



## COORDINATING COMMITTEE

100 West Washington Street, Room 320 | Hagerstown, MD 21740-4748 | P: 240.313.2330 | F: 240.313.2331  
[www.washco-md.net](http://www.washco-md.net)

**PUR-1333**  
**NOTICE TO PROSPECTIVE BUYERS**  
**REQUEST FOR PROPOSALS**  
**FOR THE SALE AND USE OF PROPERTY**  
**LOCATED AT**  
**22930 FEDERAL LOOKOUT ROAD**  
**SMITHSBURG, MARYLAND 21783**

The Board of County Commissioners of Washington County, Maryland (the *Board*) is requesting Price Proposals for the sale and use of Property located at 22930 Federal Lookout Road, Smithsburg, Maryland (Washington County). A short narrative shall be written about the proposed use of the property and the submission may include concept drawing(s) for any changes to the property.

The Board will be evaluating submissions to this request and select a responsive and responsible buyer based on the highest bid price and/or whatever action is in the best interest of Washington County. The Board reserves the right to interview some or all prospective Bidders to discuss the Proposals.

Inquiries regarding this request can be directed to Karen R. Luther, CPPO, Director of Purchasing, Washington County Purchasing Department, Washington County Administration Building, 100 West Washington Street, Third Floor, Room 320, Hagerstown, Maryland 21740-4748, telephone 240-313-2330.

A Pre-Proposal Conference will be held on **Monday, October 24, 2016 at 9:00 a.m.** (local time) at the Washington County Administration Building Annex, 80 West Baltimore Street, Room #1, Hagerstown, Maryland. Attendance at this conference is not mandatory but is strongly encouraged. A walk-through of the property will immediately follow the meeting.

Interested firms/persons shall submit one (1) original and ten (10) copies of the Price Proposal with Narrative of Reuse, enclosed in a sealed opaque envelope marked "**Narrative/Price Proposal – For the Sale and Use of Property Located at 22930 Federal Lookout Road, Smithsburg, Maryland**" to the Office of Karen R. Luther, CPPO – Director of Purchasing, Washington County Purchasing Department, Washington County Administration Building, 100 West Washington Street, Third Floor, Room 320, Hagerstown, Maryland 21740-4748, no later than **2:00 P.M., (local time), Wednesday, November 23, 2016** after which time they will be publicly opened in the Washington County Administration Building Third Floor Conference Room 325, 100 West Washington Street, Hagerstown, Maryland. All interested parties are invited to be present. The Board will evaluate the submittals. Failure to comply with providing the required information for the Board's review may result in disqualification.

**NOTE: All Proposers must enter the County Administration Building through either the front entrance at 100 West Washington Street or through the rear entrance (w/blue canopy roof) which is handicap accessible. Proposers must also use the elevator to access the Purchasing Department for submitting their**

**proposal and/or to attend the Pre-Proposal Conference. Alternate routes are controlled by a door access system.**

The Board does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provision of services. Individuals requiring special accommodations are requested to contact the undersigned at 240-313-2330 Voice, TDD Dial 711 to make arrangements no later than seven (7) calendar days prior to the Pre-Proposal Conference.

The Board reserves the right to accept or reject any or all proposals, to waive technicalities, and to take whatever action is determined to be in the best interest of Washington County.

By Authority of:

A handwritten signature in black ink that reads "Karen R. Luther". The signature is written in a cursive style with a large initial "K" and "L".

Karen R. Luther, CPPO  
Director of Purchasing

BOARD OF COUNTY COMMISSIONERS  
OF WASHINGTON COUNTY, MARYLAND

**PUR-1333**  
**NOTICE TO PROSPECTIVE BUYERS**  
**REQUEST FOR PROPOSALS**  
**FOR THE SALE OF SURPLUS PROPERTY**  
**LOCATED AT**  
**22930 FEDERAL LOOKOUT ROAD**  
**SMITHSBURG, MARYLAND 21783**

**October 12, 2016**

**1.0 GENERAL:**

The Board is requesting Proposals for the Sale and Use of the former Job Development Center located at 22930 Federal Lookout Road in Smithsburg, Maryland (the *Property*). The Property was built for use as a school/career training building. As of June 30, 2016 the Property was decommissioned as a school but has been vacant since 2007/2008.

The Property is located between Smithsburg and Cavetown, two (2) unincorporated areas within Washington County. Both are east of the City of Hagerstown. These areas are on the west side of the Catoctin Mountains, within which Camp David is located. The subject's immediate area is in the northeastern portion of the county and its terrain and geography is mountainous and sparsely developed. There are numerous farms and apple orchards dotting the landscape.

The Property is located along Federal Lookout Road which is off of Crystal Falls Drive off of Route 64/Jefferson Pike. The area has average access to major transportation corridors. Route 64/Jefferson Pike provides access east to Hagerstown from the subject area and west and north into Pennsylvania. Route 66/Mapleville Road provides access south to Interstate 70 and Route 40/National Pike. Commercial community support services and shopping are located to the east in Hagerstown.

The Property is a generally square 8.94 acre parcel of land. The topography is generally level to sloping which provides a commanding view of the valley below west towards the Appalachian Mountains. The Property is improved by a school building containing approximately 10,760 square feet. The Property is zoned A - Agriculture. Attached is an exhibit showing the metes and bounds of the Property.

The Property is being sold in an 'AS-IS' condition. Hazardous materials information is discussed in Section 3.

The Board reserves the right to reject all offers and retain ownership of the Property, to negotiate a final best offer and/or to select the offer deemed to be in the best interest of the Board of County Commissioners.

Any proposal may be withdrawn prior to the date and time set forth herein as the deadline for receipt of submittals. Any submittals not withdrawn prior to the deadline will constitute an irrevocable offer for a period of one hundred eight (180) calendar days to purchase the property from the County.

## **2.0 PROPERTY OVERVIEW:**

The Property is improved by a one-story masonry structure with a full basement. The building was built to use as a technical school and has closed and open classrooms, offices and several large open rooms. There is a greenhouse structure attached to the main building.

The basic layout is a rectangular shaped building, multiple classrooms and offices around perimeter along outer walls, numerous bathrooms several multi-purpose large open rooms. Basement currently has no lighting and mold was visually detected upon a recent inspection; it is partially above ground but has no windows.

The building exterior walls are primarily masonry/brick and framing is masonry block and frame. The roof is flat; tar covered with no known leaks and has aluminum downspouts. The windows are metal frame and appear to be original to the building. The interior walls of the building are concrete block. The flooring is a combination of tile, carpet and vinyl/linoleum. Fluorescent lighting is mostly adequate throughout the building. The ceiling is a suspended ceiling. There is no food service equipment on this Property.

The electricity has been disconnected to parts of the building so no lighting or mechanical systems are on. However, the alarm system is operational. Systems are in place for electric cooling, although system equipment removed; heating is oil but tank was removed in 2007. Multiple bathrooms existing but water service is off; utilities are public sewer and water. No inspections were performed on the electrical systems but they are assumed adequate. Fire protection system is a Simplex HD-3 system. Security System includes dual tech sensors and wiring to security head-end cabinet. On-site improvements include, concrete sidewalks and asphalt paved parking lot.

The building was built prior to the American with Disabilities Act. Therefore, the Board would suggest that a prospective bidder/buyer arrange for a compliance survey to assess the possible cost of conformance with the law.

## **3.0 ENVIRONMENTAL REPORT:**

The Board has provided any information available regarding the existing conditions of the property as described below.

Lead based paint is likely but is encapsulated.

According to a report provided by previous owners, an underground fuel oil storage tank was removed in 2007 at the time exhibited no signs of leaking or soil contamination in and around tank excavation. Therefore this report assumes there is no soil contamination from the underground oil storage tank.

During inspection of the Property, mold was observed in the lower level but the extent of its existence is not known. Per a report furnished by previous owners, radon is present and is remediated with a radon fan. No responsibility on behalf of the Board is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended bidder/user is urged to retain an expert in this field, if desired.

Each Bidder shall be responsible for its own independent assessment of hazardous materials on the property and in the building, for performing its own Environmental Site Assessment (ESA), and for confirming the metes and bounds of this property through a field investigation by appropriate engineering or investigative firms hired by the Bidder. In no event shall the Contractor rely conclusively on information supplied by or on behalf of the Board, and it is further agreed and understood that the Bidder shall not use any information made available to it, or obtained by any examination made by it, in any manner as a basis or ground of claim or demand of any nature against the Board arising from or by reason of any variance which may exist between the information offered and the actual materials and structures encountered on the property or in the building.

#### **4.0 ZONING AND OTHER RESTRICTIONS:**

This property and the building are in the Agricultural (Rural) District. The district uses can be found in the Zoning Ordinance for Washington County, Maryland, Article 5A. This Code lists the uses permitted by right, special exception, subject to standards and accessory in this zoning district. No consideration shall be given to rezoning the property under this RFP.

The Washington County Planning and Zoning Department is available on-line at [www.washco-md.net](http://www.washco-md.net)

#### **5.0 FINANCIAL DATA:**

The current assessed value as assigned by Maryland Department of Assessments & Taxation is One Million Eighty Four Thousand One Hundred and Sixty Seven Dollars (\$1,084,167.00) under tax identification number 023820.

#### **6.0 NARRATIVE:**

A short narrative shall be written about the proposed use of the property and submitted concurrently with the Price Proposal; the submission may include concept drawing(s) for any changes to the property.

#### **7.0 PRE-BID CONFERENCE:**

A Pre-Proposal Conference will be held on **Monday, October 24, 2016 at 9:00 a.m.** (local time) at the Washington County Administration Building Annex, 80 West Baltimore Street, Room #1, Hagerstown, Maryland. Attendance at this conference is not mandatory but is strongly encouraged. A walk-through of the property will immediately follow the meeting.

## **8.0 INTERPRETATIONS, DISCREPANCIES AND OMISSIONS:**

It is the Proposer's responsibility to become familiar with all information provided in this package and any other information considered necessary to make a proposal. Should any Proposer find discrepancies in, or omissions from, the documents or be in doubt of their meaning, the Proposer should at once request in writing, **via fax at 240-313-2331**, an interpretation from: **Karen R. Luther, CPPO, Director of Purchasing, Washington County Administration Building, 100 West Washington Street, Third Floor, Room 320, Hagerstown, Maryland 21740-4748**. All necessary interpretations shall be issued to all proposers in the form of addenda to this solicitation, and such addenda shall become part of the contract documents. Requests received after **4:00 P.M. (EDST), Thursday, November 3, 2016** may not be considered. Every interpretation made by the County will be made in the form of an addendum that, if issued, will be sent by the Director of Purchasing to all interested parties.

## **9.0 REGISTRATION WITH MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION:**

Prior to contracting, private corporations must either be incorporated in the State of Maryland or registered to do business in the State of Maryland with the Maryland Department of Assessments and Taxation as a foreign corporation, must be in good standing, and shall remain so throughout the term of the Contract resulting from this bid. Proof of such standing is required prior to the start of the contracting process.

## **10.0 PAYMENT OF TAXES:**

Effective October 1, 1993, in compliance with Section 1-106 (b) (3) of the Code of the Public Local Laws of Washington County, Maryland, "If a bidder has not paid all taxes owed to the County or a municipal corporation in the County, the County Commissioners may reject the bidder's bid."

**Attachments:** Aerial Map, Photos, Environmental Information, Deed Information

**PUR-1333  
PROPOSAL FORM  
NOTICE TO PROSPECTIVE BUYERS  
REQUEST FOR PROPOSALS  
FOR THE SALE AND USE OF PROPERTY  
LOCATED AT  
22930 FEDERAL LOOKOUT ROAD  
SMITHSBURG, MARYLAND 21783**

The Firm/Name of: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Hereby agrees to purchase the subject property as defined in the proposal, attachments thereto, and the following Addenda (fill in appropriate Addenda information):

No. \_\_\_\_\_, Dated \_\_\_\_\_; No. \_\_\_\_\_, Dated \_\_\_\_\_; No. \_\_\_\_\_, Dated \_\_\_\_\_;

No. \_\_\_\_\_, Dated \_\_\_\_\_; No. \_\_\_\_\_, Dated \_\_\_\_\_; No. \_\_\_\_\_, Dated \_\_\_\_\_;

for the following amount. Amount shall be shown in both words and figures. **The written amount shall govern when a discrepancy exists.**

**Total Bid Price:**

\_\_\_\_\_ (\$ \_\_\_\_\_)  
(Written Words) (Figures)

Authorized Signature: \_\_\_\_\_

Printed Name and Title (if applicable): \_\_\_\_\_

Telephone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Date: \_\_\_\_\_ Federal Employer's Identification Number: \_\_\_\_\_

**NOTE:** A short narrative shall be written about the proposed use of the property and the submission may include concept drawing(s) for any changes to the property.

**REMARKS/EXCEPTIONS** (If applicable continue on additional numbered sheet with appropriate title and headings):

\_\_\_\_\_  
\_\_\_\_\_

# 22930 Federal Lookout









# Asbestos Management Plan - Wash. Co. Job. Dev. Center

BRIEF DESCRIPTION: FLOOR TILE MASTIC (ORIGINAL BUILDING)

SAMPLE START DATE: 3/1/1988 HOMOGENEOUS AREA: 1 LEVEL: 1 ASSUMED: False

REMAINING AMOUNTS 4,097 SQFT: 0 LNFT: 0 ITEMS: FRIABLE: False

ASSESSMENT: NONFRIABLE OR NOT APPLICABLE TSI: ( ) SM: ( ) MM: ( X )

## SAMPLE NUMBERS

WBEJDC03018801AWM17 WBEJDC03018803AWM17 WBEJDC03018805AWM17 WBEJDC03219101AWM WBEJDC03219103AWM  
WBEJDC03219107AWM

RESPONSE ACTION: O & M PLAN UNTIL DEMOLITION. FLOOR TILE IS NON ASBESTOS - MASTIC IS ASBESTOS PER SAMPLES.

START DATE: 1/1/1989 COMPLETION DATE: ONGOING REMOVED: 0 SQ. FT 0 LIN. FT. 0 ITEMS

BRIEF DESCRIPTION: FLOOR TILE WITH MASTIC (ADDITION)

SAMPLE START DATE: 3/1/1988 HOMOGENEOUS AREA: 2 LEVEL: GROUND FLOOR ASSUMED: False

REMAINING AMOUNTS 1,708 SQFT: 0 LNFT: 0 ITEMS: FRIABLE: False

ASSESSMENT: NONFRIABLE OR NOT APPLICABLE TSI: ( ) SM: ( ) MM: ( X )

## SAMPLE NUMBERS

WBEJDC03018802AWM17 WBEJDC03018804AWM17 WBEJDC03018806AWM17 WBEJDC03219104AWM WBEJDC03219105AWM  
WBEJDC03219106AWM

RESPONSE ACTION: NOT APPLICABLE - NON ASBESTOS MASTIC IS NON ASBESTOS PER SAMPLES.

START DATE: 1/1/1989 COMPLETION DATE: ONGOING REMOVED: 0 SQ. FT 0 LIN. FT. 0 ITEMS

BRIEF DESCRIPTION: 2 X 4 CEILING (ORIGINAL BUILDING)

SAMPLE START DATE: 3/1/1988 HOMOGENEOUS AREA: 3 LEVEL: 1 ASSUMED: False

REMAINING AMOUNTS 3,825 SQFT: 0 LNFT: 0 ITEMS: FRIABLE: True

ASSESSMENT: NONFRIABLE OR NOT APPLICABLE TSI: ( ) SM: ( ) MM: ( X )

## SAMPLE NUMBERS

WBEJDC03018809AWM17 WBEJDC03018811AWM18 WBEJDC03018812AWM18

RESPONSE ACTION: NOT APPLICABLE - NON ASBESTOS

START DATE: COMPLETION DATE: REMOVED: 0 SQ. FT 0 LIN. FT. 0 ITEMS

BRIEF DESCRIPTION: DRYWALL (ADDITION)

SAMPLE START DATE: 3/1/1988 HOMOGENEOUS AREA: 4 LEVEL: GROUND FLOOR ASSUMED: False

REMAINING AMOUNTS 9,528 SQFT: 0 LNFT: 0 ITEMS: FRIABLE: False

ASSESSMENT: ACBM WITH POTENTIAL FOR DAMAGE TSI: ( ) SM: ( ) MM: ( X )

## SAMPLE NUMBERS

WBEJDC03018807AWM17 WBEJDC03018808AWM17 WBEJDC03018810AWM17

RESPONSE ACTION: NOT APPLICABLE - NON ASBESTOS

START DATE: COMPLETION DATE: REMOVED: 0 SQ. FT 0 LIN. FT. 0 ITEMS

BRIEF DESCRIPTION: GREENHOUSE TABLES (TRANSITE BOARD)

SAMPLE START DATE: 3/1/1988 HOMOGENEOUS AREA: 5 LEVEL: 1 ASSUMED: False

REMAINING AMOUNTS 144 SQFT: 0 LNFT: 0 ITEMS: FRIABLE: False

ASSESSMENT: NONFRIABLE OR NOT APPLICABLE TSI: ( ) SM: ( ) MM: ( X )

## SAMPLE NUMBERS

WBEJDC03018813AWM18

RESPONSE ACTION: O & M PLAN UNTIL REPLACEMENT.

