

ITEM:

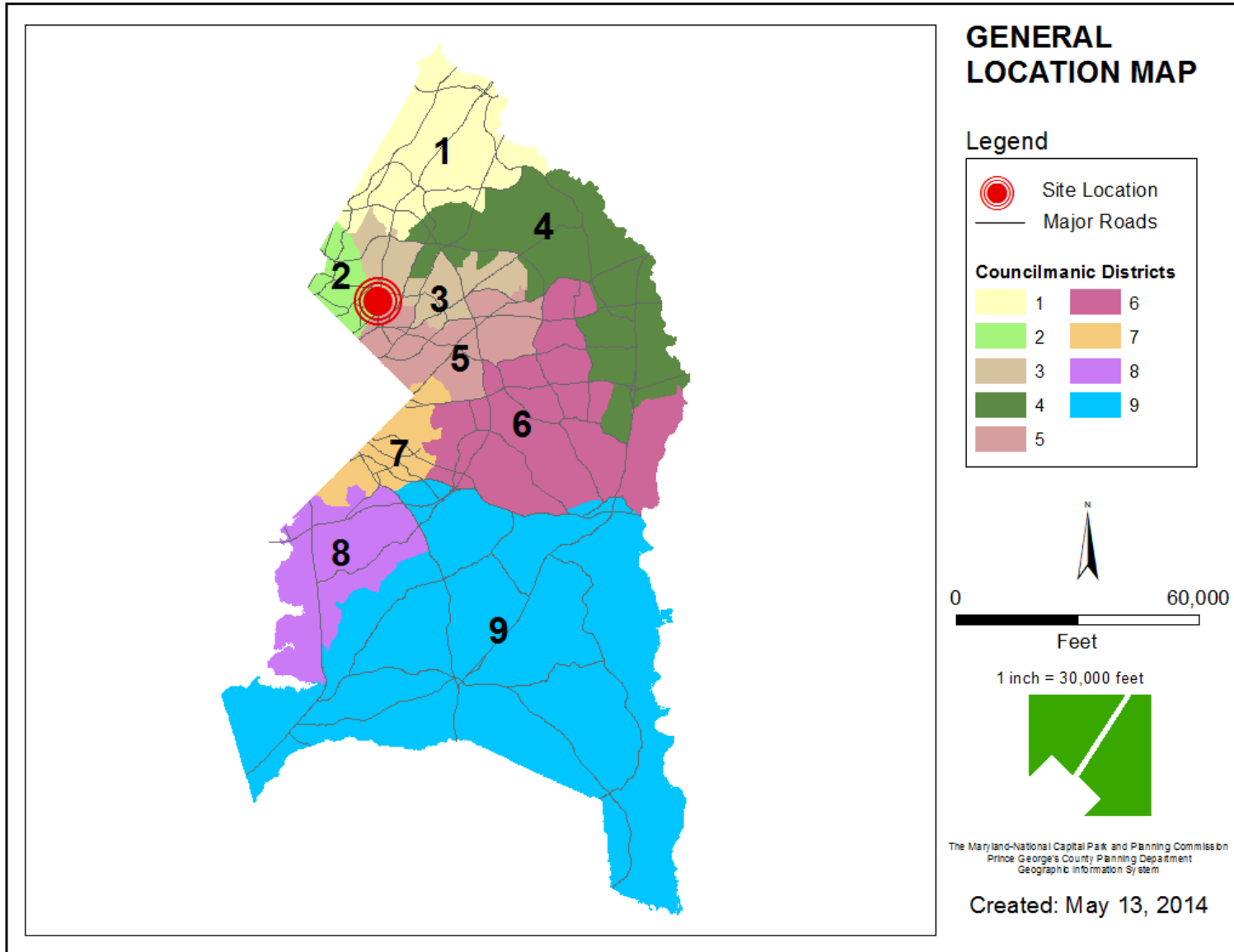
CASE: DSP-04076-04

EYA ARTS HYATTSVILLE REDEVELOPMENT

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

