

Ordinance No. \_\_\_\_\_

AN ORDINANCE TO AMEND CHAPTER 24 (CITY ZONING ORDINANCE), OF THE CITY CODE, ARTICLE I, ENTITLED, "IN GENERAL," § 24-1, ENTITLED, "DEFINITIONS," ARTICLE III, ENTITLED, "REGULATIONS APPLICABLE TO PARTICULAR ZONES," DIVISION 19, ENTITLED, "MXD ZONE, MIXED USE DEVELOPMENT," §§ 24-160D.3(b) AND (d), ENTITLED, "USES PERMITTED," SO AS TO DEFINE INTEGRATED LIGHT MANUFACTURING USES IN THE MXD ZONE

**Text Amendment CTAM-7034-2015**

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, Maryland, in public meeting assembled, that Chapter 24 of the City Code (City Zoning Ordinance) Article I, § 24-1, Article III, Division 19, § 24-160D.3 is amended to read as follows:

**ARTICLE I. IN GENERAL**

**Sec. 24-1. Definitions.**

\* \* \* \*

Integrated light manufacturing. The manufacturing, compounding, assembly, and/or processing of articles in a building, unit or floor thereof where the operations, emission, and by-products, such as external excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation and/or other adverse effects or nuisances are neither created nor present outside the enclosed building, unit or floor thereof. Integrated Light Manufacturing uses must be low impact and compatible with residential uses. Integrated Light Manufacturing should be located within a business park/campus, retail center or transit oriented development with additional retail, office, or research & development uses. Uses defined as Integrated Light Manufacturing include, but are not limited to:

- Chocolatier / Specialty Gourmet
- Craft Brewery / Small Batch Distillery
- Pottery / Artisanal
- Electronics
- Precision Instruments
- Additive Manufacturing (3D printing)
- Medical Supplies and Devices

<b>Boldface</b>	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
<del>Single strikethrough</del>	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by Amendment.</i>
<del>Double boldface strikethrough</del>	<i>Deleted from existing law or the bill by amendment.</i>
***	<i>Existing law unaffected by bill.</i>

- Molecular Engineering / Nanotechnology
- Mechanical Equipment and Micro-manufacturing
- Cyber Security Technologies

\* \* \* \*

**ARTICLE III. REGULATIONS APPLICABLE TO PARTICULAR ZONES**

\* \* \* \*

**DIVISION 19. MXD ZONE, MIXED USE DEVELOPMENT**

\* \* \* \*

**Sec. 24-160D.3. Uses permitted.**

\* \* \* \*

(b) *Commercial/employment/industrial:* All uses allowed by right in any of the following zone: R-B, C-B, C-1, C-2, C-3, E-1, E-2 and I-3 Zones are permitted uses. The following uses are specifically prohibited:

- adult-oriented business.
- Automobile paint and body repair shops.
- Body piercing establishments
- Drive-in theaters.
- Fortune telling business.
- Hotel, extended stay.
- Manufacture, compounding, and processing of goods or articles, with the exception of Integrated Light Manufacturing uses.

(d) *Special exception uses.* The following uses shall be special exception uses in the MXD zone subject to approval by the city board of appeals notwithstanding the fact that such use may be allowed as a permitted use in any other zones referred to in the above subsections (a) and (b):

- Amusement center, whether operated separately or in conjunction with any other permitted or special exception use1.
- ~~Assembling from prepared materials of electronic devices and electrical appliances.~~
- Boarding homes.
- Care homes.
- Cemeteries.

Child or elderly care facilities in dwelling units other than single-family detached or duplexes accommodating not more than eight (8) individuals.

Child or elderly care facilities for accommodating more than eight (8) individuals.

Clinics.

Commercial parks and other outdoor places of amusements, including miniature golf courses, driving ranges, carnivals and fairs.

Funeral parlors and undertaking establishments.

Group residential facilities operated by nonprofit or public entities.

Hospitals.

Nursing and care homes.

Private clubs.

Public utilities uses, such as electric substations and offices, excluding the storage of material and trucks and repair facilities.

Radio and television broadcasting stations, towers and accessory structures.

Telecommunications facilities, subject to the requirements of section 24-167A(D)(2).

Towers, poles, antennas, buildings or other structures intended for use in connection with the operation of a commercial radio or television broadcasting station.

ADOPTED by the City Council of Gaithersburg, Maryland, this \_\_\_\_ day of \_\_\_\_\_, 2015.

---

JUD ASHMAN, MAYOR and  
President of the Council

DELIVERED to the Mayor of the City of Gaithersburg, Maryland, this \_\_\_\_ day of \_\_\_\_\_, 2015. APPROVED by the Mayor of the City of Gaithersburg, Maryland, this \_\_\_\_ day of \_\_\_\_\_, 2015.

---

JUD ASHMAN, MAYOR

THIS IS TO CERTIFY that the foregoing Ordinance was adopted by the City Council of Gaithersburg, in public meeting assembled, on the \_\_\_\_ day of \_\_\_\_\_, 2015, and the same was APPROVED by the Mayor of the City of Gaithersburg on the \_\_\_\_ day of \_\_\_\_\_, 2015. This Ordinance will become effective on the \_\_\_\_ of \_\_\_\_\_, 2015.

---

TONY TOMASELLO, City Manager



# City of Gaithersburg

31 South Summit Avenue  
Gaithersburg, Maryland 20877

## Planning Commission Regular Session Minutes City Hall - Council Chambers Wednesday, May 20, 2015, 7:30 PM

---

### I. CALL TO ORDER

A Planning Commission regular session was called to order at 7:30 PM. Commissioners present: Chair John Bauer, Vice-Chair Matthew Hopkins, Geri Lanier, Lloyd Kaufman, and Joseph Coratola (Alternate). Staff present: Assistant City Attorney Frank Johnson, Economic Development Coordinator Tom Lonergan, Planning Division Chief Martin Matsen, Community Planning Manager Trudy Schwarz, Planner Caroline Seiden and Administrative Technician Myriam Gonzalez. Chair Bauer noted that Alternate Coratola would be actively participating this evening, as not all Commissioners are present. Absent: Commissioner Danny Winborne.

### II. APPROVAL OF MINUTES

A. May 5, 2015

Deferred

### IV. CONSENT ITEMS

A. **AFP-6902-2015: La Casita Restaurant**  
2 East Diamond Avenue  
CBD (Central Business District) Zone  
**COMPLIANCE WITH CONDITIONS**

Motion was made by Lloyd Kaufman, seconded by Geri Lanier, to APPROVE the Consent Agenda.

Vote: 5-0

### V. SITE PLANS

A. **ASDP-6972-2015: Lockheed Martin**  
700 N. Frederick Avenue  
MXD (Mixed Use Development) Zone  
5,900-Sq.Ft. Building Addition  
**AMENDMENT TO SCHEMATIC DEVELOPMENT PLAN**

B. **AFP-6973-2015: Lockheed Martin**  
700 N. Frederick Avenue  
MXD (Mixed Use Development) Zone  
5,900-Sq.Ft. Building Addition  
**AMENDMENT TO FINAL PLAN**

- B. Sponsorship of Proposed Text Amendment:  
Division 19. - MXD Zone, Mixed Use Development  
Sec. 24-160D.3. - Uses permitted.

Long-Range Planning Manager Robinson reviewed the proposed language revisions to prohibited uses in the MXD Zone, noting that manufacturing-related uses as listed in the current ordinance is a category that is excessively broad. He voiced staff's concern that the existing language does not reflect the original intent of the ordinance and it hinders the change in direction of the market place in the MXD Zone. He pointed out the new language better defines the light manufacturing uses and precludes heavy industry.

*Economic Development Coordinator Lonergan* reported the proposed ordinance was discussed with the City's Economic Development Committee who was unanimously in favor. He noted the manufacturing definition of the City Code does not reflect the actual manufacturing world, adding this would help bring jobs in MXD-zoned properties. He indicated the uses would not be a nuisance to the community, as they are light manufacturing. It was noted that robotics would be considered on a case by case basis.

Other discussion noted that light manufacturing is not listed as permitted by right in any of the zones identified in this section and Vice-Chair Hopkins's comments included the possibility of addressing this with changes to the permitted uses in appropriate zones. Mr. Robinson provided clarification to address the concerns. Chair Bauer further suggested a definition could include language to preclude excessive shipping traffic, fumes, noise, etc.

Motion was made by Geri Lanier, seconded by Lloyd Kaufman, that the Planning Commission SPONSOR a text amendment to § 24160D.3, reflecting the language changed discussed this evening.

Vote: 5-0

- C. Rules of Procedure - Evidence and Submission Guidelines

Planning Chief Matsen noted that additional language changes became necessary to facilitate timely submission of materials for applicants, noting the revisions before the Commission this evening are calendar based. He reviewed the latest changes.

Community Development Manager Schwarz indicated that a draft resolution to adopt the Rules as discussed this evening would be scheduled for approval on the June 3 Meeting Agenda.

## VII. FROM THE COMMISSION

### Lloyd Kaufman

Reported he attended the American Planning Association Annual Conference in April 18-22 in Seattle, and provided a brief report.

### Chair Bauer

- Thanked and congratulated all who participated in the Book Festival for a well-done job.
- Reported he attended a playground installation for transition housing for the homeless at Seneca Heights.

**VIII. FROM STAFF**

Community Development Manager Schwarz

Noted the Commission's June meetings will follow the regular schedule.

**IX. ADJOURNMENT**

There being no further issues to discuss, the meeting was duly adjourned at 8:40 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. Gonzalez", with a horizontal line extending from the end of the signature.

M. Gonzalez  
Recording Secretary



June 15, 2015

Sherry Sanderson,  
The Montgomery Sentinel

Dear Ms. Sanderson:

Please publish the following legal advertisement in the **JUNE 18** and **JUNE 25, 2015** issues of the Montgomery Sentinel.

Sincerely,

Rob Robinson, Long Range Planning Manager  
Planning & Code Administration

ASSIGN CODE: **CTAM-7034-2015**

---

**NOTICE OF JOINT PUBLIC HEARING**

The Mayor and City Council and the Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Zoning Ordinance Text Amendment CTAM-7034-2015 on

**MONDAY  
JULY 6, 2015  
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The amendment proposes to amend Chapter 24 (city zoning ordinance), of the city code, Article I, entitled, "in general," § 24-1, entitled, "definitions," Article III, entitled, "regulations applicable to particular zones," Division 19, entitled, "MXD Zone, mixed use development," §§ 24-160d.3(b) and (d), entitled, "uses permitted," so as to define integrated light manufacturing uses in the MXD Zone

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or visit the City's website at [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov).

Rob Robinson, Long Range Planning Manager  
Planning and Code Administration

---

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2038  
301-258-6300 • FAX 301-948-6149 • [cityhall@gaitersburgmd.gov](mailto:cityhall@gaitersburgmd.gov) • [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)

MAYOR  
Jud Ashman

COUNCIL MEMBERS  
Cathy Drzyzgula  
Neil Harris  
Henry F. Marraffa, Jr.  
Michael A. Sesma  
Ryan Spiegel

CITY MANAGER  
Tony Tomasello

Joint Hearing - MCC & PC  
CTAM-7034-2015



31 South Summit Avenue  
Gaithersburg, Maryland 20877  
Telephone: 301-258-6330

### NOTICE OF JOINT PUBLIC HEARING

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a public hearing at the time and place noted below.

*Meeting:* **MAYOR AND CITY COUNCIL**  
*Application Type:* **TEXT AMENDMENT**  
*File Number:* **CTAM-7034-2015**  
*Day/ Date/Time:* **MONDAY, JULY 6, 2015 AT 7:30 P.M.**  
*Place:* **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL  
31 SOUTH SUMMIT AVENUE**

**\*\*\*IMPORTANT\*\*\***

The amendment proposes to amend Chapter 24 (city zoning ordinance), of the city code, Article I, entitled, "in general," § 24-1, entitled, "definitions," Article III, entitled, "regulations applicable to particular zones," Division 19, entitled, "MXD Zone, mixed use development," §§ 24-160d.3(b) and (d), entitled, "uses permitted," so as to define "integrated light manufacturing uses" in the MXD Zone (a copy of the draft ordinance can be viewed at [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov).) This is an opportunity to publicly participate, other than providing written testimony which must be submitted before the public hearing record closes. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

Television, Comcast Channel 13, RCN Channel 13, and Verizon FiOS Channel 25 within the City limits and County wide on Comcast Channel 190. Please check the City's website at [www.gaithersburgmd.gov/tv](http://www.gaithersburgmd.gov/tv) to watch live or click on archived meetings. Meetings are rebroadcast for two weeks on television, and are archived within 24 hours for viewing at any time on the City's website.

CITY OF GAITHERSBURG

By:

Rob Robinson, Long Range Planning Manager,  
Planning and Code Administration

Joint Hearing - MCC & PC  
CTAM-7034-2015

**NOTICE POSTED TO THE CITY'S WEBSITE THIS 16<sup>th</sup> DAY OF JUNE, 2015 IN ACCORDANCE WITH § 24-196, AND SUBSEQUENTLY MAILED TO:**

Applicant and interested parties

(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)



*Gaithersburg*

City of Gaithersburg  
31 S. Summit Avenue  
Gaithersburg MD 20877

**Joint Hearing - MCC & PC  
CTAM-7034-2015**

**5**

**NOTICE OF JOINT PUBLIC HEARING**  
**\*MONDAY, JULY 6, 2015 at 7:30 PM**  
**City Hall Council Chambers**  
**31 S. Summit Avenue, Gaithersburg MD 20877**

---

The Mayor & City Council and the Planning Commission will be conducting a Public hearing on:

**CTAM-7034-2015**

An Ordinance to amend Chapter 24 (city zoning ordinance), of the city code, Article I, entitled, "in general," § 24-1, entitled, "definitions," Article III, entitled, "regulations applicable to particular zones," Division 19, entitled, "MXD Zone, mixed use development," §§ 24-160d.3(b) and (d), entitled, "uses permitted," so as to define "integrated light manufacturing uses" in the MXD Zone (a copy of the draft ordinance can be viewed at [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)). For any questions related to this Text Amendment, please contact Rob Robinson at the Planning and Code Administration at 301-258-6330, or you may email your questions and/or comments to [planning@gaithersburgmd.gov](mailto:planning@gaithersburgmd.gov)

\*Subject to Change

ContactName	COMPANYNAME	AddressLine1	City	State	Zip
	BLACKSTONE MANAGEMENT, LLC	2A INDUSTRIAL PARK DR UNIT A	WALDORF	MD	20602
	COMMUNITY MANAGEMENT CORPORATION	11300 ROCKVILLE PIKE SUITE 907	ROCKVILLE	MD	20852
ALAN ROSEN		17017 SIOUX LN	GAITHERSBURG	MD	20878
ANDREA LIACOURAS	SENECA MEWS	105 TWELVE OAKS DR	GAITHERSBURG	MD	20878
ANDREA RIVERA	BRIGHTON WEST CONDOMINIUM V	PO BOX 87594	GAITHERSBURG	MD	20886
ANDREA UPTON	QUANTUM	5101 RIVER RD SUITE 101	BETHESDA	MD	20816
ANNIE GERALIS	VANGUARD MANAGEMENT	19538 AMARATH DR	GERMANTOWN	MD	20874
APRIL DAY	COMMUNITY ASSOCIATION SERVICES INC	18401 WOODFIELD RD STE H	GAITHERSBURG	MD	20879
BETH BRITTINGHAM	COMMUNITY MANAGEMENT CORPORATION	485 TSCHIFFELY SQUARE RD	GAITHERSBURG	MD	20878
BRIAN WEIBLINGER		147 APPLE BLOSSOM WAY	GAITHERSBURG	MD	20878
BRUCE BLUMBERG	ABARIS REALTY, INC.	12009 NEBEL ST	ROCKVILLE	MD	20852
CARLA JOHNSON	BENNINGTON HOA	29 GOODPORT LN	GAITHERSBURG	MD	20878
CHARLES VIA		313 SUMMIT HALL RD	GAITHERSBURG	MD	20877
CHERYL BERGER	ASSOCIATION BOOKKEEPING SERVICE, INC.	849 QUINCE ORCHARD BLVD STE F	GAITHERSBURG	MD	20878
CHRISTOPHER CALANGAN		426 GIRARD ST APT 201	GAITHERSBURG	MD	20877
CLAUDE LUMPKINS	VISTA MANAGEMENT	1131 UNIVERSITY W BLVD SUITE 101	SILVER SPRING	MD	20902
CRAIG CHUNG	THE MANAGEMENT GROUP	20440 CENTURY BLVD	GERMANTOWN	MD	20874
DAVID SAPOZNICK	SUMMIT MANAGEMENT SERV INC, AAMC	3833 FARRAGUT AVE	KENSINGTON	MD	20895
DAVID STUDLEY		716 BEACON HILL TER	GAITHERSBURG	MD	20878
DEBBIE FLANDERS	POTOMAC OAKS	780 QUINCE ORCHARD BLVD	GAITHERSBURG	MD	20878
FLORINE HENDERSON	BRIGHTON WEST CONDOMINIUM II	752 W SIDE DR	GAITHERSBURG	MD	20878
FRAN WINTER	RELDA SQUARE HOA PRESIDENT	2 GLAZEBROOK CT	GAITHERSBURG	MD	20878
GARY SIMON	COMSOURCE MANAGEMENT, INC.	3414 MORNINGWOOD DR	OLNEY	MD	20832
GLENN LOVELAND	ABARIS REALTY, INC.	12009 NEBEL ST	ROCKVILLE	MD	20852
HELEN TRUPPO	VANGUARD MANAGEMENT ASSOCIATES, INC	PO BOX 39	GERMANTOWN	MD	20875
JACKIE SHAW		5 ANTIOCH RD	GAITHERSBURG	MD	20878
JEFF KIVITZ	MAIN STREET PROPERTY MANAGEMENT	9 PARK AVE	GAITHERSBURG	MD	20877
JIM KOSS	OAKBROOK MANAGEMENT COMPANY	P.O. BOX F	KENSINGTON	MD	20895
JOANN SCHIMKE	WEST RIDING CITIZENS ASSOCIATION	734 TIFFANY CT	GAITHERSBURG	MD	20878
JOSELYN WELLS	COMMUNITY ASSOCIATION, INC.	15742 CRABBS BRANCH WAY	DERWOOD	MD	20855
KEVIN KAPP	VISTA MANAGEMENT	1131 UNIVERSITY W BLVD SUITE 101	SILVER SPRING	MD	20902
LAURA ETCHISON	IKO COMMUNITY MANAGEMENT	3416 OLANDWOOD CT SUITE 210	OLNEY	MD	20832
LISA FRANKLIN	PROCAM LLC	116 DUVALL LN	GAITHERSBURG	MD	20877
LORI COHEN	FIRSTSERVICE RESIDENTIAL	3949 PENDER DR 205 STE	FAIRFAX	VA	22030
MATT RINKER	CMC PROPERTY MANAGEMENT	1130 ROCKVILLE PIKE SUITE 907	ROCKVILLE	MD	20852
MEREDITH METSCHULAT	PROPERTY MANAGEMENT PEOPLE, INC.	955 RUSSELL AVE STE A	GAITHERSBURG	MD	20879
MICHELE KENNEDY	COMSOURCE MANAGEMENT INC	3414 MORNINGWOOD DR	OLNEY	MD	20832
NANCY GOGGIO		440 CONSERVATION DR	HEDGESVILLE	WV	25427
PATTY FLOYD	PAUL ASSOCIATES INC	6935 WISCONSIN AVE SUITE 400	CHEVY CHASE	MD	20815
PAULA KURTZWEIL WALTER		9108 EDGEWOOD DR	GAITHERSBURG	MD	20877
PEGGY TOLAND	COMMUNITY ASSOCIATIONS, INC.	15742 CRABBS BRANCH WAY	DERWOOD	MD	20855
PEGGY TOLAND	COMMUNITY ASSOCIATIONS, INC.	PO BOX 1130	GERMANTOWN	MD	20875
PEYTON HARRIS	CAPITAL MANAGEMENT	12011 LEE JACKSON HWY SUITE 350	FAIRFAX	VA	22033
QUINNE ODORIZZI	THE MANAGEMENT GROUP ASSOCIATES INC	20440 CENTURY BLVD	GERMANTOWN	MD	20874
RALPH CAUDLE	IKO REAL ESTATE, INC.	3416 OLANDWOOD CT STE 210	OLNEY	MD	20832
RAMON ESPIN	COMSOURCE MANAGEMENT, INC.	16 EXECUTIVE PARK CT	GERMANTOWN	MD	20874
RICHARD SKOBEL	MAIN STREET PROPERTIES	9 PARK AVE	GAITHERSBURG	MD	20877
ROB O'BRIEN	COMSOURCE MANAGEMENT INC	3414 MORNINGWOOD DR	OLNEY	MD	20832
ROBERT FOGEL	ABARIS REALTY INC	12009 NEBEL ST	ROCKVILLE	MD	20852
RON GODSEY	M.T.M. MANAGEMENT ASSOCIATES	26223 RIDGE RD	DAMASCUS	MD	20872
SANDRA EWING	VANGUARD MANAGEMENT INC	PO BOX 39	GERMANTOWN	MD	20875
SARA ROSSI	ALLIED REALTY CORP	7605 ARLINGTON RD SUITE 100	BETHESDA	MD	20814
SHIREEN AMBUSH	ABARIS REALTY	12009 NEBEL ST	ROCKVILLE	MD	20852
STEVE LESKOWITZ	THE MANAGEMENT GROUP	20440 CENTURY BLVD SUITE 100	GERMANTOWN	MD	20874
TIMOTHY MULFORD	PROPERTY MANAGEMENT PEOPLE	955 RUSSELL AVE STE A	GAITHERSBURG	MD	20879
TOM ARMSTRONG		108 LONGDRAFT RD	GAITHERSBURG	MD	20878

owner_name_line_1	owner_name_line_2	owner_address_line_1	owner_address_line_2	owner_address_city	owner_adc	owner_address_zip_code
COLONIAL PIPELINE CO		PO BOX 1624		ALPHARETTA	GA	30009
USA SEC INTER COLLEGE DENTISTS		610 PROFESSIONAL DR STE 201		GAITHERSBURG	MD	20879
ENTEGRY MANAGEMENT LLC		610 PROFESSIONAL DR STE 205		GAITHERSBURG	MD	20879
198 RYDER LLC		610 PROFESSIONAL DR STE 210		GAITHERSBURG	MD	20879
SUNSHINE ROCKRIDGE LLC		13232 HUNT RIDGE		ELLCOTT CITY	MD	21042
PROSPECT SPACE LLC		610 PROFESSIONAL DR STE 225		GAITHERSBURG	MD	20879
AKPANDAK EDEM E		610 PROFESSIONAL DR STE 240		GAITHERSBURG	MD	20879
BNF PROPERTIES LLC		610 PROFESSIONAL DR # 245		GAITHERSBURG	MD	20879
STAR LLC		610 PROFESSIONAL DR STE 255		GAITHERSBURG	MD	20879
SHAW TIMOTHY L & VICKIE M ET AL		7801 BRINK RD		GAITHERSBURG	MD	20882
GALAX LLC		1365 BLAIRSTONE DR		VIENNA	VA	22182
STAR LLC & YOUSUFI CONSULTING		116 FOX TRAIL TERRACE		GAITHERSBURG	MD	20878
610 PROFESSIONAL LLC		610 PROFESSIONAL DRIVE	SUITE 102	GAITHERSBURG	MD	20879
PROFESSIONAL OFFICE PROPERTIES LLC		P O BOX 60836		POTOMAC	MD	20859
FR03 LLC		25 PARK WAY		UPPER SADDLE RIVER NJ		7458
DIAMOND REAL ESTATE SERVICES LLC		12313 HOUSER DRIVE		CLARKSBURG	MD	20871
OXBRIDGE DEV AT CROWN PO OXBRIDGE DEV AT CROWN		PO BOX 847		CARLSBAD	CA	92018
LORAL FEDERAL SYSTEMS CO		C/O LOCKHEED MARTIN CORP	PO BOX 61511	KING OF PRUSSIA	PA	19406
BPTC EIGHT LLC		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
30 WEST WATKINS MILL ROAD LLC		30 W WATKINS MILL RD		GAITHERSBURG	MD	20878
IP9 1201 CLOPPER ROAD LLC		770 TOWNSHIP LINE RD STE 150		YARDLEY	PA	19067
MONTG CO AGRICULTURAL		CENTER INC	16 CHESTNUT ST	GAITHERSBURG	MD	20877
BANK STREET REALTY PARTNERS LLC		C/O MCSHEA MANAGEMENT INC	100 LAKEFOREST BLVD STE 500	GAITHERSBURG	MD	20877
SIGNIA-IDT INC		C/O DRS TECHNOLOGIES, INC	5 SYLVAN WAY	PARSIPPANY	NJ	7054
THREE-IN-ONE PROPERTIES LLC		200 MAIN ST.		GAITHERSBURG	MD	20878
KENTLANDS II LLC		6824 ELM ST STE 200		MC LEAN	VA	22101
SHAMOUNKI GEORGE & DIANA G		12344 SWEETBOUGH CT		NORTH POTOMAC	MD	20878
STAMPER GWEN		17817 HILLINGS WORTH DR		DERWOOD	MD	20855
ZAMBRANA PEDRO & IRMA		17328 FOUNDERS MILL DR		DERWOOD	MD	20855
WU KATHY YUAN-CHIAN ET AL		216 MAIN ST		GAITHERSBURG	MD	20878
KELLY ROBERT J & E		10901 HOMEPLACE LN		POTOMAC	MD	20854
MOJO PROPERTIES LLC		224 MAIN ST		GAITHERSBURG	MD	20878
HOFFER GERSHON		P O BOX 300		MILLERSVILLE	MD	21108
LAM WAI		236 MAIN ST		GAITHERSBURG	MD	20878
WALKER LEO J & ANDREA M		43574 OLD KINDERHOOK DR		ASHBURN	VA	20147
MALOUF JOSEPH A & SUZANNE M		12351 QUINCE VALLEY DR		NORTH POTOMAC	MD	20878
MANTRA LLC		13917 BROMFIELD RD		GERMANTOWN	MD	20874
KHOSHROO HORMAZ &		MITHRA HORMAZ KHOSHROO	300 MAIN ST	GAITHERSBURG	MD	20878
FENATI SAMUEL J		10817 LONGMEADOW DR		DAMASCUS	MD	20872
N & J ENTERPRISES INC		308 MAIN ST		GAITHERSBURG	MD	20878
SIMAN USA INC		PO BOX 2153		ROCKVILLE	MD	20847
KHOSHVAGTI GITA		660 HEATHWALK MEWS		GAITHERSBURG	MD	20878
ZIG ZAG CAPITAL COM LLC		13505 MAGRUDER FARM CT		POTOMAC	MD	20854
CHIANGS LLC		1501 KERSEY LN		ROCKVILLE	MD	20854
CHEN LAI-LAP & SZU-PING		15808 SEURAT DR		GAITHERSBURG	MD	20878
HSU I-WEN		295 MAYO RD		EDGEWATER	MD	21037
LI HAILAN		CAPSTAR COMMERCIAL REALTY	438 N FREDERICK AVE STE 450	GAITHERSBURG	MD	20877
ZHAO CHRISTOPHER		15100 VICARS WAY		GAITHERSBURG	MD	20878
FLOOR RIO & CARPET INC		203 KENTLANDS BLVD		GAITHERSBURG	MD	20878
W/M MAINSTREET LLC		352 MAIN ST #300		GAITHERSBURG	MD	20878
LAKELANDS COMM ASSN INC		806 W DIAMOND AVE STE 300		GAITHERSBURG	MD	20878
CHEUNG CHUI WA LAI		356 MAIN ST # 5Y		GAITHERSBURG	MD	20878
PI CHIANG C-C & HWA M		295 MAYO RD		EDGEWATER	MD	21037
CHEN SZU-PING & LAI-LAP		15808 SEURAT DR		NORTH POTOMAC	MD	20878
PRECIOUS MANNA INVESTMENTS LLC		177 KENTLANDS BLVD #200		GAITHERSBURG	MD	20878
MAIN STREET PROPERTIES LLC		108 DRISCOLL WAY		GAITHERSBURG	MD	20878
GREAT CAPITAL INVESTMENT LLC		13140 RIVER RD		POTOMAC	MD	20854
FAFA LLC		404 MAIN ST		GAITHERSBURG	MD	20878
WEI PETER R & MARY X		9216 GLADYS FARM WAY		GAITHERSBURG	MD	20882
408 MAIN STREET LLC		10806 ROSEMONT DR		ROCKVILLE	MD	20852
CHOW DAVID S & JEANNIE D		412 MAIN ST		GAITHERSBURG	MD	20878
KHURANA SURENDRA K TR		11708 CENTURION WAY		POTOMAC	MD	20854
HSIEH PIIN-DUANN		416 MAIN ST #200		GAITHERSBURG	MD	20878
LEE & BURKE LLP		418 MAIN ST		GAITHERSBURG	MD	20878
JAYS INVESTMENTS LLC		9401 JONGRONER CT		POTOMAC	MD	20854
LIU RANYING		12019 COLDSTREAM DR		POTOMAC	MD	20854
CHANG EDMOND C & ANN H		8720 SNOWHILL CT		POTOMAC	MD	20854
CARJO LLC		12505 COPEN MEADOW CT		GAITHERSBURG	MD	20878
MARKET AT MAIN LLC		1212 HAWKS CANYON CIR		AUSTIN	TX	78732
WASHINGTONIAN NORTH ASSO L P		C/O BOSTON PROPERTIES	2200 PENNSYLVANIA AVE NW	WASHINGTON	DC	20037
WASHINGTONIAN ASSOC L C		C/O H/P CO L C	12500 FAIR LAKES CIR	FAIRFAX	VA	22033
TRT 270 CENTER OWNER LLC		518 17TH ST, 17TH FLOOR		DENVER	CO	80202
TBC-WASHINGTONIAN LLC		C/O JULIE NATOLI	3168 BRAVERTON ST STE 400	EDGEWATER	MD	21037
WASHINGTONIAN LAKE LLC		12500 FAIR LAKES CIR STE 400		FAIRFAX	VA	22033
RIO CENTER ASSOCIATES L P ET AL		C/O CIRCLE MANAGEMENT CO	4018 BRANDYWINE ST NW	WASHINGTON	DC	20016
TRT 270 CENTER OWNER LLC		518 17TH ST, 17TH FLOOR		DENVER	CO	80202
KBSIII ONE WASHINGTONIAN LLC		9801 WASHINGTONIAN BLVD	STE LL004	GAITHERSBURG	MD	20878
ALEX ASSOCIATES		C/O DON HINTON	9731 AVENEL FARM DR	POTOMAC	MD	20854
GRAND PRIX GAITHERSBURG LLC		C/O HEMA GANDHI	340 ROYAL POINCIANA WAY #306	PALM BEACH	FL	33480
AIRLINE FOODS INC		C/O MARRIOTT BUS SER PROP TAX	PO BOX 579	LOUISVILLE	TN	37777
CHI TWO WASHINGTONIAN LLC ET AL			1001 KAMOKILA BLVD	KAPOLEI	HI	96707
WASHINGTONIAN LAKE LLC		12500 FAIR LAKES CIR #400		FAIRFAX	VA	22033
ASHFORD GAITHERSBURG LMTD PRTNSHIP		C/O SC&H GROUP STATE & LOCAL T	910 RIDGEBROOK RD	SPARKS	MD	21152
AREP 9711 WASHINGTONIAN SOUTH LLC		C/O AMERICAN REAL ESTATE PTNSH	2350 CORPORATE PARK DR STE 110	HERNDON	VA	20171
400 PROFESSIONAL LLC		C/O EMERGENT BIOSOLUTIONS INC	2273 RESEARCH BOULEVARD SUITE	ROCKVILLE	MD	20850
EMERGENT PRODUCT DEVELO GAITHERSBURG INC		C/O ACCOUNTS PAYABLE	2273 RESEARCH BLVD #400	ROCKVILLE	MD	20850
200 PROFESSIONAL DR HOLDINGS LLC		C/O GLASS JACOBSON/A EVANS	10711 RED RUN BLVD STE 101	OWINGS MILLS	MD	21117
BRE/ESA P PORTFOLIO MD TRUST		EXTENDED STAY HOTELS	PO BOX 49550	CHARLOTTE	NC	28277
IO LIMITED PARTNERSHIP		PO BOX 61220		POTOMAC	MD	20859

BRE/ESA MD PROPERTIES BUSINESS TR	EXTENDED STAY HOTELS	PO BOX 49550	CHARLOTTE	NC	28277
ARE-QRS CORP	PO BOX 847		CARLSBAD	CA	92018
HUMANE SOCIETY OF THE UNITED STATES	2100 L ST NW		WASHINGTON	DC	20037
LAKEFOREST OWNER LLC	C/O FIVE MILE CAPITAL PTNERS L	301 TRESSER BLVD 12TH FLOOR	STAMFORD	CT	6901
BPTC TWO LLC	C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
BPTC SIXTEEN LLC	10000 FALLS RD STE 100		POTOMAC	MD	20854
KENTLANDS SQUARE LLC	C/O SAUL HOLDING LIMITED PARTN	7501 WISCONSIN AVE SUITE 1500	BETHESDA	MD	20814
Jennifer Russel	C/O Rodgers Consulting	19847 Century Blvd #200	Germantown	MD	20874
Tim Dugan	C/O SHULMAN, ROGERS,	12505 PARK POTOMAC AVENUE, 6TH FLOOR	POTOMAC	MD	20854
Erik Morrison	C/O Medimmune	One MedImmune Way	Gaithersburg	MD	20878
Matt Hurson	C/O Hines	Two CityCenter 800 Tenth St. NW #600	Washington	DC	20001
Brian T. Downie	C/O Saul Centers, Inc.	7501 Wisconsin Avenue #1500E	Bethesda	MD	20814
Nick Over	C/O Retail Properties of America, Inc.	321 Ellington Boulevard	Gaithersburg	MD	20878