

EXHIBIT #1

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EXHIBIT #3



Angela D. Alsobrooks
County Executive



Aspasia Xypolia
Director

PRINCE GEORGE'S COUNTY CONSOLIDATED PLAN CFY 2021-2025 (FFY 2020-2024), AS AMENDED - FINAL

Prepared by: Enterprise Community Partners and Prince George's County
Department of Housing and Community Development

FINAL: November 16, 2021



Angela D. Alsobrooks, County Executive

Prince George's County Council

Mel Franklin, At-Large Council Member

Calvin S. Hawkins, II, Council Chair, At-Large
Deni L. Taveras, Council Vice-Chair, 2nd District

Thomas E. Dernoga	Dannielle M. Glaros
1 st District	3 rd District
Todd M. Turner	Jolene Ivey
4 th District	5 th District
Derrick Leon Davis	Rodney C. Streeter
6 th District	7 th District
Monique Anderson-Walker	Sydney J. Harrison
8 th District	9 th District

Prince George's County Department of Housing & Community Development

Aspasia Xypolia, Director

**9200 Basil Court, Suite 500
Largo, Maryland 20774
Telephone: (301) 883-5570 or TDD: (301) 883-5428**



Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admissions or access to benefits in programs or activities.



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Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Homelessness Prevention Services

The County has a central intake hotline that is available by phone 24/7/365 which coordinates access to shelter diversion and prevention resources including utility, rent and mortgage assistance. The hotline is a one-stop calling center for information and compassionate assistance for those in crisis. Calling the Hotline is often the first step an individual makes to access the mental health and social services within the community. Housing counseling is available through both the hotline and referral to area non-profits, legal services are made available through referral. Entrance to all County emergency shelters, as well as diversion and prevention measures, are accessed through this hotline. This central point of entry allows homeless persons to gain services and shelter without having to navigate several different systems and application procedures.

At the hotline, trained counselors work with individuals and families to mediate family and/or landlord disputes, link to them to mainstream resources, and solve short-term challenges that can eliminate the housing crisis. The homeless hotline is part of the County's 2-1-1 response and keeps up to date information on resources available to address a person's housing crisis. Staff is trained in crisis response and how to meet the needs of special populations.

Homeless prevention services are of critical importance to keeping people from becoming homeless in the face of a personal crisis. The County's plan includes creation of a publicly and privately funded and coordinated intervention system focused on preventing homelessness. Strategies to support this include an intentional focus on performance measurement, careful targeting of resources to the households most at risk of homelessness, and coordination with mainstream agencies that may be able to provide financial support to homeless households.

Street Outreach Services

The first step in actively engaging people experiencing homelessness and creating the relationships needed to allow them to trust, understand and accept help is outreach. The County provides outreach to the homeless in a number of ways: Mobile Crisis Teams, the police, the SOAR team, faith ministries, the annual Point in Time, and the annual Veteran Stand down and Homeless Resource Day. People in the County in crisis have access 24/7/365 to the 2-1-1 hotline which can deploy resources to assist them. In addition, the County has strategic outreach efforts underway to address certain subpopulations identified as needing unique interventions:

- *Survivors of Domestic violence, Human trafficking and Sexual Assault:* The County has launched a very aggressive "Stop the Silence" campaign to raise awareness about domestic violence and ensure victims get connected quickly to the help they need (DV victims can get confidential help 24/7/365 through the County's 2-1-1 service). In addition, a County wide task force that includes decision making representatives from the state's attorney's office, the Court system, social service agencies, the CoC, the military, Crisis Response, DV shelters and public safety is developing a series of strategies for reducing new incidents of domestic violence and eliminating repeat episodes. The County has also established a Family Court and the Family Justice Center that have DV experts in place to assist with individual cases. Finally, the County has entered into a collaboration with the National Alliance for Safe Housing to develop a Countywide strategic plan for a comprehensive survivor response system, the goals, programs and strategies which

are incorporated here by reference as County recognized priorities in the 2021-2025 consolidated plan.

- Unaccompanied Youth and Young Adults:* The County has identified unaccompanied young people ages 13-24 as deserving of separate attention and development of a single integrated system of care that is based upon meeting their immediate needs, connecting them with appropriate support systems, and supporting their personal development along their transition to adulthood is essential to reducing the numbers of youth and young adults experiencing homelessness. The County began development of this system in FY 2012 and since that time, has conducted six annual housing instability counts, created 24 beds of emergency shelter and 56 beds of transitional housing, participated on a statewide task force to study housing and supportive services for unaccompanied homeless youth and make recommendations for action by the Maryland General Assembly and State executive agencies, helped pass legislation that resulted in Youth REACH MD - a statewide enumerative effort to count this sub-population - as well as adding homeless youth to the list of those eligible for tuition waivers and Maryland's Ending Youth Homelessness Act of 2018. Additional strategic targets include closing gaps in housing for youth who identify as Lesbian, Gay, Bi-sexual, Transgender and Questioning (LGBTQ), are attending college and need more than 2 years of housing assistance to achieve independence, and / or cannot live independently without long-term housing subsidies and wrap around supportive services. The County was selected in Round 3 as a federal Youth Homeless Demonstration Program site and is currently working on the Coordinated Community Plan, the goals, programs and strategies which are incorporated here by reference as County recognized priorities in the 2021-2025 consolidated plan.
- Veterans:* The annual Veterans Stand down is the County's foremost outreach event for veterans. The daylong event provides a one-stop location where veterans can access a multitude of services including: VA benefits, haircuts, medical and dental care, mainstream benefits, housing assistances, linkages with employers, counseling and legal support. In addition, the County has a taskforce comprised of decision making representatives from the Veterans Administration, veteran services providers, HUD shelter providers, RRH and prevention assistance providers, the CoC, the Department of Health and Mental Hygiene/Maryland's Commitment to Veterans, the Maryland Department of Veteran Affairs, Retired military organizations, and veterans that is developing a series of strategies for eliminating homelessness among veterans. The CoC also has a coordinated entry team that ensures the most vulnerable veterans are immediately connected to appropriate housing and supportive services. Finally, the County has established a Veteran Court that will be integrally linked to these strategies.
- Chronically homeless and persons with severe somatic and behavioral health challenges:* Mobile crisis teams, the police, the County's SOAR team, soup kitchens and faith ministries collaborate to care for this very vulnerable population. **Regular visits to known encampments to drop off food, warm blankets and other necessities create opportunities to build trust and ensure the relative health and safety of this population.** In addition, the County has established a Threat Assessment Team that routinely looks at high risk cases identified by the police as well as a Behavioral Health taskforce comprised of decision making representatives from public safety, Corrections, the CoC, Health and Human Services agencies, the hospitals, Crisis Response, the public school system, post-secondary education institutions, mental health and substance abuse providers, medical providers and hospitals, and others is developing a series of strategies for

EXHIBIT #4

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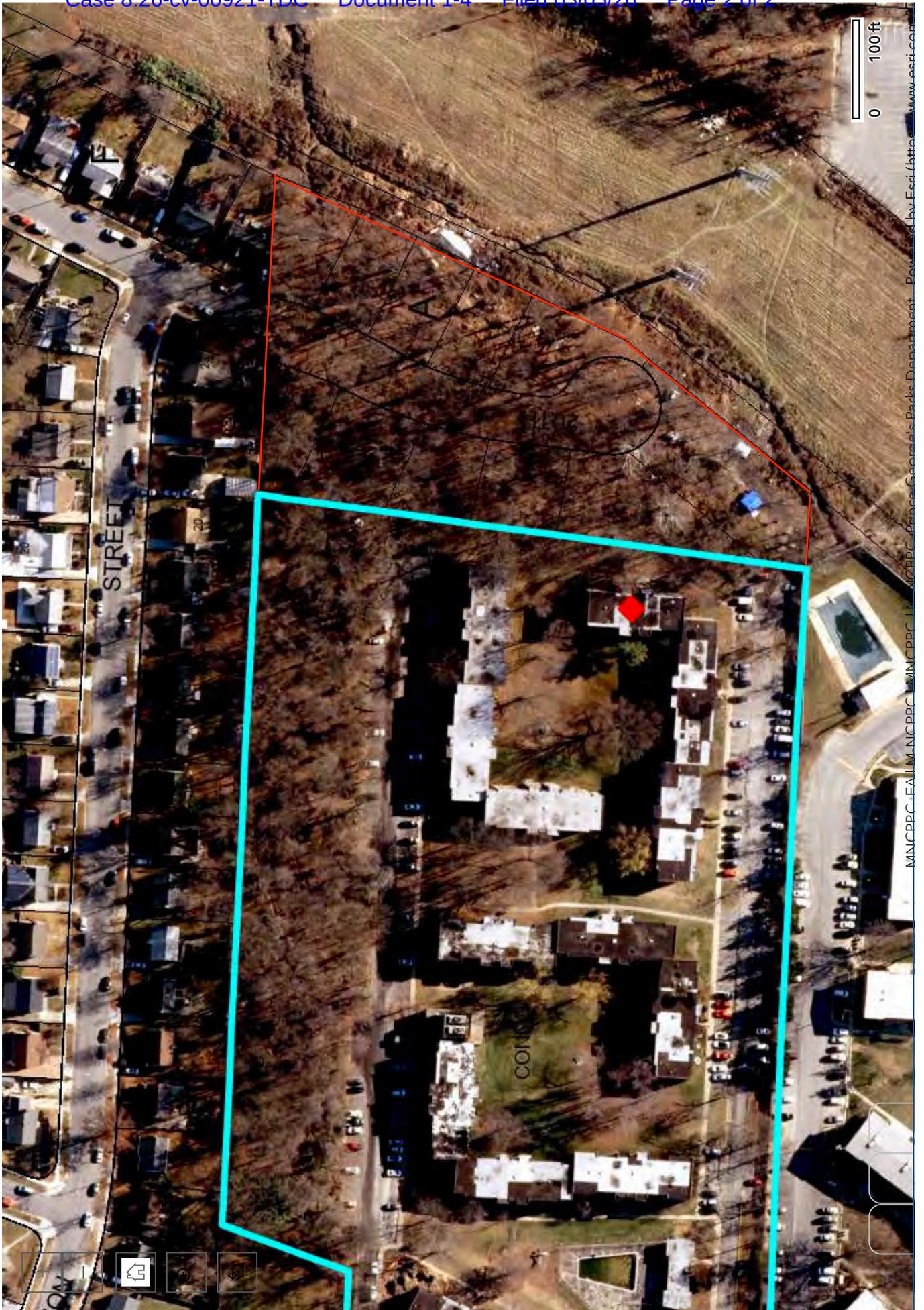


