

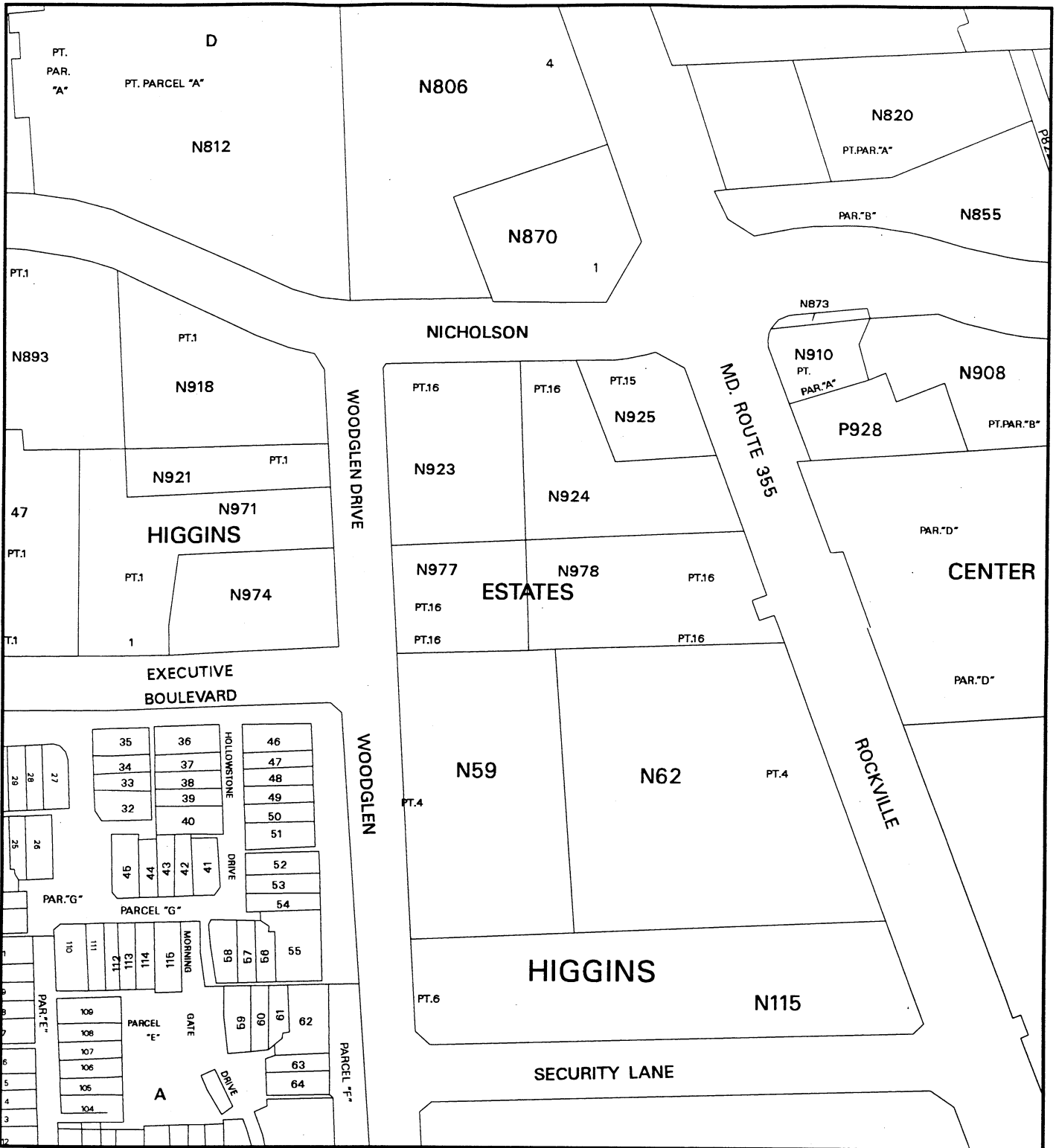
Figure 1  
Site Location Map



◆◆ WELLS & ASSOCIATES, LLC.  
TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

Woodglen Park  
Montgomery County, Maryland

VICINITY MAP FOR  
**WOODGLEN PARK**



Map compiled on May 26, 2003 at 5:21 PM | Site located on base sheet no - 214NW05

