burke	2048	2090	42	2.05	208(h)(2)	06/29/2010	10/01/2010		4
			,		L			1(ı,

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Unit No.	Tenani(s) Name(s)	Prior Rent	New Rent	(\$)	Percent (%) Change	of Act	Date Tenant Served with	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
							Notice 1	, rajustinetti		0010117
W129	Brenda Small	1719	1754	35	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W131	Abla Majaj	1951	1991	40	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W201	Mary Bailey	2928	2929	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W202	John Price	2126	2127	I	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W204	Rose Jones & LaShonia Richardson	998	1018	20	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W210	Lynn Soukup	1572	1604	32	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W215	Ruth R. Hartl	1054	1055	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W217	David Kass	1231	1232	ı	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W219	Deepti Aranake and Joseph Valenti	2020	2061	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W221	Alexander Schoening, Yu Li	2009	2050	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W223	Reginald Scott Reed	1825	1862	37	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W227	Lauren Mettarn, Natalie Withers, and Eileen Miller	2184	2229	45	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W228	Brian Lederer	3050	3113	63	2.05	208(b)(2)	06/29/2010	10/01/2010		4
W229	Paul Pinard & Norsiah Sumardi	1302	1329	27	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W233	L. Seigle, A. Harding, L. Lambert, J. Manning	2878	2937	59	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W302	Vandel Peresleny	1347	1348	ı	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W319	Manuel Schiffres	1787	1824	37	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W322	Barbara Heindel	1203	1204	1	0.05	208(h)(2)	06/29/2010	10/01/2010	,	4
W330	Edna S. Patch	1164	1165	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W331	Arlene Billings	1039	1060	21	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W405	Vietnam News Agency Do Thuy	1995	2036	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W419	Kevin Thompson	1411	1440	29	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W422	Senga Howat	1395	1396	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4

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Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	· (\$)	Percent (%) Change	.of Act	Date Tenant Served with	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
ļ	•	i	-			_	Notice '	Aujusinieni		below)
W427	Isabel Contreras Yasmin Esteves	2235	2281	46	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W429	Jane Wallace	1489	1490	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W504	Chinese Embassy, Tan Fuging & Jing Wang	1922	1961	39	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W506	Raj Chhikara	1947	1987	40	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W514	Charity Scholz & Michael Dunn	2031	2073	42	2.05	208(ի)(2)	06/29/2010	10/01/2010		4
W522	John Page	1577	1578	ι	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W523	Sara Froikin Jeffrey Gordon	1985	2026	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W527	Catherine Green	2326	2374	48	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W528	Geraldine Gardner, Peter Paul	2694	2695	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W533	Nona Ransom	2775	2832	57	2 05	208(ኑ)(2)	06/29/2010	10/01/2010		4
W601	Lauren Miller, Olivia Park, Lena Gerber	3177	3242	65	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W605	Inez R. Arrendell	1039	1060	21	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W606	Caroline Lopez	2088	2131	43	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W609	Sarah Ackerman, Julie Hyman, Autumn Moran	2336	2384	48	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W613	Julie Schimel	1993	2034	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W614	Vickie Vaughan	2130	2174	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W616	Susan Cohen	1261	1262	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W630	Susan Mirvus	1435	1464	29	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W632	Charles Cassell	3085	3087	2	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W706	Allison Pepper	2147	2191	44	2.05	208(h)(2)	06/29/2010	10/01/2010	· · · · · ·	4
W707	Marcelle Houle	1278	1304	26	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W708	Stephen Gilson, Shereth Gilson	1901	1902	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W709	Douglas Klusmeyer	2572	2625	53	2 05	208(h)(2)	06/29/2010	10/01/2010		4

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Unit	Tenant(s) Name(s)	Prior	New	Dollar	Percent	Section	Date	Effective	213(a)(2)	Type of
No.	,	Rent	Rent	(\$)	(%)	of Act	Tenant	Date of	Rental	Service
	-			Change	Change		Served	Rent	Unit No.*	(No. is
	•				_		with	Adjustment		below)
		-,,-	-				Notice			
W716	Nati Sperber	1765	1801	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W717	Wanda Brown	2087	2130	43	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W722	Nina Finston	1620	1653	33	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W727	Tim Ryan, Stuart Coffey, Amy Schnidman	1766	1802	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W728	Mark Bruzonsky	1829	1866	37	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W732	Sarah Goldberg	1545	1546	1	0.05	208(h)(2)	06/29/2010	10/01/2010	_	4
W804	Gloria Feldman, Henry Feldman	1902	1903	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W805	Dana Stockbridge	1277	1303	26	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W810	Duraid Hussein Yanchun Zhou	2110	2153	43	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W812	Matthew Bowen, Laura Worthington	1875	1913	38	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W815	Earl Blake	1491	1492	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W816	Dana Khrics	1992	2033	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W824	Norma Schulman	1355	1356	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W827	Rick Dahnke	1942	1982	40	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W828	Barbara A. McNamara	3019	3021	2	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W911	Frank Buentello	1088	1089	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W913	Mary Zeng Elvin Huseynov	1765	1801	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W916	Elona Evans-McNeill	1733	1769	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W921	Robert Lee	1810	1847	37	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W923	Tal Bentov Tamar Adhanan	1885	1924	39	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W926	Linda Kontnier	1075	1097	22	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W927	Ashley Becker, Marlo Salaita	2235	2281	46	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W930	Chary Annaberdiev, Maia Annaberdyeve	2026	2068	42	2.05	208(h)(2)	06/29/2010	10/01/2010		4

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(with Continuation Page)

-Unit	Fenant(s)/Name(s)	Prior	New	Dollár	Percent	Section	is γDatee γ	Effective	213(a)(2))	Type of
100		Rent	Rent	(\$)}-	(%)等	of Act.	Tenant	m Date of	Rental	Service
				ignange	Unange		State of Sta	Rentic	AUnitiNo.	(No is
2.1.	Fenant(s) Name(s)			33.5		4.0	[□] Notice .	\$ 0.00 Y		
W932	Herb Emsi	1658	1659	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1002	Ohlbaum, Daniel	1265	1266	t	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1006	David & Margot Wilson	1522	1523	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1007	Jessica Melone Inayat Delawala	1915	1954	39	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S1101	Roselle Abramson	1289	1290	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1106	Lynn Zablotsky	1476	1506	30	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S1108	James & Ursula Lewis	1088	1089	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
SILL	Charles Potter	1161	1162	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
\$1112	Isabel Albornez	2127	2171	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
\$1116	Kimberly Mediand	1727	1762	35	2.05	208(h)(2)	06/29/2010	10/01/2010		4
									<u> </u>	
S1122	Radja Mitra, Teodoro Zaltsman	1701	1736	35	2.05	208(h)(2)	06/29/2010	10/01/2010		4
SI 123	Yvette Parron	1162	1186	24	2.05	208(h)(2)	06/29/2010	10/01/2010		4
\$1124	Craig Little	2334	2382	48	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W1001	Henry Brylawski	1672	1673	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1003	Jennifer Blasko	1697	1732	35	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W1005	Sylvia Yeado	1229	1230	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1006	Berkan Pazarci	2150	2194	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W 1023	Karen S. Gilgoff, Jerome Fountain	1385	1413	28	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W1026	Elizabeth Jacobson	1016	1017	ī	0.05	208(h)(2)	06/29/2010	10/01/2010	-	4
W1029	Eleanore Allen	2125	2126	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1031	Suzanne Abrams	1256	1257	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1033	Tamara Solyanyk	3500	3572	72	2.05	208(h)(2)	06/29/2010	10/01/2010		4

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(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	(\$)	Percent (%) Change	of Act	Date Tenant Served with Notice 1	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W1115	Harriet Freedman	1197	1198	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1121	Robin Levenston	2150	2194	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W1128	Liliane Weinrob, Robert Weinrob	2599	2600	ī	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1131	Embassy of the Czech Republic	2115	2158	43	2.05	208(h)(2)	06/29/2010	10/01/2010		4

Section Description of Act						
	Annual Increase of General Applicability (CPI-W based)					
210	Capital Improvement					
211	Change in Services/Facilities					
212	Hardship Petition					
213(a)(1)	Vacancy (10%)					
213(a)(2) *	IF APPLICABLE State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)					
214	Substantial Rehabilitation					
215	Voluntary Agreement					

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Page 8 of 8 (04/09)



District of Columbia Department of Housing and Community Development Housing Regulation Administration -- Rental Accommodations Division (RAD) 1800 Martin Luther King Jr. Avenue SE, 2nd Floor Washington, DC 20020

(202) 442-7200

RAD Date Stamp

<u>Internal Use Only</u>							
C/O current.							
☐yes ☐no ☐n/a							
BBL current: yes no							
Reg. current: yes no							

CERTIFICATE OF NOTICE TO RAD OF ADJUSTMENTS IN RENT CHARGED

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

Smith Property Holdings Van Ness LP , declare, affirm and ratify as follows: (Housing Provider's Name) 1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s) (address): Archstone Van Ness, 3003 Van Ness Street, N.W. Washington, D.C. 20008 2. My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202 3. My business telephone number and email address are: 703-769-1028, lbrookins@archstonemail.com 4. The Certificate of Occupancy number for the Housing Accommodation is B175541 5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011 6. My RAD Registration Number for the Housing Accommodation is: 54002038 7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged." 8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

"Certificate of Notice to RAD of Adjustments in Rent Charged."

