

SAUL CENTERS INC
Form SC 13D/A
May 27, 2010

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

SCHEDULE 13D

(Rule 13d-101)

Under the Securities Exchange Act of 1934

(Amendment No. 31)*

Saul Centers, Inc.

(Name of issuer)

Common Stock, \$.01 par value per share

(Title of class of securities)

804395 10 1

(CUSIP number)

William F Anhut, Jr.

7501 Wisconsin Avenue, Suite 1500

Bethesda, Maryland 20814

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(301) 986-6108

(Name, address and telephone number of person authorized to receive notices and communications)

May 27, 2010

(Date of event which requires filing of this statement)

If the filing person has previously filed a statement on Schedule 13G to report the acquisition that is the subject of this Schedule 13D, and is filing this schedule because of Rule 13d-1(e), 13d-1(f) or 13d-1(g), check the following box " ".

* The remainder of this cover page shall be filled out for a reporting person's initial filing on this form with respect to the subject class of securities, and for any subsequent amendment containing information which would alter disclosures provided in a prior cover page. The information required on the remainder of this cover page shall not be deemed to be filed for the purpose of Section 18 of the Securities Exchange Act of 1934 (Act) or otherwise subject to the liabilities of that section of the Act but shall be subject to all other provisions of the Act (however, see the Notes).

13D

CUSIP No. 804395 10 1

1. Names of reporting persons

B. Francis Saul II

2. Check the appropriate box if a member of a group

(a) (b)

3. SEC use only

4. Source of funds

SC, OO

5. Check box if disclosure of legal proceedings is required pursuant to Item 2(d) or 2(e)

6. Citizenship or place of organization

United States of America

7. Sole voting power (See Item 5)

Number of

shares **161,588**
8. Shared voting power (See Item 5)

beneficially

owned by **10,894,748**
each 9. Sole dispositive power (See Item 5)

reporting

person **161,588**

with

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10. Shared dispositive power (See Item 5)

10,894,748

11. Aggregate amount beneficially owned by each reporting person

11,056,336

12. Check box if the aggregate amount in Row (11) excludes certain shares

13. Percent of class represented by amount in Row (11)

47.1%

14. Type of reporting person

IN

13D

CUSIP No. 804395 10 1

1. Names of reporting persons

B. F. Saul Property Company (formerly Franklin Property Company)

2. Check the appropriate box if a member of a group

(a) (b)

3. SEC use only

4. Source of funds

SC

5. Check box if disclosure of legal proceedings is required pursuant to Item 2(d) or 2(e)

6. Citizenship or place of organization

Maryland

7. Sole voting power (See Item 5)

Number of

shares 507,220
8. Shared voting power (See Item 5)

beneficially

owned by 0
each 9. Sole dispositive power (See Item 5)

reporting

person 507,220

with

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10. Shared dispositive power (See Item 5)

0

11. Aggregate amount beneficially owned by each reporting person

507,220

12. Check box if the aggregate amount in Row (11) excludes certain shares "

13. Percent of class represented by amount in Row (11)

2.8%

14. Type of reporting person

CO

13D

CUSIP No. 804395 10 1

1. Names of reporting persons

Westminster Investing Corporation

2. Check the appropriate box if a member of a group

(a) (b)

3. SEC use only

4. Source of funds

SC

5. Check box if disclosure of legal proceedings is required pursuant to Item 2(d) or 2(e)

6. Citizenship or place of organization

New York

7. Sole voting power (See Item 5)

Number of

shares 643,779
8. Shared voting power (See Item 5)

beneficially

owned by 0
each 9. Sole dispositive power (See Item 5)

reporting

person 643,779

with

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10. Shared dispositive power (See Item 5)

0

11. Aggregate amount beneficially owned by each reporting person

643,779

12. Check box if the aggregate amount in Row (11) excludes certain shares "

13. Percent of class represented by amount in Row (11)

3.5%

14. Type of reporting person

CO

13D

CUSIP No. 804395 10 1

1. Names of reporting persons

Van Ness Square Corporation

2. Check the appropriate box if a member of a group

(a) (b)

3. SEC use only

4. Source of funds

SC

5. Check box if disclosure of legal proceedings is required pursuant to Item 2(d) or 2(e)

6. Citizenship or place of organization

Maryland

7. Sole voting power (See Item 5)

Number of

shares **609,173**
8. Shared voting power (See Item 5)

beneficially

owned by **0**
each 9. Sole dispositive power (See Item 5)

reporting

person **609,173**

with

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10. Shared dispositive power (See Item 5)

0

11. Aggregate amount beneficially owned by each reporting person

609,173

12. Check box if the aggregate amount in Row (11) excludes certain shares "

13. Percent of class represented by amount in Row (11)

3.3%

14. Type of reporting person

CO

13D

CUSIP No. 804395 10 1

1. Names of reporting persons

B.F. Saul Company

2. Check the appropriate box if a member of a group

(a) (b)

