SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
CIVIL DIVISION

DISTRICT OF COLUMBIA,
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004,
a municipal corporation,

Plaintiff,

v.

ALL OF THE PARCEL OF LAND
IDENTIFIED AS
LOT 0818 in SQUARE 0800
IN THE DISTRICT OF COLUMBIA,
MOHAMMED Z. SALARBUX,
4205 Old Columbia Pike
Annandale, VA 22003, and
SHADERA A. SALARBUX,
4205 Old Columbia Pike
Annandale, VA 22003, *et al*;

ALL OF THE PARCEL OF LAND
IDENTIFIED AS
LOT 0819 IN SQUARE 0800
IN THE DISTRICT OF COLUMBIA, and
MOHAMMED Z. SALARBUX,
4205 Old Columbia Pike
Annandale, VA 22003, and
SHADERA A. SALARBUX,
4205 Old Columbia Pike
Annandale, VA 22003, *et al*;

ALL OF THE PARCEL OF LAND
IDENTIFIED AS
LOT 0820 IN SQUARE 0800
IN THE DISTRICT OF COLUMBIA, and
1628 C STREET, SE, LLC,
811 Otis Street, N.W., #E
Washington, D.C. 20010, *et al.*, and

UNKNOWN OWNERS,

Defendants.

05-0004037

Civil Action No._____(RP)

RECEIVED
Civil Clerk's Office
MAY 27 2005
Superior Court of the
District of Columbia
Washington, D.C.

ZONING COMMISSION
District of Columbia
CASE NO.03-12A/03-13A
EXHIBIT NO.15J

# DECLARATION OF TAKING

Plaintiff District of Columbia, acting on behalf of the District of Columbia Housing Authority pursuant to D.C. Official Code §§ 6-203 and 16-1314, *et seq.* (2001), hereby declares that

1. The property identified as: (i) the land and improvements thereon commonly known as 301 L Street, S.E., described in the land records of the District of Columbia as Lot 0818 in Square 0800; (ii) the land and improvements thereon commonly known as 1104 3rd Street, S.E., described in the land records of the District of Columbia as Lot 0819 in Square 0800; and (iii) a vacant parcel located in the vicinity of 3rd and L Streets, S.E., described in the land records of the District of Columbia as Lot 0820 in Square 0800, all more specifically described on Exhibit A attached hereto (the "Property"), is hereby taken for the use of, and in the name of, the District of Columbia Housing Authority.

2. The municipal and public use for which the Property is taken is to eradicate severely depressed public housing, establish a mixed use and mixed income development, revitalize the development site and the surrounding community, and benefit low income residents by the provision of new public housing units and supportive service programs, all through and under the United States Department of Housing and Urban Development HOPE VI Revitalization Grant Program.

3. A plat showing the Property and its location in the District of Columbia, sufficient for the identification thereof, is attached hereto as Exhibit B.

4. The Property is being taken pursuant to the authority contained in D.C. Official Code §§ 6-203 and 16-1311 (2001).

5. The estate hereby taken in the Property for the above-stated purposes is an estate in fee simple absolute, including without limitation any and all rights, claims, or interests in, to, or under the property.

6. The sum of money estimated by the Mayor to be just compensation for the property taken is: (i) $383,250 for Lot 0818 in Square 0800; (ii) $383,250 for Lot 0819 in Square 0800; and (iii) $80,040 for Lot 0820 in Square 0800, and said sums are deposited herewith into the Registry of the Court for the use of the persons entitled thereto.

IN WITNESS WHEREOF, the District of Columbia has caused this Declaration of Taking to be signed in its name this 23d day of May, 2005, in the City of Washington, District of Columbia.

The District of Columbia

By: Anthony A. Williams
Anthony A. Williams, Mayor

A TRUE COPY
TEST: 5/27/05
Clerk, Superior Court of
the District of Columbia
By _____
Deputy Clerk

# EXHIBIT A
(Legal Description of the Property)

- Square 0800, lot 0818

Address: 301 L Street, S.E.

Part of Lot numbered seven (7) in Stephen Pleasonton's Subdivision of Lots in Square numbered eight hundred (800), as per Plat recorded in the Office of the Surveyor for the District of Columbia in Liber N.K. at folio 152, described as follows:

Beginning at the Northwest corner of said Lot and running thence,
1. East along the South line of L Street, twenty-six (26') feet; thence,
2. South along the East line of said Lot, fifty-two and ninety two one hundredths (52.92') feet; thence,
3. West twenty-six (26) feet to the East line of Third Street; thence,
4. North along the said line of Third Street fifty-two and ninety-two one hundredths (52.92') feet to the place of beginning.

Note: At the date hereof the above described land is designated on the Records of the Assessor for the District of Columbia for assessment and taxation purposes as Lot numbered eight hundred eighteen (818) in Square numbered eight hundred (800).

- Square 0800, lot 0819

Address: 1104 3rd Street, S.E.

Part of lots 7 and 8 in Square 800 in the subdivision made by Stephen Pleasanton, as per plat recorded in Liber NK at folio 152 in the Office of the Surveyor for the District of Columbia, described as follows:

BEGINNING for the same at a point in the East line of 3rd Street distant 52.92 feet South from the Northwest Corner of said Lot 7 and running thence East 48.50 feet, thence South 41.50 feet; thence West 48.50 feet to the East line of 3rd Street; thence North along said line of said street 41.50 feet to the place of beginning.

Together with a right of Way for alley purposes over the following described part of lot 8;

BEGINNING for the same at the Southeast corner of said lot 8 and running thence North along the East line thereof 82 feet; thence West 3.50 feet; thence South 82 feet to the South line of said lot; thence East along said line 3.50 feet to the place of beginning described in accordance with a plat of survey recorded in survey Book 130 at page 41 in said Surveyor's Office.

Said property being now known for assessment and taxation purposes as Lot numbered Eight Hundred Nineteen (819) in Square Eight Hundred (800).

- Square 0800, lot 0820

Address: Vicinity of 3rd and L Street, S.E.

Part of a Lot numbered (8) in Stephen Pleasanton's Subdivision of Square numbered eight Hundred (800) as per Plat recorded in the Office of the Surveyor for the District of Columbia in Liber N.K. folio 152; beginning for the same at the Northwest corner of said Lot and running thence South along the West line of said lot 52.92 feet; thence East 22.50 feet; thence South 82 feet to the South line said Lot; thence East along the South line 3.50 feet to the Southeast corner thereof; thence North along the East line of said Lot 134.92 feet to the South line of "L" Street, and thence West along said line of said Street 25 feet to the place of beginning; Subject to the Right of Way for alley purposes over the following description of said Lot numbered eight (8), beginning for the same at the Southeast corner of said lot, running thence North along the East line thereof 82 feet; thence West 3.50 feet, thence South 82 feet to the South line of said Lot and thence East along said line of said Lot 3.50 feet to the place of beginning. According to the plat of survey recorded in said Surveyor's Office in Survey Book 130 at page 41.

Said property now being known for assessment and taxation purposes as Lot numbered eight hundred twenty (820) in Square numbered Eight Hundred (800).

EXHIBIT B
(Plat)

