

PETITION FOR ANNEXATION AND ZONING OF REAL PROPERTY

ANNAPOLIS NECK, LLC/SAMARAS PROPERTY

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**PETITION TO THE MAYOR AND ALDERMEN
OF THE CITY OF ANNAPOLIS
FOR ANNEXATION AND ZONING OF REAL PROPERTY**

**ANNAPOLIS NECK, LLC/SAMARAS PROPERTY
BAY RIDGE ROAD
ANNAPOLIS, MARYLAND 21401**

This Petition for 5.649 acres of property located on Bay Ridge Road in Annapolis, Maryland is filed in accordance with Annotated Code of Maryland, Local Government Article, § 4-401, *et seq.*; Article III, Charter of the City of Annapolis, § 3; and Annapolis City Code, Chapter 2.52 (Annexation Policy and Procedure). Petitioners are Annapolis Neck, LLC, Stephen C. Samaras, Daphne S. Foreman, Evangeline S. Ross, and Samaras Grandchildren Property, L.L.C. (collectively referred to hereinafter as the "Petitioner"). In support of the Petition, the Petitioner respectfully states as follows:

PROPERTY DESCRIPTION AND OWNERS:

The property that is the subject of this Petition is comprised of ten individual parcels and an adjoining section of the Bay Ridge Road right-of-way, for a total land area of 5.649 acres* (the "Property"). Those parcels are described as follows:

- **Parcel 861**, Tax Map 57A, Grid 8
925 Bay Ridge Road
Tax Account No. 02-000-10166100
Part of Lot 6 -- 12,971 square feet or 0.298 acres +/-
- **Parcel 762**, Tax Map 57A, Grid 7
917 Bay Ridge Road
Tax Account No. 02-000-07269740
Part of Lot 6 -- 14,090 square feet or 0.324 acres +/-

*Where a discrepancy exists between the land area for a particular parcel reported by the State Department of Assessments and Taxation or by deed and the land area determined by survey, the land area surveyed by Bay Engineering, Inc. will be used in this Petition.

- **Parcel 862**, Tax Map 57A, Grid 8
925 Bay Ridge Road
Tax Account No. 02-000-10165800
27,543 square feet or 0.633 acres +/-
- **Parcel 863**, Tax Map 57A, Grid 8
927 Bay Ridge Road
Tax Account No. 02-000-10166300
Western half of Lot 7 – 28,073 square feet or 0.645 acres +/-
- **Parcel 864**, Tax Map 57A, Grid 8
929 Bay Ridge Road
Tax Account No. 02-000-10166400
Eastern half of Lot 7 – 13,897 square feet or 0.319 acres +/-
- **Parcel 765**, Tax Map 57A, Grid 7
929A Bay Ridge Road
Tax Account No. 02-000-10316600
Back portion of eastern half of Lot 7 – 14,649 square feet or 0.336 acres +/-
- **Parcel 867**, Tax Map 57A, Grid 8
931 Bay Ridge Road
Tax Account No. 02-000-10166440
Part of Lot 8 – 58,425 square feet or 1.341 acres +/-
- **Parcel 868**, Tax Map 57A, Grid 8 (excepting that part previously annexed)
941 Bay Ridge Road
Tax Account No. 02-000-90035408
58,425 square feet or 1.341 acres +/-
- **Parcel 1405**, Tax Map 57A, Grid 14 (excepting that part previously annexed)
939 Bay Ridge Road
Tax Account No. 02-000-90035409
Lot 1 – 26,617 square feet or 0.611 acres +/-
- **Part of Parcel 160**, Tax Map 57A, Grid 14
979 Bay Village Drive
Tax Account No. 06-000-12623805
3,776 square feet or 0.087 acres +/-
- **Bay Ridge Right-of-Way** (portion lying adjacent to the Property)
15,737 square feet or 0.361 acres +/-

The Property is depicted on the Annexation Plat ("Annexation Plat"), prepared by Bay Engineering, Inc. and dated April 2014, which is attached hereto and incorporated herein by reference as Exhibit "A."

The proposed annexation property boundaries are shown on an Annexation Property Boundary Plan attached hereto and incorporated herein as Exhibit "B." A metes and bounds description of the Property, prepared by Bay Engineering, Inc., is attached hereto and incorporated herein by reference as Exhibit "C."

The Property is located in the Second and Sixth Assessment Districts of Anne Arundel County, Maryland ("County") and would be annexed into Ward Seven of the City of Annapolis ("City").