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Rent Rent	~ ; [Date Effective Tenant Date of Served Rent with Adjustmen	Rental Unit No.*	Type of Service (No: is below)
W118	Karen Perry	1039 1040	0.05 208(h)(2)	06/29/2010 10/01/2010		4

Section of Act	Description						
208(h)(2)	Annual Increase of General Applicability (CPI-W based)						
210	Capital Improvement						
211	Change in Services/Facilities						
212	Hardship Petition						
213(a)(1)	Vacancy (10%)						
213(a)(2) *	IF APPLICABLE — State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)						
214	Substantial Rehabilitation						
215	Voluntary Agreement						

Type of Service	No,	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

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(04/09)

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Smith Property Holdings Van Ness LP 2345 Crystal Drive Arlington, VA 22202

Department of Consumer & Regulatory Affairs Housing Regulation Administration Rental Accommodations and Conversion Division

DC DEPT OF HOUSING

2010 OCT 29 A 1: 32

HOUSING REGULATION ADMINISTRATION

Karen Perru

3003 Van Ness Street, N.W Apt # W118 Washington, DC 20008	Registration No	Archstone Van Ness Registration No. & Date. 54002038-11/07/1985 Date Of Notice 06/29/2010						
Notice o	of Increase in Rent Char	ged .						
In accordance with the provisions of the Recharged for your rental unit will be increased		amended (the "Act"), the rent						
Your current rent charged is: \$ 1,039	The increase in your rent	charged is: \$ 1						
Your new rent charged is: \$ 1,040	The effective date is:	10/01/2010						
The basis of the increase in rent charged is	as follows:							
5.0%. For other tenants, the maximum per 2.0%, but not more than 10.0%. The CPI p for the rent-control year. May 1st 2010 thro Alternatively, a housing provider may seincluding petitions based on capital improve rehabilitation or agreement with seventy per partially implemented now, the balance may based on the following provision of the Act:	ercentage published by the ugh April 30th 2011 is 0.05% ek an allowable increase un- ments, changes in services rcent of the tenants. If any s	Rental Housing Commission b. der other provisions of the Act, and facilities, hardship, substantial uch authorized increase is						
		\$						
section of Act	type of increase	increase authorized						
effective date of authorization ca	ase number, if applicable	date of decision, if applicable						
The housing provider certifies that (1) the re year has passed since the last rent increase housing accommodation are in substantial of Regulations (Title 14) or that any noncompli	e; and (3) the rental unit and compliance with the District of ance is the result of tenant r	the common elements of the following legislation of the following legislat						
You have the right to request that the Departhis notice if you believe it is improper. You 1800 Martin Luther King Jr. Avenue SE, 2nd tenant rights and sources of technical assist	may contact DHCD on 202- d Floor, Washington, DC 20 tance are available in the DF	442-7200. DHCD is located at 020. A more detailed summary of						
Housing Provider, in the DHCD office and o	n line at www.dhcd.dc.gov.							
Elizabeth Brookens								
	Archstone Communities Lt	c						
Signature of Owner/Agent	Name of Owner/	Agent RACD Form 1 (rev 8/06)						



District of Columbia Department of Housing and Community Development Housing Regulation Administration - Rental Accommodations Division (RAD) 1800 Martin Luther King Jr. Avenue SE, 2nd Floor

Washington, DC 20020 (202) 442-7200

RAD Date Stamp

<u>Internal</u>	<u>Use Only</u>
C/O c	urrent
yes [no 🗌 n/a
BBL current	yes Ind
Reg current	☐yes ☐no

(04/09)

CERTIFICATE OF NOTICE TO RAD OF ADJUSTMENTS IN RENT CHARGED

Smith Property Holdings Van Ness LP

(Housing Provider's Name)

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS

, declare, affirm and ratify as follows:

1.	am the Housing Provider of the following Housing Accommodation or Rental Unit(s)								
	(address): Archstone Van Ness, 3003 Van Ness Street, N.W.								
	Washington, D.C. 20008								
2	My business address is (No P.O. Box):								
	2345 Crystal Drive, 11th Floor, Arlington, VA 22202								
3	My business telephone number and email address are:								
	703-769-1028, Ibrookins@archstonemail.com								
4	The Certificate of Occupancy number for the Housing Accommodation is B175541								
5	My Basic Business License number is 54002038 and expires on (date) 10/31/2011								
6.	My RAD Registration Number for the Housing Accommodation is: 54002038								
7.	Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged"								
8.	The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged"								
9	The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.								
to ti to b san	clare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to the taking of an oath or affirmation regarding all of the information provided herein, to which the ctions for perjury, false swearing or false statements under D C OFFICIAL CODE §§ 22-2402, 2404 & (Supp. 2008), respectively, shall apply.								
Smi	th Property Holdings Van Ness LP								
Ho	using Provider's Printed Name Hoysing Provider's Signature Date:								

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(with Continuation Page)

Unit	Tenant(s) Name(s)	Prior	New	. Dollar	Percent	Section	Date	Effective	213(a)(2)	Type of
No.		Rent	Rent	(\$)	(%)	of Act	Tenant	Date of -	Rental	Service
		1		Change	Change		Served	Rent	Unit No.*	(No. is
	·	}			İ		with Notice 1	Adjustment		below)
S206	Anokhi Kapasi	1825	1862	37	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S208	Prasad India & Sonia Galdeano	1815			 	208(h)(2)	07/30/2010	11/01/2010		
S223	Cynthia Glasser	1758				208(h)(2)	07/30/2010	11/01/2010		4
S321	Matt Robbins	1533	Ļ	31		1 11 7				4
S403	Shanth: Divakaran	ļ				208(h)(Z)	07/30/2010	11/01/2010		4
		1585		32		208(h)(2)	07/30/2010	11/01/2010		4
S416	Francesca Braz	1460	1490	30	2 05	208(h)(2)	07/30/2010	I 1/01/2010		4
S420	Marck Beika	2478	2529	51	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S523	Mclissa Flavell	1895	1934	39	2 05	208(h)(2)	07/30/2010	11/01/2010		4
S623	Hella Bel Hady Amor	1792	1829	37	2.05	208(ի)(2)	07/30/2010	11/01/2010		4
S812	Jacqueline Lucas & Sara Bronnenkant	2083	2126	43	2 05	208(h)(2)	07/30/2010	11/01/2010		4
S820	Anita Nagwani & Owen Whitchurst	2335	2383	48	2 05	208(h)(2)	07/30/2010	11/01/2010		4
S906	Graham Strong	1680	1714	34	2 05	208(h)(2)	07/30/2010	11/01/2010		4
S908	Laurie Chamberlain	1935	1975	40	2 05	208(h)(2)	07/30/2010	11/01/2010		4
W127	Erın Carraghan Jaclyn Hıll	2055	2097	42	2 05	208(h)(2)	07/30/2010	11/01/2010		4
W403	Denise Robinson	1557	1589	32	2 05	208(h)(2)	07/30/2010	11/01/2010		4
W407	Hua Liu	1540	1572	32	2 05	208(h)(2)	07/30/2010	11/01/2010		4
W408	Vretnam News Agency, Dzung Nguyen Quoc	2395	2396	1	0 05	208(h)(2)	07/30/2010	11/01/2010		4
W508	M Budinic, B Cromwick, P Guzman	2616	2670	54	2 05	208(h)(Z)	07/30/2010	11/01/2010		4
W604	Alan Loeb	1933	1973	40	2 05	208(h)(2)	07/30/2010	11/01/2010		4
W618	Silvia Stoyanova, Kiril Alexiev	1800	1837	37	2 05	208(h)(2)	07/30/2010	11/01/2010		4
W622	Georgi Tsvetkov & Korneliya Bachiyska	1840	1878	38	2 05	208(h)(2)	07/30/2010	11/01/2010		4
W712	Luke Barron, Carolina Herrera	2067	2109	42	2 05	208(h)(2)	07/30/2010	11/01/2010	_	4
W726	Nir Touval & Dorina Zindel	1964	2004	40	2 05	208(h)(2)	07/30/2010	11/01/2010		4

Page 2 of 3 (04/09)

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	(\$)	Percent (%) Change	of Act	Date Tenant Served with Notice 1	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No *	Type of Service (No is below)
W806	Egyptian Embassy Said Abdelfattah	1930	1970	40	2 05	208(h)(2)	07/30/2010	11/01/2010	-	4
W915	Nathan Borgford-Parnell, Valkyrie Hanson	2217	2262	45	2 05	208(h)(2)	07/30/2010	11/01/2010		4
S1003	Egyptian Embassy Hassan Fahmy	1595	1628	33	2 05	208(h)(2)	07/30/2010	11/01/2010		4
\$1010	Mark Barron	1755	1791	36.	2 05	208(h)(2)	07/30/2010	11/01/2010		4
S1113	Andrew Reiver	1682	1716	34	2 05	208(h)(2)	07/30/2010	11/01/2010		4
\$1121	Jennifer Wong	1775	1811	36	2 05	208(h)(2)	07/30/2010	31/01/2010		4
W1118	Michael McTiernan & Kimi Wetterauer	2125	2169	44	2 05	208(h)(2)	07/30/2010	11/01/2010		4

Section of Act	. Description					
208(h)(2)	Annual Increase of General Applicability (CPI-W based)					
210	Capital Improvement					
211	Change in Services/Facilities					
212	Hardship Petition					
213(a)(1)	Vacancy (10%)					
213(a)(2)	IF APPLICABLE State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)					
214	Substantial Rehabilitation					
215	Voluntary Agreement					

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Page 3 of 3

(04/09)

Smith Property Holdings Van Ness LP 2345 Crystal Drive Arlington, VA 22202

Department of Consumer & Regulatory Affairs

DC DEPT OF HOUSING & Housing Regulation Administration

COMMUNITY DEVELOPHRENTAL Accommodations and Conversion Division

2010 NOV 30 P 2: 42

HOUSING REGULATION ADMINISTRATION

Anokhi Kapasi 3003 Van Ness Street, N W Apt # S206 Washington, DC 20008

Archstone Van Ness Registration No & Date 54002038-11/07/1985 Date Of Notice 07/30/2010