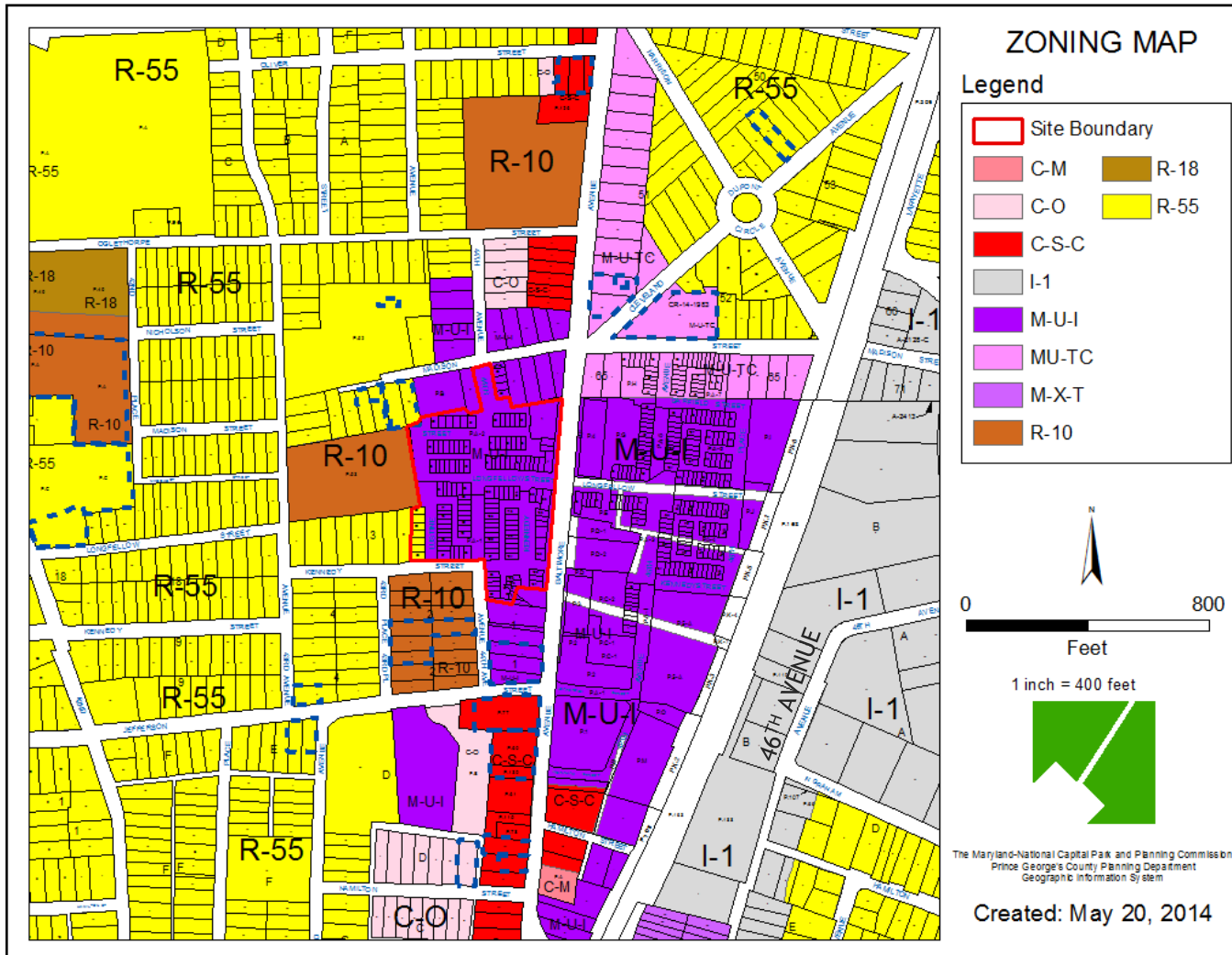


GENERAL LOCATION MAP

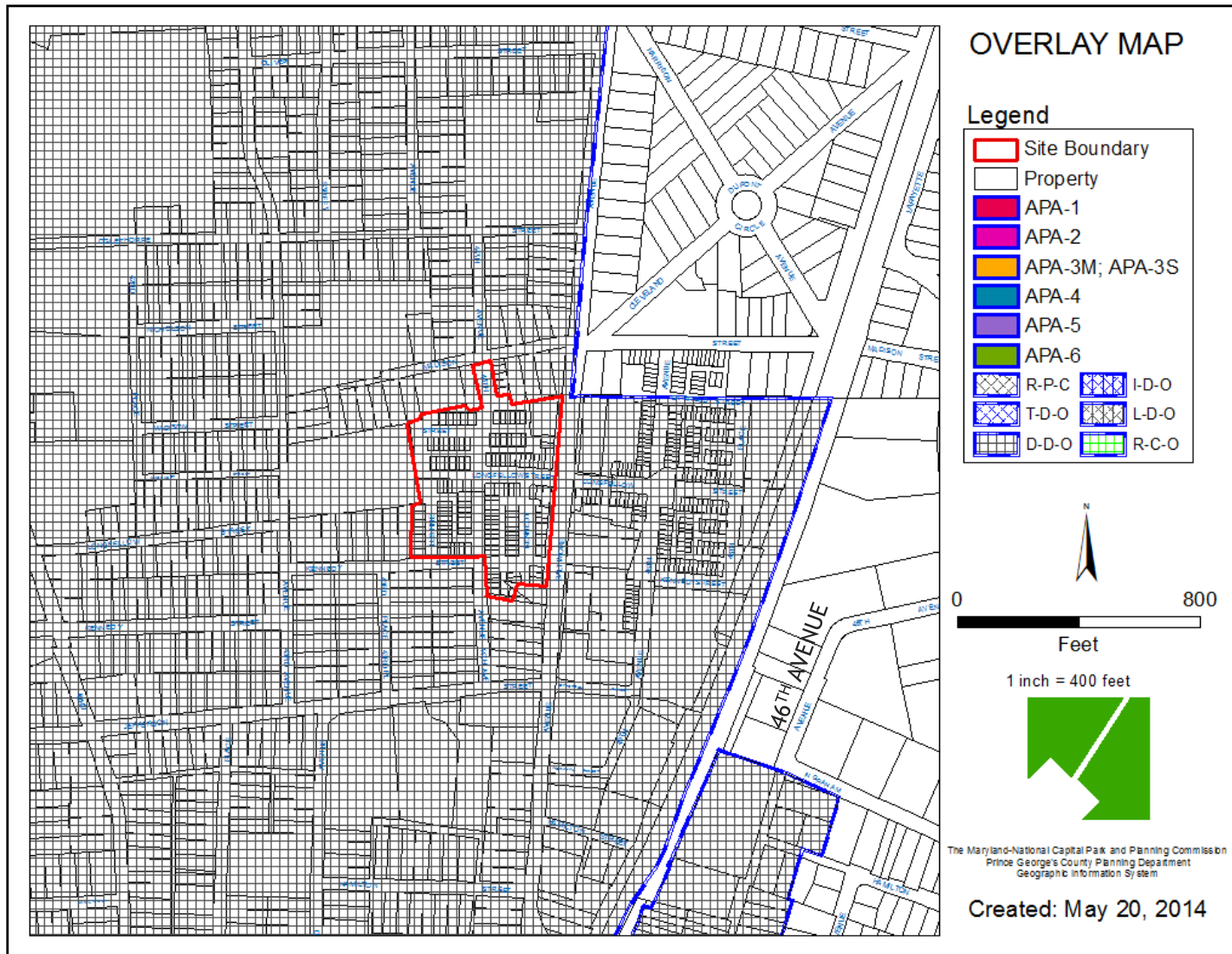




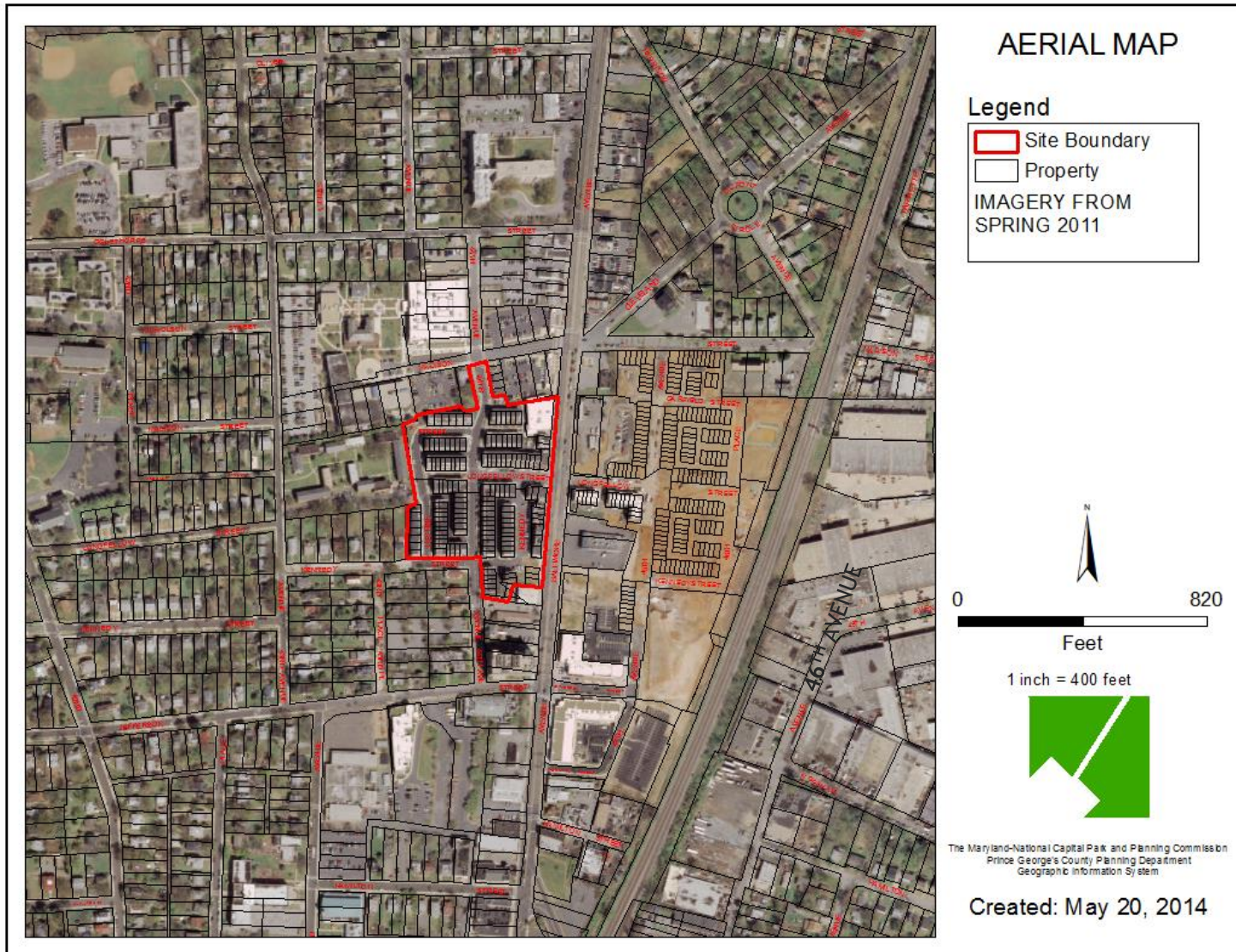
ZONING MAP