EXHIBIT #5



EXHIBIT #6



EXHIBIT #7

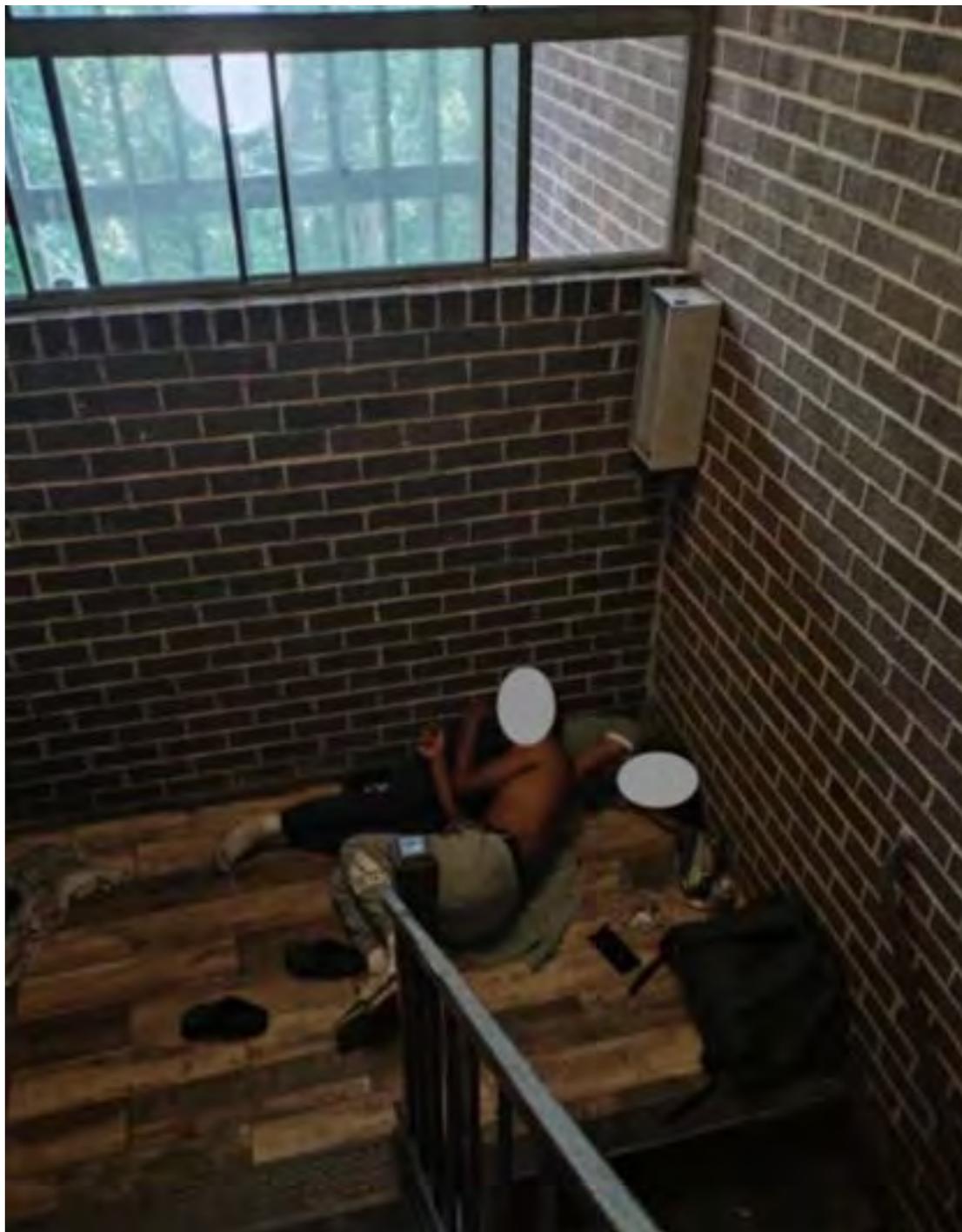














EXHIBIT #8



10089 Fairfax Blvd., Fairfax, VA 22030
703-481-4567 | mstreetbank.com

December 11, 2025

Bedford Towne Condominium Homeowners Assoc.
c/o Quasar Property Management & Real Estate LLC
502 Calvin Lane
Rockville, MD 20851

Re: Rescinding Approval and Declination Letter

Dear Board of Directors:

MAINSTREET BANK (“Lender”) is rescinding the approval on the credit facility to the Bedford Towne Condominium Homeowners Association (“Borrower”) that was approved on December 4, 2025. As you know the purpose of the request was to meet the capital needs for a proposed capital expenditure project to address deferred maintenance and other renovation projects to the common areas.

Our team has completed a thorough review of recent arising events that, after careful consideration, have caused an adverse material impact to the financial condition of the Association, resulting in the Lender rescinding their approval for financing at this time.

On December 10, 2025 MainStreet Bank became aware of an incident of unauthorized access to the Association’s boiler maintenance room whereby vandalism occurred and caused irreparable damage to the Associations boiler system. Further, we understand that this resulted in many residents losing heat to their homes and subsequently, an Unfit for Habitation citation issued by Prince George’s County impacting approximately 100 of the 200 residential condo units.

MainStreet Bank was initially willing to provide financing towards the Associations project based on our experience with Quasar Property Management & Real Estate LLCs’ historical and successful track record of successfully turning distressed properties around through prudent project and asset management; the approved Associations budget increasing condo dues and special assessments and the historical collection of condo dues. The impact the irreparable damage to the boiler system and citation of Unfit for Habitation will negatively have on residents ability to live in their residential dwelling units jeopardizes the collection of condo dues and adversely impacts the Associations ability to repay.



We appreciate the opportunity to work with the Association. If you have any questions, please reach out to the undersigned directly at (703) 481-4557.

Very truly yours,

Timothy L. Foster

MAINSTREET BANK
By: Timothy L. Foster, SVP

EXHIBIT #9



DISTRICT COURT OF MARYLAND FOR

LOCATED AT (COURT ADDRESS)

14735 Main Street, Suite 173B,
Upper Marlboro, MD 20772-3042

D-05-CV-26-008780

CV

PARTIES

Plaintiff - Name Address, Telephone Number

PRINCE GEORGE'S COUNTY, MARYLAND
1301 McCormick Drive, Suite 4100
Largo, Maryland 20774
(301) 952-5225

VS.

Defendant(s) - Name, Address, Telephone Number

1.
COUNCIL OF UNIT OWNERS - BEDFORD TOWNE CONDOMINIUM v/a THE
MARYLANDER
SERVE: Rommell Hollins, Sr., Board President
11204 Old Cistern Lane
Laurel, Maryland 20708

Serve by:
 Certified
Mail
 Private
Process
 Constable
 Sheriff

2.

Serve by:
 Certified
Mail
 Private
Process
 Constable
 Sheriff

3.

Serve by:
 Certified
Mail
 Private
Process
 Constable
 Sheriff

4.

