CURVE DATA TABLE

NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	13°27'40"	122.16'	243.70'	1035.00'	242.64'	S 41°11'12" W
C2	17°26'31"	[illegible]	53.27'	175.00'	53.07'	[illegible]
C3	[illegible]	31.87'	32.12'	35.00'	47.67'	[illegible]
C4	[illegible]	32.29'	51.55'	17.00'	48.87'	[illegible]
C5	17°47'40"	27.42'	54.35'	175.00'	54.13'	[illegible]
C6	10°54'00"	17.65'	35.14'	185.00'	35.14'	[illegible]
C7	3°47'47"	6.13'	12.26'	185.00'	12.26'	S 45°59'47" E

COORDINATE TABLE

NO.	NORTHING	EASTING
106	615779.5114	1461180.9572
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	615753.2447	[illegible]
520	615072.9436	1462156.4199

100 YEAR FLOOD PLAIN EASMT. TABLE

NO.	BEARING	DISTANCE
L1	S 38°09'08" E	72.27'
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	[illegible]
L16	[illegible]	[illegible]
L17	[illegible]	[illegible]
L18	[illegible]	[illegible]
L19	[illegible]	[illegible]
L20	[illegible]	[illegible]
L21	N 48°35'53" W	54.95'

BALTIMORE COUNTY D & U EASEMENT TABLE

NO.	BEARING	DISTANCE
L22	N 43°55'27" W	25.06'
L23	[illegible]	20.00'
L24	[illegible]	[illegible]

STORM WATER MANAGAMENT EASEMENT TABLE

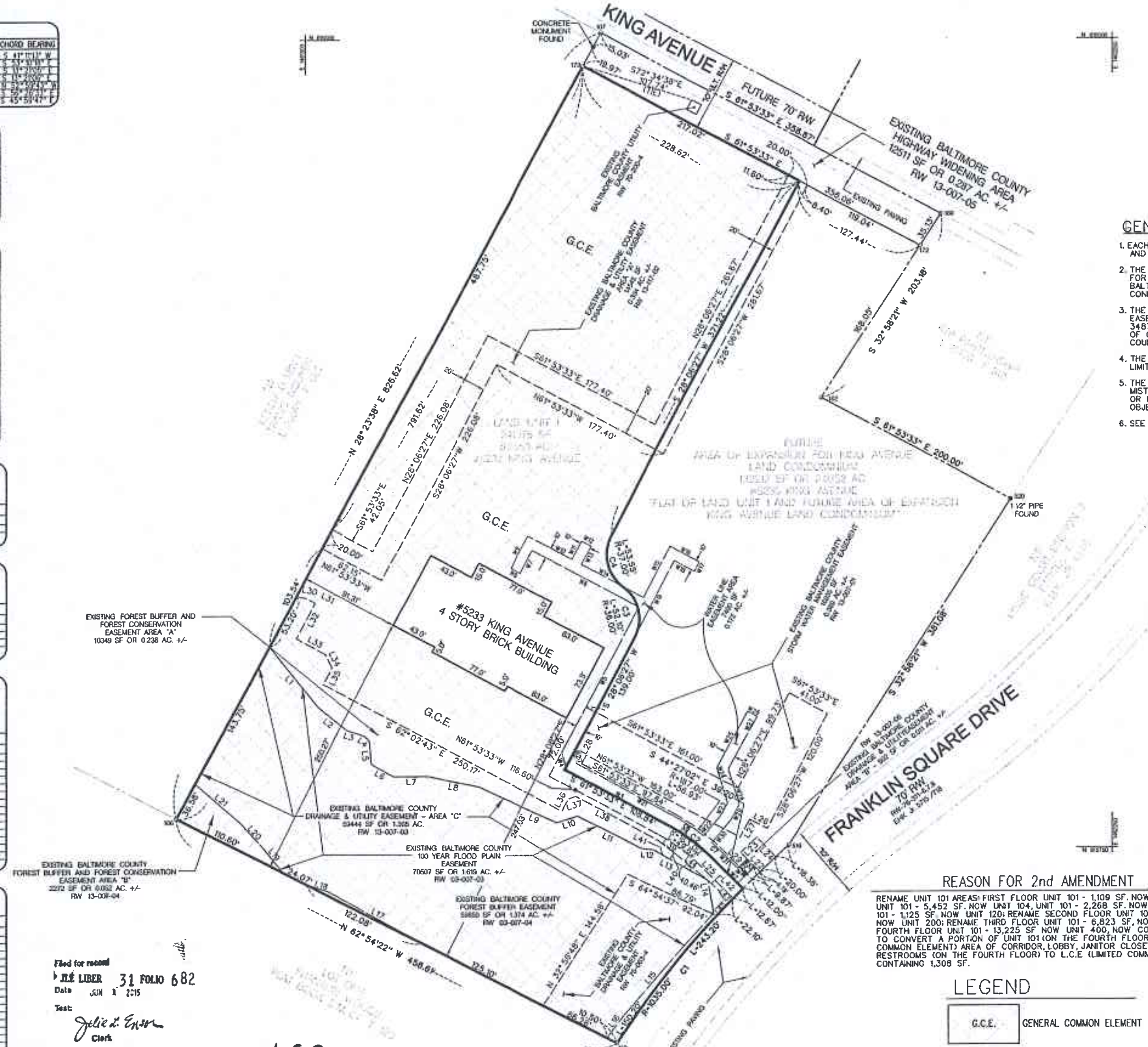
NO.	BEARING	DISTANCE
L25	N 44°27'02" W	41.60'
L26	[illegible]	[illegible]
L27	[illegible]	[illegible]
L28	[illegible]	[illegible]
L29	S 44°27'02" E	39.09'