<u>Not</u>	ice of Increase in Rent Charge	<u>1</u>
In accordance with the provisions of the charged for your rental unit will be incre		ended (the "Act"), the rent
Your current rent charged is \$ 1,825	The increase in your rent cha	arged is \$ <u>37</u>
Your new rent charged is \$_1,862	The effective date is	11/01/2010
The basis of the increase in rent charge	ed is as follows	
based on the increase in the Consume or disabled, the maximum increase in r 5 0%. For other tenants, the maximum 2 0%, but not more than 10 0%. The C for the rent-control year. May 1st 2010. Alternatively, a housing provider maincluding petitions based on capital imprehabilitation or agreement with sevent partially implemented now, the balance based on the following provision of the	ent charged is the CPI percentage, percentage increase in rent charge iPI percentage published by the Rer through April 30th 2011 is 0 05% y seek an allowable increase under rovements, changes in services and percent of the tenants. If any such may be implemented later. The increase	but not more than d is the CPI percentage plus htal Housing Commission other provisions of the Act, if facilities, hardship, substantial authorized increase is
section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable
The housing provider certifies that (1) to year has passed since the last rent increasing accommodation are in substant Regulations (Title 14) or that any noncommodation in the second results of the	ease, and (3) the rental unit and the itial compliance with the District of C impliance is the result of tenant neg	h the Act, (2) at least one common elements of the olumbia Municipal Housing lect or misconduct
You have the right to request that the D this notice if you believe it is improper. 1800 Martin Luther King Jr. Avenue SE tenant rights and sources of technical a Housing Provider, in the DHCD office a	You may contact DHCD on 202-442, 2nd Floor, Washington, DC 20020 issistance are available in the DHCD and on line at www.dhcd.dc.gov	2-7200 DHCD is located at A more detailed summary of
Elzewith Bearlean	/	
0	Archstone Communities LLC	
Signature of Owner/Agent	Name of Owner/Age	nt RACD Form 1 (rev 8/06



District of Columbia Department of Housing and Community Development Housing Regulation Administration — Rental Accommodations Division (RAD) 1800 Martin Luther King Jr. Avenue SE, 2nd Floor Washington, DC 20020

Washington, DC 20020 (202) 442-7200

CERTIFICATE OF NOTICE TO RAD OF ADJUSTMENTS IN RENT CHARGED

Smith Property Holdings Van Ness LP

RAD Date Stamp

Internal Use Only
C/O current:
∭yes ∭no ∭n/a
BBL current: ☐yes ☐n
Reg. current yes n

____, declare, affirm and ratify as follows:

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s) (address): Archstone Van Ness, 3003 Van Ness Street, N.W. Washington, D.C. 20008 2. My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202 3. My business telephone number and email address are: 703-769-1028, Ibrookins@archstonemail.com 4. The Certificate of Occupancy number for the Housing Accommodation is B175541 5. My Basic Business License number is 54002038 and expires on (date): 126-12611 Attached hereto are the following documents related to the adjustment(s) in the rent charged for Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Terestation	FIRM ALLANGACE.
Washington, D.C. 20008 2. My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202 3. My business telephone number and email address are: 703-769-1028, lbrookins@archstonemail.com 4. The Certificate of Occupancy number for the Housing Accommodation is B175541	Fanag alimousic.
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2345 Crystal Drive, 11th Floor, Arlington, VA 22202 3. My business telephone number and email address are: 703-769-1028, Ibrookins@archstonemail.com 4. The Certificate of Occupancy number for the Housing Accommodation is B175541 8. My Basic Business License number is 54002038 and expires on (date): 10/61/2011 Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Terman Provider's Notice t	ייר אבאם אבן פר אסטי מס באם פר אסטי מס באם פר אסטי
3. My business telephone number and email address are: 703-769-1028, lbrookins@archstonemail.com 4. The Certificate of Occupancy number for the Housing Accommodation is B175541 5. My Basic Business License number is 54002038 and expires on (date): 6. My RAD Registration Number for the Housing Accommodation is: 54002038 7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Terman Provider's N	Takad A LIHONHIC.
703-769-1028, Ibrookins@archstonemail.com 4. The Certificate of Occupancy number for the Housing Accommodation is B175541	אייייחיון א טפאפו אייייס אבען טג אסטי
 4. The Certificate of Occupancy number for the Housing Accommodation is B175541	ILA JEAEI
5. My Basic Business License number is 54002038 and expires on (date): 18/21/2011 6. My RAD Registration Number for the Housing Accommodation is: 54002038 7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Terman Provider's No	L HOU!
 6. My RAD Registration Number for the Housing Accommodation is: 54002038	EL DU
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Ter	~ 0
Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Ter	
Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of of Adjustments in Rent(s) Charged."	f Notices
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filis "Certificate of Notice to RAD of Adjustments in Rent Charged."	
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial comwith the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the r Tenant neglect or misconduct.	-
I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and act to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deto be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2	eemed he
2405 (Supp. 2008), respectively, shall apply. DEC 5	2 1 2010
Smith Property Holdings Van Ness LP	2 miles
Housing Provider's Printed Name Housing Provider's Signature Date:	

(with Continuation Page)

Unit	Tenant(s) Name(s)	Prior	New	Dollar	Percent	Section	Date	Effective	212/21/21	mhinal
No.		Rent	Rent	(\$)	(%)	of Act	Tenant	Date of	213(a)(2) Rental	Type of Service
1.	;	3.			Change		Served	Rent	Unit No.	(No. is
.	7	· }					with	Adjustment	1	below)
		, ,,,			_ : :	<u> </u>	Notice 1	ľ	1 No. 1	ر حوب
<u></u>	Sandra Lazano	1896	1935	39	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S418	Dmitry Zontov	1770	1806	36	2.05	208(h)(2)	08/30/2010	12/01/2010		4
\$419	Dima Najjar	1495	1526	31	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S621	Brittany Balmer	1660	1694	34	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S714	Andrew Smith	1860	1898	38	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S721	Mawadda Alnaceli	1570	1602	32	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S821	Sam Lee	1385	1413	28	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W115	Jessica Robert Patrick Cicchino	1795	1832	37	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W321	Embassy of the United Arab Emirates	1997	2038	41	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W326	Andrew L. Morrison	1559	1591	32	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W406	Jeff Schmidt	1810	1811	1	0.05	208(h)(2)	08/30/2010	12/01/2010		4
W510	Elizabeth Corona, Joel Corona	2248	2294	46	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W704	Wendy Levine	1865	1903	38	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W714	Tran Nam Trung	1825	1862	37	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W813	Jennifer Gross	1634	1667	33	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W906	Marsha Casabal	1960	2000	40	2,05	208(h)(2)	08/30/2010	12/01/2010		4
W907	Tonya Anderson	1260	1286	26	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W909	Dorothy Johnson	2316	2317	ı	0.05	208(h)(2)	08/30/2010	12/01/2010		4
S1005	Yuping Li & Ronald Burr	1860	1898	38	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W1030	Xavier Roussett, Valentine Panel	2099	2142	43	2.05	208(h)(2)	08/30/2010	12/01/2010		4

Page 2 of 3

(04/09)

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP 2345 Crystal Drive Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

DEPT OF HOUSING & OUTBURITY DEVELOPMENT

2010 DEC 21 P 2: 35

HOUSING REGULATION ADMINISTRATION

Sandra Lazano 3003 Van Ness Street, N.W. Apt # S312 Washington, DC 20008

Signature of Owner/Agent

Archstone Van Ness Registration No. & Date: 54002038-11/07/1985 Date Of Notice:08/30/2010

Notice of Increase in Rent Charged In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below. Your current rent charged is: \$ 1,896 The increase in your rent charged is: \$ 39 Your new rent charged is: \$ 1,935 The effective date is: 12/01/2010 The basis of the increase in rent charged is as follows: ☑ Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%. Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act: increase authorized section of Act type of increase effective date of authorization case number, if applicable date of decision, if applicable The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct. You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www.dhcd.dc.gov. Clystath Bearkens Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development Housing Regulation Administration -- Rental Accommodations Division (RAD) 1800 Martin Luther King Jr Avenue SE, 2nd Floor Washington, DC 20020

Washington, DC 20020 (202) 442-7200

CERTIFICATE OF NOTICE TO RAD OF ADJUSTMENTS IN RENT CHARGED

RAD	Date	Stam	ţ
-----	------	------	---

<u>Internal</u>	Use Only								
C/O c	urrent								
yes [☐yes ☐no ☐n/a								
BBL current	yesn								
Reg current	☐yes ☐no								

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I,	Smith Property Holdings Van Ness LP , declare, affirm and ratify as follows: (Housing Provider's Name)	
1.	·	Þ
	(address) Archstone Van Ness, 3003 Van Ness Street, N.W.	ē zr
	Washington, D.C. 20008	
2.	My business address is (No P.O Box):	
3.	(Housing Provider's Name) I am the Housing Provider of the following Housing Accommodation or Rental Unit(s) (address): Archstone Van Ness, 3003 Van Ness Street, N.W. Washington, D.C. 20008 My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202 My business telephone number and email address are: 703-769-1028, Ibrookins@archstonemail.com The Certificate of Occupancy number for the Housing Accommodation is B175541 My Basic Business License number is 54002038 and expires on (date): 10/31/2 My RAD Registration Number for the Housing Accommodation is: 54002038 Attached hereto are the following documents related to the adjustment(s) in the rent charged Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendic of Adjustments in Rent(s) Charged." The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on e Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the "Certificate of Notice to RAD of Adjustments in Rent Charged." The Rental Unit(s) and common elements of the Housing Accommodation are in substantial with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is to Tenant neglect or misconduct. Elare, affirm and ratify under penalty of perjury that the foregoing information is complete an e best of my knowledge. I fully understand and acknowledge that my signature below shall be the taking of an oath or affirmation regarding all of the information provided herein, to whittons for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-240 (Supp. 2008), respectively, shall apply. The Property Holdings Van Ness LP	
4.	The Certificate of Occupancy number for the Housing Accommodation is B175541	. 3
5	My Basic Business License number is 54002038 and expires on (date): 10/31/2011	
6.	My RAD Registration Number for the Housing Accommodation is: 54002038	
7.	Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tena	nts of
8.	Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing	
9.	The Rental Unit(s) and common elements of the Housing Accommodation are in substantial comp	
to t to t san	the best of my knowledge. I fully understand and acknowledge that my signature below shall be deen be the taking of an oath or affirmation regarding all of the information provided herein, to which the actions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 240	ned
Smi	ith Property Holdings Van Ness LP	N D
	6. My RAD Registration Number for the Housing Accommodation is: 54002038 7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notice of Adjustments in Rent(s) Charged." 8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of th "Certificate of Notice to RAD of Adjustments in Rent Charged." 9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of	