JUSTIFICATION FOR PETITION:

In compliance with the requirements of Local Government Article, Annotated Code of Maryland, § 4-401(b), the Property is contiguous to and adjoining the existing boundaries of the City. Annexation of the Property will not create an unincorporated area that is bounded on all sides by real property presently within the boundaries of the City, real property proposed to be within the boundaries of the City as a result of the proposed annexation, or any combination of such properties.

As shown on the Annexation Plat (Exhibit "A"), the Property is bounded to the north and east by property located within the City. The annexation proposed in this Petition, therefore, would establish a logical and sensible boundary for the City.

Within sixty (60) days prior to the filing of this Petition, a summary hereof was sent to each owner of real property within the area of the proposed annexation and the owners of real property within five hundred (500) feet of the boundaries of the property

proposed for annexation to the address listed in the assessment records, together with a copy of the provisions of Chapter 2.52 (Annexation Policy and Procedure) of the Code of the City of Annapolis.

CRITERIA OF CITY CODE, § 2.52.030

In accordance with the Code of the City of Annapolis, Section 2.52.030, the Petitioner intends to file this Petition and its exhibits with the City Clerk together with fifteen (15) copies of the Petition and exhibits and a nonrefundable fee as established by resolution of the City Council.

Also in accordance with Section 2.52.030 of the Code, the Petitioner provides the following information regarding the Property and the Petition:

(A) DESCRIPTIVE DATA

Acreage:

As illustrated on the Annexation Plat attached as Exhibit "A," the Annexation Property Boundary Plan attached as Exhibit "B," and the Metes and Bounds description of the Property attached as Exhibit "C," the Property contains 246,052 square feet or 5.649 acres of land more or less. The Bay Ridge Road Right-of-Way, which comprises 15,737 square feet or 0.361 acres of the total acreage of the Property and is owned by Anne Arundel County, Maryland, is included in this Petition to establish a logical and sensible boundary for the City. A small sliver of the eastern boundaries of Parcels 868 and 1405 were previously annexed into the City and therefore those portions are omitted from this Petition. A small portion of Parcel 160 owned by Brig, LLC, comprising 3,776 square feet or 0.087 acres of the total acreage of the Property, is included in this Petition because it was omitted from the annexation of the adjacent property and is needed to correct the prior omission and establish a logical and sensible boundary for the City.

Metes and Bounds Description of the Boundary Realignment:

A metes and bounds description of the boundary realignment of the City has been prepared by Bay Engineering, Inc., and is attached hereto and incorporated herein by reference as Exhibit "D." Because the Property proposed for annexation is located adjacent to a small section of property located within Parcel 160 that was mistakenly excluded from the City's jurisdictional boundary in a previous annexation, the Petitioner has, at the request of the City Department of Public Works, encompassed the excluded area within this Petition and included it within the proposed boundary realignment in order to correct the earlier omission from the jurisdictional boundary of the City.

Population:

The Property is not occupied by any permanent residents at this time. Existing single family residential dwellings on Parcels 868, 1405, 762, and 862 are vacant. The existing single family dwellings on the remaining parcels are used occasionally for short-term, temporary residential purposes only. C & C Liquors, which operated on Parcel 861, is closed and there are no plans to reopen the business.

Name and Address of Each Property Owner:

The name and address of each property owner within the Property is listed on Exhibit "E," attached hereto and incorporated herein by reference.

Number and Kind of Existing Uses on the Property:

The Property is improved with one commercial structure on Parcel 861 and seven older single-family residences with associated accessory structures on the remaining parcels. C & C Liquors, located on Parcel 861 at 925 Bay Ridge Road, is now closed and commercial use of that parcel has ceased. The existing dwellings are used occasionally for temporary residential purposes pending redevelopment of the site. All structures would be removed if the Property is annexed and developed for commercial purposes as proposed by the Petitioner. The Property has been used for commercial and residential

purposes. For purposes of illustration, an aerial photograph depicting the existing uses of the Property is attached hereto and incorporated herein by reference as Exhibit "F."

Roadway Mileage:

The Property has approximately 419 feet of frontage along Bay Ridge Road, an existing variable width public right-of-way owned and maintained by Anne Arundel County, and is located immediately across Bay Ridge Road from the terminus of Georgetown Road. For an illustration of this roadway frontage, see the Annexation Plat (Exhibit "A").

Assessments:

The total assessed value of the composite parcels that comprise the Property is \$3,263,600.00 as of July 1, 2013.

