



**CIRCUIT COURT FOR PRINCE GEORGE'S
COUNTY, MARYLAND**

14735 Main Street, Upper Marlboro, Maryland, 20772

To: TOWN OF BLADENSBURG, MD
SERVE: TAKISHA JAMES, MAYOR
4229 EDMONSTON ROAD
BLADENSBURG, MD 20710

Case Number:

C-16-CV-25-000323

Other Reference Number(s):

Child Support Enforcement Number:

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE S COUNTY VS. TOWN OF BLADENSBURG, MD

Issue Date: 1/23/2025

WRIT OF SUMMONS

You are summoned to file a written response by pleading or motion, within 30 days after service of this summons upon you, in this court, to the attached complaint filed by:

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE S COUNTY
9200 Basil Court, Suite 504
Largo, MD 20774

This summons is effective for service only if served within 60 days after the date it is issued.

Mahasin El Amin #845
Clerk of the Circuit Court

To the person summoned:

Failure to file a response within the time allowed may result in a judgment by default or the granting of the relief sought against you.

Personal attendance in court on the day named is NOT required.

It is your responsibility to ensure that the court has your current and correct mailing address in order to receive subsequent filings and notice in this case.

Instructions for Service:

1. This summons is effective for service only if served within 60 days after the date issued. If it is not served within the 60 days, the plaintiff must send a written request to have it renewed.
2. Proof of Service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Maryland Rule 2-126.
4. If this notice is served by private process, process server shall file a separate affidavit as required by Maryland Rule 2-126(a).

SHERIFF'S RETURN
(please print)

To: TOWN OF BLADENSBURG, MD

_____ ID# _____ of the _____
Serving Sheriff's Name

County Sheriff's office present to the court that I:

(1) Served _____
Name of person served

on _____ at _____
Date of service Location of service

_____ by _____ with the following:
Manner of service

- | | |
|--|---|
| <input type="checkbox"/> Summons | <input type="checkbox"/> Counter-Complaint |
| <input type="checkbox"/> Complaint | <input type="checkbox"/> Domestic Case Information Report |
| <input type="checkbox"/> Motions | <input type="checkbox"/> Financial Statement |
| <input type="checkbox"/> Petition and Show Cause Order | <input type="checkbox"/> Interrogatories |
| <input type="checkbox"/> Other _____ | |
- Please specify

(2) Was unable to serve because:

- | | |
|---|--|
| <input type="checkbox"/> Moved left no forwarding address | <input type="checkbox"/> No such address |
| <input type="checkbox"/> Address not in jurisdiction | <input type="checkbox"/> Other _____ |

Please specify

Sheriff fee: \$ _____ waived by _____

_____ Date Signature of serving Sheriff

Instructions to Sheriff's Office or Private Process Server:

1. This Summons is effective for service only if served within 60 days after the date issued. If it is not served within 60 days, the plaintiff must send a written request to have it renewed.
2. Proof of Service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, process server shall file a separate affidavit as required by Rule 2-126(a).

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

REDEVELOPMENT AUTHORITY OF :
PRINCE GEORGE’S COUNTY :
9200 Basil Court, Suite 504 : RS
Largo, Maryland 20774 :
:
Plaintiff, :
:
:
v. :
:
Case No. C-16-CV-25-000323 :
:
TOWN OF BLADENSBURG, MD :
4229 Edmonston Road :
Bladensburg, Maryland 20710 :
:
Serve: Takisha James, Mayor :
4229 Edmonston Road :
Bladensburg, Maryland 20710 :
:
Defendant. :
:
_____ :

**COMPLAINT FOR DECLARATORY JUDGMENT,
TEMPORARY RESTRAINING ORDER, AND OTHER INJUNCTIVE RELIEF**

Plaintiff, Redevelopment Authority of Prince George’s County, by and through its undersigned counsel, hereby sues the Defendant, Town of Bladensburg, Maryland, for a declaratory judgment, temporary restraining order, and other injunctive relief. As its causes of action, Plaintiff states the following:

1. Plaintiff Redevelopment Authority of Prince George’s County (“RDA”) is a corporation formed under Maryland and Prince George’s County law with its principal place of business located at 9200 Basil Court, Suite 504, Largo, Maryland.

2. Defendant Town of Bladensburg (“Bladensburg”) is a municipal corporation situated in the County and created pursuant to Maryland law. All actions by the Town as described herein were conducted by its elected officials, officers, and agents.

JURISDICTION AND VENUE

3. This Court has jurisdiction over this matter pursuant to Md. Code Ann., Cts. & Jud. Proc. §§ 3-403 and 6-102.

4. This Court has personal jurisdiction over the parties pursuant to CJP § 6-102 because both parties are organized under Maryland law.

5. Venue is proper in this judicial district pursuant to CJP § 6-201 because all relevant events underlying this action arose in the County.

FACTS COMMON TO ALL COUNTS

6. The parcel of real property at issue in this case is colloquially known as the Cheverly Hospital Site (the “Property”).

7. The Property is comprised of approximately 44 acres and is fully described in the “Description of Area to be Annexed By the Town of Bladensburg.” (Ex. 1, pp. 8-23).

8. The former hospital located on the Property has been closed for many years, and the Property currently has no public or private businesses or other operations occurring within its boundaries.

9. The County has selected a developer for the future development of the Property, and other significant time and resources have been expended in furtherance thereof.

10. Proposed future development plans to date include approximately 1,300 residential units, a hotel, office and medical space, community area, and other commercial spaces.

11. Bladensburg proposed an annexation plan (the “Plan”) under which it would exert dominion and control over the Property, including the ability to develop the Property. (Ex. 1, Plan).

12. On its face, Bladensburg's Plan violates Maryland annexation law in several material respects, and is therefore illegal and may not be pursued by Bladensburg. Local Gov't §§ 4-401, *et seq.* (See Ex. 1 at p. 26 for an illustration of the current boundaries of Bladensburg and its proposed annexation.)

13. Bladensburg's Plan violates Maryland law by, *inter alia*, creating enclaves, not being contiguous, attempting to annex Federal property, and having an improper annexation plan and process.

14. Under Maryland law, the authority of annexation applies only to land that is "contiguous and adjoining to the existing boundaries of the municipality," and does not create an unincorporated area that is surrounded by municipal boundaries. LG § 4-401. The mere touching of boundaries resulting from a highway annexation does not satisfy the statutory requirement. The physical connection between the existing municipality and the annexed land must be substantial, not merely the terminus of a long corridor or strip that has no relation to the municipality other than to connect a remote tract.

15. Here, the Property is not contiguous and adjacent to the boundaries of Bladensburg as required by Maryland law. The Property is approximately a half-mile southeast of Bladensburg's boundary, and Bladensburg attempts to bring the Property within its boundaries by creating strips or corridors for no purpose other than to connect to the remote Property. The roadway or highway strips consist of Federal and State rights-of-way, which form a narrow "V-shaped" area. This area is arbitrarily included and bears no relation to the municipality other than to incorporate the Property.

16. Further, the Plan will result in an unincorporated area that is surrounded by municipal boundaries, creating a theoretical enclave which is prohibited by Maryland law.

17. Additionally, the Plan fails to indicate that Bladensburg possesses the resources necessary to maintain the Property, the resources available for any potential future development, or the necessary assets or resources to maintain this proposed municipal expansion.

18. The Plan also fails to transfer the costs and responsibilities of maintenance of County public roads within the annexed area, and leaves said costs and responsibilities to the County.

19. On December 6, 2024, the RDA served Bladensburg with a letter noting its objections to the Plan. (Ex. 2).

20. Over RDA's objections, Bladensburg continued the annexation process and purported to hold a public hearing on the Plan's annexation resolution (the "Resolution") on December 19, 2024, a requirement under Maryland annexation law. (Ex. 1, p. 25).

21. The Resolution was purportedly approved on December 19, 2024, regardless of RDA's objections, and the Plan's material defects.

22. Unless RDA's requested emergency relief is granted, the Resolution becomes final 45 days after passage, *i.e.*, February 2, 2025. (Ex. 1, p. 26).

23. As passed, Bladensburg's Resolution violates Maryland law, Federal law, and will cause RDA to suffer irreparable harm if Bladensburg is not enjoined from proceeding with its Plan.

24. If the requested injunctive relief is granted, the benefits to RDA and the public in general will equal or outweigh any potential harm to Defendant.

COUNT I
Temporary Restraining Order and Preliminary and Permanent Injunctive Relief

25. Plaintiff adopts and incorporates each of the foregoing allegations as if fully repeated and realleged herein.

26. Bladensburg's Plan violates Maryland law for the reasons described hereinabove.
27. A strong likelihood exists that RDA will succeed on the merits of its claims.
28. Bladensburg will not suffer any harm, much less severe or irreparable harm, if RDA's request for injunctive relief is granted.
29. RDA will suffer immediate and irreparable harm if their request for injunctive relief is denied and Bladensburg's Plan proceeds as currently scheduled.
30. The unauthorized interference with a real property interest constitutes irreparable harm as a matter of law, as would support the issuance of a preliminary injunction, given that a piece of property is a unique commodity for which a monetary remedy is an inherently inadequate substitute.
31. On the issue of bond, RDA requests that any bond requirement be waived. As alleged and demonstrated herein, the only unjustified, illegal, and harmful conduct being committed in this circumstance is on the part of Bladensburg.
32. Here, a temporary restraining order is necessary to preserve the status quo while further facts are developed and a full evidentiary hearing is held relating to the Plan, and to prevent the accrual of further irreparable harm to RDA.
33. Additionally, a preliminary injunction is granted when it is necessary to preserve the status quo.
34. Unless RDA's requested emergency relief is granted, Bladensburg's annexation resolution will become final 45 days after passage, *i.e.*, February 2, 2025.
35. The public interest is best served by the granting of a temporary restraining order and injunction.

WHEREFORE, Plaintiff moves this Honorable Court for an order:

- a. Granting Plaintiff a temporary restraining order and enjoining Defendant from proceeding with its proposed annexation plan; and
- b. Granting Plaintiff a preliminary and permanent injunctive relief enjoining Defendant from proceeding with its proposed annexation plan; and
- c. Waiving the requirement of a bond, surety or other security; and
- d. Granting Plaintiff such other and further relief the Court deems appropriate.

COUNT II
Declaratory Judgment

36. Plaintiff adopts and incorporates each of the foregoing allegations as if fully repeated and realleged herein.

37. Bladensburg's Plan violates Maryland law for the reasons described hereinabove.

38. Despite RDA's demands to cease and desist, Bladensburg is moving forward with the Plan.

39. There exists an actual controversy of a practicable issue between Plaintiff and Defendant within the jurisdiction of this Court involving the parties' statutory rights, which controversy may be determined by a judgment of this Court.

WHEREFORE, Plaintiff demands that this Honorable Court:

- a. Determine and adjudicate the rights and obligations of the parties with respect to Bladensburg's Plan; and
- b. Issue a declaratory judgment consistent therewith; and
- c. Award such other and further relief the Court deems appropriate.

Respectfully submitted,

RHONDA L. WEAVER
COUNTY ATTORNEY

/s/ Joseph A. Compofelice, Jr.

JOSEPH A. COMPOFELICE, JR.

AIS No. 0112110138

Associate County Attorney

PRINCE GEORGE'S COUNTY OFFICE OF LAW

1301 McCormick Drive, Suite 4100

Largo, MD 20774

(301) 952-4028

jacompofelice@co.pg.md.us

*Counsel for Plaintiff, Redevelopment Authority of
Prince George's County*

**THE TOWN OF
BLADENSBURG, MARYLAND
ANNEXATION RESOLUTION NO. 1-2025**

**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWN OF
BLADENSBURG TO ENLARGE THE CORPORATE BOUNDARIES OF THE
TOWN BY ANNEXATION OF 113 ACRES OF LAND MORE OR LESS**

WHEREAS, pursuant to the authority of Section 3 (Home Rule) of Article XI-E (Municipal Corporations) of the Constitution of Maryland and Subtitle 4 (Annexation) of Title 4 (In General) of Division II (Municipalities) of the Local Government Article of the Annotated Code of Maryland, the Mayor and Council of the Town of Bladensburg (“the Town”) are vested with the authority to enlarge the boundaries of the Town; and

WHEREAS, the Town has approved an Annexation Plan for the annexation of certain tax-exempt real property located generally south of the present corporate limits of the Town of Bladensburg including a segment of the right of way of Kenilworth Avenue (MD 201) and abutting land owned by the Washington Suburban Sanitary Commission (Parcel 156) and the Maryland-National Capital Park and Planning Commission (Parcel 155), and a segment of the right of way of the Baltimore-Washington Parkway (MD 295) generally from the intersection of MD Route 201 north to the vicinity of Monroe Street and land owned by Prince George’s County (Parcels 117, 122, 126, and 184, and Lots 101 through 144 and Lots 55 through 70, said lots having 28 separate tax identification accounts, situated along Inwood Street (undeveloped)), and land owned by the Redevelopment Authority of Prince George’s County (Parcel 28) said parcel commonly known as the Prince George’s Hospital Center containing a total of 113 acres of land more or less and including any public or private ways found therein as further described below in said Annexation Plan; and

WHEREAS, Charles P. Johnson & Associates Inc. has prepared a Map of the 2024 Extension of the Town of Bladensburg dated October 2024 along with a Description of Area to be Annexed by the Town of Bladensburg (Prince George’s County, Maryland – 16 pages), attached hereto and incorporated herein as “Exhibits A and B,” which shall be interpreted to control as the official description of the area proposed to be annexed by said Annexation Resolution and said Annexation Plan; and

WHEREAS, the Mayor and Council of the Town finds that there are no persons who reside in the area to be annexed and there are no registered voters in the County elections precinct in which the territory to be annexed is located, and that the owners of the real property located in the area to be annexed would not be burdened by municipal taxation because the properties are all owned by governmental entities and are tax exempt; therefore, no consents to annexation are necessary.

IT IS, THEREFORE, RESOLVED, by the Mayor and Council of the Town of Bladensburg that the following rights of way, parcels and lots of land adjacent to the corporate boundaries of the Town, which is more particularly described on a Map of the

2024 Extension of the Town of Bladensburg dated October 2024 prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072) bearing his professional seal, which is attached hereto and incorporated herein by reference as Exhibit A, along with a metes and bounds description entitled as a “Description of Area to be Annexed by the Town of Bladensburg, Prince George’s County, Maryland” (16 pages) prepared by said firm, which is attached hereto and incorporated herein by reference as Exhibit B.

BE IT FURTHER RESOLVED, that any persons that may in the future reside in said area to be annexed shall become residents of the Town, generally subject to the provisions of the Charter, Ordinances and other rules and regulations of the Town; and

BE IT FURTHER RESOLVED, that in the future should the property within the annexation area become nonexempt from municipal taxation, the area to be annexed shall be subject to municipal *ad valorem* real estate taxes (“Town Taxes”) in accordance with current, applicable provisions of the Town Code; and

BE IT FURTHER RESOLVED, that extension of public sanitary sewer, water, and storm drain lines, streets, curbs, gutters and all other public improvements typically provided by the Town to the area to be annexed, to the extent allowed by law and unless provided otherwise by written agreement, shall be at the expense of the owner(s) requesting the same and shall be at no cost to the Town; and

BE IT FURTHER RESOLVED, that subject to all appropriate laws and administrative requirements, the area to be annexed will retain its zoning classifications under County law and the Town Zoning Map shall be amended to reflect such classifications; and

BE IT FURTHER RESOLVED, that the Mayor shall cause a copy of this Resolution to be published not fewer than four times at not less than weekly intervals in a newspaper of general circulation in the Town, together with a public notice that shall specify the time and place at which a public hearing will be held by the Mayor and Council upon the Resolution, which hearing shall be set for not less than fifteen (15) days after the fourth (4th) publication of the notices and to be held at the Town Hall;

BE IT FURTHER RESOLVED, that the Annexation Property is under the land use jurisdiction of the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) and the District Council and the annexation area is currently zoned CGO (Commercial, General and Office), IE (Industrial, Employment) and further partially classified as I-D-O (Intense Development Overlay) in the Chesapeake Bay Critical Area, and a portion is classified in the Reserved Open Space (ROS) Zone, and upon annexation into the Town, the Annexation Property will likely remain as currently classified under the County Zoning Ordinance.

BE IT FURTHER RESOLVED, that the Town has prepared an Annexation Plan with regard to the Annexation Property, and the Annexation Plan is attached hereto as Exhibit C but is not part hereof and the Town reserves the right to amend the Annexation Plan

prior to final adoption of this Resolution in a manner consistent with Local Government (“LG”) Article, Section 4-415 of the Maryland Code, and the Annexation Plan may not be construed in any way as an amendment to this Resolution, and a copy of the Annexation Plan will be provided to the Prince George’s County Council and the County Executive, M-NCPPC, and to the Maryland Department of State Planning (“MDP”) at least thirty (30) days prior to the date of the public hearing conducted by the Mayor and Council on this Resolution.

BE IT FURTHER RESOLVED, that a public hearing, as required by the provisions of LG Article, Section 4-406 of the Maryland Code, shall be held by the Town at a time to be determined by the Mayor and Council, and duly advertised according to the provisions of that statute, and public notice of the proposed public hearing shall be given at least four (4) times, at no less than weekly intervals, in a newspaper of general circulation in Bladensburg, Maryland, and the last day of which public notice shall precede the public hearing by at least fifteen (15) days, all in accordance with the provisions of Section 4-406, LG Article of the Maryland Code, and upon the first publication of the public notice a copy thereof, including exhibits, shall be provided to:

- (a) the Prince George’s County Council, and the County Executive,
- (b) the Maryland-National Capital Park and Planning Commission (c/o the Prince George’s County Planning Department), and
- (c) The Prince George’s County Planning Board.

BE IT FURTHER RESOLVED, that within ten (10) days of the effective date of this Resolution, in accordance with the provisions of the Local Government Article, Sections 4-414 and 4-308 of the Maryland Code, the Mayor, or her designee, shall promptly forward a copy of this Resolution with the new municipal boundaries to the Town Clerk, the Clerk of the Circuit Court for Prince George’s County, Maryland, the M-NCPPC, and to the Maryland Department of Legislative Services, and each such official or agency shall hold this Resolution with the new municipal boundaries on record and available for public inspection.

BE IT FURTHER RESOLVED, that this Resolution shall be deemed “finally enacted” on the date on which the Mayor indicates Council’s approval of the Resolution by affixing her signature hereto, and this Resolution shall become effective forty-five (45) days after final enactment, unless it is subject to a petition for referendum by at least 20% of the qualified voters of the municipality (or 20% of the registered voters of the area to be annexed), whereas should said petition come to pass and be verified to be in compliance with law, the Mayor shall suspend this Resolution by proclamation pending the results of the referendum.