Serve by:
 Certified
Mail
 Private
Process
 Constable
 Sheriff

ATTORNEYS

For Plaintiff - Name, Address, Telephone Number & Code

Calisa M. Smith, #0912170191
1301 McCormick Drive, Suite 4100
Largo, Maryland 20774
(301) 952-5225

E-FILED; Prince George's County District Court - Upper Marlboro
Prince George's County, MD 20774
Docket: 01/14/2026 2:32 PM; Submission: 1/14/2026 2:32 PM
Envelope: 24652421

**COMPLAINT/APPLICATION AND AFFIDAVIT
IN SUPPORT OF JUDGMENT**

\$5,000 or under over \$5,000

Clerk: Please docket this case in an action of contract tort replevin
 detainee bad faith insurance claim consumer debt (original creditor)
The particulars of this case are: Special Proceeding/Injunction

See attached Petition for Injunctive Relief to Enforce an
Administrative Order Directing Compliance with the Prince
George's County Code

(See Continuation Sheet)

I am interested in trying to resolve this dispute through mediation/ADR.
(You will be contacted about ADR services after the defendant is served.)

The plaintiff claims:

Principal: \$ _____

Pre-judgment interest at the legal rate contractual rate, calculated at
_____ %, from _____ to _____
(_____ days x \$ _____ per day)

Total Principal + pre-judgment interest: \$ _____

Post-judgment interest at the legal rate contractual rate until
_____, legal rate thereafter waived
and attorney's fees of \$ _____ plus court costs.

Return of the property valued at \$ _____ and damages of
\$ _____ for its detention in an action of replevin.

Return of the property, or its value, \$ _____ and damages
of \$ _____ for its detention in action of detainee.

Other: **Failure of Defendant to Comply With Order**

and demands judgment for relief.

/s/ Calisa M. Smith 0912170191
Signature of Plaintiff/Attorney/Attorney Code Attorney Number

Printed Name: Calisa M. Smith
Address: 1301 McCormick Drive, Suite 4100
Largo, Maryland 20774

Telephone: (301) 952-5225 Fax: _____
E-mail: CMSmith1@co.pg.md.us

MILITARY SERVICE AFFIDAVIT

Verified through DOD at:
<http://scra.dmdc.osd.mil/>

Defendant(s) _____ is/are in the military service.

No defendant is in the military service. The facts supporting this statement are: Defendant is an unincorporated association.

Specific facts must be given for the court to conclude that each defendant who is a natural person is not in the military.

I am unable to determine whether or not any defendant is in military service.

I hereby declare or affirm under the penalties of perjury that the facts and matters set forth in this Affidavit are true and correct to the best of my knowledge, information, and belief.

1/14/2026 /s/ Calisa M. Smith
Date Signature of Affiant

APPLICATION AND AFFIDAVIT IN SUPPORT OF JUDGMENT (See Plaintiff Notice on Back Page)

The attached documents contain sufficient detail as to liability and damage to notify the defendant clearly of the claim against the defendant, including the amount of any interest claimed.

Properly authenticated copy of any note, security agreement upon which claim is based Itemized statement of account Interest worksheet Vouchers Check Other written document _____ Verified itemized repair bill or estimate

I HEREBY CERTIFY: That I am the plaintiff _____ of the plaintiff herein and am competent to testify to the matters stated in this complaint, which are made on my personal knowledge; that there is justly due and owing by the defendant to the plaintiff the sum set forth in the complaint.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of this document are true.

DC-CV-001 (front) (Rev. 10/01/2023) Signature of Affiant CMPET

**NOTICE TO DEFENDANT
Before Trial**

This complaint contains the details of the plaintiff's claim against you and the relief that the plaintiff (the person or company suing you) seeks. The plaintiff has the burden to provide evidence to prove their case at trial. If the plaintiff has completed the affidavit portion of the complaint form, the evidence should be attached to the complaint.

You may hire your own attorney. If you're not able to hire an attorney, you can get legal help from an attorney through a **Maryland Court Help Center**. Court locations are open Monday to Friday from 8:30 a.m. to 4:30 p.m. Help is available by phone at 410-260-1392 or by live chat Monday through Friday from 8:30 a.m. to 8:00 p.m. For Help Center locations, visit: mdcourts.gov/helpcenter.

Court staff, including clerks are not permitted to give you legal advice. If you have any questions, you should consult the Maryland Court Help Center or your own attorney.

If you wish to contest (fight) the claim, you must file the Notice of Intention to Defend (located at the bottom of your summons). The case will be set for trial. If you wish to have your witnesses appear at trial, you should contact the clerk's office at least two (2) weeks before the trial date to request subpoenas, and you should bring to court on the trial date all evidence you want the court to consider. If you don't bring your evidence to the hearing, the judge can't consider it.

If you do nothing, a judgment could be entered against you that may result in a lien on your property, garnishment of your wages, and freezing your bank account.

You may request a remote hearing. For more information about remote hearings, visit mdcourts.gov/district/remotehearings or contact the court (mdcourts.gov/district/directories/courtmap). If you do not attend the hearing, a judgment could be entered against you.

If Judgment is Entered Against You (If You Lose)

IF YOU DISAGREE WITH THE COURT'S RULING, you may:

1. Ask the court for a new trial by filing a Motion for a New Trial within **ten (10) days** after the entry of judgment, stating your reasons clearly. If the court denies your motion, you may still file an appeal; if the court grants your motion, you must appear in the District Court for a new trial.
2. Ask the court to change the judgment by filing a Motion to Alter or Amend the Judgment within **ten (10) days** after the entry of judgment.
3. Ask the court to change or undo the judgment by filing a Motion to Revise or Vacate the Judgment within **30 days** after the entry of judgment.
4. **APPEAL** to the circuit court, by filing a Notice of Appeal in the District Court within **30 days** after the entry of judgment. You will have to pay a filing fee (see Guide to Appeal Fees - DCA-109A), unless the court determines that you are indigent. If the amount of the claim, not including court costs, interest, and attorney's fees, was \$5,000 or less, you will have a new trial in the circuit court. If the amount of the claim was more than \$5,000, you will also have to order and pay for a transcript of the District Court trial record by contacting the District Court clerk's office (see Transcripts & Recordings Brochure - DCA-027BR).

IF YOU DECIDE NOT TO APPEAL AND NOT TO FILE ONE OF THE ABOVE MOTIONS, you may contact the plaintiff or plaintiff's attorney to arrange to pay the amount owed. If you do not pay the amount owed, the plaintiff or plaintiff's attorney may initiate further proceedings to enforce the judgment, including:

1. **Judgment Debtor Information Sheet:** You may receive form CC-DC-CV-114 from the plaintiff requesting information about your income and debts. If you complete the form accurately and return it to the creditor as indicated, you will not have to answer interrogatories or appear for an oral examination for at least a year from the date of judgment. **NOTE:** A Judgment Debtor Information Sheet may not be used to enforce a money judgment resulting from a small claims action (amount sued for was \$5,000 or less, exclusive of interest, costs, and attorney's fees).
2. **Interrogatories:** These are written questions. You must answer these written questions about your income and assets in writing under penalties of perjury. **NOTE:** Interrogatories may not be used to enforce a money judgment resulting from a small claims action (amount sued for was \$5,000 or less, exclusive of interest, costs, and attorney's fees).
3. **Oral Examination:** You must appear in court to testify in response to questions about your assets and income. **NOTE:** An oral examination may not be used to enforce a money judgment resulting from a small claims action (amount sued for was \$5,000 or less, exclusive of interest, costs, and attorney's fees).
4. **Writ of Execution:** This document requires the sale or seizure of any of your possessions. Some of your property or possessions may be protected from the writ. These exemptions are explained in detail on the reverse side of the Writ of Execution form DC-CV-040. The court could order you to pay additional expenses such as towing, moving, storage fees, advertising costs, and auctioneer's fees incurred in executing the writ.
5. **Garnishment of Property:** The court may issue a writ freezing your bank account or holding your assets until further court proceedings.
6. **Garnishment of Wages:** The court may issue a writ ordering your employer to withhold a portion of your wages to pay your debt. The law provides certain exemptions from garnishment.

If you have any questions, you should consult an attorney. Court staff are not permitted to give you legal advice. More information can be found in court brochures located in the clerk's office or online at: mdcourts.gov/district/public_brochures or mdcourts.gov/legalhelp/moneyissues

NOTICE TO PLAINTIFF

REQUESTING A JUDGMENT BY AFFIDAVIT OR DEFAULT:

Federal Law requires the filing of a military service affidavit. Information about the Servicemembers Civil Relief Act and the required affidavit can be found on the court's website at: mdcourts.gov/reference/scra.

AFTER THE COURT ENTERS A JUDGMENT:

1. If the court enters a judgment for a sum certain, you have the right to file for a lien on real property.
2. If you disagree with the outcome of the case, you have the same post-trial rights as the defendant does: you may file an Appeal, a Motion for New Trial, a Motion to Alter or Amend the Judgment or a Motion to Revise or Vacate the Judgment. See above for further information concerning these rights.