START DATE: 1/1/1989 COMPLETION DATE: ONGOING REMOVED: 0 SQ. FT 0 LIN. FT. 0 ITEMS

# Wash. Co. Job. Dev. Center: Asbestos - Containing Material

DESCRIPTION	HOMOGENEOUS AREA	ASBESTOS CONTENT	SQFT	LNFT	QUANTITY
LAMINATED PANELS (TRANSITE BOARD)	12	10-15% CHRYSOTILE	150	0	0
KILN WIRING	13	35-40% CHRYSOTILE	0	40	0
<b>Totals:</b>			150	40	0

**Asbestos Management Plan - Wash. Co. Job. Dev. Center**

BRIEF DESCRIPTION: HEATING SYSTEM PIPES (ADDITION)

SAMPLE START DATE:                      HOMOGENEOUS AREA: 11                      LEVEL: 1                      ASSUMED: False

REMAINING AMOUNTS                      0 SQFT:                      0 LNFT:                      0 ITEMS:                      :                      FRIABLE: False

ASSESSMENT: NONFRIABLE OR NOT APPLICABLE                      TSI: ( X )                      SM: ( )                      MM: ( )

SAMPLE NUMBERS

RESPONSE ACTION: NOT APPLICABLE - NON ASBESTOS

START DATE:                      COMPLETION DATE:                      REMOVED:                      0 SQ. FT                      0 LIN. FT.                      0 ITEMS

BRIEF DESCRIPTION: LAMINATED PANELS (TRANSITE BOARD)

SAMPLE START DATE: 3/1/1988                      HOMOGENEOUS AREA: 12                      LEVEL: 1                      ASSUMED: False

REMAINING AMOUNTS                      150 SQFT:                      0 LNFT:                      0 ITEMS:                      FRIABLE: False

ASSESSMENT: ACBM WITH POTENTIAL FOR DAMAGE                      TSI: ( )                      SM: ( )                      MM: ( X )

SAMPLE NUMBERS

WBEJDC03018820AWM18

RESPONSE ACTION: O & M PLAN UNTIL DEMOLITION.

START DATE: 1/1/1989                      COMPLETION DATE: ONGOING                      REMOVED:                      0 SQ. FT                      0 LIN. FT.                      0 ITEMS

BRIEF DESCRIPTION: KILN WIRING

SAMPLE START DATE: 3/21/1991                      HOMOGENEOUS AREA: 13                      LEVEL: 1                      ASSUMED: False

REMAINING AMOUNTS                      0 SQFT:                      40 LNFT:                      0 ITEMS:                      FRIABLE: False

ASSESSMENT: NONFRIABLE OR NOT APPLICABLE                      TSI: ( )                      SM: ( )                      MM: ( X )

SAMPLE NUMBERS

WBEJDC03219102AWM

RESPONSE ACTION: O & M PLAN UNTIL REPLACEMENT OF EQUIPMENT.

START DATE: 1/1/1989                      COMPLETION DATE: ONGOING                      REMOVED:                      0 SQ. FT                      0 LIN. FT.                      0 ITEMS

BRIEF DESCRIPTION: WIRES ON KITCHEN STOVES

SAMPLE START DATE:                      HOMOGENEOUS AREA: 14                      LEVEL: 1                      ASSUMED: False

REMAINING AMOUNTS                      SQFT:                      0 LNFT:                      0 ITEMS:                      FRIABLE: False

ASSESSMENT: NONFRIABLE OR NOT APPLICABLE                      TSI: ( )                      SM: ( )                      MM: ( X )

SAMPLE NUMBERS

RESPONSE ACTION: NOT APPLICABLE - NON ASBESTOS

START DATE: 1/1/1989                      COMPLETION DATE: 3/21/91                      REMOVED:                      SQ. FT                      50 LIN. FT.                      0 ITEMS

BRIEF DESCRIPTION: WOOD FIRE DOOR INSULATION

SAMPLE START DATE: 10/17/1989                      HOMOGENEOUS AREA: 15                      LEVEL: LOWER                      ASSUMED: False

REMAINING AMOUNTS                      0 SQFT:                      0 LNFT:                      4 ITEMS:                      FRIABLE: False

ASSESSMENT: NONFRIABLE OR NOT APPLICABLE                      TSI: ( )                      SM: ( )                      MM: ( X )

SAMPLE NUMBERS

WBEJDC10178901AWM    WBEJDC10178902AWM

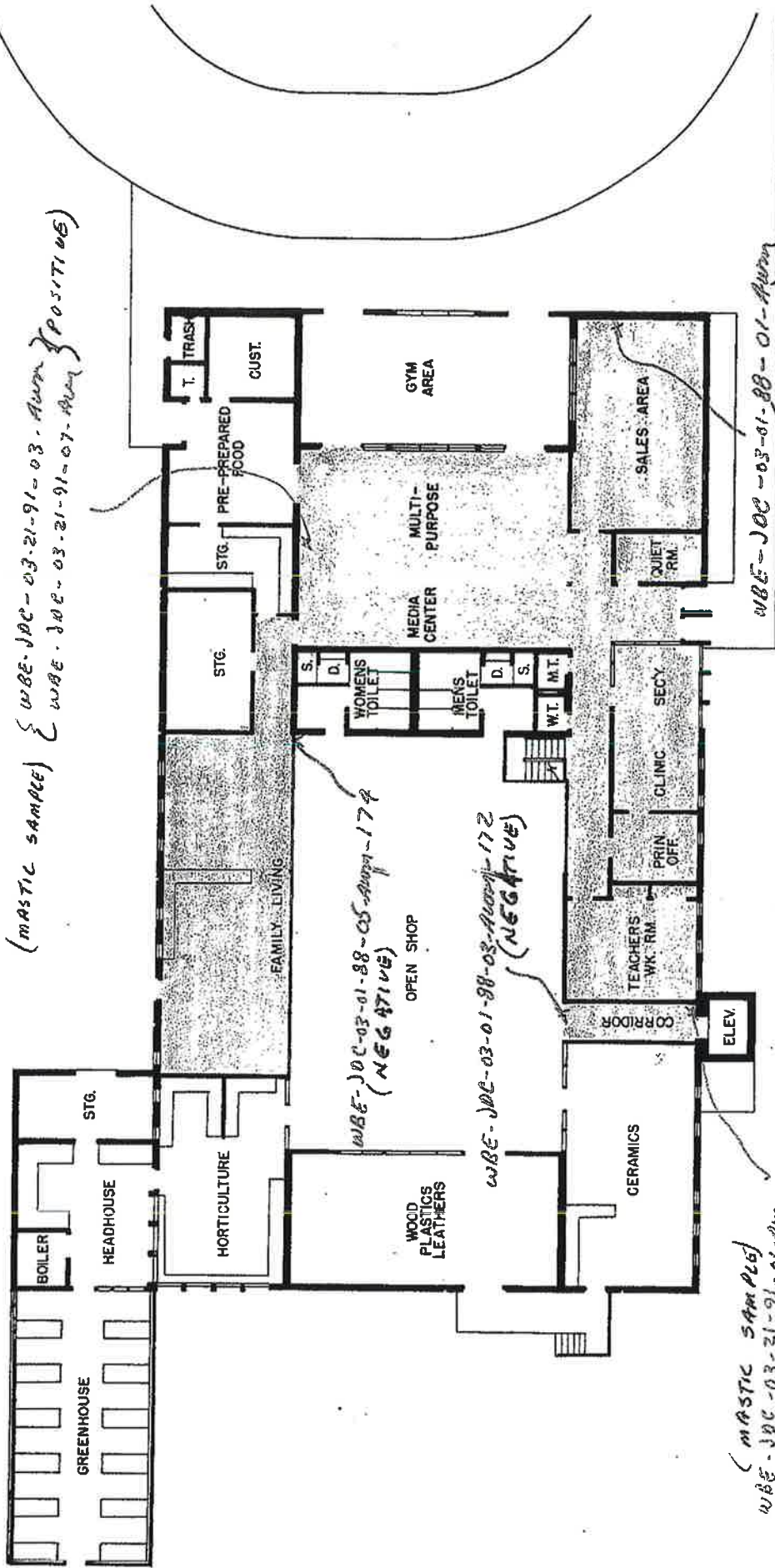
RESPONSE ACTION: NOT APPLICABLE - NON ASBESTOS

START DATE:                      COMPLETION DATE:                      REMOVED:                      0 SQ. FT                      0 LIN. FT.                      0 ITEMS



GROUND FLOOR PLAN

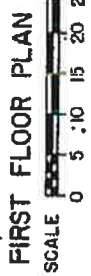
(MASTIC SAMPLES) { WBE-JDC-03-21-91-03, Avon } (POSITIVE)  
 WBE-JDC-03-21-91-07, Avon



(MASTIC SAMPLES)  
 WBE-JDC-03-21-91-01-01-01-01  
 (POSITIVE)

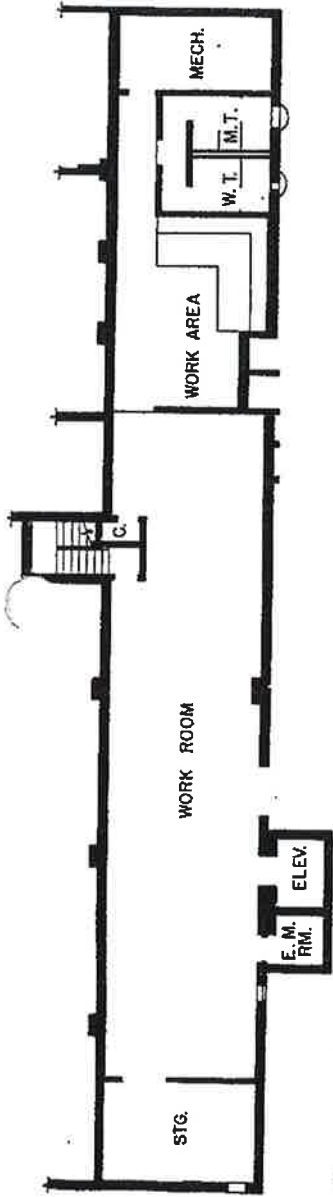
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 (NEGATIVE)  
 WBE-JDC-03-01-88-03-01-172  
 (NEGATIVE)

WBE-JDC-03-01-88-01-01-01  
 (NEGATIVE)



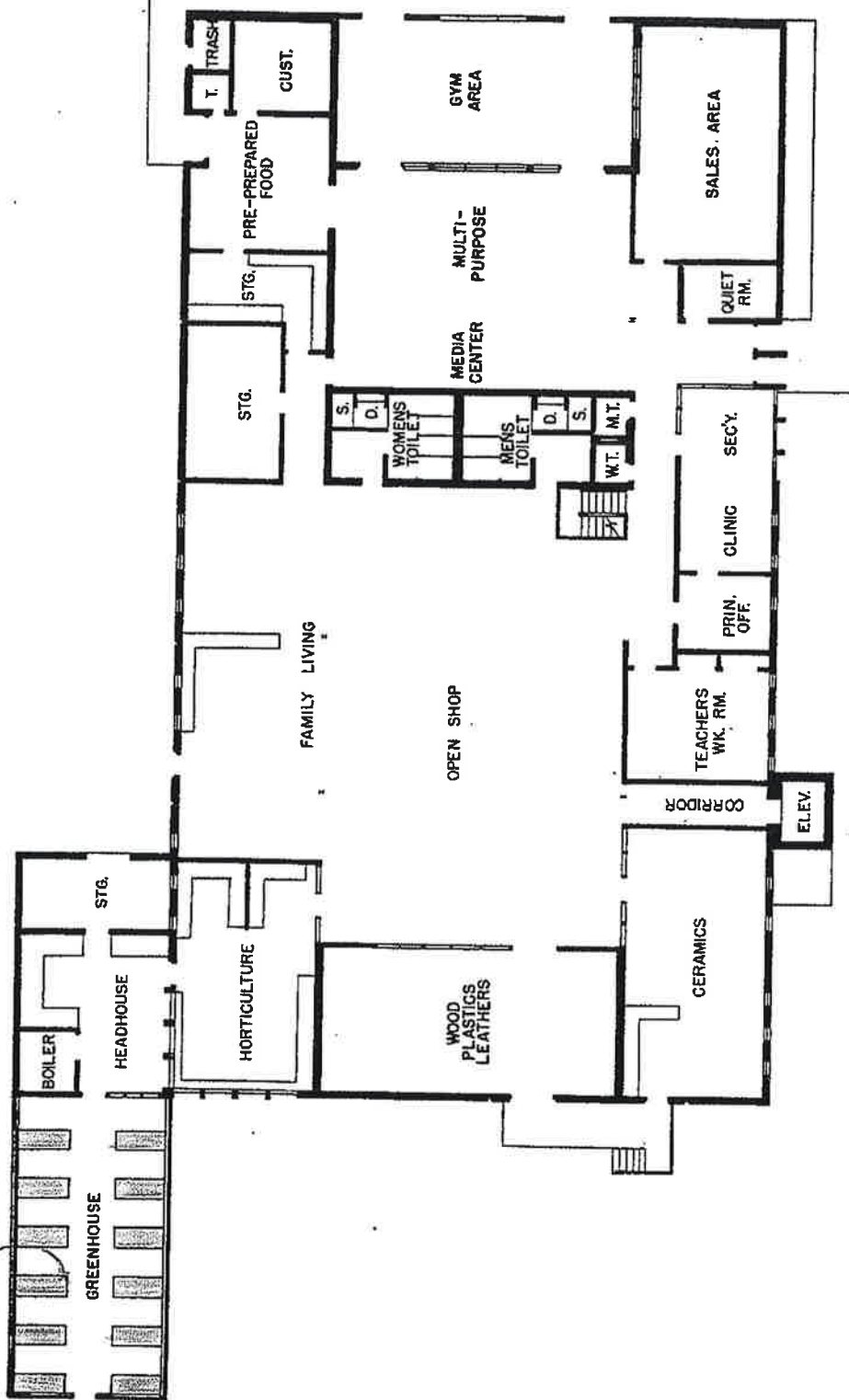
HOMOGENEOUS AREA #1  
 FLOOR TILE W/MASTIC  
 (ORIG. BLDG.)

JOB DEVELOPMENT CENTER

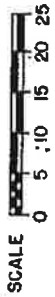


GROUND FLOOR PLAN

WBE-JDC-63-01-88-13-AVIA-182  
(POSITIVE)

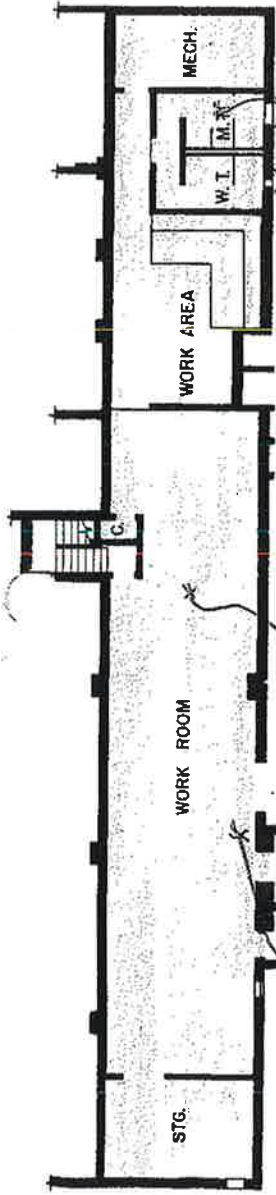


FIRST FLOOR PLAN



HOMDGENEOUS AREA #5  
GREENHOUSE TABLES  
(ADDITION)

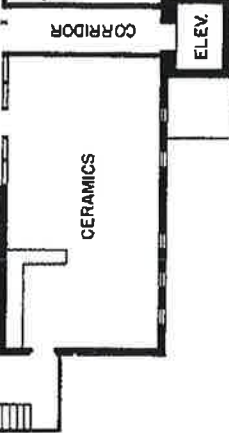
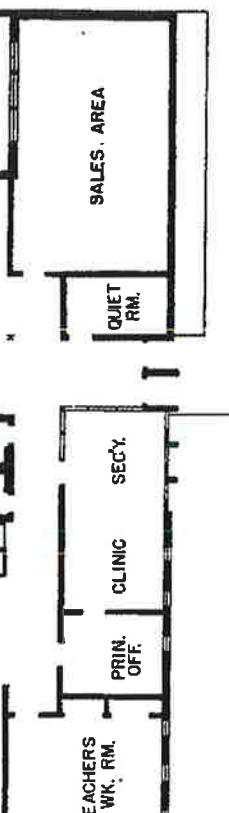
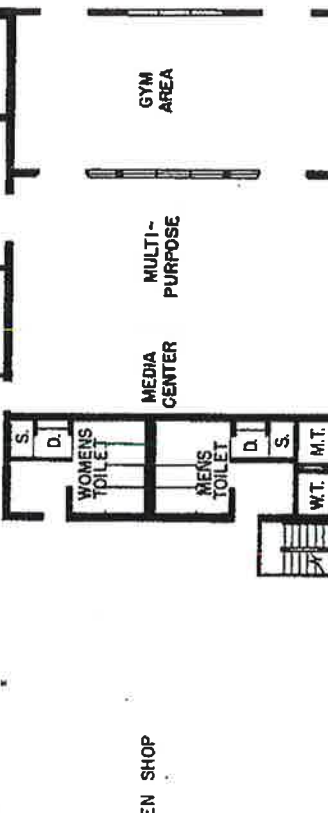
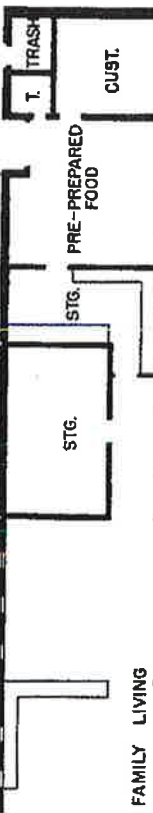
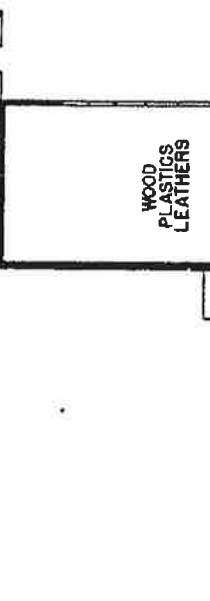
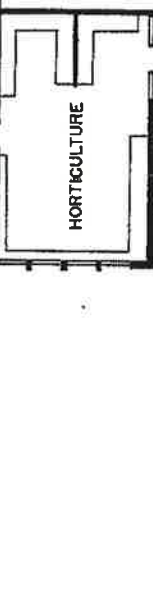
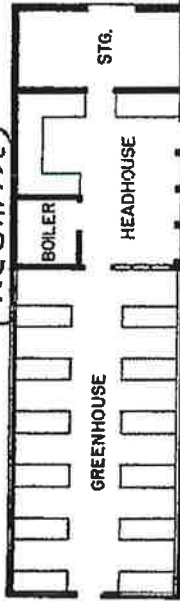
JOB DEVELOPMENT CENTER