INTRODUCED THE 24TH DAY OF OCTOBER 2024

REGINE WATSON, TOWN CLERK

ENACTED THIS 9TH DAY OF DECEMBER 2024

TAKISHA D. JAMES, MAYOR

EFFECTIVE THIS 23RD DAY OF JANUARY 2025

TAKISHA D. JAMES, MAYOR

ANNEXATION RESOLUTION SCHEDULE

ANNEX. RESOLUTION INTRODUCTION DATE:	<u>October 24, 2024</u>
ANNEXATION PLAN TO COUNTY, MDP, M-NCPPC & PGCPB (AT LEAST 30 DAYS BEFORE HEARING):	<u>October 28, 2024</u>
HEARING NOTICE PUBLICATION DATES:	1. <u>November 7, 2024</u>
(4 NOTICES FOR 4 WEEKS PRIOR TO HEARING*)	2. <u>November 14, 2024</u>
	3. <u>November 21, 2024</u>
	4. <u>November 28, 2024</u>
MAIL PUBLIC NOTICE TO CO. COUNCIL, MDP & M-NCPPC (IMMEDIATELY AFTER THE FIRST PUBLICATION OF THE PUBLIC NOTICE):	<u>November 29, 2024</u>
PUBLIC HEARING DATE (NOT LESS THAN 15 DAYS AFTER THE FINAL PUBLICATION OF THE NOTICES):	<u>December 9, 2024</u>
ENACTMENT DATE (ON OR AFTER HEARING DATE):	<u>December 9, 2024</u>
EFFECTIVE DATE (45 DAYS AFTER ENACTMENT):	<u>January 23, 2025</u>
FILE ENACTED RESOLUTION (WITH CLERK OF CIR. COURT, MD. DEPT. LEGISLATIVE SERVICES, COUNTY TAX ASSESSOR & M-NCPPC W/I 10 DAYS):	<u>February 2, 2025</u>

*Notes: All items to be delivered or mailed to the County or the County Council shall include a separate delivery or publication to the County Executive. *More than 25 acres to be annexed requires four (4) newspaper notices to be published.*

Description of
Area to be Annexed
By the Town of
Bladensburg
Prince George's County, Maryland

Beginning at a point on the South 89°04'59" West, 725.00 feet boundary line of the town of Bladensburg, as described in "Section 102. Corporate Limits" in Article I. of the Charter for Bladensburg", distant, 116.05 feet from the beginning thereof, and running thence, reversely with and binding on said 725.00 feet boundary line, the following course and distance,

1. South 89°28'05" East, 116.05 feet to a point at the end of the North 34°49'00" West, 967 feet boundary line, as described in said "Section 102. Corporate Limits", and running thence, reversely with and binding on said 967 feet boundary line, the following course and distance
2. South 33°22'04" East, 967.00 feet to a point at the end of the South 77°00'39" West, 413.52 feet boundary line as described in said "Section 102. Corporate Limits", and running thence, reversely with and binding on said 413.52 feet boundary line, the following course and distance
3. North 78°27'35" East, 395.94 feet to a point at the northerly end of the westerly or 94.97 feet arc right of way line of 49th Avenue (50' R/W), as shown on a subdivision record plat entitled "Blocks A,B,C&D, Newton Village" and recorded among the Prince George's County Land Records in Plat Book BB 7 as Plat Number 73, and running thence with and binding on the westerly right of way lines of said 49th Avenue, as shown on said plat, the following three (3) courses and distances
4. 94.97 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 250.00 feet and a chord bearing and distance of South 31°10'18" West, 94.39 feet to a point, thence with a tangent line
5. South 42°03'10" West, 120.00 feet to a point., thence
6. 114.76 feet along the arc of a tangent curve, deflecting to the left, having a radius of 220.62 feet and a chord bearing and distance of South 27°09'03" West, 113.47 feet to a point on the easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, (a variable width right

**Description of
Area to be Annexed
By the Town of
Bladensburg
Prince George's County, Maryland**

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of way), said point being 104 feet easterly of, and perpendicular to, the base line at Station 96+86, as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", being State Roads Commission Plat Number 11612, and running thence with and binding on said easterly right of way lines of Kenilworth Avenue, as shown on said State Roads Commission Plat No. 11612, the following nine (9) courses and distances

7. South 59°38'31" East, 58.68 feet to a point, thence
8. 4.14 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 170.62 feet and a chord bearing and distance of South 05°59'10" West, 4.14 feet to a point, thence with a tangent line
9. South 05°17'30" West, 35.15 feet to a point, thence
10. 34.25 feet along the arc of a tangent curve, deflecting to the left, having a radius of 20.00 feet and a chord bearing and distance of South 43°46'01" East, 30.22 feet to a point, thence running in, through over and across Monroe Street, with a non-tangent line, the following course and distance
11. South 13°44'33" East, 50.82 feet to a point, thence
12. South 77°06'11" West, 10.77 feet to a point, thence
13. South 17°39'15" West, 44.20 feet to a point, thence
14. South 34°41'54" East, 73.00 feet to a point, thence
15. South 78°34'05" East, 32.84 feet to a point, thence running in, through, over and across the Service Road, as shown on said State Roads Commission Plat No. 11612, the following course and distance
16. South 18°17'48" East, 80.60 feet to a point on the easterly right of way line of said Kenilworth Avenue – Maryland Rte. 201, said point being 45 feet easterly of, and

**Description of
Area to be Annexed
By the Town of
Bladensburg
Prince George's County, Maryland**

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perpendicular to, the base line at Station 93+28, as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", being State Roads Commission Plat Number 14277, and running thence with and binding on said easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, as shown on said Plat Number 14277, the following course and distance

17. South 34°41'54" East, 78.00 feet to a point, thence running in, through, over and across Lawrence Place (50' R/W), as shown on said State Road Commission Plat No. 14277, the following course and distance
18. South 34°41'54" East, 70.08 feet to a point on the easterly right of way line of said Kenilworth Avenue – Maryland Rte. 201, said point being 45 feet easterly of, and perpendicular to, the base line at station 91+79.92, as shown on said State Roads Commission Plat Number 14277, and running thence with and binding on said easterly right of way lines of Kenilworth Avenue – Maryland Rte. 201, as shown on said Plat Number 14277, the following three (3) courses and distances
19. South 34°41'54" East, 33.40 feet to a point, thence
20. 107.18 feet along the arc of a tangent curve, deflecting to the right, having a radius of 2909.79 feet and a chord bearing and distance of South 33°38'35" East, 107.17 feet to a point, thence
21. South 51°24'00" East, 11.15 feet to a point, thence running in through, over and across Lawrence Street (50' R/W), as shown on said State Roads Commission Plat No. 14277, the following course and distance
22. South 38°17'55" East, 94.77 feet to a point at the northerly end of the easterly or 206.51 feet arc line of Parcel F-4 as shown on a subdivision record plat entitled "Edmonds Subdivision" and recorded among the aforesaid Land Records in Plat Book CEC 91 as Plat Number 29, said line being the easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, and

**Description of
Area to be Annexed
By the Town of
Bladensburg
Prince George's County, Maryland**

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running thence, reversely with and binding on said Parcel and right of way lines, the following three (3) courses and distances

- 23. 206.51 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 2924.79 feet and a chord bearing and distance of South 28°28'58" East, 206.47 feet to a point, thence with a non-tangent line
- 24. South 34°37'47" East, 18.78 feet to a point, thence
- 25. 35.28 feet along the arc of a tangent curve, deflecting to the left, having a radius of 30.02 feet and a chord bearing and distance of South 68°19'04" East, 33.28 feet to a point, thence running in, through, over and across Kilmer Place, with a non-tangent line
- 26. South 63°56'07" East, 29.04 feet to a point at the northerly end of easterly or 25' right of way line of said Kenilworth Avenue – Maryland Rte. 201, said point being 25 feet northerly of, and perpendicular to, the base line for Kilmer Place, at Station 1+00, as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", being State Roads Commission Plat Number 11136, and running thence with and biding on the easterly right of way lines of said Kenilworth Avenue – Maryland Rte. 201, the following eleven (11) courses and distances
- 27. South 12°01'59" East, 25.00 feet to a point, thence
- 28. South 26°32'17" West, 61.17 feet to a point, thence
- 29. South 23°58'54" East, 10.69 feet to a point, thence
- 30. South 66°01'06" West, 5.00 feet to a point, thence
- 31. South 23°58'54" East, 220.53 feet to a point, thence

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By the Town of
Bladensburg
Prince George's County, Maryland**

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32. 102.42 feet along the arc of a tangent curve, deflecting to the left, having a radius of 2246.83 feet and a chord bearing and distance of South 25°17'15" East, 102.41 feet to a point, thence with a non-tangent line
33. South 65°29'17" East, 33.69 feet to a point, thence
34. South 27°36'21" East, 26.22 feet to a point, thence
35. South 84°51'49" West, 22.76 feet to a point, thence
36. 176.47 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2246.83 feet and a chord bearing and distance of South 29°58'06" East, 176.42 feet to a point, thence with a non-tangent line
37. North 77°49'32" East, 88.20 feet to a point, thence running in, through, over and across 52nd Avenue (formerly River Road, a 50' R/W), as shown on said State Roads Commission Plat Number 11136, the following course and distance
38. North 61°05'47" East, 55.04 feet to a point at the northerly end of the easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, said point being 25 feet easterly of and perpendicular to station 2+88 of the baseline for 52nd Avenue as shown on said Plat Number 11136, and running thence with and binding on the easterly right of way lines for Kenilworth Avenue – Maryland Rte. 201, as shown on said Plat Number 11136, the following four (4) courses and distances
39. South 48°06'00" East, 71.86 feet to a point, thence
40. North 85°46'19" East, 57.79 feet to a point, thence
41. South 04°10'41" East, 139.86 feet to a point at the northerly end of the easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", and being State Roads Commission Plat Number 12085, said point being 35 feet easterly of and radial to the baseline at the point of

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curvature at Station 1+39.86, as shown thereon, and running thence with and binding on the easterly right of way lines of Kenilworth Avenue – Maryland Rte. 201, the following two (2) courses and distances

42. 191.38 feet along the arc of a tangent curve, deflecting to the left, having a radius of 283.31 feet and a chord bearing and distance of South 23°31'47" East, 187.76 feet to a point, thence with a tangent line
43. South 42°52'54" East, 170.21 feet to a point, thence running in through, over and across Inwood Street, as shown on said State Roads Commission Plat Number 12085, the following course and distance
44. South 73°14'08" West, 77.96 feet to a point at the northerly end of the easterly right of way line for Kenilworth Avenue – Maryland Rte. 201, as shown on said Plat Number 12085, said point being 45 feet easterly of and perpendicular to the baseline at Station 74+51, running thence with and binding on said easterly right of way line, the following course and distance
45. South 42°52'54" East, 425.19 feet to a point at the end of the third (3rd) or North 81°47'06" West, 142.72 feet line described in a deed from Joseph Nazario to Public Storage Institutional Fund a California Limited Partnership, dated December 22, 1986 and recorded among the aforesaid Land Records in Liber 6517 at Folio 167, and running thence, reversely with and binding on the outline of the lands described in said deed, the following three (3) courses and distances
46. South 81°24'35" East, 142.72 feet to a point on the westerly right of way lines of the Baltimore Washington Parkway – Maryland Rte. 295, (variable width), and running thence with and binding on the westerly right of way lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following Seventeen (17) courses and distances
47. North 34°20'18" East, 331.40 feet to a point, thence

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- 48. North 84°27'48" West, 4.77 feet to a point at the southerly end of the easterly line of Lot 3, as shown on a subdivision record plat entitled "Capital View" and recorded among the aforesaid Land Records in Plat Book RNR 2 as Plat No. 13, and running thence with and binding on said easterly lot line, and continuing with the westerly right of way lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance
- 49. North 05°48'43" East, 131.56 feet to a point on the southerly right of way line of "Capital Street" as shown on said Plat No. 13 and running thence with and binding on said southerly right of way line, and continuing with the westerly right of way lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance
- 50. South 84°11'17" East, 60.00 feet to a point, thence running in, through, over and across said "Capital Street" and running with and binding on the easterly line of Lot 77, as shown on said Plat No. 13, the following course and distance
- 51. North 05°48'43" East, 160.95 feet to a point, thence
- 52. North 06°02'18" East, 15.00 feet to a point at the southerly end of the easterly or South 06°09'48" West, 98.21 feet line of Parcel M as shown on a subdivision record plat entitled "Foudray's Land" and recorded among the aforesaid Land Records in Plat Book PM 217 as Plat No. 53, said line being the westerly line of the Baltimore-Washington Parkway, Maryland Rte. 295, and running thence with and binding on the outline of said Plat No. 53 and continuing with the westerly lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following three (3) courses and distances
- 53. North 06°16'06" East, 98.21 feet to a point, thence
- 54. North 29°18'46" East, 335.70 feet to a point, thence
- 55. North 47°06'46" East, 308.60 feet to a point at the southerly end of the easterly or South 46°53'14" West, 134.07 feet line of Lot 12 as shown on a subdivision record plat entitled "Parkway Overlook Industrial Subdivision" and recorded among the aforesaid Land Records

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in Plat Book VJ 189 as Plat No. 65, said line being the westerly line of the Baltimore-Washington Parkway, Maryland Rte. 295, and running thence with and binding on the outline of said Plat No. 65, and continuing with the westerly lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following two (2) courses and distances

56. North $43^{\circ}26'46''$ East, 132.39 feet to a point, thence
57. North $01^{\circ}31'06''$ West, 199.74 feet to a point at the southerly end of the easterly or South $01^{\circ}00'40''$ East, 288.59 feet line of Parcel No. 11 as shown on a subdivision record plat entitled "Industrial City" and recorded among the aforesaid Land Records in Plat Book WWW 70 as Plat No. 74, , said line being the westerly line of the Baltimore-Washington Parkway, Maryland Rte. 295, and running thence reversely with and binding on said 288.59 feet parcel line, the following course and distance, and continuing with the westerly line of the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance
58. North $00^{\circ}28'33''$ West, 283.34 feet to a point on the southerly or North $78^{\circ}03'40''$ West, 345.00 feet line as shown on a subdivision record plat entitled "Industrial City" and recorded among the aforesaid Land Records in Plat Book WWW 74 as Plat No. 20, said line being a northerly line of the Baltimore-Washington Parkway, Maryland Rte. 295, and running thence reversely with and binding on the outline of said Plat No. 20 and continuing with the northerly and westerly lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following two (2) courses and distances
59. South $77^{\circ}31'33''$ East, 345.00 feet to a point, continuing thence, reversely with and binding on the outline of said Plat No. 20 and running reversely with and binding on the easterly or South $14^{\circ}40'50''$ West, 21.60 feet line of Parcel A, as shown on a subdivision record plat entitled "Monroe South" recorded among the aforesaid Land Records in Plat Book WWW 57 as Plat No. 58, and continuing with the westerly right of way lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance

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60. North $15^{\circ}11'02''$ East, 340.76 feet to a point, continuing thence, reversely with and binding on the outline of said Plat No. 58 and running reversely with and binding on the southerly or South $75^{\circ}20'20''$ East, 301.35 feet line as shown on a subdivision record plat entitled "South Cheverly Forest" and recorded among the aforesaid Land Records in Plat Book WWW 18 as Plat No. 49, and continuing with the westerly right of way lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance
61. South $82^{\circ}23'25''$ East, 446.54 feet to a point, continuing thence, reversely with and binding on the outline of said Plat No. 58 and continuing with the westerly right of way lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance
62. North $61^{\circ}37'32''$ East, 612.26 feet to a point, thence running reversely with and binding on the southerly or South $66^{\circ}27'19''$ East, 1457.96 feet line as shown on a subdivision record plat entitled "Cheverly, Section 7" and recorded among the aforesaid Land Records in Plat Book SDH 3 as Plat No. 41, and continuing with the westerly right of way line of the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance
63. South $66^{\circ}11'37''$ East, 96.97 feet to a point at the southernmost corner of Lot 1085 as shown on said Plat 41, and running thence, in, through, over and across the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance
64. South $67^{\circ}37'58''$ East, 502.24 feet to a point at the beginning of the fifth (5th) or South $64^{\circ}55'36''$ East, 237.34 line as described in a deed from Prince George's County, Maryland, a body corporate and politic, and Redevelopment Authority of Prince George's County, Maryland, a body corporate and politic, dated October 6, 2023 and recorded among the aforesaid Land Records in Liber 49441 at Folio 130, and running thence with and binding on the outline of the land described in said deed, the following nine (9) courses and distances
65. South $64^{\circ}56'09''$ East, 237.34 feet to a point, thence
66. South $20^{\circ}03'19''$ West, 768.92 feet to a point, thence

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67. South 18°23'46" West, 50.99 feet to a point, thence
68. South 17°27'10" West, 256.67 feet to a point, thence
69. South 18°55'59" West, 50.26 feet to a point, thence
70. South 18°33'55" West, 332.01 feet to a point, thence
71. South 18°53'45" West, 133.93 feet to a point, thence
72. North 68°02'29" West, 424.76 feet to a point, thence continuing with the outline of the lands described in Liber 49441 at folio 130 and running reversely with and binding on the sixth (6th) or South 69°45'34" East, 41.22 feet line as described in a deed from Eugene Allen, et ux. To the Mayor and town Council of Cheverly, a municipal corporation, dated April 15, 1958 and recorded among the aforesaid Land Records in Liber 2249 at Folio 504, and running reversely with and binding on the third (3rd) or South 69°45'34" East, 117.70 feet line as described in an inquisition, between the Board of County Commissioners of Prince George's County, Maryland, plaintiff vs. Parkwood, Incorporated, et al., dated July 28, 1965 and recorded among the aforesaid Land Records in Liber 3208 at Folio 47, the following course and distance
73. North 69°17'37" West, 146.69 feet to a point, thence continuing with the outline of the lands described in said Inquisition, the following two (2) courses and distances
74. South 42°23'14" West, 281.21 feet to a point at the northerly end of the easterly or North 41°03' East, 328.70 feet line as shown on the aforesaid subdivision record plat entitled "Capital View" and recorded among the aforesaid Land Records in Plat Book RNR 2 as Plat No. 13, and running thence, reversely with and binding on the outline of said Capital View Record Plat, the following two (2) courses and distances
75. South 37°01'54" West, 327.51 feet to a point, thence

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76. North 84°22'01" West, 258.51 feet to a point at the southerly end of the 126.85 feet common lot line between Lots 55 and 56 as shown on said Plat No. 13, and running thence with and binding on said common lot line, and an extension thereof, the following course and distance
77. North 05°54'29" East, 156.39 feet to a point on the northerly line of Capital Street, as shown on said Plat No. 13, and running thence with and binding on said northerly line of Capital Street, the following course and distance
78. North 84°05'31" West, 638.99 feet to a point, thence running in, through, over and across said Capital Street, and running with and binding on the 129.45 feet common line between Lots 24 and 25 as shown on said Plat No. 13, the following course and distance
79. South 05°54'29" West, 159.41 to a point at the northerly end of the westerly or North 29°52'30' East, 48.65 feet line of Parcel B as shown on a subdivision record plat entitled "Cheverly Industrial Center" and recorded among the aforesaid Land Records in Plat Book WWW 48 as Plat No. 65, and running thence, reversely with and binding on the outline of said Plat No. 65, the following three (3) courses and distances
80. South 30°00'06" West, 48.70 feet to a point, thence
81. 150.01 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 370.00 feet and a chord bearing and distance of South 18°23'14" West, 148.98 feet to a point, thence continuing with the outline of said Parcel B and running reversely with and binding on the westerly or North 29°52'30" East, 208.14 line of Parcel A as shown on a subdivision record plat entitled "Cheverly Industrial Center" and recorded among the aforesaid Land Records in Plat Book WWW 37 as Plat No. 63, the following course and distance
82. South 30°00'06" West, 336.27 feet to a point, thence continuing reversely with and binding on the outline of said Parcel A, the following two (2) courses and distances