IN THE DISTRICT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY

PRINCE GEORGE'S COUNTY, MARYLAND)	
Wayne K. Curry Administration Building)	
1301 McCormick Drive)	
Largo, Maryland 20774)	
)	
Petitioner)	
)	
v.)	Case No. _____
)	
COUNCIL OF UNIT OWNERS - BEDFORD)	
TOWNE CONDOMINIUM)	
T/A THE MARYLANDER)	
SERVE: Rommell Hollins, Sr., Board President)	
11204 Old Cistern Lane)	
Laurel, Maryland 20708)	
)	
Respondent(s))	

**PETITION FOR INJUNCTIVE RELIEF TO
ENFORCE AN ADMINISTRATIVE ORDER DIRECTING
COMPLIANCE WITH THE PRINCE GEORGE'S COUNTY CODE**

Prince George's County, Maryland, ("County"), by and through its undersigned attorneys, files this Petition and as grounds states:

1. Pursuant to Section 4-401 of the Courts and Judicial Proceedings Article, Annotated Code of Maryland, this Court has jurisdiction to enforce an injunction filed by the County seeking enforcement of the Public Local Laws of Prince George's County ("Code").
2. The County is a body corporate and politic, organized under the laws of the State of Maryland and the Charter of Prince George's County, Maryland.
3. The County, through its Department of Permitting, Inspections and Enforcement ("DPIE"), is empowered and required to enforce the provisions of Building (Subtitle 4), Housing (Subtitle 13), and Zoning (Subtitle 27) Codes, including the provisions of the various model codes incorporated into the Code, including but not limited to the International Building Code ("IBC"), the International Mechanical Code ("IMC"), and the International Residential Code ("IRC").

4. The Respondent(s) own and/or occupy the real property at **7969–7985 Riggs Road, Hyattsville, Prince George's County, Maryland**, and are in violation of the Sections of the Code as set forth in **Violation Notices HOU-34792 and HOU-34923** issued to the Respondent(s) on December 11, 2025 and December 23, 2025 respectively, attached hereto collectively as Exhibit "A" and adopted by reference.

5. Respondent(s) have not appealed the Violation Notice and have not pursued available administrative remedies.

6. Respondent has willfully failed to comply with the Violation Notice and the violations cited therein remain unabated (See Exhibit B - Affidavit).

7. The continuing refusal and failure to comply with the Order of the Department and the conditions created by such non-compliance threaten substantial, irreparable and imminent harm to the County and the citizens of Prince George's County, for which there is no adequate remedy at law.

WHEREFORE, YOUR PETITIONER PRAYS:

1. That the Court order Respondent(s) to take the corrective action ordered in Violation Notices # HOU-34792 and HOU-34923, (Exhibit "A" attached).

2. That upon the failure of Respondent(s) to appear in Court at the time set for trial in the Order to Show Cause, a judgment by default be entered against Respondent(s) for the relief prayed, allowing Prince George's County to take the corrective action requested.

3. That should Respondent(s) fail to timely comply with the Court's Order, the Court adjudge the Respondent(s) to be in Contempt of this Court for such noncompliance, and that the Court impose punishment for such contempt by a fine of Five Hundred Dollars (\$500.00) per day, until the Respondent(s) shall come into compliance with the Court's Order, and/or by incarceration for an indefinite time or until the Respondent(s) shall come into compliance with the Court's Order.

4. That this Court order the Respondent(s) to pay for the costs of this action as taxed by the Clerk of the Court.

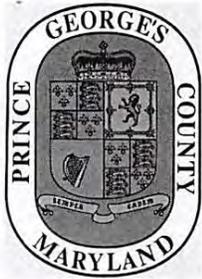
5. That this Court issue a Show Cause Order.

6. And for such other and further relief as the nature of this cause may require or to this Court deems proper.

ANTHONY D. JONES
ACTING COUNTY ATTORNEY

JASON ALSTON
DEPUTY COUNTY ATTORNEY

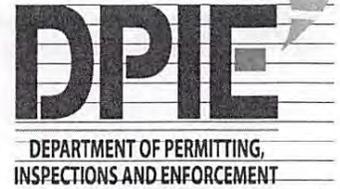
BY: /s/ Calisa M. Smith
Calisa M. Smith #0912170191
Associate County Attorney
Prince George's County Office of Law
1301 McCormick Drive, Suite 4100
Largo, MD 20774
(301) 952-5225 – Telephone
(301) 952-3071 – Facsimile
cmsmith1@co.pg.md.us



E-FILED; Prince George's County District Court - Upper Marlboro
Docket: 1/14/2026 2:32 PM; Submission: 1/14/2026 2:32 PM
Envelope: 24652421

Prince George's County
Department of Permitting, Inspections
and Enforcement

ENFORCEMENT DIVISION
9400 Peppercorn Place, 6th Floor, Largo, MD 20774
Phone: (301) 883-6168



NOTICE OF VIOLATION

Issue Date: 12/11/2025	Subdvsn: 0600	Grid: D2 & D3
Case Number: HOU-34792	Lot #:	Liber:
PREMISES IN VIOLATION:	Parcel:	Folio:
7975 RIGGS RD HYATTSVILLE 20785	Block:	Elctn Dist: 17
ALSO KNOWN AS:	TaxMap: 032	Land Acct:
The Marylander Condominiums (CM-537)		

RESPONSIBLE PARTY:
(1) QUASAR PROPERTY MANAGEMENT
AND REAL ESTATE LLC
C/O KENNETH BROWN
502 CALVIN LANE
ROCKVILLE MD 20851

PROPERTY OWNER:

If you are not the responsible party return this notice with the party responsible.

An inspection of the above premises revealed violation(s) of the laws and/or regulations of Prince George's County as listed below. Compliance with the Provisions of law(s) cited must be completed by the compliance date(s) listed below (or) THIS MATTER MAY BE REFERRED TO THE OFFICE OF THE COUNTY ATTORNEY OR DISTRICT COURT OF MARYLAND FOR LEGAL ACTION. THIS MAY BE YOUR ONLY NOTICE. FAILURE TO COMPLY COULD RESULT IN A CIVIL PENALTY UP TO \$1,000.00.

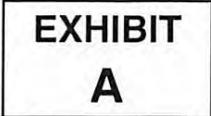
FAILURE TO COMPLY FULLY WITH THIS NOTICE WILL MAKE IT NECESSARY TO TAKE ACTION IN ACCORDANCE WITH THE PROVISIONS OF THE LAW. (See Enclosures)

Code Section: Housing Code Section 13-113(b)(1), Section 13-113(d), Section 13-113(c), International Property Maintenance Code (2018) Section 108.1.3

VIOLATION: Structure(s) in violation is in disrepair, fails to meet the minimum provisions of the Housing Code and is a hazard to the safety, health or welfare of any occupants. The structure(s) was/were placarded and declared UNFIT FOR HUMAN HABITATION. CORRECTIVE ACTION REQUIRED: Structure(s) shall be VACATED IMMEDIATELY, or if already vacant, remain so until WRITTEN approval to reoccupy the structure(s) is granted by this office. While vacant, all means of entry are to be controlled. The exterior structure and premises shall be maintained to the minimum standards of the Housing Code. Grass/weeds shall be cut and premises maintained in a clean and sanitary condition at all times. Any boarding of windows and doors to secure the structure shall be done in a workmanlike manner and the materials used shall conform to the overall exterior appearance of the structure. CERTIFIED COPY NOTE: A BUILDING PERMIT MAY BE REQUIRED TO MAKE REPAIRS ON THIS STRUCTURE.

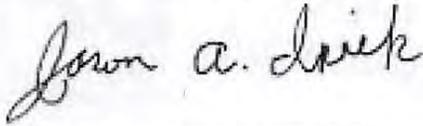
COMPLIANCE DATE: 2025-12-11

DETAILS OF VIOLATION: Odd Numbered Buildings between 7969 - 7985 are to be VACATED IMMEDIATELY



GENERAL COMMENTS:

If you have any questions concerning this notice, or need to request an extension of time beyond the deadline granted above, contact the inspector promptly.



