

PETITION FOR ANNEXATION

January 7, 2026

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCKVILLE:

COMES NOW, Interstate Westmore, LLC, ("Petitioner"), by and through its undersigned counsel, pursuant to Md. Code, Local Government § 4-404, to petition the Mayor and Council of the City of Rockville, Maryland, to annex certain property into the jurisdiction of the City of Rockville and in support thereof states as follows:

1. Annexation is sought for property consisting of 10.45506, more or less, acres of land, as more particularly described by metes and bounds on Exhibit "A" and depicted by sketch on Exhibit "B". The subject property consists of three (3) discrete parcels of land to be annexed together; 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 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, all three parcels being collectively referred to herein as the “Property.” The tax account numbers for each parcel in the same order as listed herein above are 04-03714691, 04-00048171, and 04-03204545.

2. Annexation is sought by the Petitioner in its capacity as the current and sole owner of Parcel J, the first property described herein above. Westmore Development, LLC and Meadow Lo Corporation have consented to this annexation application and letters reflecting their consent and authorization have been attached as Exhibit “C” hereto.

3. The Property lies in a location contiguous to and adjoining the existing corporate boundary of the City of Rockville and is within the Maximum Expansion Limits of the City of Rockville.

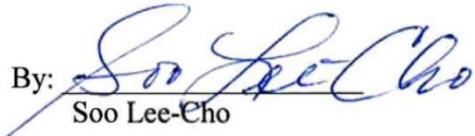
4. No persons registered as voters in Montgomery County or the City of Rockville reside on the Property. Accordingly, no consent is necessary for the granting of this petition.

5. Petitioner Requests that the Mayor and Council include as part of the annexation resolution, the reclassification of the part of the Property owned by Petitioner, having a tax account number of 04-03714691, to the RMD-25 zone. Petitioner further requests the Mayor and Council include as part of the annexation resolution, the reclassification of the other two parcels comprising the Property, having tax account numbers of 04-00048171 and 04-03204545, to the IL zone with existing uses to remain and grandfathered.

6. Petitioner presents the following Exhibits: (1) Exhibit “A” (a metes and bounds description of the Property), (2) Exhibit “B” (a sketch of the property), and (3) Exhibit “C”

(letters of authorization from Interstate Westmore, LLC, Westmore Development, LLC, and
Meadow Lo Corporation)

Respectfully submitted,
BREGMAN, BERBERT, SCHWARTZ & GILDAY

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