3. SEC use only

4. Source of funds

SC, WC

5. Check box if disclosure of legal proceedings is required pursuant to Item 2(d) or 2(e)

6. Citizenship or place of organization

District of Columbia

7. Sole voting power (See Item 5)

Number of

shares **232,536**
8. Shared voting power (See Item 5)

beneficially

owned by **9,325,131**
each 9. Sole dispositive power (See Item 5)

reporting

person **232,536**

with

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10. Shared dispositive power (See Item 5)

9,325,131

11. Aggregate amount beneficially owned by each reporting person

9,557,667

12. Check box if the aggregate amount in Row (11) excludes certain shares "

13. Percent of class represented by amount in Row (11)

42.3%

14. Type of reporting person

CO

13D

CUSIP No. 804395 10 1

1. Names of reporting persons

B.F. Saul Real Estate Investment Trust

2. Check the appropriate box if a member of a group

(a) (b)

3. SEC use only

4. Source of funds

SC, WC

5. Check box if disclosure of legal proceedings is required pursuant to Item 2(d) or 2(e)

6. Citizenship or place of organization

Maryland

7. Sole voting power (See Item 5)

Number of

shares 6,625,281
8. Shared voting power (See Item 5)

beneficially

owned by 2,192,630
each 9. Sole dispositive power (See Item 5)

reporting

person 6,625,281

with

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10. Shared dispositive power (See Item 5)

2,192,630

11. Aggregate amount beneficially owned by each reporting person

8,817,911

12. Check box if the aggregate amount in Row (11) excludes certain shares "

13. Percent of class represented by amount in Row (11)

39.4%

14. Type of reporting person

OO

13D

CUSIP No. 804395 10 1

1. Names of reporting persons

Avenel Executive Park Phase II, L.L.C.

2. Check the appropriate box if a member of a group

(a) (b)

3. SEC use only

4. Source of funds

SC

5. Check box if disclosure of legal proceedings is required pursuant to Item 2(d) or 2(e)

6. Citizenship or place of organization

Maryland

7. Sole voting power (See Item 5)

Number of

shares 11,996
8. Shared voting power (See Item 5)

beneficially

owned by 0
each 9. Sole dispositive power (See Item 5)

reporting

person 11,996

with

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10. Shared dispositive power (See Item 5)

0

11. Aggregate amount beneficially owned by each reporting person

11,996

12. Check box if the aggregate amount in Row (11) excludes certain shares "

13. Percent of class represented by amount in Row (11)

0.1%

14. Type of reporting person

OO

13D

CUSIP No. 804395 10 1

1. Names of reporting persons

Dearborn, L.L.C.

2. Check the appropriate box if a member of a group

(a) (b)

3. SEC use only

4. Source of funds

SC

5. Check box if disclosure of legal proceedings is required pursuant to Item 2(d) or 2(e)

6. Citizenship or place of organization

Delaware

7. Sole voting power (See Item 5)

Number of

shares 2,180,634
8. Shared voting power (See Item 5)

beneficially

owned by 0
each 9. Sole dispositive power (See Item 5)

reporting

person 2,180,634

with

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10. Shared dispositive power (See Item 5)

0

11. Aggregate amount beneficially owned by each reporting person

2,180,634

12. Check box if the aggregate amount in Row (11) excludes certain shares "

13. Percent of class represented by amount in Row (11)

11.0%

14. Type of reporting person

OO

AMENDMENT NO. 31

TO

SCHEDULE 13D

ITEM 1. Security and Issuer.

This statement on Schedule 13D, as amended from time to time (the Schedule 13D) is being filed with respect to the Common Stock, par value \$.01 per share (the Common Stock) of Saul Centers, Inc., a Maryland corporation (Saul Centers), whose principal executive offices are located at 7501 Wisconsin Avenue, Suite 1500, Bethesda, Maryland 20814.

ITEM 2. Identity and Background.

Item 2 is amended in its entirety to read as follows:

This statement is filed by (1) B. Francis Saul II, (2) B. F. Saul Property Company (formerly Franklin Property Company), (3) Westminster Investing Corporation, (4) Van Ness Square Corporation, (5) B. F. Saul Company (the Saul Company), (6) B. F. Saul Real Estate Investment Trust (the Saul Trust), (7) Avenel Executive Park Phase II, L.L.C. and (8) Dearborn, L.L.C., all or some of whom may be considered a group for the purposes of Rule 13d-1. B.F. Saul Property Company, Westminster Investing Corporation, Van Ness Square Corporation, the Saul Company, the Saul Trust, Avenel Executive Park Phase II, L.L.C. and Dearborn, L.L.C. are hereinafter referred to collectively as the Saul Entities.