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- 83. 113.01 feet along the arc of a tangent curve, deflecting to the left, having a radius of 16354.17 feet and a chord bearing and distance of South 28°01'19" West, 112.98 feet to a point, thence with a tangent line

- 84. South 26°02'31" West, 21.73 feet to a point at the northerly end of the westerly or 15.89 feet arc line of Parcel C, as shown on a subdivision record plat entitled "Cheverly Industrial Center" and recorded among the aforesaid Land Records in Plat Book WWW 83 as Plat No. 62, and running thence, reversely with and binding on the outline of said Parcel C, the following two (2) courses and distances

- 85. 15.89 feet along the arc of a tangent curve, deflecting to the left, having a radius of 28.87 feet and a chord bearing and distance of South 10°16'39" West, 15.69 feet to a point, thence with a tangent line

- 86. South 05°29'14" East, 103.29 feet to a point, thence running in, through, over and across Lydell Road (70' R/W) the following course and distance

- 87. South 41°27'08' West, 167.14 feet to a point at the easterly end of the northerly or 58.33 feet arc line of Lot 1, Block A as shown on a subdivision plat entitled "Kenilworth Interchange Industrial Park" and recorded among the aforesaid Land Records in Plat Book WWW 55 as Plat No. 77, and running thence, reversely with and binding on said northerly line of Lot 1, Block A, the following course and distance

- 88. 58.33 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 40.00 feet and a chord bearing and distance of South 42°44'27" West, 53.30 feet to a point on the easterly side of said Kenilworth Avenue – Maryland Rte. 201, said point being 51 feet easterly of and radial to the baseline at station 63+17 as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", and being State Roads Commission Plat Number 11135, and running thence, in, through, over and across said Kenilworth Avenue – Maryland Rte. 201, and the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance

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89. North $42^{\circ}00'04''$ West, 497.46 feet to a point on the westerly right of way line of Kenilworth Avenue – Maryland Rte. 201, said point being 25 feet westerly of and radial to the baseline at Station 3+00, shown on said State Roads Commission Plat No. 11135, said point also being at the southerly end of the easterly or 65.02 feet arc line of Parcel A as shown on a subdivision record plat entitled “Saglinbene Industrial Tract” and recorded among the aforesaid Land Records in Plat Book WWW 87 as Plat No. 13, running thence with and binding on the westerly right of way lines of said Kenilworth Avenue – Maryland Rte. 201, the following four (4) courses and distances
90. 64.36 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 363.77 feet and a chord bearing and distance of North $23^{\circ}39'17''$ West, 64.27 feet to point, thence, with a tangent line
91. North $28^{\circ}43'24''$ West, 280.88 feet to a point, thence
92. 142.01 feet along the arc of a tangent curve, deflecting to the left, having a radius of 929.89 feet and a chord bearing and distance of North $33^{\circ}05'54''$ West, 141.87 feet to a point, thence with a tangent line
93. North $37^{\circ}28'24''$ West, 230.18 feet to a point, thence running in, through, over and across 52nd Avenue, the following course and distance
94. North $49^{\circ}11'54''$ West, 210.42 feet to a point at the southerly end of the easterly or South $19^{\circ}41'30''$ East, 30.85 feet line of Parcel A as shown on a subdivision record plat entitled “People’s Supply Co. Inc.” and recorded among the aforesaid Land Records in Plat Book WWW 83 as Plat No. 42 and running thence reversely with and binding on the outline of said Parcel A, and the westerly right of way lines of said Kenilworth Avenue – Maryland Rte. 201, the following two (2) courses and distances
95. North $19^{\circ}34'24''$ West, 30.85 feet to a point, thence

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96. 105.46 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 2351.83 feet and a chord bearing and distance of North $37^{\circ}57'40''$ West, 105.45 feet to a point on the southerly or South $79^{\circ}54'30''$ West, 426.58 feet line of Parcel 2 as shown on a subdivision record plat entitled "J. W. Watson Property" and recorded among the aforesaid Land Records in Plat Book WWW 51 as Plat No. 3, distant, 16.80 feet westerly from the easterly end thereof, and running thence, reversely with and binding on the outline of said Parcel 2, the following two (2) courses and distances
97. North $80^{\circ}01'36''$ East, 16.80 feet to a point, thence continuing with the westerly right of way lines of Kenilworth Avenue – Maryland Rte. 201, the following seven (7) courses and distances
98. 525.45 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 2337.06 feet and a chord bearing and distance of North $30^{\circ}25'24''$ West, 524.35 feet to a point, thence with a tangent line
99. North $23^{\circ}58'54''$ West, 231.22 feet to a point, thence
100. 10.15 feet along the arc of a tangent curve, deflecting to the left, having a radius of 2819.79 feet and a chord bearing and distance of North $24^{\circ}05'05''$ West, 10.15 feet to a point, thence with a non-tangent line
101. South $65^{\circ}48'44''$ West, 5.00 feet to a point, thence
102. 9.83 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2814.79 feet and a chord bearing and distance of North $24^{\circ}17'16''$ West, 9.83 feet to a point, thence with a non-tangent line
103. North $65^{\circ}36'44''$ East, 5.00 feet to a point, thence
104. 330.49 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2819.79 feet and a chord bearing and distance of North $27^{\circ}44'43''$ West, 330.29 feet to a

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point, thence running in, through, over and across Lawrence Street, with a non-tangent line, the following course and distance

105. North $34^{\circ}34'52''$ West, 138.05 feet to a point on the westerly right of way line of Kenilworth Avenue – Maryland Rte. 201, said point being 50 feet westerly and radial to the baseline at Station 91+07, as shown on said State Roads commission Plat No. 11612, and continuing thence with and binding on the westerly right of way lines of Kenilworth Avenue – Maryland Rte. 201, the following three (3) courses and distances
106. 38.77 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2814.79 feet and a chord bearing and distance of North $34^{\circ}18'13''$ West, 38.77 feet to a point, thence with a tangent line
107. North $34^{\circ}41'54''$ West, 263.16 feet to a point on the southerly right of way line of Lloyd Street, as shown on a subdivision record plat entitled “Edmonds Subdivision” and recorded among the aforesaid Land Records in Plat Book PM 226 as Plat No. 43, and running thence reversely with and binding on said southerly right of way lines of Lloyd Street, the following three (3) courses and distances
108. South $77^{\circ}21'31''$ West, 282.57 feet to a point, thence
109. South $12^{\circ}39'14''$ East, 15.00 feet to a point, thence
110. South $77^{\circ}20'46''$ West, 279.10 feet to a point on the easterly side of the CSX Transportation Inc. right of way, and running thence with and binding on said easterly right of way lines of CSX Transportation Inc., the following course and distance
111. 959.38 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 3786.83 feet and a chord bearing and distance of North $29^{\circ}50'22''$ West, 956.82 feet to a point, at the westerly end of the southerly or South $60^{\circ}223'10''$ West, 452.00 feet line of Parcel 1 as shown on a subdivision record plat entitled “Mindle Tract, Bladensburg” and recorded among the aforesaid Land Records in Plat Book WWW 49 as Plat No. 26, and

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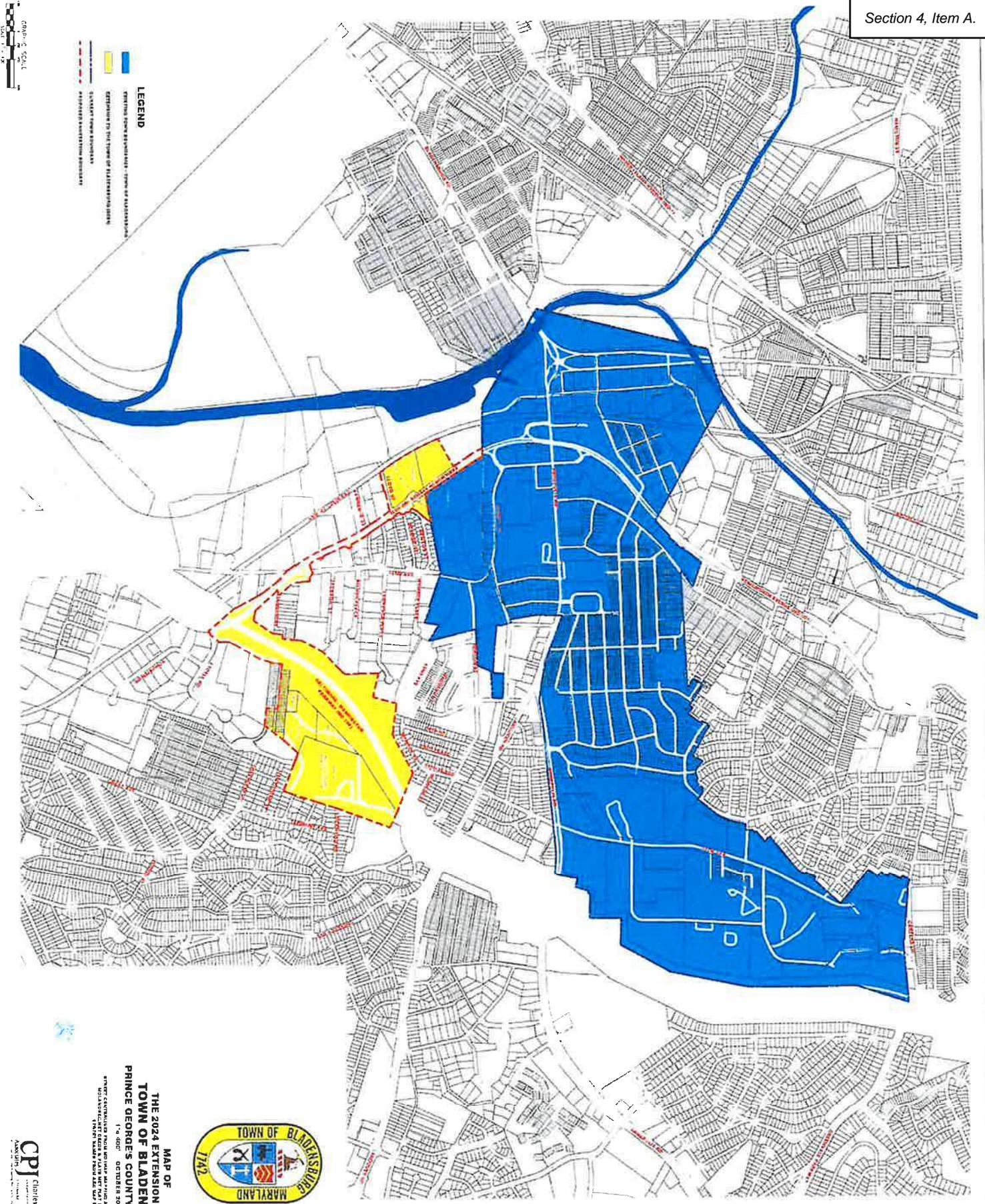
running thence with and binding on the outline of said Parcel 1, the following three (3) courses and distances, commencing with a non-tangent line,

- 112. North 60°26'52" East, 452.00 feet to a point, on the westerly right of way of Kenilworth Avenue – Maryland Rte. 201, and running thence with and binding on said westerly right of way lines of Kenilworth Avenue – Maryland Rte. 201, the following two courses and distances

- 113. North 34°41'54" West, 261.19 feet to a point, thence

- 114. 214.68 feet along the arc of a curve, deflecting to the right, having a radius of 1477.40 feet and a chord bearing and distance of North 30°32'08" West, 214.49 feet to the point of beginning, containing 113 acres of land, more or less.

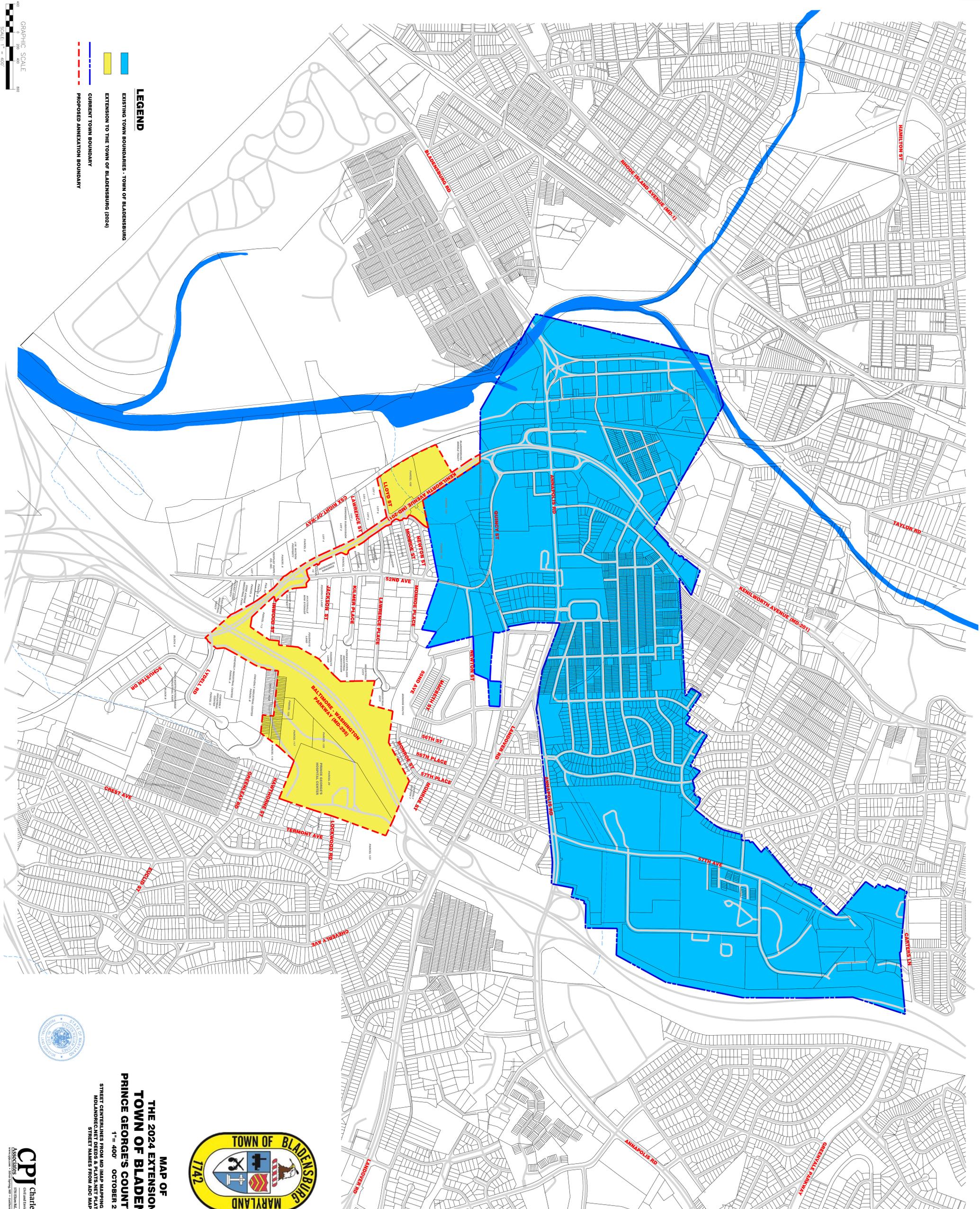




**MAP OF
THE 2024 EXTENSION OF THE
TOWN OF BLADENSBURG
PRINCE GEORGES COUNTY, MARYLAND**

1" = 400' OCTOBER 2024
 STREET CENTRALIZED FROM 2019 AND 2020 DATA. NOT ALL
 LOCALITIES SHOWN. THIS IS NOT A LEGAL DOCUMENT. FOR MORE
 INFORMATION, CONTACT THE TOWN OF BLADENSBURG.

CPJ Clinton P. Johnson & Associates, Inc.
 10000 Greenway Drive, Suite 100, Greenway, MD 21040
 410-441-1000



LEGEND

- █ EXISTING TOWN BOUNDARIES - TOWN OF BLADENSBURG
- █ EXTENSION TO THE TOWN OF BLADENSBURG (2024)
- CURRENT TOWN BOUNDARY
- PROPOSED ANNEXATION BOUNDARY

GRAPHIC SCALE
 0 100 200 300 400
 SCALE: 1" = 400'

SCALE: 1" = 400'



**MAP OF
 THE 2024 EXTENSION OF THE
 TOWN OF BLADENSBURG
 PRINCE GEORGES COUNTY, MARYLAND**

1" = 400' OCTOBER 2024
 STREET CENTRLINES FROM HP MAP MAPPING AND GIS DATA PORTAL
 M/D/LANDSCAPE/NET DEEDS & PLATS/NET PLAT BOUNDARY LINES
 STREET NAMES FROM ADC MAP BOOK

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EXHIBIT B

Annexation Process by State Statute (LG Article 4-101 et seq.)

§ 4-401 – Prerequisites: (i) land must be contiguous and adjoining, (ii) not create illegal enclave, and (iii) not be land in another municipality. Not all enclaves are illegal.

§ 4-402 – Initiation: By legislative body or petition.

§ 4-403 – Proposal by legislative body: Done like a regular piece of legislation similar to a charter amendment resolution, need consent of 25% of registered voters in annexation area and the owners of 25% of the assessed (taxable/nonexempt) value of land. Resolution needs survey of courses and distances and description of any conditions of annexation.

§ 4-404 – Initiative of Voters/Owners: Petition signed by 25% of registered voters in annexation area and the owners of 25% of the assessed value of land. Presiding officer verifies petition. Introduce a resolution.

§ 4-405 – Resolution Provisions: State whether residents and property of annexation area is subject to specific provision of charter. State whether there is special treatment for rates of taxation or municipal services or facilities.

§ 4-406 – Notice and Hearing: After introduction of resolution, publish notice describing annexation area and date, time and place of hearing on the proposed annexation. If greater than 25 acres, 4 weekly notices in newspaper of general circulation and if less than 25 acres then twice. A public hearing held in the municipality or the area to be annexed and can be held no sooner than 15 days after the last notice is published. Notice to county and planning agencies. First right to be heard to county and planning agencies.

§ 4-407 – Resolution enactment: After hearing the resolution can be passed. Takes effect 45 days later.

§ 4-408 – Referendum petition (Annex Area): Within the 45 days of enactment, 20% of the voters in the annexation area may petition to referendum the annexation. If so, the CEO suspends the resolution.

§ 4-409 – Referendum petition (Municipality): Within the 45 days of enactment, 20% of the voters in the municipality may petition to referendum the annexation. If so, the CEO suspends the resolution.

§ 4-410 – Referendum petition (County): Within the 45 days of enactment, 2/3rds vote of County Council may petition to referendum the annexation. If so, the CEO suspends the resolution.

