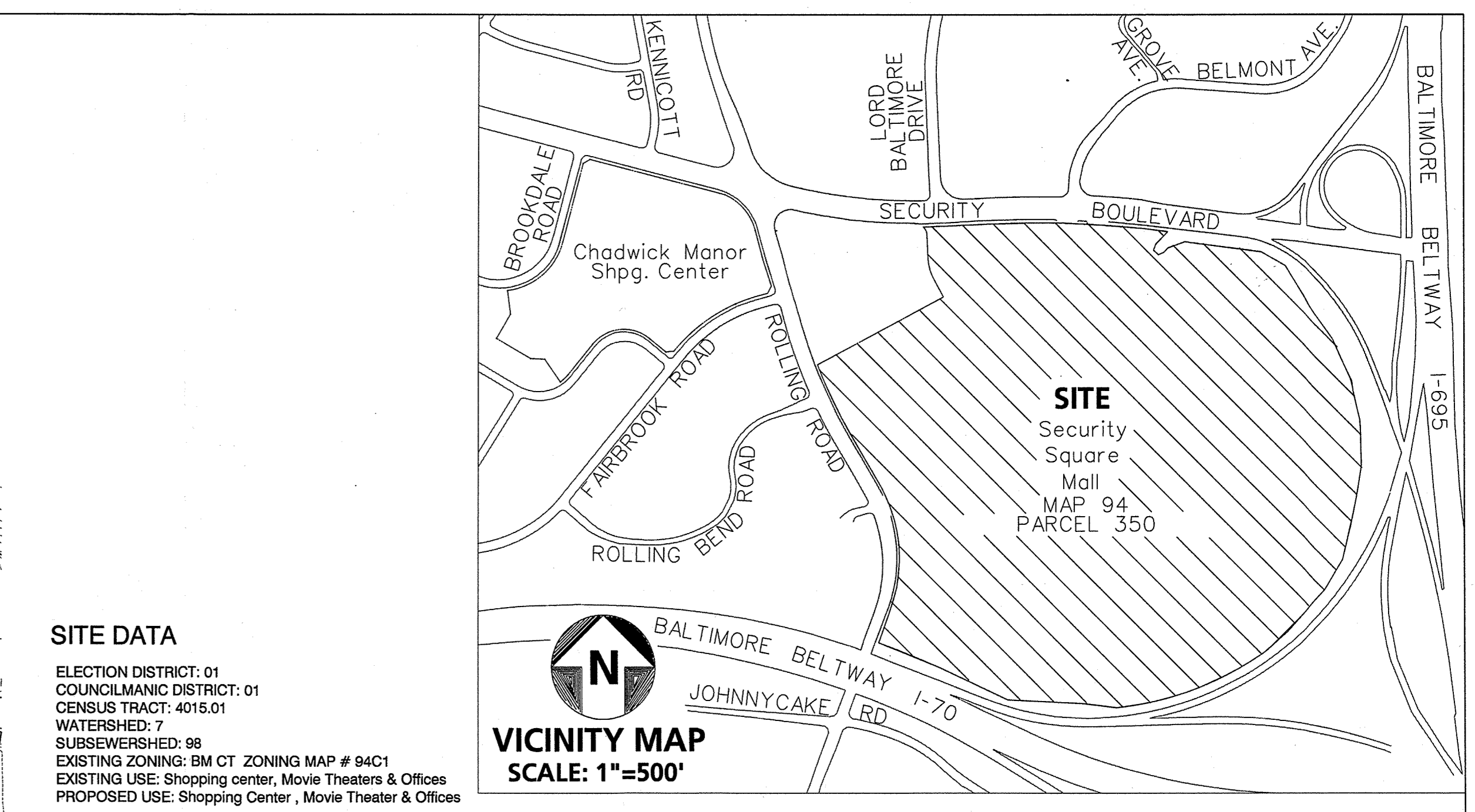
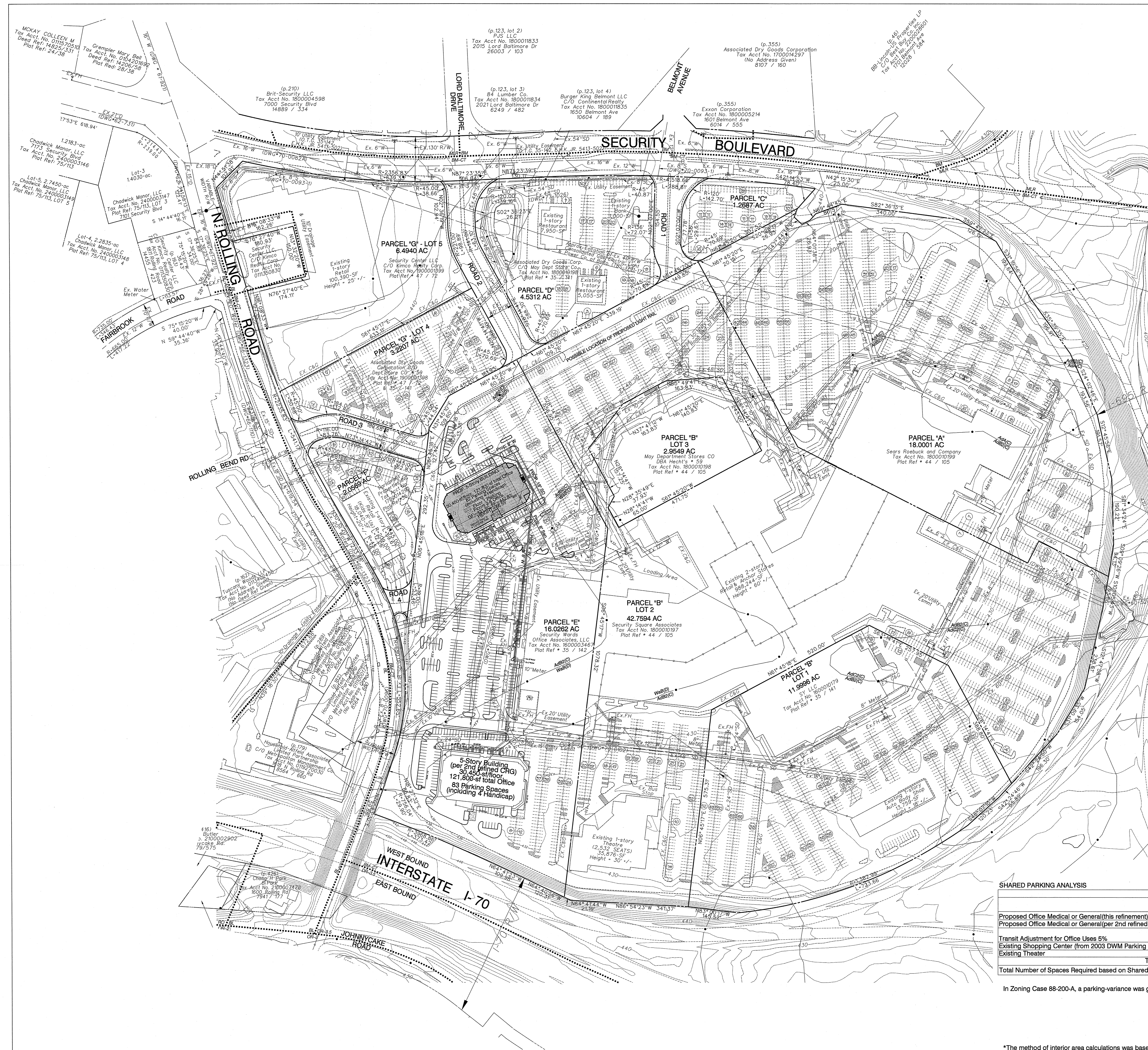


**Amended/Refined Plan Approved**



**Amended/Refined Plan Approved**



**SITE DATA**

ELECTION DISTRICT: 01  
 COUNCILMANIC DISTRICT: 01  
 CENSUS TRACT: 4015.01  
 WATERSHED: 7  
 SUBDIVISION: 98  
 EXISTING ZONING: BM CT ZONING MAP # 04C1  
 EXISTING USE: Shopping Center, Movie Theaters & Offices  
 PROPOSED USE: Shopping Center, Movie Theaters & Offices

GROSS AREA SITE (including 30' of surrounding roads Rolling and Security only) : 4,057,620 SF = 93.15 AC +/-

NET AREA OF SITE (see chart below)

LOT/PARCEL	(TaxMap)Parcel	AREA (Acres)	PLAT	DEED REFERENCE	TAX ACCT. NUMBER	OWNER NAME	OWNER ADDRESS	
Parcel A	(84)350	794,080	18.0001	44/105	1800010199	Beers Roebuck and Co.	3333 Beverly Road Jefferson Estates, IL 60192	
Parcel B, Lot 1	(84)350	522,284	11.9996	35/141	17268-899	SV LLC	7510 Lee Chapel Rd Farmingdale, NY 11737	
Parcel B, Lot 2	(84)350	1,211,221	27.8058	44/105	1800010197	Security Square Associates	5454 Wisconsin Ave. Ste. 1285 Chevy Chase, MD 20815	
Parcel B, Lot 3	(84)350	128,715	2.9544	44/105	6102/109	1800010198	May DepartmentStores Co.	611 Olive St., Ste. 1500 St. Louis, MO 63101
Parcel C	(84)355	55,321	1.2687	44/105	8107/160	1700014207	Associated Dry Goods Co.	811 Olive St., Ste. 1500 St. Louis, MO 63101
Parcel D	(84)355	197,327	4.5312	35/141	8107/160	1700014201	Associated Dry Goods Co.	811 Olive St., Ste. 1500 St. Louis, MO 63101
Parcel E	(84)351	697,831	16.0262	35/142	18913/241	1800003487	Security Wards LLC	1729 E. Palm Canyon Dr. Palm Springs, CA 92264
Parcel F	(84)351	89,734	2.0569	35/142	14290/936	1700014290	ParliamentProperties Inc.	544 Wisconsin Ave., Ste. 1985 Chevy Chase, MD 20815
Parcel G, Lot 4	(84)351	140,263	3.2207	47/72	8107/160	1800001388	Associated Dry Goods Corp.	544 Wisconsin Ave., Ste. 1985 Chevy Chase, MD 20815
Road 1	(84)350	26,136	0.6000	35/141	5223/91	1800003470	Security Square Associates	5454 Wisconsin Ave., Ste. 1285 Chevy Chase, MD 20815
Road 2	(84)350	47,480	1.0899	35/142	5223/91	1800003471	Security Square Associates	5454 Wisconsin Ave., Ste. 1285 Chevy Chase, MD 20815
Road 3	(84)350	27,442	0.6299	35/142	5223/91	1800003472	Security Square Associates	5454 Wisconsin Ave., Ste. 1285 Chevy Chase, MD 20815
Road 4	(84)350	4,356	0.1000	35/142	5223/91	1800003489	Security Square Associates	5454 Wisconsin Ave., Ste. 1285 Chevy Chase, MD 20815
<b>TOTAL NET AREA</b>		<b>3,932,190</b>	<b>90.2839</b>					

FLOOR AREA RATIO ALLOWED: 5.50  
 FLOOR AREA PROPOSED: 1,313,524-SF (Existing Retail, Anchor Stores, and Mall + 121,800-SF Proposed Office Bldg + 4,057,620-SF (gross area of site including 30' of surrounding roads))

AMENITY OPEN SPACE RATIO: REQUIRED: 0.10 (1,313,524-SF = 131,352-SF)  
 PROVIDED: 0.34 (440,569-SF of amenity open space / 1,313,524-SF total of all buildings on site)

- Zoning History**
- East side of Rolling Rd., 1200 ft. North of Belmont Ave. Zoning Case 89-20 Petition for Zoning Reclassification from an R-6 to an B.L. Zone. Petition granted - October 18, 1986.
  - The Security Square Mall site has been the subject of a series of early rezoning cases which preceded actual planning and development of the shopping center. They include:
    - Zoning Case 5666: Charles C. and Mary O. Selas, owners. Reclassified unimproved public land (R-6) to M.L.R. and M.L.R. Granted by the Zoning Commissioner on May 29, 1985.
    - Zoning Case 6335: Zamey Kreiger, owner. Reclassified unimproved public land (R-6) to M.L.R. and M.L.R. Granted by the Zoning Commissioner on August 20, 1985.
  - Comprehensive Zoning Maps sub sequently changed previous M.L. and M.L.R. zoning to the current B.M., C.T. when the site was designated as a Town Center by the Planning Board. The 1988 Comprehensive Zoning Map affirmed again current B.M., C.T. zoning.
  - Zoning Case 79-82A requested a variance to permitted sign height and area for two freestanding center identification signs. The request was granted with restrictions on December 1, 1972 by the Deputy Zoning Commissioner. On appeal, the Board of Appeals denied the variances on August 22, 1973. An appeal to the circuit court was dismissed at request of petitioner on September 24, 1973.
  - Zoning Case 75-100K requested a special exception for an amusement center for a 1,497 square foot interior mall store. The petition was denied by the Deputy Zoning Commissioner on December 15, 1974. On June 12, 1975, the Board of Appeals granted the special exception for an amusement center subject to:
    - This Special Exception would be valid for only one year from the date of the opening of the game room. Prior to expiration of restriction, Petitioner shall apply to the Zoning Commissioner for a Special Hearing to determine in the discretion of the Zoning Commissioner, whether or not the Special Exception should be extended.
    - This business shall be operated by the owners of the mall and may not be subject to other operators.
    - This use shall be confined only in the 1,497 square feet originally applied for and shall not be expanded.
  - Zoning Case 79-136-SPH requested a Special Exception for a bank in an M.L.R. zone pursuant to Section 248.4 and a variance pursuant to Section 250.4. The petition was granted by the Deputy Zoning Commissioner on July 11, 1978. On appeal, the Board of Appeals granted the petition on March 2, 1979. People's Counsel appealed the decision. The order of the Board of Appeals was affirmed by Judge Brannen on October 9, 1979. The special exception was utilized.
  - Zoning Case 88-200A requested a variance to permit 5,966 parking spaces in lieu of the then required 6,231 spaces. On petition with the following restrictions:
    - The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk, until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
  - Zoning Case 98-297-A requested a variance to allow a 102 foot high, free standing 280 square foot illuminated sign in lieu of the allowed 95 foot high, 150 square foot maximum illuminated sign. Also a request was made to conform compliance with frontage requirements or in the alternative to allow the sign requested along an interstate ramp for a shopping center located in a BM zone, CT District. The petition for a sign variance was granted with requirements on March 31, 1998. The petition for confirmation of frontage requirements compliance was dismissed as moot on March 31, 1988.
  - Zoning Case 90-301-A requested a variance to allow 2 free standing signs with a total of 880 square feet in lieu of the permitted 100 square feet. The request was granted with restrictions on March 7, 1990.

**DEVELOPMENT HISTORY:**  
 -Waver No. 89-291 of CRG meeting was approved July 19, 1990  
 -CRG Request for First Refinement CRG # WP90-281 Approved 4/8/1991 - To Add Kds R Us big on Parcel F  
 -Second Refinement for lot of two(2) proposed 121,800-sf Office Buildings on Parcel E per CRG # 020408A  
 -Third Refinement for second of two(2) proposed 121,800-sf Office Buildings on Parcel E per CRG # 020408A  
**SIGNAGE:** Existing to remain none proposed at this time/ however any future signage to comply with the regulations that were in effect at the time of the original CRG approval or a Variance approval.  
**UTILITIES:** SITE TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER.  
**BASIC SERVICE MAPS:** With the exception of being within an area of special concern for sewer service, there are no existing or impending features according to the 2009 basic service maps. The Department of Public Works has confirmed that this project may proceed through the CRG review and approval process per the Est Adverse letter dated 11/19/2009.  
 The "Bureau of Traffic Engineering and Transportation Planning" has confirmed that the subject site is not within a traffic deficient area.

**SHARED PARKING ANALYSIS**

	Size/Units	Parking Req./unit	Units	Parking Required	Weekday			Weekend			Nighttime			
					Daytime Demand	Evening Demand	Evening Demand	Daytime Demand	Evening Demand	Evening Demand	Daytime Demand	Evening Demand	Evening Demand	
Proposed Office Medical or General (this refinement)	121,800-sf	5	1,000-sf	609	100	609	10	61	10	61	5	31	5	31
Proposed Office Medical or General (per 2nd refined CRG)	121,800-sf	5	1,000-sf	609	100	609	10	61	10	61	5	31	5	31
Transit Adjustment for Office Uses 5%	243,600-sf			-69	100	-61	10	-6	10	-6	5	-3	5	-3
Existing Shopping Center (from 2003 DWM Parking Plan)	1,016,008-sf	5	1,000-sf	5,081	60	3,049	90	4,573	100	5,081	70	3,557	5	255
Existing Theater	2,532-seats	0.25	seat	633	40	254	100	633	80	507	100	633	10	64
<b>Totals:</b>				<b>6,871</b>				<b>4,460</b>				<b>5,222</b>		<b>378</b>
<b>Total Number of Spaces Required based on Shared Parking Analysis:</b>		<b>5,704 spaces</b>												

In Zoning Case 88-200-A, a parking-variance was granted to allow 5,966 spaces in lieu of the 6,231 spaces that were required (Variance of 265 parking spaces)

**Total Parking Required** 5,704 Spaces  
**Less Variance Granted** -265 Spaces  
**Total Parking Required with Variance** 5,439 Spaces

**Total Parking Provided** 5,470 Spaces

\*The method of interior area calculations was based on the exterior perimeter of each building multiplied by one square foot subtracted from the exterior area to give an approximate interior area allowing for one foot wall thickness\*

BALTIMORE COUNTY, MD  
 COUNTY REVIEW GROUP

CRG APPROVAL DATE: 8/1/10  
 CRG NUMBER: 020408A-2

REFINEMENT/AMENDMENT NUMBER: 2nd

APPROVED FOR DWM: [Signature] 8/1/10

APPROVED FOR PLANNING: [Signature] 8/2/10

**MATIS WARFIELD, INC**  
 CONSULTING ENGINEERS  
 10540 YORK ROAD, SUITE M  
 HUNT VALLEY, MARYLAND 21030  
 PHONE: 410.683.7004 -- FAX: 410.683.1798

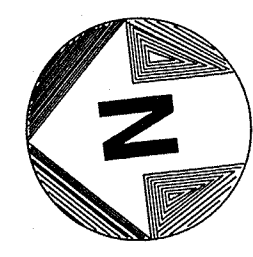
PLAN VIEW  
 SCALE: 1"=100'

THIRD REFINED C.R.G. PLAN  
 SECURITY BOULEVARD  
**SECURITY SQUARE  
 SHOPPING CENTER**

BALTIMORE COUNTY, MARYLAND  
 MAY 05, 2010

RECEIVED  
 AUG 13 2010  
 OFFICE OF PLANNING

SHEET 1 OF 2



PARCEL "B" LOT 2  
42.7594 AC  
Security Square Associates  
Tax Acct No. 1800010197  
Plat Ref # 44 / 105

PARCEL "E"  
16.0262 AC  
Security Wards LLC  
Tax Acct No. 160003467  
Plat Ref # 35 / 142

Parliament Properties INC  
Tax Acct No. 1700014290  
Plat Ref # 35 / 142  
&  
Security Wards LLC  
Tax Acct No. 160003467  
Plat Ref # 35 / 142

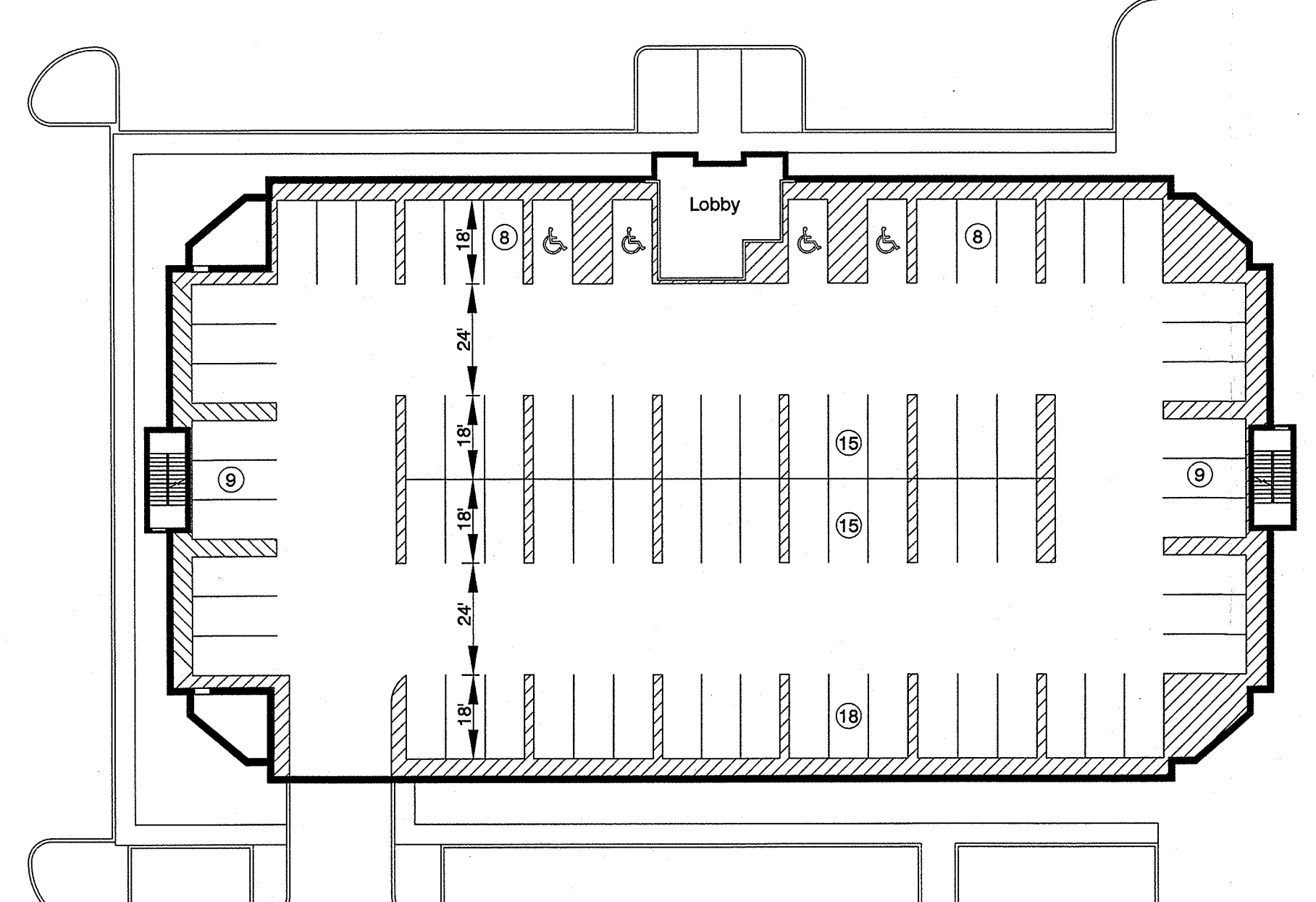
RETAIL  
2-STORIES  
HEIGHT = 60' +/-

5-Story Building  
(per 2nd refined CRG)  
30,450-sf/floor,  
121,800-sf total Office  
83 Parking Spaces  
(including 4 Handicap)

5-Story BUILDING  
30.450-sf/floor, 121,800-sf total Office  
(including 4 Handicap)  
GF = 42,800-sf Office  
FF = 442,883  
HEIGHT = 66.55'

POSSIBLE LOCATION OF  
PROPOSED LIGHT RAIL

PARCEL "F"  
2.0569 AC  
Parliament Properties INC  
Tax Acct No. 1700014290  
Plat Ref # 35 / 142



TOTAL 82 SPACES  
PROPOSED BUILDING GARAGE  
SCALE: 1"=30'

PLAN  
SCALE: 1"=30'

**MATIS WARFIELD, INC**  
CONSULTING ENGINEERS  
10540 YORK ROAD, SUITE M  
HUNT VALLEY, MARYLAND 21030  
PHONE: 410.683.7004 -- FAX: 410.683.1798



THIRD REFINED C.R.G. PLAN  
SECURITY BOULEVARD  
**SECURITY SQUARE  
SHOPPING CENTER**  
BALTIMORE COUNTY, MARYLAND  
MAY 05, 2010  
RECEIVED  
AUG 28 2010  
OFFICE OF PLANNING  
SHEET 2 OF 2

**Amended/Refined Plan Approved**



**SITE DATA**  
 ELECTION DISTRICT: 01  
 COUNCILMANIC DISTRICT: 01  
 CENSUS TRACT: 4015.01  
 WATERSHED: 7  
 SUBSEVERED: 96  
 EXISTING ZONING: BM CT ZONING MAP # 84C1  
 EXISTING USE: Shopping center, Movie Theaters & Offices  
 PROPOSED USE: Shopping Center, Movie Theaters & Offices

GROSS AREA SITE (including 30' of surrounding roads Rolling and Security only): 4,087,800 SF = 93.15 AC +/-

NET AREA OF SITE (see chart below)

LOT/PARCEL (TaxMap&Parcel)	AREA (Acres)	AREA (Sq. Ft.)	PLAT	REF. NO.	TAX ACCT. NUMBER	OWNER NAME	OWNER ADDRESS
Parcel A	(94)350	784,080	18.0001	44/105	180001199	Bears Roebuck and Co.	3533 Beverly Road Beltsville, MD 20814
Parcel B, Lot 1	(94)350	522,284	11.9999	35/141	17268999	BY LLC	7610 Lee Chapel Rd. Farmingdale, VA 22032
Parcel B, Lot 2	(94)350	1,211,221	27.8058	44/105	180001197	Security Square Associates	5454 Wisconsin Ave. Ste. 1285 Chevy Chase, MD 20815
Parcel B, Lot 3	(94)350	128,715	2.9540	44/105	6102/109	May DepartmentStores Co.	611 Ohio St. Ste. 1300 St. Louis, MO 63101
Parcel C	(94)355	55,321	1.2687	44/105	8107/160	Associated Dry Goods Co.	811 Ohio St. Ste. 1300 St. Louis, MO 63101
Parcel D	(94)350	197,327	4.5312	35/141	1700014291	Associated Dry Goods Co.	811 Ohio St. Ste. 1300 St. Louis, MO 63101
Parcel E	(94)351	697,831	16.0222	35/142	1800003487	Security Square Associates	5454 Wisconsin Ave. Ste. 1285 Chevy Chase, MD 20815
Parcel F	(94)351	89,734	2.0569	35/142	142900368	Parliament Properties Inc.	1739 E. Palm Canyon Dr. Palm Springs, CA 92264
Parcel G, Lot 4	(94)351	140,263	3.2257	47/72	8107/160	Associated Dry Goods Corp.	811 Ohio St. Ste. 1300 St. Louis, MO 63101
Road 1	(94)350	26,136	0.6000	35/141	6223/91	Security Square Associates	5454 Wisconsin Ave. Ste. 1285 Chevy Chase, MD 20815
Road 2	(94)350	47,480	1.0859	35/142	6223/91	Security Square Associates	5454 Wisconsin Ave. Ste. 1285 Chevy Chase, MD 20815
Road 3	(94)350	27,442	0.6259	35/142	6223/91	Security Square Associates	5454 Wisconsin Ave. Ste. 1285 Chevy Chase, MD 20815
Road 4	(94)350	4,366	0.1000	35/142	6223/91	Security Square Associates	5454 Wisconsin Ave. Ste. 1285 Chevy Chase, MD 20815
<b>TOTAL NET AREA</b>		<b>3,932,190</b>	<b>90.2839</b>				

FLOOR AREA RATIO ALLOWED: 5.80  
 FLOOR AREA RATIO PROPOSED: 0.26 - 1,191,724-SF / (988,244-SF Existing Retail, Anchor Stores, and Mail + 81,680-SF Existing Outparcel + 121,800-SF Proposed Office Bldg) / 4,087,800-SF (gross area of site including 30' of surrounding roads)

AMENITY OPEN SPACE RATIO:  
 REQUIRED: 0.10 (1.1 x 1,191,724-SF = 119,173-SF)  
 PROVIDED: 0.37 (440,583-SF of amenity open space / 1,191,724-SF total of all buildings on site)

**Zoning History**

- East side of Rolling Rd., 1200 ft. North of Belmont Ave. Zoning Case 98-20-Petition for Zoning Reclassification from an R-6 to an S-1A. Zone Petition granted by the Board of Appeals on September 12, 1978.
- The Security Square Mall site has been the subject of a series of early reclassification cases which preceded actual planning and development of the shopping center. They include:  
 a. Zoning Case 5565-Charles O. and Mary B. Sales, owners. Reclassified unimproved public land (R-6) to M.L. and M.L.R. Granted by the Zoning Commission on May 29, 1965.  
 b. Zoning Case 6335-Zarivyl Kleiger, owner. Reclassified unimproved public land (R-6) to M.L. and M.L.R. Granted by the Zoning Commission on August 20, 1965.
- Comprehensive Zoning Maps sub sequentially changed previous M.L. and M.L.R. zoning to the current B.M. - C.T. when the site was designated as a Town Center by the Planning Board. The 1988 Comprehensive Zoning Map affirmed again current B.M. - C.T. zoning.
- Zoning Case 78-82A requested a variance to permitted sign height and area for two freestanding center identification signs. The petition was granted with restrictions on December 1, 1972 by the Deputy Zoning Commissioner. On appeal, the Board of Appeals denied the variances on August 22, 1973. An appeal to the circuit court was dismissed at request of petitioner on September 24, 1973.
- Zoning Case 78-108K requested a special exception for an amusement center for a 1,497 square foot interior mall store. The petition was denied by the Deputy Zoning Commissioner on December 13, 1974. On June 15, 1975, the Board of Appeals granted the special exception for an amusement center subject to:  
 a. That the Special Exception would be valid for only on a year from the date of the opening of the game room. Prior to expiration of restriction, Petitioner shall apply to the Zoning Commissioner for a Special Hearing to determine in the discretion of the Zoning Commissioner, whether or not the Special Exception should be extended.  
 b. That the business shall be operated by the owners of the mall and may not be sublet to other operators.  
 c. That this use shall be continued only in the 1,497 square feet originally applied for and shall not be expanded.
- Zoning Case 88-200A requested a variance to permit 5,966 parking spaces in lieu of the 6,231 spaces. On petition with the following restriction:  
 a. The Petitioner must apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time as at the own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Zoning Case 98-297A requested a variance to allow a 102 foot high free standing 260 square foot illuminated sign in lieu of the allowed 25 foot high, 150 square foot maximum illuminated sign. Also a request was made to confer compliance with signage requirements or in the alternative to allow the sign requested using an interstate sign for a shopping center located in a BM zone, C.T. zoning. The petition for a sign variance was granted with requirements on March 31, 1988. The petition for confirmation of signage requirements compliance was dismissed as moot on March 31, 1988.
- Zoning Case 90-201A requested a variance to allow 2 free standing signs with a total of 880 square feet in lieu of the permitted 102 square feet. The request was granted with restrictions on March 7, 1990.

**DEVELOPMENT HISTORY:**

-Waiver No. 80-231 of CRG meeting was approved July 19, 1980  
 -CRG Request for First Refinement CRG # 899-231 Approved 4/8/1991 - To add 150' of US Bldg on Parcel F  
 -Second Refinement for first of two CRG proposed 121,800 sq ft Office Buildings on Parcel E per CRG # 020408A  
 SIGNAGE: Existing to remain none proposed at this time however any future signage to comply with the regulations that were in effect at the time of the original CRG approval or a Variance approval.  
 UTILITIES: SITE IS SERVED BY EXISTING PUBLIC WATER AND SEWER.  
 BASIC SERVICE MAPS: With the exception of being within an area of special concern for sewer service, there are no existing or impending failures according to the 2002 basic service maps. The Department of Public Works has confirmed that this project may proceed through the CRG review and approval process per the ES Adams letter dated 11/18/2009.  
 The Bureau of Traffic Engineering and Transportation Planning has confirmed that the subject site is not within a traffic deficient area.

**SHARED PARKING ANALYSIS**

	Size	Units	Parking Req./Unit	Units	Parking Required	Weekday			Weekend			Nighttime			
						Daytime Demand	Evening Demand	Evening Demand	Daytime Demand	Evening Demand	Evening Demand	Daytime Demand	Evening Demand	Evening Demand	
Proposed Office Medical or General	121,800	sf	5	1000-sf	609	100	609	10	61	10	61	5	31	5	31
Transit Adjustment for Office Uses 5%	121,800	sf			-61	100	-61	10	-6	10	-6	5	-3	5	-3
Existing Shopping Center (from 2003 DWM Parking Plan)	1,016,008	sf	5	1000-sf	5,081	60	3,049	90	4,673	100	5,081	70	3,557	5	255
Existing Theater	2,532	seats	0.25	seat	633	40	254	100	633	80	507	100	633	10	64
<b>Totals:</b>					<b>6,262</b>		<b>3,851</b>		<b>5,261</b>		<b>5,643</b>		<b>4,218</b>		<b>347</b>

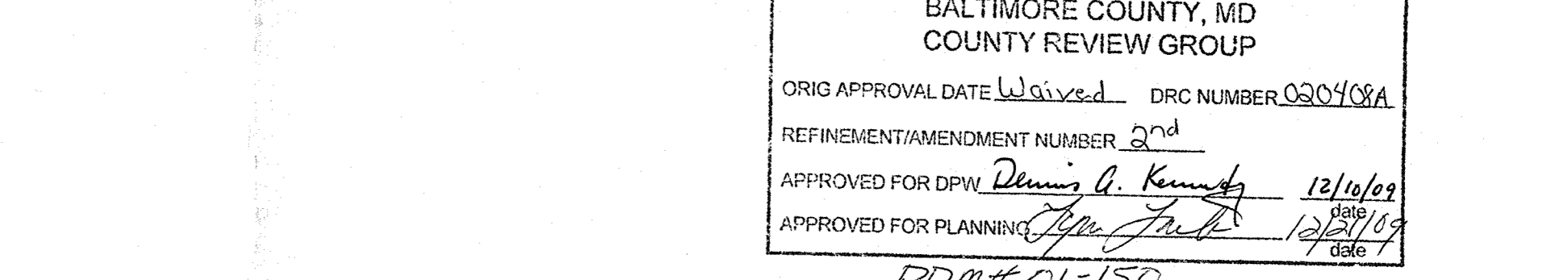
Total Number of Spaces Required based on Shared Parking Analysis: 5,643 spaces

In Zoning Case 88-200-A, a parking-variance was granted to allow 5,966 spaces in lieu of the 6,231 spaces that were required (Variance of 265 parking spaces)

Total Parking Required: 5,643 Spaces  
 Less Variance Granted: -265 Spaces  
 Total Parking Required with Variance: 5,378 Spaces

Total Parking Provided: 5,555 Spaces

\*The method of interior area calculations was based on the exterior perimeter of each building multiplied by one square foot subtracted from the exterior area to give an approximate interior area allowing for one foot wall thickness\*



BALTIMORE COUNTY, MD  
 COUNTY REVIEW GROUP  
 ORIG APPROVAL DATE: 12/15/09 DRC NUMBER: 020109A  
 REFINEMENT/AMENDMENT NUMBER: 2nd  
 APPROVED FOR DPW: Dennis A. Kennedy 12/16/09  
 APPROVED FOR PLANNING: [Signature] 12/16/09  
 PDM# 01-150

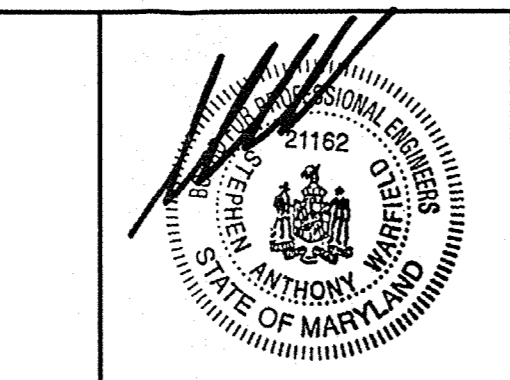
RECEIVED  
 DEC 14 2009  
 OFFICE OF PLANNING

**SECOND REFINED C.R.G PLAN**  
**SECURITY BOULEVARD**  
**SECURITY SQUARE**  
**SHOPPING CENTER**

BALTIMORE COUNTY, MARYLAND  
 December 02, 2009

**SHEET 1 OF 2**

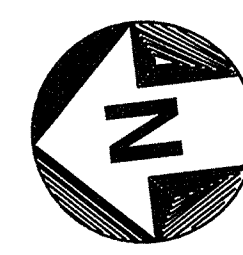
**MATIS WARFIELD, INC**  
 CONSULTING ENGINEERS  
 10540 YORK ROAD, SUITE M  
 HUNT VALLEY, MARYLAND 21030  
 PHONE: 410.683.7004 -- FAX: 410.683.1798



PROFESSIONAL CERTIFICATION:  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21162. EXPIRATION DATE: 03-20-2010.

PLAN VIEW  
 SCALE: 1"=100'





PARCEL "B" LOT 2  
42.7594 AC  
Security Square Associates  
Tax Acct No. 1800010197  
Plat Ref # 44 / 105

PARCEL "E"  
16.0262 AC  
Security Wards LLC  
Tax Acct No. 1600003467  
Plat Ref # 35 / 142

Parliament Properties INC  
Tax Acct No. 1700014290  
Plat Ref # 35 / 142

&  
Security Wards LLC  
Tax Acct No. 1600003467  
Plat Ref # 35 / 142

PROP. BUILDING #1  
5-Story Building  
30,450-sf/floor  
121,800-sf total Office  
83 Parking  
Spaces  
proposed  
(including 4  
Handicap)

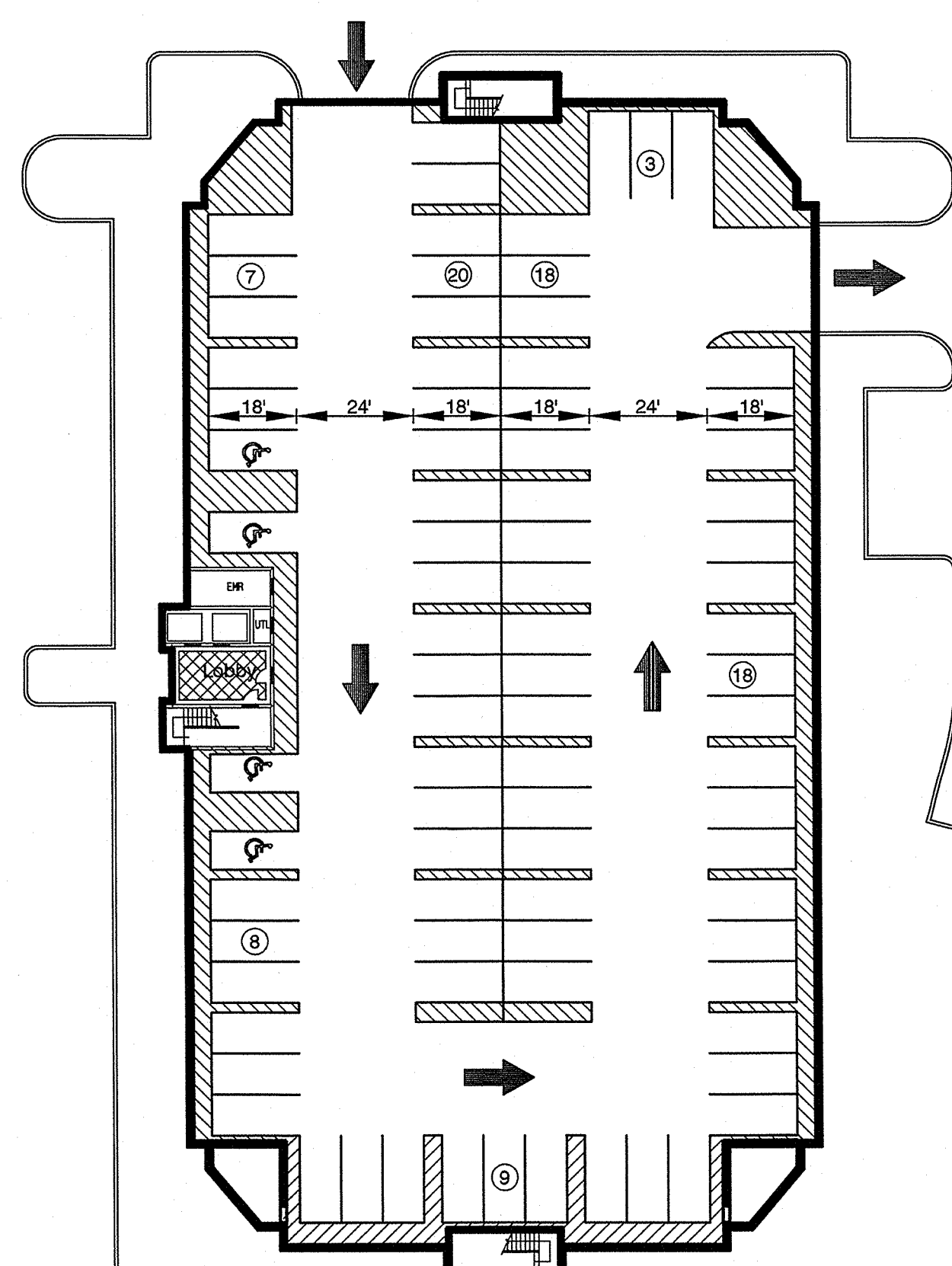
Floor 1 Parking  
Floors 2-5 Office  
GF=432.50,  
FF=443.83  
HEIGHT=64.65'  
Ground Floor is  
a Concrete Slab

Access Road#4 0.1033 AC  
Security Square Associates  
Tax Acct No. 1600003470

R=19.00' L=53.46'  
DELTA=161°12'11"  
CHD=573°01'18"E 37.49'

R=650.00' L=413.16'  
DELTA=36°25'09"  
CHD=N00°14'27"W 406.24'

R=756.04' L=29.90'  
N20°42'59"E  
59.65'



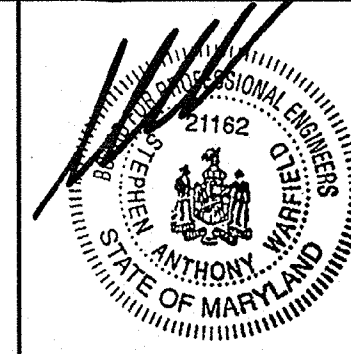
83 SPACES  
TOTAL  
PLAN OF PARKING GARAGE LEVEL  
SCALE: 1"=30'

PARCEL "F"  
2.0569 AC  
Parliament Properties INC  
Tax Acct No. 1700014290  
Plat Ref # 35 / 142

PLAN  
SCALE: 1"=30'

Legend: Proposed 40' high Street Light

**MATIS WARFIELD, INC**  
CONSULTING ENGINEERS  
10540 YORK ROAD, SUITE M  
HUNT VALLEY, MARYLAND 21030  
PHONE: 410.683.7004 -- FAX: 410.683.1798



PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED  
BY ME, AND THAT I AM A DULY LICENCED PROFESSIONAL ENGINEER UNDER  
THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21662.  
EXPIRATION DATE: 03-20-2010.

SECOND REFINED C.R.G PLAN  
SECURITY BOULEVARD  
**SECURITY SQUARE  
SHOPPING CENTER**

BALTIMORE COUNTY, MARYLAND  
December 02, 2009

SHEET 2 OF 2

RECEIVED  
DEC 14 2009  
OFFICE OF PLANNING