B. Francis Saul II is Chairman of the Board, a Director and Chief Executive Officer of (i) Saul Centers, (ii) the Saul Company, and (iii) the Saul Trust. The business address for Mr. Saul, Saul Centers, Saul Company and the Saul Trust is 7501 Wisconsin Avenue, Bethesda, Maryland 20814. The principal business of each of the foregoing entities is the development, ownership and management of real estate, directly or through subsidiary entities. The Saul Company is a corporation organized and existing under the laws of the District of Columbia. The Saul Trust, a real estate investment trust organized and existing under Maryland law, is a majority owned subsidiary of the Saul Company.

B. F. Saul Property Company, a Maryland corporation, and a wholly owned subsidiary of the Saul Company, is a company principally engaged in real estate management.

Westminster Investing Corporation, a New York corporation, is a company formerly engaged in the ownership and development of real estate and currently principally engaged in the ownership of equity interests in affiliated entities.

Van Ness Square Corporation, a Maryland corporation, is a company formerly engaged in the ownership and development of real estate and currently principally engaged in the ownership of equity interests in affiliated entities.

Avenel Executive Park Phase II, L.L.C., a Maryland limited liability company, is a company engaged in the ownership of equity interests in affiliated entities. The Saul Trust is the sole member of Avenel Executive Park Phase II, L.L.C.

Dearborn, L.L.C., a Delaware limited liability company, is a company engaged in the ownership and development of real estate and the ownership of equity interests in affiliated entities. The Saul Trust is the sole member of Dearborn, L.L.C.

The address of the principal business and principal office of each of the Saul Entities is 7501 Wisconsin Avenue, Bethesda, Maryland 20814.

Information about the directors and/or executive officers of each of the Saul Entities is set forth in the following tables. B. Francis Saul II is ultimately in control of each of the Saul Entities.

B. F. Saul Property Company

Name¹	Position with Company and Present Principal Occupation if Different
B. Francis Saul III	Chairman of the Board and President; President and Director, Saul Centers, Inc.
Ross E. Heasley	Vice President and Director; Vice President and Assistant Secretary, Saul Centers, Inc.
Thomas H. McCormick	Director; Senior Vice President and General Counsel, Saul Centers, Inc.
Jessica L. Parker	Secretary and Director
Patrick T. Connors	Senior Vice President
Steven N. Corey	Senior Vice President Office Leasing
Henry C. Parrish III	Senior Vice President
Mark G. Carrier	Senior Vice President
Joel A. Friedman	Treasurer and Senior Vice President
Bryon S. Barlow	Senior Vice President Office Management
Enio P. Guerra	Vice President

¹ The business address of each person is 7501 Wisconsin Avenue, Bethesda, Maryland 20814.

Barbara I. Reifsnider	Vice President
Alison B. Rubin	Vice President
Kenneth F. Kovach	Senior Vice President
Donald A. Hachey	Vice President; Vice President, Saul Centers, Inc.
Mark A. Hardy	Vice President
Terry Landers	Vice President
J. Page Lansdale	Vice President; Senior Vice President, Saul Centers, Inc.
Tanya Marhefka	Vice President
Mary Lou Mayer	Vice President; Vice President, Saul Centers, Inc.
M. Scott Campbell	Vice President
John A. Spain	Vice President
Derrick A. Wade	Vice President

Westminster Investing Corporation

Name²	Position with Company and Present Principal Occupation if Different
B. Francis Saul II	Chairman of the Board, President and Chief Executive Officer; Chairman of the Board and Chief Executive Officer, Saul Centers, Inc.
B. Francis Saul III	Executive Vice President and Director; President and Director, Saul Centers, Inc.
George M. Rogers, Jr. ³	Director; Senior Counsel, Pillsbury Winthrop Shaw Pittman LLP
Thomas H. McCormick	Executive Vice President and General Counsel; Senior Vice President and General Counsel, Saul Centers, Inc.
Jessica L. Parker	Vice President and Secretary
Jane Stunkel	Vice President and Treasurer

² The business address of each person is 7501 Wisconsin Avenue, Bethesda, Maryland 20814 unless otherwise indicated.

³ Mr. Rogers' business address is Pillsbury Winthrop Shaw Pittman LLP, 2300 N Street, N.W., Washington, D.C. 20037.

Van Ness Square Corporation

Name⁴	Position with Company and Present Principal Occupation if Different
B. Francis Saul II	Chief Executive Officer; Chairman of the Board and Chief Executive Officer, Saul Centers, Inc.
B. Francis Saul III	President, Secretary and Director; President and Director, Saul Centers, Inc.
William F. Anhut, Jr. <u>B. F. Saul Company</u>	Vice President, Treasurer and Director; Vice President, Saul Centers, Inc.