WBE-JDC-03-01-88-07-AUM-176  
 (NEGATIVE)  
 GROUND FLOOR PLAN

WBE-JDC-03-01-88-08-AUM-177  
 (NEGATIVE)

WBE-JDC-03-01-88-10-AUM-179  
 (NEGATIVE)

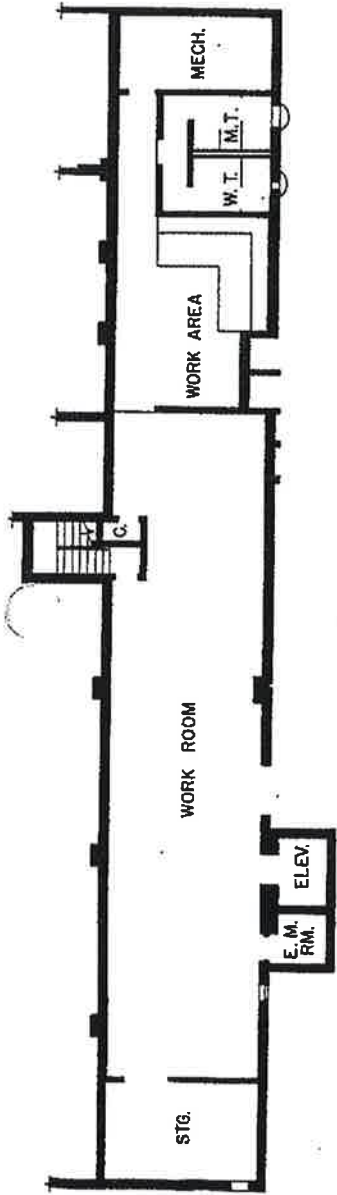


HOMOGENEOUS AREA #4  
 DRY WALL  
 (ADDITION)

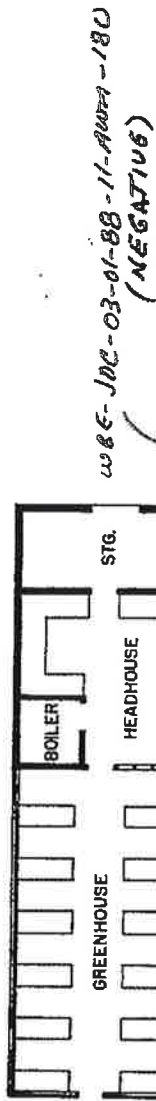
FIRST FLOOR PLAN  
 SCALE 0 5 10 15 20 25

# JOB DEVELOPMENT CENTER

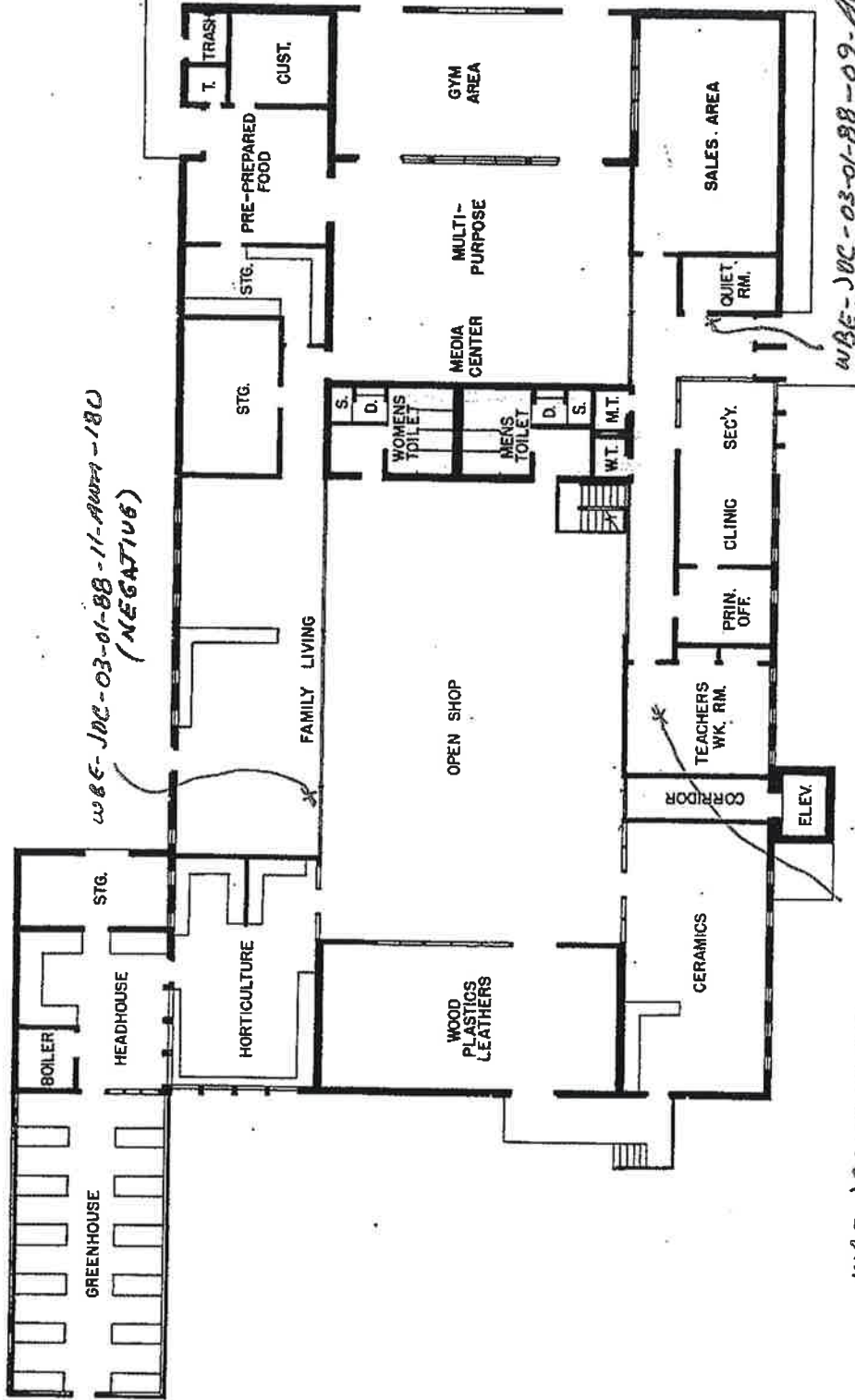




GROUND FLOOR PLAN



WBE-JDC-03-01-88-11-AREA-180  
(NEGATIVE)



WBE-JDC-03-01-88-09-AREA-17B  
(NEGATIVE)

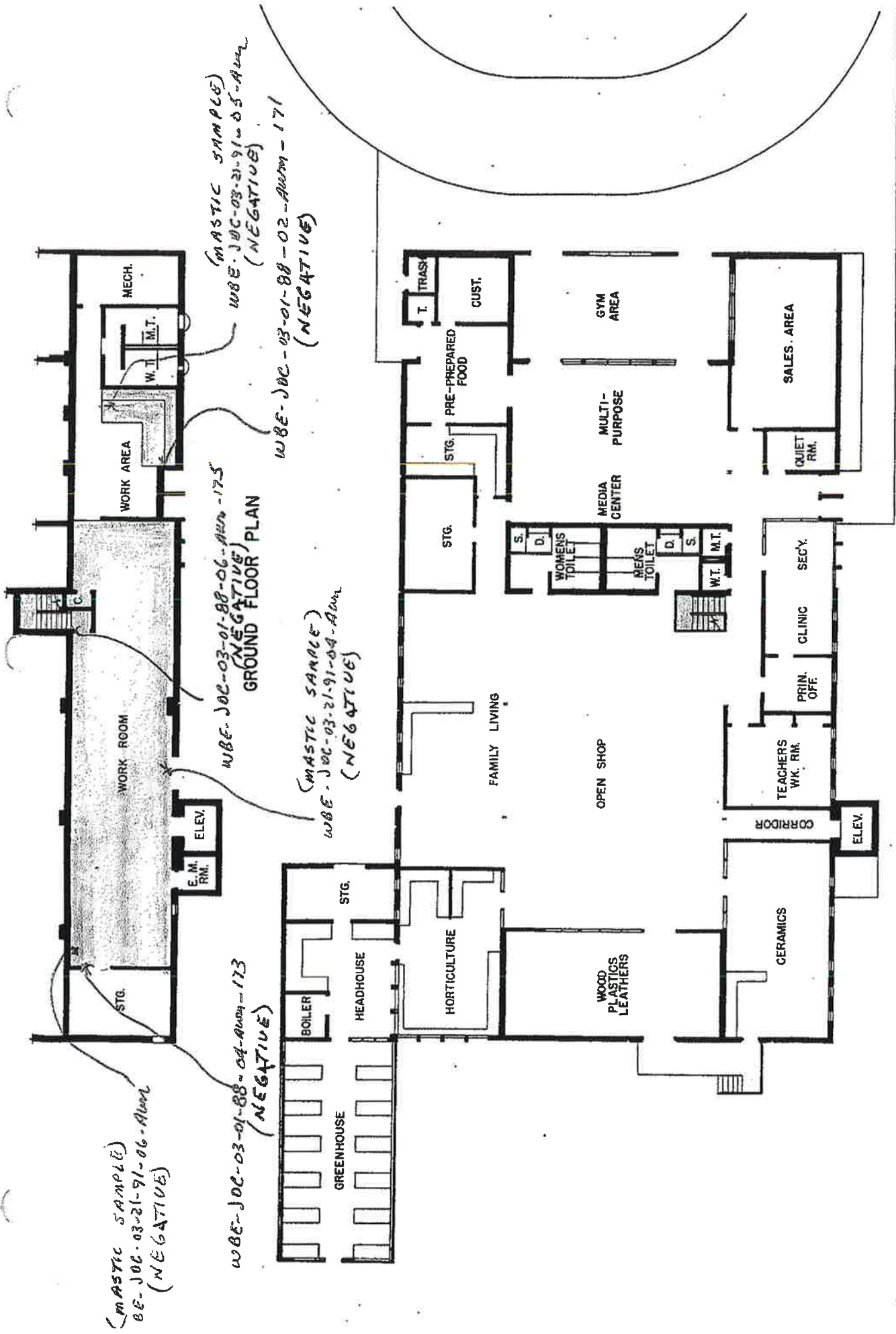


FIRST FLOOR PLAN

WBE-JDC-03-01-88-12-AREA-181  
(NEGATIVE)

HOMOGENEOUS AREA # 3  
2 x 4 CEILING TILE

JOB DEVELOPMENT CENTER (ORIG. BLDG.)



(MASTIC SAMPLE)  
 BE-JOC-03-21-91-06-Arm  
 (NEGATIVE)

WBE-JOC-03-01-88-04-Arm-173  
 (NEGATIVE)

WBE-JOC-03-01-88-06-Arm-175  
 (NEGATIVE)  
 GROUND FLOOR PLAN

(MASTIC SAMPLE)  
 WBE-JOC-03-21-91-05-Arm  
 (NEGATIVE)

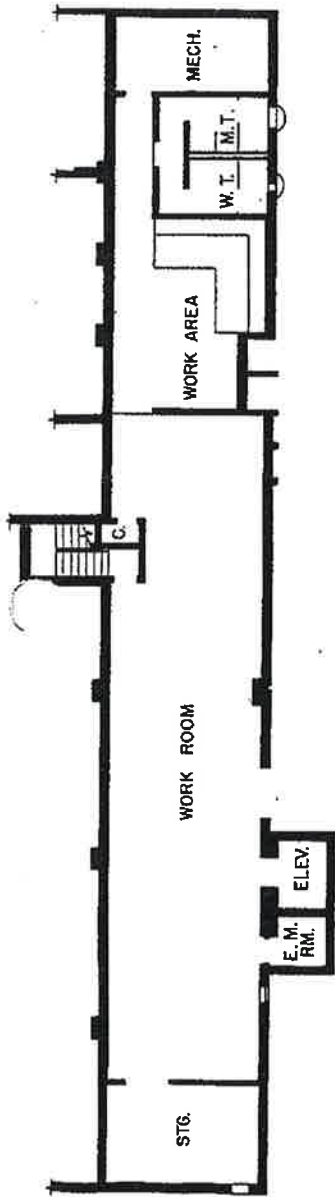
WBE-JOC-03-01-88-02-Arm-171  
 (NEGATIVE)

(MASTIC SAMPLE)  
 WBE-JOC-03-21-91-04-Arm  
 (NEGATIVE)

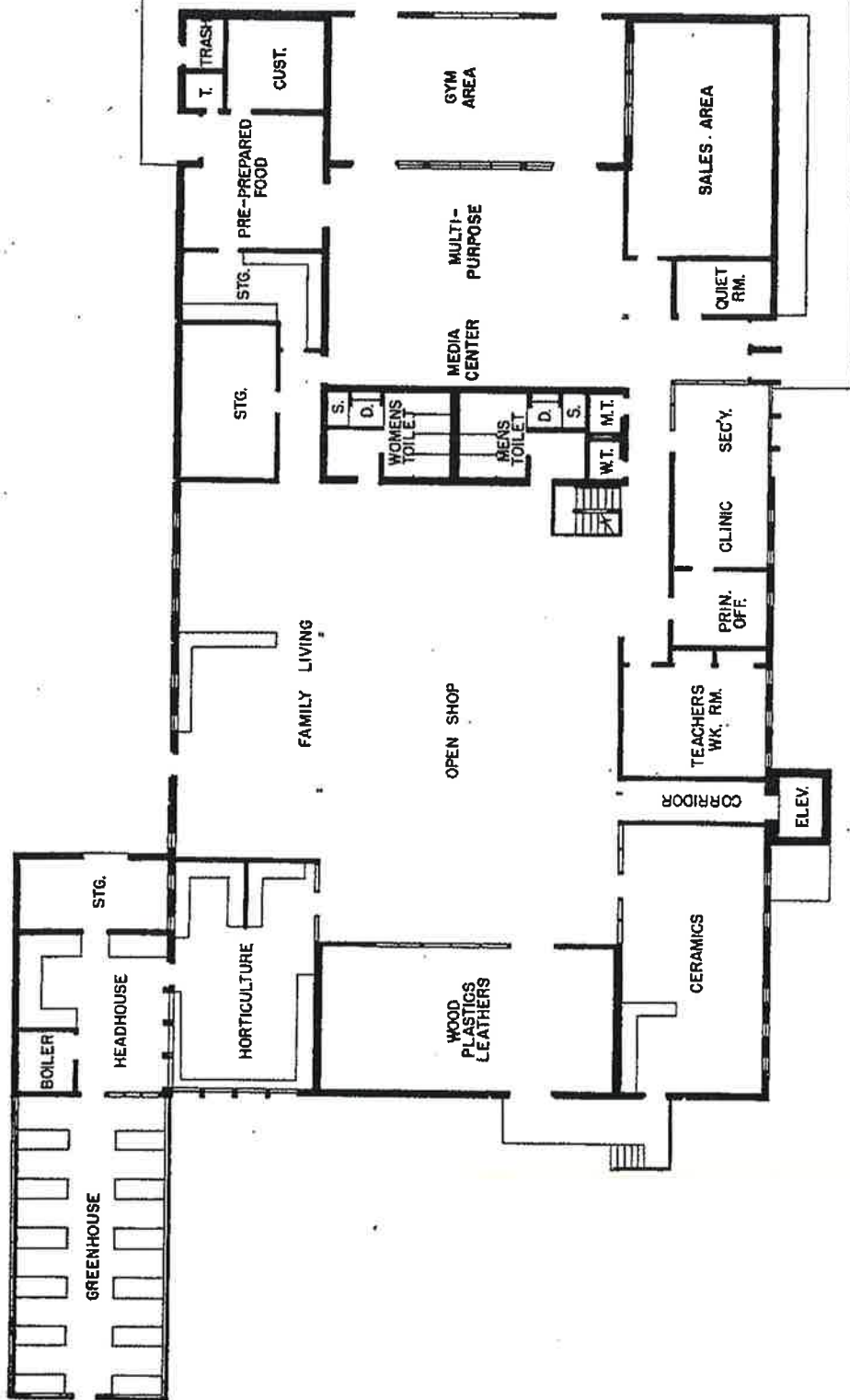
FIRST FLOOR PLAN  
 SCALE 0 5 10 15 20 25

HOMOGENEOUS AREA #2  
 FLOOR TILE w/ MASTIC  
 (ADDITION)