(with Continuation Page)

Unit	7 14134 (3	г			,			,		
No.	Tenant(s) Name(s)	Prior :	New'		Percent		- Date	Effective.	213(a)(2)	Type of
INO.		Rent.	Rent	(\$)	(%)	of Act	Tenant	Date of	Rental	Service
	_	,	1	Change	Change		Served	Rent	Unit No.*	(No. 15
					7	2,	with Notice	Adjustment	,	below)
S121	Alexis Christian	1485	1515	30	2 05	208(h)(2)	09/30/2010	01/01/2011	-	4
S313	Catherine O'Toole	1810	1847	37	 	208(h)(2)	09/30/2010	01/01/2011		4
S507	Ратпска Маладі	1867	1905	38	 	208(h)(2)	09/30/2010	01/01/2011		4
S516	Elyse Cohen	1450	1480	30	2 05	208(h)(2)	09/30/2010	01/01/2011		4
S614	Embassy Tunisia	1932	1972	40	2 05	208(h)(2)	09/30/2010	01/01/2011		4
S616	Sunjhee Kim	1465	1495	30	2.05	208(h)(2)	09/30/2010	01/01/2011		4
\$619	Silvana R. Straw	1631	1664	33	2 05	208(h)(2)	09/30/2010	01/01/2011		4
\$705	Beatriz Perez-Gomez	1708	1743	35	2 05	208(h)(2)	09/30/2010	01/01/2011		4
S723	Saurabh Rohatga	1612	1645	33	2 05	208(h)(2)	09/30/2010	01/01/2011		4
S814	Tanisha Elliot & Monesha Elliot	1955	1995	40	2 05	208(h)(2)	09/30/2010	01/01/2011		4
S816	Warren S Riley	1475	1505	30	2.05	208(h)(2)	09/30/2010	01/01/2011		4
\$909	Carole Karp	1561	1593	32	2 05	208(h)(2)	09/30/2010	01/01/2011		4
S913	Rosana Brandao	1870	1908	38	2.05	208(h)(2)	09/30/2010	01/01/2011	-	4
S916	Julia Devine	1116	1139	23	2 05	208(h)(2)	09/30/2010	01/01/2011		4
S919	Thomas Qualtere	1687	1722	35	2 05	208(h)(2)	09/30/2010	01/01/2011	-	4
W116	Dan Ye	1795	1832	37	2,05	208(h)(2)	09/30/2010	01/01/2011		4
W418	Timothy Shorrock	1920	1959	39	2 05	208(h)(2)	09/30/2010	01/01/2011		4
W423	Christina Schlecht, Rajesh Nair	1900	1939	39	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W505	Stephanic Buszczar Charly Mar	1805	1842	37	2 05	208(h)(2)	09/30/2010	01/01/2011		4
W615	Michael Hagerdom Caroline Coleman	1875	1913	38	2 05	208(h)(2)	09/30/2010	01/01/2011		4
W719	Matthew Radbill & Ching Chang	1483	1513	30	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W818	Silvia Espindola	1925	1964	39	2 05	208(h)(2)	09/30/2010	01/01/2011		4
W830	Gal Tester	1336	1363	27	2 05	208(h)(2)	09/30/2010	01/01/2011		4

Page 2 of 3 (04/09)

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	(\$)	Change	of Act	Date Tenant Served Swith Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W905	Dale Chadwick Wilson, Margaret Heather Wilson	1976	2017	41	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W1011	Cedric Malicet	2072	2114	42	2 05	208(h)(2)	09/30/2010	01/01/2011		4
W1013	Adam Marks	1951	1991	40	2 05	208(h)(2)	09/30/2010	01/01/2011		4
W1106	Rolando Lahera	2065	2107	42	2 05	208(h)(2)	09/30/2010	01/01/2011		4
W1107	Clarence Stanback	1345	1373	28	2 05	208(h)(2)	09/30/2010	01/01/2011		4
WI123	Chinese Embassy c/o Wei Wu	1935	1975	40	2 05	208(h)(2)	09/30/2010	01/01/2011		4

. Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Page 3 of 3 (04/09)

DEPARTMENT OF HOUSING
AND COMMUNATIVE OFFENT
Smith Property Holdings Van Ness Leichten (1997)
2345 Crystal Drive
Arington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

Alexis Christian 3003 Van Ness Street, N W Apt # S121 Washington, DC 20008

Archstone Van Ness Registration No. & Date 54002038-11/07/1985

14831111g1011, DO 20000	Date Of Notice 09/30/2010								
<u>Not</u>	ce of Increase in Rent Charged								
In accordance with the provisions of the charged for your rental unit will be incre		led (the "Act"), the rent							
Your current rent charged is. \$ 1,485	The increase in your rent charge	ed is \$ <u>30</u>							
Your new rent charged is \$ 1,515	The effective date is	01/01/2011							
The basis of the increase in rent charge	ed is as follows:								
based on the increase in the Consume or disabled, the maximum increase in r 5 0%. For other tenants, the maximum 2.0%, but not more than 10.0%. The Construction of the rent-control year. May 1st 2010. Alternatively, a housing provider maincluding petitions based on capital imprehabilitation or agreement with sevent partially implemented now, the balance	ent charged is the CPI percentage, but percentage increase in rent charged is PI percentage published by the Rental through April 30th 2011 is 0.05% y seek an allowable increase under oth rovements, changes in services and fair percent of the tenants. If any such au	not more than the CPI percentage plus Housing Commission er provisions of the Act, cilities, hardship, substantial thorized increase is							
based on the following provision of the									
section of Act	type of increase	ncrease authorized							
effective date of authorization	case number, if applicable date	e of decision, if applicable							
The housing provider certifies that (1) to year has passed since the last rent income housing accommodation are in substant Regulations (Title 14) or that any noncome	ease, and (3) the rental unit and the co- tial compliance with the District of Colu	mmon elements of the mbia Municipal Housing							
You have the right to request that the D this notice if you believe it is improper 1800 Martin Luther King Jr. Avenue SE tenant rights and sources of technical a Housing Provider, in the DHCD office a	You may contact DHCD on 202-442-72, 2nd Floor, Washington, DC 20020 ossistance are available in the DHCD pa	200 DHCD is located at A more detailed summary of							
Elzewith Bearlens	/								
	Archstone Communities LLC	_ 							
Signature of Owner/Agent	Name of Owner/Agent	RACD Form 1 (rev 8/06							

District of Columbia Department of Housing and Community Development

RAD Date Stamp

Housing Regulation Administration - Rental Accommodations Division (RAD), 1800 Martin Luther King Jr. Avenue SE, 2nd Floor

Washington, DC 20020

Internal Use Only C/O current:

(202) 442-7200 TO DEPT OF HOUSING CERTIFICATE OF NOTICE TO RAD! BURNING DEVELOPMENTES ON ONLY

OF ADJUSTMENTS IN RENT CHARGED! HAR 31 Reg. Lourrent: yes no

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TRI

Ι,	Smith Property Holdings Van Ness LP , declare, affirm and ratify as follows: (Housing Provider's Name)
1.	I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
	(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
	Washington, D.C. 20008
2.	My business address is (No P.O. Box):
	2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3.	My business telephone number and email address are:
	703-769-1028, lbrookins@archstonemail.com
4.	The Certificate of Occupancy number for the Housing Accommodation is B175541
5.	My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6.	My RAD Registration Number for the Housing Accommodation is: 54002038
7.	Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8.	The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of

Smith Property Holdings Van Ness LP

Tenant neglect or misconduct.

Housing Provider's Printed Name

(with Continuation Page)

Zv. *******	CONTRACTOR TO THE PROPERTY OF	*** - # - # - # - # - # - # - # - # - #	71.77.47.47.2			D				
N TOWN	The strength of the strength o	Prior	News	Dollar	Percent	Section	i Date or	Effective	213(a)(2)	Type of
26.65		Rent	^企	法(5)系	高(%)室	Okaci	Flenants/	Date of 4.	Rental	Service
		老祭	遊遊	Change	Change	医神经	Servede	Rent	truit;No.∄	(No: is)
387	Enant(s)(Name(s)	交表的	经济	200	法登	最近第	A with w	Adjustment	建分的	oclow)
S201	Ceara Flake	1598	1631	33	2.05	208(h)(2)	11/29/2010	03/01/2011	TARREST TO	4
S216	Corinne Rucker	1166	1190	24		208(h)(2)	11/29/2010	03/01/2011		4
S615	Adam Bernstein	1750	1786	36		208(h)(2)	11/29/2010	03/01/2011		4
S805	Ruth Rose	1753	1789	36		208(h)(2)	11/29/2010	03/01/2011		4
S818	Amy Wyatt & Joshua Rosenblum	1810	1847	37	2.05	208(h)(2)	11/29/2010	03/01/2011	[4
\$912	Moshe Burstin	1857	1895	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S923	Loreta Papakostandini	1770	1806	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W120	Valentina Echeverry Helena Fonseca	1944	1984	40	2.05	208(h)(2)	11/29/2010	03/01/2011	_	4
W125	Cindy Nadeau, Tracy Burnette	1643	1677	34	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W208	Sharon Buck	2037	2038	. 1	0.05	208(h)(2)	11/29/2010	03/01/2011		4
W218	Kristen Hamaoui & Richard Fairbanks	1820	1857	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W304	Rodrigo Silva	1934	1974	40	2.05	208(Һ)(2)	11/29/2010	03/01/2011		4
W325	Silvia Savich	1448	1478	30	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W404	Luis Viguria	1750	1786	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W617	Majid Joneidi & Parisa Meisami	2055	2097	42	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W623	Kathryn Wascher Matt Partridge	1800	1837	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W703	Nir Touval	1565	1597	32	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W803	Thomas Trimbur	1833	1871	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W822	Ryan Forbes Jing Forbes	1855	1893	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W901	Jin Li, Eric Crain, Zhong Dan	2968	3029	61	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W917	Toni Frangie	1752	1788	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W928	Barbars Eiden Molinaro/John Molinaro	3250	3317	67	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W931	Edward Sair	2537	2589	52	2.05	208(h)(2)	11/29/2010	03/01/2011		4