Name⁵	Position with Company and Present Principal Occupation if Different
B. Francis Saul II	Chairman of the Board and Chief Executive Officer; Chairman of the Board and Chief Executive Officer, Saul Centers, Inc.
B. Francis Saul III	President and Director; President and Director, Saul Centers, Inc.
Thomas H. McCormick	General Counsel, Senior Vice President, Chief Financial Officer and Director; Senior Vice President and General Counsel, Saul Centers, Inc.
George M. Rogers, Jr. ⁶	Director; Senior Counsel, Pillsbury Winthrop Shaw Pittman LLP
John R. Whitmore ⁷	Director; Financial Consultant; Director, Saul Centers, Inc.
Kashiyo Enokido	Executive Vice President

⁴ The business address of each person is 7501 Wisconsin Avenue, Bethesda, Maryland 20814 unless otherwise indicated.

⁵ The business address of each person is 7501 Wisconsin Avenue, Bethesda, Maryland 20814.

⁶ Mr. Rogers' business address is Pillsbury Winthrop Shaw Pittman LLP, 2300 N Street, N.W., Washington, D.C. 20037.

⁷ Mr. Whitmore's business address is 630 Fifth Avenue, Suite 2045, New York, New York 10111.

Mark G. Carrier	Senior Vice President
Patrick T. Connors	Senior Vice President
Steven N. Corey	Senior Vice President Office Leasing
J. Page Lansdale	Senior Vice President; Senior Vice President, Saul Centers, Inc.
Robert Wulff	Senior Vice President; Senior Vice President, Saul Centers, Inc.
Jessica L. Parker	Assistant Vice President and Secretary
Scott G. Armstrong	Vice President
Bryon S. Barlow	Senior Vice President Office Management
Steven W. Brand	Vice President
M. Scott Campbell	Vice President
Joan E. Cerimele	Vice President
Christopher H. Connolly	Vice President
Vicki Crowe	Vice President
Clyde R. Dismukes	Vice President
Deborah D. Gault	Vice President
Timothy S. Gillen	Vice President
Enio P. Guerra	Vice President
Donald A. Hachey	Vice President; Vice President, Saul Centers, Inc.
J. Craig Hamilton	Vice President
Mark A. Hardy	Vice President
Fadwa Hasan	Vice President
Burke F. Hayes	Senior Vice President
Ross E. Heasley	Vice President; Vice President and Assistant Secretary, Saul Centers, Inc.

Ted Koutris	Vice President
Kenneth F. Kovach	Senior Vice President
Terry G. Landers	Vice President
Maria S. LeFrancois	Vice President
Mary Lou Mayer	Vice President; Vice President, Saul Centers, Inc.
David J. Makarsky	Vice President
Tanya Marhefka	Vice President
Henry C. Parrish III	Senior Vice President
Victoria Perkins	Senior Vice President
Barbara C. Phillips	Vice President; Vice President, Saul Centers, Inc.
Barbara I. Reifsnider	Vice President
Mark L. Rigsby	Vice President
Alison B. Rubin	Vice President
Sandra A. Seely	Vice President
Joel A. Friedman	Senior Vice President and Treasurer; Vice President and Chief Accounting Officer, Saul Centers, Inc.
John A. Spain	Vice President
Merle F. Sustersich	Senior Vice President
Mike Swasey	Vice President
Derrick A. Wade	Vice President
<u>B. F. Saul Real Estate Investment Trust</u>	

Name⁸	Position with Company and Present Principal Occupation if Different
B. Francis Saul II	Trustee, Chairman and Chief Executive Officer; Chairman of the Board and Chief Executive Officer, Saul Centers, Inc.

⁸ The business address of each person is 7501 Wisconsin Avenue, Bethesda, Maryland 20814 unless otherwise indicated.

Gilbert M. Grosvenor ⁹	Trustee; Chairman of the Board of Trustees, National Geographic Society; Director, Saul Centers, Inc.
George M. Rogers, Jr. ¹⁰	Trustee; Senior Counsel, Pillsbury Winthrop Shaw Pittman LLP.
John R. Whitmore ¹¹	Trustee; Financial Consultant; Director, Saul Centers, Inc.
Philip D. Caraci	Trustee; Vice Chairman, Saul Centers, Inc.
B. Francis Saul III	Trustee, Senior Vice President and Secretary; President and Director, Saul Centers, Inc.
Thomas H. McCormick	Vice President, General Counsel and Chief Financial Officer; Senior Vice President and General Counsel, Saul Centers, Inc.
Joel A. Friedman	Vice President, Treasurer and Chief Accounting Officer; Vice President and Chief Accounting Officer, Saul Centers, Inc.
Bryon S. Barlow	Vice President
Patrick T. Connors	Vice President
Ross E. Heasley	Vice President; Vice President and Assistant Secretary, Saul Centers, Inc.
Mark G. Carrier	Vice President
Steven N. Corey	Vice President
Donald A. Hachey	Vice President; Vice President, Saul Centers, Inc.
J. Page Lansdale	Vice President; Senior Vice President, Saul Centers, Inc.
Henry C. Parrish III	Vice President
Mark L. Rigsby	Vice President
Victoria Perkins	Vice President

⁹ Mr. Grosvenor's business address is National Geographic Society, 17th and M Streets, N.W., Washington, D.C. 20009.