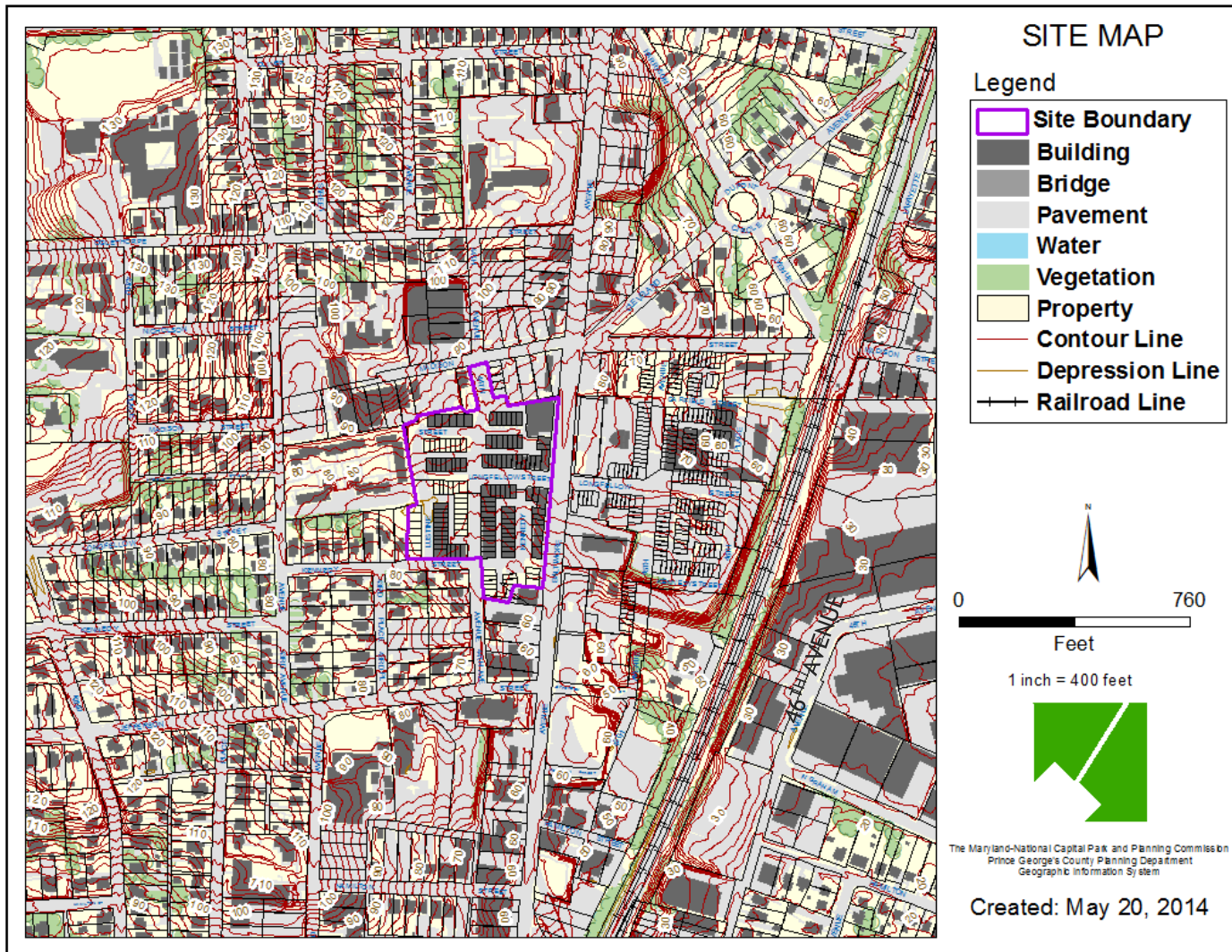
OVERLAY MAP



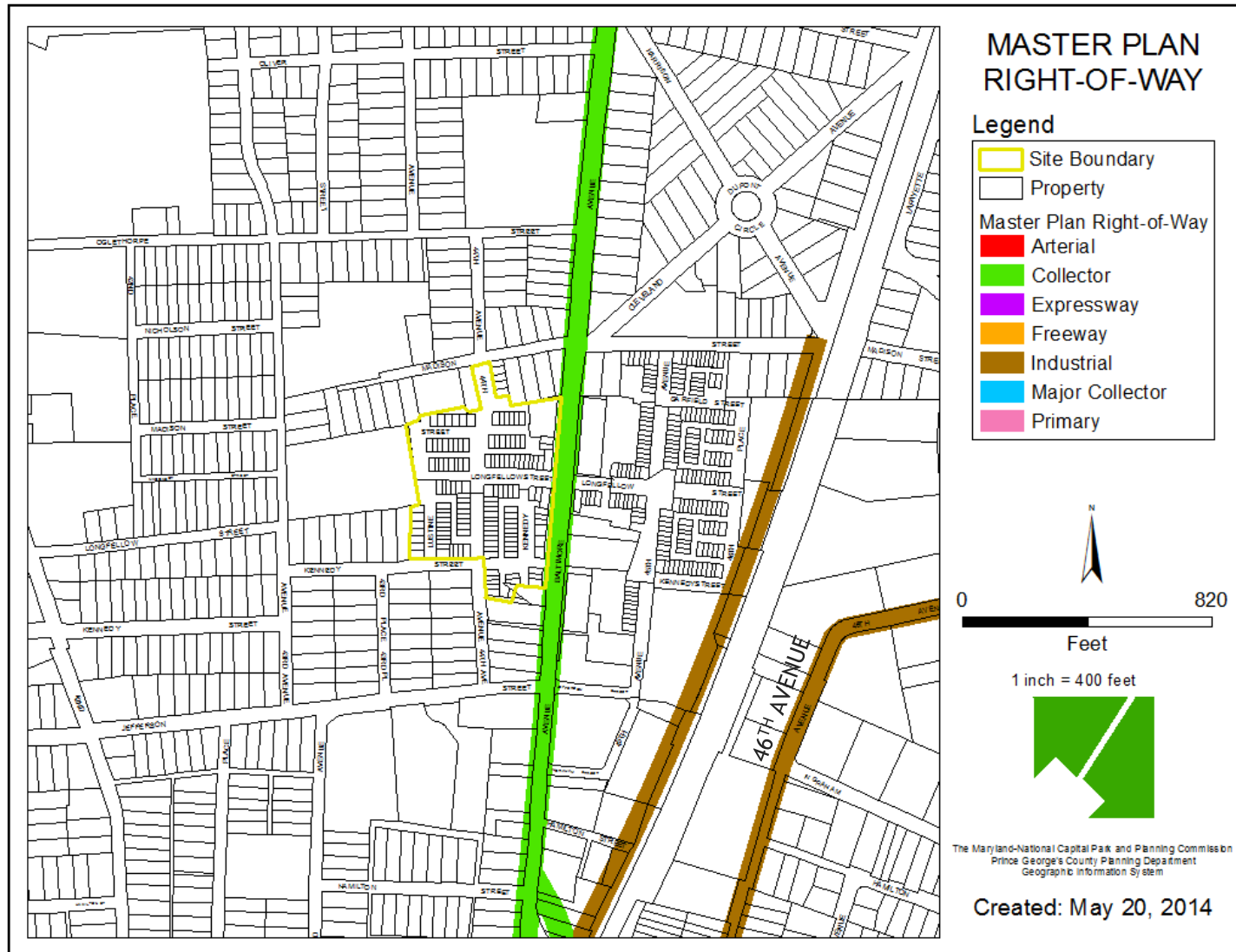
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