Signature of Issuing Inspector

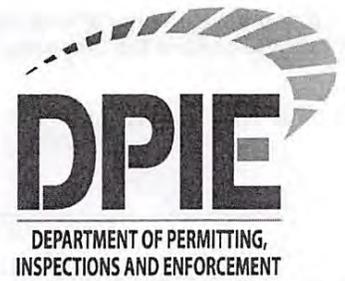
Jason A. Irick
jairick@co.pg.md.us
 (301)821-3250
 JAIRICK

Whenever the Director shall determine that a provision of this Division has been violated, the Director shall serve notice of the violation upon the owner or other responsible party by sending a copy of the notice by mail to the last known address, or, if the notice is returned showing that it has not been delivered to the last known address by posting a copy in a conspicuous place in or about the subject property in violation. The notice shall be in writing; shall include a description of the property sufficient for identification; shall specify the violation that exists and the remedial action required; and shall allow a reasonable time for the performance of any act it requires. Failure to fully comply with the above cited violation(s) by the compliance date stated may result in (1) The issuance of a civil citation for which a fine of \$250.00 or more can be assessed for each day that any violation continues, or (2) Criminal prosecution for which the penalty can be up to \$1,000.00 or six months imprisonment, or both, and/or (3) A court order for the county to remove or abate the violation and assess the cost to you. If future inspections determine you are responsible for recurrence of the same violation, subjecting you to payment of a higher fine may be issued without further notice for a repeat violation. APPEALS APPEALS OF VIOLATIONS OF SUBTITLE 13 (beginning in 13-) Any appeal of violations that begin in 13- MUST BE FILED WITHIN (5) FIVE DAYS OF THE DATE THIS NOTICE WAS POSTMARKED and must be filed with the Administrative Hearing Unit for the Department of Permitting, Inspections and Enforcement, 9400 Peppercorn Place, Suite 500, Largo Maryland 20774. Please call (301) 836-2020 or email ahu@co.pg.md.us for information required for you to promptly file an appeal. APPEALS OF VIOLATIONS OF SUBTITLE 27 (beginning in 27-) Any appeal of violations that begin in 27- MUST BE FILED WITHIN (30) THIRTY DAYS and must be filed with the Board of Appeals for Prince George's County, County Administration Building, 1301 McCormick Drive, 3rd Floor Largo, Maryland 20774. Please call (301) 952-3220 for information required for you to promptly file an appeal.

RESPONSIBLE PARTY	(2) ROMMELL HOLLINS - PRESIDENT 11204 OLD CISTERN LANE LAUREL MD 20708
	(3) LIZZA BARRONS – VICE PRESIDENT 401 STEVENSON LANE HYATTSVILLE MD 20785



Prince George's County
Department of Permitting, Inspections
and Enforcement
ENFORCEMENT DIVISION
9400 Peppercorn Place, 6th Floor, Largo, MD 20774
Phone: (301) 883-6168



NOTICE OF VIOLATION

Issue Date: 12/23/2025	Subdvsn: 1884972	Grid: 00D2
Case Number: HOU-34923	Lot #:	Liber: 00
PREMISES IN VIOLATION:	Parcel: 0000	Folio: 000
7975 RIGGS RD HYATTSVILLE 20785	Block:	Elctn Dist: 17
ALSO KNOWN AS:	TaxMap: 0032	Land Acct:
The Marylander Condominiums (Cm-537)		

RESPONSIBLE PARTY:
(1) QUASAR PROPERTY MANAGEMENT
AND REAL ESTATE LLC
C/O KENNETH BROWN
502 CALVIN LANE
ROCKVILLE MD 20851

PROPERTY OWNER:

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FAILURE TO COMPLY FULLY WITH THIS NOTICE WILL MAKE IT NECESSARY TO TAKE ACTION IN ACCORDANCE WITH THE PROVISIONS OF THE LAW. (See Enclosures)

Code Section: International Property Maintenance Code (2018) Section 505.4, Section 603.1, Housing Code Section 13-126

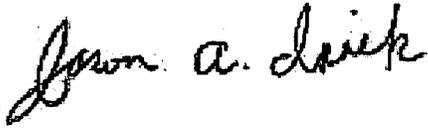
VIOLATION: Boiler is in disrepair and/or inoperable. **CORRECTIVE ACTION REQUIRED:** Repair/replace boiler so as to be capable of supplying an adequate amount of hot water at every outlet and to maintain a temperature of 120 degrees Fahrenheit at any time needed.

COMPLIANCE DATE: 2026-01-07

DETAILS OF VIOLATION: Building 7969- 7985

GENERAL COMMENTS:

If you have any questions concerning this notice, or need to request an extension of time beyond the deadline granted above, contact the inspector promptly.



Signature of Issuing Inspector

Jason A. Irick
 jairick@co.pg.md.us
 (301)821-3250
 JAIRICK

Whenever the Director shall determine that a provision of this Division has been violated, the Director shall serve notice of the violation upon the owner or other responsible party by sending a copy of the notice by mail to the last known address, or, if the notice is returned showing that it has not been delivered to the last known address by posting a copy in a conspicuous place in or about the subject property in violation. The notice shall be in writing; shall include a description of the property sufficient for identification; shall specify the violation that exists and the remedial action required; and shall allow a reasonable time for the performance of any act it requires. Failure to fully comply with the above cited violation(s) by the compliance date stated may result in (1) The issuance of a civil citation for which a fine of \$250.00 or more can be assessed for each day that any violation continues, or (2) Criminal prosecution for which the penalty can be up to \$1,000.00 or six months imprisonment, or both, and/or (3) A court order for the county to remove or abate the violation and assess the cost to you. If future inspections determine you are responsible for recurrence of the same violation, subjecting you to payment of a higher fine may be issued without further notice for a repeat violation. APPEALS APPEALS OF VIOLATIONS OF SUBTITLE 13 (beginning in 13-) Any appeal of violations that begin in 13- MUST BE FILED WITHIN (5) FIVE DAYS DAYS OF THE DATE THIS NOTICE WAS POSTMARKED and must be filed with the Administrative Hearing Unit for the Department of Permitting, Inspections and Enforcement, 9400 Peppercorn Place, Suite 500, Largo Maryland 20774. Please call (301) 836-2020 or email ahu@co.pg.md.us for information required for you to promptly file an appeal. APPEALS OF VIOLATIONS OF SUBTITLE 27 (beginning in 27-) Any appeal of violations that begin in 27- MUST BE FILED WITHIN (30) THIRTY DAYS and must be filed with the Board of Appeals for Prince George's County, County Administration Building, 1301 McCormick Drive, 3rd Floor Largo, Maryland 20774. Please call (301) 952-3220 for information required for you to promptly file an appeal.

RESPONSIBLE PARTY	(2) ROMMELL HOLLINS - PRESIDENT 11204 OLD CISTERN LANE LAUREL MD 20708
	(3) LIZZA BARRONS – VICE PRESIDENT 401 STEVENSON LANE HYATTSVILLE MD 20785

AFFIDAVIT IN SUPPORT OF PETITION FOR INJUNCTIVE RELIEF

In support of the **Petition for Injunctive Relief** filed herein, **Inspector Jason Irick** states as follows:

1. I am an adult, competent to be a witness, and I have personal knowledge of the facts set forth herein.
2. I am an Inspector in the Department of Permitting, Inspections and Enforcement, Enforcement Division, and I am duly authorized to make this affidavit on behalf of the Department and Prince George's County Maryland.
3. I initially inspected the property located at **7969-7985 Riggs Road, Hyattsville, Prince George's County, Maryland** on December 11, 2025 and December 23, 2025.
4. The inspection revealed the conditions which are cited in **Violation Notices HOU-34792 and HOU-34923** dated December 11, 2025 and December 23, 2025, respectively.
5. A review of available records indicates that the said property is operated and maintained by **Council of Unit Owners - Bedford Towne Condominium t/a The Marylander**.
6. **Violation Notices HOU-34792 and HOU-34923** directed that certain corrective actions be taken by December 11, 2025 and January 7, 2026.
7. On January 13, 2026, I **reinspected** the property and the violations remain unabated.
8. The records of the Department indicate that administrative remedies available to the owner have not been pursued.
9. I do solemnly declare and affirm under the penalties of perjury that the contents of this affidavit are true and correct.


Inspector

1/13/2026
Date

**EXHIBIT
B**

EXHIBIT #10

IN THE DISTRICT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY

PRINCE GEORGE'S COUNTY, MARYLAND)	
Wayne K. Curry Administration Building)	
1301 McCormick Drive)	
Largo, Maryland 20774)	
)	D-05-CV-26-008780
Petitioner)	
)	
v.)	Case No. _____
)	
COUNCIL OF UNIT OWNERS - BEDFORD)	
TOWNE CONDOMINIUM)	
T/A THE MARYLANDER)	
Respondent(s))	

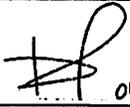
ORDER TO SHOW CAUSE

Upon consideration of the Petitioner's Petition for Injunctive Relief to Enforce an Administrative Order and the Affidavit in support thereof, it is:

ORDERED, that Respondent(s), appear in this Court at **14735 Main Street, Upper Marlboro, Maryland**, on _____ at **8:45 A.M.**, to show cause why the injunctive relief prayed for in the Petitioner's Petition for Injunctive Relief to Enforce an Administrative Order should not be ordered, provided a copy of this Order to Show Cause and a copy of the Petition and Affidavit in support thereof be served upon the Respondent(s) on or before _____.

01/20/2026 3:47:01 PM

Date of Order



 Judge of the District Court of Maryland
 for Prince George's County

NOTICE TO RESPONDENT: If you fail to appear and show cause as above ordered, a default order may be entered against you. If you fail to comply with such default order, you may be subject to fine or imprisonment, or both, for contempt of court.