¹⁰ Mr. Rogers' business address is Pillsbury Winthrop Shaw Pittman LLP, 2300 N Street, N.W., Washington, D.C. 20037

¹¹ Mr. Whitmore's business address is 630 Fifth Avenue, New York, New York 10111.

John A. Spain	Vice President
Merle F. Sustersich	Vice President
Robert Wulff	Vice President; Senior Vice President, Saul Centers, Inc.

Avenel Executive Park Phase II, L.L.C.

Name¹²	Position with Company and Present Principal Occupation if Different
B. Francis Saul III	President; President and Director, Saul Centers, Inc.
Ross E. Heasley	Vice President; Vice President and Assistant Secretary, Saul Centers, Inc.
Patrick T. Connors	Vice President
J. Page Lansdale	Vice President; Senior Vice President, Saul Centers, Inc.
Joel A. Friedman	Vice President and Treasurer; Vice President and Chief Accounting Officer, Saul Centers, Inc.
Merle F. Sustersich	Secretary

Dearborn, L.L.C.

Name¹³	Position with Company and Present Principal Occupation if Different
B. Francis Saul II	Chief Executive Officer; Chairman of the Board and Chief Executive Officer, Saul Centers, Inc.
B. Francis Saul III	President; President and Director, Saul Centers, Inc.
Ross E. Heasley	Vice President; Vice President and Assistant Secretary, Saul Centers, Inc.
Joel A. Friedman	Vice President and Treasurer; Vice President and Chief Accounting Officer, Saul Centers, Inc.
Patrick T. Connors	Vice President

¹² The business address of each person is 7501 Wisconsin Avenue, Bethesda, Maryland 20814.

¹³ The business address of each person is 7501 Wisconsin Avenue, Bethesda, Maryland 20814.

J. Page Lansdale Vice President; Senior Vice President, Saul Centers, Inc.

Henry C. Parrish III Vice President

Merle F. Sustersich Secretary

None of the persons filing this statement has been convicted in a criminal proceeding (excluding traffic violations or similar misdemeanors) during the last five years from the date of this Amendment. To the best of the knowledge and belief of the Saul Entities, none of the directors and/or executive officers of the Saul Entities has been convicted in a criminal proceeding (excluding traffic violations or similar misdemeanors) during the last five years from the date of this Amendment.

None of the persons filing this statement was a party to a civil proceeding of a judicial or administrative body of competent jurisdiction and as a result of such proceeding was or is subject to a judgment, decree or final order enjoining future violations of, or prohibiting or mandating activities subject to, federal or state securities laws or finding any violation with respect to such laws during the last five years from the date of this Amendment.

To the best of the knowledge and belief of the Saul Entities, none of the directors and/or executive officers of the Saul Entities was a party to a civil proceeding of a judicial or administrative body of competent jurisdiction and as a result of such proceeding was or is subject to a judgment, decree or final order enjoining future violations of, or prohibiting or mandating activities subject to, federal or state securities laws or finding any violations with respect to such laws during the last five years from the date of this Amendment.

All individuals named in this Schedule 13D are citizens of the United States of America.

ITEM 3. Source and Amount of Funds or Other Consideration.

Item 3 is amended in its entirety to read as follows:

A Deferred Compensation and Stock Plan for Directors (the Directors Plan) was established by Saul Centers for the benefit of its directors and their beneficiaries. Pursuant to the Directors Plan, B. Francis Saul II has elected to defer all of his director s fees into a stock deferred fee account. Fees earned during a calendar quarter are aggregated and divided by the Common Stock s closing market price on the first trading day of the following quarter to determine the number of shares to be allocated to Mr. Saul. Upon the occurrence of events specified in the Directors Plan, amounts credited to the stock deferred fee account shall be paid by the delivery by Saul Centers of certificates representing a like number of shares of Common Stock. Under the terms of the Directors Plan, Mr. Saul is not eligible to vote or dispose of the shares of Common Stock until they are issued. Because Mr. Saul does not have the current ability to vote or dispose of the shares of Common Stock, they have not historically been reported on the Schedule 13D. However, although unlikely at this time, some of the events that would cause the delivery of the Common Stock to Mr. Saul could, in theory, take place within 60 days.

On the date of Amendment No. 30, Mr. Saul had deferred fees that would entitle him to delivery of 19,290 shares of Common Stock. No fees have been deferred since the date of Amendment No. 30.

Amounts held in the stock deferred fee account receive dividends on the same basis as shares of Common Stock, with dividends being reinvested on terms identical to Saul Centers' DRIP. Since the date of Amendment No. 30, no dividend reinvestments have been made pursuant to Mr. Saul's stock deferred fee account.