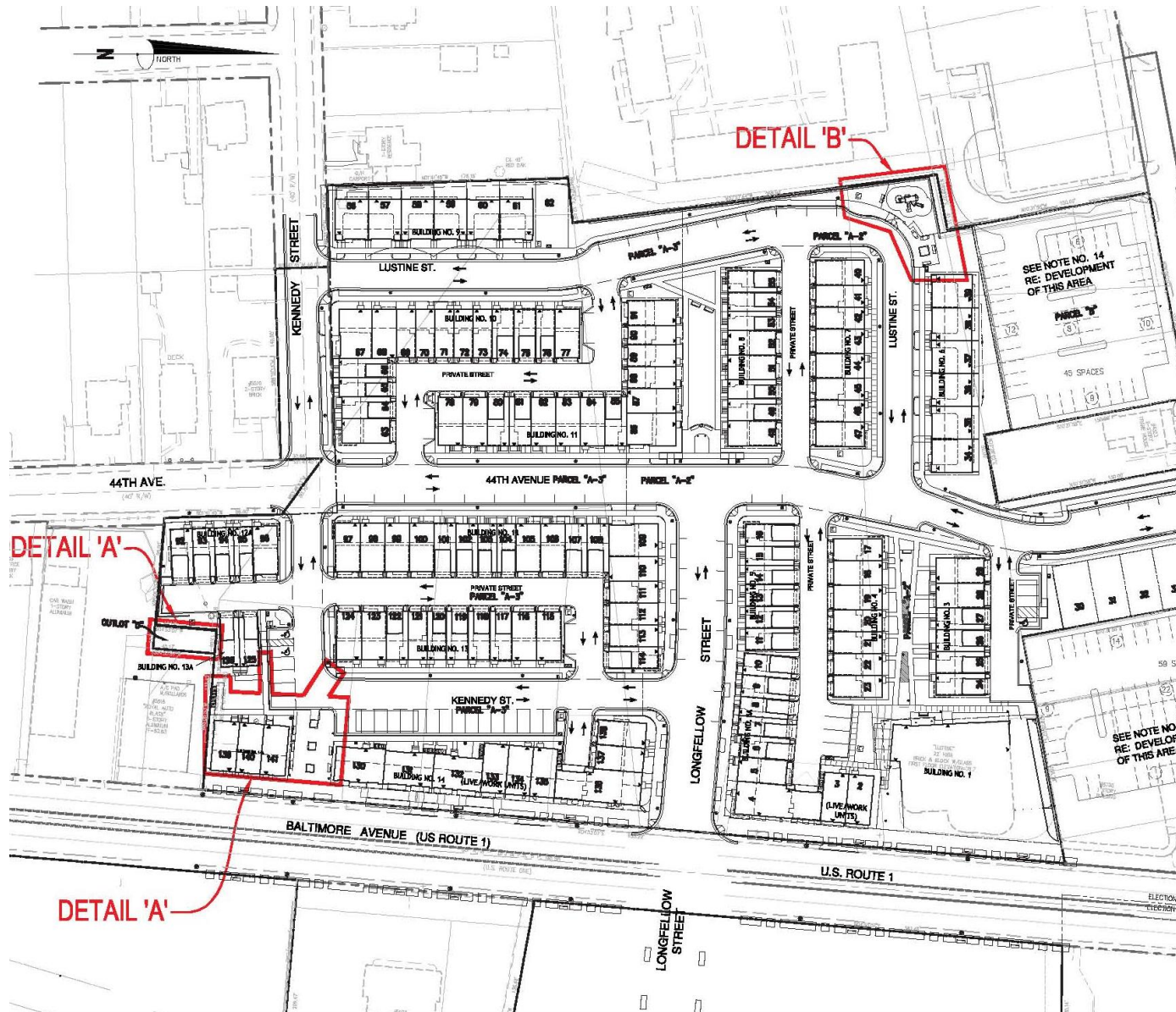
THREE LOTS TO BE REVISED TO BE RESIDENTIAL INSTEAD OF LIVE/WORK



OVERALL EYA DEVELOPMENT



REVISIONS PROPOSED PAGE 1

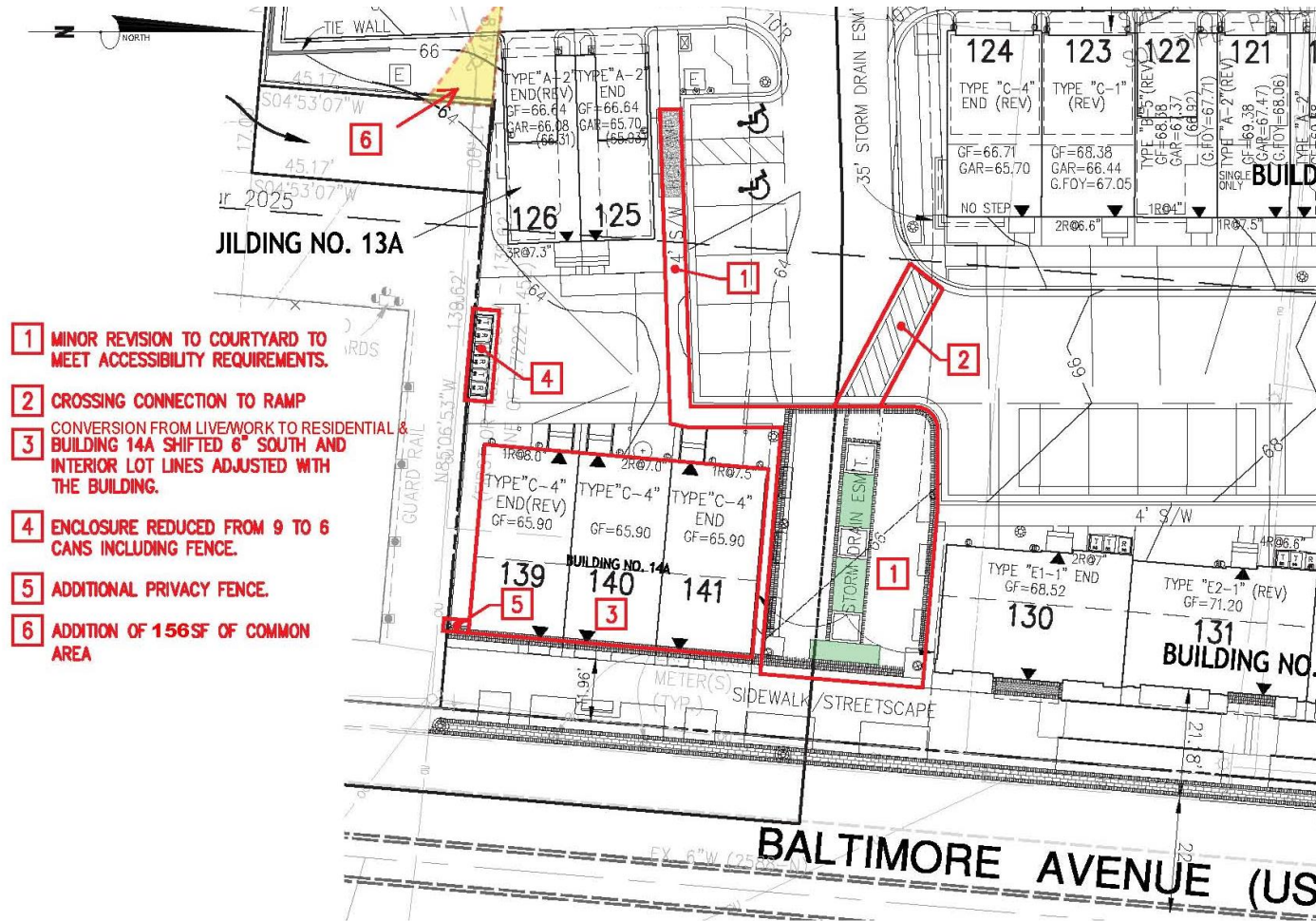


**OVERALL WEST VILLAGE
EYA HYATTSVILLE
REDEVELOPMENT - PH 1
PRINCE GEORGE'S COUNTY, MD**

**Bowman
CONSULTING**

2121 Eisenhower Avenue
Suite 302
Alexandria, VA 22314
