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.

) Civil Action No._____(RP)

RECEIVED
Civil Clerk's Office
MAY 2 7 2005
Superior Court of the
District of Columbia
Washington, D.C.

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

COMPLAINT IN CONDEMNATION PURSUANT TO
DECLARATION OF TAKING
ACTION INVOLVING REAL PROPERTY

The District of Columbia, by Anthony A. Williams, its Mayor, acting on behalf of the District of Columbia Housing Authority (the "Plaintiff"), and by and through the undersigned counsel, brings this civil action, in connection with the taking of certain real property in the District of Columbia under the power of eminent domain pursuant to a Declaration of Taking, for the ascertainment and award of just compensation to the owners and parties with interests in the property hereby taken.

1. The jurisdiction of this Court is predicated on D.C. Official Code §§ 11-921(a)(3) and 16-1303 (2001).

2. The real property taken is (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"). The estate taken in the Property is an estate in fee simple absolute.

3. The authority for the taking is contained in D.C. Official Code §§ 6-203 and 16-1311 (2001), and as set forth in the Declaration of Taking filed simultaneously herewith.

4. 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.

5. The agents of Plaintiff authorized to negotiate for the purchase of the Property from the owners have been unable to acquire the Property at a price satisfactory to said agents.

6. The names and addresses of persons or entities known to Plaintiff to have or claim a legal interest in the Property are set forth on Exhibit B. All persons or entities set forth on Exhibit B are hereby joined as defendants to this action generally to the end that all right, title, interest and estate of all said defendants in and to the Property shall be divested out of them and vested in Plaintiff.

7. Simultaneously with the filing of this Complaint, Plaintiff has filed a Declaration of Taking executed by the Mayor, or his duly authorized designee, and tendered to the Registry of the Court an amount equal to the estimated just compensation value of the Property, which amount is set forth in said Declaration of Taking.

WHEREFORE, Plaintiff respectfully requests that this Court decree that the Property has been condemned to the extent of the interest described herein and set forth in the Declaration of Taking in accordance with D.C. Official Code § 16-1314 (2001); that all right, title and interest in and to the Property have vested in the District of Columbia Housing Authority; that just compensation for the taking be ascertained and awarded to the parties entitled thereto; and that Plaintiff be granted such other relief as may be lawful and proper.

Trial by jury on the issue of just compensation is required pursuant to D.C. Official Code §16-1313 (2001).

Respectfully submitted,

ROBERT J. SPAGNOLETTI
Attorney General for the District of Columbia

CHARLES F. BARBERA
Deputy Attorney General
Commercial Division

DAVID FISHER, D.C. Bar No. 325274
Chief, Tax, Bankruptcy & Finance Section

NANCY SMITH, D.C. Bar No. 914887
Assistant Attorney General
441 Fourth Street, N.W., 6th Floor North
Washington, D.C. 20001
Telephone: (202) 724-7829
Fax: (202) 727-6014
Counsel for the District of Columbia

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
(List of Interested Parties)

- Square 0800, lot 0818

Address: 301 L Street, S.E.

Mohammed Z. Salarbux
4205 Old Columbia Pike
Annandale, VA 22003

Shadera A. Salarbux
4205 Old Columbia Pike
Annandale, VA 22003

Elizabeth Zajic, Trustee
First American Title Insurance Company
1025 Connecticut Avenue, N.W., #709
Washington, D.C. 20036

Wachovia Bank, N.A.
Retail Credit Servicing
P.O. Box 50010
Roanoke, VA 24022
Serve: Mark Metz
Senior Vice President
1 Wachovia Center
301 South College Street, 30th Floor
Charlotte, NC 28288-0630

Islamic Information Center
301 L Street, S.E.
Washington, D.C. 20003

Water and Sewer Authority
5000 Overlook Avenue, S.W.
Washington, D.C. 20032
Serve: Linda Manley
5000 Overlook Avenue, S.W., 3rd Floor
Washington, D.C. 20032

Government of the District of Columbia[1]
Office of Tax and Revenue
Office of the Chief Financial Officer
941 North Capitol Street, N.E.
Washington, D.C. 20002

Department of Consumer and Regulatory Affairs
941 North Capitol Street, N.E.
Washington, D.C. 20002

Department of Public Works
2000 14th Street, N.W., 6th Floor
Washington, D.C. 20009

- Square 0800, lot 0819

Address: 1104 3rd Street, S.E.

Mohammed Z. Salarbux
4205 Old Columbia Pike
Annandale, VA 22003

Shadera A. Salarbux
4205 Old Columbia Pike
Annandale, VA 22003

Elizabeth Zajic, Trustee
First American Title Insurance Company
1025 Connecticut Avenue, N.W., #709
Washington, D.C. 20036

Wachovia Bank, N.A.
Retail Credit Servicing
P.O. Box 50010
Roanoke, VA 24022
Serve: Mark Metz
Senior Vice President
1 Wachovia Center
301 South College Street, 30th Floor
Charlotte, NC 28288-0630

[1] The Government of the District of Columbia ("District") is named as an interested party because it has assessed delinquent real property taxes and other special assessments against the Property, which constitute priority liens. As a consequence of filing the Declaration of Taking, the District's priority liens now attach to the just compensation funds deposited in the Registry of the Court.

Brian De Bose
1104 3rd Street, S.E., #4
Washington, D.C. 20003

Resident
1104 3rd Street, S.E., #1
Washington, D.C. 20003

Resident
1104 3rd Street, S.E., #2
Washington, D.C. 20003

Resident
1104 3rd Street, S.E., #3
Washington, D.C. 20003

Water and Sewer Authority
5000 Overlook Avenue, S.W.
Washington, D.C. 20032
Serve: Linda Manley
5000 Overlook Avenue, S.W., 3rd Floor
Washington, D.C. 20032

- Square 0800, lot 0820

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

1628 C Street, SE, LLC
811 Otis Place, N.W., #E
Washington, D.C. 20010
Serve: Mohammed Z. Salarbux
811 Otis Place, N.W., #E
Washington, D.C. 20010

Kimberly Webb
c/o Roy Kaufman, Esq.
Jackson and Campbell
1120 20th Street, N.W., #300
Washington, D.C. 20036

Government of the District of Columbia[2]
Office of Tax and Revenue
Office of the Chief Financial Officer
941 North Capitol Street, N.E.
Washington, D.C. 20002

Department of Public Works
2000 14th Street, N.W., 6th Floor
Washington, D.C. 20009

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