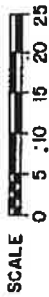
JOB DEVELOPMENT CENTER



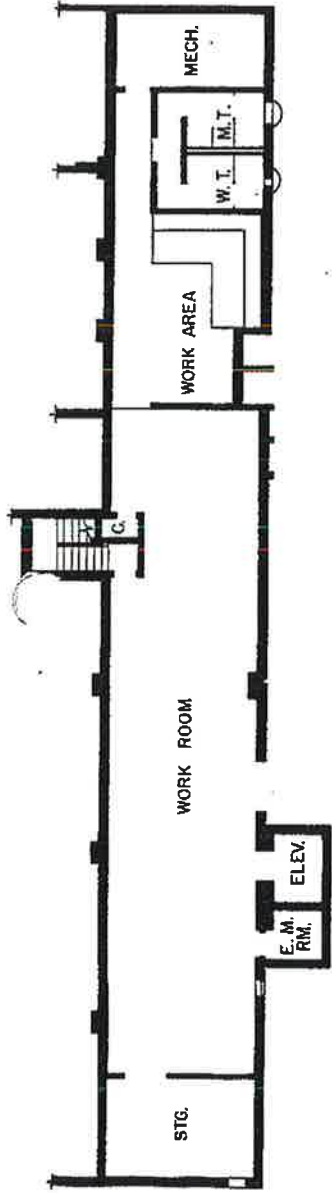
GROUND FLOOR PLAN



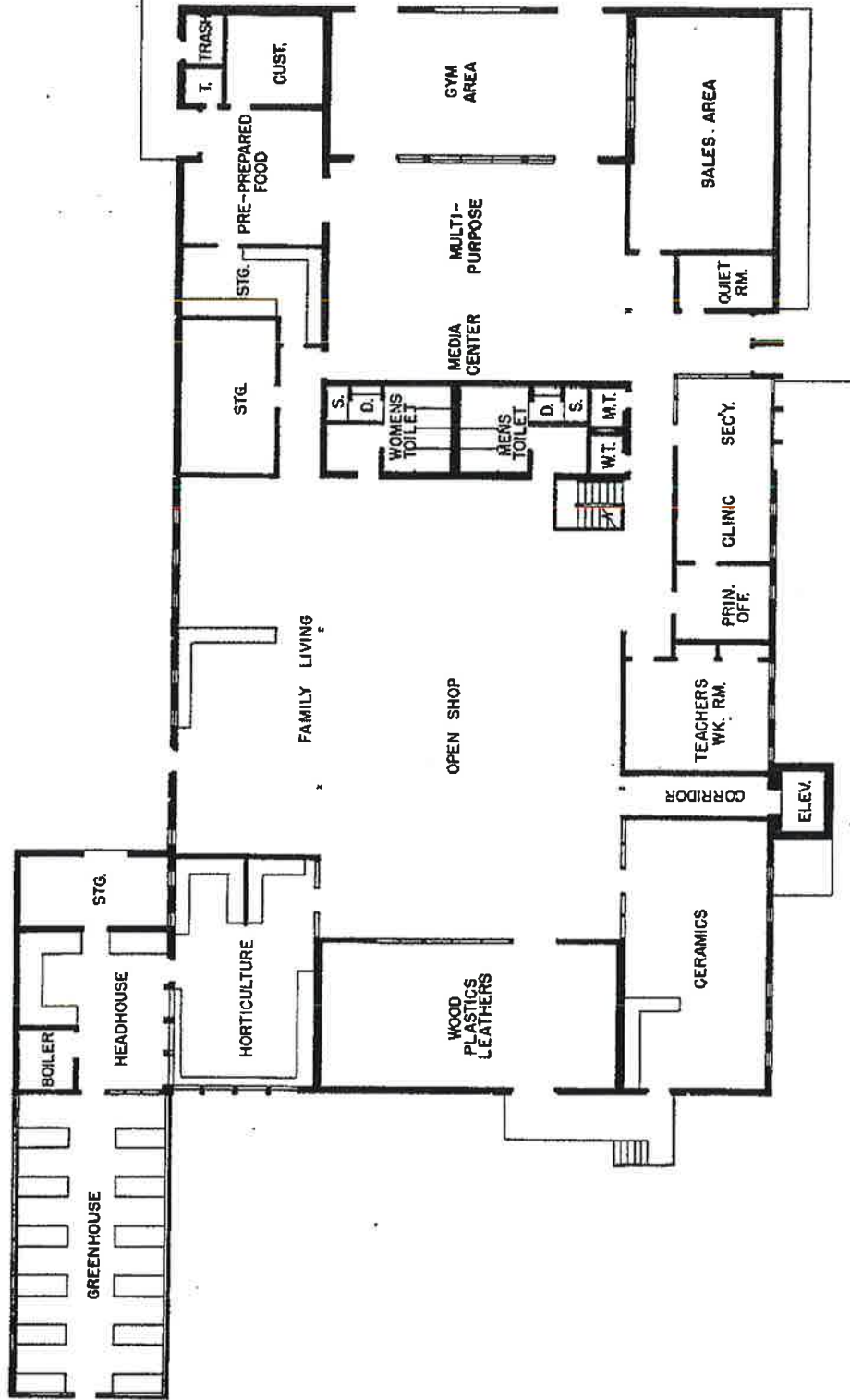
FIRST FLOOR PLAN



JOB DEVELOPMENT CENTER



GROUND FLOOR PLAN

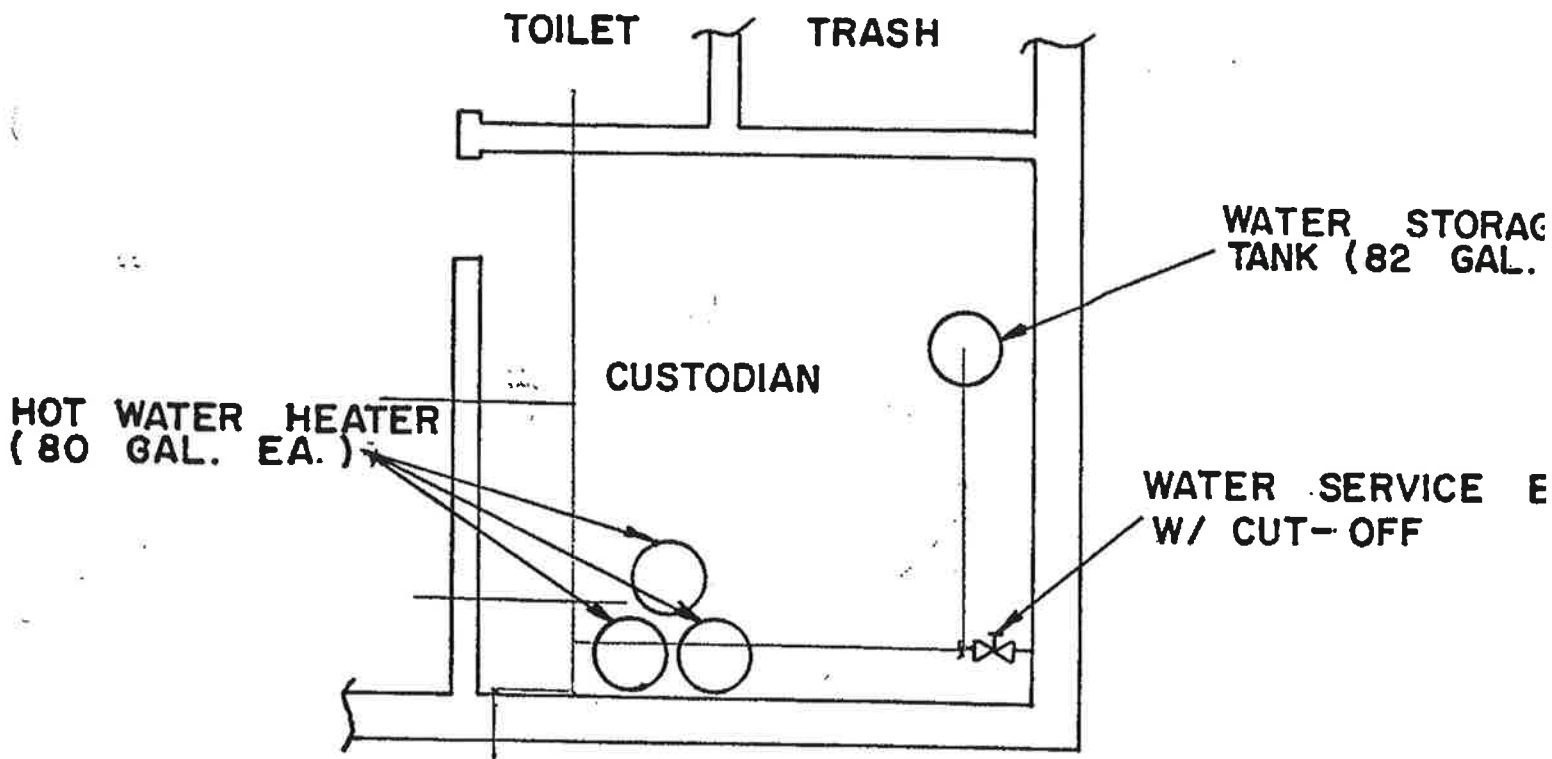


FIRST FLOOR PLAN



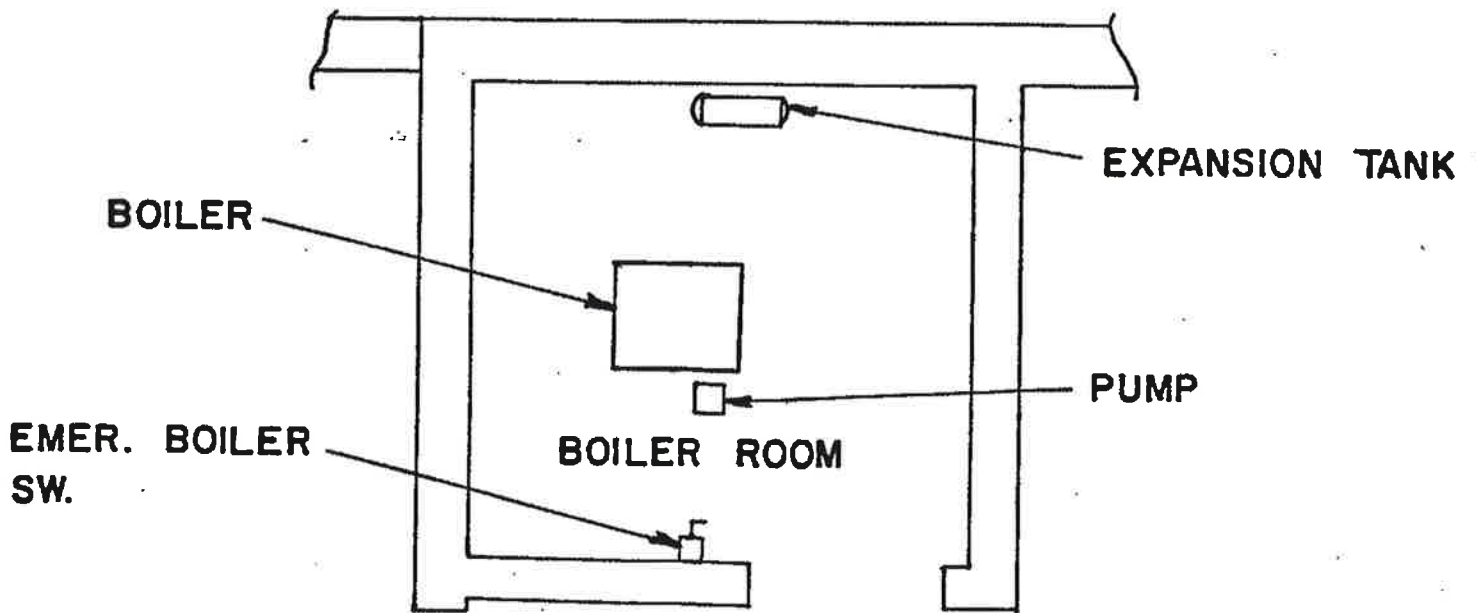
HOMOGENEOUS AREA # 7  
 FLEX. CONNECTIONS  
 (ORIG. BLDG.)

JOB DEVELOPMENT CENTER



WDF-205-93-01-33-11-2004-176

CUSTODIAN'S ROOM



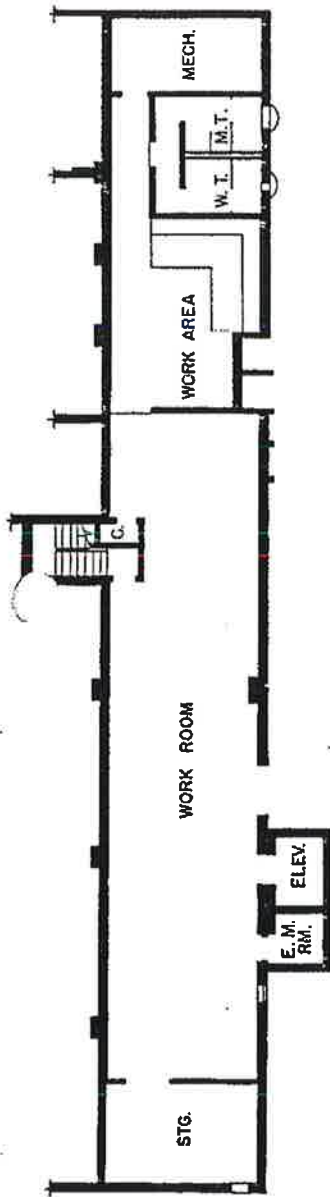
HOMOGENEOUS AREA #1  
(DOMESTIC WATER)  
(ORIGINAL BLDG.)

BOILER ROOM

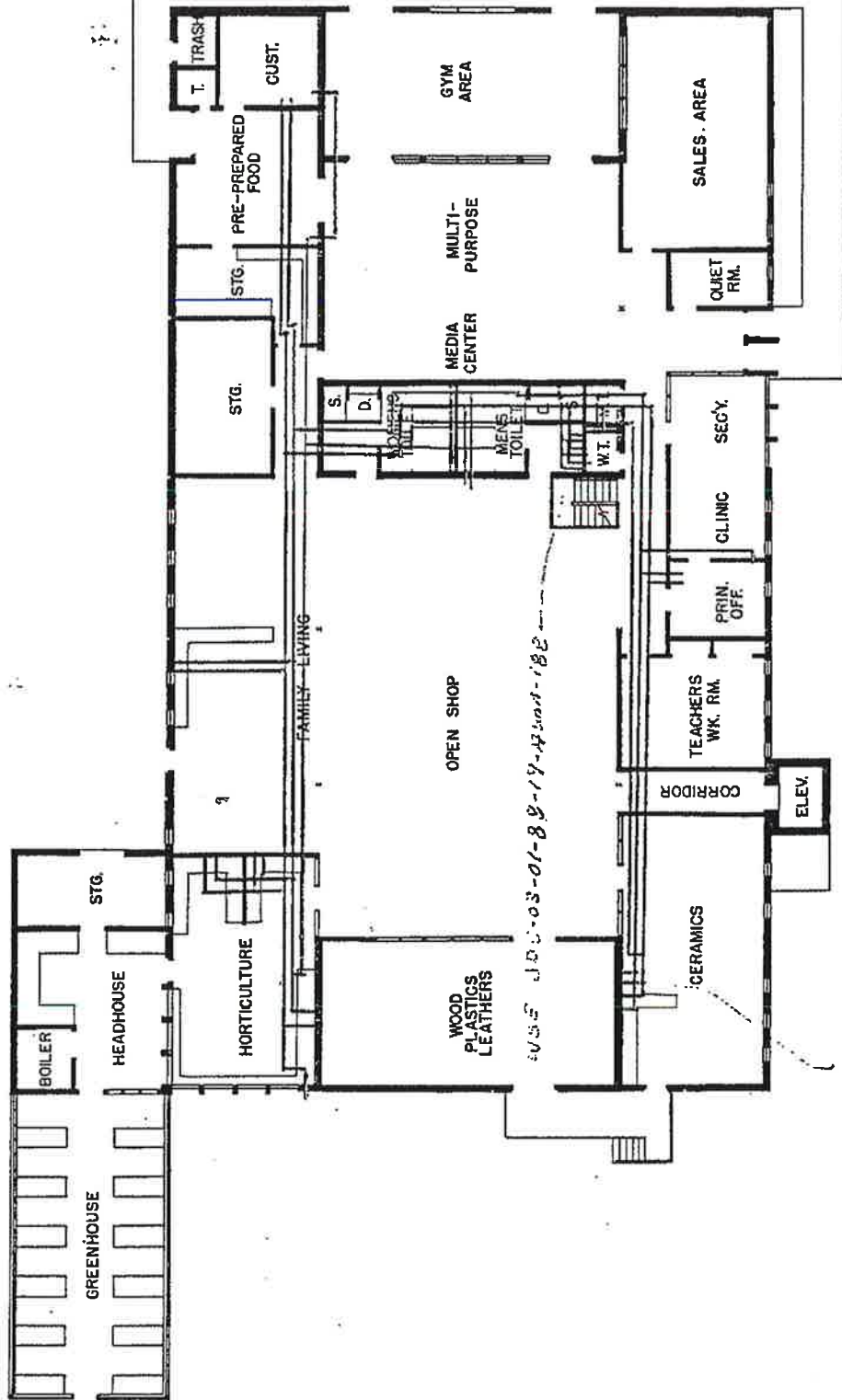
**BOILER & CUSTODIAN ROOMS  
AT KEMP HORN VOC. CENTER**

