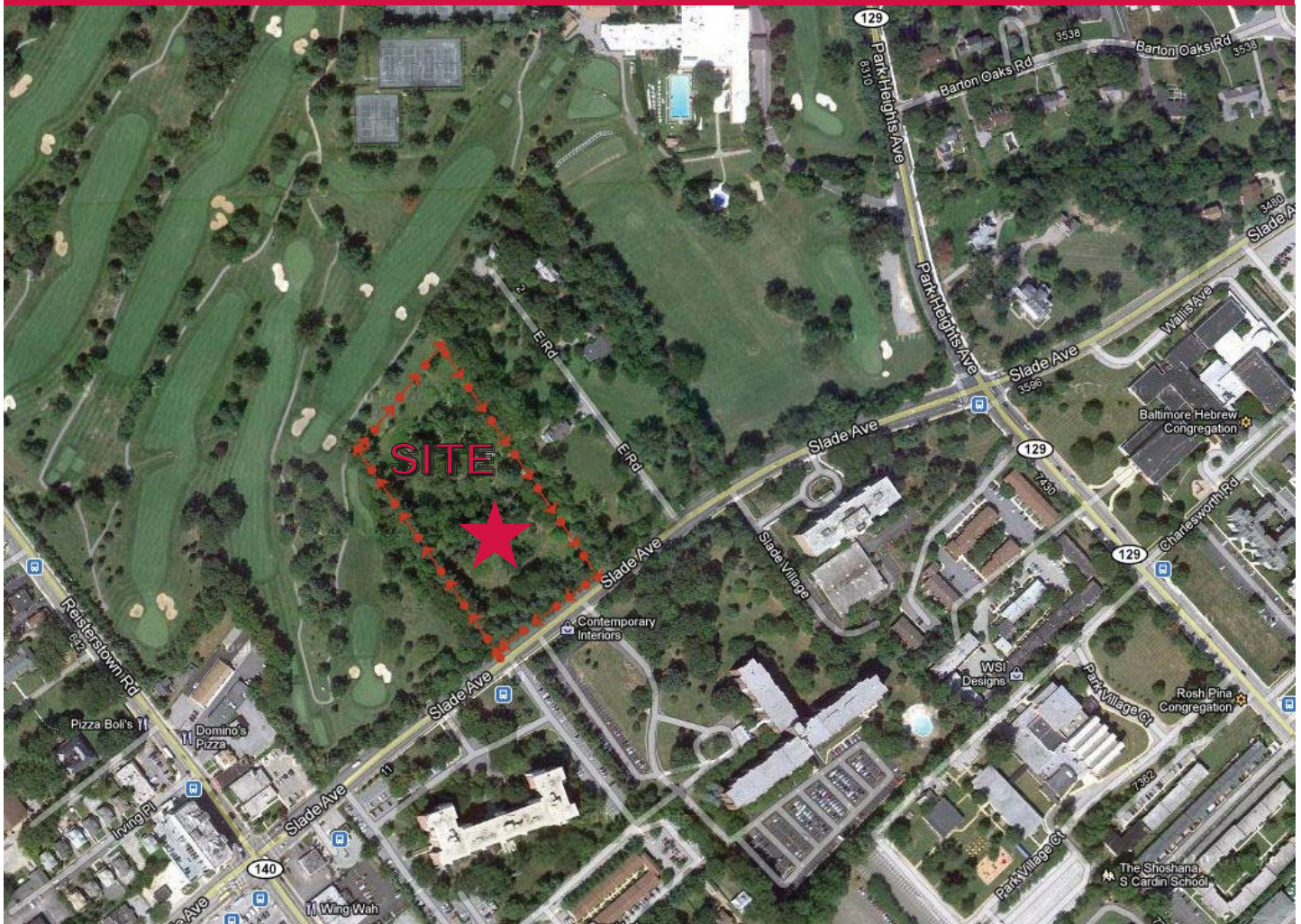


6 SLADE AVENUE

BALTIMORE COUNTY, PIKESVILLE, MARYLAND 21208

A 5.986 ACRE MULTIFAMILY DEVELOPMENT OPPORTUNITY ZONED D.R. 16



Commercial Real Estate Services, Worldwide.
A division of KLNB, founded in 1968.