Existing or Proposed Public Facilities or Services:

The Property is currently served by private well and private septic systems. The Property has direct access to municipal water and sewer facilities by virtue of those utility lines being located in Bay Ridge Road immediately adjacent to the Property. Refuse collection currently is provided by Anne Arundel County.

(B) DESCRIPTIVE PLATS

Present and Proposed Boundaries:

The existing boundary of the City and the proposed boundary of the City following annexation of the Property are depicted on the Annexation Property Boundary Plan, attached hereto as Exhibit "B."

General Land Use Patterns:

The general land use patterns on and around the Property are depicted on a Land Use Plan prepared by Bay Engineering, Inc. dated April 2014, attached hereto and

incorporated herein as Exhibit "G." The land use patterns in the vicinity generally include single-family homes and vacant land to the southwest off Old Annapolis Neck Road, vacant land and small commercial uses to the southeast (Quantum Sail Design Group, CVS Pharmacy), retail commercial uses to the northwest (Fawcett Boat Supplies, a commercial strip center, McDonald's restaurant), and commercial uses to the northeast across Bay Ridge Road (office/retail shopping center, Fitzsimmons Design Associates, and Bank of America to the west of Georgetown Road, and Bay Forest Shopping Center housing Giant Foods and retail strip uses to the east of Georgetown Road).

Existing and Proposed Zoning:

The Property currently is zoned C1- Local Commercial District as shown on the Annexation Property Boundary Plan attached as Exhibit "B," and also shown on the Zoning Map for the Second Assessment District adopted by Anne Arundel County and attached hereto and incorporated herein by reference as Exhibit "H."

The Petitioner proposes that the Property be annexed and zoned B2 Community Shopping district under City Code, § 21.42.030, which is consistent with the properties to the north side of Bay Ridge Road and compatible with the surrounding properties. The existing City zoning classifications for surrounding properties is shown on City Zoning Maps 53 and 54, attached hereto and incorporated herein by reference as Exhibit "I."

The existing and proposed zoning classifications for the Property are shown on the Annexation Property Boundary Plan, attached as Exhibit "B".

A Concept Development Plan prepared by Bay Engineering, Inc., dated April 2014, is attached hereto and incorporated herein by reference as Exhibit "J." The Concept Development Plan depicts, in conceptual form, a proposed redevelopment plan for the Property including four separate buildings intended for retail use as permitted by the B2 Community Shopping Center district zoning classification.

Present and Proposed Public Facilities:

Municipal water and sewer utility lines are located immediately adjacent to the Property and will be extended to the Property at the expense of Petitioner within ten (10) years following annexation and concurrently with the development of the Property, in accordance with Article III, The Charter of the City of Annapolis, Section 3(b). No other public facilities are proposed for or required by the annexation.

Improvements, Existing Structures, and Existing Reserved or Public Areas:

All improvements, existing structures, and existing reserved or public areas are shown on the Annexation Plat attached as Exhibit "A," and the Land Use Plan attached as Exhibit "G." Petitioner intends to remove the existing improvements and structures and redevelop the Property in accordance with all applicable laws and regulations if the Property is annexed and zoned as proposed.

(C) CERTIFICATION

The Petitioner certifies that, within sixty (60) days prior to filing of this Petition, a summary of the Petition, together with a copy of the provisions of Chapter 2.52 (Annexation Policy and Procedure) of the City Code, were sent by first class mail to the owners of real property located both within the area of the proposed annexation and within five hundred (500) feet of the boundaries thereof. A list of these property owners and an Affidavit of Mailing Notice is attached hereto and incorporated herein by reference as Exhibit "K."

(D) DESCRIPTION AND COST OF SERVICES PRESENTLY PROVIDED

Animal Control Services:

Animal control services presently are provided to current residents of the Property by the Anne Arundel County Animal Control Department. These services will continue to be provided by the County following annexation of the Property.

Street Lighting:

The development proposed by the Petitioner if the Property is annexed is not expected to require road improvements to Bay Ridge Road. Existing street lighting provided by the City, therefore, is expected to be sufficient to serve the Property.

Public Health Services:

Public health services presently are provided to current residents of the Property by the County Department of Public Health. These services will continue to be provided by the County following annexation of the Property.

Recreational Facilities:

Recreational facilities do not exist on the Property, but nearby public recreational facilities including Quiet Waters Park in the County and Truxton Heights Park in the City are available to service the residents of the Property. These recreational facilities will continue to be provided to residents of the Property following annexation of the Property.