DWG. NO. 21-85-02S

SHT. 1 OF 2



GROUND FLOOR PLAN



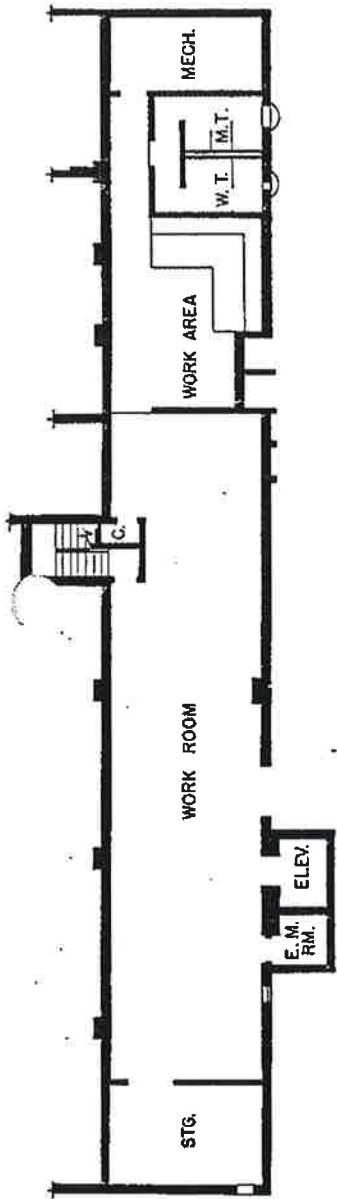
FIRST FLOOR PLAN



USE JOB-03-01-88-19-182

KEMP HORN VOCATIONAL CENTER

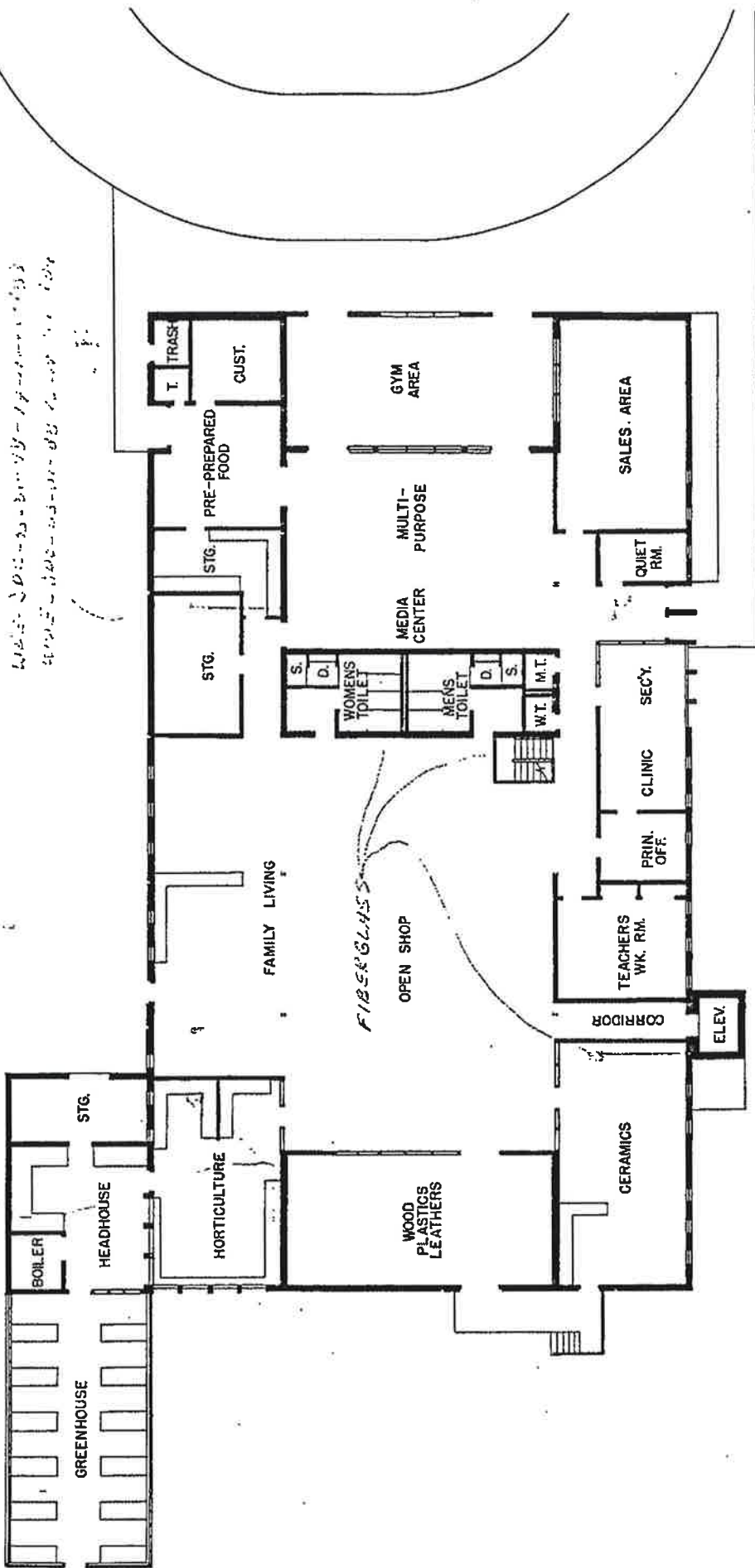
HOMOGENEOUS AREA #8  
(DOMESTIC WATER)  
(ORIGINAL AREA)



GROUND FLOOR PLAN

WBE-302-03-51-89-16-A204-185

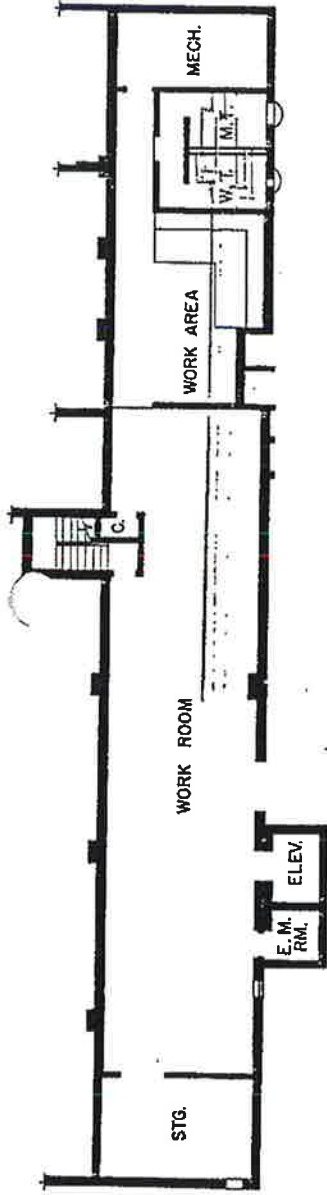
WATER DISTRIBUTION SYSTEM - 1/2" - 1" - 1 1/2" - 2" - 3" - 4" - 6" - 8" - 10" - 12" - 14" - 16" - 18" - 20" - 24" - 30" - 36" - 42" - 48" - 54" - 60" - 72" - 84" - 96" - 108" - 120" - 144" - 168" - 192" - 216" - 240" - 270" - 300" - 324" - 360" - 396" - 432" - 468" - 504" - 540" - 576" - 612" - 648" - 684" - 720" - 756" - 792" - 828" - 864" - 900" - 936" - 972" - 1008" - 1044" - 1080"



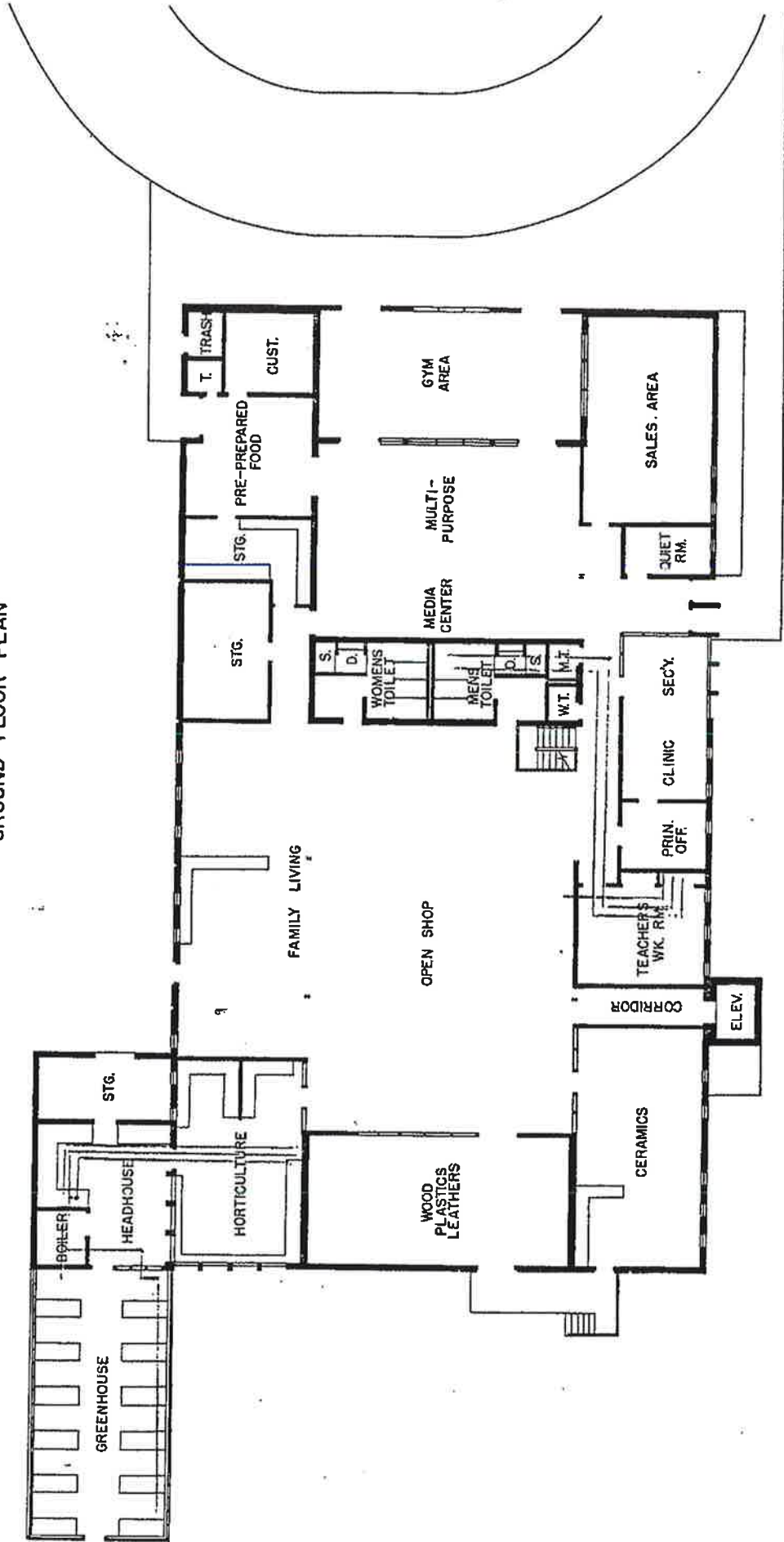
FIRST FLOOR PLAN



KEMP HORN VOCATIONAL CENTER  
 HOMOGENEOUS AREA #9  
 (ROOF DRAINS)



GROUND FLOOR PLAN



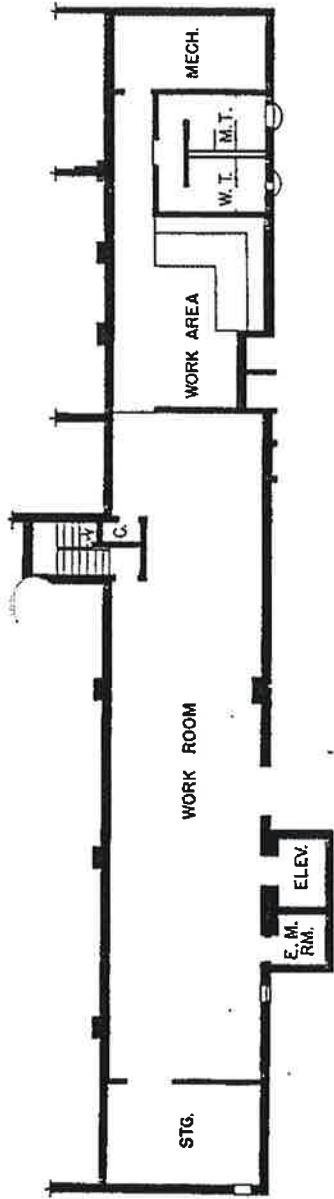
FIRST FLOOR PLAN



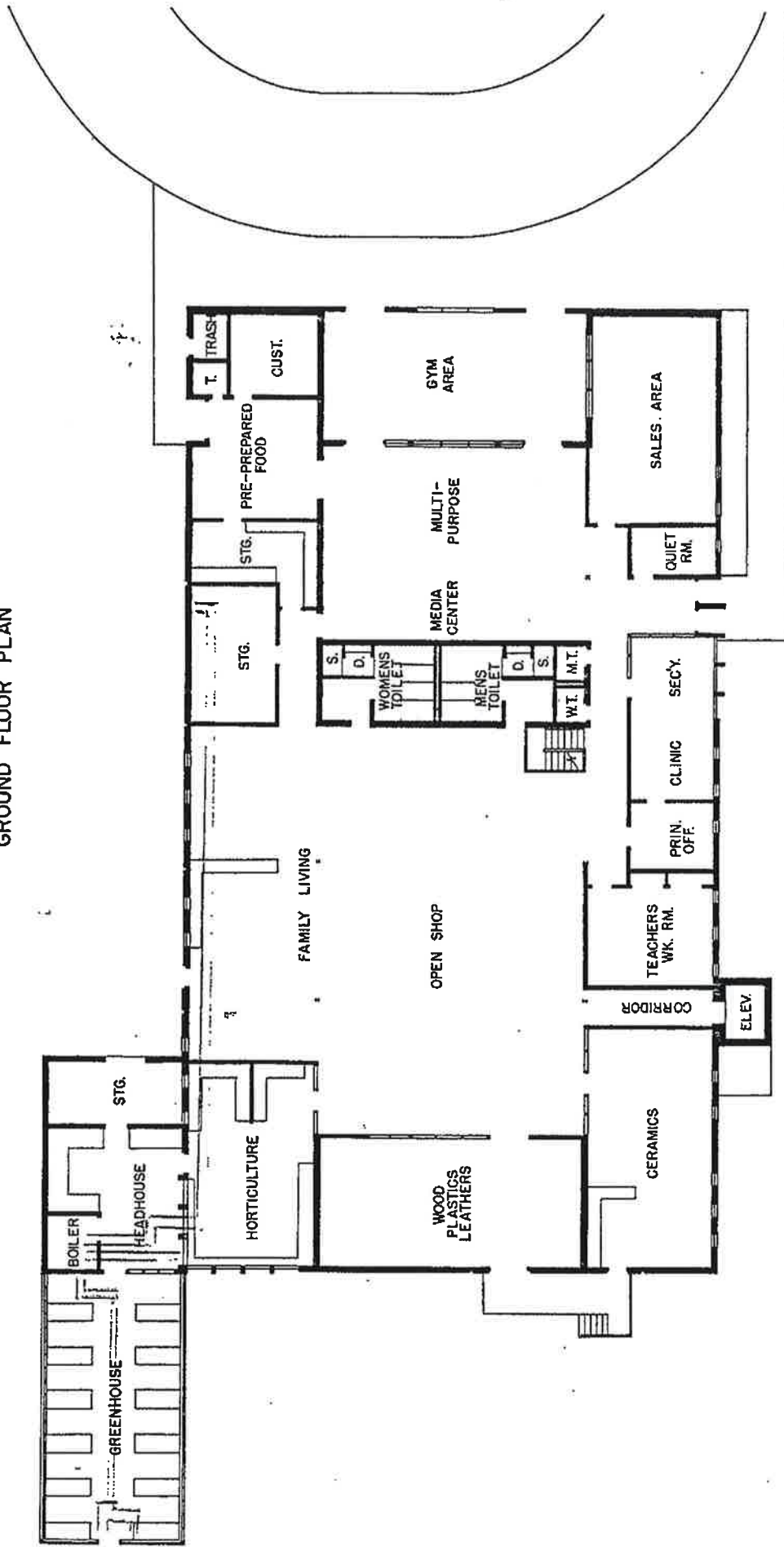
HOMOGENEOUS AREA # 10  
(DOMESTIC WATER)

KEMP HORN VOCATIONAL CENTER



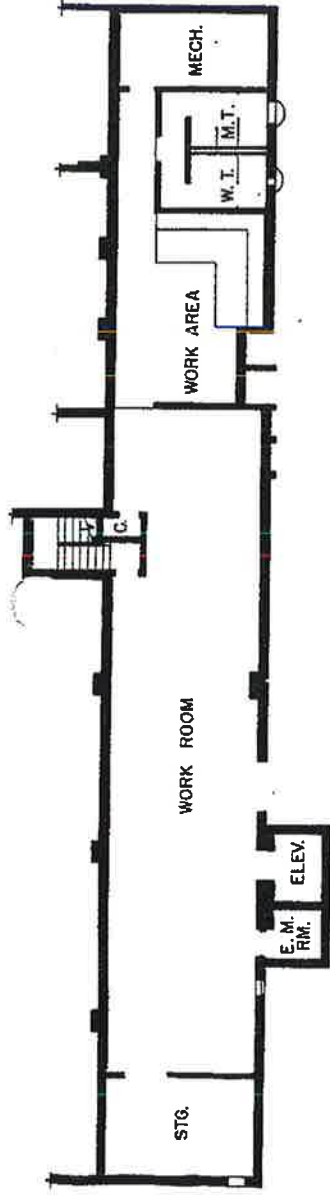


GROUND FLOOR PLAN



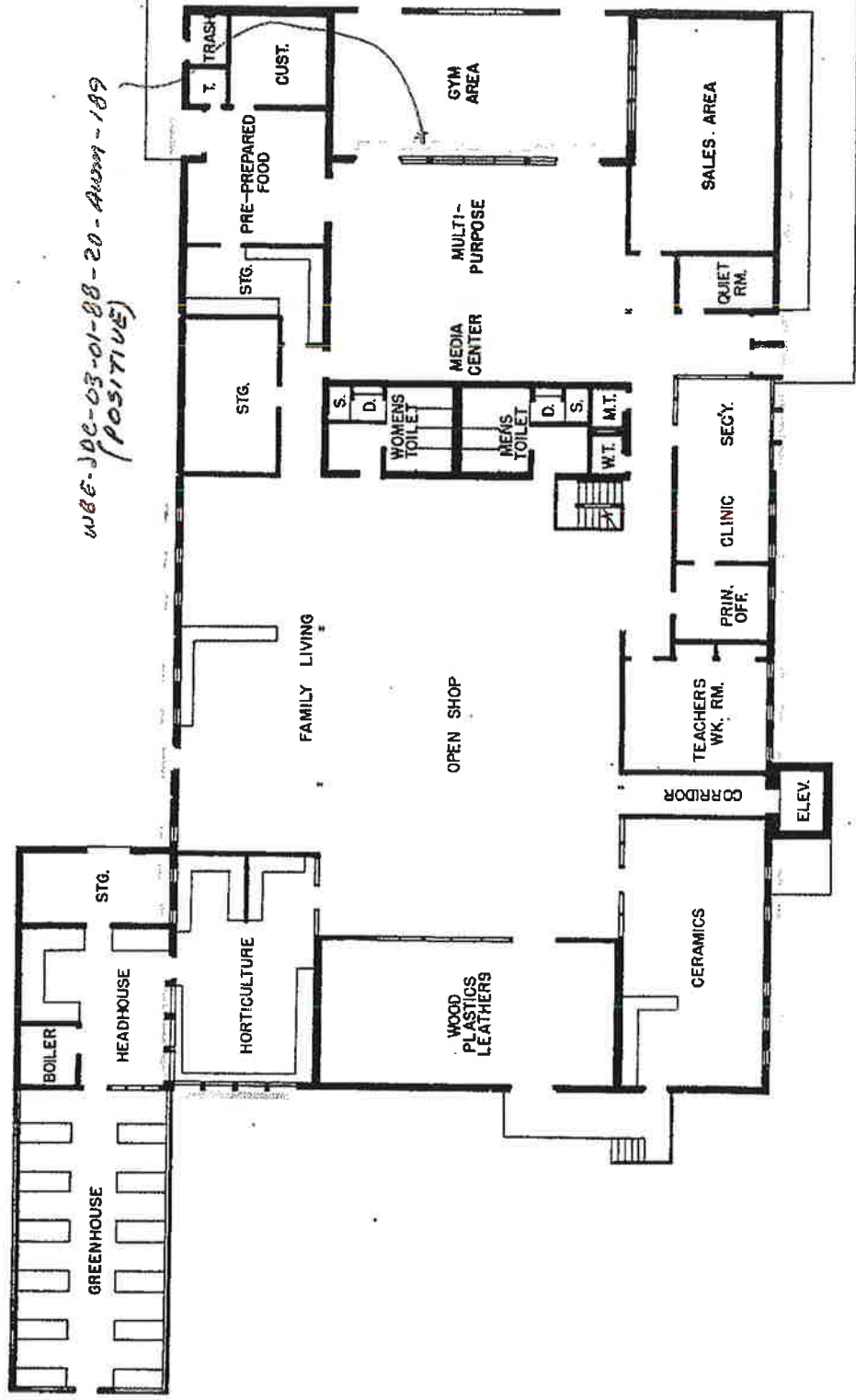
FIRST FLOOR PLAN  
SCALE 0 5 10 15 20 25