Saul Centers instituted a Dividend Reinvestment and Stock Purchase Plan in December 1995 (the "DRIP") through which holders of Common Stock and holders of limited partnership interests in Saul Holdings Limited Partnership may choose to have some or all of their cash dividends or cash distributions automatically reinvested in shares of Common Stock. Saul Centers has not issued Common Stock pursuant to the DRIP since the filing of Amendment Number 30 to this Schedule 13D. Under Saul Centers' 2004 Stock Plan, the Board of Directors has approved an annual award of 200 shares of Common Stock to each person serving on the Board of Directors of Saul Centers as of the record date for the annual meeting of stockholders. B. Francis Saul II has elected to participate in the DRIP with respect to these shares. In addition, under the 2004 Stock Plan, Mr. Saul receives an annual grant of an option to purchase 2,500 shares. Options to purchase 17,500 shares are exercisable within 60 days of this Amendment.

ITEM 4. Purpose of Transaction.

Item 4 is amended in its entirety to read as follows:

The purpose of the acquisition of shares of Common Stock by the Saul Entities, the Trusts (as defined in Item 5(b) below), B. Francis Saul II and Patricia E. Saul is investment. The Saul Entities, the Trusts, B. Francis Saul II and Patricia E. Saul may purchase additional shares of Common Stock from time to time for the purpose of investment, subject to ownership limitations set forth in the Articles of Incorporation, as amended, of Saul Centers.

ITEM 5. Interest in Securities of the Issuer.

Item 5 is amended in its entirety to read as follows:

a. The number and percentage of Common Shares beneficially owned by the reporting persons are set forth in the following table:

Reporting Person	Number of Shares Beneficially Owned	Percentage Of Class (%)
B. Francis Saul II	11,056,336(1)	47.1
B. F. Saul Company	9,557,667(2)	42.3
B. F. Saul Real Estate Investment Trust	8,817,911(3)	39.4
Westminster Investing Corporation	643,779(4)	3.5
Avenel Executive Park Phase II, L.L.C.	11,996(5)	0.1
Dearborn, L.L.C.	2,180,634(6)	11.0
B. F. Saul Property Company	507,220(7)	2.8
Van Ness Square Corporation	609,173(8)	3.3

- (1) Includes all of the shares of Common Stock beneficially owned by the Saul Entities, the Trusts and Mrs. Patricia E. Saul. B. Francis Saul II owns 2,408 shares of Common Stock directly and owns options to purchase 17,500 shares of Common Stock that are exercisable within 60 days, as well as

19,290 shares of phantom stock pursuant to the Directors Plan, which may be exchanged for shares of Common Stock under certain circumstances. In addition, units equivalent to 99,376 shares of Common Stock are held in the individual 401(k) account of B. Francis Saul II. Pursuant to Rule 13d-1 under the Securities Exchange Act of 1934, as amended, the shares of Common Stock described above are considered to be beneficially owned by Mr. Saul because he has or may be deemed to have sole or shared voting and/or investment power in respect thereof. Mr. Saul disclaims beneficial ownership of 23,014 shares held by the Trusts, 79,941 shares held by Mrs. Patricia E. Saul and units equivalent to 4,188 shares of Common Stock held in the individual 401(k) account Mrs. Patricia E. Saul.

- (2) Includes all of the shares of Common Stock beneficially owned by B. F. Saul Property Company, the Saul Trust, Avenel Executive Park Phase II, L.L.C. and Dearborn, L.L.C. B. F. Saul Company owns 232,536 shares of Common Stock directly. Pursuant to Rule 13d-1 under the Securities Exchange Act of 1934, as amended, the shares of Common Stock described above are considered to be beneficially owned by the Saul Company because it has or may be deemed to have sole or shared voting and/or investment power in respect thereof.
- (3) Includes all of the shares of Common Stock beneficially owned by Avenel Executive Park Phase II, L.L.C. and Dearborn, L.L.C. The Saul Trust owns 4,074,415 shares of Common Stock directly and holds units of limited partnership interest in Saul Holdings Limited Partnership convertible into 2,550,866 shares of Common Stock that are exercisable within 60 days. Pursuant to Rule 13d-1 under the Securities Exchange Act of 1934, as amended, the shares of Common Stock described above are considered to be beneficially owned by the Saul Trust because it has or may be deemed to have sole or shared voting and/or investment power in respect thereof.
- (4) Westminster Investing Corporation owns 403,726 shares of Common Stock directly and holds units of limited partnership in Saul Holdings Limited Partnership convertible into 240,053 shares of Common Stock that are exercisable within 60 days.
- (5) Avenel Executive Park Phase II, L.L.C. owns 1,029 shares of Common Stock directly and holds units of limited partnership in Saul Holdings Limited Partnership convertible into 10,967 shares of Common Stock that are exercisable within 60 days.
- (6) Dearborn, L.L.C. owns 364,712 shares of Common Stock directly and holds units of limited partnership in Saul Holdings Limited Partnership convertible into 1,815,922 shares of Common Stock that are exercisable within 60 days.
- (7) B.F. Saul Property Company owns 282,724 shares of Common Stock directly and holds units of limited partnership in Saul Holdings Limited Partnership convertible into 224,496 shares of Common Stock that are exercisable within 60 days.
- (8) Van Ness Square Corporation owns 35,062 shares of Common Stock directly and holds units of limited partnership in Saul Holdings Limited Partnership convertible into 574,111 shares of Common Stock that are exercisable within 60 days.