Library Facilities:

The Annapolis Area Library at 1410 West Street and the Eastport-Annapolis Neck Community Library at 269 Hillsmere Road, both part of the Anne Arundel County Public Library System, are available to provide library services to residents of the Property. These services will continue to be provided by the County following annexation.

(E) DESCRIPTION OF SERVICES TO BE UPGRADED, INITIATED OR EXTENDED

Police Services:

The City will provide police services to the Property, but the cost of extending such services is expected to be minimal. The City currently provides police protection services to the surrounding properties on Bay Ridge Road that lie within and outside the City boundaries. Annexing the Property will eliminate a jurisdictional problem for the

City of Annapolis Police Department in the investigation of activities from abutting City properties, and will create a logical and sensible boundary for the provision of police services.

Fire Protection and Ambulance/Emergency Services:

The County currently has jurisdiction to provide fire protection and ambulance and emergency services to the Property from Anne Arundel County Fire Department Station 8 (Annapolis Neck), located at 991 Bay Ridge Road, approximately .3 miles eastbound on Bay Ridge Road. If the Property is annexed, fire and emergency services will be provided by the City of Annapolis Fire Department from its headquarters at 1790 Forest Drive. However, since the County Annapolis Neck Station is located closer to the Property than the County Forest Drive Station, the County will continue to be the first responder through the provision of mutual aid services with the City.

Water:

The Property currently is served by private wells. An existing 12-inch public water line is located in Bay Ridge Road, immediately adjacent to the Property, as shown on a Topographic Plan prepared by Bay Engineering, Inc. and dated April 2014, attached hereto and incorporated herein as Exhibit "L." Public water service would be extended to the Property at the expense of the Petitioner, as shown on the Concept Development Plan attached as Exhibit "J," following annexation and concurrently with development of the Property.

Sewerage Service:

The Property currently is served by private septic systems. An existing 30-inch force main public sewer line is located in Bay Ridge Road, immediately adjacent to the Property, and an existing 8-inch sewer connection is available on the adjacent Parcel 160, as shown on the Topographic Plan attached as Exhibit "L." Public sewerage service

would be extended to the Property at the expense of the Petitioner following annexation and concurrently with the development of the Property.

Refuse Collection:

Refuse collection services would be provided by the City of Annapolis.

Road Maintenance:

The Property fronts on Bay Ridge Road, which is a variable width public right-of-way. Bay Ridge Road, from Farragut Road to Hillsmere Drive (which includes the section on which the Property fronts), is owned and maintained by Anne Arundel County, according to the County Department of Public Works, Bureau of Highways, list of Public Roads as of March 27, 2014. Any additional roads, driveways, private rights of way or parking lots on the Property will be constructed and maintained by the Petitioner concurrently with development of the Property. No additional road maintenance services are anticipated if the Property is annexed. No capital improvements are required.

Street and Curbside Construction:

The Property currently is used for commercial and residential purposes and has several direct access points onto Bay Ridge Road. Curb cuts will be centralized in a manner similar to that shown on the Concept Development Plan attached as Exhibit "J," and will be built in accordance with all applicable laws and regulations, at the expense of the Petitioner and concurrently with the development of the Property if the Property is annexed. No additional City services relating to street and curbside construction are expected to be required.

Stormwater Drainage:

Stormwater drainage facilities for the Property will be provided concurrently with the development of the Property. Redevelopment of the Property will utilize the most current techniques of Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP) at the sole expense of the Petitioner with no capital improvements.

Housing Inspection Services:

The County Department of Inspection and Services currently has jurisdiction over housing inspection services to the Property. The City will assume jurisdiction of housing inspection services upon annexation.

(F) ESTIMATED COST OF MUNICIPAL SERVICES

The Petitioner intends to redevelop the Property in accordance with all applicable laws and regulations if the Property is annexed. The Petitioner has prepared an estimation of the cost to the City of Annapolis of providing the municipal services identified above, together with an estimation of revenues to be realized by the City “as is” and after redevelopment of the Property is complete. This Fiscal Impact Analysis, prepared by Westholm & Associates, LLC effective April 29, 2014, is attached hereto and incorporated herein by reference as Exhibit “M” (“Fiscal Impact Analysis”). *The Fiscal Impact Analysis concludes that if annexed, the Property will generate revenue in excess of the cost of providing municipal services, whether the Property is developed in the manner described in the Fiscal Impact Analysis or is left in “as is” condition.*

The Fiscal Impact Analysis estimates that the cost to the City of the proposed annexation of the Property in “as is” condition would be nominal, as there would be no need for additional City services. Nonetheless, because the Property would benefit from the many services offered by the City, whether directly or indirectly, the proportionate share of the total costs of the City for the Property “as is” will be \$28,946 (rounded) per annum (Fiscal Impact Analysis at 35).