Page 2 of 3 (04/09)

(with Continuation Page)

本教教		Rent	Rent Table	Ghange	Change	eoracii e	Tenante Served	100 C	Rentall Unitable	Service
					A PAGE	EMENT OF	Notice A			
S1025	Allahna Esber, Shahna Esber	2475	2526	51	2.05	208(h)(2)	11/29/2010	03/01/2011	<u>-</u>	4
S1105	Embassy Of Egypt, Gamal Abdelbaky, Said Fayed	1829	1866	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
SI 119	Nicholas Hankey	1719	1754	35	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W1015	Embassy Of Tunisia	1983	2024	41	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W1102	Jerri Husch	1997	2038	41	2.05	208(h)(2)	11/29/2010	03/01/2011		4

Sections of Action	Descriptions
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE - State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Friype of the	No.	Description 18 44 616 848
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Page 3 of 3 (04/09)

Smith Property Holdings Van Ness LP 2345 Crystal Drive Arlington, VA 22202 Department of Consumer & Regulatory Affairs
Housing Regulation Administration
COMMUNITY DEVELOPHENT

2011 MAR 31 P 1: 24

HOUSING REGULATION ADMINISTRATION

Ceara Flake 3003 Van Ness Street, N.W. Apt # S201 Washington, DC 20008

Archstone Van Ness Registration No. & Date: 54002038-11/07/1985 Date Of Notice:11/29/2010

••			
In accordance with the provisions of the charged for your rental unit will be incre			Act"), the rent
Your current rent charged is: \$ 1,598	The increase in your ren	t charged is: \$ 3	3
Your new rent charged is: \$ 1,631	The effective date is:	O	3/01/2011
The basis of the increase in rent charge	ed is as follows:	_	
based on the increase in the Consume or disabled, the maximum increase in a 5.0%. For other tenants, the maximum 2.0%, but not more than 10.0%. The Conforthe rent-control year May 1st 2010 Alternatively, a housing provider maincluding petitions based on capital imprehabilitation or agreement with sevent partially implemented now, the balance based on the following provision of the	rent charged is the CPI percental percentage increase in rent charge percentage published by the through April 30th 2011 is 0.05 y seek an allowable increase uncovernents, changes in services y percent of the tenants. If any may be implemented later. The	age, but not more arged is the CPI arged is the CPI argental Housing %. Inder other provisions and facilities, has such authorized in	than percentage plus Commission ions of the Act, ardship, substantial increase is
nased on the following provision of the	ACI.	s	
section of Act	type of increase	increase a	uthorized
effective date of authorization	case number, if applicable	date of decision	on, if applicable
The housing provider certifies that (1) to year has passed since the last rent incomposition are in substant Regulations (Title 14) or that any nonce You have the right to request that the Ethis notice if you believe it is improper. 1800 Martin Luther King Jr. Avenue SE tenant rights and sources of technical at Housing Provider, in the DHCD office a	rease; and (3) the rental unit and tall compliance with the District compliance is the result of tenant department of Housing and Com You may contact DHCD on 202, 2nd Floor, Washington, DC 2 assistance are available in the D	d the common ele of Columbia Mur neglect or misco nmunity Developn 2-442-7200. DHC 0020. A more de OHCD pamphlet a	ements of the nicipal Housing anduct. The nicipal Housing anduct. The nent (DHCD) review CD is located at etailed summary of
Colgoth Bearless	_		
	Archstone Communities I	.tc	
Signature of Owner/Agent	Name of Owne	r/Agent	RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development Housing Regulation Administration — Rental Accommodations Division (RAD) 1800 Martin Luther King Jr. Avenue SE, 2nd Floor Columbia Washington, DC 20020

Washington, DC 20020 (202) 442-7200

Internal Use Only
C/O current:

RAD Date Stamp

CERTIFICATE OF NOTICE TO RAD DEVELOPMENT
OF ADJUSTMENTS IN RENT CHARGED
2011 MAR 31 P 1: 24 Reg

☐yes ☐no ☐n/a

BBL current: ☐yes ☐no

Reg. current: ☐yes ☐no

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS THE PROPERTY OF THE PROP

	· · · · · · · · · · · · · · · · · · ·
I,	Smith Property Holdings Van Ness LP , declare, affirm and ratify as follows: (Housing Provider's Name)
t.	I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
	(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
	Washington, D.C. 20008
2.	My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3.	My business telephone number and email address are: 703-769-1028, lbrookins@archstonemail.com
4.	The Certificate of Occupancy number for the Housing Accommodation is B175541
5.	My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6.	My RAD Registration Number for the Housing Accommodation is: 54002038
7.	Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8.	The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9.	The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.
to the to be sand	clare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate ne best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to the taking of an oath or affirmation regarding all of the information provided herein, to which the ctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 5 (Supp. 2008), respectively, shall apply.
. ·	In test in Roman about
	th Property Holdings Van Ness LP Useful M Provider's Printed Name Housing Provider's Signature Date:
	V

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Unit (Franit(s))Name(s)	Prior Rent	News Rent 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Dollar Shange	Percent (%) Change	Section (Date Tenantity Served With A Notice	Effective : Date of fig. Rent; Adjustment	213(a)(2); FRenial; Phili No.	Jlype, of Service, (No is below)
S1018 Isabel Gelletich	1900	1901	1	0.05	208(ħ)(2)	11/29/2010	03/01/2011		4

Sections Sof(Act) 208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE — State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of (Nō.	Description
TENANT	I	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Page 2 of 2 (04/09)

Smith Property Holdings Van Ness LP 2345 Crystal Drive Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
HOUSINReptal Accommodations and Conversion Division
DEVELOPHENT

2011 MAR 31 P 1: 24

HOUSING REGULATION ADMINISTRATION

Isabel Gelletich 3003 Van Ness Street, N.W. Apt # S1018 Washington, DC 20008

Archstone Van Ness Registration No. & Date: 54002038-11/07/1985 Date Of Notice:11/29/2010

Notice of I	ncrease in Rent Charged	
In accordance with the provisions of the Renta charged for your rental unit will be increased a		: "Act"), the rent
Your current rent charged is: \$ 1,900	The increase in your rent charged is: \$	1
Your new rent charged is: \$ 1,901	The effective date is:	03/01/2011
The basis of the increase in rent charged is as	follows:	
☑ Under section 208(h)(2) of the Act (annual of based on the increase in the Consumer Price I or disabled, the maximum increase in rent chat 5.0%. For other tenants, the maximum percent 2.0%, but not more than 10.0%. The CPI percent for the rent-control year. May 1st 2010 through ☐ Alternatively, a housing provider may seek including petitions based on capital improvement rehabilitation or agreement with seventy percent partially implemented now, the balance may be based on the following provision of the Act:	Index (CPI). For tenants qualified under rged is the CPI percentage, but not most age increase in rent charged is the CPI entage published by the Rental Housing April 30th 2011 is 0.05%. In allowable increase under other provents, changes in services and facilities, and of the tenants. If any such authorize	er the Act as elderly are than Pf percentage plus ag Commission isions of the Act, hardship, substantial d increase is
	\$	authorized
section of Act type	e of increase increase	aumonzeo
effective date of authorization case	number, if applicable date of deci	sion, if applicable
The housing provider certifies that (1) the rent year has passed since the last rent increase; a housing accommodation are in substantial come Regulations (Title 14) or that any noncompliant You have the right to request that the Department this notice if you believe it is improper. You may 1800 Martin Luther King Jr. Avenue SE, 2nd F	nd (3) the rental unit and the common opliance with the District of Columbia Note is the result of tenant neglect or misent of Housing and Community Develoay contact DHCD on 202-442-7200. Discor, Washington, DC 20020. A more	elements of the funicipal Housing conduct. pment (DHCD) review HCD is located at detailed summary of
tenant rights and sources of technical assistant Housing Provider, in the DHCD office and on li		: available from the
Elzeleth Bearkers		
. 0	Archstone Communities LLC	
Signature of Owner/Agent	Name of Owner/Agent	



District of Columbia Department of Housing and Community; Development OPHENT RAD Date Stamp Housing Regulation Administration -- Rental Accommodations Division (RAD), TION 1800 Martin Luther King Jr. Avenue SE, 2nd Floor

Washington, DC 20020 (202) 442-7200

2011 FEB 25 AN 9:54

Internal Use Only
C/O current

CERTIFICATE OF NOTICE TO RAD OF ADJUSTMENTS IN RENT CHARGED

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I,	Smith Property Holdings Van Ness LP , declare, affirm and ratify as follows: (Housing Provider's Name)
1	I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
	(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
	Washington, D.C. 20008
2	My business address is (No P.O. Box):
	2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3.	My business telephone number and email address are: 703-769-1028, Ibrookins@archstonemail.com
4.	The Certificate of Occupancy number for the Housing Accommodation is B175541
5.	My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6.	My RAD Registration Number for the Housing Accommodation is: 54002038
7.	Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8.	The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9.	The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.
to the sand	clare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to the taking of an oath or affirmation regarding all of the information provided herein, to which the ctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 5 (Supp. 2008), respectively, shall apply.
	th Property Holdings Van Ness LP Clastath Prooken FER 8:5 2011
Ho	using Provider's Printed Name Housing Provider's Signature Date:
	i Till Till Till Till Till Till Till Ti

Page 1 of 2

(04/09)