EXHIBIT #11

4. The Respondent(s) own and/or occupy the real property at **7969–7985 Riggs Road, Hyattsville, Prince George's County, Maryland**, and are in violation of the Sections of the Code as set forth in **Violation Notices HOU-34792, HOU-34923, CCC-00960, and CCC-00961** issued to the Respondent(s) on December 11, 2025, December 23, 2025, and January 14, 2026 respectively, attached hereto collectively as Exhibit "A" and adopted by reference.

5. Respondent(s) have not appealed the Violation Notices and have not pursued available administrative remedies.

6. Respondent has willfully failed to comply with the Violation Notices and the violations cited therein remain unabated (See Exhibits B and C - Affidavit).

7. The continuing refusal and failure to comply with the Order of the Department and the conditions created by such non-compliance threaten substantial, irreparable and imminent harm to the County and the citizens of Prince George's County, for which there is no adequate remedy at law.

WHEREFORE, YOUR PETITIONER PRAYS:

1. That the Court order Respondent(s) to take the corrective actions ordered in Violation Notices # HOU-34792, HOU-34923, CCC-00960, and CCC-00961 (Exhibit "A" attached).

2. That upon the failure of Respondent(s) to appear in Court at the time set for trial in the Order to Show Cause, a judgment by default be entered against Respondent(s) for the relief prayed, allowing Prince George's County to take the corrective action requested.

3. That should Respondent(s) fail to timely comply with the Court's Order, the Court adjudge the Respondent(s) to be in Contempt of this Court for such noncompliance, and that the Court impose punishment for such contempt by a fine of Five Hundred Dollars (\$500.00) per day, until the Respondent(s) shall come into compliance with the Court's Order, and/or by incarceration for an indefinite time or until the Respondent(s) shall come into compliance with the Court's Order.

4. That this Court order the Respondent(s) to pay for the costs of this action as taxed by the Clerk of the Court.

5. That this Court issue a Show Cause Order.

6. And for such other and further relief as the nature of this cause may require or to this Court deems proper.

ANTHONY D. JONES
COUNTY ATTORNEY

JASON ALSTON
DEPUTY COUNTY ATTORNEY

BY: /s/ Calisa M. Smith
Calisa M. Smith #0912170191
Associate County Attorney
Prince George's County Office of Law
1301 McCormick Drive, Suite 4100
Largo, MD 20774
(301) 952-5225 – Telephone
(301) 952-3071 – Facsimile
cmsmith1@co.pg.md.us



E-FILED; Prince George's County District Court - Upper Marlboro

Docket: 1/22/2026 4:23 PM; Submission: 1/22/2026 4:23 PM

Envelope: 24781579

Prince George's County

Department of Permitting, Inspections
and Enforcement

ENFORCEMENT DIVISION

9400 Peppercorn Place, 6th Floor, Largo, MD 20774

Phone: (301) 883-6168



DEPARTMENT OF PERMITTING,
INSPECTIONS AND ENFORCEMENT

NOTICE OF VIOLATION

Issue Date: 12/11/2025	Subdvsn: 0600	Grid: D2 & D3
Case Number: HOU-34792	Lot #:	Liber:
PREMISES IN VIOLATION:	Parcel:	Folio:
7975 RIGGS RD HYATTSVILLE 20785	Block:	Elctn Dist: 17
ALSO KNOWN AS:	TaxMap: 032	Land Acct:
The Marylander Condominiums (CM-537)		

RESPONSIBLE PARTY:
(1) QUASAR PROPERTY MANAGEMENT
AND REAL ESTATE LLC
C/O KENNETH BROWN
502 CALVIN LANE
ROCKVILLE MD 20851

PROPERTY OWNER:

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Code Section: Housing Code Section 13-113(b)(1), Section 13-113(d), Section 13-113(c), International Property Maintenance Code (2018) Section 108.1.3

VIOLATION: Structure(s) in violation is in disrepair, fails to meet the minimum provisions of the Housing Code and is a hazard to the safety, health or welfare of any occupants. The structure(s) was/were placarded and declared UNFIT FOR HUMAN HABITATION. CORRECTIVE ACTION REQUIRED: Structure(s) shall be VACATED IMMEDIATELY, or if already vacant, remain so until WRITTEN approval to reoccupy the structure(s) is granted by this office. While vacant, all means of entry are to be controlled. The exterior structure and premises shall be maintained to the minimum standards of the Housing Code. Grass/weeds shall be cut and premises maintained in a clean and sanitary condition at all times. Any boarding of windows and doors to secure the structure shall be done in a workmanlike manner and the materials used shall conform to the overall exterior appearance of the structure. CERTIFIED COPY NOTE: A BUILDING PERMIT MAY BE REQUIRED TO MAKE REPAIRS ON THIS STRUCTURE.

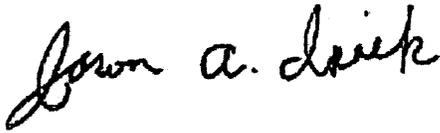
COMPLIANCE DATE: 2025-12-11

DETAILS OF VIOLATION: Odd Numbered Buildings between 7969 - 7985 are to be VACATED IMMEDIATELY

**EXHIBIT
1 (Amended)**

GENERAL COMMENTS:

If you have any questions concerning this notice, or need to request an extension of time beyond the deadline granted above, contact the inspector promptly.

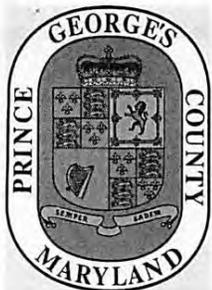


Signature of Issuing Inspector

Jason A. Irick
jairick@co.pg.md.us
 (301)821-3250
 JAIRICK

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RESPONSIBLE PARTY	(2) ROMMELL HOLLINS - PRESIDENT 11204 OLD CISTERN LANE LAUREL MD 20708
	(3) LIZZA BARRONS – VICE PRESIDENT 401 STEVENSON LANE HYATTSVILLE MD 20785



Prince George's County
Department of Permitting, Inspections
and Enforcement
ENFORCEMENT DIVISION
9400 Peppercorn Place, 6th Floor, Largo, MD 20774
Phone: (301) 883-6168



NOTICE OF VIOLATION

Issue Date: 12/23/2025	Subdvsn: 1884972	Grid: 00D2
Case Number: HOU-34923	Lot #:	Liber: 00
PREMISES IN VIOLATION:	Parcel: 0000	Folio: 000
7975 RIGGS RD HYATTSVILLE 20785	Block:	Elctn Dist: 17
ALSO KNOWN AS:	TaxMap: 0032	Land Acct:

The Marylander Condominiums (Cm-537)

RESPONSIBLE PARTY:

(1) QUASAR PROPERTY MANAGEMENT
AND REAL ESTATE LLC
C/O KENNETH BROWN
502 CALVIN LANE
ROCKVILLE MD 20851

PROPERTY OWNER:

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Code Section: International Property Maintenance Code (2018) Section 505.4, Section 603.1, Housing Code Section 13-126

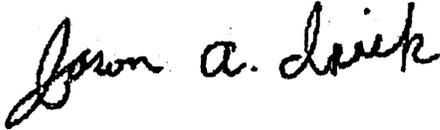
VIOLATION: Boiler is in disrepair and/or inoperable. **CORRECTIVE ACTION REQUIRED:** Repair/replace boiler so as to be capable of supplying an adequate amount of hot water at every outlet and to maintain a temperature of 120 degrees Fahrenheit at any time needed.

COMPLIANCE DATE: 2026-01-07

DETAILS OF VIOLATION: Building 7969- 7985

GENERAL COMMENTS:

If you have any questions concerning this notice, or need to request an extension of time beyond the deadline granted above, contact the Inspector promptly.



Signature of Issuing Inspector

Jason A. Irick
 jairick@co.pg.md.us
 (301)821-3250
 JAIRICK

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RESPONSIBLE PARTY	(2) ROMMELL HOLLINS - PRESIDENT 11204 OLD CISTERN LANE LAUREL MD 20708
	(3) LIZZA BARRONS – VICE PRESIDENT 401 STEVENSON LANE HYATTSVILLE MD 20785



Prince George's County
 Department of Permitting, Inspections
 and Enforcement
INSPECTIONS DIVISION
 9200 Basil Ct St 307
 Largo, Maryland 20774
 (301) 883-3820 ••FAX (301) 883-3873



NOTICE OF VIOLATION:

LOCATION OF VIOLATION: 7967 Riggs Road, Adelphi MD 20783 January 14, 2026

Lot/Liber: _____ Case # CCC-00960

Subdivision: _____

Owner: Council of Unit Owners - Bedford Towne Condo. t/a The Marylander Phone: _____

Address: 7961 Riggs Road Adelphi MD 20783
Street City State ZIP Code

Res. Agent _____ Phone: _____

Address: _____
Street City State ZIP Code

CORRECTIVE ACTION REQUIRED:

I have inspected this site, and I have found the following violations(s) of county ordinances and/or approved plans and specifications as checked:
CODE SECTION & TITLE:

1) **P.G. County Code Section 9-112 - Electrical work performed without permit.**
 Work includes but not limited to: Installing an electrical system with high-voltage lines to the identified buildings without permit or inspection.