The estimated cost to the City of the proposed annexation of the Property if developed with commercial space as described in the Fiscal Impact Analysis, attached as Exhibit “M,” also would be nominal, as there is no anticipated need for additional City services. Again, however, because the Property would benefit from other services offered

by the City, whether directly or indirectly, the proportionate share of the total costs of the City for the Property as developed will be \$30,578 (rounded) per annum (Fiscal Impact Analysis at 30).

(G) ESTIMATED POTENTIAL REVENUE

The annexation will generate revenue for the City in excess of the City's cost of providing municipal services as a result of the annexation, which calculations are described in detail in the Fiscal Impact Analysis attached as Exhibit "M." In summary, the Fiscal Impact Analysis determines that the total amount of revenues estimated to be generated by the Property in "as is" condition, using conservative calculations, is \$29,653 (rounded) per annum (Fiscal Impact Analysis at 36). The total amount of revenues reasonably projected to be generated by the Property if developed for commercial purposes as described in Exhibit "M" is \$118,659 (rounded) per annum (Fiscal Impact Analysis at 31).

With regard to the net long term direct revenues (net of all expenses) to the City, the Fiscal Impact Analysis concludes, based upon certain stated assumptions, as follows:

- The proposed annexation of the Property in "as is" condition and without subsequent redevelopment is reasonably estimated and projected to result in **net positive** long term direct revenues of **Seven Hundred Dollars (\$700.00)** (rounded) per annum for the City (Fiscal Impact Analysis at 36); and
- The proposed annexation of the Property with subsequent redevelopment as described in the Fiscal Impact Analysis is reasonably expected and projected to result in **net positive** long term direct revenues of **Eighty Eight Thousand Dollars (\$88,000.00)** per annum for the City (Fiscal Impact Analysis at 31).

(H) SOCIAL AND ECONOMIC CHARACTERISTICS OF THE AREA

The Property is located on Bay Ridge Road, which is developed with a number of commercial uses similar in character to the existing and proposed use of the Property. The Property currently is developed with the former C & C Liquor business building and several older single-family residences. The social and economic characteristics of the Property and of the surrounding area are similar to those of the City as a whole. The Petitioner desires to annex the Property into the City and eventually to redevelop the Property in accordance with all applicable City regulations. The commercial businesses that are projected to occupy the Property would be similar to other existing commercial uses on Bay Ridge Road in terms of size, nature of the business, and revenue projections. Any use of the Property would be compatible with the neighborhood, and development of the Property will not conflict with the pattern of development in the surrounding neighborhood.

(I) DISTINGUISHING ENVIRONMENTAL CHARACTERISTICS

The Property is not located within the Chesapeake Bay Critical Area. The topography of the site is relatively level, with minor variations ranging from 48 feet to 63 feet above sea level, as shown on the Topographic Plan attached as Exhibit "L." Soils designation and boundaries are shown on the Topographic Plan attached as Exhibit "L." The Property contains a small area of isolated man-made nontidal wetlands in the center of Parcel 867, as shown on the Topographic Plan attached as Exhibit "L." The existing vegetation on the Property is comprised largely of grasses, understory shrubs and trees. Existing specimen trees, which are surveyed and identified on the Topographic Plan attached as Exhibit "L," are located predominantly in the southeast and southwest quadrants of the Property. Although the Property does not have significant environmental features, the Petitioner intends to comply with all applicable laws and regulations of the City of Annapolis and other regulatory agencies related to protecting and preserving the natural environmental characteristics of the site.

(J) UNIQUE CHARACTERISTICS OF THE AREA

The Property is unique because it is bordered by properties located within the boundaries of the City of Annapolis. City municipal services including sewer and water connections are located immediately adjacent to the Property. The Property is located on Bay Ridge Road in an area developed with small commercial and retail properties, and its continued use for residential purposes is no longer viable. For these reasons among others set forth in this Petition, the unique characteristics of the Property and the area demonstrate that both the Property and the City would benefit from annexation.