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1	nit		Tenant(s)	Name(s)				Prior	New	Dollar	Percent	Section	Date	Effective	213(à)(2)	Type of
ر (١o.		•				i	Rent	Rent	(\$)	. (%)	of Act	Tenant	Date of	Rental	Service
- [-	-		•	•	٠.					Change	Change	•	Served.	.Rent	Unit No.*	(No. is
										·			with	Adjustment		below)
<u> </u>	•					_'	.:		, <i>,</i> ,	,	-	-	Notice 1			
W	110	Constance Jones						2150	2151	1	0.05	208(h)(2)	10/28/2010	02/01/2011		4

Section of Act	Description .
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

OFF APPRENT OF HOUSING APPROPRIENT OF HOUSING PERIOPHENT PERIOPHEN

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Page 2 of 2

(04/09)

DEPARTMENT OF HOUSING AND COMMUNITY DAYSLOPHENT HOUSING REGILS 110%

Smith Property Holdings Van Ness LP 2345 Crystal Drive Arlington, VA 22202

Department of Consumer & Regulatory Affairs

2011 FEB 25 AM 9: 54 Housing Regulation Administration
Rental Accommodations and Conversion Division

Constance Jones 3003 Van Ness Street, N W. Apt # W1110 Washington, DC 20008

Archstone Van Ness Registration No. & Date: 54002038-11/07/1985 Date Of Notice:10/28/2010

	Date Of Notice	3.10/20/2010
<u>Noti</u>	ce of Increase in Rent Cha	rged
In accordance with the provisions of the charged for your rental unit will be incre	Rental Housing Act of 1985 as ased as set forth below.	amended (the "Act"), the rent
Your current rent charged is: \$ 2,150	The increase in your ren	t charged is: \$ 1
Your new rent charged is: \$ 2,151	The effective date is:	02/01/2011
The basis of the increase in rent charge	d is as follows:	<u> </u>
based on the increase in the Consumer or disabled, the maximum increase in no 5.0%. For other tenants, the maximum 2.0%, but not more than 10.0%. The Conforthe rent-control year May 1st 2010 Alternatively, a housing provider may including petitions based on capital important important implemented now, the balance based on the following provision of the passed on the passed	ent charged is the CPI percentary percentage increase in rent chep! percentage published by the through April 30th 2011 is 0.05 y seek an allowable increase unrovements, changes in services y percent of the tenants. If any may be implemented later. The	age, but not more than arged is the CPI percentage plus Rental Housing Commission%. Multiple of the Act, and facilities, hardship, substantial such authorized increase is
		\$
section of Act	type of increase	increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable
The housing provider certifies that (1) the year has passed since the last rent increased housing accommodation are in substant Regulations (Title 14) or that any nonco You have the right to request that the Dithis notice if you believe it is improper. 1800 Martin Luther King Jr. Avenue SE, tenant rights and sources of technical and sources of technical and sources.	ease; and (3) the rental unit and tial compliance with the District impliance is the result of tenant epartment of Housing and Com You may contact DHCD on 202, 2nd Floor, Washington, DC 2 ssistance are available in the D	I the common elements of the of Columbia Municipal Housing neglect or misconduct. munity Development (DHCD) review 1-442-7200. DHCD is located at 0020. A more detailed summary of HCD pamphlet available from the
Housing Provider, in the DHCD office at	_	
Elzewith Beardens	/	
	Archstone Communities 1	rc
Signature of Owner/Agent	Name of Owne	/Agent RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development Housing Regulation Administration – Rental Accommodations Division (RAD) 1800 Martin Luther King Jr. Avenue SE, 2nd Floor

Washington, DC 20020 (202) 442-7200

CERTIFICATE OF NOTICE TO RAD OF ADJUSTMENTS IN RENT CHARGED

Smith Property Holdings Van Ness LP

RAD Date	Stamo
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<u>Internal i</u>	Use Only	
C/O c	urrent:	
☐yes ☐	no 🔲 n/	3
BBL current:	yes	in [
Reg. current:	yes	n

, declare, affirm and ratify as follows:

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

	(Housing Provider's Name)	
ı.	I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)	
	(address): Archstone Van Ness, 3003 Van Ness Street, N.W.	
	Washington, D.C. 20008	5 <u>0</u>
2.	My business address is (No P.O. Box):	74 d 3
	2345 Crystal Drive, 11th Floor, Arlington, VA 22202	
3.	My business telephone number and email address are:	구조 소크 군 오
	703-769-1028, Ibrookins@archstonemail.com	유명 산업 작업
4.	The Certificate of Occupancy number for the Housing Accommodation is B175541	USING
5.	My Basic Business License number is 54002038 and expires on (date): 10/31/2011	Ž.
6.	My RAD Registration Number for the Housing Accommodation is: 54002038	
7.	Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Not of Adjustments in Rent(s) Charged."	
8.	The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of "Certificate of Notice to RAD of Adjustments in Rent Charged."	
	The Rental Unit(s) and common elements of the Housing Accommodation are in substantial complia with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result Tenant neglect or misconduct.	t of
o ti o b an	eclare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed be the taking of an oath or affirmation regarding all of the information provided herein, to which the actions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 (Supp. 2008), respectively, shall apply.	zd
	$\theta_1 \dots \epsilon_n$	
mi	with Property Holdings Van Ness LP Computer FEB 2 5 2	1011
lo	using Provider's Printed Name Housing Provider's Signature Date:	

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₹Uñit S (2.2	alenani(s))Name(s))	Prior	New	Döllar	Refcent	Section	Date	Effective	213(a)(2)	Type of
•		e Kente	Kent	Change	Change	OI ACLS	Served	To Date of	Rental :	Service (No. is
	(Figure 1) (Financia) (Figure 1)						With a Notice	Adjustment		.below)
\$106	Sasha Buchanan	1792	1829	37	2.05	208(h)(2)	10/28/2010	02/01/2011	h. 4003 Car 744 '4	4
S119	Joel Macaluso	1645	1679	34	2.05	208(h)(2)	10/28/2010	02/01/2011		4
S307	Catherine Revels, Hubert Nove-Josserand	2045	2087	42	2.05	208(h)(2)	10/28/2010	02/01/2011	<u> </u>	4
W101	Michael Hirsh	3250	3317	67	2.05	208(h)(2)	10/28/2010	02/01/2011		4
W333	Elizabeth Moody	3474	3476	2	0.05	208(h)(2)	10/28/2010	02/01/2011	<u> </u>	4
W503	Judith Levine	1893	1932	39	2.05	208(h)(2)	10/28/2010	02/01/2011		4
W705	Eleanor Holtz-Eakin	1895	1934	39	2.05	208(h)(2)	10/28/2010	02/01/2011		4
S1014	Stephen Tom	2150	2151	1	0.05	208(h)(2)	10/28/2010	02/01/2011		4
S1125	Vietnam Embassy	2751	2807	56	2.05	208(h)(2)	10/28/2010	02/01/2011		4
W1008	Kali Erickson & Jaime Vilchez	2235	2281	46	2.05	208(h)(2)	10/28/2010	02/01/2011		4
			1	 		 	_			

SOIL FEB 25 AM 9: 58

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Page 2 of 3

(04/09)

Section 6	apescription of the second
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE — State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of	X Z	Description //
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

2011 EEB 52 VII A: 28

PRIL CONTROL VIOLENT PROBLEMS OF RUNGING CONTROL OF

(04/09)

Page 3 of 3

Smith Property Holdings Van Ness LP 2345 Crystal Drive Arlington, VA 22202

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT HOUSING REQULATION DAMES.

HOUSING RECOLATION Department of Consumer & Regulatory Affairs
Housing Regulation Administration

2011 FEB 25 M 9: 5 Rental Accommodations and Conversion Division

Sasha Buchanan 3003 Van Ness Street, N.W. Apt # S106"

Archstone Van Ness

Washington, DC 20008		Registration No. & Date: 54002038-11/07/1985 Date Of Notice:10/28/2010					
Not	tice of Increase in Rent Charged						
In accordance with the provisions of the charged for your rental unit will be increased.							
Your current rent charged is: \$ 1,792	The increase in your rent charged in	is: \$ <u>37</u>					
Your new rent charged is: \$ 1,829	The effective date is:	02/01/2011					
The basis of the increase in rent charge	ed is as follows:						
5.0%. For other tenants, the maximum 2.0%, but not more than 10.0%. The 0 for the rent-control year. May 1st 2010 ☐ Alternatively, a housing provider maincluding petitions based on capital imprehabilitation or agreement with sevent	by seek an allowable increase under other or overnents, changes in services and facility percent of the tenants. If any such authors may be implemented later. The increase	e CPI percentage plus busing Commission provisions of the Act, ties, hardship, substantial prized increase is					
	\$						
section of Act	type of increase inc	rease authorized					
effective date of authorization	case number, if applicable date o	f decision, if applicable					
year has passed since the last rent inc housing accommodation are in substai Regulations (Title 14) or that any nonc	the rent increase is in compliance with the rease; and (3) the rental unit and the committed compliance with the District of Columb compliance is the result of tenant neglect or	non elements of the nia Municipal Housing misconduct.					
this notice if you believe it is improper. 1800 Martin Luther King Jr. Avenue SE tenant rights and sources of technical a Housing Provider, in the DHCD office a). DHCD is located at nore detailed summary of					
Clybuth Brookens							
0							
Signature of Owner/Agent	Name of Owner/Agent	RACD Form 1 (rev 8/06)					



District of Columbia Department of Housing and Community Developmen Housing Regulation Administration — Rental Accommodations Division (RAD)

1800 Martin Luther King Jr. Avenue SEp2nd-Floor OF HOUSING Washington, DC 2002000MMUNITY OF VELOS MEN (202) 442-4610 HOUSING PEGULATION ADDITION OF THE