The number of Common Shares beneficially owned collectively by the reporting persons and other affiliates of B. Francis Saul II includes a total of 5,416,415 units of limited partnership interest in Saul Holdings Limited Partnership, a Delaware limited partnership (the Partnership), which units, in general, are convertible into shares of Common Stock on a one-for-one basis. However, under the terms of the limited partnership agreement of the Partnership, units may not be converted if doing so would cause the reporting persons and other affiliates of Mr. Saul to beneficially own collectively greater than 39.9% of the aggregate value of Saul Centers' outstanding

equity stock, as calculated pursuant to Saul Centers' Articles of Incorporation. Fluctuations in the price of the Common Stock and Saul Centers' preferred stock will cause the number of units that are convertible at any given time to increase or decrease. The limited partnership agreement of Saul Holdings Limited Partnership was amended in December 2007 to increase the ownership threshold to its current level, from 24.9% of the aggregate value of Saul Centers' outstanding equity stock. As a result, the Saul Trust, Westminster Investing Corporation, Avenel Executive Park Phase II, L.L.C., Dearborn, L.L.C., B.F. Saul Property Company and Van Ness Square Corporation now report beneficial ownership of the units of limited partnership interest disclosed in footnotes 3-8, respectively.

b. The Saul Entities have the sole power to vote or to direct the vote and to dispose or to direct the disposition of the shares of Common Stock directly owned by each. The Saul Company shares the power to vote or to direct the vote and to dispose or to direct the disposition of shares of Common Stock owned by the Saul Trust, B. F. Saul Property Company, Avenel Executive Park Phase II, L.L.C. and Dearborn, L.L.C. The Saul Trust shares the power to vote or to direct the vote and to dispose or to direct the disposition of shares of Common Stock owned by Avenel Executive Park Phase II, L.L.C. and Dearborn, L.L.C. B. Francis Saul II shares the power to vote or to direct the vote and to dispose or to direct the disposition of shares of Common Stock owned by the Saul Entities with the other directors, trustees or general partners of the Saul Entities. The information required by Item 2 with respect to the other directors, trustees and general partners of the Saul Entities is set forth in Item 2 above.

B. Francis Saul II, as sole trustee of the Sharon Elizabeth Saul Trust, the Elizabeth Willoughby Saul Trust, the Andrew M. Saul Trust, and the Patricia English Saul Trust (collectively, the Trusts), has the sole power to vote and the sole power to direct the disposition of 23,014 shares of Common Stock held by these Trusts. Because of his possible influence over the trustees and beneficiaries of the trusts named below and over his wife, Mrs. Patricia E. Saul, Mr. Saul might be deemed to have shared voting or dispositive power over the shares of Common Stock owned by such trusts and by Mrs. Saul as indicated by the following table:

Owner	Number of Shares
George M. Rogers, Jr., Trustee FBO Francis Saul III & Andrew M. Saul II u/a w/B. Francis Saul II dated 12/30/76	24,500
Bank of America, N.A., Trustee u/w Andrew M. Saul FBO Elizabeth W. Saul	1,000
Trust FBO Elizabeth W. Saul u/a dated 12/31/70, George M. Rogers, Jr., Successor Trustee	8,621
Trust FBO Andrew M. Saul II u/a dated 12/31/70, George M. Rogers, Jr., Successor Trustee	6,121
Trust FBO Patricia English Saul u/a dated 12/15/71, George M. Rogers, Jr., Successor Trustee	8,321
Trust FBO Sharon Elizabeth Saul u/a dated 12/31/70, George M. Rogers, Jr.,	3,000

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Successor Trustee

Patricia E. Saul (Mrs.)	79,941
Patricia E. Saul (Mrs.) (401(k) account)	4,188

Because Mr. Saul is not the beneficial owner of the shares held by the trusts listed above, these shares are not included in Mr. Saul's holdings in Item 5(a) above. However, because Mr. Saul has an indirect pecuniary interest in the shares held by his wife, Mrs. Patricia E. Saul, these shares are included in Mr. Saul's holdings in Item 5(a) above.

The information with respect to the trustees of these trusts and with respect to Mrs. Saul required by Item 2 is as follows.