You are hereby notified to comply with the provisions of the law and to Correct the deficiencies on or before:

1/15/2026 - Fire Watch
 1/22/2026 - Plan Review, Inspection and Approval

Dates of Compliance

Within 24 hours of receipt of this Notice: initiate and institute a 24-hour watch that has been approved by the Fire/EMS Department.

Within 7 days of receipt of this notice:
 - obtain electrical permit, inspection, and approval of work performed at the Location of Violation. This includes obtaining 3rd Party Plan Review and 3rd Party inspection and approval
 - pay an electrical special investigation fee of \$250.00

Failure to fully comply with the above listed violations(s) by the compliance date shall be cause for the **OFFICE of LAW to schedule for LITIGATION**. Failure to comply with those violations involving the GRADING, DRAINAGE AND EROSION ordinance may result in the issuance of a 'CIVIL CITATION' that will subject you to a FINE of \$250.00 or more for each day that any violation continues.

Kenneth Harrison

Signature of Issuing Inspector
 Kenneth L. Harrison
 240-508-9853
 KLHarrison@co.pg.md.us

JB

Via Personal Service on Board Vice President Lizza Barr
 Method of Service

 Date

RIGHT OF APPEAL:

Grading, Drainage and Erosion Ordinance

An APPEAL of a violation notice of the Grading, Drainage and Erosion Ordinance claiming the true intent of the Ordinance has been misconstrued must be filed WITHIN FIVE (5) DAYS OF THE RECEIPT OF THE NOTICE.

General Building Code

An APPEAL of a violation notice of the General Building Code claiming the true intent of the code has been misconstrued must be filed WITHIN THIRTY (30) DAYS FROM THE RECEIPT OF THE NOTICE.

The above APPEALS must be filed with the BOARD of APPEALS for Prince George's County, Wayne K Curry Administration Building, 1301 McCormick Dr, 3rd floor ,Largo, Maryland 20774
Please call 301-952-3220 for information.

Electrical Code

An APPEAL of a violation of the Electrical Code claiming the true intent of the Code has been misconstrued or inappropriately applied must be filed with the Electrical Code Official, Department of Permitting, Inspections and Enforcement, WITHIN THIRTY (30) DAYS FROM THE RECEIPT OF THE NOTICE. The second step in the electrical appeal procedures is the Board of Registration for Master Electricians and Electrical Contractors and must be filed WITHIN TEN(10) WORKING DAYS from the date of the Chief Electrical Inspector's decision.

STOP WORK ORDER

An APPEAL of a STOP WORK ORDER may be made to the Code Official WITHIN TWENTY-FOUR (24) HOURS as specified in accordance with Prince George's county Codes and Basic Building Codes.

FOR YOUR INFORMATION:

VIOLATIONS PENALTIES

Any person, firm, association, partnership or corporation, or combination thereof, who shall violate a lawful order issued thereunder, or who shall erect, construct, alter, or repair a building or structure in violation of an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of the Basic Code, shall be guilty of a misdemeanor punishable by a fine of not more than one thousand two hundred dollars (\$1,200.00) or by imprisonment of six (6) months, or by both fine and imprisonment. Each day that a violation continues shall be deemed a separate offense. In accordance with Prince George's County Codes and Basic Building Codes.

Investigation Fee

For information on Investigation Fees, Please call 301-883-3820, option 2

If you have any questions concerning this notice, contact this office at 301-883-3820, option 2 or the issuing inspector at the number listed on this notice.

REQUESTS FOR EXTENSIONS OF COMPLIANCE DATE OR WAIVER:

All requests for extensions or waiver must be made in writing to the Code Official, Department of Permitting, Inspections and Enforcement, 9400 Peppercorn Place, Largo, Maryland 20774. Reasons for request and time needed for compliance must be specified.



Prince George's County
 Department of Permitting, Inspections
 and Enforcement
INSPECTIONS DIVISION
 9200 Basil Ct St 307
 Largo, Maryland 20774
 (301) 883-3820 ••FAX (301) 883-3873



NOTICE OF VIOLATION:

LOCATION OF VIOLATION: 7973 Riggs Road, Adelphi MD 20783 January 14, 2026

Lot/Liber: _____ Case # CCC-00961

Subdivision: _____

Owner: Council of Unit Owners - Bedford Towne Condo. t/a The Marylander Phone: _____

Address: 7961 Riggs Road Adelphi MD 20783
Street City State ZIP Code

Res. Agent _____ Phone: _____

Address: _____
Street City State ZIP Code

CORRECTIVE ACTION REQUIRED:

I have inspected this site, and I have found the following violations(s) of county ordinances and/or approved plans and specifications as checked:
CODE SECTION & TITLE:

1) **P.G. County Code Section 9-112 - Electrical work performed without permit**
 Work includes but not limited to: Installing an electrical system with high-voltage lines to the identified buildings without permit or inspection.

You are hereby notified to comply with the provisions of the law and to Correct the deficiencies on or before:

1/15/2026 - Fire Watch
 1/22/2026 - Plan Review, Inspection and Approval

Dates of Compliance

Within 24 hours of receipt of this Notice: initiate and initiate and institute a 24-hour watch that has been approved by the Fire/EMS Department.

Within 7 days of receipt of this notice:
 - obtain electrical permit, inspection, and approval of work performed at the Location of Violation. This includes obtaining 3rd Party Plan Review and 3rd Party inspection and approval
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Kenneth Harrison
 Signature of Issuing Inspector
 Kenneth L. Harrison
 240-508-9853
 KLHarrison@co.pg.md.us

Via Personal Service on Board Vice President Lizza Barrc
 Method of Service
 # _____
 Date

DB

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If you have any questions concerning this notice, contact this office at 301-883-3820, option 2 or the issuing inspector at the number listed on this notice.

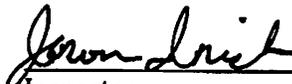
REQUESTS FOR EXTENSIONS OF COMPLIANCE DATE OR WAIVER:

All requests for extensions or waiver must be made in writing to the Code Official, Department of Permitting, Inspections and Enforcement, 9400 Peppercorn Place, Largo, Maryland 20774. Reasons for request and time needed for compliance must be specified.

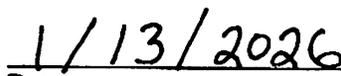
AFFIDAVIT IN SUPPORT OF PETITION FOR INJUNCTIVE RELIEF

In support of the **Petition for Injunctive Relief** filed herein, **Inspector Jason Irick** states as follows:

1. I am an adult, competent to be a witness, and I have personal knowledge of the facts set forth herein.
2. I am an Inspector in the Department of Permitting, Inspections and Enforcement, Enforcement Division, and I am duly authorized to make this affidavit on behalf of the Department and Prince George's County Maryland.
3. I initially inspected the property located at **7969-7985 Riggs Road, Hyattsville, Prince George's County, Maryland** on December 11, 2025 and December 23, 2025.
4. The inspection revealed the conditions which are cited in **Violation Notices HOU-34792 and HOU-34923** dated December 11, 2025 and December 23, 2025, respectively.
5. A review of available records indicates that the said property is operated and maintained by **Council of Unit Owners - Bedford Towne Condominium t/a The Marylander**.
6. **Violation Notices HOU-34792 and HOU-34923** directed that certain corrective actions be taken by December 11, 2025 and January 7, 2026.
7. On January 13, 2026, I **reinspected** the property and the violations remain unabated.
8. The records of the Department indicate that administrative remedies available to the owner have not been pursued.
9. I do solemnly declare and affirm under the penalties of perjury that the contents of this affidavit are true and correct.



Inspector



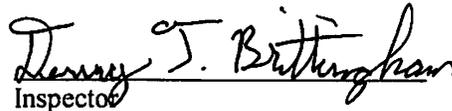
Date

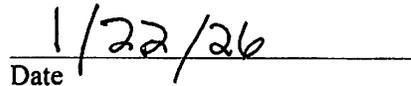
**EXHIBIT
B**

AFFIDAVIT IN SUPPORT OF PETITION FOR INJUNCTIVE RELIEF

In support of the **Petition for Injunctive Relief** filed herein, **Inspector Denny Brittingham** states as follows:

1. I am an adult, competent to be a witness, and I have personal knowledge of the facts set forth herein.
2. I am an Inspector in the Department of Permitting, Inspections and Enforcement, Enforcement Division, and I am duly authorized to make this affidavit on behalf of the Department and Prince George's County Maryland. In preparing this affidavit, I have reviewed the available records of the Department
3. A representative of the Department initially inspected the property located at **7969-7985 Riggs Road, Hyattsville, Prince George's County, Maryland** on January 13, 2026.
4. The inspection revealed the conditions which are cited in **Violation Notices CCC-00960 and CCC-00961** dated January 14, 2026.
5. A review of available records indicates that the said property is operated and maintained by **Council of Unit Owners - Bedford Towne Condominium t/a The Marylander**.
6. **Violation Notices CCC-00960 and CCC-00961** directed that certain corrective actions be taken by January 15, 2026 and January 21, 2026, respectively.
7. The records of the Department indicate that the violations remain unabated.
8. The records of the Department further indicate that administrative remedies available to the owner have not been pursued.
9. I do solemnly declare and affirm under the penalties of perjury that the contents of this affidavit are true and correct.