HOMOGENEOUS AREA #11  
KEMP HORN VOCATIONAL CENTER (HEAT PIPES & FUEL OIL PIPES)



GROUND FLOOR PLAN

*WBE-JOC-03-01-88-20 - Award - 189 (POSITIVE)*

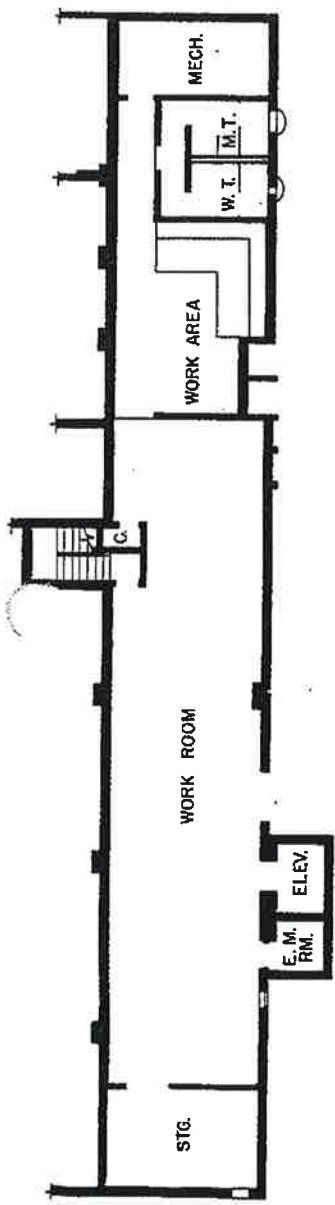


FIRST FLOOR PLAN

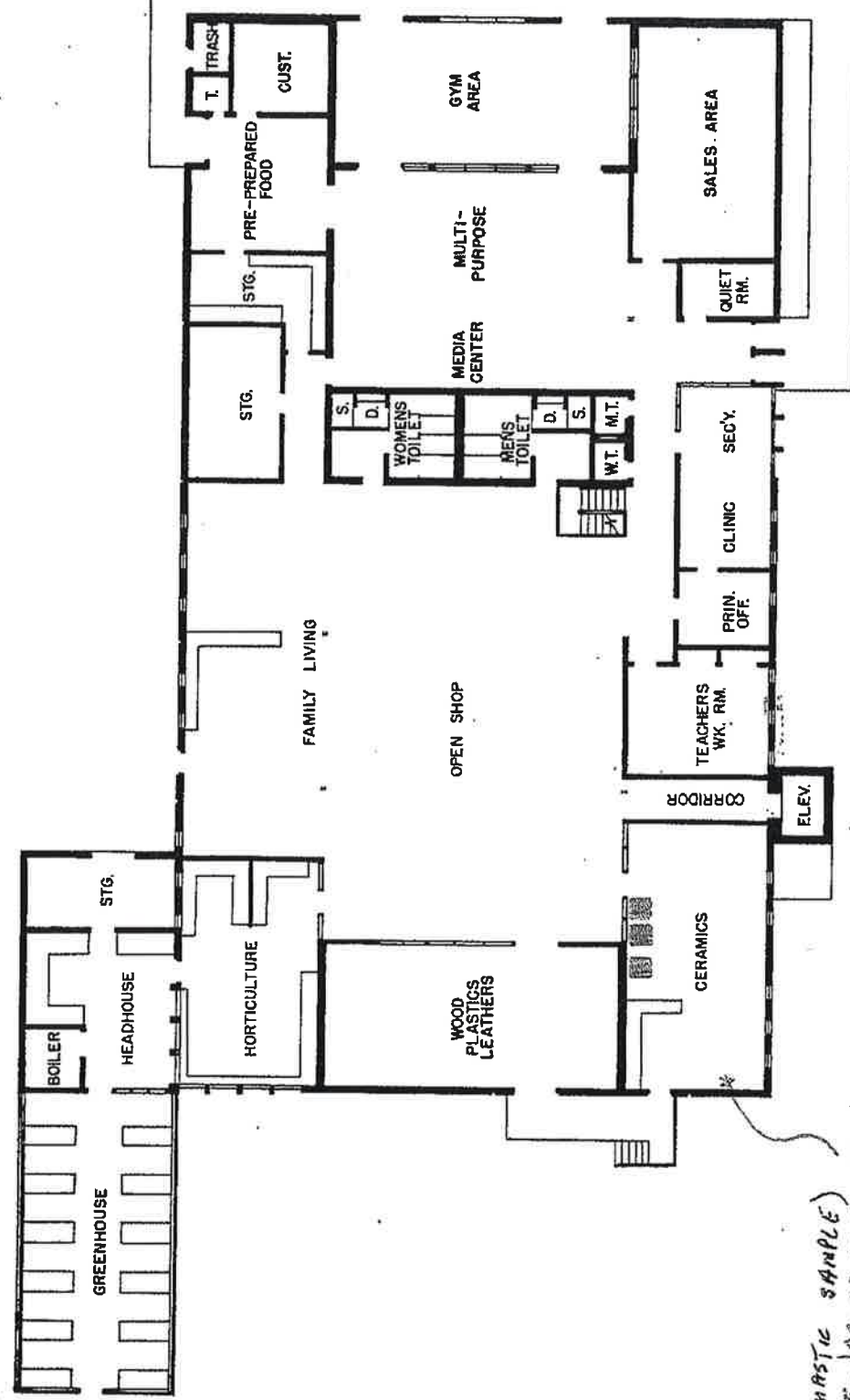


*HOMOGENEUS AREA #12  
CAMMINATED PANELS*

JOB DEVELOPMENT CENTER



GROUND FLOOR PLAN

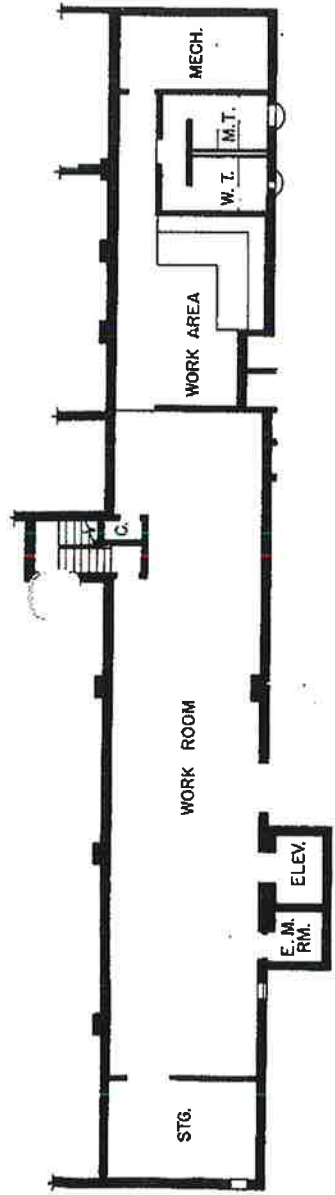


FIRST FLOOR PLAN  
SCALE 0 5 10 15 20 25

HOMOGENEOUS AREA #13  
KILN WIRING

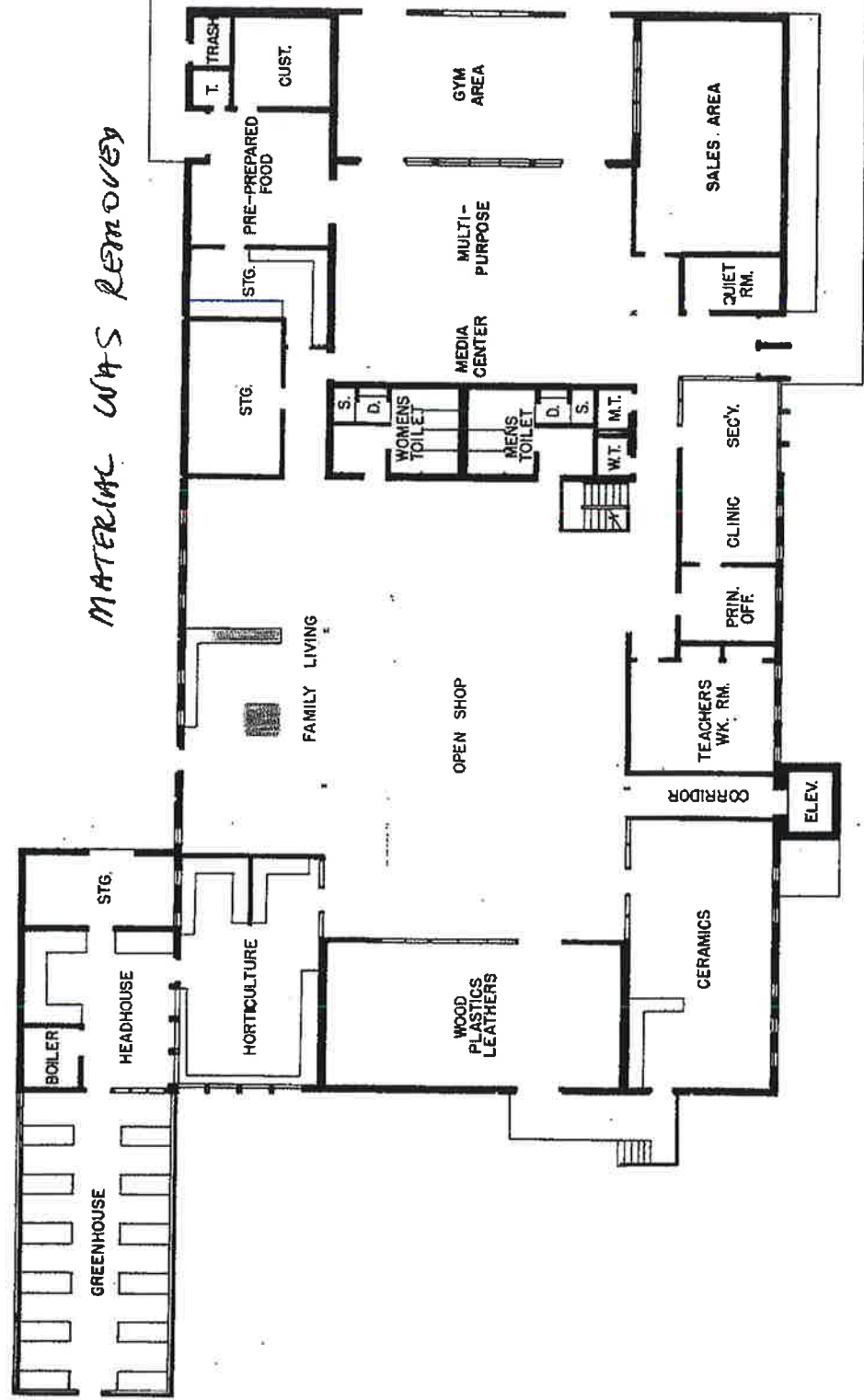
(MASTIC SAMPLE)  
WBE-JOE-03-21-81-02-ARM  
(POSITIVE)

JOB DEVELOPMENT CENTER



GROUND FLOOR PLAN

*MATERIAL WAS REMOVED*

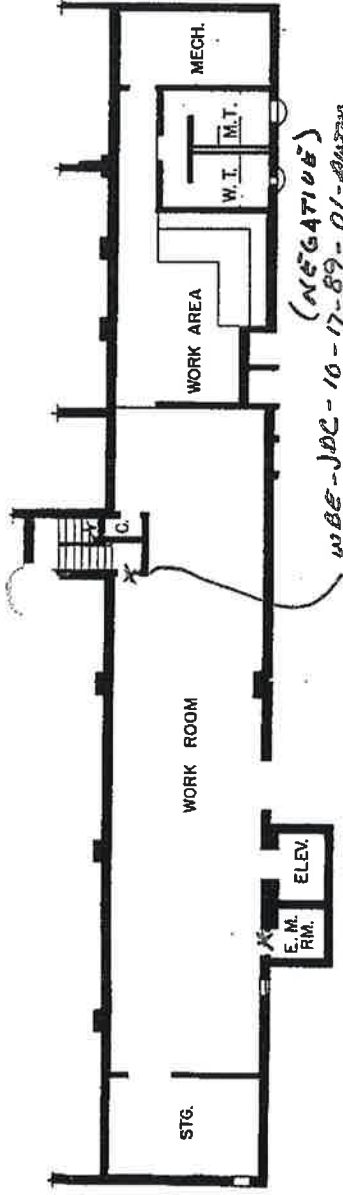


FIRST FLOOR PLAN



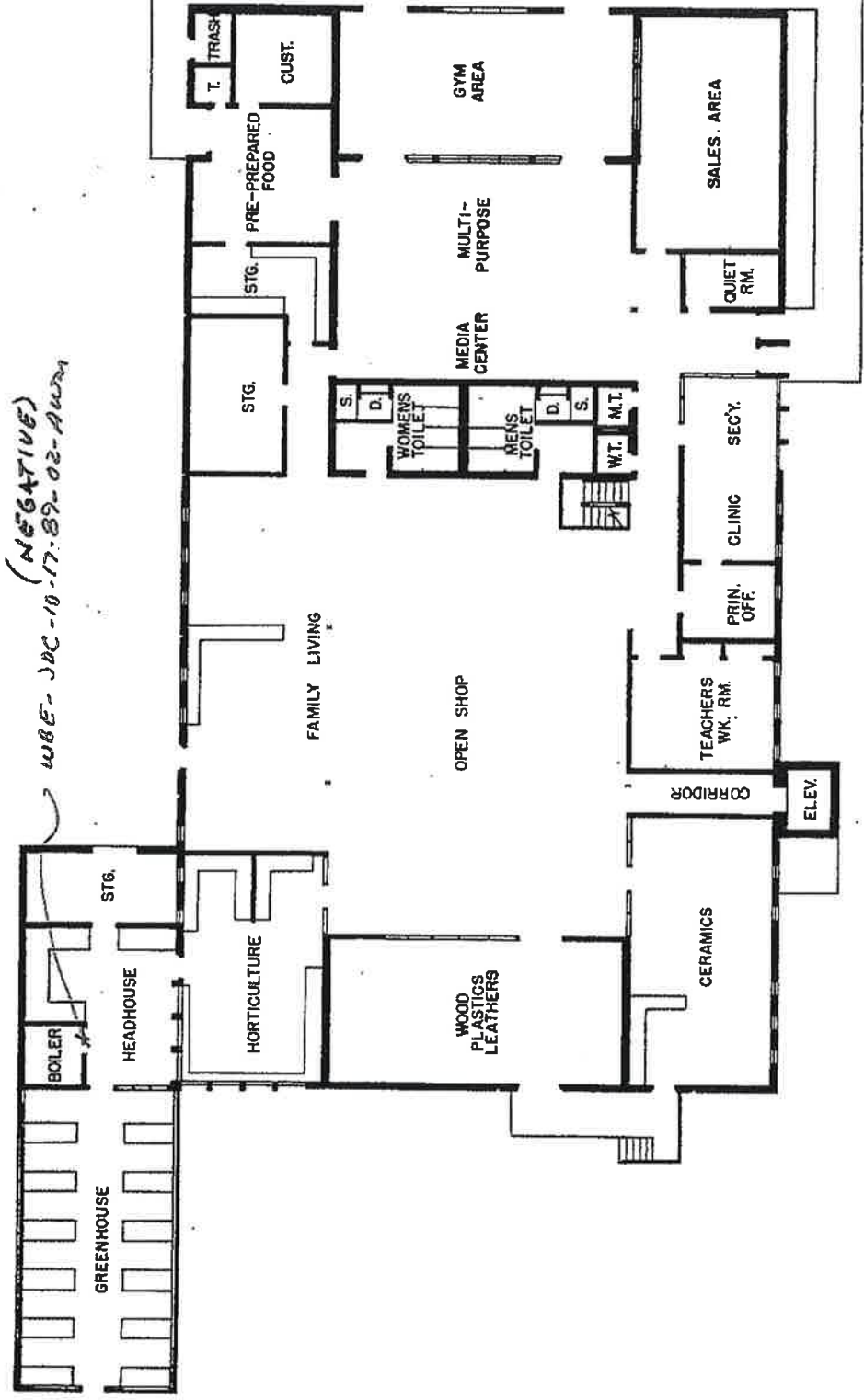
*HOMOGENEOUS AREA #14  
KITCHEN STOVE WIRING*

