

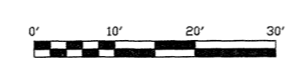
VICINITY MAP

Prepared for record  
 Date: 28 2008  
 Test: [Signature]  
 Clerk: [Signature]  
 Clerk of the Circuit Court of Baltimore County

SM  
 31-402

THIRD FLOOR

COMMON ELEMENTS

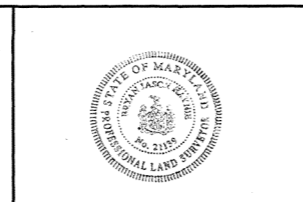


GENERAL NOTES

1. THE PROPERTY SHOWN ON THIS PLAT AND THE VISIBLE IMPROVEMENTS LOCATED THEREIN ARE BEING SUBJECTED TO A CONDOMINIUM REGIME FOR 954 RIDGEBROOK ROAD, A CONDOMINIUM, IN ACCORDANCE WITH TITLE 11, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (2003), AS AMENDED.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO A CONDOMINIUM DECLARATION FOR 954 RIDGEBROOK ROAD, A CONDOMINIUM, RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 25551 FOLIO 402 AND RE-RECORDED IN LIBER 25907, FOLIO 302 AND IS INTENDED TO BE SUBJECTED TO A FIRST AMENDMENT TO 954 RIDGEBROOK ROAD, A CONDOMINIUM, CONDOMINIUM DECLARATION INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION FOR THE HIGHLANDS ONE LAND CONDOMINIUM RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 24217, FOLIO 338 AND IS LAND UNIT 2 AS SHOWN ON THE PLAT ENTITLED "THE HIGHLANDS ONE LAND CONDOMINIUM" RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK S.M.31, No. 123."
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND LIENS FOR THE HIGHLANDS CORPORATE CENTER ONE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 24217, FOLIO 361 AND RE-RECORDED IN LIBER 25907, FOLIO 255.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO AN AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 16161 AT FOLIO 116.
6. THE UNIT DIVISION LINES DESIGNATED "BASED ON FIELD MEASUREMENT" ARE FIELD MEASUREMENTS MADE AFTER CONSTRUCTION AND REPRESENT AS-BUILT CONDITIONS.
7. THE DIMENSIONS AND AREAS OF THE UNITS SHOWN ON THIS CONDOMINIUM PLAT ARE BASED ON UNIT BOUNDARIES SET FORTH BY FIELD MEASURED DIMENSIONS OF THE UNITS. THE SQUARE FOOTAGES ARE COMPUTED ACCORDINGLY AND DESIGNATED "SQ.FT." "SQ.FT." = FIELD MEASURED.
8. THE UPPER BOUNDARY OF EACH UNIT IS A HORIZONTAL PLANE, AS SHOWN ON THIS CONDOMINIUM PLAT, EXTENDED TO INTERSECT THE LATERAL OR PERIMETRICAL BOUNDARIES THEREOF. THE LOWER BOUNDARY OF EACH UNIT IS A HORIZONTAL PLANE, AS SHOWN ON THIS CONDOMINIUM PLAT, EXTENDED TO INTERSECT THE LATERAL OR PERIMETRICAL BOUNDARIES THEREOF.
9. THE LATERAL OR PERIMETRICAL BOUNDARY OF EACH UNIT IS A VERTICAL PLANE (OR PLANES), AS SHOWN ON THIS CONDOMINIUM PLAT, EXTENDED TO INTERSECT THE UPPER AND LOWER HORIZONTAL BOUNDARIES THEREOF AND TO INTERSECT THE OTHER LATERAL OR PERIMETRICAL BOUNDARIES OF EACH UNIT.
10. "UNIT" SHALL MEAN A THREE-DIMENSIONAL AREA, AS SHOWN ON THIS CONDOMINIUM PLAT. EACH UNIT AS SHOWN HEREON IS DESIGNATED NUMERICALLY, A TYPICAL EXAMPLE IS "UNIT 100".
11. THE CONDOMINIUM CONTAINS 9 UNITS.
12. L.E. = LOWER ELEVATION (COINCIDES WITH THE UNIT LOWER BOUNDARY)
13. U.E. = UPPER ELEVATION (COINCIDES WITH THE UNIT UPPER BOUNDARY)
14. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
15. THE PURPOSE OF THIS PLAT IS TO CHANGE THE DEMISING WALL BETWEEN UNITS 130 AND 140, SUBDIVIDE UNIT 300, CHANGE A LIMITED COMMON ELEMENT ON THE THIRD FLOOR TO A GENERAL COMMON ELEMENT AND REFLECT THE INCREASED NUMBER OF UNITS IN THE CONDOMINIUM.

PREPARED FOR:  
**HIGHLANDS OFFICE  
 PARK ONE, LLC**  
 5850 WATERLOO ROAD, SUITE 230  
 COLUMBIA, MARYLAND 21045  
 (410) 461-4340

PREPARED BY:  
  
**CENTURY ENGINEERING, INC.**  
 10710 GILROY ROAD  
 HUNT VALLEY, MARYLAND 21030  
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 (443) 589-2401 FAX



**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT, CONSISTING OF 5 SHEETS, IS CORRECT; THAT IT IS A CONDOMINIUM PLAT OF ALL OF THE PROPERTY BEING ALL OF LAND UNIT 2 AS SHOWN ON THE PLAT ENTITLED "THE HIGHLANDS ONE LAND CONDOMINIUM" WHICH IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK S.M. 31, PAGE 123. THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 11 OF THE REAL PROPERTY ARTICLE SECTION 11-105 OF THE ANNOTATED CODE OF MARYLAND (2003) AS AMENDED. I FURTHER CERTIFY THAT THE PLAT, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED; AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, CAN BE DETERMINED FROM THEM AND THAT THE TOTAL AREA INCLUDED IN THE CONDOMINIUM IS 21,124 SQUARE FEET OR 0.485 ACRES.  
 [Signature]  
 BRYAN J. HAYNIE, PROF. L.S.  
 MD REG. NO. 21199  
 10/28/08  
 DATE

**FIRST AMENDED CONDOMINIUM PLAT OF  
 954 RIDGEBROOK ROAD  
 A CONDOMINIUM**  
 (PREVIOUSLY RECORDED IN CONDOMINIUM PLAT BOOK S.M. 31 NOS. 253-257)  
 MAP 34 GRID 15 PARCEL 382 LOT 1  
 OCTOBER, 2008 BALTIMORE COUNTY, MARYLAND 21152 3 OF 5