EXHIBIT A

Dear Residents of Marbury Plaza,

We are writing to advise you of certain developments with respect to the Property.

First, as many of you hopefully are aware, a new on-site manager, TM Associates, started at the Property on November 1. TM Associates is a full-service real estate firm providing property management services for over 280 properties and close to 14,000 units located in eight states and the District of Columbia. It has been in business since 1999. The new management team, headed by Angela Chichester, has hit the ground running in an effort to make the transition from the former management company as seamless as possible.

Second, pursuant to a lawsuit brought by the Office of the Attorney General for the District of Columbia, the Owner of the Property, MP PPH LLC, has entered an agreement, which will be monitored, to assess, and, when necessary, remediate, the Property's major health and safety issues. This work, which will be supervised by TM Associates, has already begun, and will be continuing for the next several months. The assessment/repair work will address, in particular, such concerns as rodent infestation, mold, plumbing (leaks, hot water, etc.), the HVAC systems, elevators and chairlifts, electrical, fire, and safety hazards, the foundation, the laundry rooms, and the pool. The Owner will also address security. A copy of the agreement can be accessed through the following link: superior court online case search - Bing.

We will be providing regular updates concerning the progress of the work. If, in the interim, you should have any questions or concerns, please contact the management office via telephone (202-678-0700) or email (marburyplaza@tmamgroup.com).

Additionally, maintenance requests can be submitted online through Rent Café, TM Associates' online portal. If you have any questions about setting up your Rent Café account, please contact the office at the number or email address above.

We appreciate your patience as this process unfolds and look forward to being able to report shortly on tangible and verifiable improvements at the Property.

Sincerely,

MP PPH, LLC