

Resolution No. ___

RESOLUTION: To enlarge the corporate boundaries of the City of Rockville to include 10.45 acres of land, more or less, owned by Interstate Westmore, LLC, Westmore Development, LLC, and Meadow Lo Corporation

WHEREAS, on January 7, 2026, Interstate Westmore, LLC, the owner of real property located adjacent to the municipal boundaries of the City of Rockville, with a street address of 1000 Westmore Avenue, Rockville, presented an annexation petition to the Mayor and Council of Rockville (hereinafter the “Mayor and Council”) under Section 4-404 of the Local Government Article of the Maryland Annotated Code for the annexation of three parcels of land totaling 10.45 acres, more or less, owned by Interstate Westmore, LLC, Westmore Development, LLC, and Meadow Lo Corporation, which property is more particularly described in said resolution; and

WHEREAS, the land owned by Interstate Westmore, LLC constitutes at least 25% of the assessed valuation of the real property within the area proposed for annexation; and

WHEREAS, Meadow Lo Corporation and Westmore Development, LLC have consented in writing to the annexation petition; and

WHEREAS, there are no resident registered voters within the area to be annexed; and

WHEREAS, at its meeting on February 2, 2026, the Mayor and Council introduced this resolution proposing the change of boundaries as requested by the annexation petition pursuant to Section 4-404 of the Local Government Article of the Maryland Annotated Code; and

WHEREAS, pursuant to Section 4-406 of the Local Government Article of the Maryland Annotated Code, public notice of this resolution was published not fewer than two times at not less than weekly intervals in a newspaper of general circulation in the City of Rockville and the area to be annexed, said notice specifying that a public hearing would be held by the Mayor and Council on said resolution at Rockville City Hall on July 27, 2026 at 7:00 p.m. and/or virtually, consistent with current City protocols for public hearings; and

WHEREAS, immediately after the first publication of the public notice in said newspaper, a copy of the notice was provided to the County Executive and County Council of Montgomery County, Maryland, the Secretary of the State Department of Planning and the Chairman of the Maryland-National Capital Park and Planning Commission; and

WHEREAS, the Mayor and Council conducted a public hearing on said resolution at the time and place provided for in said advertisement which hearing was not less than fifteen days after the second publication of the public notice referenced above; and

WHEREAS, an annexation plan consistent with the municipal growth element of the comprehensive plan of the City was provided to the County Executive and County Council of Montgomery County, Maryland, the Secretary of the State Department of Planning and the Chairman of the Maryland-National Capital Park and Planning Commission at least thirty days prior to the holding of the scheduled public hearing; and

WHEREAS, this matter having been considered and deliberated upon by the Mayor and Council of Rockville, the Mayor and Council have decided that enactment of this resolution would promote the health, safety and welfare of the City of Rockville.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, as follows:

Section 1. That the corporate limits of the City of Rockville are hereby extended to include the following area, which is hereby added to the City:

Being a combined description to include all of three (3) discrete parcels of land to be annexed together currently located in the Fourth (4th) Election District in Montgomery County, Maryland; The first being part of the property conveyed by Westmore Development, LLC to Interstate Westmore, LLC, by deed dated November 16, 2007 and recorded among the Land Records of Montgomery County, Maryland in Liber 35078 at Folio 632; said property now being all of Parcel J as delineated on a plat of subdivision entitled "Parcel 'J', Westmore" as recorded among said Land Records as Plat No. 24530; The second being all of the land hereinafter described as Part of Parcel A conveyed by Stanley H. Kamerow, Substitute Trustee to Rankin Development, LLC (now known as Westmore Development, LLC, a Maryland limited liability company by virtue of Articles of Amendment filed with Maryland State Department of Assessments and Taxation on February 19, 2004) by a Quitclaim deed of Substitute Trustee in Foreclosure Sale dated September 7, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19797 at Folio 153; and the third being all of the property conveyed by Fling Limited partnership, a Maryland limited partnership, to Meadow Lo Corporation, a Maryland corporation by deed dated April 14, 1998 and recorded among the Land Records of Montgomery County, Maryland in Liber 15755 at Folio 732; and being more particularly described by MHG, P. A. on December 22, 2025 in the Maryland Coordinate System NAD 83/91 datum as shown on said Plat No. 24530, attached hereto as Exhibit A and incorporated herein, as follows:

Beginning for the same at the southwesternmost corner of said Parcel J as shown on said Plat No. 24530, said point also being on the eastern limits of the lands of the CSX Transportation, Inc. right of way and on the northernmost line of Lot 1, Block 5 as shown on a plat of subdivision entitled "H. L. ENGLAND'S 2nd ADDITION TO LINCOLN PARK" and recorded among said Land Records in Plat Book 4 as Plat Number 342; then leaving said plat line and running with the westerly plat line of said Parcel J and with said eastern limits of the CSX Transportation, Inc. right of way

1. North $15^{\circ}35'46''$ West, 300.63 feet to a point at the southwesterly corner of Parcel C, Westmore as delineated on a plat entitled "Buildings 1 thru 5 and Unit 6, Westmore Commercial Condominium" as recorded among said Land Records as Plat No. 8913, and running then with the southerly outline of said Parcel C as shown on said plat the following four (4) courses and distances: with the northerly outline of said Parcel J, "Westmore"
2. North $78^{\circ}07'14''$ East, 349.33 feet to a point, then leaving the outline of said Parcel J, and running with all of the first (1st) or North $07^{\circ}58'$ West, 85.03 foot deed line of part of said Parcel A described in said Liber 19797 Folio 153 (now North $11^{\circ}52'46''$ West, 85.03 feet as rotated to match and be included in this description) and with all of the third (3rd) or North $11^{\circ}52'46''$ West, 45.00 foot deed line of Exhibit "A" of said Liber 15755 at Folio 732
3. North $11^{\circ}52'46''$ West, 130.03 feet to a point, then continuing with all of the fourth (4th) line of said Exhibit "A" of said Liber 15755 at Folio 732
4. North $78^{\circ}07'14''$ East, 150.04 feet to a point, then continuing with all of the first (1st) line of said Exhibit "A" of said Liber 15755 at Folio 732 and all of the third (3rd) or South $07^{\circ}58'$ East, 85.03 foot deed line of part of said Parcel A described in said Liber 19797 Folio 153 (now South $11^{\circ}52'46''$ East, 85.03 feet as rotated to match and be included in this description)
5. South $11^{\circ}52'46''$ East, 130.03 feet to a point, then continuing with the northerly outline of said Parcel J, with all of the South $78^{\circ}07'14''$ West, 412.74 foot plat line of said Plat No. 8913, and with all of the South $78^{\circ}04'30''$ West, 599.37 foot plat line of Parcel "E" as delineated on a plat entitled "Westmore, Parcels "D & E" recorded as Plat No. 12216 among the aforesaid Land Records
6. North $78^{\circ}07'14''$ East, 1,012.12 feet to a point on the westerly right of way limits of Westmore Avenue as dedicated by aforesaid Plat 24530, then continuing with the outline of said Parcel J and the said westerly right of way limits of Westmore Avenue as dedicated by said Plat
7. South $02^{\circ}52'30''$ West, 159.36 feet to a point, then continuing with the outline of said Parcel J and the said westerly right of way limits of Westmore Avenue as shown on a plat entitled "Plat of H. L. England's 2nd Addition to Lincoln Park" recorded as Plat

No. 342 among the aforementioned Land Records the following two (2) courses and distances:

8. South 78°07'14" West, 20.68 feet to a point, then
9. South 01°33'14" West, 150.00 feet to a point on the northerly outline of Ashley Avenue, (30 feet wide) as shown on said Plat No. 342, and running then with all of said northerly outline and with part of the northernmost line of Lot 1, Block 5 as shown on said plat of subdivision entitled "H. L. ENGLAND'S 2nd ADDITION TO LINCOLN PARK" and recorded among said Land Records in Plat Book 4 as Plat Number 342
10. South 78°07'14" West, 1,395.89 feet to the point of beginning; containing a combined area of 455,423 square feet or 10.45506 acres of land, more or less, of which the record areas are: Parcel J, 435,913 square feet; L. 15755 F. 732, 6,751.8 square feet; and L. 19797 F. 153, 12,758 square feet, and as shown on Exhibits B-1 and B-2 of 2 attached hereto and made part hereof.

Containing 10.45506 acres of land.

Section 2. That all territory hereby annexed to the City of Rockville and the persons residing thereon shall, after the effective date of this resolution, be subject to the Charter, laws, ordinances and regulations of said City.