(K) LAND USES SPECIFIED IN THE COUNTY AND CITY MASTER PLAN

The 2009 General Development Plan for Anne Arundel County ("GDP"), adopted October 19, 2009 in Bill No. 64-09, assigns the Property the "Commercial" land use classification, as shown on the relevant portion of the GDP Land Use Plan 2009, attached hereto and incorporated herein by reference as Exhibit "N." The Land Use Plan "does not attempt to define the 'allowable' land use on every specific land parcel in the County," as shown in the relevant text of the GDP included as part of Exhibit "N." (Exhibit "N" at 116) Instead, the Land Use Plan is used as a guide for comprehensive zoning legislation. (Exhibit "N" at 117) The County does not mandate that all comprehensive zoning changes be determined by the Land Use Plan map or that zoning classifications specifically "match" the Land Use Plan category. (Exhibit "N" at 117)

Annexation of the Property by the City of Annapolis and zoning it in the B2 Community Shopping district, as proposed, will be in conformance with the Anne Arundel County General Development Plan. The B2 Community Shopping district, as the County commercial Land Use Plan indicates, is designed to accommodate the needs of a large consumer population, therefore permitting a wide range of uses for both daily and occasional shopping. See City Code, § 21.42.030.

The 2009 Comprehensive Plan for the City of Annapolis *specifically includes the Property as an area intended for expansion of City limits through annexation*. It is part of what is identified in the Plan as Growth Area "B," which consists of sixteen acres of the Bay Ridge Opportunity Area as shown on the attached excerpts from the Comprehensive Plan, attached hereto and incorporated herein by reference as Exhibit "O." Growth Area "B" includes the existing commercial sites located between Old Annapolis Road and Bay Ridge Road. The Plan anticipates that Growth Area "B" could accommodate 50 housing units and approximately 40,000 square feet of new commercial uses (Exhibit "O" at 71).

(L) REQUESTED CITY ZONING DISTRICT CLASSIFICATION

Petitioner requests, by virtue of this Petition, that the Property be annexed and that upon annexation the Property be zoned within the B2 Community Shopping District district as provided in City Code, § 21.42.030, so that the Property may be used for the purposes allowed under that zoning classification. The requested zoning is allowable under the provisions of Local Government, Annotated Code of Maryland, § 4-416(b).

(M) PROPERTY TAX MAP AND TOPOGRAPHIC MAP

The tax map information that describes each parcel in the Property is shown on Exhibit "A" and summarized on page 1 of this Petition. In addition, a copy of that part of Tax Map 57A that includes the Property at a scale of one inch equals two hundred feet is attached hereto and incorporated herein as Exhibit "P." The topographical data for the Property and the immediately surrounding area is shown on the Topographic Plan attached as Exhibit "L." In addition, a topographic map at a scale of one inch equals two hundred feet is attached hereto and incorporated herein as Exhibit "Q." Exhibits "P" and "Q" are attached to this Petition in compliance with City Code § 2.52.030 (M).

SUMMARY

For reasons set forth in this Petition, annexation of the Property is appropriate because it will promote coordinated planning for the surrounding area and it conforms to the plans of general development of the City and the County, in accordance with the principles set forth in City Code, § 2.52.010 (E). Annexation will bring high quality commercial development to the Bay Ridge Opportunity Area, in accordance with the principles set forth in City Code, § 2.52.010 (F). Annexation will afford the Petitioner an opportunity to participate in municipal government, in accordance with the principles set forth in City Code, § 2.52.010 (G). Finally, annexation will promote the health, welfare, safety and economic development of the entire community, in accordance with the principles set forth in City Code, § 2.52.010 (A).

Annapolis Neck, LLC


By:




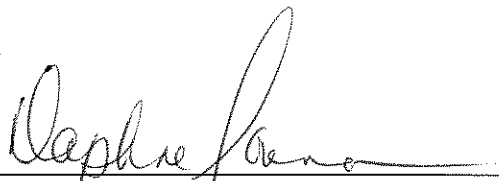
Michael Abrams (SEAL)
Managing Member

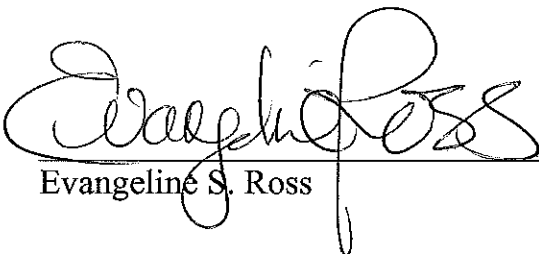
Samaras Grandchildren Property, L.L.C.

By:

 (SEAL)
Anastacia Lane Samaras
Managing Member

 (SEAL)
Stephen C. Samaras

 (SEAL)
Daphne S. Foreman

 (SEAL)
Evangeline S. Ross