Global Solutions. Local Expertise.

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein & make no warranty of any kind, express or implied, with respect to the property or any other matters.

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January, 2012

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DEVELOPMENT VISION

KLNB Land is proud to offer 5.986 acres of multi-family zoned ground allowing for a density of up to 16 units per acre. The property in its entirety is zoned D.R. 16. The property has frontage on Slade Avenue and backs to the Suburban County Club, a private Jewish country club founded in 1898.

The subject property is located in the heart of Pikesville (Baltimore's prosperous Jewish community) and represents one of the last in-fill opportunities inside the Baltimore Beltway (I-695). The property is easily accessed by Reisterstown Road, Old Court Road, and Park Heights Avenue. It is less than two minutes from the Park Heights exit for I-695.

The owner of the property has completed some feasibility work and concept drawings for the construction of 96 condominiums. However, other uses for the property include apartments, townhomes, assisted living or nursing homes, and houses of worship. It is possible that through a PUD, additional density could be achieved.

The topography of the subject property is flat and free of development limitations such as streams or apparent wetlands. The property should be able to be developed to its maximum zoning density.

The property is convenient to bus service and to the Old Court subway station, the Milford Mill Subway station, and the Mt. Washington light rail station.



OFFERING TERMS AND CONDITIONS

OFFERING TERMS & CONDITIONS

The selected purchaser, after signing a contract of sale, will have a formal 60-day feasibility study period, during which time all studies, testing, and additional research on the property may be conducted. After the study period, an option fee in the amount of 10% of the maximum sales price will be released to the sellers and credited towards the ultimate purchase price. The balance is to be paid to the sellers in full within 30 days after the recording of the record plat.

The seller is willing to substantially discount the sales price of this opportunity for a quick settlement that has the property closing by summer 2012.

Please submit your offer on company letterhead with your terms and conditions by close of business February 17th, 2012.

All offers should be addressed to:

Stephen J. Ferrandi

Director of Residential Land Brokerage
6011 University Blvd., Suite 350
Ellicott City, Maryland 21043
443-574-1430 (Direct Dial)
410) 290-0723 (Fax)

NAI/KLNB, Inc. is being paid a fee to market this property. No provision has been made to pay outside brokers who may represent prospective purchasers. If an outside broker or agent represents you, you are requested to compensate your broker directly.



PROJECT STATUS

PROJECT STATUS

If a developer/builder wanted to construct the original plan for 96 condominium/apartment units, much of the preliminary work has already been completed and can be released to the contract purchaser. Below is an overview of the approvals that have been already granted and work that has been undertaking for this project:

- Grading Plan approved.
- Sediment Control Plan approved.
- Storm Water Management (SWM) plan approved.
- Grading Permit Package ready for permit application.
- Landscape Plan approved.
- On-site storm drains approved (part of the grading approval).
- On-site grinder pumps designed and approved. Permits can be issued ony to a master plumber.
- On-site water designed but not coordinated with mechanical engineers.
- SWM retaining wall designed and certified by structural engineer, ready for permit processing.
- All public hearings processes completed and approved; appeal periods have expired.
- Negotiations with The Suburban Club (neighbor) complete and terms satisfied.



SCHOOLS

SCHOOLS

If a developer/builder wanted to construct the original plan for 96 condominium/apartment satisfied.

The following schools serve the subject property.

Elementary School

Millbrook Elementary
4300 Crest Heights Road
Baltimore, MD 21215

Middle School

Pikesville Middle
7701 Seven Mile Lane
Pikesville, MD 21208

High School

Pikesville High
7621 Labyrinth Road
Pikesville, MD 21208



BALTIMORE COUNTY MAP



BALTIMORE COUNTY and CITY



ZONING MAP

ZONING MAP