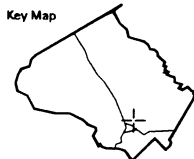
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



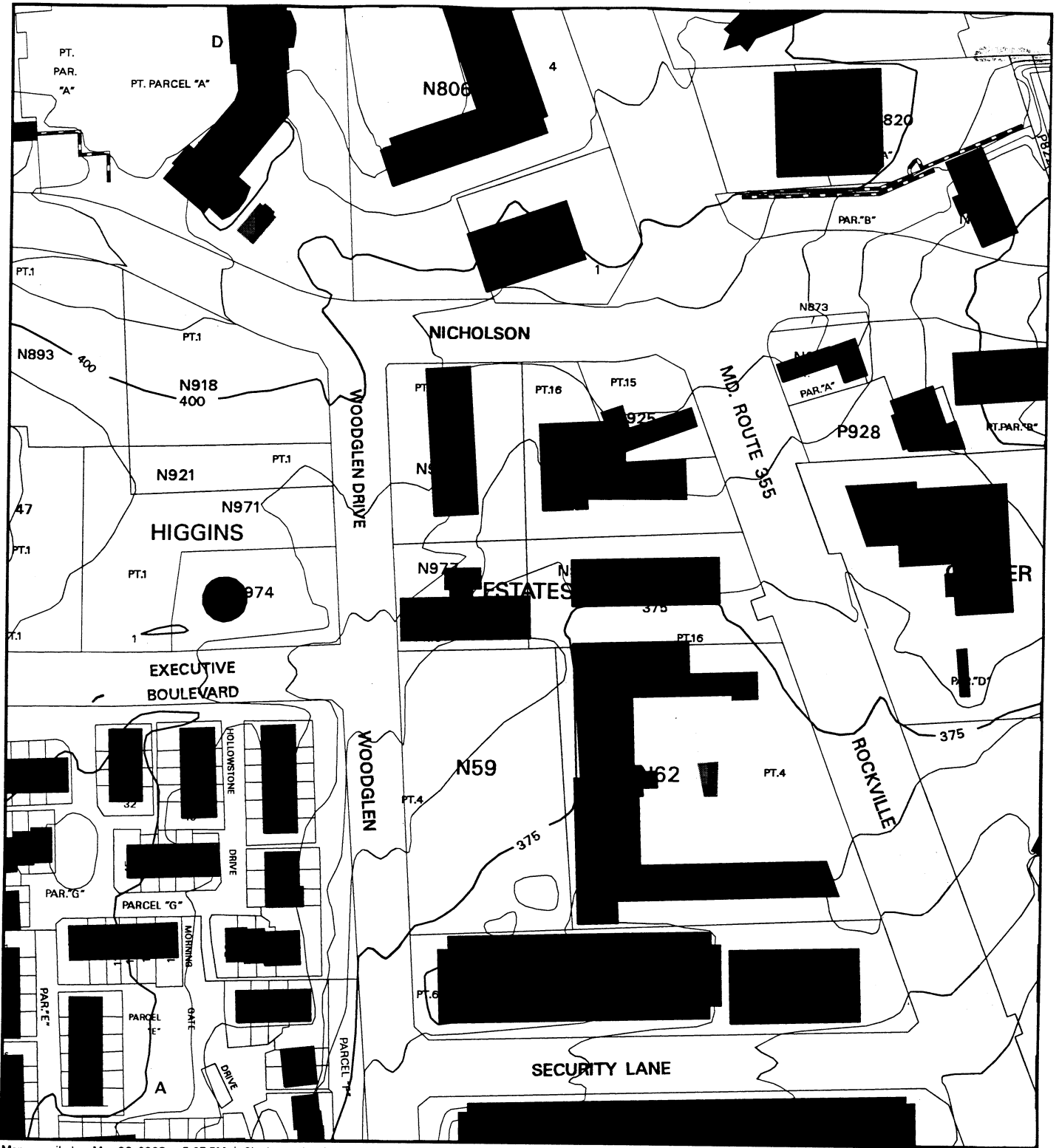
Research & Technology Center



1 : 2400

VICINITY MAP FOR

# WOODGLEN PARK



Map compiled on May 26, 2003 at 5:27 PM | Site located on base sheet no - 214NW05

