

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

441 4th Street, N.W.
Washington D.C. 20001

201103-7 01509

Appeal of AMM Holdings, Inc.

Appeal No. 18181

DCRA EXHIBITS

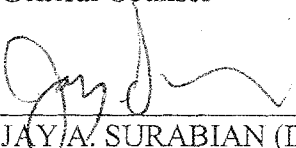
The Appellee, the District of Columbia Department of Consumer and Regulatory Affairs ("Appellee" or "DCRA"), by and through undersigned counsel, submits its exhibits for the Board's hearing on this matter scheduled on March 8, 2011.

Respectfully Submitted,

IRVIN B. NATHAN
Acting Attorney General

MELINDA M. BOLLING
General Counsel

March 7, 2011


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Department Of Consumer And
Regulatory Affairs
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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18181

EXHIBIT NO. 14

Board of Zoning Adjustment
District of Columbia
CASE NO.18181
EXHIBIT NO.14

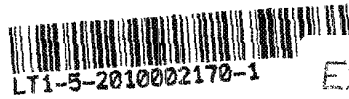
CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing document was served by email, this 7th day of March 2011, to the following:

Vincent Nappo, Esq.
715 8th St., SE
Washington, DC 20003
nappolaw@yahoo.com



Jay Surabian



Ex. A

107'

THIS TRUSTEE'S DEED

Made this 8th day of January, 2010, by and between Jerome A. Kuta, Trustee, party of the first part, and AMM Holdings, Inc., a Corporation organized and existing under the laws of the District of Columbia, party of the second part.

WHEREAS, Heretofore Cornelle B. Smith, also known as Cornell B. Smith, and Timothy N. Gatling, by Deed of Trust dated February 10, 2004 and recorded February 13, 2004 as Instrument No. 2004020671 among the Land Records of the District of Columbia, conveyed the hereinafter described property unto Jerome A. Kuta, Trustee, in trust to secure the payment of a certain debt therein set forth.

AND WHEREAS, default having been made under the terms and provisions of the said Deed of Trust, the party of the first part, by direction of the party secured thereby and after a copy of Notice of Foreclosure having been filed November 3, 2009 as Instrument No. 2009119791 in the Office of the Recorder of Deeds and a copy of the original of said notice having been sent to the present owner of the property described below, by certified mail, return receipt requested, in accordance with Public Law 90-566, and after previous advertisement thereof for five times over a period of ten days in the Washington Times, on the 8th day of December, 2009, sold at public auction the said property unto AMM Holdings, Inc., who was the highest and best bidder therefore became the purchaser thereof at and for the sum of Seventy-two Thousand and no/100 (\$72,000.00) Dollars;

NOW THEREFORE WITNESSETH: That for and in consideration of the sum of Seventy-two Thousand and no/100 (\$72,000.00) Dollars, receipt whereof hereby is acknowledged the said party of the first part, does grant unto the said party of the second part, in fee simple, the following described land and premises situated in the District of Columbia and known and distinguished as:

Lot numbered 63 in Square Numbered 3048 in the subdivision made by Cornelle B. Smith and Timothy N. Gatling, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 198 at Folio 179.

TOGETHER with all and singular the ways, easements, rights, privileges and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest and claim, either at law or in equity, or otherwise however, of the said party of the first part, of, in, to or out of said land and premises.

WITNESS his hand and seal on the day and year first hereinbefore written.


(Seal)
Jerome A. Kuta, Trustee



District of Columbia:

I, KEITH E. SUGARMAN, a Notary Public in and for the aforesaid jurisdiction, does hereby certify that Jerome A. Kuta, personally well known to me as the person who executed the foregoing Trustee's Deed bearing date of the 8th day of January, 2010, personally appeared before me in said jurisdiction and acknowledged said Trustee's Deed to be his act and deed, and that he executed said Trustee's Deed for the purposes therein contained.

Witness my hand and official seal this 8th day of January, 2010.

My commission expires: 1/1/2013

Keith E. Sugarmen
Notary Public

Keith E. Sugarmen
Notary Public, District of Columbia
My Commission Expires 1/1/2013

After recording mail to:
AMM Holdings, Inc.
175 4th Street, S.E. #2
Washington, DC 20003

12121 Trustee Deed

Doc# 2010002170 Fees: \$1610.50
01/11/2010 10:53AM Pages 2
Filed & Recorded in Official Records of
WASH DC RECORDER OF DEEDS LARRY TODD

RECORDING	\$	20.00
SURCHARGE	\$	6.50
RECORDATION TAX FEE	\$	792.00
TRANSFER TAX FEE	\$	792.00

DC HOME

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Kids



Ex. B

CFO HOME

Property Detail

TAXPAYER SERVICE CENTER

REAL PROPERTY SERVICES

Property Tax Bills
Property Tax Rates and Calculation
Property Assessment Process
Property Assessment Appeals
Tax Relief Credits
Search Real Property Sales Database
Search Real Property Assessment Database

Address: 527 IRVING ST

SSL: 3048 0063

Record Details

Neighborhood:	COLUMBIA HEIGHTS	Sub-Neighborhood:	C
Use Code:	12 - Residential-Detached-Single-Fa	Class 3 Exception:	No
Tax Type:	TX - Taxable	Tax Class:	001 - Residential
Homestead Status:	** Not receiving the Homestead Deduction		
Assessor:	ALAN LEVY		
Gross Building Area:		Ward:	1
Land Area:	2,708	Triennial Group:	1

Owner and Sales Information

Owner Name: AMM HOLDINGS INC
Mailing Address: 715 8TH ST SE STE 2; WASHINGTON DC20003-2861
Sale Price: \$72,000
Recordation Date: 01/11/2010
Instrument No.: 2170

Tax Year 2012 Preliminary Assessment Roll

	Current Value (2011)	Proposed New Value (2012)
Land:	\$193,570	\$183,110
Improvements:	\$33,900	\$32,270
Total Value:	\$227,470	\$215,380
Taxable Assessment: *	\$227,470	\$215,380

* Taxable Assessment after Tax Assessment Credit and after \$67,500 Homestead Credit, if applicable. ([Click here for more information](#)).

** If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-4TAX. Click here to download the Homestead Deduction and Senior Citizen Tax Relief application *

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Government of the District of Columbia
Citywide Call Center: (202) 727-1000
TTY/TDD Directory

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Washington, DC 20004