**JOB DEVELOPMENT CENTER**



*(NEGATIVE)*  
WBE-JDC-10-17-89-01-AW24

GROUND FLOOR PLAN

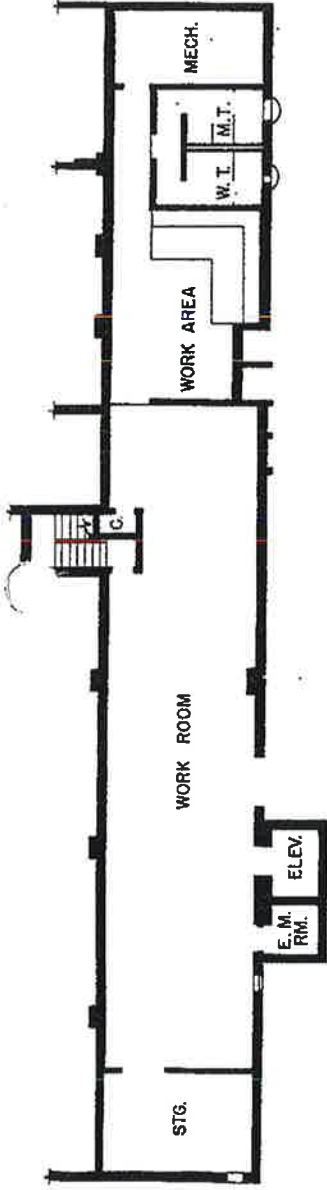


*(NEGATIVE)*  
WBE-JDC-10-17-89-02-AW24

FIRST FLOOR PLAN  
SCALE 0 5 10 15 20 25

*HOMOGENEOUS AREA #15  
WOOD FIRE DOOR INSUL.*

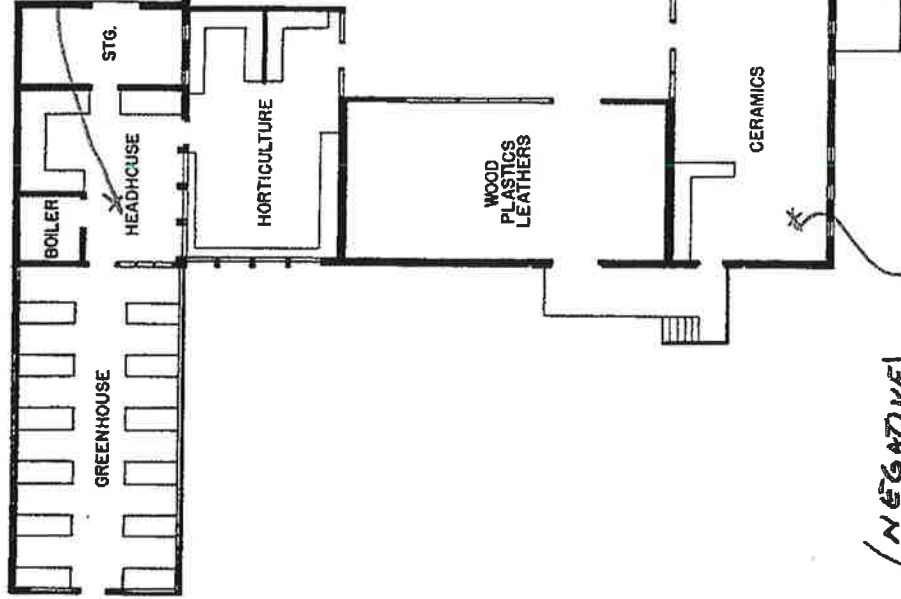
**JOB DEVELOPMENT CENTER**



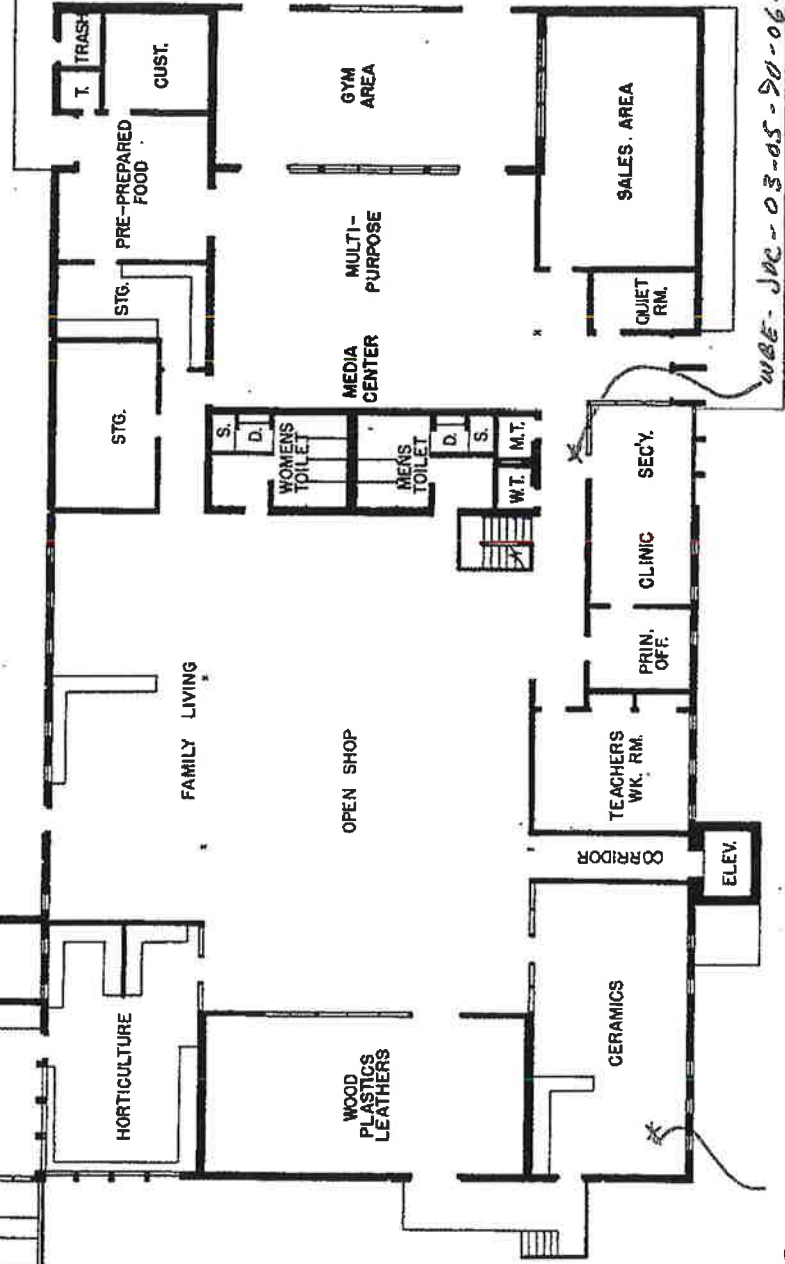
GROUND FLOOR PLAN

MATERIAL WAS REMOVED

WBE-JDC-03-05-90-04-Ann  
(NEGATIVE)



(NEGATIVE)  
WBE. JDC-03-05-90-05-Ann



(NEGATIVE)

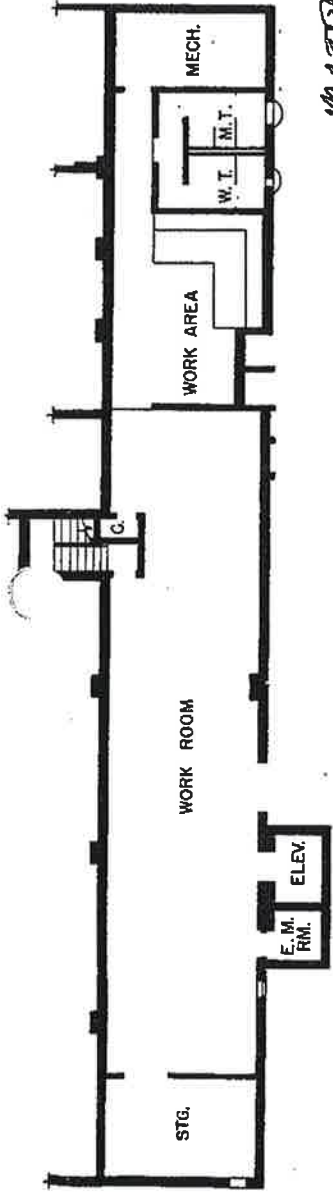
WBE-JDC-03-05-90-06-Ann

FIRST FLOOR PLAN



HOMOGENEOUS AREA #16  
ROOF FELTS

JOB DEVELOPMENT CENTER

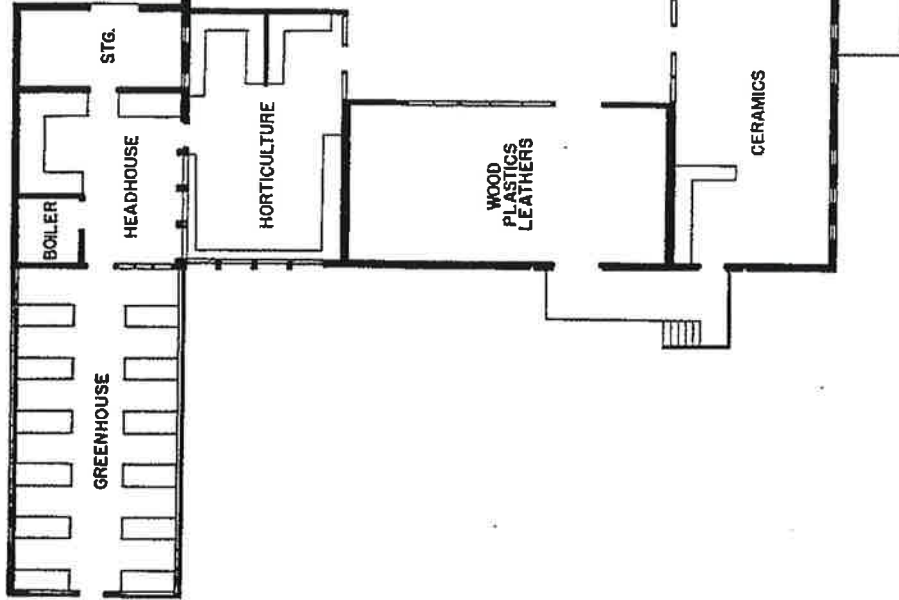


MATERIAL WAS REMOVED

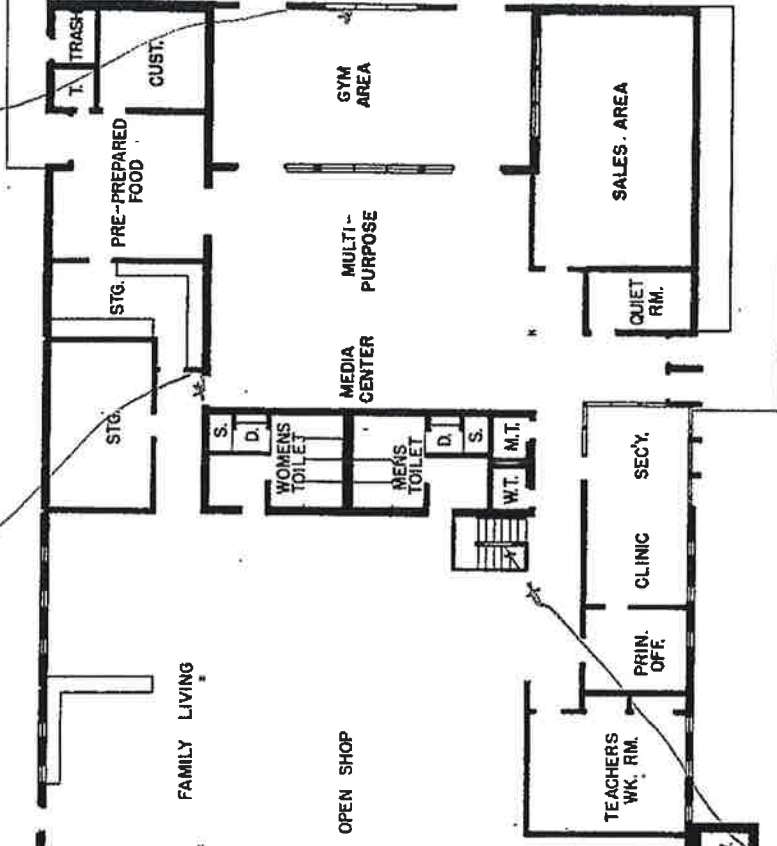
GROUND FLOOR PLAN

WBE-JDC-03-05-90-01-AVUM  
(NEGATIVE)

WBE-JDC-03-05-90-03-AVUM  
(NEGATIVE)



WBE-JDC-03-05-90-02-AVUM  
(POSITIVE)

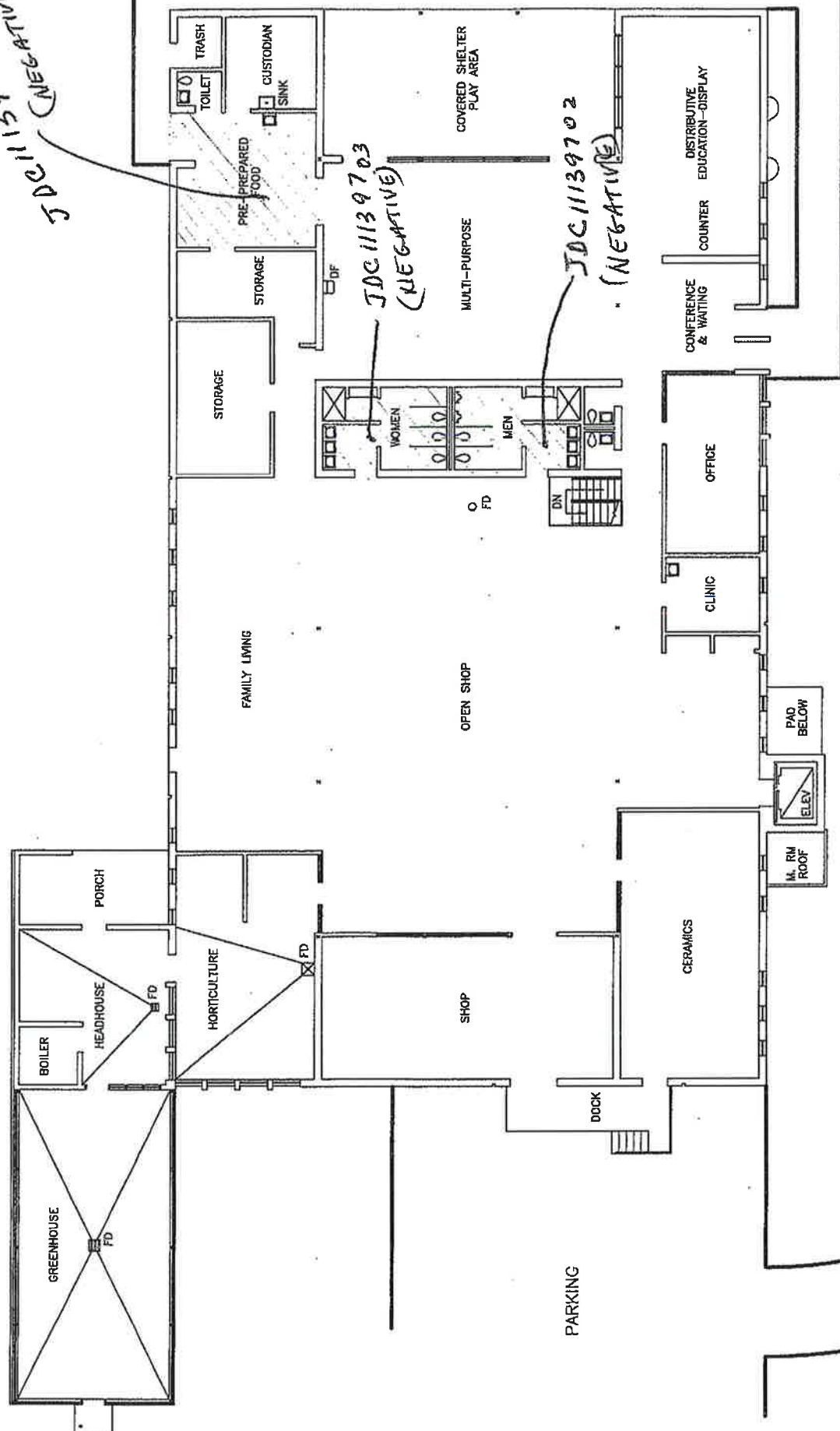


FIRST FLOOR PLAN  
SCALE 0 5 10 15 20 25

HOMOGENEOUS AREA #17  
ROOF BASE FLASHING

JOB DEVELOPMENT CENTER

JDC 11139701 (NEGATIVE)

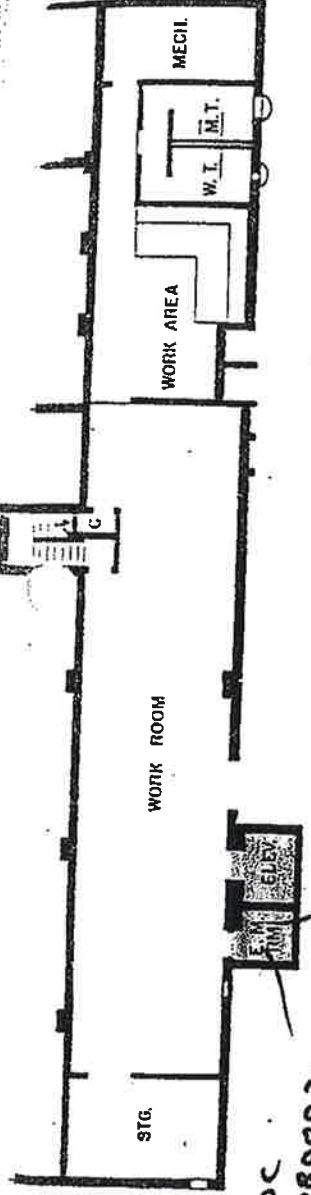


JOB DEVELOPMENT CENTER  
FIRST FLOOR PLAN



HOMOGENEDUS AREA 18



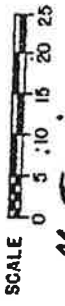


GROUND FLOOR PLAN

JDC  
02080002  
(negative)

JDC  
02080001  
(negative)

FIRST FLOOR PLAN



*Surfacing Material*

HOMOGENEOUS AREA 19

JOB DEVELOPMENT CENTER

# MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard, Suite 620 • Baltimore Maryland 21230-1719  
(410) 537-3442 • 1-800-633-6101 • http:// www. mde. state. md. us

## WASTE MANAGEMENT ADMINISTRATION Oil Control Program Tank Removal/Abandonment

Case #: 08-0035 WA  
 INITIAL /  FOLLOW-UP

Site Name: Washington County Job Development  
 Address: 22930 Federal Hookout Rd Smithsburg 21283