### NOTICE

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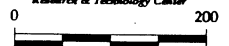
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Key Map



Research & Technology Center



1 : 2400

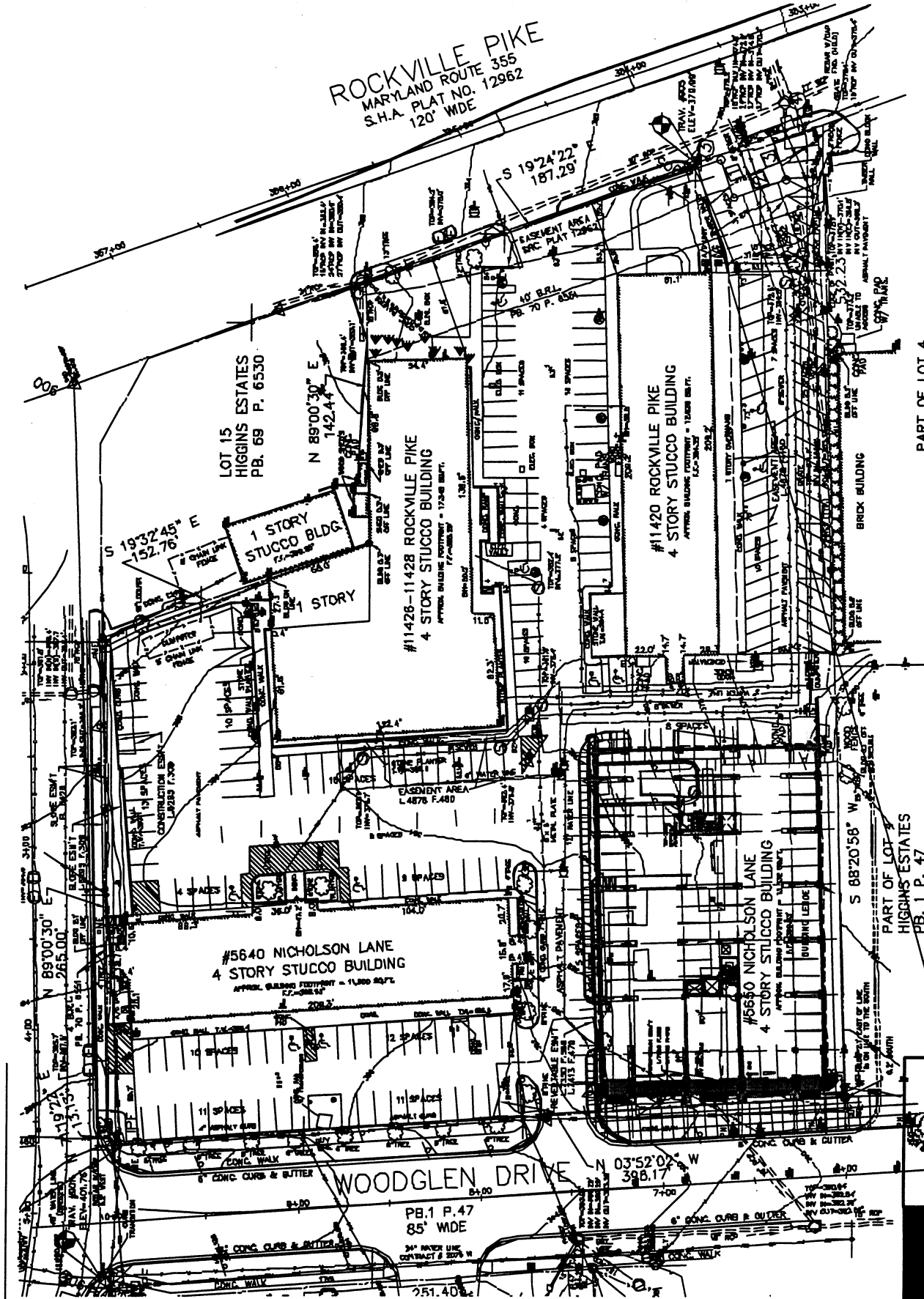
M-NCPPC

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

# WOODGLEN PARK I

Montgomery, Maryland



PART OF LOT 4  
HIGGINS ESTATES  
PB. 1 P. 47

PART OF LOT 4  
HIGGINS ESTATES  
PB. 1 P. 47

The JRC Companies  
500 Wisconsin Ave, NW  
Washington, DC 20015

PB.1 P.47  
85' WIDE

WOODGLEN DRIVE

ROCKVILLE PIKE  
MARYLAND ROUTE 355  
S.H.A. PLAT NO. 12962  
120' WIDE

Law Offices

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April 4, 2003

PATRICIA A. HARRIS  
301-215-6613  
paharris@hklaw.com

## VIA FACSIMILE AND HAND DELIVERY

Mr. Malcolm Shaneman  
Maryland-National Capital Park  
and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Woodglen Park I, 5650 Nicholson Lane Building (the "Property"),  
Building Permit No. 294913

Dear Mr. Shaneman:

As the attached letter indicates, the Maryland-National Capital Park and Planning Commission previously determined that an Adequate Public Facilities review for the above referenced building permit would not be necessary, given that the proposed development involved demolishing an existing office building and replacing it with a new building containing no more square footage than the original building. The new building is to contain office uses and lab uses (a lower traffic generator than office).

On behalf of JBG/Nicholson Lane East L.L.C., the owners of the Property, we hereby agree that any subsequent development of the building or Property which adds gross floor area in excess of that contained in the original building, will require an Adequate Public Facilities review by M-NCPPC, prior to the issuance of a building permit. In fact, the Property owner has already initiated discussions with M-NCPPC Transportation Division with respect to the Adequate Public Facilities review for the intended additional development.

Malcolm Shaneman

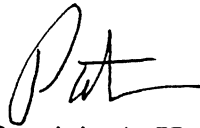
April 4, 2003

Page 2

It is my understanding that based on this agreement, M-NCPPC is prepared to sign off on the pending Building Permit No. 294913.