Phone: (703) 548-2188
Fax: (703) 683-5781
www.bowmanconsulting.com

REVISIONS PROPOSED PAGE 2

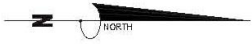


DETAIL 'A' - REV TO LOTS 127-129
EYA HYATTSVILLE
REDEVELOPMENT - PH 1
PRINCE GEORGE'S COUNTY, MD

Bowman
CONSULTING

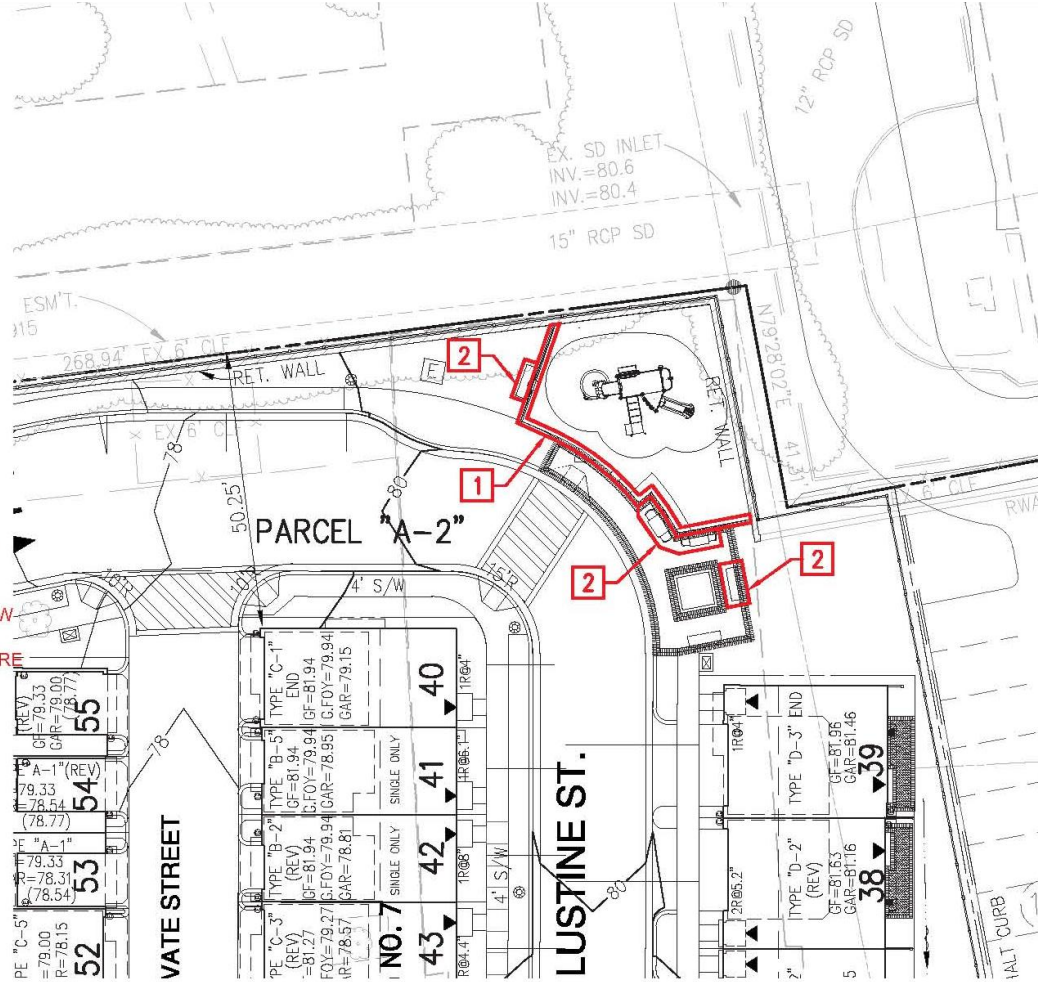
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REVISIONS PROPOSED PAGE 3