§ 4-411 – Referendum date and location: Must give notice in newspaper and wait 15 days.

§ 4-412 – Referendum: Town can make rules on conducting a referendum.

§ 4-413 – Property owners may vote in special circumstances: If less than 20 population in area proposed, property owners can vote like a registered voter.

§ 4-414 – Send copies of resolution: To County Court Clerk, DLS, & M-NCPPC.

§ 4-415– Annexation Plan: Must adopt separate regular resolution of plan prior to AR. Send copy to County Council, County Executive, M-NCPPC, County Dept. of Planning, & MDP.

RESCHEDULING NOTICE OF PUBLIC HEARING
(Hearing rescheduled from Dec. 9, 2024, to Dec. 19, 2024, as previously advertised.)

TOWN OF BLADENSBURG, MARYLAND
(Tax Exempt Lands, Located Generally South of the
Present Municipal Boundaries of the Town of Bladensburg)

NOTICE is hereby given by the Mayor and Council of the Town of Bladensburg, Maryland that on October 24, 2024 Annexation Resolution No. 01-2024 (the “Resolution”), known as the 2024 Extension was introduced and read at a regular/special meeting of the Council of the Town of Bladensburg (the “Town Council”) proposing and recommending that the boundaries of the Town of Bladensburg be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

CERTAIN TAX-EXEMPT REAL PROPERTY LOCATED GENERALLY SOUTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG, INCLUDING A SEGMENT OF THE RIGHT OF WAY OF KENILWORTH AVENUE (MD 201) AND ABUTTING LAND OWNED BY THE WASHINGTON SUBURBAN SANITARY COMMISSION (PARCEL 156) AND THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (PARCEL 155), AND A SEGMENT OF THE RIGHT OF WAY OF THE BALTIMORE-WASHINGTON PARKWAY (MD 295) GENERALLY FROM THE INTERSECTION OF MD. ROUTE 201 NORTH TO THE VICINITY OF MONROE STREET AND LAND OWNED BY PRINCE GEORGE’S COUNTY (PARCELS 117, 122, 126, AND 184, AND LOTS 101 THROUGH 144 AND LOTS 55 THROUGH 70, SAID LOTS HAVING 28 SEPARATE TAX IDENTIFICATION ACCOUNTS, SITUATED ALONG INWOOD STREET (UNDEVELOPED)), AND LAND OWNED BY THE REDEVELOPMENT AUTHORITY OF PRINCE GEORGE’S COUNTY (PARCEL 28) SAID PARCEL REFERENCED AS THE BLADENSBURG OVERLOOK CONTAINING A TOTAL OF 113 ACRES OF LAND MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED IN THE ANNEXATION PLAN AND SAID RESOLUTION.

The Resolution was initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code. In addition to previous notices published in November 2024, NOTICE is further hereby given by the Mayor and Council that it will hold a **RESCHEDULED PUBLIC HEARING** on said Resolution and the said annexation therein proposed and recommended on:

Tuesday, December 19, 2024
at or about 5:30 o’clock P.M.
at 4229 Edmonston Road, Bladensburg, MD 20710
(Hearing rescheduled from Dec. 9, 2024, at 7 PM, to Dec. 19, 2024, at 5:30 PM,
as previously advertised.)

and that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Area appears to be non-taxable and thereby is not now or in the immediate future may be subject to the municipal tax on real property.
2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.
3. Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the “Maryland Code”), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or about November 7, 2024.

Notice is further hereby given by the Town Council that following such public hearing, the Town Council is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, *et seq.* of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the map entitled a “Map of the 2024 Extension of the Town of Bladensburg” dated October 2024 prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072) bearing his professional seal, which is referenced and attached to said Resolution, and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Bladensburg municipal building located at 4229 Edmonston Road, Bladensburg, MD 20710 during regular office hours. Please consult all items or exhibits referenced and/or incorporated herein for an accurate and more detailed description of the Annexation Property.

By Authority of:

The Honorable Takisha D. James, Mayor, Town of Bladensburg, Maryland

Municipal Boundaries - Detailed

MD iMAP Data Catalog (DoIT)

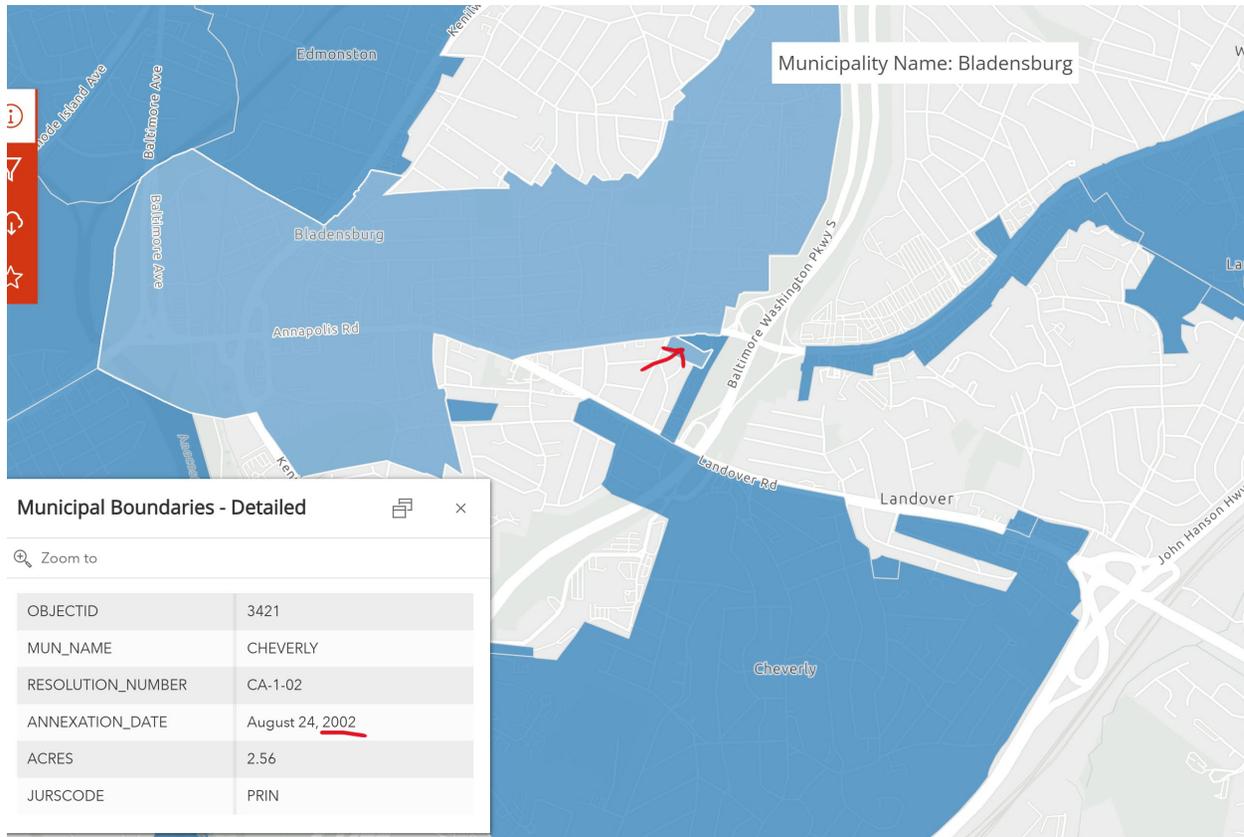
ArcGIS Online for Maryland

Summary

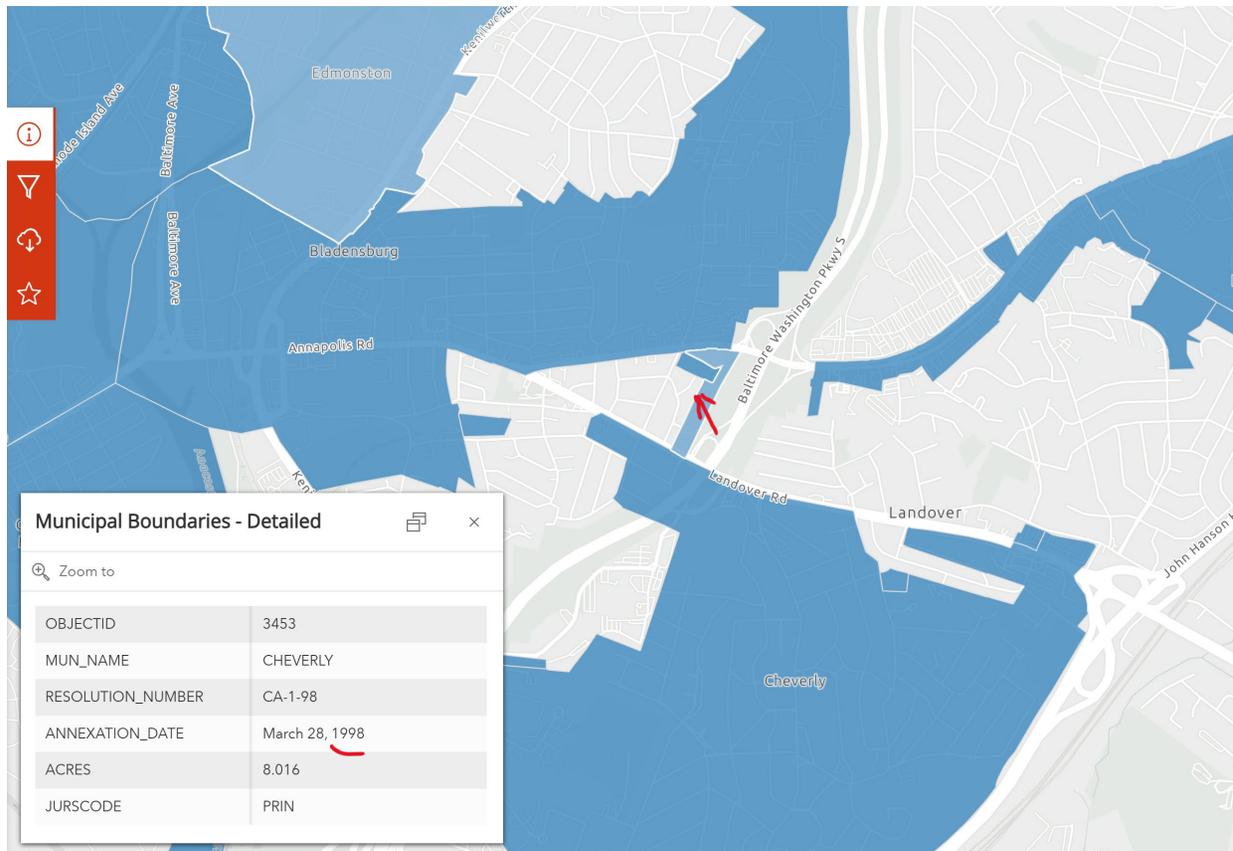
Maryland Political Boundaries - Municipal Boundaries Detailed

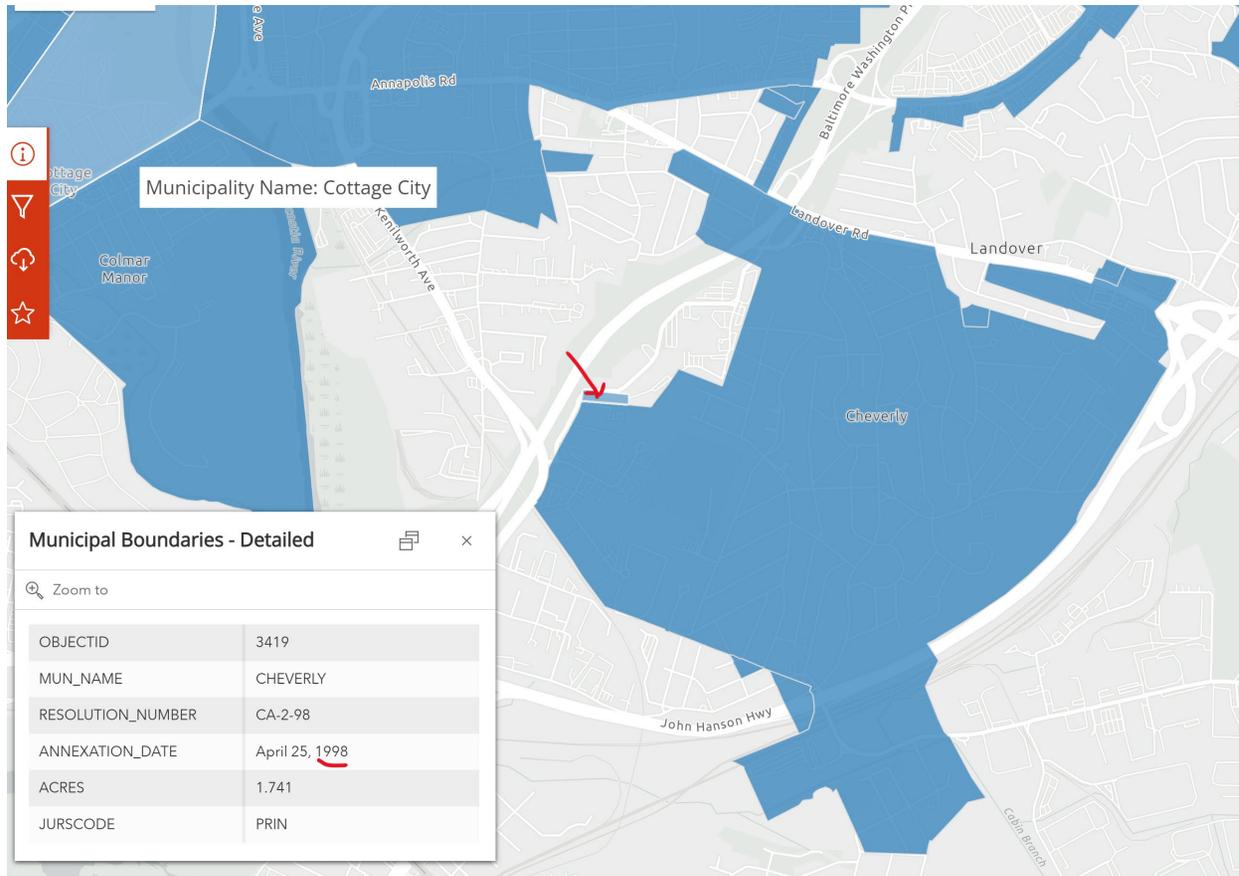
Available at:

https://data.imap.maryland.gov/datasets/92f5b561a1fd4e43b2f9a43fa5ab59c1_5/explore?location=38.937488%2C-76.917838%2C13.73