I appreciate your assistance in this matter. Please do not hesitate to contact me if you have any questions.

HOLLAND & KNIGHT LLP

A handwritten signature in black ink, appearing to read 'Pat', with a horizontal line extending to the right.

Patricia A. Harris

Enclosure

cc: Mr. Rod Lawrence

BSA1 #22448 v1

Law Offices

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* Representative Office	

November 18, 2002

**PATRICIA A. HARRIS**  
301-215-6613

Internet Address:  
paharris@hklaw.com

Mr. Karl Moritz  
Maryland-National Capital  
Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Adequate Public Facilities Review – 5650 Nicholson Lane

Dear Karl:

The purpose of this letter is to confirm our discussion regarding the redevelopment of the building located at 5650 Nicholson Lane (the "Property").

As I explained, it is the Property owner's intention to demolish the existing building containing approximately 49,000 square feet of office space and replace it with a new building containing no more than 49,000 square feet, which like the existing building, shall be devoted exclusively to office use. It is my understanding based on discussions that you have had with Joe Davis regarding this issue, that the new development would not be subject to an Adequate Public Facilities review. As such, the Maryland-National Capital Park and Planning Commission will approve the building permit application at the time it is forwarded to the Commission for review without conducting an evaluation of the adequacy of the public facilities. You indicated that the building permit application should clearly provide that the existing improvement is being demolished and replaced with a new building containing no more density than the existing building and devoted to the same use as the existing building.


Please confirm my understanding of this situation by executing this letter in the space provided below and returning it to me. I have enclosed for your records a second original.

Mr. Karl Moritz  
November 18, 2002  
Page 2

I appreciate your assistance in this matter.

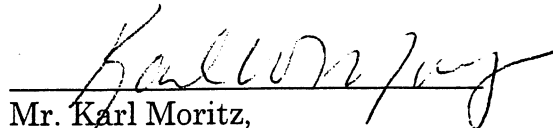
Very truly yours,

HOLLAND & KNIGHT LLP



Patricia A. Harris

AGREED:

  
Mr. Karl Moritz,  
Maryland National Capital  
Park and Planning Commission

DATE: Dec 9, 2002

cc: Mr. Rod Lawrence  
Mr. John Kraus