AS BUILT CHANGES

- 1 ADDED ADDITIONAL PICKET FENCE AND GATE AROUND TOT LOT AT REQUEST OF HOA.
- 2 BENCHES AND CHESS TABLES LOCATED OUTSIDE OF PLAY STRUCTURE FALL ZONE TO ALLOW ROOM FOR ADDITIONAL EQUIPMENT BY HOA IN THE FUTURE



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CONSULTING

2121 Eisenhower Avenue

Filme. (703) 348-2111
Fax: (703) 683-5781

Fax: (703) 683-5781

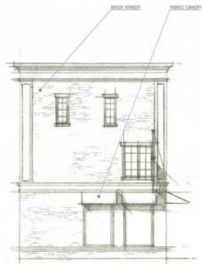
Alexandria, VA 22314
www.bowmanconsulting.com

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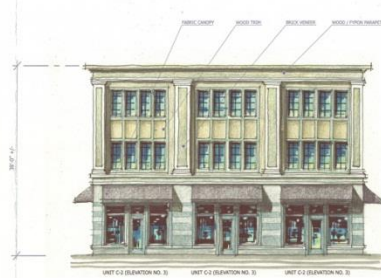
**DETAIL 'B' - REV TO TOT LOT
EYA HYATTSVILLE
REDEVELOPMENT - PH 1
PRINCE GEORGE'S COUNTY, MD**

Scale: 1" = 30'

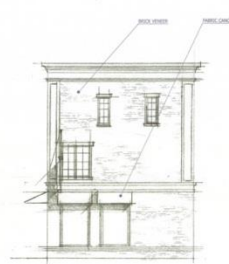
ELEVATIONS AS APPROVED AND AS PROPOSED



LEFT ELEVATION



FRONT ELEVATION



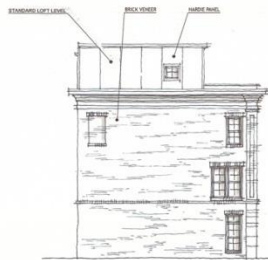
RIGHT ELEVATION



REAR ELEVATION



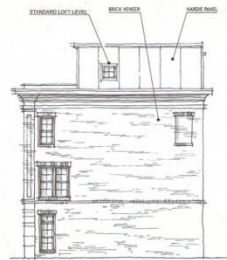
ELEVATIONS AS APPROVED



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ELEVATIONS AS PROPOSED



M.N.C.P.C. APPROVALS			
PROJECT NAME _____			
PROJECT NUMBER _____			
For installation of sign use this form (check or approve the The Network Under Write Sign to this form).			
Signature #	Print Name	Signature	Date
1	<i>[Signature]</i>	<i>[Signature]</i>	10/10/00
2	<i>[Signature]</i>	<i>[Signature]</i>	10/10/00
3	<i>[Signature]</i>	<i>[Signature]</i>	10/10/00
4	<i>[Signature]</i>	<i>[Signature]</i>	10/10/00
5	<i>[Signature]</i>	<i>[Signature]</i>	10/10/00
6	<i>[Signature]</i>	<i>[Signature]</i>	10/10/00
7	<i>[Signature]</i>	<i>[Signature]</i>	10/10/00
8	<i>[Signature]</i>	<i>[Signature]</i>	10/10/00
9	<i>[Signature]</i>	<i>[Signature]</i>	10/10/00
10	<i>[Signature]</i>	<i>[Signature]</i>	10/10/00

NOTE: COLORS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY
SUBJECT TO CHANGE WITHIN THE APPROVED COLOR PALETTE



A18.1

lev. 12/10



LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

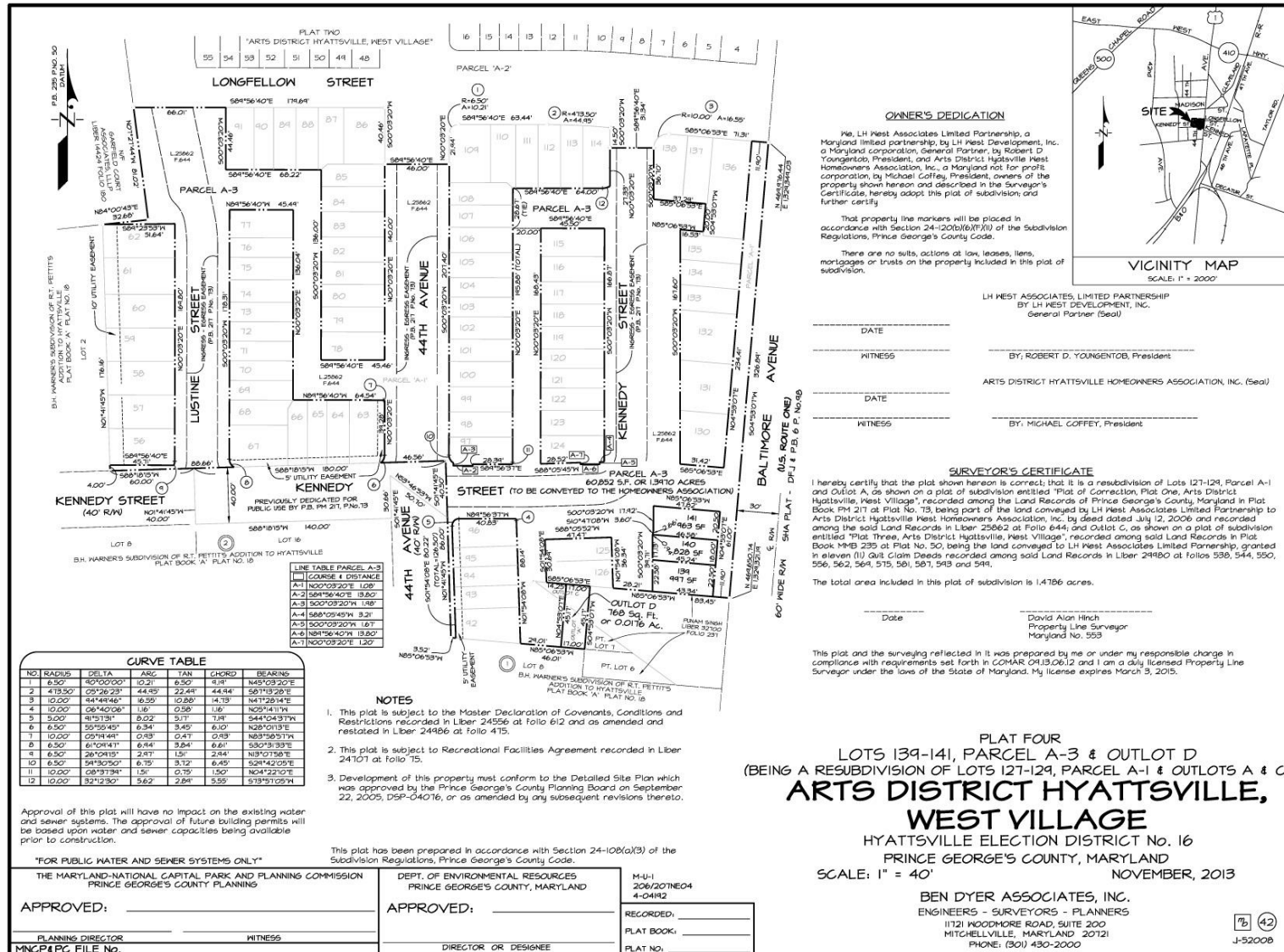
SAMPLE TOWNHOUSE FACADE OLD vs NEW COMPARISON
BUILDING 14A