FOREST BUFFER & FOREST CONSERVATION EASEMENT TABLE

NO.	BEARING	DISTANCE
L30	[illegible]	[illegible]
L31	[illegible]	[illegible]
L32	[illegible]	[illegible]
L33	[illegible]	[illegible]
L34	[illegible]	[illegible]
L35	[illegible]	[illegible]
L36	[illegible]	[illegible]
L37	[illegible]	[illegible]
L38	[illegible]	[illegible]
L39	[illegible]	[illegible]
L40	[illegible]	[illegible]
L41	[illegible]	[illegible]
L42	[illegible]	[illegible]
L43	[illegible]	[illegible]
L44	[illegible]	[illegible]
L45	S 43°09'25" E	17.24'

WATER LINE EASEMENT TABLE

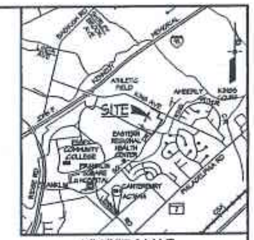
NO.	BEARING	DISTANCE
W1	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
W33	[illegible]	[illegible]



Filed for record
in JLE LIBER 31 FOLIO 682
Date JUN 1 2015
Test: Julie L. Ensor
Clerk

JLE 31-682

MD. STATE GRID SYSTEM
NAD 83/91



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. EACH CONDOMINIUM UNIT IS DESIGNATED BY A NUMBER - 100, 104, 112, 116, 120, 200, 204, 208, 300, 308 AND 400.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THAT CERTAIN CONDOMINIUM DECLARATION FOR KING AVENUE CONDOMINIUM INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND CONTEMPORANEOUSLY WITH THE RECORDING OF THIS CONDOMINIUM PLAT.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO THAT CERTAIN DECLARATION OF CROSS EASEMENTS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 34876, FOILI 190 et seq., AND FURTHER, SUBJECT TO THAT CERTAIN MASTER WATER METER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 34876, FOLIO 211 et seq.
4. THE GENERAL COMMON ELEMENTS SHALL CONSIST OF ALL THE LAND OTHER THAN THE UNITS AND LIMITED COMMON ELEMENTS.
5. THE DEVELOPER MAY UNILATERALLY AMEND THIS CONDOMINIUM PLAT TO CORRECT ANY MATHEMATICAL MISTAKES, INCONSISTENCIES, SCRIVENER ERRORS, ENGINEERING OR SURVEYING ERRORS, OR ANY ERRONEOUS OR INCOMPLETE INFORMATION BASED UPON ANY OBJECTIVELY VERIFIABLE FACT.
6. SEE SHEET 6 OF 6 FOR UNIT AREA TABLE.

CONSENT OF COUNCIL OF UNIT OWNERS

THE COUNCIL OF UNIT OWNERS BY ITS BOARD OF DIRECTORS HEREBY CONSENTS TO THE RECORDATION OF THIS 2ND AMENDED PLAT OF CONDOMINIUM SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11-107(d) OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2010 Repl. Vol.).

BY: ______________________
ARMANDO A. CIGNARALE, DIRECTOR

BY: ______________________
THOMAS J. FAUST, DIRECTOR

BY: ______________________
JOSEPH V. MARANTO, DIRECTOR

OWNERS CERTIFICATION

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS CONDOMINIUM PLAT PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF THE MARYLAND CONDOMINIUM ACT, REAL PROPERTY ARTICLE, TITLE 11-101 ET. SEQ. OF THE ANNOTATED CODE OF MARYLAND, AND ASSENTS TO THE DESCRIBED PROPERTY BEING SUBJECTED TO SAID CONDOMINIUM.