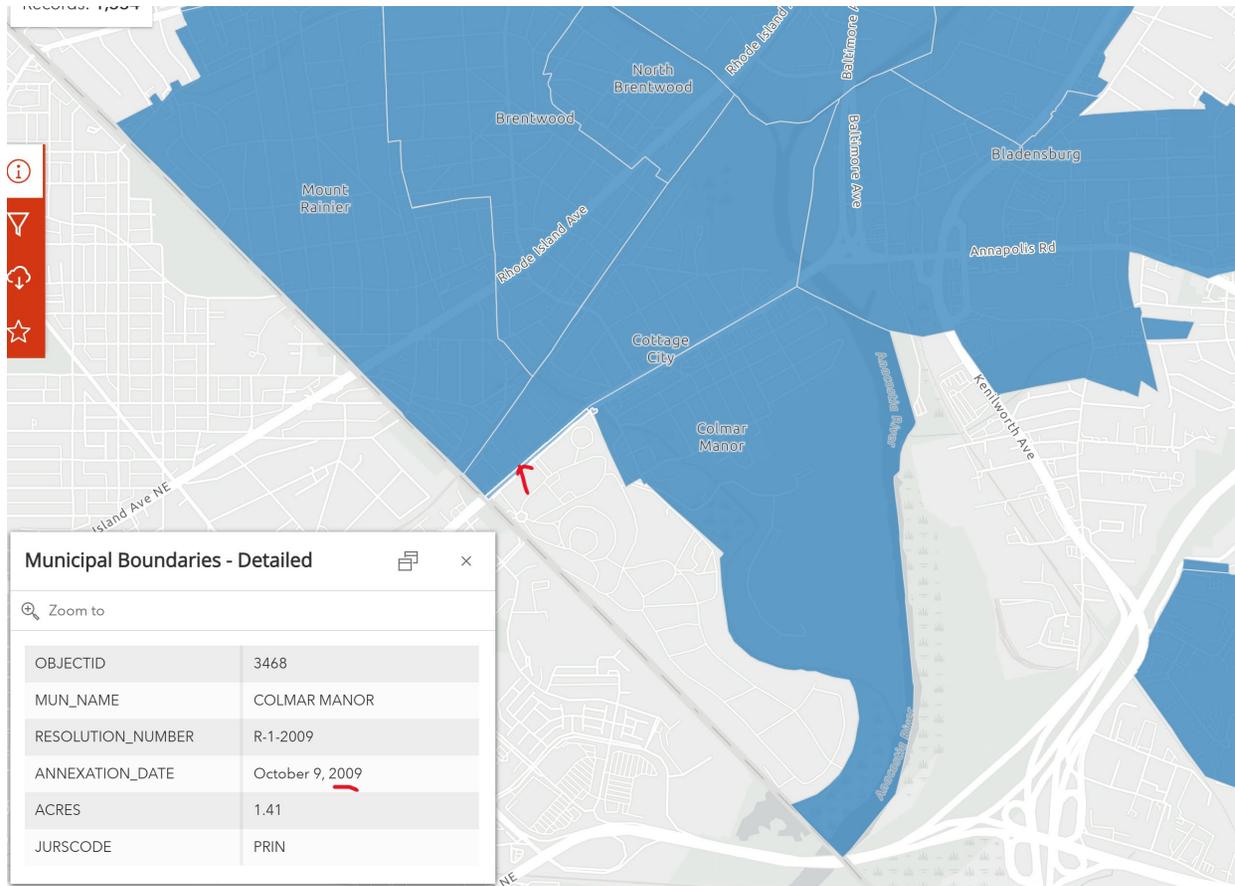


Gathered in 12/7/2024



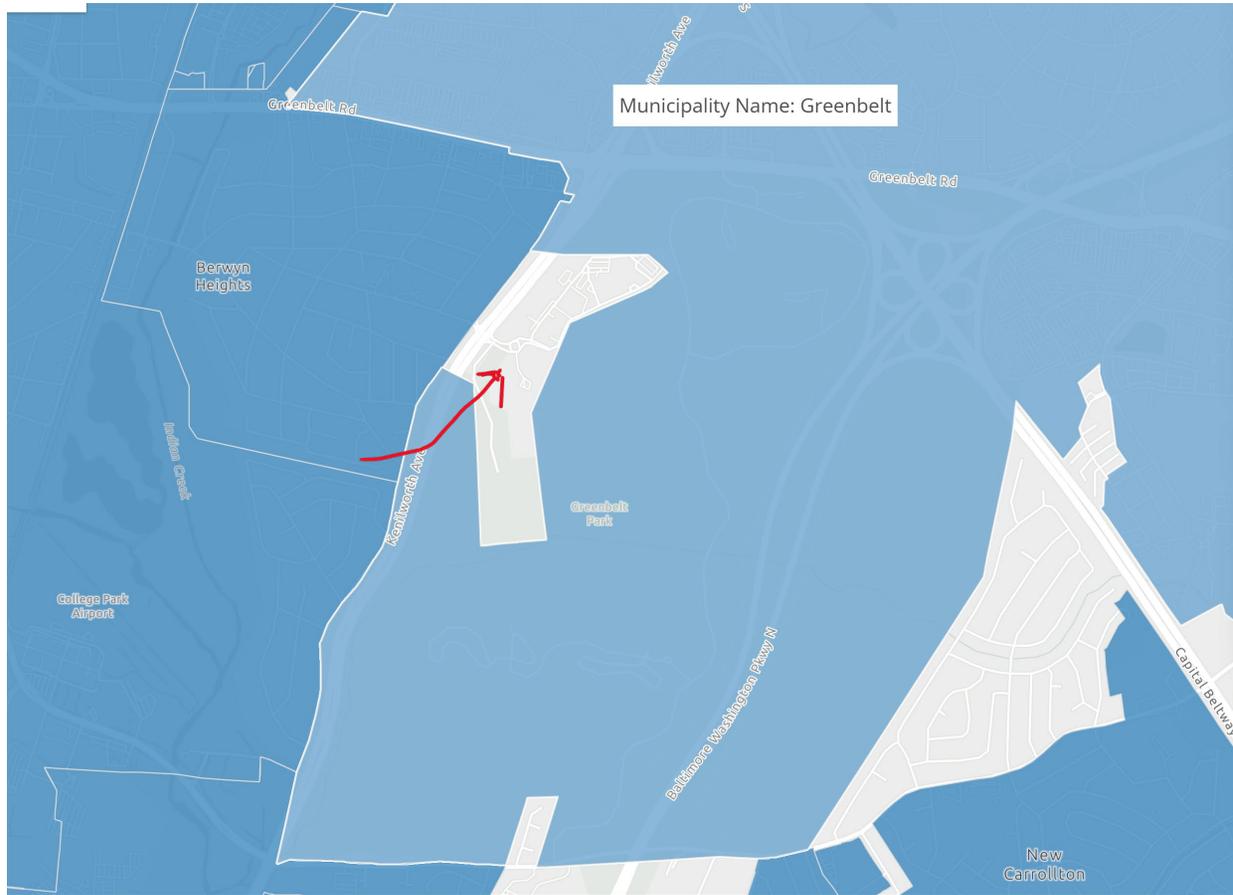


Gathered in 12/7/2024

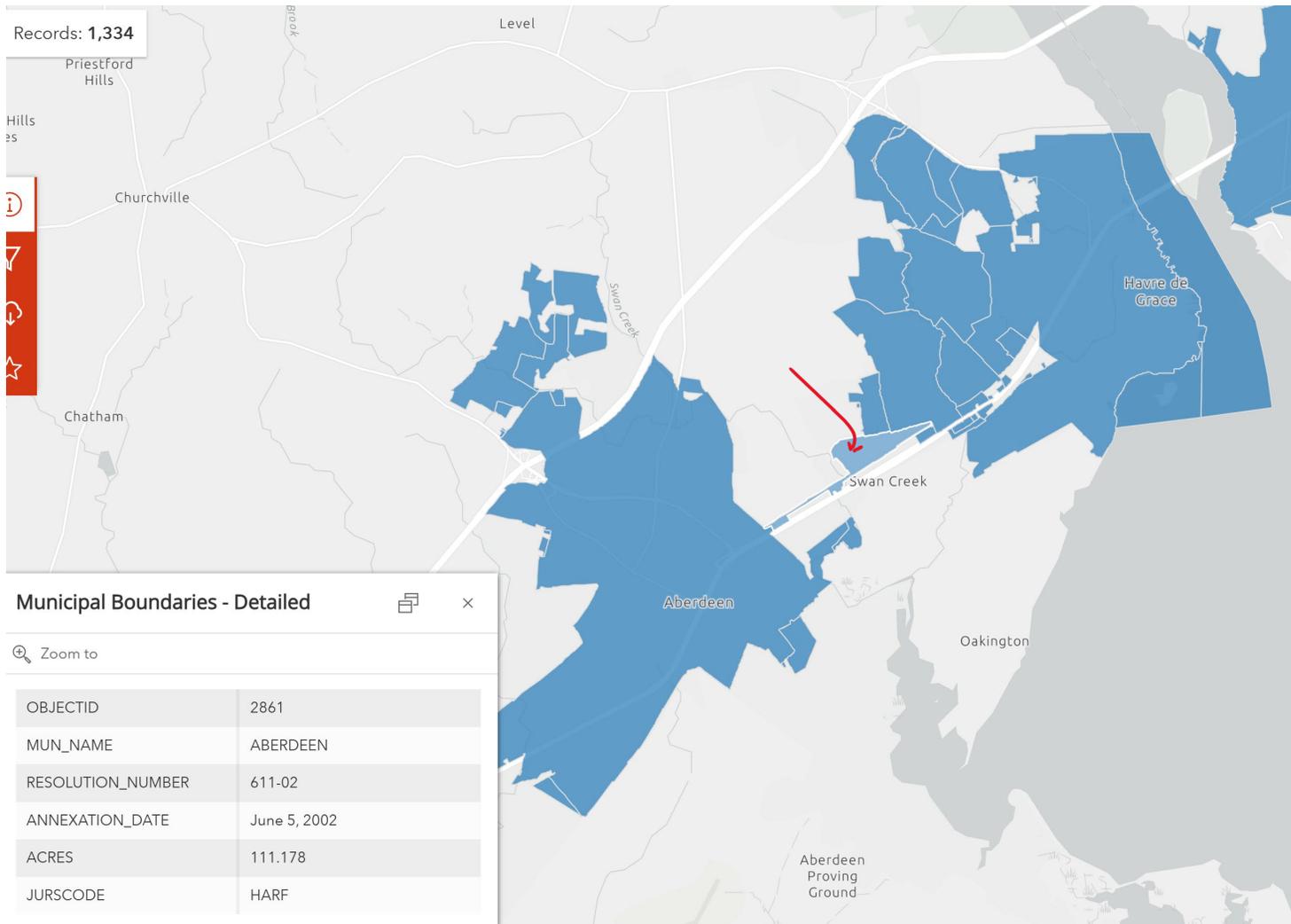


One Half (Eastern) of Bladensburg Rd. (Alt. Rt. 1) Annexation by Colmar Manor to Prevent Cottage City from annexing Lincoln Cemetery

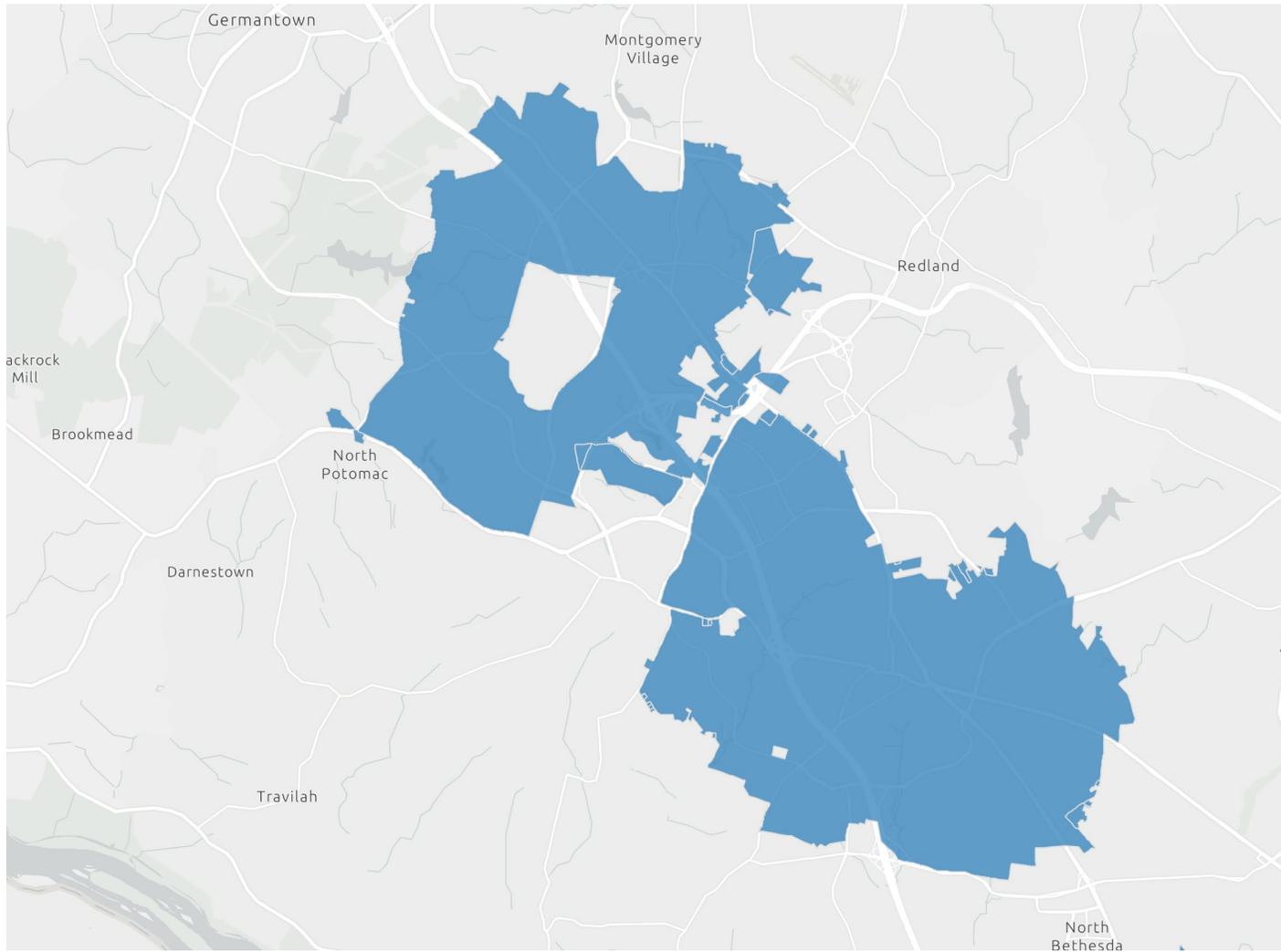
Gathered in 12/7/2024



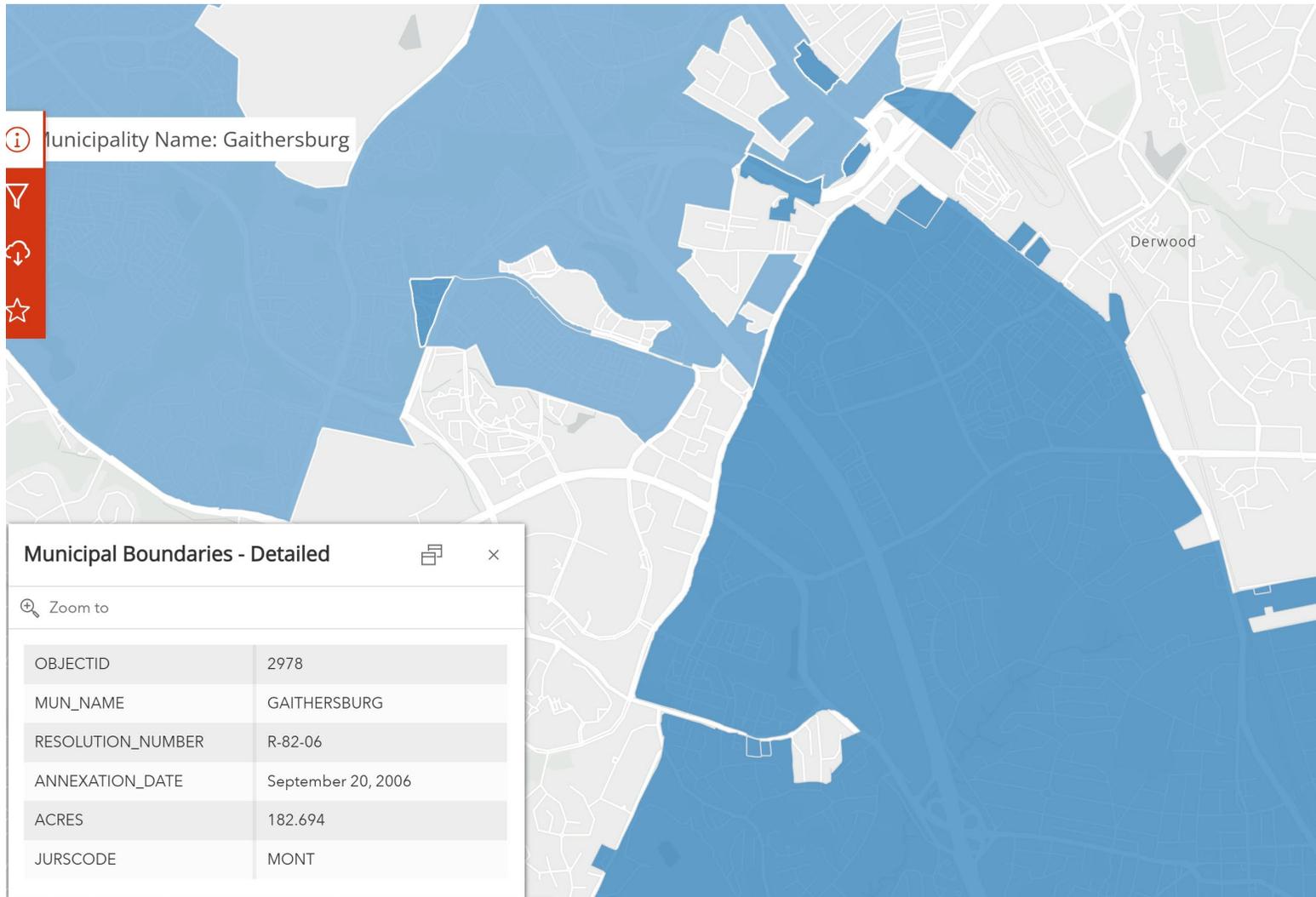
Enclave bordered by two municipalities (Greenbelt and Berwyn Heights)



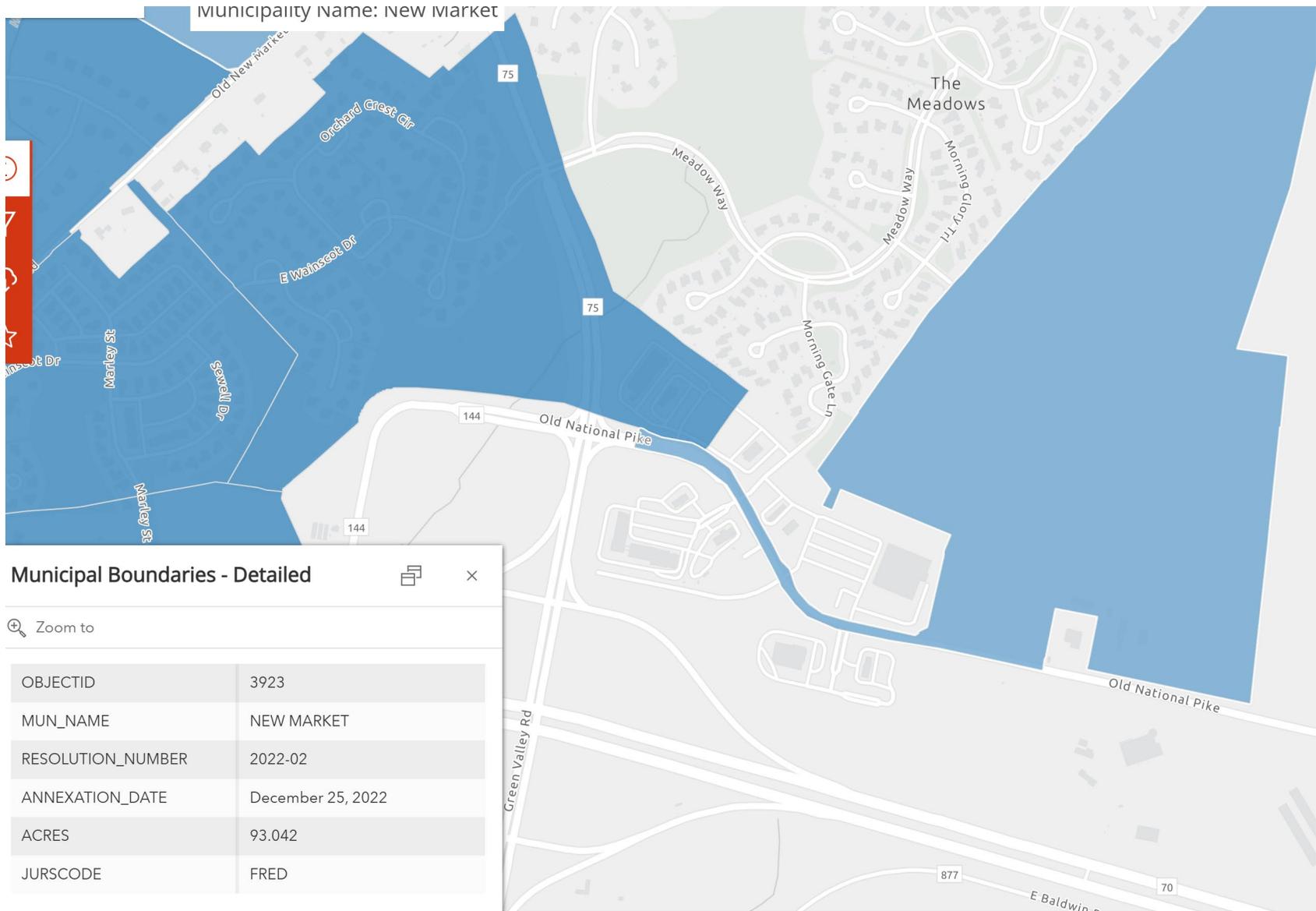
Aberdeen’s “Extended Arrow” Annexation toward Havre De Grace



Gaithersburg (W) and Rockville (E) – Note Large Enclave



Almost an Enclave in Gaithersburg (except Fields Rd.) – Rockville is East of Shady Grove Rd.