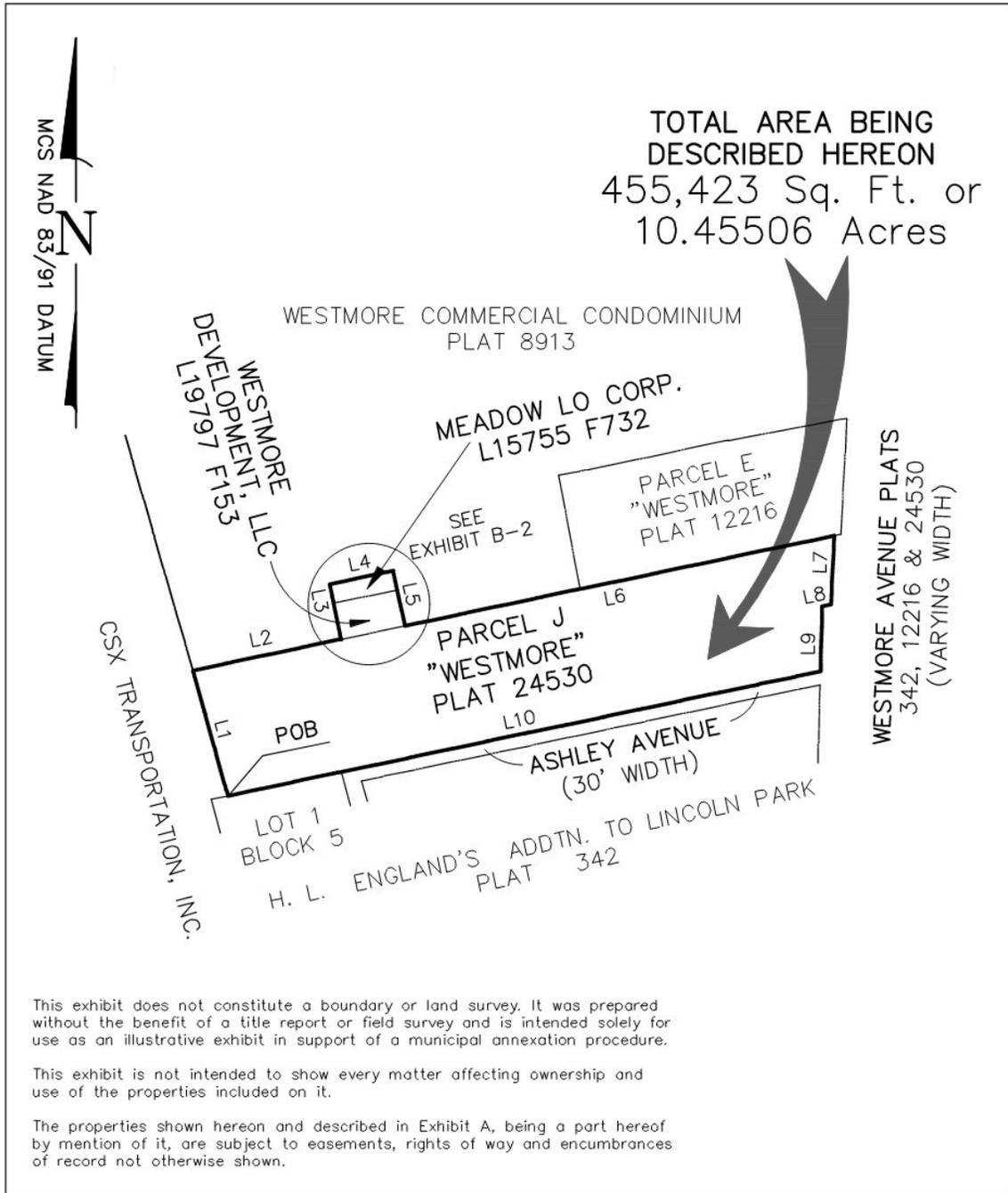
Section 3. That as soon as the annexation provided by this resolution shall become effective, the Mayor shall promptly register both the original boundaries and the new boundaries of the City with the City Clerk of Rockville, with the Clerk of the Circuit Court for Montgomery County, Maryland, with the Maryland-National Capital Park and Planning Commission, and shall send, or cause to be sent, separately by certified mail, return receipt requested, one copy of this resolution to the Department of Legislative Services.

* * * * *

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Mayor and Council of Rockville at its meeting of _____.

Sara Taylor-Ferrell, City Clerk

EXHIBIT A



This exhibit does not constitute a boundary or land survey. It was prepared without the benefit of a title report or field survey and is intended solely for use as an illustrative exhibit in support of a municipal annexation procedure.