ITY OF VETO OF NEW Internal Use Only
ING OF GUIL AT 1951 C/O current

yes no n/a
BBL current yes no
Reg current yes no

RAD Date Stamp

CERTIFICATE OF NOTICE TO RAD OF ADJUSTMENTS IN RENT CHARGED

10 FEB 26 12:10

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I,	Smith Property Holdings Van Ness LP , declare, affirm and ratify as follows:
	(Housing Provider's Name)
1.	I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
	(address). Archstone Van Ness, 3003 Van Ness Street, N.W.
	Washington, D.C. 20008
2.	My business address is (No P.O. Box):
	2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3.	My business telephone number and email address are: 703-769-1028, lbrookins@archstonemail.com
4.	The Certificate of Occupancy number for the Housing Accommodation is B143476
5.	My Basic Business License number is 54002038 and expires on (date). 10/31/2009
6.	My RAD Registration Number for the Housing Accommodation is: 54002038
7.	Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8.	The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9.	The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.
to t	celare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to the taking of an early or affirmation regarding all of the information provided herein, to which the

sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 &

2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP Housing Provider's Printed Name

Date:

(with Continuation Page)

Waft No.	Teren(g)Renc(g)	Reint	Msw Reint-	Dollar (3) Change	Recent (20) Change	Section of Act	ione Tennit Sexed with Notice	Bicatve Ditoof: Rent Adjustment	ME()(A) Renth Unitatos	isosyll Sexise (Roll) (Roll)
S307	Catherine Revels, Hubert Nove-Josserand	1915	2045	130	68	208(h)(2)	10/30/2009	02/01/2010		4
		-	1	, <u> </u>	,	· ·	, .	, · .,		, -
S1014	Stephen Tom	2052	2150	98	48	208(h)(2)	10/30/2009	02/01/2010		4
SI 125	Lauren Jarrell, Carenn Jackson, Pauline Tastenhoye	2740	2926	186	68	208(h)(2)	. 10/30/2009	02/01/2010		4

Section of Act	Description =
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Typaof Savile	No	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Page 2 of 2

(04/09)

Smith Property Holdings Van Ness LP 2345 Crystal Drive Arlington, VA 22202

DET Department of Consumer & Regulatory Affairs COMMON Housing Regulation Administration Rental Accommodations and Conversion Division

10 FEB 26 12:10

Catherine Revels, Hubert Nove-Josserand 3003 Van Ness Street, N.W. Apt # S307 Washington, DC 20008

Archstone Van Ness Registration No & Date 54002038-11/07/1985 Date Of Notice:10/30/2009

	Date Of Notice:10/30/2009	
Notice of	Increase in Rent Charged	
In accordance with the provisions of the Renta charged for your rental unit will be increased a		∍ "Act"), the rent
Your current rent charged is. \$ 1,915	The increase in your rent charged is: \$, <u>130</u>
	The effective date is:	02/01/2010
The basis of the increase in rent charged is as	follows	
or disabled, the maximum increase in rent cha 5.0%. For other tenants, the maximum percer 2.0%, but not more than 10.0%. The CPI percer for the rent-control year May 1st 2009 throug Alternatively, a housing provider may seek including petitions based on capital improvement rehabilitation or agreement with seventy percepartially implemented now, the balance may be	ntage increase in rent charged is the Contage published by the Rentat Housin happil 30th 2010 is 4.8%. an allowable increase under other provents, changes in services and facilities, nt of the tenants. If any such authorize	PI percentage plusing Commission visions of the Act, hardship, substantialed increase is
based on the following provision of the Act.		
section of Act typ	e of increase increas	e authorized
effective date of authorization case	number, if applicable date of dec	asion, if applicable
The housing provider certifies that (1) the rent year has passed since the last rent increase; a housing accommodation are in substantial cor Regulations (Title 14) or that any noncomplian	and (3) the rental unit and the common inpliance with the District of Columbia Notes is the result of tenant neglect or mis	elements of the Nunicipal Housing sconduct.
You have the right to request that the Departmenthis notice if you believe it is improper. You me 1800 Martin Luther King Jr. Avenue SE, 2nd February tenant rights and sources of technical assistant Housing Provider, in the DHCD office and on I	ay contact DHCD on 202-442-4610. D loor, Washington, DC 20020. A more ce are available in the DHCD pamphle	HCD is located at educated at educated at educated summary of
Elizabeth Brookens		
0	Archstone Communities LLC	_
Signature of Owner/Agent	Name of Owner/Agent	RACD Form 1 (rev 8/06)

Smith Property Holdings Van Ness LP Housing Provider's Printed Name

District of Columbia Department of Housing and Community Development Housing Regulation Administration – Rental Accommodations Division (RAD) 1800 Martin Luther King Jr. Avenue SE, 2nd Floor

Washington, DC 20020

Internal Use Only

(202) 442-7200

Smith Property Holdings Van Ness LP

OF DEPT OF HOUSING S C/O current CERTIFICATE OF NOTICE TO RAD

, declare, affirm and ratify as follows:

OF ADJUSTMENTS IN RENT CHARGED | MAR 31 | Reg. Igurrent: | yes | no

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON THE

	(Housing Provider's Name)
l.	I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
	(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
	Washington, D.C. 20008
2.	My business address is (No P.O. Box):
	2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3.	My business telephone number and email address are:
	703-769-1028, lbrookins@archstonemail.com
4.	The Certificate of Occupancy number for the Housing Accommodation is B175541
5.	My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6.	My RAD Registration Number for the Housing Accommodation is: 54002038
7.	Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8.	The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9.	The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.
to the to be sand	cclare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to the taking of an oath or affirmation regarding all of the information provided herein, to which the ctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 5 (Supp. 2008), respectively, shall apply.

Mykan 3/31/2011 Date:

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nit.	######################################	aPriors.	News	Dollar	Percent	Section	Datero	Effective	213(a)(2)	Type of
\$2.63		Rentz	以 型 動	流の光	堂(%)基	tokAci,	al chants	P.Dateroise	Rentalia	Service
游解		老蜂	遊走	Change	Change	是400.4	Served	Rentates	tUnit∑No.⊉	(t)(o; (s)
333	STERIAM(S)/Name(s)	V	建光线		No. 2	200	STATE OF THE PARTY	Adjustment		below)
S201	Ceara Flake	1598	1631	33	<u>Ç≛4</u> ₹₩₩₩ 2.05	208(h)(2)	11/29/2010	03/01/2011	TANK KANT	4
S216	Corinne Rucker	1166	1190	24		208(h)(2)	11/29/2010	03/01/2011		4
S615	Adam Bernstein	1750	1786	36		208(h)(2)	11/29/2010	03/01/2011		4
S805	Ruth Rose	1753	1789	36	2.05	208(b)(2)	11/29/2010	03/01/2011		4
\$182	Amy Wyatt & Joshua Rosenblum	1810	1847	37	2,05	208(h)(2)	11/29/2010	03/01/2011		4
S912	Moshe Burstin	1857	1895	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S923	Loreta Papakostandini	1770	1806	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W120	Valentina Echeverry Helena Fonseca	1944	1984	40	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W125	Cindy Nadeau, Tracy Burnette	1643	1677	34	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W208	Sharon Buck	2037	2038	1	0.05	208(h)(2)	11/29/2010	03/01/2011		4
W218	Kristen Hamaoui & Richard Fairbanks	1820	1857	37	2.05	208(ե)(2)	11/29/2010	03/01/2011		4
W304	Rodrigo Silva	1934	1974	40	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W325	Silvia Savich	1448	1478	30	2.05	208(h)(2)	11/29/2010	03/01/2011		4
₩404	Luis Viguria	1750	1786	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W617	Majid Joneidi & Parisa Meisami	2055	2097	42	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W623	Kathryn Wascher Matt Partridge	1800	1837	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W703	Nir Touval	1565	1597	32	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W803	Thomas Trimbur	1833	1871	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W822	Ryan Forbes Jing Forbes	1855	1893	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
10ew	Jin Li, Eric Crain, Zhong Dan	2968	3029	61	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W917	Toni Frangie	1752	1788	36	2.05	20 8(h)(2)	11/29/2010	03/01/2011		4
W928	Barbara Eiden Molinaro/John Molinaro	3250	3317	67	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W931	Edward Sair	2537	2589	52	2.05	208(h)(2)	11/29/2010	03/01/2011		4

Page 2 of 3 (04/09)

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Ufili No.	Tenani(s):Name(s):	***		iDollar Oh Change	Refreent (%) Change	Section of Act	Dates Tenants Served With With	Effectives Date of Rent Adjustment	213(0)(2) Rentali Unitable	Type of Service (No.15) below)
\$1025	Allahna Esber, Shahna Esber	2475	2526	51	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S1105	Embassy Of Egypt, Gamal Abdelbaky, Said Fayed	1829	1866	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S1119	Nicholas Hankey	1719	1754	35	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W1015	Embassy Of Tunisia	1983	2024	41	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W1102	Jerri Husch	1997	2038	41	2.05	208(h)(2)	11/29/2010	03/01/2011		4

Sections of Action	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of a	No.	Description of the
EXIST VICE REE	ME SE	HAT WELL WAS A STREET OF THE STREET OF THE STREET
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Page 3 of 3 (04/09)

Smith Property Holdings Van Ness LP 2345 Crystal Drive Arlington, VA 22202

Department of Consumer & Regulatory Affairs DC DEPT OF HOU Helital Accommodations and Conversion Division COMMUNITY DEVELOPMENT Housing Regulation Administration

2011 HAR 31 P 1: 24

HOUSING REGULATION ADMINISTRATION

Ceara Flake 3003 Van Ness Street, N.W. Apt # \$201 Washington, DC 20008

Signature of Owner/Agent

Archstone Van Ness Registration No. & Date: 54002038-11/07/1985 Date Of Notice:11/29/2010

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below. Your current rent charged is: \$ 1,598 The increase in your rent charged is: \$ 33 Your new rent charged is: \$ 1,631 The effective date is: 03/01/2011 The basis of the increase in rent charged is as follows: ☑ Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%. Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act: section of Act type of increase increase authorized effective date of authorization case number, if applicable date of decision, if applicable The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct. You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www.dhcd.dc.gov. Elzebeth Bearkens

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



Washington, DC 20020 (202) 442-7200 RAD Date Stamp

Internal Use Only C/O current:

__yes __no __n/a
BBL current: ___yes __no

CERTIFICATE OF NOTICE:TOIRAD DEVELOPMENT OF ADJUSTMENTS IN RENT CHARGED 2011 MAR 31 P 1: 24

Reg. current: __yes __no

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I,	Smith Property Holdings Van Ness LP , declare, affirm and ratify as follows: (Housing Provider's Name)								
i.	I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)								
	(address): Archstone Van Ness, 3003 Van Ness Street, N.W. Washington, D.C. 20008								
2.	My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202								
3.	My business telephone number and email address are: 703-769-1028, Ibrookins@archstonemail.com								
4.	The Certificate of Occupancy number for the Housing Accommodation is B175541								
5.	My Basic Business License number is 54002038 and expires on (date): 10/31/2011								
6.	My RAD Registration Number for the Housing Accommodation is: 54002038								
7.	Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."								
8.	The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."								
9.	The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.								
to the to be sand	clare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to the taking of an oath or affirmation regarding all of the information provided herein, to which the ctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 5 (Supp. 2008), respectively, shall apply.								
Smi	th Property Holdings Van Ness LP Shatuth m Brushu 3/31/2011								
	Ising Provider's Printed Name Housing Provider's Signature Date:								

(with Continuation Page)

Units Fenant(s) Name(s) (Senant Senant Senan	Prior Rent	Neva Neva Rentral Andreas	Dollar (S) Change	Percent Spanish	Section (Date Tenantili Tenantili Served With Notice	Effective Date of the Rent Adjustment	213(a)(2); F. Renial in Unit-Not	Experience of the control of the con
S1018 Isabel Gelletich	1900	1901	ı	0.05	208(h)(2)	11/29/2010	03/01/2011		4

Sections Sof/Act	Annual Increase of General Applicability (CPI-W based)
	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE State in the Appendix the
•	Substantially Identical Rental Unit used for the
	Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of	No.	Description
TENANT	ı	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
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CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

(04/09)

Smith Property Holdings Van Ness LP 2345 Crystal Drive Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
HOUSINRegtal Accommodations and Conversion Division
DEVELOPHENT

ZOII MAR 31 P 1: 24

HOUSING REGULATION ADMINISTRATION

Isabel Gelletich 3003 Van Ness Street, N.W. Apt # S1018 Washington, DC 20008

Archstone Van Ness Registration No. & Date: 54002038-11/07/1985 Date Of Notice:11/29/2010

Notice of	<u>l Increase in Rent Charge</u>	<u>I</u>
In accordance with the provisions of the Rent charged for your rental unit will be increased		ended (the "Act"), the rent
Your current rent charged is: \$ 1,900	The increase in your rent cha	arged is: \$ 1
Your new rent charged is: \$ 1,901	The effective date is:	03/01/2011
The basis of the increase in rent charged is a	s follows:	
based on the increase in the Consumer Price or disabled, the maximum increase in rent chefo. So. For other tenants, the maximum perce 2.0%, but not more than 10.0%. The CPI perfor the rent-control year May 1st 2010 through Alternatively, a housing provider may seel including petitions based on capital improvementabilitation or agreement with seventy perceptions of the following provision of the Act:	parged is the CPI percentage, entage increase in rent charge reentage published by the Rer gh April 30th 2011 is 0.05%. It an allowable increase under nents, changes in services and ent of the tenants. If any such	but not more than d is the CPI percentage plus tal Housing Commission other provisions of the Act, I facilities, hardship, substantial authorized increase is
		\$
section of Act ty	pe of increase	increase authorized
effective date of authorization cas	e number, if applicable	date of decision, if applicable
The housing provider certifies that (1) the renyear has passed since the last rent increase; housing accommodation are in substantial concerning the regulations (Title 14) or that any noncompliant you have the right to request that the Department in the partment of the request that the Department is improper. You reduce the right and sources of technical assistationally provider, in the DHCD office and on the request that the provider in the DHCD office and on the request that the remaining provider in the DHCD office and on the remaining provider in the DHCD office and on the remaining provider in the DHCD office and on the remaining provider in the DHCD office and on the remaining provider in the DHCD office and on the remaining provider in the DHCD office and on the remaining provider in the DHCD office and on the remaining provider in the DHCD office and on the remaining provider in the DHCD office and on the remaining provider in the r	and (3) the rental unit and the ompliance with the District of Conce is the result of tenant negment of Housing and Commurnay contact DHCD on 202-442 Floor, Washington, DC 20020 ance are available in the DHCL	common elements of the olumbia Municipal Housing ect or misconduct. ity Development (DHCD) review 2-7200. DHCD is located at . A more detailed summary of
Elzewith Bearlens	Archstone Communities LLC	
Signature of Owner/Agent	Name of Owner/Age	nt RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development Housing Regulation Administration -- Rental Accommodations Division (RAD) 1800 Martin Luther King Jr. Avenue SE, 2nd Floor Washington, DC 20020

Washington, DC 20020 (202) 442-9505

CERTIFICATE OF NOTICE TO RAD OF ADJUSTMENTS IN RENT CHARGED

Internal Use Only	

RAD Date Stamp

C/O current:
☐ yes ☐ no ☐ n/a
BBL current:yesn
Reg. current:yesn

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

Ī,	Smith Property Holdings Van Ness	s LP , declare, affirm and ratify	as follows:
	(Housing Provider's Name)		26 26
1.	I am the Housing Provider of the following	g Housing Accommodation or Rental Unit	
	(address): Archstone Van Ness, 3003 V	Van Ness Street, N.W.	P.T. S
	Washington, D.C. 20008		0F H0
2.	My business address is (No P.O. Box): Eliz	zabeth Brookins	OF HOUSING E
	1953 Gallows Road - Suite 340, Vienr	na, VA 22182	He He
3.	My business telephone number and email a 703-636-5053, ebrookins@eqrworld.c		
4.	The Certificate of Occupancy number for t	he Housing Accommodation is B175541	
5.	My Basic Business License number is 540	and expires on (date):	10/31/2013
6.	My RAD Registration Number for the Hou	using Accommodation is: 54002038	
8.	Housing Accommodation and the Rental U Adjustment in Rent Charged" (except for V of Adjustments in Rent(s) Charged." The "Housing Provider's Notice to Tenants Tenant(s) listed in the "Appendix of Notice	Vacancy Increases); and (2) a completed " s of Adjustment in Rent Charged" was ser es of Adjustments in Rent(s) Charged" pri	Appendix of Notices ved on each of the
9.	"Certificate of Notice to RAD of Adjustment The Rental Unit(s) and common elements with the Housing Code as required by 14 I Tenant neglect or misconduct.	of the Housing Accommodation are in sul	ostantial compliance iance is the result of
to as sar	eclare, affirm and ratify under penalty of per the best of my knowledge. I fully understand the taking of an oath or affirmation regarding actions for perjury, false swearing or false sta 05 (Supp. 2008), respectively, shall apply.	i and acknowledge that my signature below g all of the information provided herein, to	w shall be deemed o which the
Sm	nith Property Holdings Van Ness LP	Den	03/15/2013
171			03/13/2013
	ousing Provider's Printed Name	Housing Provider's Signature	Date:

(with Continuation Page)

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Page 2 of 3 RAD Form 9 (Rev 02/12)

The state of the second of the state of the	208(h)(2) Annual Increase of General Applicability (CPI-W based)	Capital Improvement	Change in Services/Facilities	Hardship Petition	213(a)(1) Vacancy (10%)	213(a)(2) IF APPLICABLE State in the Appendix the	Substantially Identical Rental Unit used for the	Highest Comparable Vacancy Increase (30% max)	Substantial Rehabilitation	Voluntary Agreement
	Annual In	Capital I1	Change i	Hardship	Vacancy	IF APPL	Substanti	Highest (Substanti	Voluntar
Section of Act	208(h)(2)	210	211	212	213(a)(1)	213(a)(2)	*	-	214	215

Priority mail with delivery confirmation	9	PRIORITY
Certified mail	5	CERTIFIED
First class mail	4	MAIL
of the Tenant(s)		
Personal service on an authorized representative	3	AGENT
with instructions to deliver same to the Tenant(s)		
Personal service on an adult at the Rental Unit,	7	ADULT
Personal service on Tenant	1	TENANT
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1 Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP 44 Canal Center Plaza Suite 600 Alexandria, VA 22314 District of Columbia Department of Housing and Community Development Housing Regulation Administration – Rental Accommodations Division (RAD) 1800 Martin Luther King Jr. Avenue SE, 2nd Floor Washington, DC 20020 (202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Alexander Prudovsky 3003 Van Ness Street, N.W. Apt # S106 Washington, DC 20008

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>1,850</u>
The dollar adjustment in your rent charged is:	\$ 78
The percentage adjustment in your rent charged	4.20 %
Your new rent charged is:	\$ <u>1,928</u>
The effective date is:	05/30/2013

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent changed. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of
the Act, including petitions based on capital improvements, changes in services and/or facilities,
hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

Section of Ac	t Type of I	Increase	Increase Authorized
Effective date Authorization		nd Date of Decision, oplicable	
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208(h)(2)	Annual Increase of General Appl	Control of the Section State of the Section Se	
210	Capital Improvement	· · · · · · · · · · · · · · · · · · ·	
211	Change in Services/Facilities		
212	Hardship Petition		
213(a)(1)	Vacancy (10% Increase)		
213(a)(2)*	Highest Comparable Vacancy (U	Jp to 30% Increase)	
214	Substantial Rehabilitation		
215	Voluntary Agreement		
may contact RAl stance is available	rision (RAD) review this notice. O at 202-442-9505. Walk-in Monday through Friday from 8:30 Housing Resource Center located	Basic Business License	•
	King Jr. Avenue SE, Washington,	RAD Registration Nun	1ber: 54002038
sources of technic	etailed summary of Tenant rights cal assistance are available in the cd "What You Should Know about	Housing Provider's Bu (No P.O. Box):	siness Address
	istrict of Columbia," which is ousing Provider, the RAD office, and dec.gov.	Smith Property Ho 44 Canal Center P Suite 600	ldings Van Ness LP laza
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Housing Provider's Telephone Number and E-mail address: