

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Security Square Associates (an Ohio General Partnership), legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2(a), we request permission to erect two (2) signs, each consisting of 513 square feet instead of 150 square feet each, and from Section 413.5(d), we request that the height of said signs be 39 feet instead of 25 feet, as the size of said signs warrants an increased height of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Because of the fact that Security Square Shopping Center will contain over one million (1,000,000) square feet of floor area and thereby will accommodate over one hundred (100) tenants in addition to three (3) major department stores, the greater majority of which, because of safety and appearance factors, will neither be permitted to erect signs on the exterior of the mall building nor be permitted to erect pylon signs on the perimeter of the shopping center complex, it will be necessary that two (2) pylon signs, as described on sign plans attached hereto, be erected to assure adequate identification of and promotion for said shopping center.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Security Square Associates (an Ohio General Partnership)

By Arthur D. Wolfcale, Jr., Managing Partner

Address: 7620 Market Street

YOUNGSTOWN, OHIO 44512

Protestant's Attorney

James R. Loshansky & Ronald L. Evans

Address: 7620 Market St., Yngston, O 44512

Petitioner's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 24th day

of August, 1973, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 15th day of October, 1973, at 1:00 o'clock

Shirley M. Jones, Zoning Commissioner of Baltimore County.

(over)

73-82-A

2 signs

THE EDWARD J. DEBARTOLO CORPORATION

P.O. BOX 3287 - 7520 MARKET STREET - YOUNGSTOWN, OHIO 44512 - (716) 758-4317-7586

LEGAL DEPARTMENT

ROBERT J. SCHREIBER
Vice President
Chief Counsel
ARTHUR D. WOLFCALE, JR.
Secretary
Assistant Counsel

Attorneys
JAMES R. LOSHANSKY
DALE E. BRIDGER
RONALD L. EVANS
LAW COORDINATOR
FREDERICK T. BUSICK

May 11, 1973

Mr. G. Mitchell Austin, Esquire
306 West Joppa Road
Towson, Maryland 21204

Re: Security Square
Sign Variance

Dear Mitch:

I wish to again thank you for the courtesy shown me on my recent trip to your office and particularly for the pleasant lunch.

In accordance with the Appeal Board's request, I am enclosing a certification regarding the right of Sears and Roebuck to have pylon signs on their land. Unfortunately, the agreement does permit them to have signs in connection with the use made of their land. The Developer is prevented from having pylon signs, except those for which we are presently requesting permission. I can only say that these companies are probably more interested in keeping the center neat in appearance and in good taste than in a developer, and it is highly unlikely that they will resort to the erection of unsightly signs.

I recall that there was testimony by the opposition to the effect that the signs would be seen over the light standards, as the light standards were twenty feet in height. This seemed low to me at the time but as I had no figures, I could not comment. For whatever it's worth at this late date, the light standards are forty-three feet in height, and the sign could not be seen above these lights.

Very truly yours,

James R. Loshansky

Attorney

JEL:jh
Enclosure

RE: PETITION FOR SIGN VARIANCE
S/S of Security Boulevard
418.50' N of Belmont Avenue
N/E of r/w of Rolling Road
627.50' N of Interstate 70-N
Security Square Associates
and "Ohio General Partnership"
Petitioners

IN THE

CIRCUIT COURT

FOR

BALTIMORE COUNTY

No. 73-82-A

MOTION TO DISMISS

Please dismiss an Appeal taken in the above captioned on behalf of the Petitioners, Security Square Associates, and "Ohio General Partnership," with prejudice.

W. Lee Harrison
306 West Joppa Road
Towson, MD 21204
823-1200
Attorney for Petitioner

I HEREBY CERTIFY that on this 24th day of September, 1973, a copy of the foregoing Motion to Dismiss was mailed to C. Victor McFarland, Esquire, at 920 Frederick Road, Baltimore, Maryland 21228.

W. Lee Harrison

Approved 9/7/73

RE: PETITION FOR VARIANCES
from Section 413.2(a) and
Section 413.5(d) of the Zoning
Regulations of Baltimore County
S/S of Security Boulevard 418.50'
W. of Belmont Avenue and NE of
r/w of Rolling Road 627.50' N.
of Interstate 70-N
Security Square Associates
Petitioners-Appellants

IN THE

CIRCUIT COURT

FOR

BALTIMORE COUNTY

AT LAW

Mrs. Docket No. 9

Folio No. 337

File No. 5119

CERTIFICATE OF NOTICE

Mr. Clerk:

Pursuant to the provisions of Rule 1101-04(a) of the Maryland Rules of Procedure, John A. Slowik, Walter A. Boller, Jr. and John A. Miller, constituting the County Board of Appeals of Baltimore County, have given notice by mail of the filing of the appeal to the representative of every party to the proceeding before its namely, W. Lee Harrison, 306 W. Joppa Road, Towson, Maryland, 21204, attorney for the Petitioner, and C. Victor McFarland, Esq., 920 Frederick Avenue, Baltimore, Maryland, 21228, attorney for the Protestants, a copy of which Notice is attached hereto and prayed that it may be made a part thereof.

Muriel E. Buddenbaker
County Board of Appeals of Baltimore County
County Office Building, Towson, Md. 21204
Telephone - 404-3180

I HEREBY CERTIFY that a copy of the foregoing Certificate of Notice has been mailed to W. Lee Harrison, Esq., 306 W. Joppa Road, Towson, Maryland, 21204, attorney for the Petitioner, and C. Victor McFarland, Esq., 920 Frederick Avenue, Baltimore, Maryland, 21228, attorney for the Protestants, on this 7th day of September, 1973.

Muriel E. Buddenbaker
County Board of Appeals of Baltimore County

cc: Harrison, Esq.
McFarland, Esq.
Anderson, Zoning
Werneth, Planning

RE: PETITION FOR SIGN VARIANCE
S/S of Security Boulevard
418.50' W of Belmont Avenue
N/E of r/w of Rolling Road
627.50' N of Interstate 70-N
Security Square Associates
and "Ohio General Partnership"
Petitioners

IN THE

CIRCUIT COURT

FOR

BALTIMORE COUNTY

No. 73-82-A

PETITION

The Petition of Security Square Associates and "Ohio General Partnership", by W. Lee Harrison, their attorney, respectfully represents unto your Honor:

1. That they are the owners of the property which is the subject matter of this appeal.

2. The action of the County Board of Appeals of Baltimore County in denying the requested Variance for signs on the above property by its Order of August 22, 1973, was erroneous for the following reasons:

a. "The act of the County Board of Appeals of Baltimore County was unreasonable, arbitrary and unlawful in that it was contrary to the evidence and the weight of the evidence.

b. The County Board of Appeals of Baltimore County misconstrued and misinterpreted the evidence before it.

c. The decision of the County Board of Appeals of Baltimore County was not supported by any substantial evidence in the record.

d. The County Board of Appeals of Baltimore County erroneously interpreted the law.

e. That the County Board of Appeals of Baltimore County in the Opinion dated August 22, 1973 did not specify whether their decision was as to the Zoning Commissioner Order or as to the amended Petition before it, thereby making the Order unclear and incapable of being interpreted.

RE: PETITION FOR VARIANCES
from Section 413.2(a) and
Section 413.5(d) of the
Zoning Regulations
S/S Security Blvd., 418.50'
W. of Belmont Avenue, and
NE of r/w of Rolling Road
627.50' N. of Interstate 70-N
1st District
Security Square Associates
Petitioners

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 73-82-A

ORDER FOR APPEAL

Mr. Clerk:

Please note an appeal to the Circuit Court for Baltimore County from the Decision and Order of the County Board of Appeals of Baltimore County, dated August 22, 1973 on behalf of Security Square Associates, Petitioners.

W. Lee Harrison
306 West Joppa Road
Towson, MD 21204
823-1200
Attorney for Petitioners

I HEREBY CERTIFY that on this 5th day of September, 1973, a copy of the foregoing Order for Appeal was served on the County Board of Appeals, County Office Building, Towson, Maryland 21204, prior to the filing hereof and a copy was sent to C. Victor McFarland, Esquire, at 920 Frederick Road, Baltimore, Maryland 21228.

W. Lee Harrison

WHEREFORE, the Appellants pray that this Honorable Court reverse the action of the Board of Appeals of Baltimore County and grant such other and further relief as may be appropriate.

W. Lee Harrison
306 West Joppa Road
Towson, MD 21204
823-1200
Attorney for Petitioners

I HEREBY CERTIFY, that a copy of the foregoing Petition was served on the County Board of Appeals of Baltimore County, County Office Building, Towson, Maryland 21204, prior to the filing hereof and a copy of same was mailed to C. Victor McFarland, Esquire, at 920 Frederick Road, Baltimore, Maryland 21228.

W. Lee Harrison

LAW OFFICE
TREUTH AND MCFARLAND
920 FREDERICK AVENUE
CATONVILLE MARYLAND 21228
February 27, 1973

John Slowik, Chairman
Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Appeal Hearing, March 7, 1973
Case No. 73-82A, Item 193
Security Square Association

Dear Mr. Slowik:

Please be advised that I represent the protestants in the subject appeal. The protestants that I represent consist of Richard H. Arnold, 1508 Woodcliff Avenue, 21228; John B. O'Donnell, Jr., 2016 Greengate Road, 21207; Fred E. Worthington, 5117 Franklinton Road, 21207; and Alfred L. Dill, Rolling Glen Road, 21228.

I am sending a copy of this letter to W. Lee Harrison, Attorney for the Petitioner.

Very truly yours,

C. Victor McFarland

CVMCP:j

cc: Richard H. Arnold
cc: John B. O'Donnell, Jr.
cc: Fred E. Worthington
cc: Alfred L. Dill
cc: W. Lee Harrison, Esquire

NOV 12 1964

4 Month 1973 SUBJECT SECURITY SQUARE

DATE June 1973

STA	B.S.	MEASURED	H.I.	F.S.	ELEV.
M42232	5.3				434.4
T.O.		5.05	439.6		
P4 under ERLB				5.3	433.7
P4 under PVD					
Measured dist. P4 to top of concrete wall T-70				2.3	454.0
Measured dist. top of concrete wall to roadbed T-70				2.3	451.7
T.O. sidewalk	6.0	5.1	439.7		438.7 B.S. P4
P4 to sidewalk				1.6	438.1
T.O.	5.0	4.35	443.9		438.1 B.S. P4
P4 to T.O.				0	443.9
T.O. S.S. 15	2.3	5.0	446.7		443.9 B.S. P4
Measured dist. P4 to S.S. 15				2.05	443.65
T.O. S.S. 15	3.2	4.45	451.35		443.65 B.S. P4
P4 to S.S. 15				0.3	451.55
P4 to island on roadbed				0.4	451.35
T.O.	5.3	5.1	457.35		451.35 B.S. P4
P4 to T.O.				1.35	455.90
P4 to S.S. 15				5.3	451.35
P4 to S.S. 15				5.3	451.35

4 Month 1973 SUBJECT SECURITY SQUARE

DATE June 1973

STA	B.S.	MEASURED	H.I.	F.S.	ELEV.
T.O. 2nd					439.0
T.O.		4.45	441.3		
P4 to T.O.				4.55	436.25
T.O.	3.3	5.0	439.55		436.25 B.S. P4
P4 to T.O.				2.0	437.55
P4 to T.O.				5.3	434.25

standing at T.O., can see above bridge on highway

THE EDWARD J. DeBARTOLO CORPORATION P.O. BOX 3287 - 7620 MARKET STREET - YOUNGSTOWN, OHIO 44512 - (216) 758-4531/7596

ROBERT J. SCHREIBER
Vice President
Arthur D. Wolf, Jr.
Secretary
Assistant Counsel

LEGAL DEPARTMENT

Attorneys
JAMES R. LOSHINSKY
DALE E. BRICKER
RONALD L. EVANS
LEON COHEN
FREDERICK T. SURICK

May 11, 1973

The Board of Zoning Appeals
Baltimore County
Towson, Maryland

Gentlemen:

This letter is to certify that I am in possession of an original executed copy of The Construction Operation and Reciprocal Easement Agreement among the various owners of Security Square Shopping Center and to further certify that said agreement prohibits the erection of any pylon or pylon-type signs by either Sears or Hochschild-Kohn, except for any such in connection with the use made of such parties' tract. The Developer (Security Square Associates) is prohibited from erecting any pylon-type signs, except the ones identifying the center and including a restaurant sign and theater reader board, which signs are presently the subject of a requested variance by the Developer.

Very truly yours,

James R. Loshinsky
JAMES R. LOSHINSKY
Attorney at Law

JRL:jh

GEORGE E. GAVRELIS
Director
Jefferson Building
July 1971
Towson, Md. 21204
(410) 321-1111



S. ERIC DINENIA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
(410) 321-1111

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

July 19, 1972

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 193, Zoning Advisory Committee Meeting, May 16, 1972, are as follows:

Property Owner: Security Square Associates
Location: S/S Security Blvd., 4131 W. of Belmont Avenue
Present Zoning: M.L. and M.L.R.
Proposed Zoning: Variance to Sections 413.2(e) sign area and 413.5(d) sign height
District: I
No. Acres: 1600 square feet

This office is concerned about the effect the sign on Rolling Road will have on the residential property on the West side of Rolling Road.

Very truly yours,

Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 26, 1972

James R. Loshinsky, Esq.,
Ronald L. Evans, Esq.,
7620 Market Street
Youngstown, Ohio 44512

Re: Variance Petition
Item 193
Security Square Associates
(an Ohio General Partnership) - Petitioners

Gentlemen:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The attached comments are a result of this review and inspection.

The subject property is located at the northwest intersection of the Baltimore County Beltway and the Interstate 70. This property has been developed as the Security Square Shopping Center, and is one of the largest shopping complexes on the eastern seaboard. The shopping center is currently under construction and has access via Security Blvd. and Rolling Road. Major road improvements are underway at this time. This center has four (4) proposed entrances, two of which are on Security Blvd., and two on Rolling Road. This petition is a request to permit two signs, each consisting of 513 square feet, at a height of 39 feet each. This is in excess of permissible height allowance within the Zoning Regulations pursuant to Sec. 413.5(d). There are no severe grade differences and site distance is good.

This office has tried to contact the petitioner by phone and by letter dated June 7, 1972 and requested them to contact this office. However, without any reply from the petitioner, revised plans were submitted, dated June 13, 1972 accompanied by a letter dated June 13, 1972, stating that ten (10) copies of revised site plans were enclosed. These site plans still do not reflect information that is required to be shown or shown by this Committee prior to scheduling for a hearing.

The Gas & Electric right of way, which is indicated on the supplement site plan, does not correctly show the Gas & Electric right of way. In fact, a recent meeting with a Gas & Electric representative (July 26, 1972) indicated that the right of way as shown on the large site plan is completely inaccurate. Also,

James R. Loshinsky, Esq.,
Ronald L. Evans, Esq.,
Item 193
Page 2
July 26, 1972

the petitioner indicates in the petition that no other pylon signs will be permitted on the perimeter of the shopping center. However, the plans submitted indicate a third pylon sign for the Sears store. This should be clarified.

This petition is being withheld until such time as proper revised site plans and revised site descriptions are submitted to this office that reflect the comments of Bureau of Engineering, the Gas & Electric Company, and this office. Also, it will be required that the petitioner indicate the reason of practical difficulty or hardship in more explicit terms as to why the height variance is required. This is not brought out in their reasons for the requested variance. Also the attorney's signature was not on the petition when filed.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJD:JD

Enclosure

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 19, 1972

DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 193, Zoning Advisory Committee Meeting
May 16, 1972, are as follows:

Property Owner: Security Square Associates
Location: S/S Security Blvd., 413' W. of Belmont Ave.
Present Zoning: M.L. and M.L.R.
Proposed Zoning: Variance to Sections 413.2(e) sign area and 413.5(d) sign height
District: I
No. Acres: 1600 sq. ft.

Since this is a variance for a sign, no health hazard is anticipated.

Very truly yours,

Thomas R. Devlin
THOMAS R. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

NVB:an

Baltimore County Fire Department

J. Austin Dantz
Chief

Towson, Maryland 21204
822-7318

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

Re: Property Owner: Security Square Associates

Location: S/S Security Blvd., 413' W. of Belmont Avenue

Item No. 193 Zoning Agenda May 16, 1972

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at
- () 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *John J. Dillon, Jr.* Noted and Approved: *Paul H. Reinhardt*
Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna Date: June 1, 1972
 FROM: Oliver L. Myers
 FROM: Ellsworth N. Diver, P.E.

SUBJECT: Item #193 (1971-1972)
 Property Owner: Security Square Associates
 1/3 Security Boulevard, 1131 W. of Belmont Avenue
 Present Zoning: M.L. and P.L.M.
 Proposed Zoning: Variance to Sections 113.2(e) sign area and 113.5(d) sign height
 District: 1st
 No. Acres: 1,800 sq. ft.

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Although it appears that Baltimore County utilities and highway improvements may not be involved, the plan must be revised to indicate correctly the location of the gas transmission main and right-of-way. It appears that a proposed sign location and some utility or light poles conflict with this gas main.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings will be permitted within any Baltimore County utility easements, existing or proposed. During the course of grading or construction on this property, protection must be afforded by the contractor to prevent damage to the existing or proposed public facilities. The protection of any such facilities and any damage sustained would be the full responsibility of the Petitioner.

Ellsworth N. Diver
 ELLSWORTH N. DIVER, P.E.
 Chief, Bureau of Engineering

END:BAH:PAH:ee

1-25 Key Sheet
 1, 5 & 6 NW 25, 26 & 27 Position Sheets
 NW 20 Topo
 NW Tax Map

BOARD OF EDUCATION
OF BALTIMORE COUNTY

ITEM # 193

May 16, 1972

TOWSON, MARYLAND 21204

Property Owner: Security Square Associates

District: 1

Present Zoning: M.L. + P.L.M.

Proposed Zoning: Variance

No. Acres: 1,800 sq. ft.

NO HEARING ON STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTORWm. T. MALLER
DEPUTY DIRECTOR

June 8, 1972

Mr. S. Eric DiNenna
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item 193 - ZAC - May 16, 1972
 Property Owner: Security Square Associates
 Security Blvd. W. of Belmont Avenue
 Variance to Sections 413.2(e) sign area and 413.5(d) sign height - District 1

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to sign area and sign height.

Very truly yours,

Michael S. Flanigan
 Traffic Engineer Associate

MSF:nr

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTORWm. T. MALLER
DEPUTY DIRECTOR

July 10, 1972

Mr. S. Eric DiNenna
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item 213 - ZAC - June 20, 1972
 Property Owner: Clifford R. & Inez D. McIntee
 Washington Blvd. NE of Fairview Ave.
 Variance from Section 238.1 to permit a front yard of 20' instead of req. 25'
 District 13

Dear Mr. DiNenna:

This department is withholding comment until revised plans are submitted showing Fairview Avenue and Washington Boulevard. It is suggested that the driveway be relocated to the area marked as slope area on the drawing.

Very truly yours,

Michael S. Flanigan
 Traffic Engineer Associate

MSF:nr

THE EDWARD J. DeBARTOLO CORPORATION

P.O. BOX 2287 - 7000 MARKET STREET - YOUNGSTOWN, OHIO 44112 (216) 758-4531/7598

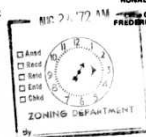
LEGAL DEPARTMENT

ROBERT J. SCHREIBER
 Vice President
 Chief Counsel

ARTHUR D. WOLFALE, JR.
 Assistant Counsel

August 17, 1972

Approved: JAMES R. LOHMEYER
 DALE S. BRICKER
 RONALD S. GUMPLE
 RONALD L. EVANS
 J. Edgar Hoover
 FREDERICK T. BUSCH



RE: SECURITY SQUARE SHOPPING CENTER
 Variance - Pylon Signs

Dear Mr. Dillon:

With reference to your letter of July 28, 1972, enclosed are ten (10) copies of revised plans and ten (10) copies of revised pylon sign ground area layout and description. The plan has been revised to reflect the new location of the sign in relation to the gas and electric right-of-way. If these plans prove to be acceptable, please advise us as to the earliest possible date, that we might have the matter set down for a hearing.

If you have any questions or need additional information, please advise.

Thank you.

Very truly yours,

SECURITY SQUARE ASSOCIATES

By: *Ronald L. Evans*
 Ronald L. Evans
 Attorney

RLE/m:14

Enclosures

LAW OFFICES
W. LEE HARRISON300 WEST JOPPA ROAD
TOWSON, MARYLAND 21204

July 25, 1972

ANNA CURIE DR.
602-1200APPROVED
G. MICHAEL ADAMS

S. Eric DiNenna,
 Zoning Commissioner
 Baltimore County Office of
 Planning & Zoning
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Re: Security Square Shopping Center
 Pylon Signs - Variance

Dear Mr. DiNenna:

Please be advised that I am now representing Security Square Associates in connection with the above captioned matter.

It would be appreciated if this could be scheduled for hearing during the latter part of August, as the shopping center has an opening date of October 1, 1972, and whatever pylon signs are to be used must be ordered at least thirty (30) days in advance thereof.

I am sending Mr. Raphael a copy of this letter with the request that he promptly advise me if there is anything wrong or improper with the documents that have been filed in this matter heretofore.

With kind personal regards, I am,

Very truly yours,
W. Lee Harrison
 W. Lee Harrison

CC: Mr. Amedee Raphael

BALTIMORE GAS AND ELECTRIC COMPANY

GAS AND ELECTRIC BUILDING
BALTIMORE, MARYLAND 21203

June 2, 1972

Alfred F. Jungers, Chief
 Bureau of Highways
 Department of Public Works
 Baltimore County Office Bldg.
 Towson, Maryland 21204

Re: Proposed Pylon Sign at
 Security Square Shopping Center

Dear Mr. Jungers:

Reference is made to an impending permit from Baltimore County to Security Square Shopping Center to construct a pylon sign at the second entrance East of Rolling Road and Security Boulevard. As shown in red on the attached print, the proposed sign would be constructed directly over our 24 inch gas main.

To avoid damage to our existing facilities and to allow for future maintenance and construction, we do not give our permission for the construction of the pylon sign within our 40 foot rights-of-way. Our rights-of-way agreement stipulates that no structures are allowed within the rights-of-way.

Yours truly,

Richard M. Lysen
 Richard M. Lysen
 Senior Engineer
 Gas Engineering

RDG/cjl

Attachment

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: October 16, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #73-82-A. South side of Security Boulevard 418.50 feet West of Belmont Avenue. Northeast right-of-way line of Rolling Road 627.50 feet north of I-70N. Petition for Variance for Signs.
 Security Square Associates - Petitioner

1st District

HEARING: Monday, October 16, 1972 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer:

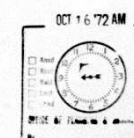
The Security Square Shopping Center is clearly visible from two major highways, Security Boulevard and Rolling Road. Some single-family dwellings and garden apartments exist on the west side of Rolling Road.

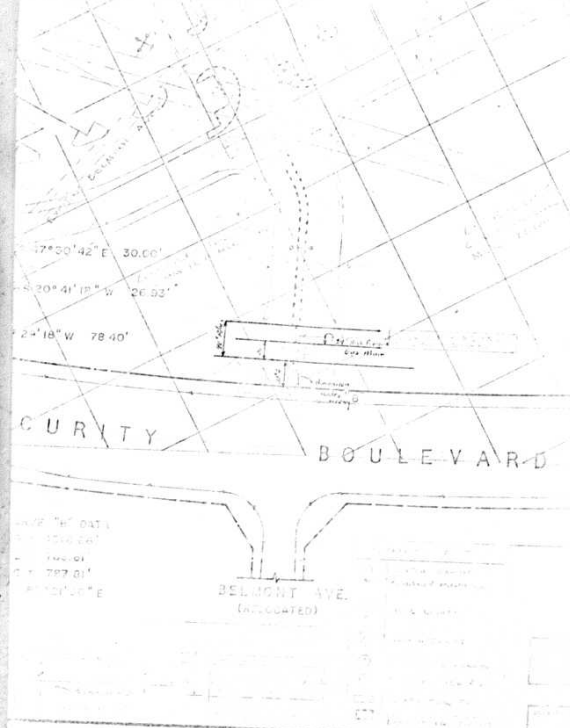
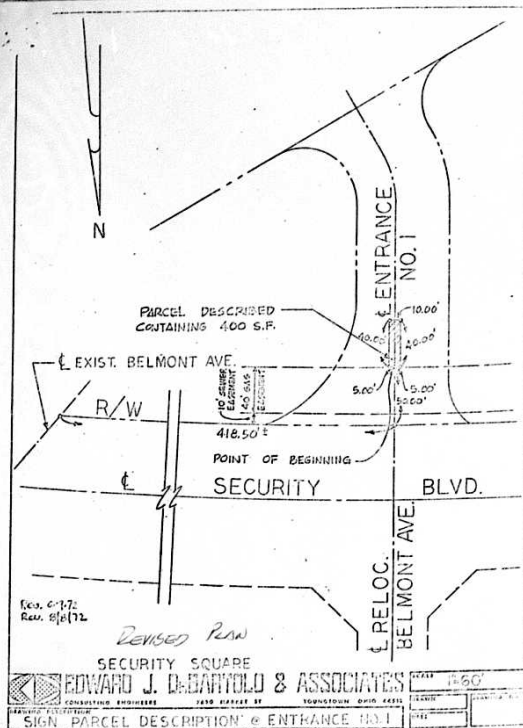
It is questionable whether two signs 513 square feet each are absolutely necessary for advertisement purposes. In the staff's opinion these signs could also have adverse effects on the residential uses to the west of the center.

It should be noted that advertising and promotion can be achieved through other media rather than cluttering roadways with huge signs. Example should be taken from Columbia Mall where a small, aesthetically pleasing sign denotes the mall without being offensive.

It is the staff's opinion that the sign height and area variance requested should not be granted because strict compliance with the Zoning Regulations would not result in undue hardship to the petitioner. (Section 307).

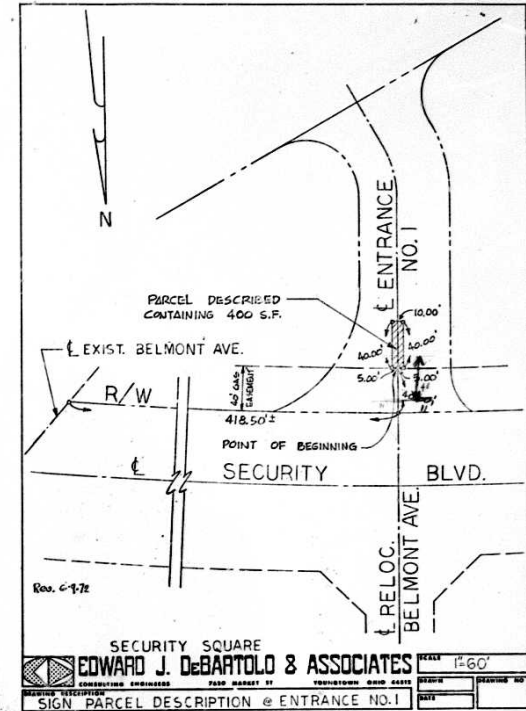
NEG:cm





SIGN GROUND AREA
ENTRANCE NO. 1
SECURITY SQUARE

Beginning at a point on the south side of Security Boulevard; said point being approximately 418.50 feet as measured westerly along said south side of Security Boulevard from its intersection with the northwest right-of-way line of old Belmont Avenue, as shown on State Roads Commission of Maryland Plat No. 28331, and also being along the centerline of the median strip at Entrance No. 1; thence southerly along said centerline a distance of 40.00 feet to the true point of beginning; thence easterly a distance of 5.00 feet to the easterly curb line of Entrance No. 1; thence southerly along said curb line a distance of 40.00 feet to a point, thence westerly a distance of 10.00 feet to a point on the western curb line of said median strip, thence northerly along said western curb line a distance of 40.00 feet to a point; thence easterly a distance of 5.00 feet to the true point of beginning, said parcel containing approximately 400.00 S.F. (more or less) and being entirely within the median strip of said Entrance No. 1.



LAW OFFICES
W. LEE HARRISON
300 WEST JOPPA ROAD
TOWSON, MARYLAND 21204
December 13, 1972

S. Eric DiNenna, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Variances, S/S of Security Boulevard, 418.50' W of Belmont Avenue and NE right of way line of Rolling Road, 627.50' N of Interstate 70-N, 1st District, Security Square Associates, Petitioner, NO. 73-82-A (Item No. 193)

Dear Mr. DiNenna:

Please note an appeal to the County Board of Appeals from the Decision and Order dated December 1, 1972 denying the above requested Variances on behalf of the Petitioner.

I enclose herewith my check in the amount of \$75.00 to cover the costs of said appeal.

Very truly yours,
W. Lee Harrison
W. Lee Harrison

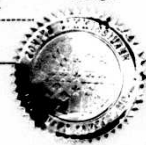
CERTIFICATE OF PUBLICATION

TOWSON, MD., September 28, 1972.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on the 18th day of September, 1972, the first publication appearing on the 20th day of September, 1972.

THE JEFFERSONIAN
W. Lee Harrison
Manager

Cost of Advertisement \$ 4.50
True Copy
Zoning Commissioner of Baltimore County



CERTIFICATE OF POSTING

District 1st Date of Posting JAN 20 1973

Posted for: *Security Square Associates*

Petitioner: *Security Square Associates*

Location of property: *S/S of Security Blvd. W. of Belmont Ave. And NE of the right of way line of Rolling Rd. S. E. of Rolling Rd. S.E. of Security Blvd. 418.50' W of Belmont Ave.*

Location of Sign: *S. E. of Rolling Rd. S.E. of Security Blvd. 418.50' W of Belmont Ave.*

Remarks: *See Map*

Posted by: *W. Lee Harrison* Date of return: *JAN 26 1973*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: January 10, 1973 ACCOUNT: 01-662

AMOUNT: \$75.00

PAID TO: *W. Lee Harrison, Esquire*

FOR: *Cost of Appeal and Posting of Case No. 73-82-A*

Case No. 73-82-A
S/S of Security Boulevard, 418.50' W of Belmont Avenue and NE of the right-of-way line of Rolling Road, 627.50' N of Interstate 70-N - 1st District
Security Square Associates - Petitioner

James E. Leachman, Esq.
David L. Leachman, Esq.
111 W. Chesapeake Avenue
Towson, Maryland 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 26th day of January 1973.

Petitioner: *Security Square Associates*
(See Map for Petition)

Petitioner's Attorney: *James E. Leachman, Esq.* Reviewed by: *W. Lee Harrison, Esq.*

Case No. 73-82-A
S/S of Security Boulevard, 418.50' W of Belmont Avenue and NE of the right-of-way line of Rolling Road, 627.50' N of Interstate 70-N - 1st District
Security Square Associates - Petitioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Sept. 25, 1972 ACCOUNT: 01-662

AMOUNT: \$25.00

PAID TO: *The Edward J. DeBartolo Corp.*

FOR: *P.O. Box 307, 7650 Market St. Towson, Ohio 44122*

Petition for Variances for Security Square Associates
73-82-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

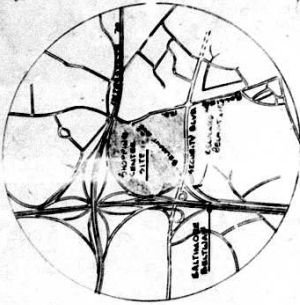
DATE: Oct. 26, 1972 ACCOUNT: 01-662

AMOUNT: \$25.00

PAID TO: *The Edward J. DeBartolo Corp.*

FOR: *P.O. Box 307, 7650 Market St. Towson, Ohio 44122*

Advertising and printing for Security Square Associates - 73-82-A



VICINITY MAP

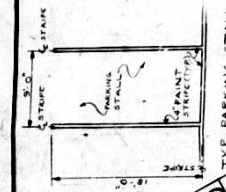
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L = 373.42'
C = 373.29'
N 67° 08' 27" W



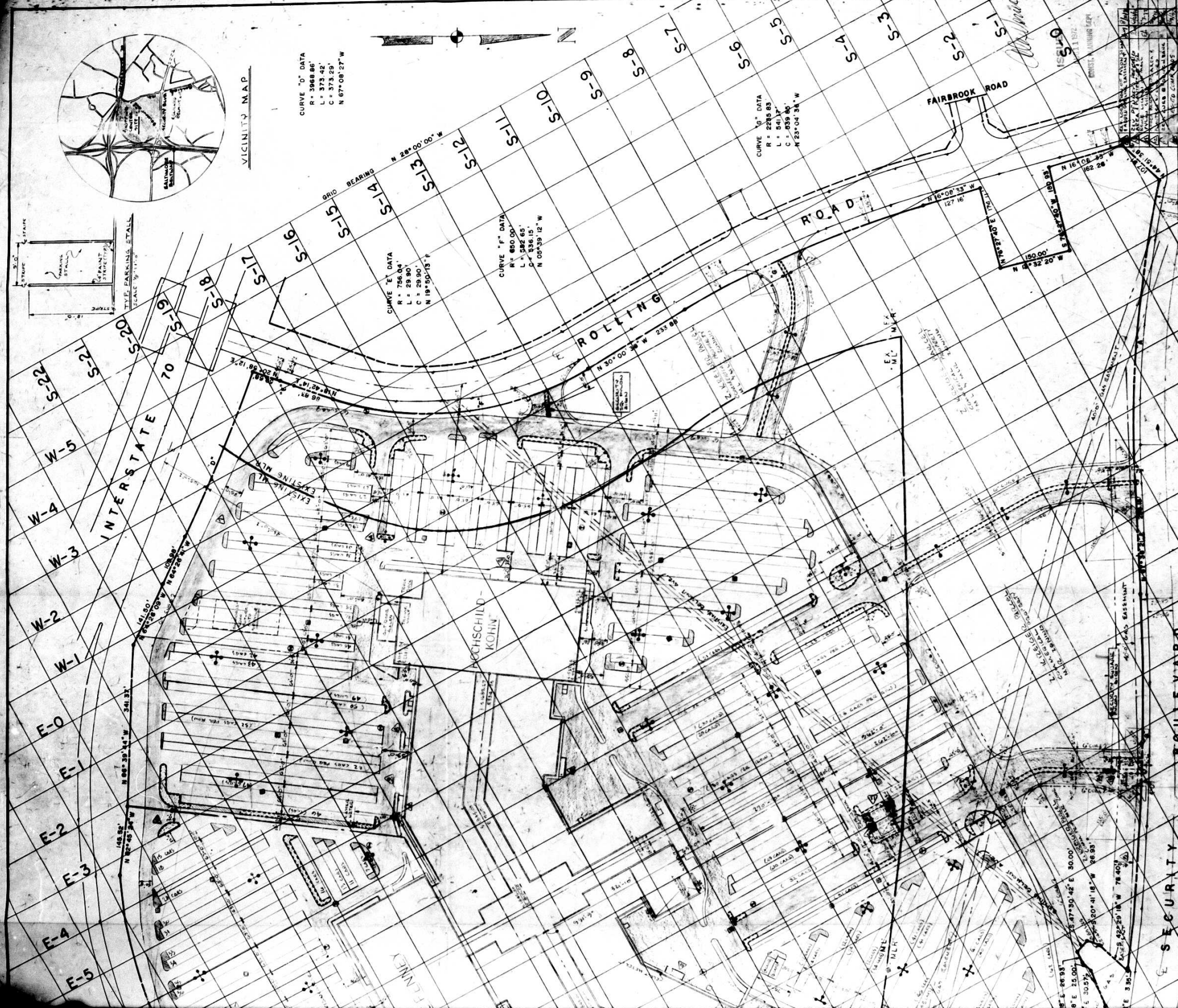
CURVE "E" DATA
R = 756.04'
L = 29.90'
C = 29.90'
N 19° 50' 15" E

CURVE "F" DATA
R = 850.00'
L = 582.65'
C = 336.15'
N 08° 39' 12" W

CURVE "G" DATA
R = 2285.83'
L = 541.17'
C = 559.84'
N 23° 04' 34" W



TYP. PARKING STALL
SCALE 1/4" = 1'-0"



SECURITY BOULEVARD



CURVE "A" DATA
R = 2356.81'
L = 636.33'
C = 637.39'
S 64° 55' 52" E

CURVE "B" DATA
R = 4818.86'
L = 788.81'
C = 787.81'
S 87° 21' 36" E

CURVE "C" DATA
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L = 788.81'
C = 787.81'
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C = 787.81'
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CURVE "G" DATA
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L = 788.81'
C = 787.81'
S 87° 21' 36" E

LORD BALTIMORE DRIVE ISSUED FINAL 10/21/11

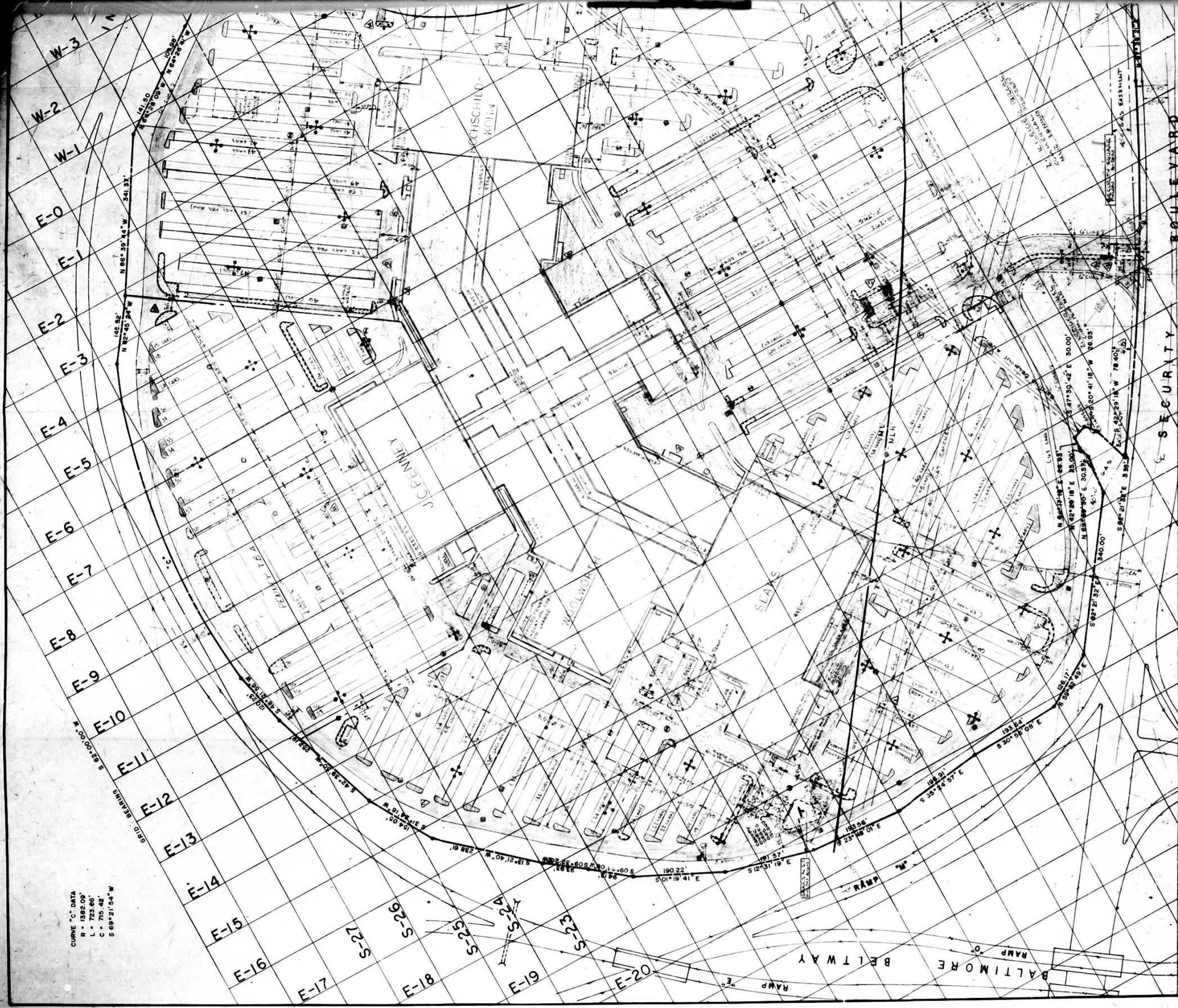
EDWARD J. DEBARTOLO & ASSOCIATES

EDWARD J. DEBARTOLO & ASSOCIATES

EDWARD J. DEBARTOLO & ASSOCIATES

EDWARD J. DEBARTOLO & ASSOCIATES

EDWARD J. DEBARTOLO & ASSOCIATES



CURVE "C" DATA
R = 382.09'
L = 723.66'
C = 75.42'
S 69° 21' 54" W

NOTES ON SECURITY SQUARE PROPERTY
1. DIMENSIONAL PROPERTY - M.L. AND M.L. BEARING
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CURVE "B" DATA
R = 418.66'
L = 768.81'
C = 78.81'
S 87° 21' 36" E

BLUMONT AVE. (RELOCATED)

SECURITY BOULEVARD

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LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

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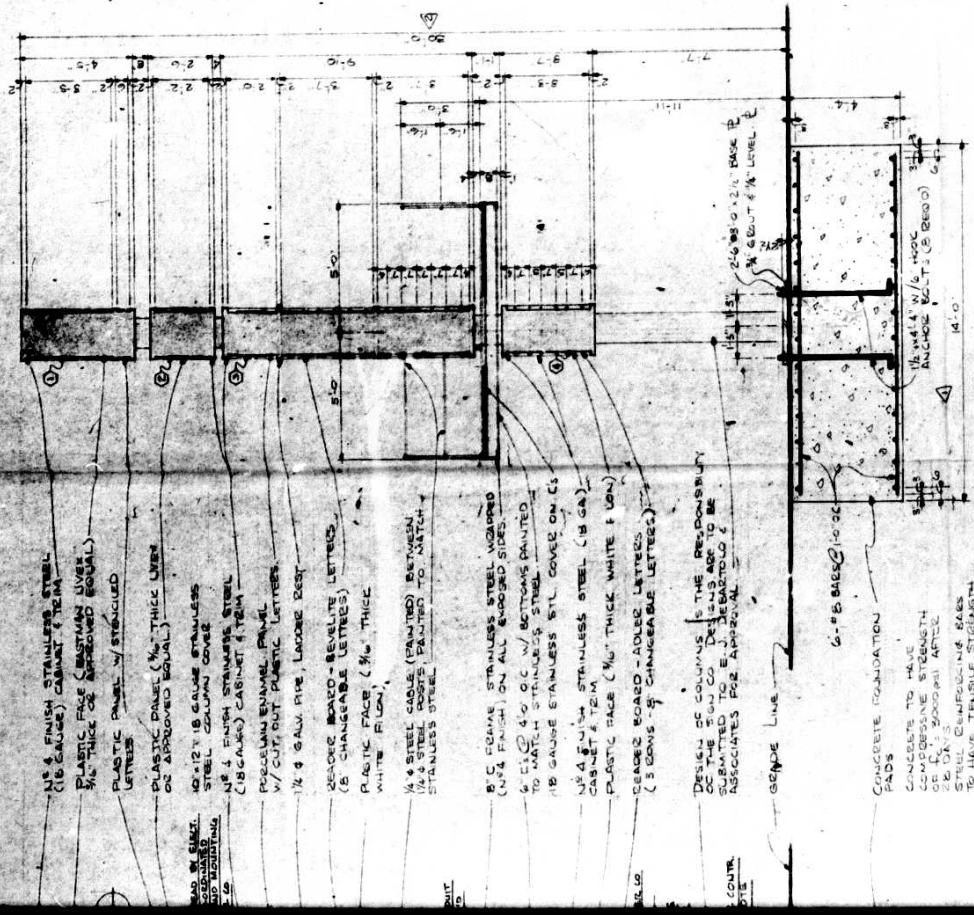
LOT 98

LOT 99

LOT 100



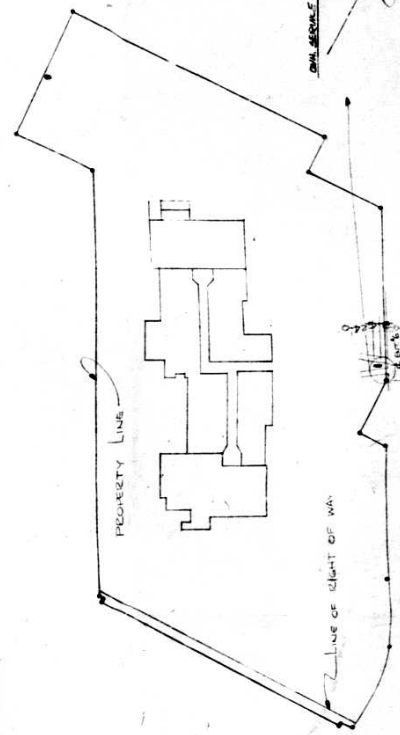
Ref 24 #2



COLOR LEGEND	
COLOR	LETTER SIZE
PLASTIC TO MATCH FOLLOWING PAINT COLORS:	
1- SPECTRUM GRAY - NP70/93	PRATT LAMBERT
2- WHITE CAP GRAY - NP 220	PRATT LAMBERT
3- BLUE BOY - NP 459	PRATT LAMBERT
4- BLACK - UPAC-79	PRATT LAMBERT
5-	

AREA TABULATION	
DENOTES AREA LOCATION	
1- MALL SIGN	106
2- HIGHLANDER RESTAURANT	28
3- CINEMA	75
4- MISC.	39
5-	
ONE SIDE TOTAL	178
TOTAL	356

- ### GENERAL NOTES
1. SIGN CONTRACTOR TO FURNISH DETAILS OF CONNECTIONS.
 2. SIGN CONTRACTOR TO FURNISH DETAILED DRAWINGS ON STAINLESS STEEL CABINET & 1/2" SIGN FRAMING AND PLASTIC PANEL BACKGROUND CONNECTIONS.
 3. ALL DRAWINGS ARE SUBJECT TO APPROVAL BY EDWARD J. DEBARTOLO & ASSOCIATES.
 4. PLASTIC PANEL BACKGROUND TO BE 1/2" THICK EASTMAN UNEX OR APPROVED EQUAL, EXCEPT AT SIGN AREA #5.
 5. SIGN AREA #1 & 2 ARE TO HAVE EMBOSSED LETTERS.
 6. ALL SIGN AREAS ARE TO BE ILLUMINATED WITH 2000 MA HIGH OUTPUT FLUORESCENT LAMP(S) 8' O.C.
 7. ALL STAINLESS STEEL UNLESS SPECIFIED OTHERWISE, SHALL BE 16 GAUGE WITH A 1/4" EGGED FINISH.
 8. SIGN CONTRACTOR TO PROVIDE ALL SIGNS TO BASE OF SIGN. SIGN SHALL BE 1/2" THICK UNLESS OTHERWISE SPECIFIED. SIGN SHALL HAVE 1/2" O.C. SERVICE.
 9. CONTRACTOR TO PROVIDE THE COST OF SIGN. SIGN CONTRACTOR SHALL SUBMIT TOTAL COST BREAKDOWN RE EACH SIGN ALONG WITH BID.
 10. A TOTAL OF ONE (1) COMPLETE PANEL SIGN ASSEMBLY REQUIRED. SEE SIGN LOCATION PLAN, THIS SHEET.



SIGN LOCATION PLAN
1" = 30'

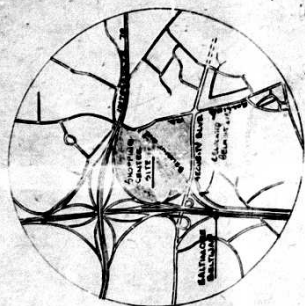
ALEX VERICH, P.E. #23556
EDWARD J. DEBARTOLO & ASSOCIATES
1000 BRUNSWICK SQUARE
STATE ROUTE 18 & RIES LANE
EAST BRUNSWICK, NEW JERSEY 08816

ISSUED FINAL 7-27-72

EDWARD J. DEBARTOLO & ASSOCIATES

BRUNSWICK SQUARE
STATE ROUTE 18 & RIES LANE
EAST BRUNSWICK, NEW JERSEY

NO.	REVISION	DATE	BY	CHKD.
1	AS NOTED	7/27/72		
2				
3				
4				
5				



VICINITY MAP

CURVE "D" DATA
R = 3968.86'
L = 373.42'
C = 373.29'
N 67° 08' 27" W

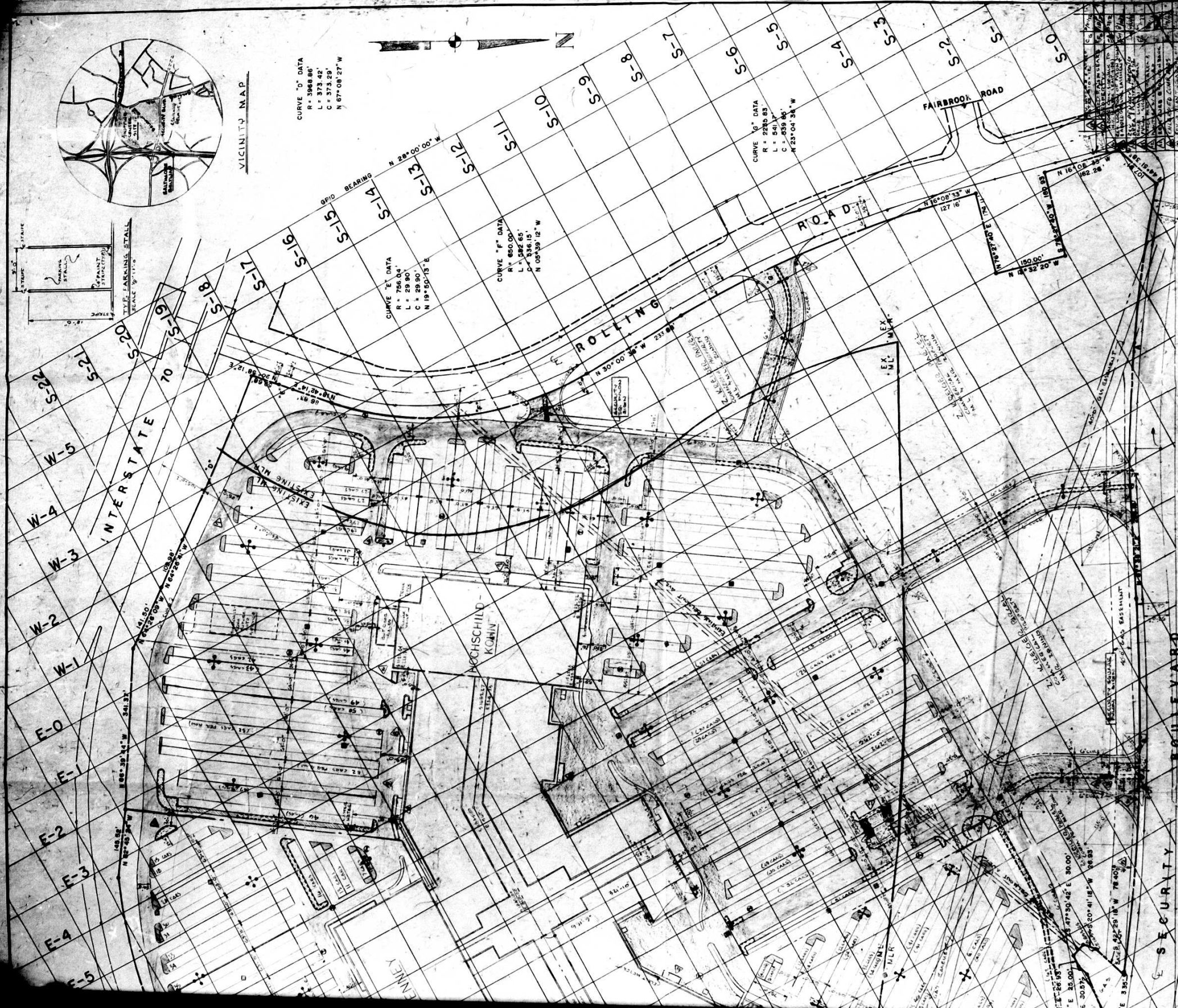
CURVE "E" DATA
R = 756.04'
L = 29.90'
C = 29.90'
N 19° 50' 15" E

CURVE "F" DATA
R = 650.00'
L = 582.65'
C = 536.15'
N 05° 39' 12" W

CURVE "G" DATA
R = 2239.83'
L = 541.15'
C = 539.84'
N 23° 04' 38" W

CURVE "A" DATA
R = 2356.83'
L = 639.33'
C = 637.37'
S 64° 35' 29" E

CURVE "B" DATA
R = 4018.66'
L = 788.81'
C = 787.81'
S 87° 21' 36" E



Upper Service Plan
1754-2

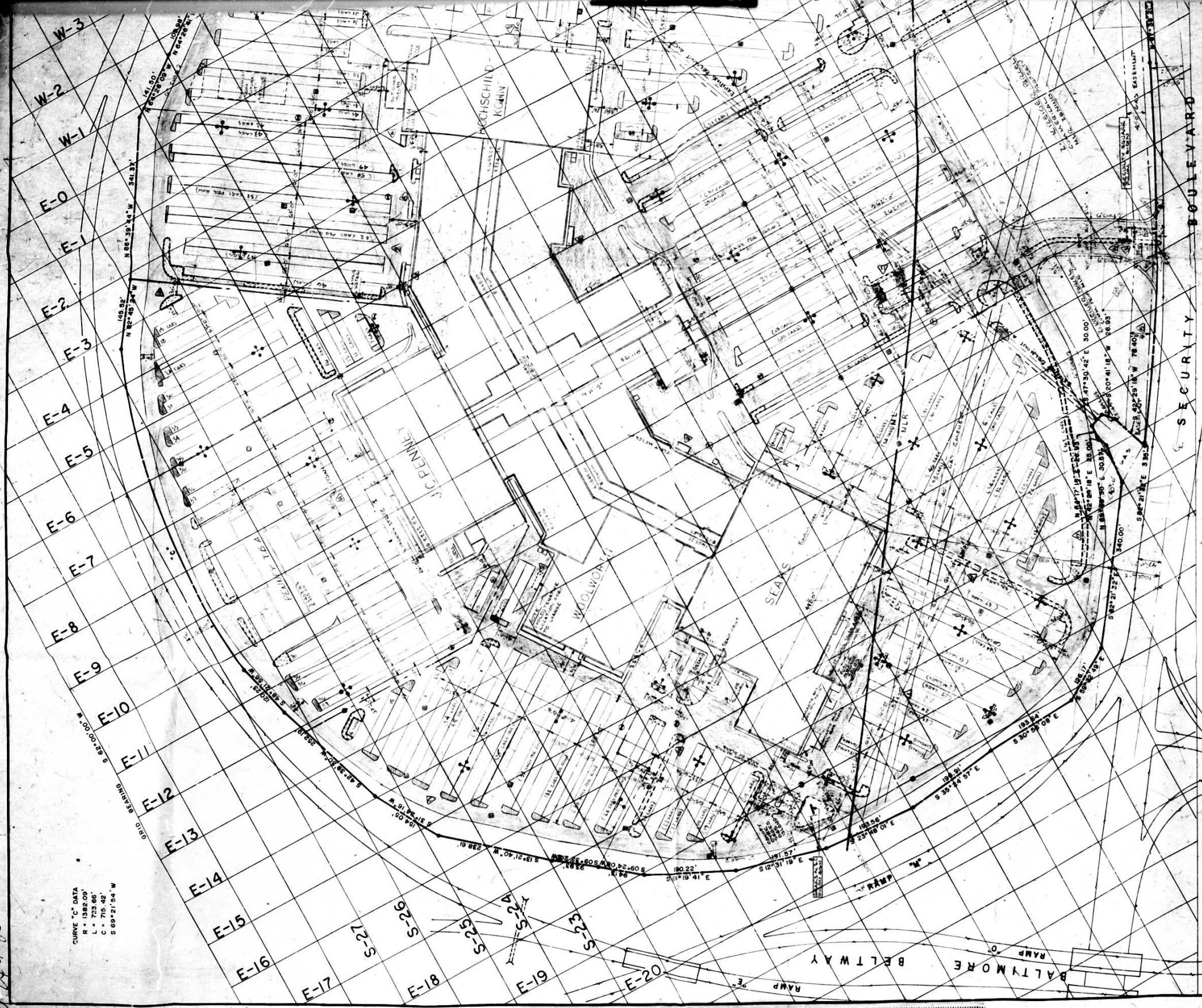
ISSUED FINAL 10/18/71

ALLEN, HORN & ASSOCIATES
INCORPORATED
1000 N. W. 10th St.
Fort Lauderdale, Fla. 33304

SECURITY AVE.
(RELOCATION)

PD 24 #2

CURVE "C" DATA
R = 1382.00'
L = 723.86'
C = 715.42'
S 69°21'54" W



NOTES ON SECURITY SQUARE PROJECT

- 1. COMMERCIAL PROPERTY - M. L. AND M. L. EASING
- 2. FIRST EASING - M. L. AND M. L. EASING
- 3. SECOND EASING - M. L. AND M. L. EASING
- 4. THIRD EASING - M. L. AND M. L. EASING
- 5. FOURTH EASING - M. L. AND M. L. EASING
- 6. FIFTH EASING - M. L. AND M. L. EASING
- 7. SIXTH EASING - M. L. AND M. L. EASING
- 8. SEVENTH EASING - M. L. AND M. L. EASING
- 9. EIGHTH EASING - M. L. AND M. L. EASING
- 10. NINTH EASING - M. L. AND M. L. EASING
- 11. TENTH EASING - M. L. AND M. L. EASING
- 12. ELEVENTH EASING - M. L. AND M. L. EASING
- 13. TWELFTH EASING - M. L. AND M. L. EASING
- 14. THIRTEENTH EASING - M. L. AND M. L. EASING
- 15. FOURTEENTH EASING - M. L. AND M. L. EASING
- 16. FIFTEENTH EASING - M. L. AND M. L. EASING
- 17. SIXTEENTH EASING - M. L. AND M. L. EASING
- 18. SEVENTEENTH EASING - M. L. AND M. L. EASING
- 19. EIGHTEENTH EASING - M. L. AND M. L. EASING
- 20. NINETEENTH EASING - M. L. AND M. L. EASING
- 21. TWENTIETH EASING - M. L. AND M. L. EASING
- 22. TWENTY-FIRST EASING - M. L. AND M. L. EASING
- 23. TWENTY-SECOND EASING - M. L. AND M. L. EASING
- 24. TWENTY-THIRD EASING - M. L. AND M. L. EASING
- 25. TWENTY-FOURTH EASING - M. L. AND M. L. EASING
- 26. TWENTY-FIFTH EASING - M. L. AND M. L. EASING
- 27. TWENTY-SIXTH EASING - M. L. AND M. L. EASING
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- 74. SEVENTY-THIRD EASING - M. L. AND M. L. EASING
- 75. SEVENTY-FOURTH EASING - M. L. AND M. L. EASING
- 76. SEVENTY-FIFTH EASING - M. L. AND M. L. EASING
- 77. SEVENTY-SIXTH EASING - M. L. AND M. L. EASING
- 78. SEVENTY-SEVENTH EASING - M. L. AND M. L. EASING
- 79. SEVENTY-EIGHTH EASING - M. L. AND M. L. EASING
- 80. SEVENTY-NINTH EASING - M. L. AND M. L. EASING
- 81. EIGHTIETH EASING - M. L. AND M. L. EASING
- 82. EIGHTY-FIRST EASING - M. L. AND M. L. EASING
- 83. EIGHTY-SECOND EASING - M. L. AND M. L. EASING
- 84. EIGHTY-THIRD EASING - M. L. AND M. L. EASING
- 85. EIGHTY-FOURTH EASING - M. L. AND M. L. EASING
- 86. EIGHTY-FIFTH EASING - M. L. AND M. L. EASING
- 87. EIGHTY-SIXTH EASING - M. L. AND M. L. EASING
- 88. EIGHTY-SEVENTH EASING - M. L. AND M. L. EASING
- 89. EIGHTY-EIGHTH EASING - M. L. AND M. L. EASING
- 90. EIGHTY-NINTH EASING - M. L. AND M. L. EASING
- 91. NINETYETH EASING - M. L. AND M. L. EASING
- 92. NINETY-FIRST EASING - M. L. AND M. L. EASING
- 93. NINETY-SECOND EASING - M. L. AND M. L. EASING
- 94. NINETY-THIRD EASING - M. L. AND M. L. EASING
- 95. NINETY-FOURTH EASING - M. L. AND M. L. EASING
- 96. NINETY-FIFTH EASING - M. L. AND M. L. EASING
- 97. NINETY-SIXTH EASING - M. L. AND M. L. EASING
- 98. NINETY-SEVENTH EASING - M. L. AND M. L. EASING
- 99. NINETY-EIGHTH EASING - M. L. AND M. L. EASING
- 100. HUNDRETH EASING - M. L. AND M. L. EASING

CURVE "B" DATA
R = 4518.66'
L = 788.81'
C = 787.81'
S 87°21'36" E

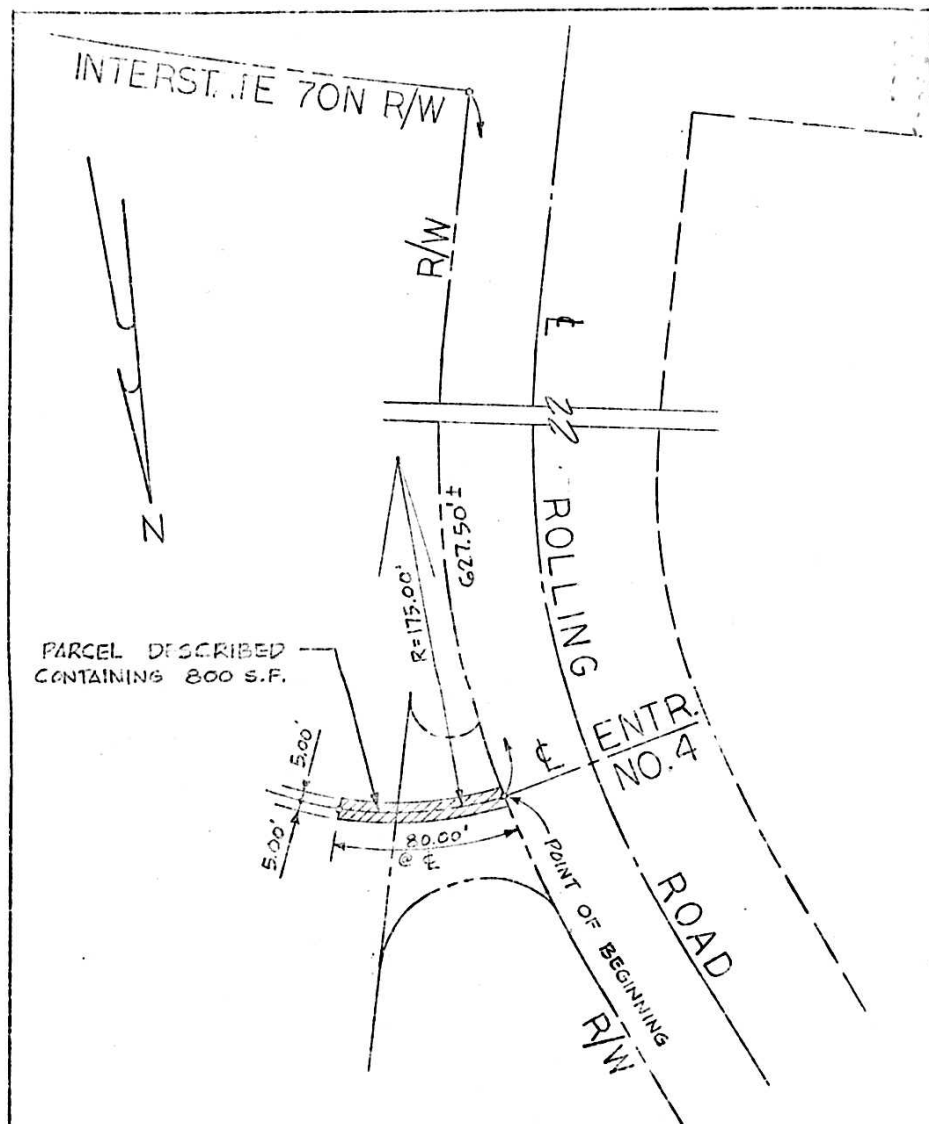
SELMONT AVE.
(RELOCATED)

SECURITY BOULEVARD

BELTWAY

BALTIMORE





SECURITY SQUARE

EDWARD J. DeBARTOLO & ASSOCIATES

CONSULTING ENGINEERS

7420 MARKET ST

YOUNGSTOWN OHIO 44515

SCALE 1"=60'

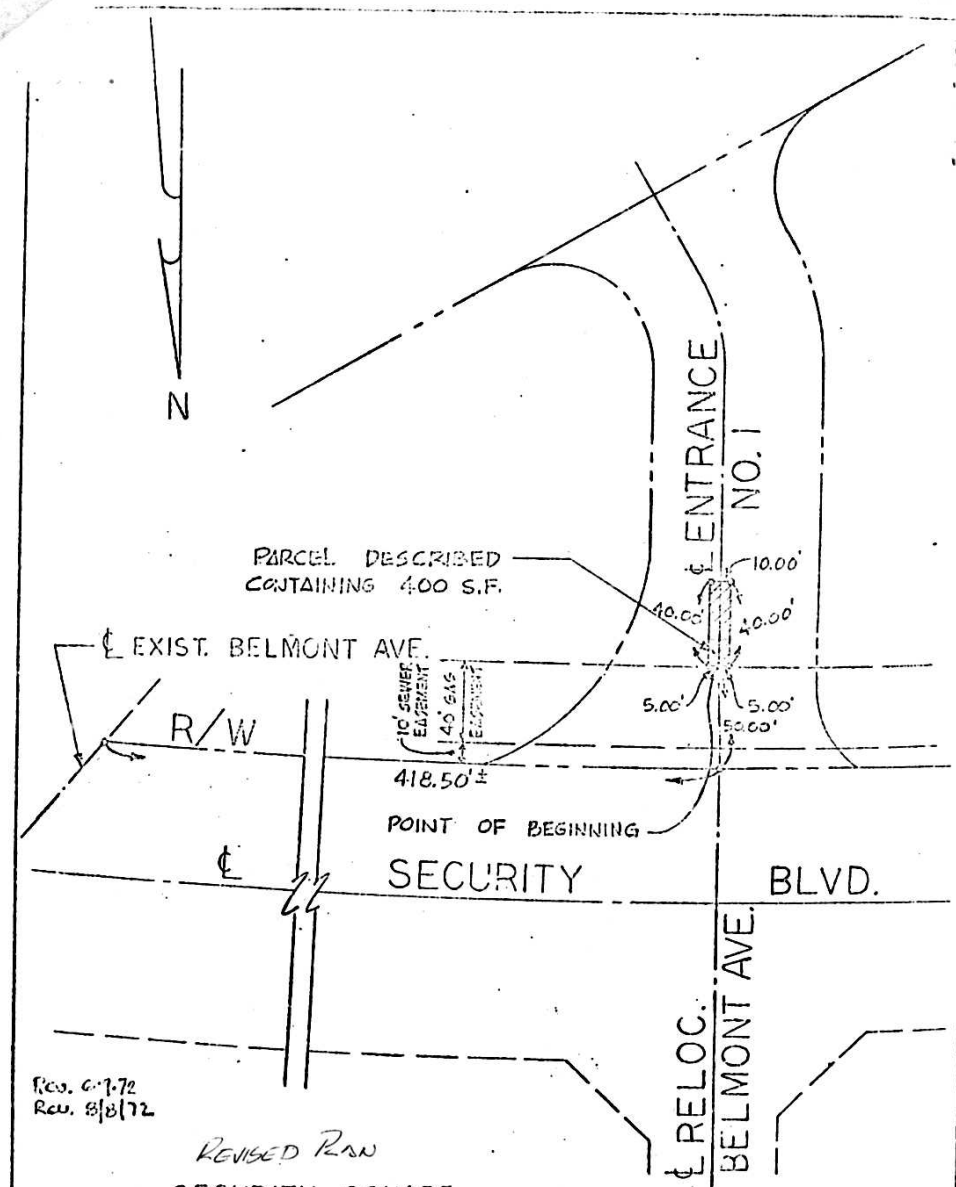
DRAWN

DRAWING NO.

DATE

DRAWING DESCRIPTION

SIGN PARCEL DESCRIPTION @ ENTRANCE NO. 4



Rev. 6-7-72
Rev. 8/8/72

REVISED PLAN

SECURITY SQUARE

EDWARD J. DeBARTOLO & ASSOCIATES

CONSULTING ENGINEERS

7420 MARKET ST

YOUNGSTOWN OHIO 44515

SCALE 1"=60'

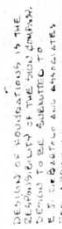
DRAWN

DRAWING NO.

DATE

DRAWING DESCRIPTION

SIGN PARCEL DESCRIPTION @ ENTRANCE NO. 1


$$\text{beve } \frac{3}{4} = 1.0$$

SQUARE FOOT TABULATION	
①	SYMBOL OF ROOM, LOCATION
①	MAN - 200 FT
②	HARVEST HOUSE
③	CHURCH
④	CEASED BUILT
ONE SIDE TOTAL:	
200	500 SQ FT
200	500 SQ FT
200	500 SQ FT
200	500 SQ FT
BOTH SIDES TOTAL:	
800	2000 SQ FT

GENERAL NOTES

1. ALL REFERENCE TO BOMBING RESULTS OF BOMBING TO BE DELETED FROM ALL CORRESPONDENCE, PRESS RELEASES AND NEWS RELEASES. CORRESPONDENTS, NEWS STAFFS AND NEWS EDITORS TO BE REQUESTED TO REPHRASE REFERENCES TO BOMBING RESULTS TO REFLECT RESULTS OF BOMBING AND NOT BOMBING RESULTS.
2. ALL CORRESPONDENTS ARE SUBJECT TO APPROVAL BY FBI DEPARTMENTAL STAFF.
3. ALL CORRESPONDENTS MUST BE FBI FIELD OFFICE EMPLOYEES OR APPROVED EQUIVALENT.
4. VISITORS MUST BE WELL KNOWN TO FBI FIELD OFFICE.
5. ALL BOMBING TO BE ELIMINATED WITH BOMBING AND NOT BOMBING RESULTS. NAME OF AN OFFENSE TO BE ELIMINATED FROM ALL CORRESPONDENCE.
6. NAMES REFERRED TO IN BOMBING MUST HAVE A "BOMBING" PREFIX.
7. BOMBING RESULTS TO HAVE ALL BOMBING TO BE DELETED FROM ALL CORRESPONDENCE, PRESS RELEASES AND NEWS RELEASES.
8. IN ALL CORRESPONDENCE TO REPHRASE THE COST OF BOMBING TO BE DELETED FROM ALL CORRESPONDENCE, PRESS RELEASES AND NEWS RELEASES. TO BE DELETED FROM EACH OF THE FOLLOWING: BOMBING RESULTS.



STATE ROADS COMMISSION OUTDOOR ADVERTISING SECTION

The following rules and regulations govern advertising prohibited and permitted along the Expressways of the State of Maryland.

RULES AND REGULATIONS RELATING TO THE ERECTION OF SIGNS ALONG THE EXPRESSWAYS OF THE STATE OF MARYLAND, AS ADOPTED BY THE STATE ROADS COMMISSION, AC OF FEBRUARY 10, 1960.

The State Roads Commission is authorized under the provisions of Sections 231, 232, 233, 76 (1) and (2) of Article 65B and Sections 207 and 208 of Article 56 of the Annotated Code of Maryland (1957 Edition and 1959 Supplement), to promulgate certain rules and regulations relating to the erection of certain advertising signs, posters and advertising devices within 660 feet of the right of way line of Expressways within the State. The hereinafter regulations are made in the interest of the safety of the traveling public and consistent with the general welfare of the state.

The law prohibits the erection of all outdoor advertising signs, posters or other advertising devices erected within 660 feet of the right of way line of an Expressway within the State.

The exceptions to the erection of Outdoor Advertising within 660 feet of an Expressway in Maryland, as set forth in the law, are as follows:

(a) Property owners who desire to erect signs advertising the sale or lease of their property; (b) The sale of produce or products grown or made on the premises; (c) Signs erected for the purpose of advertising a service to the traveling public, which service is conducted on the premises; (d) Signs denoting places of religious worship; (e) Historical monuments or markers.

A permit is required from the State Roads Commission prior to the erection of signs in categories (a), (b) and (c) above. Said permit will be issued without charge. No permit is required for the erection of signs in categories (d) and (e) above; however, all signs in any of the above categories must be erected pursuant to the rules and regulations adopted by the State Roads Commission.

The following rules and regulations govern the erection of advertising signs which are permitted to be erected within 660 feet of the right of way line of an Expressway:

1. Signs advertising property for sale or lease and signs advertising the sale of produce grown or made thereon or a service performed thereon or thereon located contiguous and adjacent to an Expressway shall be of dimensions not in excess of ten feet (10') by ten feet (10'), or a total area of one hundred (100) square feet including border and trim, but excluding supports.
2. Signs advertising property for sale or lease will carry wording notifying the public that the property is for sale or lease, the name and address and telephone number of the owner or agent, and a description of the area for sale or lease.

Page --

No superfluous descriptive information will be permitted. Not more than one such sign advertising the sale or lease of the property may be permitted, and only in such manner as to be visible to traffic proceeding in any one direction on an Expressway.

3. Not more than one sign advertising on-premise service may be permitted and only in such manner as it is visible to the traffic proceeding in any one direction on an Expressway, and may not be more than fifty (50) feet from the advertised activity or service.
4. Signs erected for the purpose of advertising an on-premise service to the traveling public that displays any trade name which refers to or identifies any service rendered or product sold may not be permitted unless the name of the activity of such sign is displayed as conspicuously as such trade name.
5. Signs erected for the purpose of advertising an on-premise service to the traveling public and signs advertising the sale or lease of the property must be placed beyond the limits of the right of way line of an Expressway, but may be located within six hundred and sixty (660) feet of the right of way line of the Expressway and also must be placed at the location specified in Regulations 2 and 3, supra.
6. Historical monuments or markers will preferably be placed beyond the limits of the right of way. The location shall be adjacent to the historical point to be described and the design and size must meet with the approval of the State Roads Commission. The contents and/or information to be conveyed thereon will be submitted to the Maryland Historical Society for form and historical accuracy.
7. No sign may be permitted which attempts or appears to attempt to direct the movement of traffic or which interferes with, imitates or resembles any official traffic sign, signal or device.
8. No sign may be permitted which prevents the driver of a vehicle from having a clear and unobstructed view of official signs and approaching or merging traffic.
9. No sign may be permitted which contains, includes or is illuminated by an flashing, intermittent or moving light or lights.
10. No lighting may be permitted to be used in any way in connection with any sign unless it is so effectively shielded as to prevent beams or rays of light from being

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directed at any portion of the main-traveled way of any Expressway, or is of such low intensity or brilliance as not to cause glare or to impair the vision of the driver of any motor vehicle, or to otherwise interfere with any driver's operation of a motor vehicle.

11. No sign may be permitted which moves or has any animated or moving parts.
12. No sign may be permitted to be erected or maintained upon trees or painted or drawn upon rocks or other natural features.
13. No signs of whatsoever nature or however erected on any material shall be permitted to be erected within the limits of the right of way line of an Expressway, or within six hundred and sixty (660) feet of the right of way line of an Expressway except those signs that are specifically permitted by these regulations.
14. Signs occupying areas leased for the purpose, and which have been erected prior to June 1, 1959, on property within six hundred and sixty (660) feet of the right of way line of an Expressway, shall remain in place until June 1, 1961, unless the lease by its terms terminates prior to that date. Signs occupying areas leased for the purpose, and which have been erected prior to June 1, 1959, on property within six hundred and sixty (660) feet of the right of way line of any Expressway, shall remain in place until June 1, 1962, unless the lease, by its terms, terminates prior to that date. After either date, or the termination of the lease, which ever shall first occur, they will be removed and the restoration of such signs shall comply with the requirements of the law and the regulations adopted thereunder.
15. If, on or after the effective date of these Regulations, the State Roads Commission shall determine that any billboard, sign, poster or other advertising structure located within six hundred and sixty (660) feet of the right of way line of any Expressway, is so located as to create or cause a traffic hazard or be detrimental to the welfare of the State, the State Roads Commission has the authority to order such billboard, sign, poster or other advertising structure removed or relocated, subject to the financial interest of the lease.

The enforcement of the foregoing requirements will be subject to the following regulations:

1. The District Engineer's office of the State Roads Commission will make inventories of all signs erected along Expressways at three (3) months intervals. State Roads Commission representatives will at all times

SECTION 1

LEGAL AUTHORITY

SENATE BILL NO. 516

Be it enacted by the General Assembly of Maryland, That eleven new sections be and are hereby added to Article 89B of the Annotated Code of Maryland (1966 Replacement Volume and 1967 Cumulative Supplement), title "State Roads," to be under the subtitle "Highway Beautification," to follow immediately after Section 249 of said Article and to read as follows:

Section 250. Declaration of Policy:

The General Assembly finds and declares that outdoor advertising, except on-premise advertising, along and adjacent to the Federal-aid primary system of highways is a form of commercial use of such highways. Such advertising should be regulated in order to prevent unreasonable distraction of operators of motor vehicles; to prevent confusion with regard to traffic lights, signs, controls, or signals; or otherwise interfere with the effectiveness of traffic regulations; to promote the property, economic well-being, health, safety, morals, order, convenience, and general welfare of the State; promote the enjoyment of travel on and protection of the public investment in highways within the State; and to preserve and enhance the natural scenic beauty or esthetic features and values of the highways and adjacent areas. The General Assembly declares it to be a policy of this State that the erection and maintenance of outdoor advertising should be limited to zoned and unzoned commercial and industrial areas within 660 feet of the nearest edge of the rights of way of the Federal-aid primary system of highways within the State and regulated in accordance with the terms of this Act and the regulations promulgated by the State Roads Commission pursuant thereto, and finds that all outdoor advertising which does not conform to the requirements of this Act and regulations adopted pursuant thereto is not in the public interest. It is the intention of the General Assembly, by this Act, to provide a statutory basis for regulation of outdoor advertising consistent with the public policy relating to areas adjacent to such highways as declared by Congress in the Highway Beautification Act of 1965.

On-premise advertising on the Federal-aid primary system is not regulated by this Act. On-premise advertising on the Interstate and Expressway highway systems shall be regulated by local zoning laws or ordinances if there be local zoning laws or ordinances relating to outdoor advertising in effect, otherwise by the State Roads Commission.

RULES AND REGULATIONS

Governing the issuance of permits for the erection and maintenance of outdoor advertising signs along and adjacent to the Federal-aid primary system of highways in the State of Maryland.

STATE ROADS COMMISSION OF MARYLAND
December, 1968

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seek the cooperation of the advertisers and property owners in the enforcement of this law and the regulations adopted thereunder.

2. This information when prepared will be conveyed to the Director of Outdoor Advertising, and any infraction of the regulations will be reported by him, in writing, to the respective owner and/or agent for the sign owner, and also the property owner, with the request that adjustments be made within the fifteen (15) day period as specified in the Act. Any failure on the part of the owners or agents for the owners to comply with these requirements will be reported to the legal division for what action, in its judgment, is deemed necessary.

(d) "Federal-aid primary highway" means any highway within that portion of the State Highway system as designated, or as may hereafter be so designated by the State Roads Commission which has been approved by the Secretary of Transportation pursuant to subsection (b) of Section 103 of Title 23, United States Code.

(e) "Traveled way" means the portion of a roadway for the movement of vehicles, exclusive of shoulders.

(f) "Main-traveled way" means the traveled way of a highway on which through traffic is carried. In the case of a divided highway, the traveled way of each of the separated roadways for the traffic in opposite directions is a main-traveled way. It does not include such facilities as frontage roads, turning roadways, or parking areas.

(g) "Sign" means any outdoor sign, display, device, figure, painting, drawing, message, placard, poster, billboard, or other thing which is designed, intended, or used to advertise or inform.

(h) "On-premise outdoor advertising" means any outdoor sign, display, light, device, structure, figure, painting, drawing, message, plaque, placard, poster, billboard, or other thing regardless of content, which is designed, intended or used to advertise or inform the traveling public of the sale or lease of the property, a product grown, produced or manufactured therein or thereon or products for sale therein or therefrom or a service performed therein or thereon, advertise the name of the property owner, agent, assignee or lessee of the property.

(i) "Erect" means to construct, build, raise, assemble, place, affix, attach, create, paint, draw or in any other way bring into being or establish but it shall not include any of the foregoing activities when performed as an incident to the change of advertising message or customary maintenance or repair of a sign or sign structure.

(j) "Center line of the Highway" means a line equidistant from the edges of the median separating the main-traveled ways of a divided Interstate or other limited access highway, or the center line of the main-traveled way of a non-divided highway.

(k) "Visible" means capable of being seen (whether or not legible) without visual aid by a person of normal visual acuity.

(l) "Inter-state highway" means any highway within that portion of the state highway system so designated or as may hereafter be so designated by the State Roads Commission which has been approved by the Secretary of Transportation pursuant to Section 103 of Title 23, United States Code.

(m) "Expressway" means any highway constructed as an expressway as that term is defined in Section 29 (c) of Article 98 of the Annotated Code of Maryland.

Section 252. Limitations On Outdoor Advertising On Federal-Aid Primary System Of Highways

No person, firm or corporation shall, after July 1, 1968 use, lease, rent or permit the use of his or its property or buildings thereon within six hundred sixty feet (660') of the nearest edge of the right of way of the Federal-Aid Primary System except in zoned and unzoned commercial and industrial areas within this State, for the purpose of erecting or maintaining thereon any new outdoor advertising sign, display or device which is wholly or partially visible from the main traveled way of such highway, except as hereinafter provided:

(a) General: The following signs shall not be permitted:

(i) Signs which imitate or resemble any official traffic sign, signal, or device.

(ii) Signs which are erected or maintained upon trees or painted or drawn upon rocks or other natural features.

(iii) Signs which are erected or maintained in such a manner as to obscure, or otherwise interfere with the effectiveness of an official traffic sign, signal, or device, or obstruct or interfere with the driver's view of approaching, merging or intersecting traffic.

(b) Size of signs:

(i) The maximum area for any one sign shall be 1000 square feet with a maximum height of 25 feet and maximum length of 50 feet, inclusive of any border and trim but excluding ornamental base or apron supports and other structural members.

(ii) The area shall be measured by the smallest square, rectangle, triangle, circle or combination thereof which will encompass the entire sign.

(iii) A sign structure may contain one or two signs per facing and may be placed double-faced, back to back or V-type, but the total area of any facing may not exceed 300 square feet.

(iv) Signs which exceed 300 square feet in area may not be double-faced (austing and facing the same direction).

(c) Spacing of signs:

(i) Signs may not be located within 250 feet of public parks, public forests, playgrounds, and cemeteries which are adjacent to the Federal-aid primary system of highways.

(2) The location of sign structures situated between streets, roads or highways entering into or intersecting the main traveled way shall conform to the following minimum spacing criteria to be applied separately to each side of the primary highway:

(i) Where the distance between centerlines of intersecting streets or highways is less than 1000 feet, three sign structures, with a minimum spacing between structures of 100 feet (double-faced, V-type and/or back-to-back), may be permitted between such intersecting streets or highways.

(ii) Where the distance between centerlines of intersecting streets or highways is 1000 feet or more, a minimum spacing between sign structures (double-faced, V-type, and/or back-to-back), shall be 300 feet.

(iii) Alleys, undeveloped rights-of-way, private roads and driveways shall not be regarded as intersecting streets, roads or highways.

(iv) Only roads, streets and highways which enter directly into the main traveled way of the primary highway shall be regarded as intersecting.

(v) Official and "on premise" signs, as defined in Section 131 (c) of Title 23, United States Code, shall not be counted nor shall measurements be made from them for purposes of determining compliance with the above spacing requirements.

(vi) The minimum distance between signs shall be measured along the nearest edge of the pavement between points directly opposite the signs. Minimum spacing criteria specified above for all highways shall not apply for sign structures separated by a building or other obstruction so that only one sign structure is visible from any one place on the main traveled way.

(d) Lighting: Signs may be illuminated, subject to the following restrictions:

(i) Signs which contain, include, or are illuminated by any flashing, intermittent, or moving light or lights are prohibited, except those giving public service information such as time, date, temperature, weather, or similar information.

(ii) Signs which are not effectively shielded as to prevent beams or rays of light from being directed at any portion of the traveled ways of the Federal-aid primary highway and which are of such intensity or brilliance as to cause glare or to impair the vision of the driver of any motor vehicle, or which otherwise interfere with any driver's operation of a motor vehicle are prohibited.

(iii) No sign shall be so illuminated that it interferes with the effectiveness of, or obscures an official traffic sign, device, or signal.

(iv) All sign lighting shall be subject to any other provisions relating to lighting of signs presently applicable to all highways under the jurisdiction of the State.

Section 253. Removal of Nonconforming Outdoor Advertising On Federal-Aid Primary System of Highways

All outdoor advertising lawfully in existence along the Federal-aid primary system on the effective date of this Act and which is not in conformity with the provisions contained herein shall not be required to be removed before July 1, 1970, nor in any event be required to be removed until appropriate matching Federal funds are available under the Highway Beautification Act of 1965 to the State for such purpose.

In controlling outdoor advertising adjacent to Federal-aid primary highways pursuant to the Highway Beautification Act of 1965 and the herein mentioned agreement, the State Roads Commission shall not be required to remove or cause to be removed any sign advertising any natural wonders or scenic or historical attractions until a reasonable length of time subsequent to the promulgation of national standards for such signs pursuant to Section 131 (c) of Title 23, United States Code.

Section 254. Compensation For Removal Of Outdoor Advertising Along the Federal-Aid Primary System

(a) The State Roads Commission is authorized to acquire by purchase, gift, or condemnation and to pay just compensation upon the removal of the following outdoor advertising signs, displays and devices:

(1) Those lawfully in existence on the Federal-aid primary system of highways on the effective date of this Act.

(2) Those lawfully on any highway made a part of the Federal-aid primary system on or after October 22, 1965.

Such compensation is authorized to be paid only for the following:

(1) The taking from the owner of such sign, display or device of all right, title, leasehold and interest in such sign, display or device.

(2) The taking from the owner of the land on which the sign, display or device is located, of the right to erect and maintain such signs, displays or devices thereon.

Section 255. Rules and Regulations Governing Outdoor Advertising on the Federal-Aid Primary System.

On or before January 1, 1969 and notwithstanding any provision to the contrary in Sections 201 through 211 of Article 56 of the Annotated Code of Maryland, the State Roads Commission is hereby authorized to promulgate and adopt rules and regulations governing the issuance of permits for the erection and maintenance of outdoor advertising signs, displays or devices along the Federal-aid primary system of highways shall determine rules and regulations are necessary. No outdoor advertising sign, display or device may be erected along or adjacent to such highways without a permit therefor first being obtained from the State Roads Commission. Such rules and regulations shall govern such things as the location, size, lighting, and spacing requirements of such outdoor advertising signs before permits will be issued for the erection thereof. The rules and regulations may also govern the method of erection and maintenance of such advertising signs. The rules and regulations hereby authorized shall govern outdoor advertising permitted under subsections (a), (b), (c) and (d) of Section 252 hereof. All such rules and regulations must be consistent with the safety and welfare of the traveling public as may be necessary to carry out the policy as herein declared.

Prior to the adoption of any such rules and regulations notice of their consideration shall be given in at least two newspapers of general circulation in the State by publication thereof once a week for not less than two weeks. The notice shall specify a time and place at which a public hearing on the rules and regulations will be held and rules and regulations are not to be adopted until the State Roads Commission has considered the testimony given at such hearing.

Section 256. Exceptions:

Local political subdivisions shall have full authority under their own zoning laws to zone areas for commercial or industrial purposes, and such zoning regulations may include the size, spacing and lighting of outdoor advertising signs. The action of the local political subdivisions

In this regard will be accepted for the purposes of this Act. Such rules and regulations as they pertain to outdoor advertising shall govern within the area so zoned any provision in this Act or rule and regulation of the State Roads Commission to the contrary notwithstanding. At any time that a political subdivision adopts comprehensive zoning which includes the regulations of outdoor advertising the State Roads Commission may so certify to the Federal Highway Administrator and control of outdoor advertising in industrial or commercial areas will transfer to the local political subdivision.

Section 257. Fees and Penalties

Fees for outdoor advertising permits required herein shall be as prescribed in Sections 202 through 211 of Article 56 of the Annotated Code of Maryland and all other provisions included in such sections, including the penalty and license provisions, not herein made inconsistent, shall remain in full force and effect.

Section 258.

On-premise advertising shall be permitted on the interstate and expressway highway systems of the State in accordance with the provisions of local zoning laws or ordinances which are in effect in the political subdivisions through which the highway traverses, provided such local zoning laws or ordinances embrace and regulate outdoor advertising. In areas where no local zoning laws or ordinances are in effect and in those areas where the local zoning laws or ordinances do not embrace outdoor advertising, the State Roads Commission is authorized to promulgate and adopt rules and regulations governing on-premise outdoor advertising signs along the interstate and expressway highway systems. Such rules and regulations shall be promulgated and adopted in accordance with the provisions of Section 255 of this Act. In areas not now covered by appropriate zoning laws or ordinances and which may hereafter adopt zoning laws or ordinances relating to outdoor advertising, such local zoning shall prevail.

Section 259.

Other than the on-premise regulations provided in Section 258 of this Act, on-premise advertising is not covered by this Act.

Section 260. Funding Authorization:

The State Roads Commission shall not expend any funds to control outdoor advertising pursuant to the Highway Beautification Act of 1965 until appropriate matching Federal funds are available under such Act.

SECTION II

RULES AND REGULATIONS

FEDERAL-AID PRIMARY HIGHWAY SYSTEM

A. General

1. The Rules and Regulations contained hereinafter in this Section II shall be applicable to all outdoor advertising signs erected and maintained after July 1, 1968, along and adjacent to the Federal-aid primary system of highways in the State of Maryland.

2. On-premise advertising signs on the Federal-aid primary system shall not be regulated. No permit shall be required to erect and maintain any on-premise advertising as defined in Section 251 (h) of Senate Bill No. 516.

On-premise advertising signs on the interstate and expressway highway systems shall be regulated by local zoning laws or ordinances in effect and relating to outdoor advertising. In the absence of such local control, on-premise advertising on the interstate and expressway highway systems shall be regulated by the Rules and Regulations relating to the erection of signs along the expressways of the State of Maryland, as of February 10, 1960.

3. These Rules and Regulations shall not apply in local political subdivisions that adopt comprehensive zoning which includes the regulation of outdoor advertising in industrial or commercial areas.

4. All outdoor advertising lawfully in existence along the Federal-aid primary system on July 1, 1968 which is not in conformity with the provisions of Senate Bill No. 516 shall not be required to be removed before July 1, 1970, nor in any event be required to be removed until appropriate matching Federal funds are available under the Highway Beautification Act of 1965 to the State for such purpose.

5. The State Roads Commission shall not be required to remove or cause to be removed any sign advertising, any natural wonders, or scenic or historical attractions until a reasonable length of time subsequent to the promulgation of national standards for such signs pursuant to Section 131 (c) of Title 23, United States Code.

B. Permit Requirements:

1. A permit must be obtained from the State Roads Commission prior to the erection of any outdoor advertising sign in zoned and unzoned commercial and industrial areas within 660' of the nearest edge of the rights of way of the Federal-aid primary system of highways. This permit requirement also applies to the use of any building for the purposes of outdoor advertising which is located in these zoned and unzoned areas.

2. In all other zoned or unzoned areas, no outdoor advertising signs are permitted within 660' of the nearest edge of the rights of way of the Federal-aid primary highways, except on-premise signs and non-conforming signs described in Sections 250 and 253 of Senate Bill No. 516. Any person, firm or corporation owning or controlling a non-conforming sign will be required to obtain an annual permit for such sign.

3. Specific and detailed requirements regarding the kind, size, spacing and lighting of outdoor advertising signs shall be as specified in Section 252 of Senate Bill No. 516.

C. Form of Application

1. Every application for permit shall be made on a form to be furnished by the State Roads Commission and shall include the full name and post office address of the applicant, as well as other relevant information required by the Commission during consideration of the permit application.

2. In addition, the following information, data and/or drawings shall accompany the application:

a. A statement signed by the applicant naming the political subdivision and the approximate distance from the nearest town, village or city where the outdoor advertising signs are proposed to be placed. Approval by the zoning authority of the local political subdivision shall be a requisite before submission of the application to the State Roads Commission.

b. The area in square feet, height and length of the advertising sign, inclusive of any border and trim, but excluding ornamental base or apron supports and other structural members.

- c. A detailed statement indicating the lighting specifications, if any, of the outdoor advertising sign.
- d. The proposed location of the advertising sign in relation to the Federal-aid primary highway and to intersections of the highway, if applicable.
- e. Any additional drawings, information or data deemed necessary by the State Roads Commission.
- D. Permit Fees**
- Upon approval of the application containing the information and data hereinbefore described, the State Roads Commission shall issue the permit applied for upon payment by the applicant to the State Roads Commission of a fee for the use of the State Roads Commission in the amount of two dollars (\$2.00) for the first 100 square feet or less of the advertising sign on which advertising does or may appear, and for each additional square foot of the surface used or to be used for such purpose a sum of one cent (1 c) per square foot. Double-face signs shall require the procurement of two (2) permit tags.
- E. Renewal of Permits**
- Permits may be renewed for a term of one year upon payment of the fee due as provided above and to expire on the thirtieth day of April, following, upon compliance with the terms of these Regulations.
- F. Information to be Placed on Advertising Signs**
- The name and post office address of the person, firm, or corporation owning the advertising sign, or controlling the sign for advertising purposes, shall be plainly inscribed thereon. In addition, each such advertising sign shall display the permanent permit tag issued by the State Roads Commission.
- G. Bond Furnished by Non-Resident**
- Before any permit or renewal thereof required by these Regulations shall be issued to any non-resident person, firm or corporation, such person, firm or corporation shall execute and file with the State Roads Commission a bond to the State of Maryland, with surety to be approved by said Commission, in the penalty of \$1,000.00, the condition of which shall be that the obligor shall pay to the State all sums as shall become due it under these Regulations and shall comply with all the provisions thereof.

M. Enforcement

The State Roads Commission is charged with the administration and enforcement of the statutory provisions of Senate Bill No. 516 and these Rules and Regulations and may remove any advertising sign erected or maintained contrary thereto, after fifteen (15) days' written notice given to the person, firm or corporation owning or controlling the advertising sign. All signs removed by the State Roads Commission shall become the property of and be reserved for the use of the State Roads Commission.

I. Penalty

Any person, firm or corporation erecting, maintaining or using any advertising sign without complying with the provisions of Senate Bill No. 516 and these Rules and Regulations, shall be guilty of a misdemeanor, and upon conviction thereof shall be fined not exceeding five hundred dollars (\$500.00).

Expressways - Outdoor Advertising for Profit

Outdoor advertising for profit within 660 feet of the right-of-way line of an Expressway within the State is prohibited.¹

¹ Section 231 of Article 89B

S.R.C. Rules and Regs. - Introduction

EXPRESSWAYS - NON-PREMISE

"On-premise advertising" as described below, is permitted within 660 feet of an Expressway in Maryland if the sign is:²

- advertising the sale or lease of the premises;
- advertising the sale of produce grown or made on the premises;³
- advertising a service performed on the premises.⁴

Signs in the three categories above are regulated primarily by local zoning, if it exists, and secondarily by the S.R.C.⁵ permits, for which there can be no choice, must be obtained for these signs if they are located outside the corporate limits of a city or town of the State.⁶

Signs located within 660 feet of an Expressway in places of religious worship, or a historical monument, or location are omitted, and are regulated by the S.R.C. Expressway Regulations as to size and location but do not require an S.R.C. permit.⁷

A sign on a parcel of land, within the 660 feet buffer zone, which faces away from an Expressway but does face on another highway running parallel or partially parallel to the Expressway is permitted.

² Section 232 of Article 89B

S.R.C. Expressway Rules and Regulations - Introduction.

³ S.R.C. Expressway Rules and Regulations (also Policy Memorandum 20,6-1) Para. 4i

"b) That sale of produce or products grown or made on the premises;"

⁴ S.R.C. Expressway Rules and Regulations (also Policy Memorandum 20,6-1) Para. 4i

"c) Signs erected for the purpose of advertising a service to the traveling public, which service is conducted on the premises;"

⁵ Section 25B of Senate Bill 516.

⁶ Section 232 of Article 89B

S.R.C. Expressway Rules and Regulations - Introduction.

⁷ Section 232 of Article 89B

S.R.C. Expressway Rules and Regulations - Introduction.

Subject	Requirement	Authority
Size	The maximum allowable size for a sign along an expressway is 10' x 10' or one hundred (100) square feet, based on the letter area.	Expressway Regulation 1
Location	The sign must be located within fifty (50) feet of the advertised activity or service. The sign must be located in such a manner as it is visible to the traffic proceeding in any one direction on the expressway. No signs shall be permitted to be erected within the limits of the right-of-way line of an expressway.	Expressway Regulation 3 Expressway Regulation 2
Number	Only one sign may be used to advertise an on-premise service.	Expressway Regulation 3
Lighting	No sign may be permitted which contains, includes or is illuminated by a flashing, intermittent or moving light. No unshielded lighting may be used in any way, in connection with a sign.	Expressway Regulation 9 Expressway Regulation 10
Moving Parts	No sign may be permitted which moves or has any animated or moving parts.	Expressway Regulation 11
General	No sign may be permitted which attempts to direct the movement of traffic. No sign which imitates or resembles any official traffic sign, signal, or device will be permitted. No sign may be erected on trees, or painted on rocks or other natural features.	Expressway Regulation 7 Expressway Regulation 7 Expressway Regulation 12

Federal-Aid Primary - Outdoor Advertising for Profit

Outdoor Advertising for profit along Federal-Aid Primary Highways is permitted in zoned and un-zoned commercial or industrial areas.¹ It is prohibited in all other areas along Federal-Aid Primary Highways.²

If the advertising is to be erected in a zoned commercial or industrial area, within 660 feet of a Federal-Aid Primary Highway, the Advertising is primarily regulated by the local zoning authority,³ and secondarily by the S.R.C. An S.R.C. Permit must be obtained if the sign is located outside an incorporated city or town of the State.⁴

If the Advertising is to be erected in an unzoned commercial or industrial area, within 660 feet of a Federal-Aid Primary Highway, and outside the limits of any incorporated city or town of the State, the Advertising is regulated by the S.R.C. and a permit is required.⁵

¹ Section 250 of S.D. 515

² Rules and Regs. B-2

³ Section 256 of S.D. 516
Rules and Regs. A-3, C-2a

⁴ Section 255 of S.D. 516
Rules and Regs. B-1

⁵ Sections 252, 255, of S.D. 516

Rules and Regs. A-1, B-1

Federal-Aid Primary - "On-Premise"

"On-premise outdoor advertising" as defined below, is permitted along Federal-Aid Primary Highways of the State.⁶

"On-premise outdoor advertising" means any outdoor sign, display, light, device, structure, figure, painting, drawing, message, plaque, placard, poster, billboard, or other thing regardless of content, which is designed, intended or used to advertise or inform the traveling public of the sale or lease of the property, a product grown, produced or manufactured therein or thereon or products for sale therein or therefrom or a service performed therein or thereon, advertise the name of the property owner, agent, assignee or lessee of the property.⁷

These signs are not regulated by the S.R.C.⁸, however, if local zoning exists, the local zoning authority may regulate them.⁹ If no local zoning exists, the "On-premise" advertising is not regulated at all. No S.R.C. permit is required for "On-premise" advertising.¹⁰

⁶ Rules and Regs. A-2, B-2

⁷ Section 251 (h) of S.D. 516

⁸ Rules and Regs. A-2

⁹ Rules and Regs. A-3

¹⁰ Rules and Regs. A-2

FEDERAL-AID PRIMARY - SIGN REQUIREMENTS

Local zoning authorities, if they exist, are the primary regulators of Outdoor Advertising along Federal-Aid Primary Highways of the State. To obtain an S.R.C. permit, Outdoor Advertising must meet the S.R.C. Requirements whether zoning exists or not.¹¹

Subject	S.R.C. Requirements	Authority
Size	The maximum allowable size for a sign along a Federal-Aid Primary Highway is one thousand (1,000) square feet, and no sign may be higher than twenty-five (25) feet, or longer than fifty (50) feet.	Section 252(b)(1) of Senate Bill 516
	Double face signs may not exceed four hundred (400) square feet for each face. ²	Section 252(b)(iv) of Senate Bill 516
	Mark-to-back and V-type signs may not exceed eight hundred (800) square feet for each face. ³	Section 252(c)(1)(ii) of Senate Bill 516
	The area shall be measured including any border and trim, but excluding ornamental base or support.	Section 252(i) of Senate Bill 516

¹¹ Rules and Regulations P-1, B-3

FEDERAL-AID PRIMARY

Location	No sign may be located within two hundred (200) feet of a public park, forest, playground or a cemetery.	Section 252(c)(1) of Senate Bill 516
	Signs must be separated by at least one hundred (100) feet if they are located between intersections less than one thousand (1,000) feet apart.	Section 252(c)(2)(i) of Senate Bill 516
	Signs must be separated by at least three hundred (300) feet if they are located between intersections one thousand (1,000) feet apart or more.	Section 252(c)(2)(ii) of Senate Bill 516
	No sign may be located so as to interfere with a driver's vision of approaching, merging or intersecting traffic.	Section 252(a)(iii) of Senate Bill 516
	No sign may be located so as to interfere with the effectiveness of an official traffic sign, signal or device.	Section 252(a)(iii) of Senate Bill 516

FEDERAL-AID HIGHWAY

Lighting	No sign may contain, include or be illuminated by any flashing, intermittent or moving lights except to give public service information such as time, date, temperature, etc.	Section 252(d)(1) of Senate Bill 516
	No unshielded lighting may be used in any way in connection with a sign.	Section 252(d)(ii) of Senate Bill 516
General	No sign which imitates or resembles any official traffic sign, signal or device will be permitted.	Section 252(a)(1) of Senate Bill 516
	No sign may be erected on trees, or maintenance rocks or other natural features.	Section 252(a)(iii) of Senate Bill 516

Maryland State Highways - Outdoor Advertising for Profit

Outdoor Advertising for profit, located outside the corporate limits of any city, town or village of the State, and within 500 feet of a State highway is regulated by local zoning and S.R.C. regulations, in counties where local zoning exists. In counties where there is no local zoning, the S.R.C. regulates Outdoor Advertising for Profit.¹ In either case, these signs require S.R.C. Permits.²

¹ Section 204(d) of Article 66

² Section 203 of Article 66

Maryland State Highways - "On-premise"

"On-premise" advertising, as described below, is permitted within 500 feet of a State highway:

- 1) Advertising the sale or lease of premises.
- 2) Advertising a business within 100 feet.
- 3) Denoting Maryland historical shrines.
- 4) Denoting institutions and churches.
- 5) Advertising County Fairs to be held in Maryland.

The advertising in the five categories above, is regulated by local zoning if it exists. In counties where there is no local zoning, "on-premise" advertising is not regulated at all.

"On-premise" advertising along State highways does not require an S.R.C. Permit.³

³ Section 205 of Article 66

State Highways

Subject	Requirement	Authority
Size	The maximum allowable size of a sign along a state highway is determined by the local zoning authority if it exists, otherwise there is no limit.	Section 204(d) of Article 56
Location	No outdoor advertising signs may be located within 200 feet of an intersection of two highways, a highway and a parkway or a highway and a railway.	Section 204(e)(1) of Article 56
	No outdoor advertising signs may be located so as to be dangerous to the public in any manner.	Section 204(e)(1) of Article 56
Lighting	No outdoor advertising signs which will be illuminated in such a way so as to create a hazard to a vehicle operator on the highway, will be permitted.	Section 204(e)(2) of Article 56

State Highways

Subject	Requirement	Authority
Size	The maximum allowable size of a sign along a state highway is determined by the local zoning authority if it exists, otherwise there is no limit.	Section 204(d) of Article 56
Location	No outdoor advertising signs may be located within 200 feet of an intersection of two highways, a highway and a parkway or a highway and a railway.	Section 204(e)(1) of Article 56
	No outdoor advertising signs may be located so as to be dangerous to the public in any manner.	Section 204(e)(1) of Article 56
Lighting	No outdoor advertising signs which will be illuminated in such a way so as to create a hazard to a vehicle operator on the highway, will be permitted.	Section 204(e)(2) of Article 56

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1/23/70

RET EX 3-C

EXHIBIT G

EDWARD J. DEBARTOLO & ASSOCIATES
1620 Market Street
Youngstown, Ohio 44512

SIGN REGULATIONS

for

SECURITY SQUARE

The intent is to achieve proper relationship between the signs and the overall design concept of the stores and buildings. This shall be performed to the benefit of the overall appearance of the Center with consideration for the promotional task of the storefront signs.

SIGN REGULATIONS - ALL LOCATIONS - OTHER THAN THE SEARS STORE OR H-K STORE

1. All signs must be submitted to the office of Edward J. DeBartolo & Associates for approval. Signs not so approved will not be permitted to be erected. Submit one (1) reproducible original for approval. No approval given by the Edward J. DeBartolo & Associates will relieve any Tenant from compliance with all applicable signing codes as set forth by the governing authority.
2. Outdoor signs must be galvanized metal, plastic or porcelain enamel. Wood trim and/or signs will not be permitted for outdoor use. Wood signs are permitted on indoor mall and concourse elevation.
3. Signs projecting out from the face of the building or above the roof or parapet coping or on the canopy roof will not be permitted.
4. Stores with rear walls within the screened service areas will be permitted to letter delivery doors only as shown on Drawing No. SH-1. Tenants having exterior customer entrances shall be permitted wall signs which otherwise comply with this Exhibit G at the sole discretion of the Developer.
5. The sign contractor shall submit for approval the method of hanging all suspended signs. It will be this contractor's responsibility to include the steel hangers, bracing, anchors, conduit, mounting grounds, and electrical connections as required. Lessor to provide electrical service to a junction box in the sign area. All exterior signs to be installed with non-rusting fasteners. If installed on metal parapet panels, neoprene washers must be used. All transformer raceways to be concealed behind facade.
6. Flashing or moving lights and illuminated show window signs will not be permitted.
7. Exterior undercanopy type sign will not be permitted.
8. Insignias and trademarks are subject to strict approval of Lessor as regards to use, size, design, color and placement.
9. A tenant shall under no circumstance erect, install, inscribe, paint or affix any sign, lettering or advertising medium to, upon or above the exterior of the designed premises of the building, including glass surface of the windows and doors. Should the Tenant install, display, inscribe, paint or affix any sign, lettering or advertising medium to or upon the interior glass surface of any entrance door or show window without in each instance obtaining prior written medium prove objectionable to the Lessor, it will be removed forthwith by the Tenant upon request of the Lessor.

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1/23/70
2/17/71

RET EX 3-C

10. No floodlights for sign illumination shall be permitted with the exception of general floodlights of the building's interior.
11. Sign illumination, by lighting of incandescents or varying intensity will not be permitted.

SIGN REGULATIONS - MAIL AND CONSUMABLE STORES

1. Maximum sign length is defined as being the leased frontage less distance of 2'-6" from each end of said frontage.
2. Maximum sign height shall not exceed 24" with the exception that the first letters in Tenant's name of extended script type sign may be, subject to the strict approval of Lessor, a maximum of 2'-6". This exception will not apply to box or plaque type signs.
3. All signs to be completely self-contained, including transformer wiring channels to electrically feed individual letters over entire storefront from one point.
4. Placement of signs on the sign area shall be integrated with the storefront design as dictated by Lessor and approved by Tenant.
5. Very high output or high output lamps will not be permitted for sign illumination. Maximum level of illumination shall not exceed 4 candle per one (1) square inch of sign.

GENERAL

1. All signs manufacturers and/or erectors installing signs shall submit a certified check in the amount of the Hundred Dollars (\$100.00) made payable to the Edward J. DeBartolo Corporation. Upon approval of the finished sign installation, the certified check will be returned to the respective sender.

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1/23/70
2/17/71

RET EX 3-D

Sears or H-K remains a member thereof to the extent that it fully complies with the less than twenty-five percent (25%) of the annual budget of the Merchants' Association.

Section 17.2. Sears and H-K each respectively covenant that it will join the Merchants' Association and remain a member thereof for a period of three (3) years from the date its Principal Building opens for business provided that its respective contributions, payment, dues, assessments or any other form of obligation shall not exceed five cents (.05) per square foot of the Floor Area of their respective Principal Building(s) (excluding Outdoor Sales Areas and any TSA) for said three (3) years.

Section 17.3 The form and content of all publicity of the proposed shopping center issued by Developer prior to the time Sears or H-K shall have opened its Store shall be subject to the prior approval of such party (which approval shall not be unreasonably withheld).

ARTICLE XVIII

SIGNS

Section 18.1 Developer covenants and agrees that it will not at any time hereafter install and/or use or permit the installation and/or use of any signs or other advertising devices on the Enclosed Mall (including the interior and exterior thereof) and/or the exterior of any of the Mall Stores or any part or parts thereof and/or the interior thereof when, in the case of the interior of the Mall Stores, such signs and/or advertising devices would be visible from outside of the particular premises which shall not strictly comply with the requirements of Exhibit G hereto. Developer further covenants and agrees that any Lease executed by Developer prior to, on and/or after the date hereof with respect to the Developer Tract or any portion or portions thereof shall (and warrants that it does, as the applicable case may be) contain a covenant requiring the Occupant thereunder to comply with the requirements of Exhibit G hereto. The foregoing provisions of this Section 18.1 shall have no application to: (i) pylon or pylon-type signs erected at the sole cost and expense of Developer displaying only and exclusively the name "Security Square", a Woolworth "Harvest House" cafeteria, a Sears and/or H-K cafeteria or coffee house or restaurant

ART XVII Sec 17.2, 17.3 ART XVIII Sec 18.1

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1/23/70

RET EX 3-C

(of similar size to that for Harvest House), and a thematic reader board, provided that Sears and H-K shall have approved (which approval shall not be unreasonably withheld) the (i) number and location of such signs, (ii) the text and design thereof, and (iii) the height thereof.

Section 18.2 Sears and H-K each shall have the right, in its sole and absolute judgment, at any time or from time to time, to erect and install, change, remove and relocate such signs and/or advertising devices upon and over the Sears Tract and H-K Tract respectively occupied from time to time by improvements constituting Floor Area, and the Sears and H-K Improvements, and any portion or portions thereof, as it deems necessary and convenient for the operation of its respective store or facility. Notwithstanding the foregoing provisions of this Section 18.2, (i) Sears and H-K shall have no right to erect and install any pylon or pylon-type signs except for any such in connection with the use made of any such party's respective Tract, and (ii) no Person shall have no right to erect and install any roof signs or signs extending above the parameter of the roof of the building to which such sign is affixed.

Section 18.3 Notwithstanding anything to the contrary contained in the foregoing provisions of this Article XVIII, each party hereto respectively covenants that, prior to Termination Date, it will not erect and/or install or permit the erection and/or installation of and signs and/or advertising devices in its respective Common Area, excepting, however, (i) traffic control signs, (ii) directional signs, (iii) Common Area amenity signs and (iv) pylon or pylon-type signs as provided in the last sentence of Section 18.1 or the last sentence of Section 18.2; provided, however, nothing contained in this Section 18.3 shall be deemed to prohibit the physical extension over the Common Area of signs and/or advertising devices erected and/or installed pursuant to the provisions of this Article XVIII, subject, however, as respects the Mall Stores to the requirements of Exhibit G hereof.