______________________ DATE
KING AVENUE LLC
BY: SIGNAL CORP, ITS MANAGER
BY: JOSEPH V. MARANTO, VICE PRESIDENT

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS 2ND AMENDED CONDOMINIUM PLAT, CONSISTING OF SIX (6) SHEETS, SHOWING THE LAND AND BUILDINGS, AS CONSTRUCTED, IS CORRECT. THAT IT IS A CONDOMINIUM PLAT FOR UNIT 100, UNIT 104, UNIT 116, UNIT 120, UNIT 200, UNIT 300, UNIT 400, THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS OF 5233 KING AVENUE CONDOMINIUM.

THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 11 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2003 REPLACEMENT VOLUME), AS AMENDED.

I FURTHER CERTIFY THIS 2ND AMENDED 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 AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

I FURTHER CERTIFY THAT THE REAL PROPERTY SHOWN HEREON COMPRISING THE CONDOMINIUM LAND IS ALL OF LAND UNIT 1 AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF LAND UNIT 1 AND FUTURE AREA OF EXPANSION KING AVENUE LAND CONDOMINIUM" AND IS COMPRISED OF 241,975 SQUARE FEET OR 5.5550 ACRES OF LAND, MORE OR LESS.

______________________ 4/1/15
DATE
CHARLES A. PHILLIPS, JR.
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND LICENSE NO. 463

REASON FOR 2nd AMENDMENT

RENAME UNIT 101 AREAS: FIRST FLOOR UNIT 101 - 1,109 SF. NOW UNIT 100, UNIT 101 - 5,452 SF. NOW UNIT 104, UNIT 101 - 2,268 SF. NOW UNIT 116, UNIT 101 - 1,125 SF. NOW UNIT 120; RENAME SECOND FLOOR UNIT 101 - 4,942 SF. NOW UNIT 200; RENAME THIRD FLOOR UNIT 101 - 6,823 SF, NOW UNIT 300; RENAME FOURTH FLOOR UNIT 101 - 13,225 SF NOW UNIT 400, NOW CONTAINING 12,956 SF, AND TO CONVERT A PORTION OF UNIT 101 (ON THE FOURTH FLOOR), G.C.E. (GENERAL COMMON ELEMENT) AREA OF CORRIDOR, LOBBY, JANITOR CLOSET AND REVISED RESTROOMS (ON THE FOURTH FLOOR) TO L.C.E (LIMITED COMMON ELEMENT), CONTAINING 1,308 SF.

LEGEND

G.C.E.	GENERAL COMMON ELEMENT
S.F.	SQUARE FEET
AC.	ACRES

KCI TECHNOLOGIES
Engineers · Planners · Scientists · Construction Managers
936 Ridgebrook Road, Sparks, Maryland 21152
Telephone (410) 316-7800
Fax (410) 316-7818

REVISIONS			
NO.	DATE	DESCRIPTION	BY

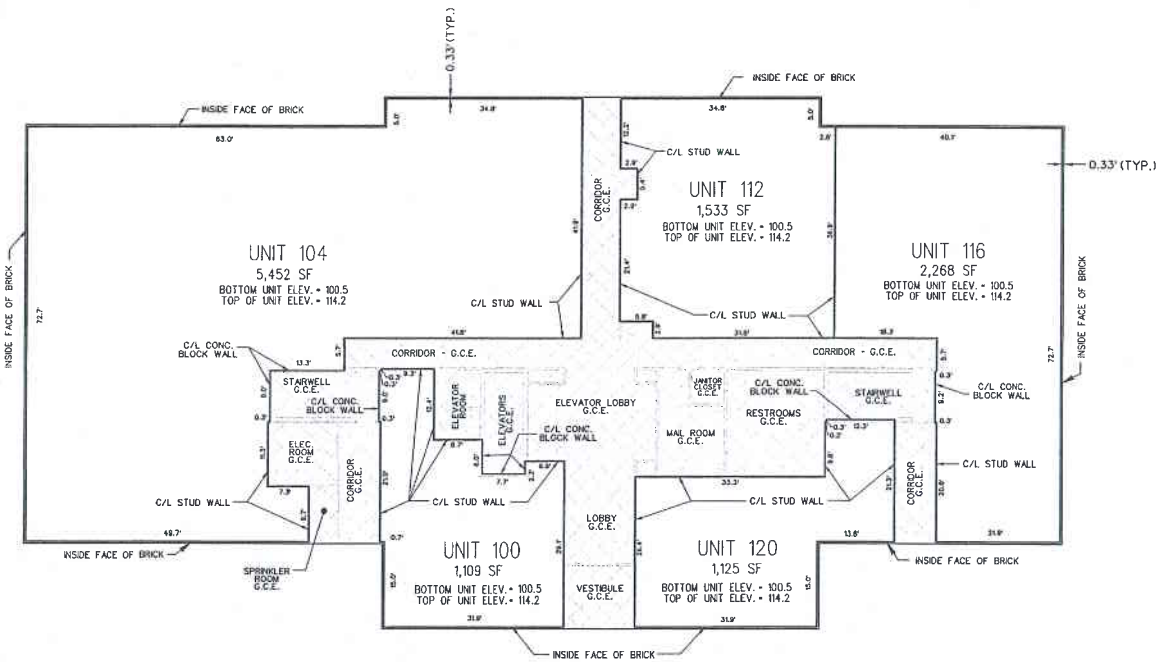
DATE: 03/18/2015
SCALE: 1"=50'
DESIGNED BY:
DRAWN BY: R.L.C.

2ND AMENDED PLAT OF CONDOMINIUM SUBDIVISION
(PREVIOUSLY RECORDED IN CONDOMINIUM BOOK JLE 31 / 635-640)
UNITS 100, 104, 116, 120, 200, 300, 400, GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS
BUILDING LOCATION PLAN

5233 KING AVENUE CONDOMINIUM

PORTION OF 8.8773 AC. PROPERTY CONVEYED TO KING AVENUE LLC BY DEED LIBER 24993 / 507
14th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 1 OF 6
KCI JOB NUMBER 01082375.C0



Filed for record
JLE LIBER 31 FOLIO 683
Date JUN 3 2015
Test:
Julie L. Ensor
Clerk

JLE 31-683

REASON FOR 2nd AMENDMENT

RENAME UNIT 101 AREAS: FIRST FLOOR UNIT 101 - 1,109 SF. NOW UNIT 100, UNIT 101 - 5,452 SF. NOW UNIT 104, UNIT 101 - 2,268 SF. NOW UNIT 116, UNIT 101 - 1,125 SF. NOW UNIT 120; RENAME SECOND FLOOR UNIT 101 - 4,942 SF. NOW UNIT 200; RENAME THIRD FLOOR UNIT 101 - 6,623 SF. NOW UNIT 300; RENAME FOURTH FLOOR UNIT 101 - 13,225 SF NOW UNIT 400, NOW CONTAINING 12,956 SF, AND TO CONVERT A PORTION OF UNIT 101 (ON THE FOURTH FLOOR), G.C.E. (GENERAL COMMON ELEMENT) AREA OF CORRIDOR, LOBBY, JANITOR CLOSET AND REVISED RESTROOMS (ON THE FOURTH FLOOR) TO L.C.E. (LIMITED COMMON ELEMENT), CONTAINING 1,308 SF.

LEGEND

G.C.E. GENERAL COMMON ELEMENT

S.F. SQUARE FEET

ELEV. ELEVATION

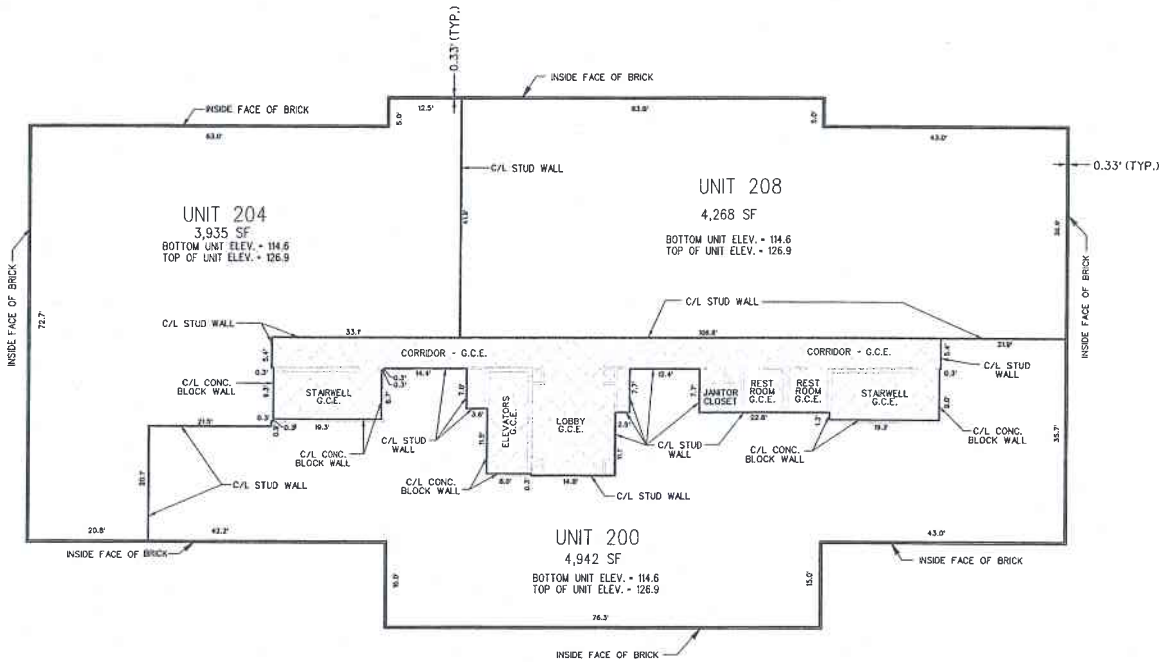
KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RUSSWINKLE ROAD
SEVERN, MARYLAND 21152
TELEPHONE (410) 551-7600
FAX (410) 551-7610

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 03/18/15
SCALE 1" = 10'
DESIGNED BY
DRAWN BY R.L.C.

2ND AMENDED PLAT OF CONDOMINIUM SUBDIVISION
(PREVIOUSLY RECORDED IN CONDOMINIUM BOOK JLE 31 / 635-640)
UNITS 100, 104, 116, 120, 200, 300, 400, GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS
FIRST FLOOR
5233 KING AVENUE CONDOMINIUM
PORTION OF 8.8773 AC. PROPERTY CONVEYED TO KING AVENUE LLC BY DEED LIBER 24993 / 507
14th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 2 OF 6
KCI JOB NUMBER 01082375.CO



Filed for record
JLE LIBER 31 FOLIO 684
Date JUN 1 2015
Test:
Clerk

JLE 31-684

REASON FOR 2nd AMENDMENT

RENAME UNIT 101 AREAS: FIRST FLOOR UNIT 101 - 1,109 SF. NOW UNIT 100, UNIT 101 - 5,452 SF. NOW UNIT 104, UNIT 101 - 2,268 SF. NOW UNIT 116, UNIT 101 - 1,125 SF. NOW UNIT 120; RENAME SECOND FLOOR UNIT 101 - 4,942 SF. NOW UNIT 200; RENAME THIRD FLOOR UNIT 101 - 6,823 SF. NOW UNIT 300; RENAME FOURTH FLOOR UNIT 101 - 13,225 SF NOW UNIT 400, NOW CONTAINING 12,956 SF, AND TO CONVERT A PORTION OF UNIT 101 (ON THE FOURTH FLOOR), G.C.E. (GENERAL COMMON ELEMENT) AREA OF CORRIDOR, LOBBY, JANITOR CLOSET AND REVISED RESTROOMS (ON THE FOURTH FLOOR) TO L.C.E (LIMITED COMMON ELEMENT), CONTAINING 1,308 SF.

LEGEND

G.C.E. GENERAL COMMON ELEMENT

S.F. SQUARE FEET

ELEV. ELEVATION

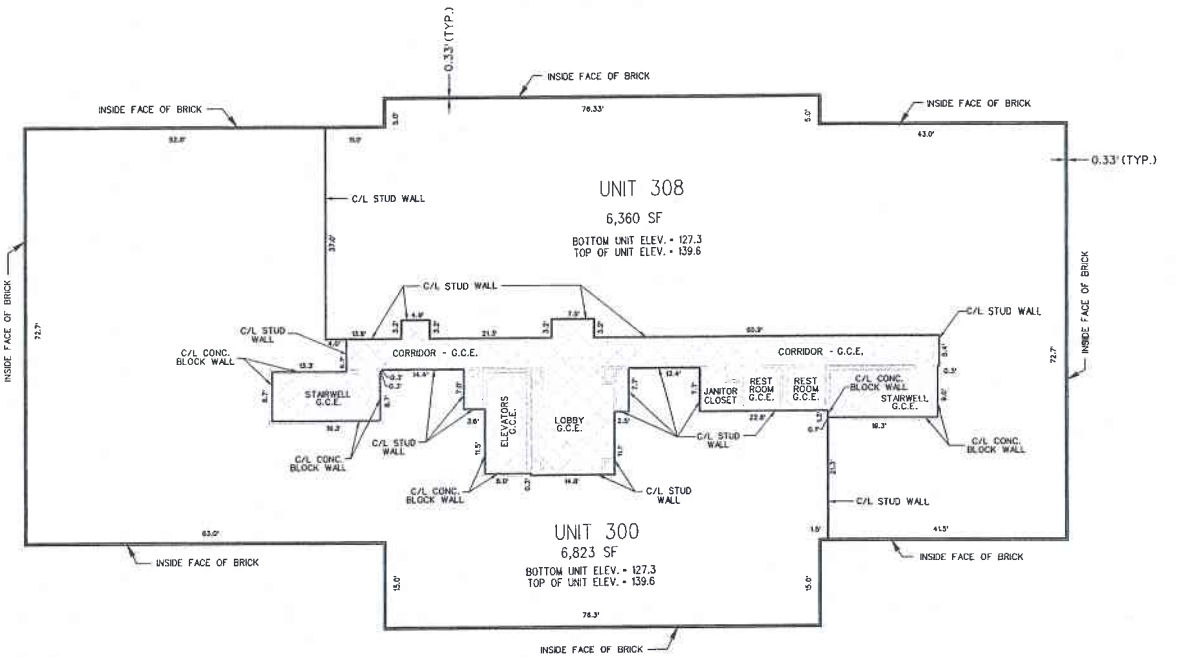
KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 Rockaway Road
Severn, Maryland 21152
Telephone: (410) 551-7800
Fax: (410) 551-7888

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 03/18/15
SCALE 1"=10'
DESIGNED BY
DRAWN BY R.L.C.

2ND AMENDED PLAT OF CONDOMINIUM SUBDIVISION
(PREVIOUSLY RECORDED IN COMDOMINIUM BOOK JLE 31/ 635-640)
UNITS 100, 104, 116, 120, 200, 300, 400, GENERAL COMMON ELEMENTS
AND LIMITED COMMON ELEMENTS
SECOND FLOOR
5233 KING AVENUE CONDOMINIUM
PORTION OF 8.8773 AC. PROPERTY CONVEYED TO
KING AVENUE LLC BY DEED LIBER 24993 / 507
14th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 3 of 6
KCI JOB NUMBER 01082375.C0



Filed for record
JLE LIBER 31 FOLIO 685
Date JUN 1 2015
Test:
Clerk

JLE 31-685

REASON FOR 2nd AMENDMENT

RENAME UNIT 101 AREAS: FIRST FLOOR UNIT 101 - 1,109 SF. NOW UNIT 100, UNIT 101 - 5,452 SF. NOW UNIT 104, UNIT 101 - 2,263 SF. NOW UNIT 116, UNIT 101 - 1,125 SF. NOW UNIT 120; RENAME SECOND FLOOR UNIT 101 - 4,942 SF. NOW UNIT 200; RENAME THIRD FLOOR UNIT 101 - 6,823 SF. NOW UNIT 300; RENAME FOURTH FLOOR UNIT 101 - 13,225 SF NOW UNIT 400, NOW CONTAINING 12,956 SF, AND TO CONVERT A PORTION OF UNIT 101 (ON THE FOURTH FLOOR), G.C.E. (GENERAL COMMON ELEMENT) AREA OF CORRIDOR, LOBBY, JANITOR CLOSET AND REVISED RESTROOMS (ON THE FOURTH FLOOR) TO L.C.E (LIMITED COMMON ELEMENT), CONTAINING 1,308 SF.

LEGEND

G.C.E. GENERAL COMMON ELEMENT

S.F. SQUARE FEET

ELEV. ELEVATION

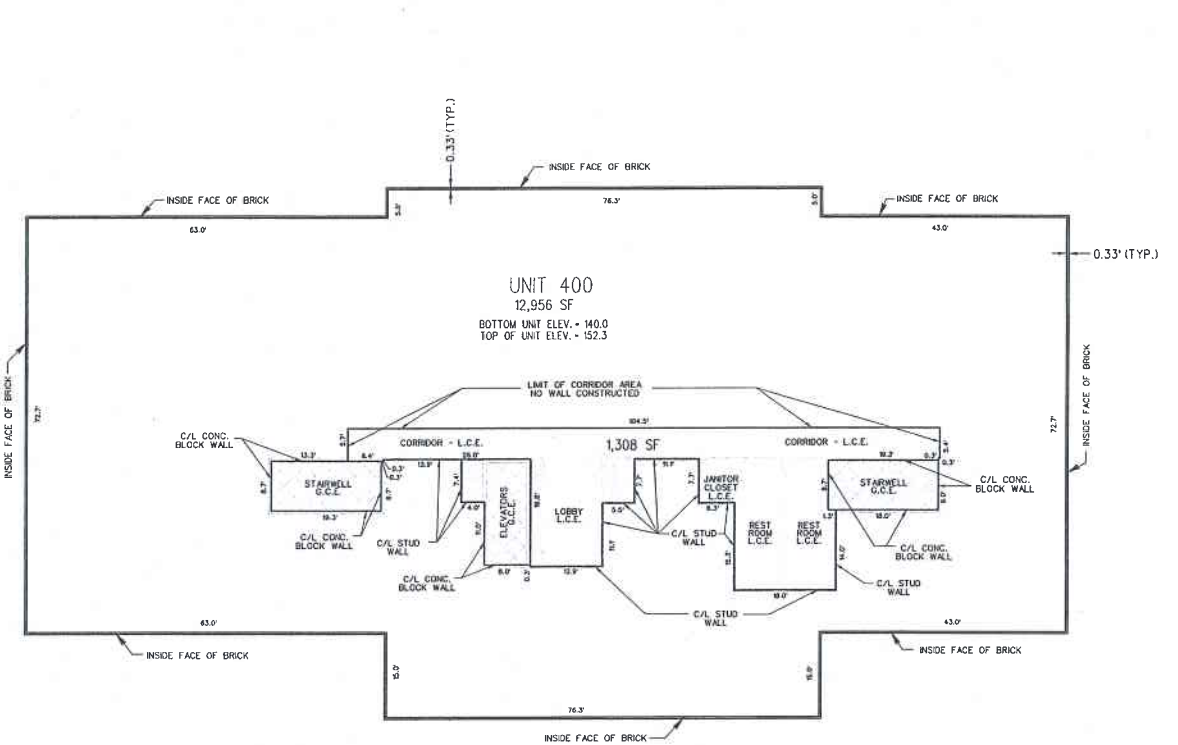
KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 BLAKEMAN ROAD
SEVERN, MARYLAND 21152
TELEPHONE (410) 551-7500
FAX (410) 551-7518

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 03/18/15
SCALE 1"=10'
DESIGNED BY
DRAWN BY R.L.C.

2ND AMENDED PLAT OF CONDOMINIUM SUBDIVISION
(PREVIOUSLY RECORDED IN CONDOMINIUM BOOK JLE 31 / 635-640)
UNITS 100, 104, 116, 120, 200, 300, 400, GENERAL COMMON ELEMENTS
AND LIMITED COMMON ELEMENTS
THIRD FLOOR
5233 KING AVENUE CONDOMINIUM
PORTION OF 8.8773 AC. PROPERTY CONVEYED TO
KING AVENUE LLC BY DEED LIBER 24993 / 507
14th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 4 OF 6
KCI JOB NUMBER 01082375.00



Filed for record
JLE LIBER 31 FOLIO 686
Date JUN 1 2015
Test:
Julie L. Enzor
Clerk

JLE 31-686

REASON FOR 2nd AMENDMENT

RENAME UNIT 101 AREAS: FIRST FLOOR UNIT 101 - 1,109 SF. NOW UNIT 100, UNIT 101 - 5,452 SF. NOW UNIT 104, UNIT 101 - 2,268 SF. NOW UNIT 116, UNIT 101 - 1,125 SF. NOW UNIT 120; RENAME SECOND FLOOR UNIT 101 - 4,942 SF. NOW UNIT 200; RENAME THIRD FLOOR UNIT 101 - 6,823 SF. NOW UNIT 300; RENAME FOURTH FLOOR UNIT 101 - 13,225 SF NOW UNIT 400, NOW CONTAINING 12,956 SF, AND TO CONVERT A PORTION OF UNIT 101 (ON THE FOURTH FLOOR), G.C.E. (GENERAL COMMON ELEMENT) AREA OF CORRIDOR, LOBBY, JANITOR CLOSET AND REVISED RESTROOMS (ON THE FOURTH FLOOR) TO L.C.E (LIMITED COMMON ELEMENT), CONTAINING 1,308 SF.

LEGEND

G.C.E. — GENERAL COMMON ELEMENT

S.F. — SQUARE FEET

ELEV. — ELEVATION

L.C.E. — LIMITED COMMON ELEMENTS APPURTENANT TO THE FOURTH FLOOR OF THE BUILDING

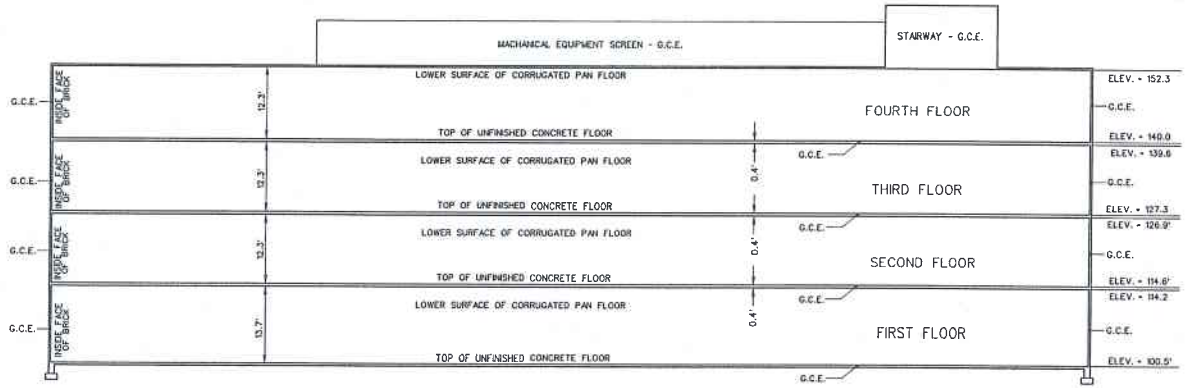
KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RUSSWINN ROAD
SPARKS, MARYLAND 21152
TELEPHONE (410) 316-7800
FAX (410) 316-7818

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 01/30/15
SCALE 1"=10'
DESIGNED BY
DRAWN BY R.L.C.

2ND AMENDED PLAT OF CONDOMINIUM SUBDIVISION
(PREVIOUSLY RECORDED IN CONDOMINIUM BOOK JLE 31 / 635-640)
UNITS 100, 104, 116, 120, 200, 300, 400, GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS
FOURTH FLOOR
5233 KING AVENUE CONDOMINIUM
PORTION OF 8.8773 AC. PROPERTY CONVEYED TO KING AVENUE LLC BY DEED LIBER 24993 / 507
14th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 5 OF 6
KCI JOB NUMBER 01082375.C0



BUILDING SECTION - ELEVATIONS
NOT TO SCALE

UNIT AREA TABLE	
UNIT NO.	SQUARE FOOTAGE
**100	1,109 SF
**104	5,452 SF
112	1,533 SF
**116	2,268 SF
**120	1,125 SF
**200	4,942 SF
* 204	3,935 SF
208	4,268 SF
**300	6,823 SF
308	6,560 SF
**400	12,956 SF

* DENOTES UNIT / AREA ADDED PER 1ST AMENDMENT
** DENOTES UNIT / AREA ADDED PER 2ND AMENDMENT

Filed for record
JLE LIBER 31 FOLIO 687
Date JUN 1 2015
Test:
Julie L. Enson
Clerk

JLE
31-687

REASON FOR 2nd AMENDMENT

RENAME UNIT 101 AREAS: FIRST FLOOR UNIT 101 - 1,109 SF. NOW UNIT 100, UNIT 101 - 5,452 SF. NOW UNIT 104, UNIT 101 - 2,268 SF. NOW UNIT 116, UNIT 101 - 1,125 SF. NOW UNIT 120; RENAME SECOND FLOOR UNIT 101 - 4,942 SF. NOW UNIT 200; RENAME THIRD FLOOR UNIT 101 - 6,823 SF. NOW UNIT 300; RENAME FOURTH FLOOR UNIT 101 - 13,225 SF NOW UNIT 400. NOW CONTAINING 12,956 SF, AND TO CONVERT A PORTION OF UNIT 101 (ON THE FOURTH FLOOR), G.C.E. (GENERAL COMMON ELEMENT) AREA OF CORRIDOR, LOBBY, JANITOR CLOSET AND REVISED RESTROOMS (ON THE FOURTH FLOOR) TO L.C.E (LIMITED COMMON ELEMENT), CONTAINING 1,308 SF.

LEGEND

G.C.E. GENERAL COMMON ELEMENT

ELEV. ELEVATION

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE (410) 316-7800
FAX (410) 316-7818

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 03/18/15
SCALE N/A
DESIGNED BY
DRAWN BY R.L.C.

2ND AMENDED PLAT OF CONDOMINIUM SUBDIVISION
(PREVIOUSLY RECORDED IN CONDOMINIUM BOOK JLE 31 / 635-640)
UNITS 100, 104, 116, 120, 200, 300, 400, GENERAL COMMON ELEMENTS
AND LIMITED COMMON ELEMENTS
BUILDING SECTION - ELEVATIONS - UNIT AREA TABLE
5233 KING AVENUE CONDOMINIUM
PORTION OF 8.8773 AC. PROPERTY CONVEYED TO
KING AVENUE LLC BY DEED LIBER 24993 / 507
14th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 6 OF 6
KCI JOB NUMBER 01082375.00