Inspector


Date

**EXHIBIT
C**

EXHIBIT #12

EXHIBIT #13



Term Sheet

February 4, 2026

Bedford Towne Condominium Homeowners
T/A The Marylander
c/o Mr. Kenneth Brown
Quasar Property Management and Real Estate LLC
502 Calvin Lane
Rockville, MD 20851

Dear Ken:

I am pleased to issue this Term Sheet to set forth MainStreet Bank's financing terms for capital expenditures for the Bedford Towne Condominium. I am excited about the opportunity to provide this loan, and I am confident that you and Prince George's County will find the following financing proposal attractive.

This Term Sheet is for discussion purposes only and is not a commitment to lend. The terms and conditions contained herein are subject to satisfactory credit underwriting and approval by MainStreet as well as execution of loan documentation satisfactory to MainStreet Bank and are not intended to include all of the terms and conditions to be contained in the loan documentation.

Borrower: Bedford Towne Condominium

Guarantor: Unconditional Guaranty from Prince George's County

Purpose: Capital Improvements

Loan: Up to \$17,000,000

Term: 10 Years

Interest Rate: Fixed at closing based on the 5-YR US Treasury ("Index") plus 3.50% ("the Spread") The indicative rate as of the date of this letter is 7.33%, which is subject to change with market conditions. Thereafter, the rate will adjust beginning in year 6 based on the Index plus the Spread and fixed for the remaining term.

Points: 0.50% of the loan amount



Repayment: Interest due monthly up to the first 18 months or upon completion of renovations, whichever occurs first; thereafter monthly principal and interest payments based on a 25 YR amortization.

Collateral: First priority lien against all regular and special assessments. Assignment of homeowners' dues (Uniform Commercial Code filing).

Covenants: Annual tax returns and annual budget from the Borrower

Prepayment: Any portion of the principal amount of the Loan which is prepaid will be subject to a prepayment charge at the time such prepayment is made equal to Two percent (2.00%) during the first five years of the loan term. Notwithstanding the foregoing, any prepayments resulting from funds derived solely from Borrower's internally generated funds or cash flow (rather than from borrowed funds) will not be subject to a prepayment charge. Lender may require that Borrower provide evidence, in form satisfactory to Lender, of the source of said funds

- Conditions:
1. The approval is subject to Prince George's County unconditional guaranty of the loan.
 2. The Loan shall be conditional upon the Borrower's execution of the loan documents needed to evidence the Loan as required by the Bank in its sole discretion, the cost of which shall be borne by the Borrower.
 3. The primary deposit account of the Borrower's operating company must be maintained with the Bank for the Term of the Loan.
 4. Receipt and satisfactory review of cost budget by the Bank.
 5. Satisfactory review of executed construction contracts.
 6. Borrower must provide a Performance and Completion Bond on the project acceptable to the Bank.
 7. Borrower agrees to execute any and all documents as required by the Bank in connection with the loan.
 8. The mortgage shall be non-assumable.
 9. Satisfactory examination of title to the Property by attorneys acceptable to the Bank, with a standard American Land Title Association lender's policy issued by an insurance company acceptable to the Bank.
 10. Lender's title insurance commitment listing the Bank as first mortgagee must be provided to Bank at least seven business days prior to settlement of the loan.
 11. Prior to closing, you must present to the Bank an opinion letter from your counsel, stating that the association according to its By-Laws has the ability to transact this credit accommodation.

- 12. Borrower agrees to keep the improvements now existing or hereafter erected on the property insured against loss. The insurance shall be maintained for the full insurable value of the Property and its contents, prepaid for at least one year, and list the Bank as first mortgagee.
- 13. Borrower will be responsible for all reasonable costs, expenses and fees associated with the closing of this loan, including document preparation, review fees by the Bank’s attorney, title insurance, appraisal, appraisal review, survey, and recording fees. Borrower may choose the settlement agent to close this loan, subject to the Bank’s approval.
- 14. Capital improvement projects and associated budgets and proposals and contracts are subject to satisfactory review and feasibility study by 3rd party engineer.
- 15. Loan subject to 1.15x DSCR beginning in YR 2 of loan.
- 16. Satisfactory review of the most recent reserve study.

As you are reviewing the proposal, I hope that you will consider MainStreet Bank’s total package of capabilities, including our personalized service, online banking, and remote deposit service.

If you find the terms above acceptable, please return a signed copy of this term sheet and a deposit of \$20,000. If the Bank approves a loan for the borrower with the terms noted above, the fee will be non-refundable, however if the Bank is unable to provide a loan commitment with the terms note above, the fee will be fully refundable.

Overall, I believe that our experience in banking, combined with the technology and range of services we offer, will provide you with the best of what banks have to offer, and help distinguish us from our competition in the community bank market.

Should you have any questions in this regard, please feel free to call me at 703-481-4557. Otherwise, I will follow-up with you soon to discuss the next steps.

Sincerely,

Timothy L. Foster
Senior Vice President

Approved and Accepted:

Bedford Towne Condominium

Prince George’s County

Name/Title

Date

Name/Title

Date



EXHIBIT #14

ORDERED, that, as of **February 5, 2026**, Respondent shall institute a fire watch on all portions of the subject properties that are impacted by temporary electrical feeders (including, not limited to, buildings that have been connected to those feeders and/or land that is traversed by those feeders or any of their components). The fire watch shall occur from dusk to dawn every day and shall comply in all respects with the procedures promulgated by the Fire/EMS Department September 2024 guidelines as attached to this Order and incorporated by reference. Completed logs shall be emailed to the Office of the Fire Marshal (OFM-Inspections@co.pg.md.us and acwhite@co.pg.md.us) each morning no later than 10:00 a.m.. The fire watch shall remain in place until the Fire/EMS Department provides a written release; and, it is further,

ORDERED, that, as of **February 5, 2026**, Respondent shall erect warning signs and barriers around all portions of the subject properties that are impacted by temporary electrical feeders (including, not limited to, buildings that have been connected to those feeders and/or land that is traversed by those feeders or any of their components), and that those items shall remain in place until such a time as the feeders have been permitted and have passed final inspection; and, it is further

ORDERED, that, on or before **February 19, 2026**, Respondent shall ensure that all dwelling units within the subject properties are furnished with heat sufficient to maintain a temperature of not less than seventy (70) degrees Fahrenheit in all habitable rooms, bathrooms, and toilet rooms or, if heat is not restored, ensure that all dwelling units are vacated and that they remain unoccupied until such a time as the County grants approval for them to be re-occupied; and, it is further,

ORDERED, that on or before **February 19, 2026**, Respondent shall:

- apply for a permit with a scope of work that appropriately covers the work that has

been performed,

- submit complete plans that have been stamped by an approved third-party plan reviewer, and
- obtain and pass inspection from a third-party inspector that is approved by the County,

If the temporary electrical feeders have not been fully permitted and approved by that date, they shall be completely removed from the subject properties.; and it is further

ORDERED, that the Respondent is commanded, directed and enjoined to permit Prince George's County, Maryland, including all of its agencies, departments, and agents, to enter onto the subject properties as needed for the purpose of performing inspections of the premises at the aforesaid subject properties to determine compliance with this Court's Order; and it is further

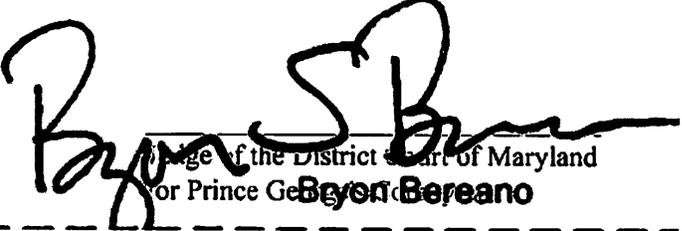
ORDERED, that if Respondent does not take the corrective actions ordered herein, then, pursuant to Md. Rule 3-648, the County and all of its agencies, departments, and agents, including the Prince George's County Sheriff's Department, shall have the authority to take all action necessary to enter onto the subject property and execute this Order; and it is further

ORDERED, that the Court shall retain jurisdiction over this matter for the purpose of enforcing this Order, determining the apportionment of costs directly related to the execution of this Order, and granting such other and further relief as may be required.

02/19/2026 8:57:08 AM

19th of February, 2026

Date of Order


Byron Bereano
Judge of the District Court of Maryland
for Prince George's County