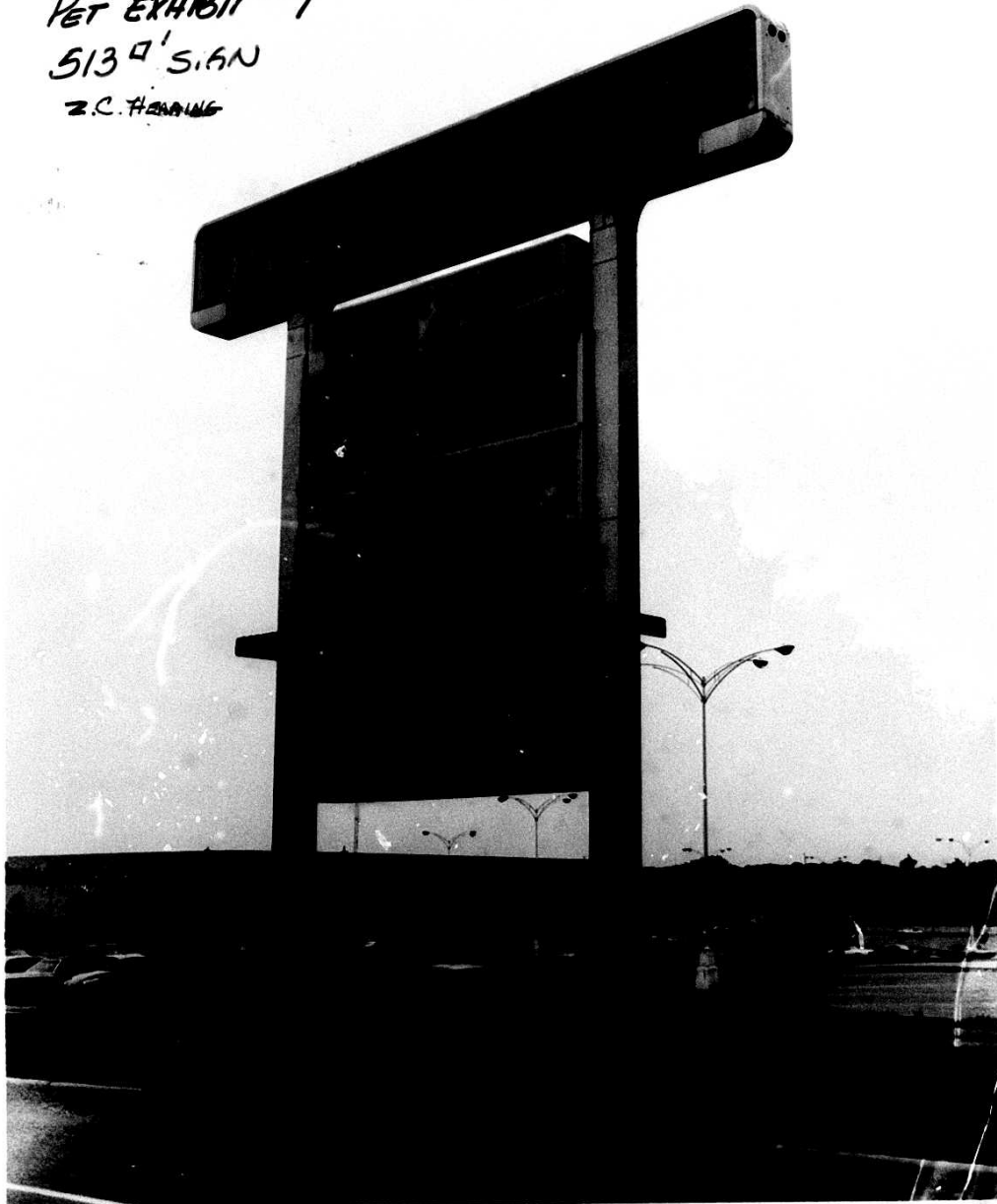
ARTICLE XIX

ASSIGNMENTS

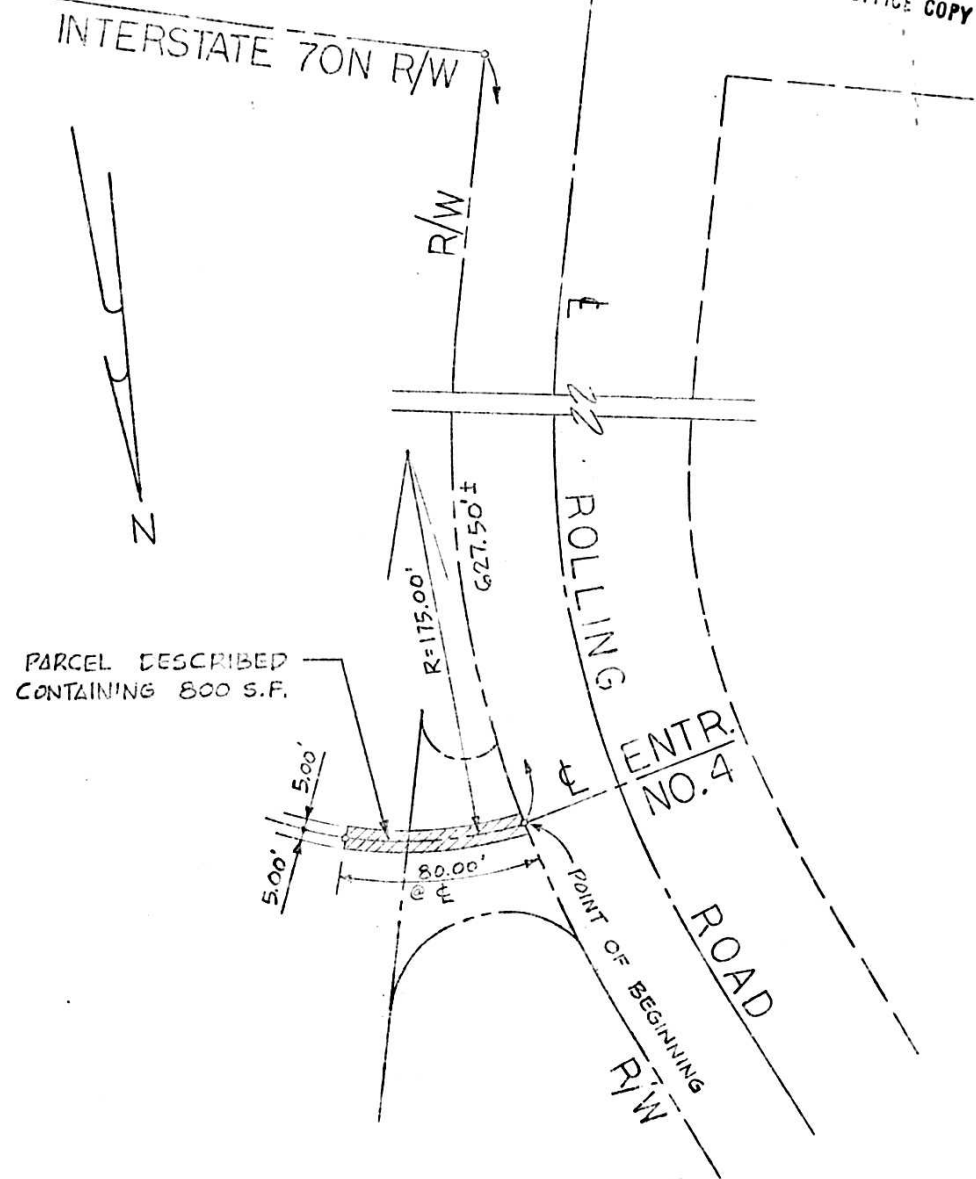
All disputes (including those arising from lack of approval),

ART XVII Sec 18.2, 18.3 ART XIX

PET EXHIBIT #1
513 S. 51st
Z.C. HAWKINS



OFFICE COPY



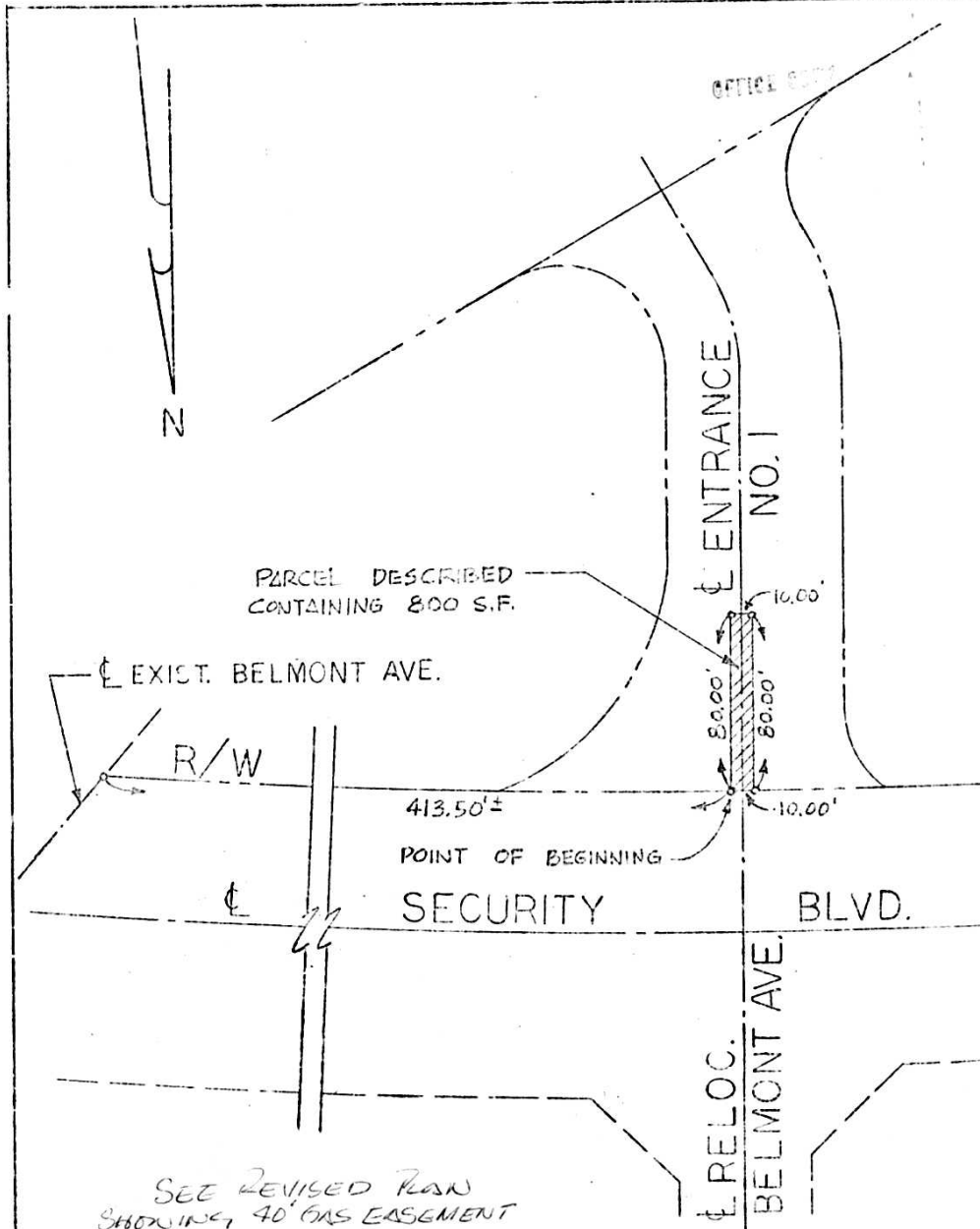
SECURITY SQUARE

EDWARD J. DeBARTOLO & ASSOCIATES
CONSULTING ENGINEERS 7630 MARKET ST YOUNGTOWN OHIO 44133

DRAWING DESCRIPTION: SIGN PARCEL DESCRIPTION @ ENTRANCE NO. 4

SCALE 1"=60'	DRAWN	DRAWING NO.
DATE		

OFFICE COPY

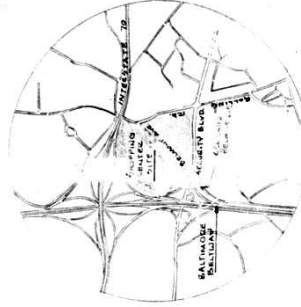


SEE REVISED PLAN
SHOWING 40' GAS EASEMENT
SECURITY SQUARE

EDWARD J. DeBARTOLO & ASSOCIATES
CONSULTING ENGINEERS 7630 MARKET ST YOUNGTOWN OHIO 44133

DRAWING DESCRIPTION: SIGN PARCEL DESCRIPTION @ ENTRANCE NO. 1

SCALE 1"=60'	DRAWN	DRAWING NO.
DATE		



VICIN MAP

CURVE "D" DATA
R = 1965.86'
L = 373.42'
C = 373.29'
N 67° 08' 27" W

CURVE "E" DATA
R = 750.00'
L = 29.90'
C = 24.90'
N 7° 50' 13" E

CURVE "F" DATA
R = 650.00'
L = 252.65'
C = 252.65'
N 05° 59' 12" W

CURVE "G" DATA
R = 2235.83'
L = 541.17'
C = 539.85'
N 23° 04' 38" W

CURVE "B" DATA
R = 4518.86'
L = 768.81'
C = 767.81'
S 87° 21' 36" E

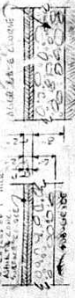
CURVE "A" DATA
R = 2356.83'
L = 639.33'
C = 637.37'
S 34° 35' 22" E

BELMONT AVE.
(RELOCATED)

LORD BALTIMORE DRIVE

EDWARD J. DEBARTOLO & ASSOCIATES
CONSULTING ENGINEERS
1620 MARKET ST.
YOUNGSTOWN, OHIO 44512

ISSUED FINAL 10/19/71



NOV 12 1973

SITE PLAN

SECURITY SQUARE
SECURITY DRIVE
BALTIMORE

ISSUED
MAR 28 1972
CONST. PLANNING DEPT.

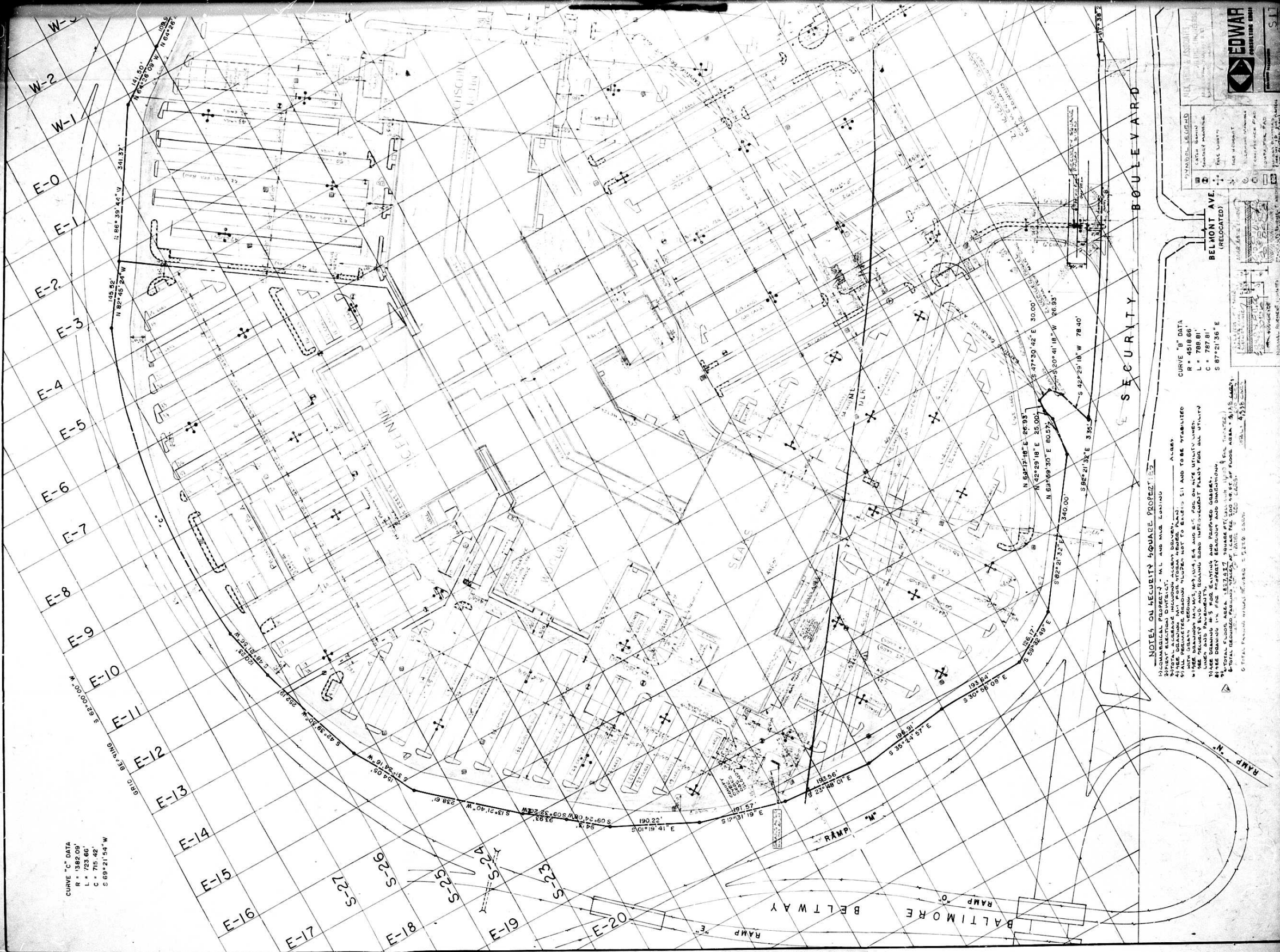
FAIRBROOK ROAD

ROAD

ROLLING

SECURITY BOULEVARD

E-3
E-2
E-1
E-0
W-1
W-2
W-3
W-4
W-5
S-22
S-21
S-20
INTERSTATE 70
S-19
S-18
S-17
S-16
S-15
S-14
S-13
S-12
S-11
S-10
S-9
S-8
S-7
S-6
S-5
S-4
S-3
S-2
S-1
S-0



CURVE "C" DATA
R = 1382.09'
L = 723.86'
C = 715.42'
S 69° 21' 54" W

NOTES ON SECURITY SQUARE PROJECT
1. ALL ALLEYS AND LOTS ARE TO BE REMOVED.
2. TOTAL AREA INCLUDING ALLEYS, LOTS, AND TO BE STABILIZED
3. THE PROPOSED ALLEYS, LOTS, AND TO BE STABILIZED ARE
4. WITH GRASS, TREES, AND A 5' WIDE STRIP OF GRASS.
5. THE PROPOSED ALLEYS, LOTS, AND TO BE STABILIZED ARE
6. TO BE REMOVED AND THE AREA TO BE STABILIZED.
7. TOTAL FLOOD AREA 1.12131 SQUARE FEET.
8. TOTAL REQUIRED FLOOD TOLERANCE 1.12131 SQUARE FEET.
9. TOTAL FLOOD TOLERANCE 1.12131 SQUARE FEET.
10. TOTAL FLOOD TOLERANCE 1.12131 SQUARE FEET.

CURVE "B" DATA
R = 4518.66'
L = 788.81'
C = 787.81'
S 87° 21' 36" E



EDWARD ENGINEERING
1000 N. W. 10th St.
Fort Lauderdale, FL 33304
Phone: (305) 461-1111
Fax: (305) 461-1112