Bank of America, N.A. is a national banking association with its principal business address and the address of its principal office at 1501 Pennsylvania Avenue, N.W., Washington, D.C. 20013.

George M. Rogers, Jr. is an attorney at law, whose principal occupation is as a senior counsel in the law firm of Pillsbury Winthrop Shaw Pittman LLP, 2300 N Street, N.W., Washington, D.C. 20037, which is also Mr. Rogers' business address.

Patricia E. Saul is the wife of B. Francis Saul II. She resides at One Quincy Street, Chevy Chase, Maryland 20815. Her principal occupation is that of housewife.

To the best of the information and belief of the persons filing this statement, during the past five years from the date of this Amendment, neither Bank of America, N.A., nor Mr. Rogers, nor Mrs. Saul has been convicted in a criminal proceeding (excluding traffic violations or similar misdemeanors) or been party to a civil proceeding of a judicial or administrative body of competent jurisdiction as a result of which proceeding any of them was or is subject to a judgment, decree or final order enjoining future violations of, or prohibiting or mandating activities subject to, federal or state securities laws or finding any violation with respect to such laws. Mr. Rogers and Mrs. Saul are citizens of the United States of America.

c. Other than as described in Items 3 and 5a above, the following are the only transactions known to the persons filing this statement since the filing of Amendment No. 30 to this Schedule 13D:

The Saul Trust acquired shares of Common Stock in the open market on the dates, in the amounts and for the total cost indicated in the following table:

Date of Purchase	Number of Shares	Price per Share	Total Cost
May 12, 2010	8,000	\$ 41.15	\$ 329,229.60
May 13, 2010	8,000	\$ 40.85	\$ 326,763.20
May 14, 2010	22,400	\$ 39.67	\$ 888,704.32
May 17, 2010	22,200	\$ 39.24	\$ 871,036.98
May 18, 2010	50,000	\$ 40.25	\$ 2,012,500.00
May 19, 2010	16,000	\$ 38.32	\$ 613,123.20
May 20, 2010	15,000	\$ 36.26	\$ 543,856.50
May 21, 2010	18,200	\$ 35.56	\$ 647,202.92
May 24, 2010	15,000	\$ 36.02	\$ 540,259.50
May 25, 2010	18,000	\$ 35.61	\$ 641,016.00
May 26, 2010	18,000	\$ 36.43	\$ 655,799.40

The price per share and total cost columns include a \$0.05 per share broker commission charge.

In addition to the above, on May 10, 2010 B. Francis Saul II purchased 500 shares of Common Stock in an open market transaction. The price per share was \$41.07, for a total cost of \$20,535. These shares were subsequently gifted by Mr. Saul and, as a result, do not appear in his beneficial ownership totals.

d. Beneficiaries of the Trusts and Mrs. Patricia E. Saul have the right to receive dividends from, and the proceeds from the sale of, the shares of Common Stock acquired by the Trusts, and Mrs. Saul, respectively. The interest of no such beneficiary, or Mrs. Patricia E. Saul, relates to more than five percent of the Common Stock.

e. Not applicable.

ITEM 6. Contracts, Arrangements, Understandings or Relationships With Respect to Securities of the Issuer.

None.

ITEM 7. Material to be Filed as Exhibits.

Exhibit 1. Joint Filing Agreement dated as of September 6, 2005, incorporated by reference to Exhibit 1 to Amendment No. 23 to the Schedule 13D, filed with the Securities and Exchange Commission on September 8, 2005.

SIGNATURES

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

May 27, 2010	/s/ B. Francis Saul II B. Francis Saul II B. F. SAUL COMPANY
May 27, 2010	By: /s/ B. Francis Saul II B. Francis Saul II, Chairman and Chief Executive Officer B. F. SAUL PROPERTY COMPANY
May 27, 2010	By: /s/ B. Francis Saul III B. Francis Saul III, Chairman and President WESTMINSTER INVESTING CORPORATION
May 27, 2010	By: /s/ B. Francis Saul II B. Francis Saul II, Chairman, President and Chief Executive Officer VAN NESS SQUARE CORPORATION
May 27, 2010	By: /s/ B. Francis Saul II B. Francis Saul II, Chief Executive Officer AVENEL EXECUTIVE PARK PHASE II, L.L.C. By: B.F. SAUL REAL ESTATE INVESTMENT TRUST, its sole member
May 27, 2010	By: /s/ B. Francis Saul II B. Francis Saul II, Chairman and Chief Executive Officer

DEARBORN, L.L.C.

By: B.F. SAUL REAL ESTATE INVESTMENT TRUST, its sole member

May 27, 2010

By: /s/ B. Francis Saul II
B. Francis Saul II,

Chairman and Chief Executive Officer

B. F. SAUL REAL ESTATE INVESTMENT TRUST

May 27, 2010

By: /s/ B. Francis Saul II
B. Francis Saul II,

Chairman and Chief Executive Officer