DECEMBER 14, 2009
REVISION # 04076-04

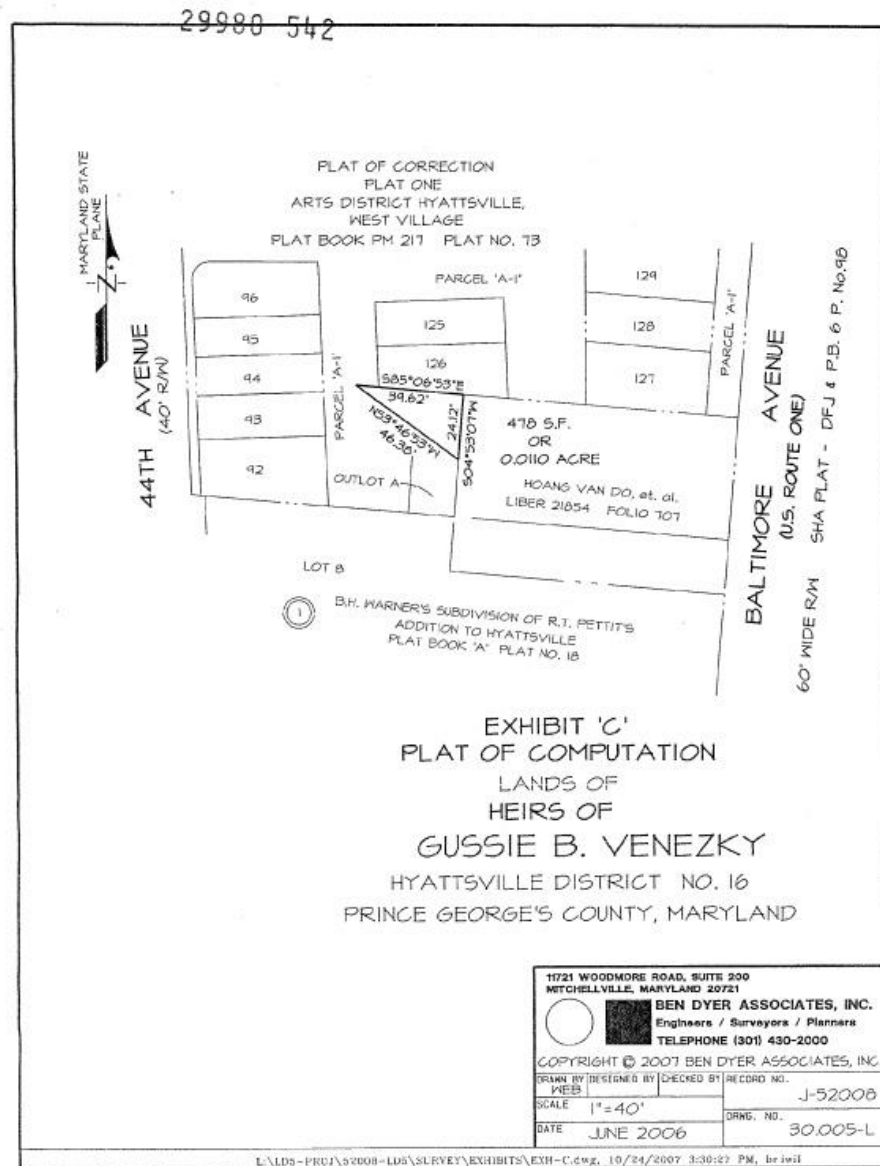
EYA HYATTSVILLE REDEVELOPMENT
PHASE 1 HYATTSVILLE, MARYLAND

LH ASSOCIATES, LIMITED PARTNERSHIP c/o EYA
EYA 128A.00

RECORD PLAT



DEED PAGE 5



DEED PAGE 1

29980 538

TAX ACCT NO. 16-1828995

Clerk of the
Circuit Court

1 of 14

QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of Jan 03 2:02 PM 2008, between
ELIE M. VENEZKY, a(n) married (unmarried) individual ("Grantor") and **LH WEST
 ASSOCIATES LIMITED PARTNERSHIP**, a Maryland limited partnership ("Grantee").

WITNESSETH:

WHEREAS, Gussie B. Venezky (also known of record as Gussie B. Venesky) acquired
 certain real property located in Hyattsville, Prince George's County, Maryland shown as Parcel
 93 on Tax Map 42, Grid C-4 (the "Land") pursuant to Deed dated July 22, 2020 and recorded
 July 23, 2020 in Liber 153 at folio 351 among the Land Records of Prince George's County,
 Maryland; and

WHEREAS, pursuant to a Petition made by David S. Venezky dated May 15, 1923 and
 filed in the Orphans' Court of Prince George's County, Maryland on May 15, 1923 in Liber No. 1
 at folio 321, Gussie B. Venezky died intestate on May 9, 1923, and that at the time of her death,
 her only heirs at law and next of kin were her husband, David S. Venezky, and her children,
 Adelyn B. Venezky, 16 years of age, Julian Venezky, 14 years of age, and Samuel Bernard
 Venezky, 11 years of age; and

WHEREAS, Gussie B. Venezky owned the Land at the time of her death; and

WHEREAS, the Grantor is a remaining heir of Gussie B. Venezky; and

WHEREAS, the Grantor wishes to convey to the Grantee all of the Grantor's right, title
 and interest in and to the Land, together with all improvements on the Land, and all rights,
 privileges, rights of way and easements appurtenant to and/or benefiting the Land, including,
 without limitation, all entitlements, development rights, air rights and water rights, and all
 mineral, oil and gas on or under the Land, and any easements or rights of way in, on, or under
 any land, highway, alley, street, or right of way abutting or adjoining the Land, and any rights of
 the Grantor to utilities serving the Land (collectively, the "Property").

I hereby certify that I am duly admitted to practice law in the State of Maryland and that this
 instrument was prepared under my supervision.

Bruce Marcus
 Bruce Marcus

Grantee's Address:

LH WEST ASSOCIATES LIMITED PARTNERSHIP
 c/o EYA LLC
 4800 Hampden Lane, Suite 300
 Bethesda, Maryland 20814

Record and Return to:

Regional Title Incorporated
 1620 L Street, N.W., Suite 900
 Washington, D.C. 20036
 Attention: ESU

PRINCE GEORGE'S COUNTY, MD
 APPROVED BY *[Signature]*
 #03

SEP 02 2008

\$ 660 RECORDATION TAX PAID
 \$ 15.16 TRANSFER TAX PAID

320264v1

DEED PAGE 2

29980 539

NOW, THEREFORE, in consideration of the sum of One Thousand Eighty-Three and 34/100 Dollars (\$1,083.34) cash in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby quitclaim, release, grant, and convey unto Grantee, all of the Grantor's right, title and interest in and to the Property.