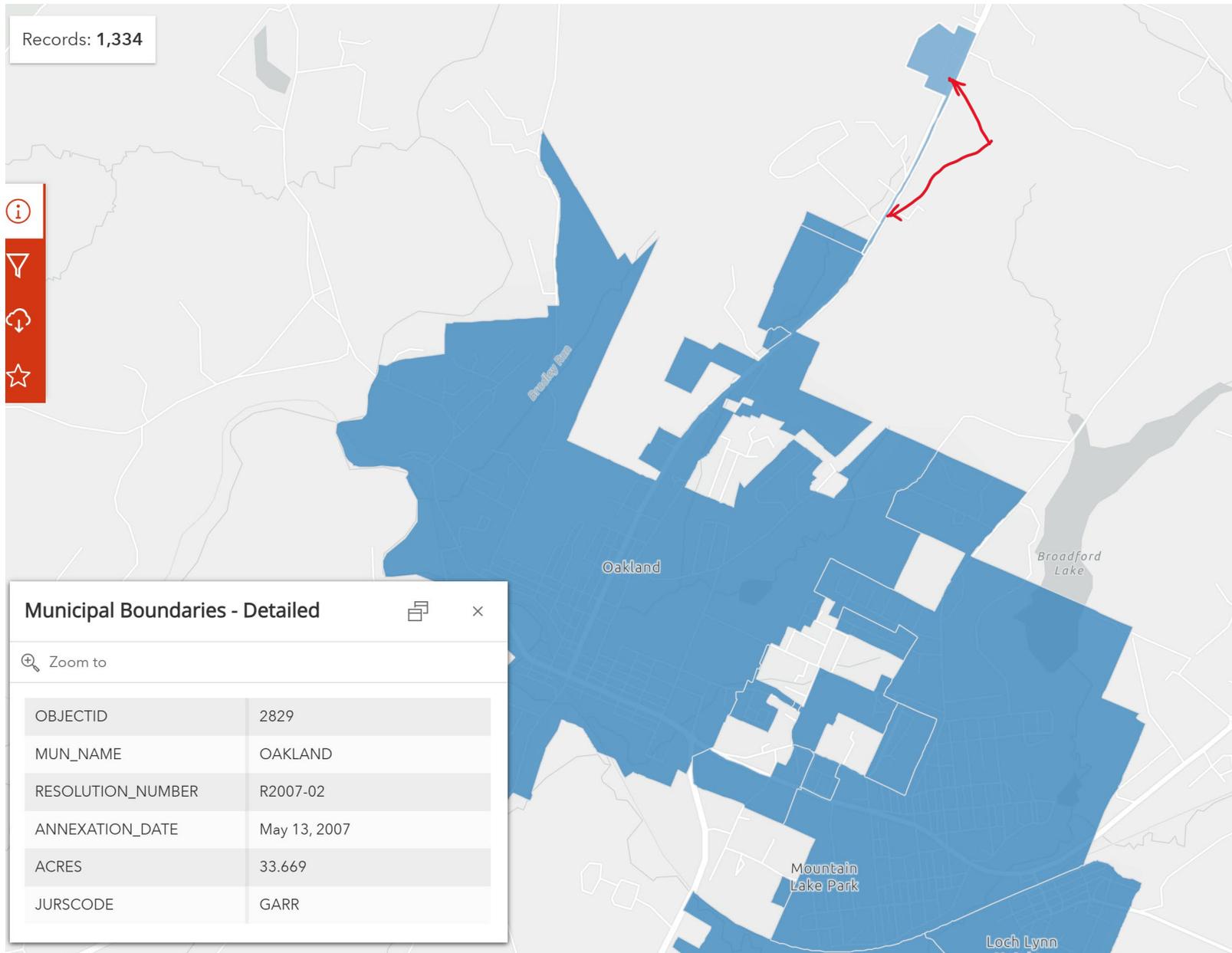


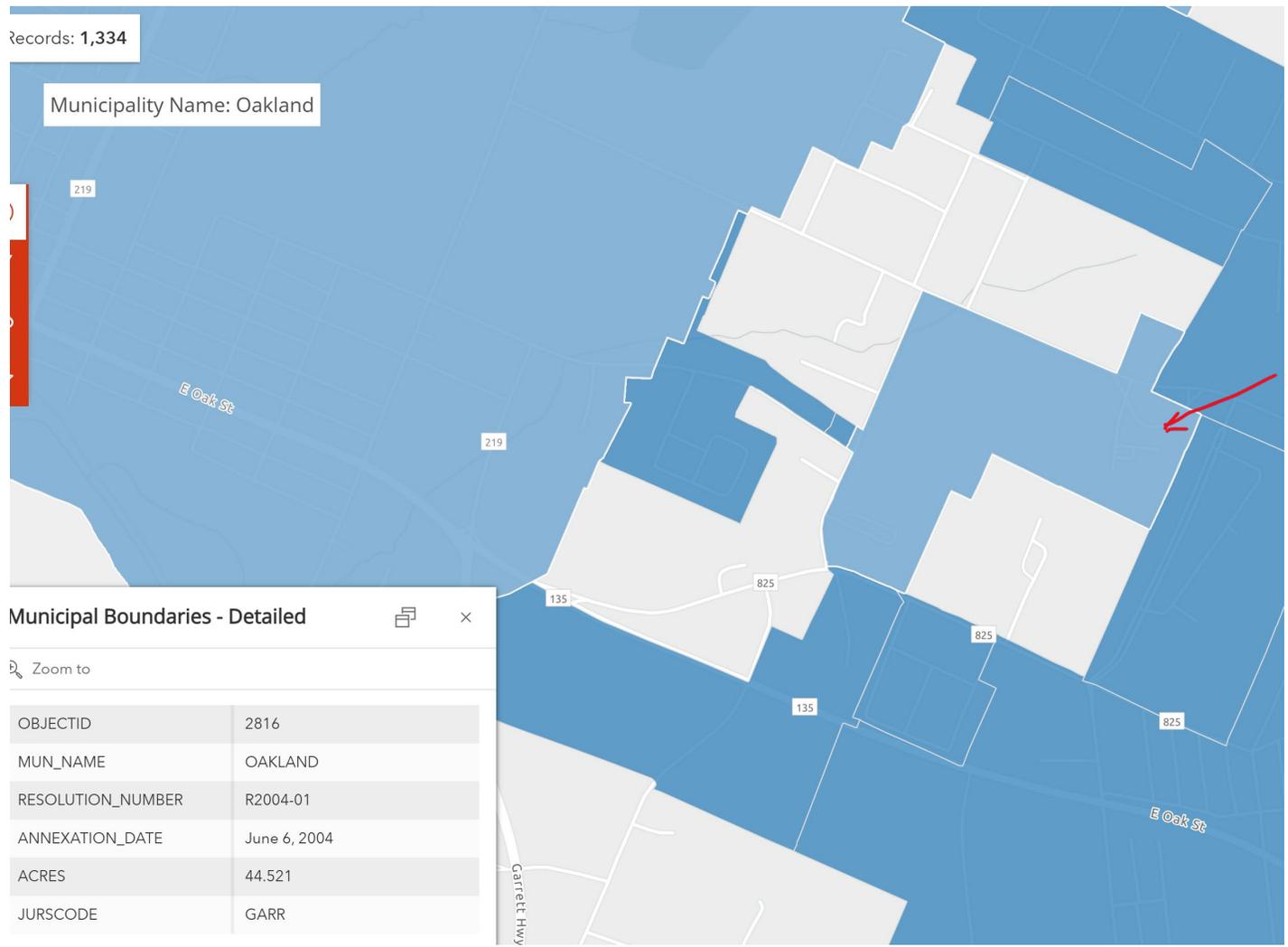
Records: 1/334

Municipal Boundaries - Detailed [Close]

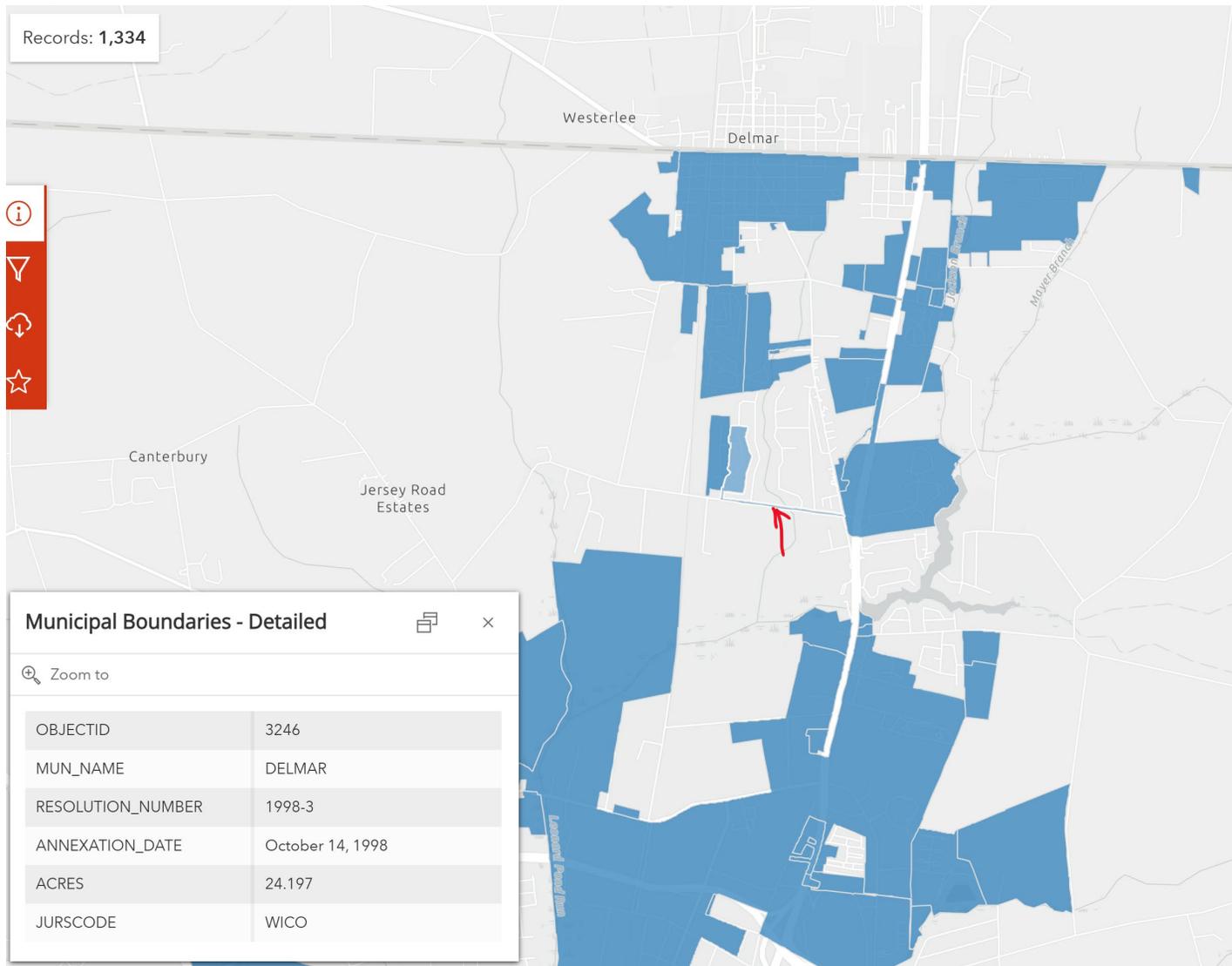
Zoom to

OBJECTID	3582
MUN_NAME	THURMONT
RESOLUTION_NUMBER	AN99-1 C99-1
ANNEXATION_DATE	August 5, 1999
ACRES	179.654
JURSCODE	FRED

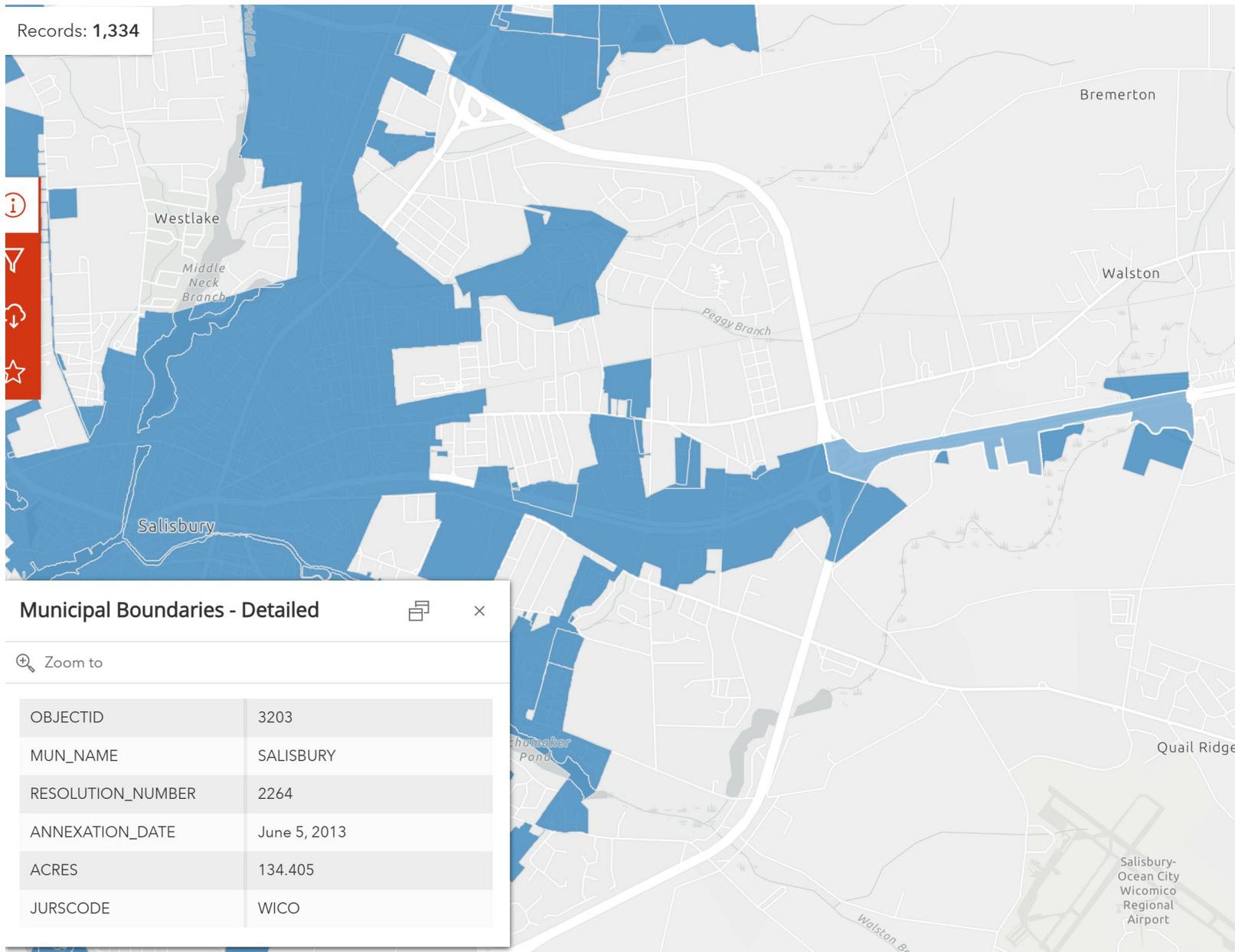


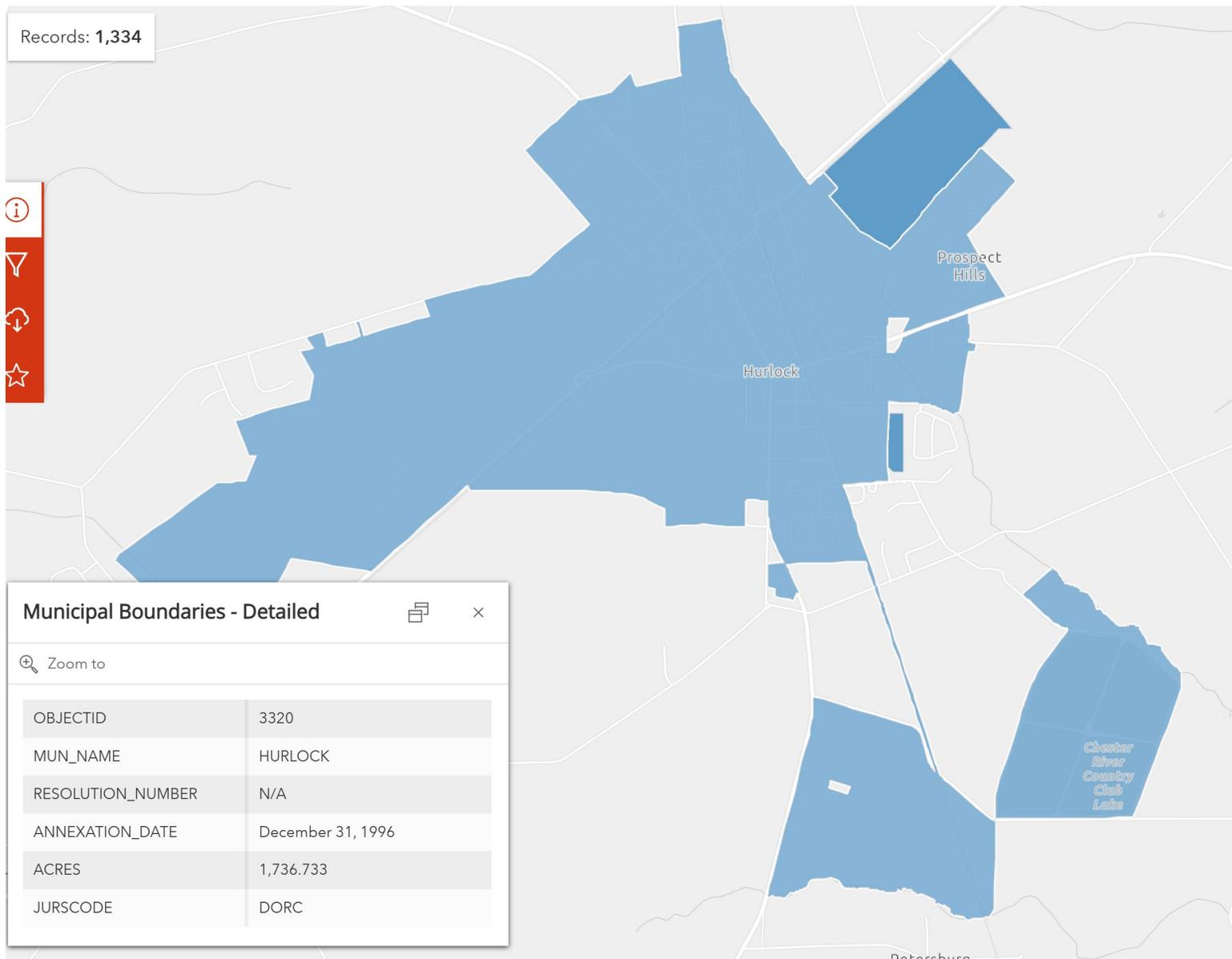


Town of Mt. Lake Park is to the East



Salisbury is to the South of Delmar





Records: 1,334

The map displays several municipalities in blue, including Martingham, St. Michaels, and Rio Vista. Other nearby areas like Quail Hollow, Gullwing Villas, Mount Pleasant Farms, Tricfield, Cove View, and Riverside are shown in light gray. A vertical toolbar on the left contains icons for information, search, refresh, and favorite. A popup window titled 'Municipal Boundaries - Detailed' is open, showing the following data:

OBJECTID	2902
MUN_NAME	ST. MICHAELS
RESOLUTION_NUMBER	2003-05
ANNEXATION_DATE	November 6, 2003
ACRES	144.825
JURSCODE	TALB