This exhibit is not intended to show every matter affecting ownership and use of the properties included on it.

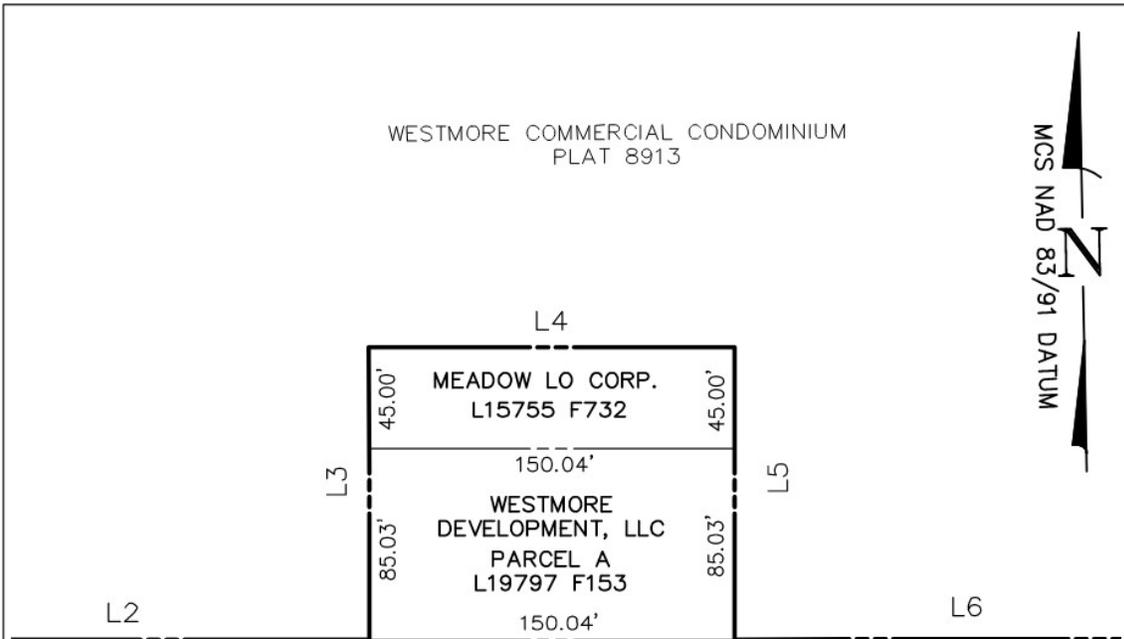
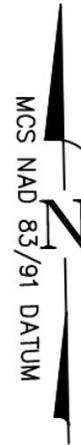
The properties shown hereon and described in Exhibit A, being a part hereof by mention of it, are subject to easements, rights of way and encumbrances of record not otherwise shown.



EXHIBIT B-1 OF 2
ANNEXATION DRAWING
WESTMORE
VARIOUS COMBINED PARCELS
ROCKVILLE, MARYLAND

DEED L. 15755 F. 732
DEED L. 19797 F. 153
PLAT NO. 24530
SCALE 1" = 300'
DATE 12/23/2025
JOB NO. 20.136.12.04

WESTMORE COMMERCIAL CONDOMINIUM
PLAT 8913



TOTAL AREA BEING
DESCRIBED HEREON
455,423 Sq. Ft. or
10.45506 Acres

PARCEL J
"WESTMORE"

PLAT 24530

LINE	BEARING	DISTANCE
L1	N 15°35'46" W	300.63'
L2	N 78°07'14" E	349.33'
L3	N 11°52'46" W	130.03'
L4	N 78°07'14" E	150.04'
L5	S 11°52'46" E	130.03'
L6	N 78°07'14" E	1012.12'
L7	S 02°52'30" W	159.36'
L8	S 78°07'14" W	20.68'
L9	S 01°33'14" W	150.00'
L10	S 78°07'14" W	1395.89'

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The properties shown hereon and described in Exhibit A, being a part hereof by mention of it, are subject to easements, rights of way and encumbrances of record not otherwise shown.



EXHIBIT B-2 OF 2
ANNEXATION DRAWING
WESTMORE
VARIOUS COMBINED PARCELS
ROCKVILLE, MARYLAND

DEED L. 15755 F. 732
DEED L. 19797 F. 153
PLAT NO. 24530
SCALE 1" = 60'
DATE 12/23/2025
JOB NO. 20.136.12.04