This conveyance is made subject to all easements, encumbrances, covenants, conditions and restrictions of record affecting the Property as of the date of this Quitclaim Deed.

TO HAVE AND TO HOLD said Property, together with all rights, privileges, and advantages thereunto belonging or appertaining to the Grantee, its successors and assigns, forever.

The Grantor hereby certifies and makes affidavit under the penalties of perjury that One Thousand Eighty-Three and 34/100 Dollars (\$1,083.34) is the full consideration paid or to be paid for the foregoing conveyance and that there are no mortgages or deeds of trust affecting the Property which are being assumed by the Grantee.

Witness the following signature(s) and seal(s):

Elic M. Venezky
Elic M. Venezky

STATE OF New York)
CITY/COUNTY OF Cook) ss:

On this, the 3rd day of January, 2008, before me, INEZ L. CICHON, the undersigned officer, personally appeared Elic M. Venezky, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

[Notarial Seal]

Inez L. Cichon
Notary Public

My commission expires:



320264v1

DEED PAGE 3

29980 540

EXHIBIT A

Legal Description

That certain parcel of land located in Prince George's County, Maryland, more particularly described as follows:

320264v1

DEED PAGE 4

29980 541

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MD 20721

TELEPHONE: 301-430-2000

FAX: 301-430-2001

E-MAIL: bendyar@bendyar.com

**BEN DYER ASSOCIATES, INC.**
Engineers / Surveyors / PlannersOctober 24, 2007
J-A5008/4906
WO-91759

DESCRIPTION

PART OF THE LANDS OF

GUSSIE B. VENESKY

HYATTSVILLE DISTRICT NO. 16

PRINCE GEORGE'S COUNTY, MARYLAND

Being part of the land conveyed by Jackson H. Ralston and Sara B. R. Ralston to Gussie B. Venesky by deed dated July 22, 1920 and recorded among the Land Records of Prince George's County, Maryland in Liber 153 at Folio 351, and being more particularly described as follows:

Beginning for the same at a point at the westerly end of the North 85°06'53" West, 139.62 foot plat line as shown on a Plat of Subdivision entitled "Plat of Correction, Plat One, Arts District Hyattsville, West Village," recorded among said Land Records in Plat Book PM 217 at Plat No. 73; thence reversely with part of said line

1. South 85°06'53" East, 39.62 feet to a point; thence
2. South 04°53'07" West, 24.12 feet to a point at the southeasterly end of the South 53°46'53" East, 46.38 foot plat line as shown on the aforesaid plat; thence reversely with said line
3. North 53°46'53" West, 46.38 feet to the place of beginning, containing 478 square feet or 0.0110 of an acre of land.

5-Description.Venesky.102407.jhm

DEED PAGE 6

29980 543

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County - Prince George's
Information provided is for the use of the Clerk's Office, State Department of Assessment and Taxation, and County Finance Office Only.
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

1 Type(s) of Instruments ☒ Check Box if solicitor's Intake Form is Attached(s)

2 Conveyance Type ☐ Improved Sale ☒ Unimproved Sale ☐ Multiple Accounts ☐ Not an Arms-Length Sale (S)

3 Tax Exemptions (if applicable)
 Recreational
 State Transfer
 County Transfer

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only Transfer and Recreational Tax Consideration	
Purchase Price/Consideration	\$ 1,083.34	Transfer Tax Consideration	\$
Any New Mortgage	\$	State 1% Tax	\$
Balance of Existing Mortgage	\$	Local Exchange Amount	\$
Other	\$	Total Transfer Tax	\$
Other	\$	Recreational Tax Consideration	\$
Full Cash Value	\$ 1,083.34	State 1% Tax	\$
		TOTAL DUE	\$

5 Fees

Amount of Fees		Doc. 1		Doc. 2		Agent	
Recording Charge	\$ 20.00	\$					
Surcharge	\$ 20.00	\$					
State Recreational Tax	\$ 4.76	\$					
State Transfer Tax	\$ 6.41	\$					
County Transfer Tax	\$ 15.16	\$					
Other	\$	\$					
Other	\$	\$					

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

District	Property Tax ID No. (3)	Grantor Easement/Right	Map	Parcel No.	Var. LOG
18	1523995	153/951	42	93	(5)
Subdivision Name		Lot (2a)	Block (3b)	Section (3d)	Plat Ref.
Location/Address of Property Being Conveyed (2)					
5518 Baltimore Avenue, Hyattsville, MD					
Other Property Identifiers (if applicable)					
Acq. Pct. Adm. Triangle Base of McChesney					
Residential <input type="checkbox"/> Non-Residential <input checked="" type="checkbox"/> For Single <input checked="" type="checkbox"/> or Grouped Units <input type="checkbox"/> Amount: _____					
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amount of Sp/Pr/Average Transferred: _____					
If Partial Conveyance, List Improvements Conveyed: _____					
Doc. 1 - Grantor(s) Name(s) _____ Doc. 2 - Grantor(s) Name(s) _____					
Doc. 1 - Owner(s) of Record, if Different from Grantor(s) _____ Doc. 2 - Owner(s) of Record, if Different from Grantor(s) _____					
Doc. 1 - Grantor(s) Name(s) _____ Doc. 2 - Grantor(s) Name(s) _____					
New Owner's (Grantor) Mailing Address: _____					
Doc. 1 - Additional Names to be Indexed (Optional) _____ Doc. 2 - Additional Names to be Indexed (Optional) _____					
Other Names to Be Indexed _____					
10 Contact/Mail Information					
Instrument Submitted By or Contact Person _____					
Name: ELIZABETH USSERY <input checked="" type="checkbox"/> Return to Contact Person					
Firm: REGIONAL TITLE INCORPORATED <input type="checkbox"/> Hold for Pickup					
Address: 1620 L STREET, N.W., SUITE 1200 <input type="checkbox"/> Return Address Provided					
WASHINGTON, DC 20036 Phone: (202) 452-0700 x 7045					
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER					
Assessment Information					
Will the property being conveyed be the grantor's principal residence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Does this sale include personal property? If yes, identify: _____					
Was property surveyed? If yes, attach copy of survey (if recorded, no copy required) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Assessment Use Only - Do Not Write Below This Line					
Terminology Verification					
Transfer Number _____ Date Received _____ Deed Delivered _____ Part _____ Trm. Process Verification					
Year _____ Use _____ Map _____ Sub _____ Block _____					
Lot _____ Zoning _____ Ord _____ Plat _____ Lot _____					
Buildings _____ Use _____ Parcel _____ Section _____ Sec. Cd. _____					
Total _____ Town Cd. _____ Ew. St. _____ Sec. Cd. _____					
REMARKS: _____					

Division - BPR - Clerk's Office
 Unit - Office of Finance
 County - DSP
 Location - Prince George's
 A01-02-001/03070