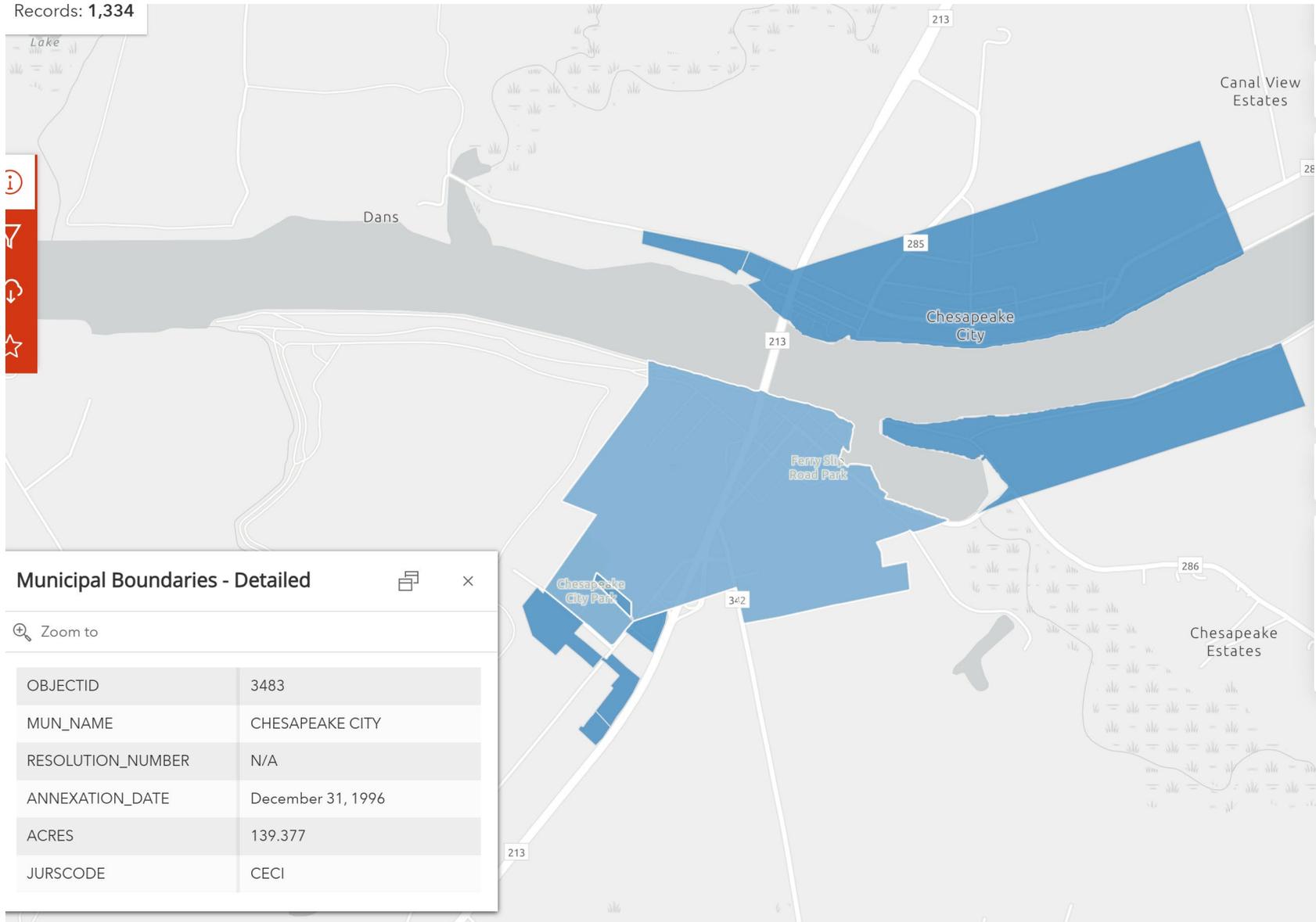
Records: 1,334

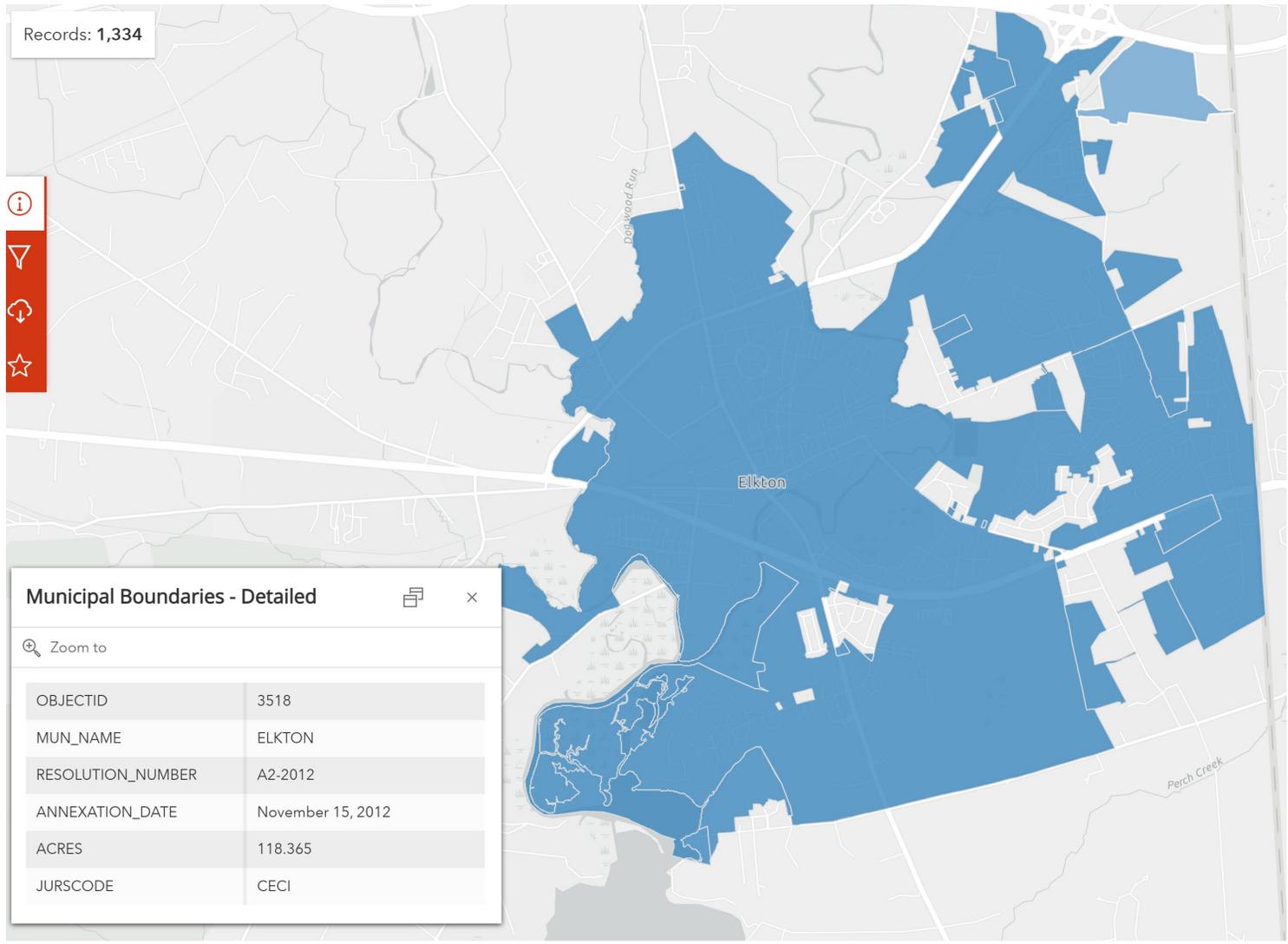
Municipal Boundaries - Detailed [Close]

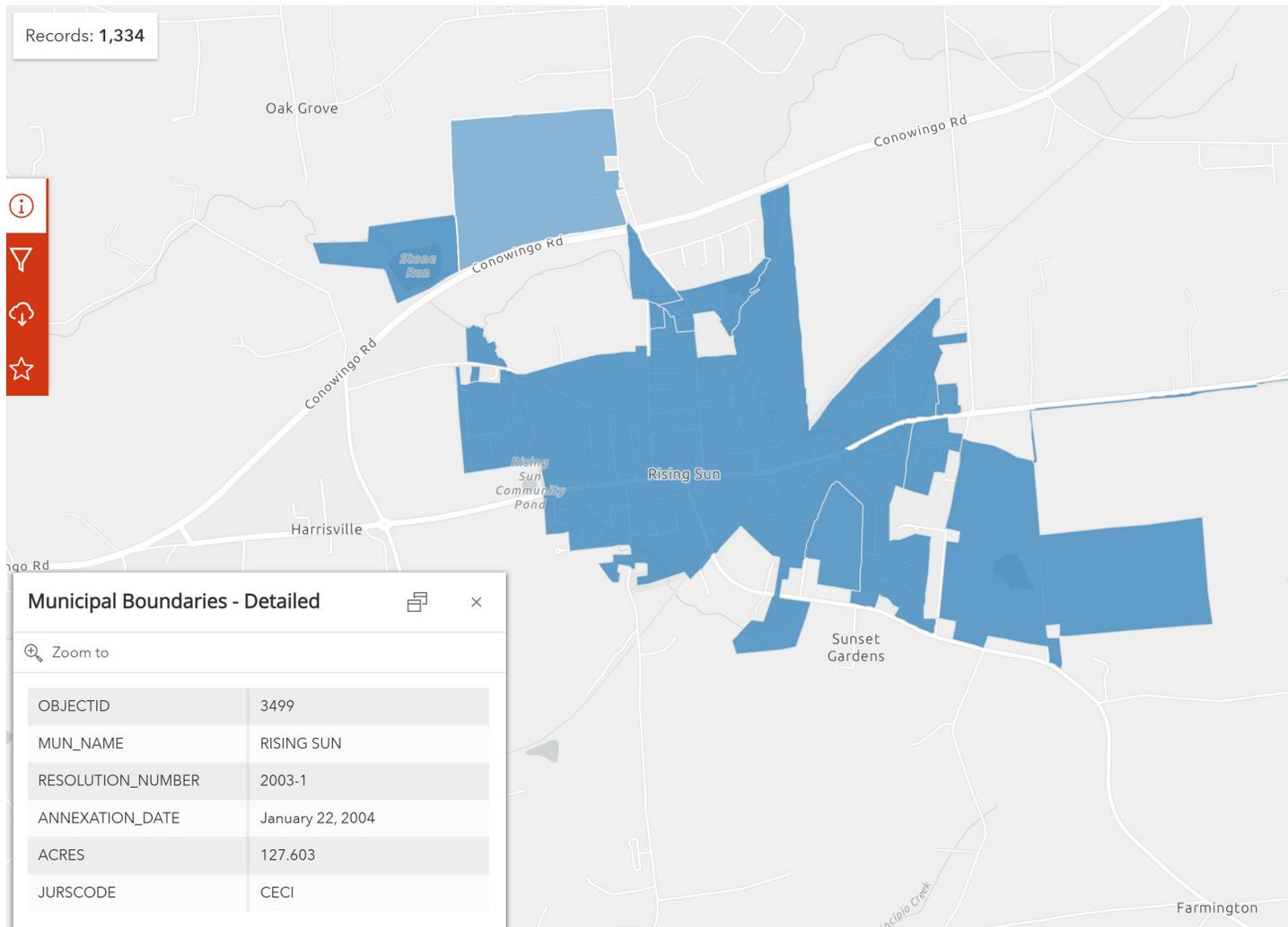
Zoom to

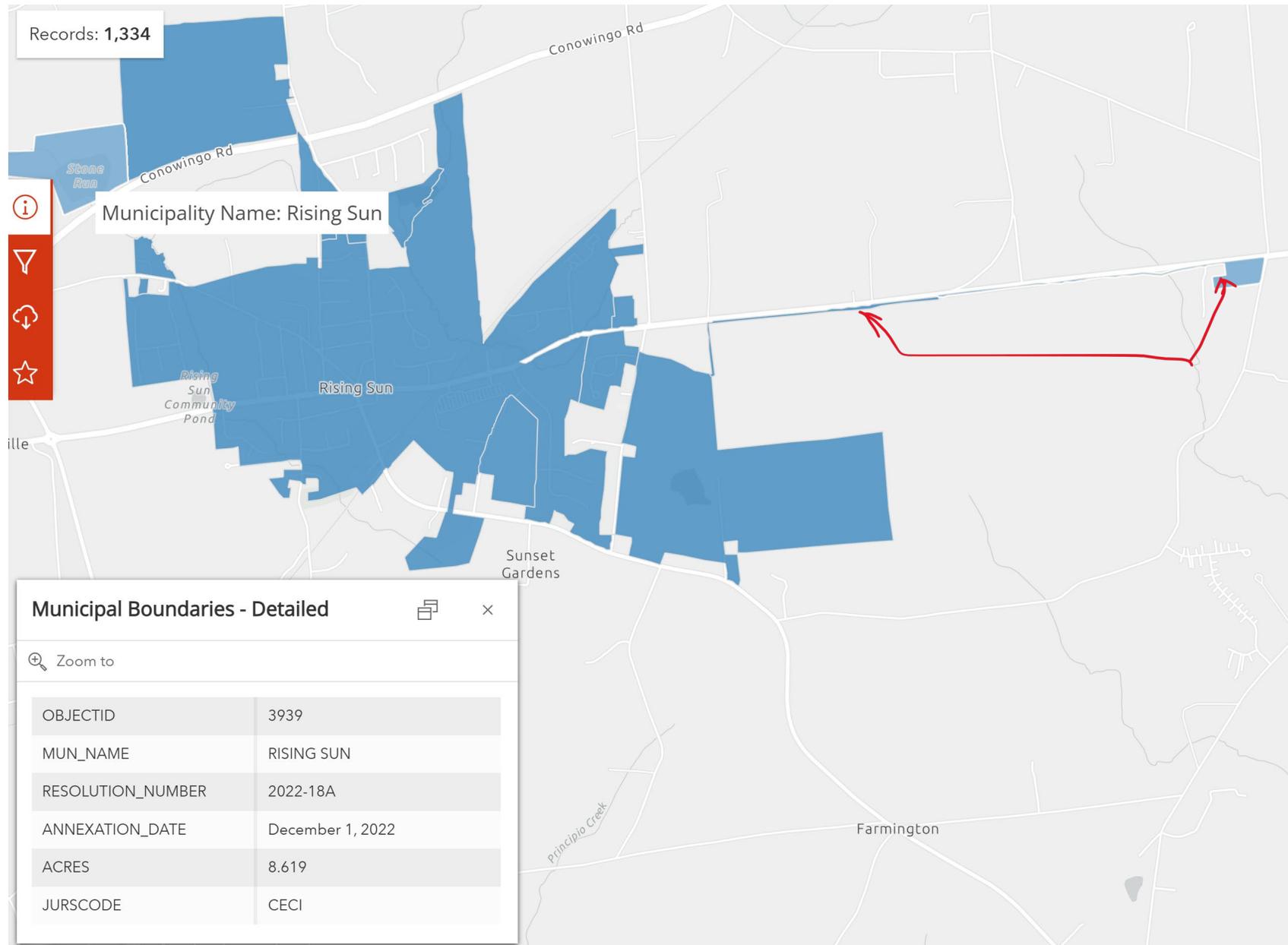
OBJECTID	3834
MUN_NAME	NORTH EAST
RESOLUTION_NUMBER	C-2006-09-01
ANNEXATION_DATE	December 22, 2006
ACRES	202.546
JURSCODE	CECI

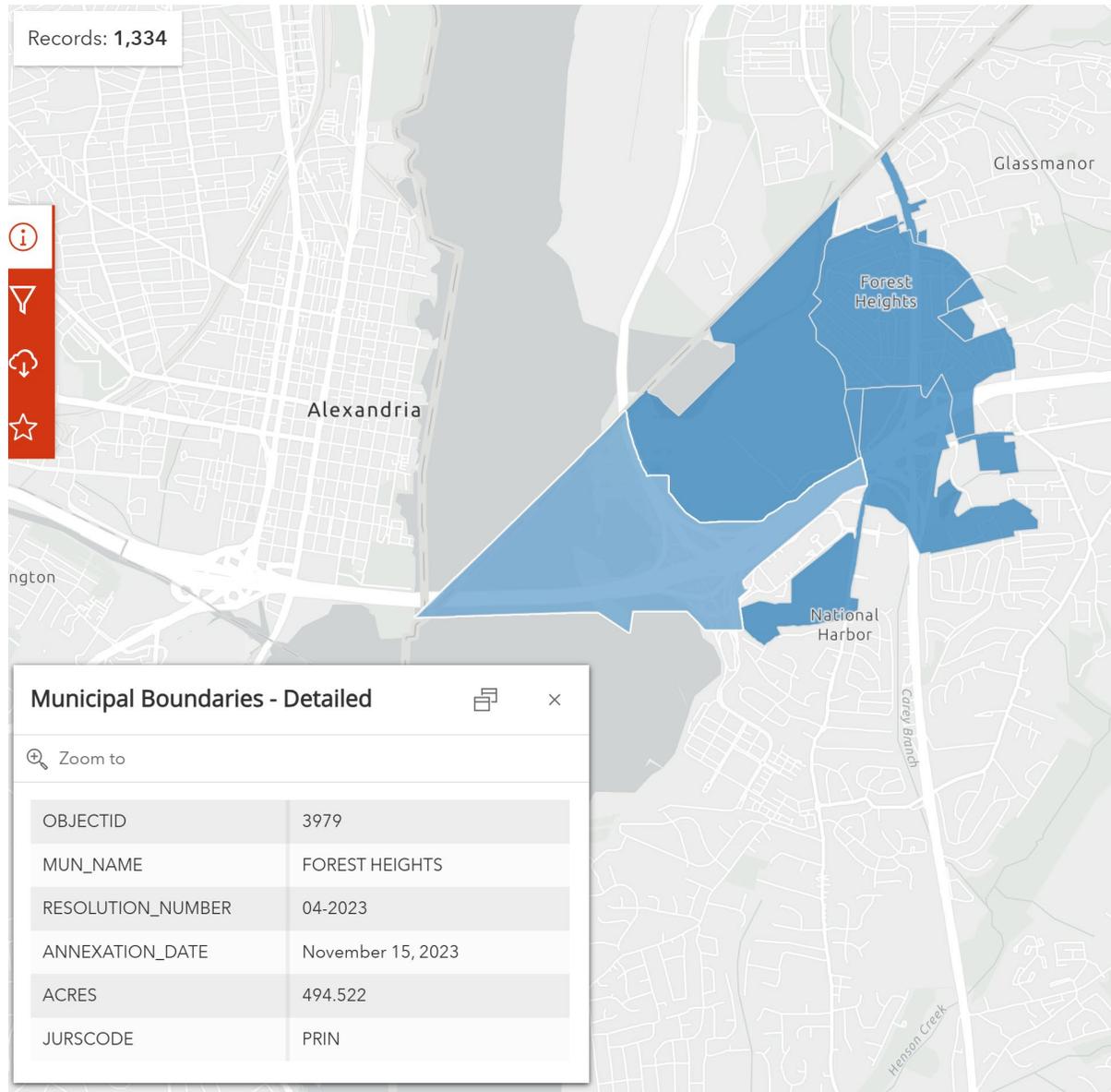
Records: 1,334









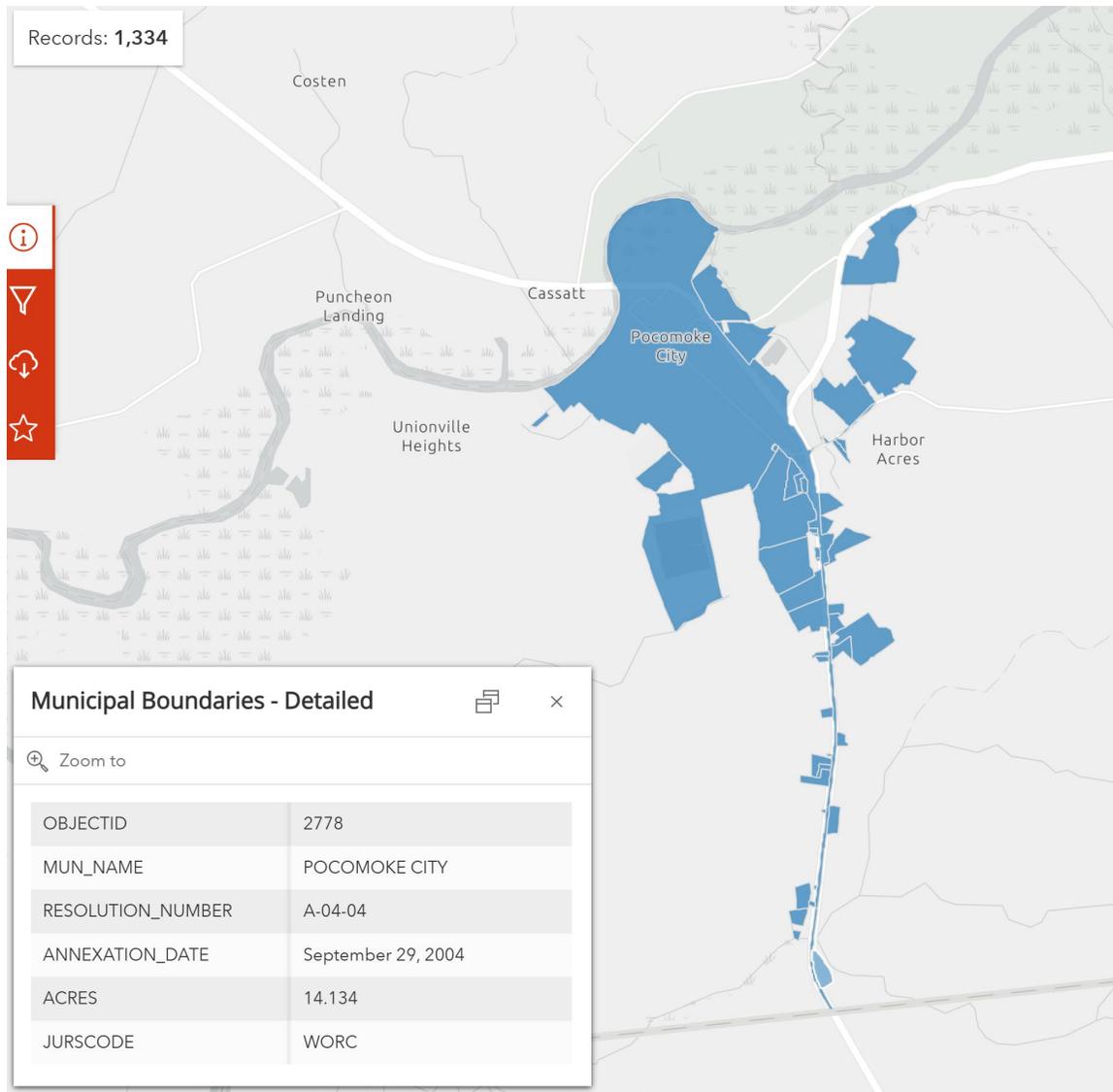


Municipality Name: La Plata

Municipal Boundaries - Detailed

Zoom to

OBJECTID	2745
MUN_NAME	LA PLATA
RESOLUTION_NUMBER	N/A
ANNEXATION_DATE	December 31, 1996
ACRES	4,386.967
JURSCODE	CHAR



Records: 1,334

Municipality Name: Berlin

Map labels: Ocean Ctwy, Kitts Branch, 50, 113, 346, 452, Briddletown, Kitts Hill, Seahawk Rd, Mar 5, Bay St, 25

Map controls: Information (i), Home (house icon), Refresh (circular arrow), Favorites (star)

Municipal Boundaries - Detailed

Zoom to

OBJECTID	2773
MUN_NAME	BERLIN
RESOLUTION_NUMBER	2001-02
ANNEXATION_DATE	July 25, 2001
ACRES	12.912
JURSCODE	WORC

Gathered in 12/7/2024

Records: 1,334

Municipal Boundaries - Detailed

Zoom to

OBJECTID	2770
MUN_NAME	OCEAN CITY
RESOLUTION_NUMBER	N/A
ANNEXATION_DATE	December 31, 1996
ACRES	6,206.193
JURSCODE	WORC

O.C. Includes Assawoman Bay



PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF LAW

Tara H. Jackson
Acting County Executive

Rhonda L. Weaver
County Attorney

Deputy County Attorneys
Sean G. Dixon
Shelley L. Johnson
Joseph C. Ruddy

December 6, 2024

VIA ELECTRONIC MAIL

Honorable Takisha James, Mayor
Town of Bladensburg
4229 Edmonston Road
Bladensburg MD 20710

Re: Proposed Annexation by the Town of Bladensburg pursuant to Resolution No. 1-2025

Dear Mayor James:

On behalf of the Prince George's County, Maryland and the Redevelopment Authority of Prince George's County, we wish to formally express opposition to the proposed annexation of the former Prince George's County Hospital Center site ("Hospital Site") by the Town of Bladensburg pursuant to its Resolution No. 1-2025. This proposed annexation does not comply with Maryland law as a result of failing to be contiguous and adjoining, creating arbitrary strips or corridors through roadways to connect to the remote Hospital Site, creating enclaves, and other violations of Maryland law.

More specifically, we have identified the following issues:

- The Hospital Site is not contiguous and adjoining to the boundaries of the Town of Bladensburg as required by Maryland law. The Hospital Site is approximately a half-mile southeast of the Town's boundary and there is no justifiable purpose for capturing this site.
- The Town attempts to bring the Hospital Site within its boundaries by creating strips or corridors for no purpose other than to connect to the remote Hospital Site. The roadway or highway strips consist of Federal and State rights-of-way (ROW), which form a narrow "V-shaped" area. This area is arbitrarily included and bears no relation to the municipality other than to incorporate the Hospital Site.
- The proposed annexation will result in an unincorporated area that is surrounded by municipal boundaries, thus creating a theoretical enclave which is prohibited by Maryland law. Furthermore, this approach departs from the legislative intent of the power granted.
- Questions remain regarding the Town's compliance with all procedural requirements for annexation.

Because we cannot technically provide legal advice to the Town, we present this letter as a request that you and the Town Council reconsider the proposed annexation by withdrawing Resolution No. 1-2025. We are asking that this letter be maintained in the legislative record and read aloud during the public hearing,

Wayne K. Curry Administration Building, 1301 McCormick Drive, Suite 4100
Largo, Maryland 20774
Phone (301) 952-5225 Fax (301) 952-3701
www.princegeorgescountymd.gov

Ex. 2

currently scheduled for December 9, 2024. If the resolution is not withdrawn, available legal remedies will be pursued.

Thank you for your consideration of these issues.

Sincerely,

Rhonda Weaver

Rhonda L. Weaver, Esq.
County Attorney

cc: Honorable Members of the Town Council
Tara H. Jackson, Acting County Executive
Angie Rodgers, Deputy Chief Administrative Officer for Economic Development
James Chandler, Acting Executive Director, Redevelopment Authority of Prince George's County
Sean G. Dixon, Esq., Deputy County Attorney
Joseph Compofelice, Esq., Associated County Attorney

CIVIL – NON-DOMESTIC CASE INFORMATION SHEET

DIRECTIONS

Plaintiff: This Information Report must be completed and attached to the complaint filed with the Clerk of Court unless your case is exempted from the requirement by the Chief Justice of the Supreme Court of Maryland pursuant to Rule 2-111(a).

Defendant: You must file an Information Report as required by Rule 2-323(h).

THIS INFORMATION REPORT CANNOT BE ACCEPTED AS A PLEADING

FORM FILED BY: PLAINTIFF DEFENDANT **CASE NUMBER** _____ (Clerk to insert)

CASE NAME: _____ vs. _____

PARTY'S NAME: _____ Plaintiff **PHONE:** _____ Defendant

PARTY'S ADDRESS: _____

PARTY'S E-MAIL: _____

If represented by an attorney:

PARTY'S ATTORNEY'S NAME: _____ **PHONE:** _____

PARTY'S ATTORNEY'S ADDRESS: _____

PARTY'S ATTORNEY'S E-MAIL: _____

JURY DEMAND? Yes No

RELATED CASE PENDING? Yes No If yes, Case #(s), if known: _____

ANTICIPATED LENGTH OF TRIAL?: _____ hours _____ days

PLEADING TYPE

New Case: Original Administrative Appeal Appeal

Existing Case: Post-Judgment Amendment

If filing in an existing case, skip Case Category/ Subcategory section – go to Relief section.

IF NEW CASE: CASE CATEGORY/SUBCATEGORY (Check one box.)

TORTS

- Asbestos
- Assault and Battery
- Business and Commercial
- Conspiracy
- Conversion
- Defamation
- False Arrest/Imprisonment
- Fraud
- Lead Paint – DOB of Youngest Plt: _____
- Loss of Consortium
- Malicious Prosecution
- Malpractice-Medical
- Malpractice-Professional
- Misrepresentation
- Motor Tort
- Negligence
- Nuisance
- Premises Liability
- Product Liability
- Specific Performance
- Toxic Tort
- Trespass
- Wrongful Death

CONTRACT

- Asbestos
- Breach
- Business and Commercial
- Confessed Judgment (Cont'd)
- Construction
- Debt
- Fraud

- Government
- Insurance
- Product Liability
- PROPERTY**
- Adverse Possession
- Breach of Lease
- Detinue
- Distress/Distrain
- Ejectment
- Forcible Entry/Detainer
- Foreclosure
 - Commercial
 - Residential
 - Currency or Vehicle
 - Deed of Trust
 - Land Installments
 - Lien
 - Mortgage
 - Right of Redemption
 - Statement Condo
- Forfeiture of Property / Personal Item
- Fraudulent Conveyance
- Landlord-Tenant
- Lis Pendens
- Mechanic's Lien
- Ownership
- Partition/Sale in Lieu
- Quiet Title
- Rent Escrow
- Return of Seized Property
- Right of Redemption
- Tenant Holding Over

PUBLIC LAW

- Attorney Grievance
- Bond Forfeiture Remission
- Civil Rights
- County/Mncpl Code/Ord
- Election Law
- Eminent Domain/Condemn.
- Environment
- Error Coram Nobis
- Habeas Corpus
- Mandamus
- Prisoner Rights
- Public Info. Act Records
- Quarantine/Isolation
- Writ of Certiorari

EMPLOYMENT

- ADA
- Conspiracy
- EEO/HR
- FLSA
- FMLA
- Worker's Compensation
- Wrongful Termination

INDEPENDENT PROCEEDINGS

- Assumption of Jurisdiction
- Authorized Sale
- Attorney Appointment
- Body Attachment Issuance
- Commission Issuance

- Constructive Trust
- Contempt
- Deposition Notice
- Dist Ct Mtn Appeal
- Financial
- Grand Jury/Petit Jury
- Miscellaneous
- Perpetuate
- Testimony/Evidence
- Prod. of Documents Req.
- Receivership
- Sentence Transfer
- Set Aside Deed
- Special Adm. – Atty
- Subpoena Issue/Quash
- Trust Established
- Trustee Substitution/Removal
- Witness Appearance-Compel

PEACE ORDER

- Peace Order

EQUITY

- Declaratory Judgment
- Equitable Relief
- Injunctive Relief
- Mandamus

OTHER

- Accounting
- Friendly Suit
- Grantor in Possession
- Maryland Insurance Administration
- Miscellaneous
- Specific Transaction
- Structured Settlements

IF NEW OR EXISTING CASE: RELIEF (Check All that Apply)

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Abatement | <input type="checkbox"/> Earnings Withholding | <input type="checkbox"/> Judgment-Default | <input type="checkbox"/> Reinstatement of Employment |
| <input type="checkbox"/> Administrative Action | <input type="checkbox"/> Enrollment | <input type="checkbox"/> Judgment-Interest | <input type="checkbox"/> Return of Property |
| <input type="checkbox"/> Appointment of Receiver | <input type="checkbox"/> Expungement | <input type="checkbox"/> Judgment-Summary | <input type="checkbox"/> Sale of Property |
| <input type="checkbox"/> Arbitration | <input type="checkbox"/> Financial Exploitation | <input type="checkbox"/> Liability | <input type="checkbox"/> Specific Performance |
| <input type="checkbox"/> Asset Determination | <input type="checkbox"/> Findings of Fact | <input type="checkbox"/> Oral Examination | <input type="checkbox"/> Writ-Error Coram Nobis |
| <input type="checkbox"/> Attachment b/f Judgment | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> Order | <input type="checkbox"/> Writ-Execution |
| <input type="checkbox"/> Cease & Desist Order | <input type="checkbox"/> Injunction | <input type="checkbox"/> Ownership of Property | <input type="checkbox"/> Writ-Garnish Property |
| <input type="checkbox"/> Condemn Bldg | <input type="checkbox"/> Judgment-Affidavit | <input type="checkbox"/> Partition of Property | <input type="checkbox"/> Writ-Garnish Wages |
| <input type="checkbox"/> Contempt | <input type="checkbox"/> Judgment-Attorney Fees | <input type="checkbox"/> Peace Order | <input type="checkbox"/> Writ-Habeas Corpus |
| <input type="checkbox"/> Court Costs/Fees | <input type="checkbox"/> Judgment-Confessed | <input type="checkbox"/> Possession | <input type="checkbox"/> Writ-Mandamus |
| <input type="checkbox"/> Damages-Compensatory | <input type="checkbox"/> Judgment-Consent | <input type="checkbox"/> Production of Records | <input type="checkbox"/> Writ-Possession |
| <input type="checkbox"/> Damages-Punitive | <input type="checkbox"/> Judgment-Declaratory | <input type="checkbox"/> Quarantine/Isolation Order | |

If you indicated **Liability** above, mark one of the following. This information is not an admission and may not be used for any purpose other than Track Assignment.

- Liability is conceded. Liability is not conceded, but is not seriously in dispute. Liability is seriously in dispute.

MONETARY DAMAGES (Do not include Attorney's Fees, Interest, or Court Costs)

- Under \$10,000 \$10,000 - \$30,000 \$30,000 - \$100,000 Over \$100,000
- Medical Bills \$ _____ Wage Loss \$ _____ Property Damages \$ _____

ALTERNATIVE DISPUTE RESOLUTION INFORMATION

Is this case appropriate for referral to an ADR process under Md. Rule 17-101? (Check all that apply)

- | | | | |
|----------------|--|--------------------------|--|
| A. Mediation | <input type="checkbox"/> Yes <input type="checkbox"/> No | C. Settlement Conference | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| B. Arbitration | <input type="checkbox"/> Yes <input type="checkbox"/> No | D. Neutral Evaluation | <input type="checkbox"/> Yes <input type="checkbox"/> No |

SPECIAL REQUIREMENTS

- If a Spoken Language Interpreter is needed, **check here and attach form CC-DC-041**
- If you require an accommodation for a disability under the Americans with Disabilities Act, **check here and attach form CC-DC-049**

ESTIMATED LENGTH OF TRIAL

*With the exception of Baltimore County and Baltimore City, please fill in the estimated **LENGTH OF TRIAL**.*

(Case will be tracked accordingly)

- | | |
|---|---|
| <input type="checkbox"/> 1/2 day of trial or less | <input type="checkbox"/> 3 days of trial time |
| <input type="checkbox"/> 1 day of trial time | <input type="checkbox"/> More than 3 days of trial time |
| <input type="checkbox"/> 2 days of trial time | |

BUSINESS AND TECHNOLOGY CASE MANAGEMENT PROGRAM

For all jurisdictions, if Business and Technology track designation under Md. Rule 16-308 is requested, attach a duplicate copy of complaint and check one of the tracks below.

- | | |
|---|---|
| <input type="checkbox"/> Expedited - Trial within 7 months of Defendant's response | <input type="checkbox"/> Standard - Trial within 18 months of Defendant's response |
|---|---|

EMERGENCY RELIEF REQUESTED

**COMPLEX SCIENCE AND/OR TECHNOLOGICAL CASE
MANAGEMENT PROGRAM (ASTAR)**

*FOR PURPOSES OF POSSIBLE SPECIAL ASSIGNMENT TO ASTAR RESOURCES JUDGES under
Md. Rule 16-302, attach a duplicate copy of complaint and check whether assignment to an ASTAR is requested.*

Expedited - Trial within 7 months of
Defendant's response

Standard - Trial within 18 months of
Defendant's response

***IF YOU ARE FILING YOUR COMPLAINT IN BALTIMORE CITY OR BALTIMORE COUNTY,
PLEASE FILL OUT THE APPROPRIATE BOX BELOW.***

CIRCUIT COURT FOR BALTIMORE CITY (CHECK ONLY ONE)

- Expedited Trial 60 to 120 days from notice. Non-jury matters.
- Civil-Short Trial 210 days from first answer.
- Civil-Standard Trial 360 days from first answer.
- Custom Scheduling order entered by individual judge.
- Asbestos Special scheduling order.
- Lead Paint Fill in: Birth Date of youngest plaintiff.....
- Tax Sale Foreclosures Special scheduling order.
- Mortgage Foreclosures No scheduling order.

CIRCUIT COURT FOR BALTIMORE COUNTY

- Expedited
(Trial Date-90 days) Attachment Before Judgment, Declaratory Judgment (Simple),
Administrative Appeals, District Court Appeals and Jury Trial Prayers,
Guardianship, Injunction, Mandamus.
- Standard
(Trial Date-240 days) Condemnation, Confessed Judgments (Vacated), Contract, Employment Related
Cases, Fraud and Misrepresentation, International Tort, Motor Tort, Other
Personal Injury, Workers' Compensation Cases.
- Extended Standard
(Trial Date-345 days) Asbestos, Lender Liability, Professional Malpractice, Serious Motor Tort or
Personal Injury Cases (medical expenses and wage loss of \$100,000, expert and
out-of-state witnesses (parties), and trial of five or more days), State Insolvency.
- Complex
(Trial Date-450 days) Class Actions, Designated Toxic Tort, Major Construction Contracts, Major
Product Liabilities, Other Complex Cases.

.....
Date

.....
Signature of Attorney / Party Attorney Number

.....
Address

.....
Printed Name

.....
City State Zip Code