Date: 7/19/07  
 Facility ID#: 258

Tank	Product	Age (years)	Size (gallons)	Tank Construction	Perforations		Piping Construction	Disposal Site
					Tank (Y/N)	Piping (Y/N)		
1	#2 fuel oil	36	2500	STEEL	N	N	STEEL/Copper	Tri State Salvage

1. (a) 1 Number of UST's removed (b) 0 Number of UST's abandoned-in-place (c) 0 Number of UST's remaining on-site.
2. Has an environmental assessment been completed?  YES  NO
3. Has piping been properly abandoned?  YES  NO  UNKNOWN
4. Has vent risers been removed?  YES  NO
5. Has all liquid been removed from UST(s)?  YES  NO
6. Is explosion meter on site?  YES  NO
7. Have UST(s) been purged of explosive or combustible vapors? (must confirm less than 10% LEL with explosion meter)  YES  NO
8. Is groundwater contaminated?  YES  NO  NOT DETECTABLE AT THIS TIME
9. Is soil contaminated? (if yes, type of product: \_\_\_\_\_)  YES  NO  NOT DETECTABLE AT THIS TIME
10. Were contaminated soils removed? (If YES, complete Contaminated Soil Removal Form; If NO, describe in item 18)  YES  NO
11. Was soil field screened?  YES  NO  
 Tank: max. units \_\_\_\_\_ at \_\_\_\_\_ Piping: max. units \_\_\_\_\_ at \_\_\_\_\_
12. Are domestic well(s) on site?  YES  NO  
 Is sampling required? (If YES, list EPA method in item 14)  YES  NO

13. ACTIONS REQUIRED, IMMEDIATELY, OF THE OWNER BY THIS ADMINISTRATION:  
 STOP OPERATIONS  PUMP OUT LIQUIDS  CONTAIN AND CLEAN UP SPILL  
 OTHER: \_\_\_\_\_

14. ACTIONS REQUIRED, WITHIN \_\_\_\_\_ DAYS, OF THE OWNER BY THIS ADMINISTRATION:
- SUBMIT ALL TANK REMOVAL/ABANDONMENT DOCUMENTATION INCLUDING: \_\_\_\_\_
- PROPERLY ABANDON PIPING IN COMPLIANCE WITH COMAR 26.10.10.02 B.(2) (removed unless otherwise directed)
- REMOVE VENT PIPE RISER(S)
- \_\_\_\_\_ MONITORING WELL(S) REQUIRED IN PETROLEUM IMPACTED AREA(S) DESCRIBED IN ITEM 18
- COMPLETE AN ENVIRONMENTAL ASSESSMENT IN COMPLIANCE WITH COMAR \_\_\_\_\_ (submit two copies)
- SUBMIT SOIL ANALYTICAL RESULTS:  
 EPA METHOD:  8015B GRO/DRO  8021 (  BTEX  MTBE  TBA )  8270 (SVOC'S)  8260 (VOC'S)  
 OTHER: TPH
- SUBMIT GROUNDWATER ANALYTICAL RESULTS:  
 EPA METHOD  8015B GRO/DRO  8021 (  BTEX  MTBE  TBA )  8270 (SVOC'S)  8260 (VOC'S)  524.2 (VOC'S)  
 OTHER: \_\_\_\_\_
- SUBMIT SOIL DISPOSAL RECEIPT
- SUBMIT TANK DISPOSAL RECEIPT

14. (continued)

AMEND REGISTRATION:

Notification form provided to contact person

Owner/Representative informed case file may remain open until notification form is received by MDE

OTHER: \_\_\_\_\_

15. Has inspector completed: site sketch?  YES  NO site photographs?  YES  NO

16. Were tank(s) labeled? (If YES, describe: 258)  YES  NO

17. Is follow-up required by this Administration?  YES  NO

18. COMMENTS: \_\_\_\_\_

Finka S Cathey  
Inspector's Name (printed)

Finka S Cathey  
Inspector's Signature

Darwin Johns  
Contact Person's Name (printed)

Darwin Johns  
Contact Person's Signature

301-730-2002  
Contact Person's Telephone No.

Mike Cline  
Contractor's Name (Printed)

Mike Cline  
Contractor's Signature

301-293-2903  
Contractor's Telephone No.

Brian Cline  
Technician/Remover Name (printed)

MDIC-2006-1256 (T)  
Certification Number

4/1/08  
Expiration Date

**Facility Summary for Facility ID #258**

**Owner Name and Address:** Board of Education of Washington County  
 820 Commonwealth Avenue Hagerstown, MD 21740  
 Jim Wellard (301) 766-2881

**Owner Type:** Local Government

Facility ID	County	Location Name	Location Street Address	Location City	Zip
58	Washington	Washington County Job Development Center	22930 Federal Lookout Road	Smithsburg	21783

Tank ID	Date Installed	Product	Tank Mat'l of Construction		Piping Material	Primary - Tank Release Detection		CP	RD	FR
			Total Capacity	Secondary Option		Secondary Option	Primary - Piping Release Detection			
Closure Status	Closure Date	Compartment	Heating Oil	Asphalt Coated or Bare Steel	Piping Type	Sec - Interstitial Monitoring Tank/Piping	Minfd	EG	B/HO	
Permanently Out of Use	1/1/1971	Heating Oil	2,500	None	Bare or Galvanized Steel	R	No	No	Yes	
Tank removed from ground	7/19/2007	None		None	None	R	No	No	No	
Total Tanks: 1				Not Listed	No/No		No	No	No	

**Tank/Piping Release Detection Codes**

A	B	C	D	E	F
Manual Tank Gauging	Tank Tightness Testing	Inventory Control	ATG/Auto Line LD	ATG 0.2 GPH Test	Safe Suction
G	H	I	J	K	L
Gravity Feed	Elect ALLD Testing 0.2 GPH	Line Tightness Annual	Line Tightness Every 2 Yrs.	Vapor monitoring	Groundwater monitoring
M	N	O	P	Q	R
Inventory SIR	Interstitial Dbl-wall Monitor	Interstitial Sec. Con. Monitor	Other method	Deferred	Not listed
IA	Heating Oil/Emergency Generator				

**Tank/Piping Codes**

FR	EG	Manifold	FR	Financial Responsibility Met
Corrosion Protection Met	Overfill Protected	Manifold	FR	Financial Responsibility Met
RD	Spill	Emergency Power Generation	B/HO	Bulk Heating Oil
Release Detection Met	Spill Protected	Emergency Power Generation	B/HO	Bulk Heating Oil



# Facility Summary for Facility ID #258

**Owner Name and Address:** Board of Education of Washington County  
 820 Commonwealth Avenue Hagerstown, MD 21740  
 Jim Wollard (301) 730-0629

**Owner Type:** Local Government

Facility ID	County	Location Name	Location Street Address	Location City	Zip
258	Washington	Washington County Job Development Center	22930 Federal Lookout Road	Smithsburg	21783

Tank ID	Date Installed	Product	Tank Mat'l of Construction	Piping Material	Primary - Tank Release Detection	CP	RD	FR
Status	Age (yr)	Total Capacity	Secondary Option	Secondary Option	Primary - Piping Release Detection	Over	Spill	
Closure Status	Closure Date	Compartment		Piping Type	Sec - Interstitial Monitoring Tank/Piping	Mnfd	EG	B/HO
1	1/1/1971	Heating Oil	Asphalt Coated or Bare Steel	Bare or Galvanized Steel	R	No	No	Yes
Permanently Out of Use		2,500	None	None	R	No	No	
Tank removed from ground	7/19/2007			Not Listed	No/No	No	No	No

**Total Tanks: 1**

## Tank/Piping Release Detection Codes

<b>A</b>	Manual Tank Gauging	<b>B</b>	Tank Tightness Testing	<b>C</b>	Inventory Control	<b>D</b>	ATG/Auto Line LD	<b>E</b>	ATG 0.2 GPH Test	<b>F</b>	Safe Suction
<b>G</b>	Gravity Feed	<b>H</b>	Elect ALLD Testing 0.2 GPH	<b>I</b>	Line Tightness Annual	<b>J</b>	Line Tightness Every 2 Yrs.	<b>K</b>	Vapor monitoring	<b>L</b>	Groundwater monitoring
<b>M</b>	Inventory SIR	<b>N</b>	Interstitial Dbl-wall Monitor	<b>O</b>	Interstit. Sec. Con. Monitor	<b>P</b>	Other method	<b>C</b>	Deferred	<b>R</b>	Not listed
<b>N/A</b>	Heating Oil/Emergency Generator										

## Tank/Piping Codes

<b>CP</b>	Corrosion Protection Met	<b>Over</b>	Overfill Protected	<b>Mnfd</b>	Manifold	<b>FR</b>	Financial Responsibility Met
<b>RD</b>	Release Detection Met	<b>Spill</b>	Spill Protected	<b>EG</b>	Emergency Power Generation	<b>B/HO</b>	Bulk Heating Oil

# MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard, Suite 620 • Baltimore Maryland 21230-1719  
 (410) 537-3442 • 1-800-633-6101 • http://www.mde.state.md.us

## WASTE MANAGEMENT ADMINISTRATION Oil Control Program Tank Removal/Abandonment

Case #: 08-0035 WA  
 INITIAL  FOLLOW-UP

Site Name: Washington County Job Development  
 Address: 22930 Federal hskout Rd Smithsburg 21783

Date: 7/19/07  
 Facility ID#: 258

Tank#	Product	Age (years)	Size (gallons)	Tank Construction	Perforations		Piping Construction	Disposal Site
					Tank (Y/N)	Piping (Y/N)		
1	#2 fuel oil	36	2500	STEEL	N	N	STEEL/copper	Tr. State Salvage

1. (a) 1 Number of UST's removed (b) 0 Number of UST's abandoned-in-place (c) 0 Number of UST's remaining on-site.
2. Has an environmental assessment been completed?  YES  NO
3. Has piping been properly abandoned?  YES  NO  UNKNOWN
4. Has vent risers been removed?  YES  NO
5. Has all liquid been removed from UST(s)?  YES  NO
6. Is explosion meter on site?  YES  NO
7. Have UST(s) been purged of explosive or combustible vapors? (must confirm less than 10% LEL with explosion meter)  YES  NO
8. Is groundwater contaminated?  YES  NO  NOT DETECTABLE AT THIS TIME
9. Is soil contaminated? (if yes, type of product: \_\_\_\_\_)  YES  NO  NOT DETECTABLE AT THIS TIME
10. Were contaminated soils removed?  YES  NO  
 (If YES, complete Contaminated Soil Removal Form; If NO, describe in item 18)
11. Was soil field screened?  YES  NO  
 Tank: max. units \_\_\_\_\_ at \_\_\_\_\_ Piping: max. units \_\_\_\_\_ at \_\_\_\_\_
12. Are domestic well(s) on site?  YES  NO  
 Is sampling required? (If YES, list EPA method in item 14)  YES  NO

13. ACTIONS REQUIRED, IMMEDIATELY, OF THE OWNER BY THIS ADMINISTRATION:  
 STOP OPERATIONS  PUMP OUT LIQUIDS  CONTAIN AND CLEAN UP SPILL  
 OTHER: \_\_\_\_\_

14. ACTIONS REQUIRED, WITHIN \_\_\_\_\_ DAYS, OF THE OWNER BY THIS ADMINISTRATION:  
 SUBMIT ALL TANK REMOVAL/ABANDONMENT DOCUMENTATION INCLUDING: \_\_\_\_\_

- PROPERLY ABANDON PIPING IN COMPLIANCE WITH COMAR 26.10.10.02 B.(2) (removed unless otherwise directed)
- REMOVE VENT PIPE RISER(S)
- \_\_\_\_\_ MONITORING WELL(S) REQUIRED IN PETROLEUM IMPACTED AREA(S) DESCRIBED IN ITEM 18
- COMPLETE AN ENVIRONMENTAL ASSESSMENT IN COMPLIANCE WITH COMAR \_\_\_\_\_ (submit two copies)
- SUBMIT SOIL ANALYTICAL RESULTS:  
 EPA METHOD:  8015B GRO/DRO  8021 (  BTX  MTBE  TBA )  8270 (SVOC'S)  8260 (VOC'S)  
 OTHER: TPH
- SUBMIT GROUNDWATER ANALYTICAL RESULTS:  
 EPA METHOD  8015B GRO/DRO  8021 (  BTX  MTBE  TBA )  8270 (SVOC'S)  8260 (VOC'S)  524.2 (VOC'S)  
 OTHER: \_\_\_\_\_
- SUBMIT SOIL DISPOSAL RECEIPT
- SUBMIT TANK DISPOSAL RECEIPT

15. (continued)

AMEND REGISTRATION:

Notification form provided to contact person

Owner/Representative informed case file may remain open until notification form is received by MDE

OTHER: \_\_\_\_\_

15. Has inspector completed: site sketch?  YES  NO site photographs?  YES  NO

16. Were tank(s) labeled? (If YES, describe: 258)  YES  NO

17. Is follow-up required by this Administration?  YES  NO

18. COMMENTS: \_\_\_\_\_

Finka S Cathey  
Inspector's Name (printed)

Finka S Cathey  
Inspector's Signature

DARWIN Johns  
Contact Person's Name (printed)

Darwin Johns  
Contact Person's Signature

301-730-2002  
Contact Person's Telephone No.

Mike Cline  
Contractor's Name (Printed)

Mike Cline  
Contractor's Signature

301-293-2983  
Contractor's Telephone No.

BRIAN Cline  
Technician/Remover Name (printed)

MDIC-2006-1356 (T)  
Certification Number

4 1 1 08  
Expiration Date



# REPORT OF TANK REMOVAL

FLOYD E. CLINE & SONS, INC.

Service Station Equipment Sales & Service  
3434 Brethren Church Rd.  
Myersville, Md. 21773  
Office: 301-293-2983  
Fax: 301-293-2349

Site Name: Washington County Job Date: 7/19/2007  
Address: Development Center  
22930 Federal Lookout Rd.  
Smithsburg, Md. 21783

No. of Tanks Removed: 1

Tank #	Type of Product	Tank Size (Gallons)	Tank Construction	Perforations Tank (Y/N)	Perforations Piping (Y/N)	Disposal Site
1	Heating Oil	2500	Steel	N	N	Tri-State

Comments: On July 19th, 2007 we removed one 2500 gallon steel tank from the ground on this property. The tank was located on right front corner of building next to wall and blacktop driveway. The tank was once used for heating oil but not used for several years. The tank had been pumped out when taken out of use. The tank was removed and found to be in good condition. No holes were found anywhere on tank. The soils around and under tank had no odors and showed no visible signs of any leakage. A MDE representative was on site and required two soil samples be taken from under tank. These samples were taken to lab for analysis and results came back fine. A copy was given to MDE. The vent piping was removed and disposed of and copper product and return lines were drained and crimped shut. The tank was hauled away and disposed of by MDE approved recycler. The hole was then backfilled to original grade with excavated soils and clean top soil. Any further actions would be handled by MDE.

State of Maryland Department of the Environment Underground  
Storage System Installer & Remover Certification # MDIC 2006-1756

Contractor's Signature: Brian Cline

# MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard, Suite 620 • Baltimore Maryland 21230-1719  
 (410) 537-3442 • 1-800-633-6101 • http:// www. mde. state. md. us

## WASTE MANAGEMENT ADMINISTRATION Oil Control Program Tank Removal/Abandonment

Case #: <u>                    </u> <span style="margin-left: 100px;">(INITIAL) FOLLOW-UP</span>
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Site Name: Washington State Development  
 Address: 2130 Federal Highway Baltimore 21230

Date: 7/14/03  
 Facility ID#: 258

Tank#	Product	Age (years)	Size (gallons)	Tank Construction	Perforations		Piping Construction	Disposal Site
					Tank (Y/N)	Piping (Y/N)		
1	Gasoline	56	2000	Steel	N	N	removed	2130 Federal Highway Baltimore

1. (a)  Number of UST's removed (b)  Number of UST's abandoned-in-place (c)  Number of UST's remaining on-site.
2. Has an environmental assessment been completed?  YES  NO
3. Has piping been properly abandoned?  YES  NO  UNKNOWN
4. Has vent risers been removed?  YES  NO
5. Has all liquid been removed from UST(s)?  YES  NO
6. Is explosion meter on site?  YES  NO
7. Have UST(s) been purged of explosive or combustible vapors?  YES  NO  
(must confirm less than 10% LEL with explosion meter)
8. Is groundwater contaminated?  YES  NO  NOT DETECTABLE AT THIS TIME
9. Is soil contaminated? (if yes, type of product: \_\_\_\_\_)  YES  NO  NOT DETECTABLE AT THIS TIME
10. Were contaminated soils removed?  YES  NO  
(If YES, complete Contaminated Soil Removal Form; If NO, describe in item 18)
11. Was soil field screened?  YES  NO  
 Tank: max. units \_\_\_\_\_ at \_\_\_\_\_ Piping: max. units \_\_\_\_\_ at \_\_\_\_\_
12. Are domestic well(s) on site?  YES  NO  
 Is sampling required? (If YES, list EPA method in item 14)  YES  NO

13. ACTIONS REQUIRED, IMMEDIATELY, OF THE OWNER BY THIS ADMINISTRATION:  
 STOP OPERATIONS  PUMP OUT LIQUIDS  CONTAIN AND CLEAN UP SPILL  
 OTHER: \_\_\_\_\_

14. ACTIONS REQUIRED, WITHIN \_\_\_\_\_ DAYS, OF THE OWNER BY THIS ADMINISTRATION:  
 SUBMIT ALL TANK REMOVAL/ABANDONMENT DOCUMENTATION INCLUDING: \_\_\_\_\_

PROPERLY ABANDON PIPING IN COMPLIANCE WITH COMAR 26.10.10.02 B.(2) (removed unless otherwise directed)

REMOVE VENT PIPE RISER(S)

\_\_\_\_\_ MONITORING WELL(S) REQUIRED IN PETROLEUM IMPACTED AREA(S) DESCRIBED IN ITEM 18

COMPLETE AN ENVIRONMENTAL ASSESSMENT IN COMPLIANCE WITH COMAR \_\_\_\_\_ (submit two copies)

SUBMIT SOIL ANALYTICAL RESULTS:  
 EPA METHOD:  8015B GRO/DRO  8021 ( BTEX  MTBE  TBA)  8270 (SVOC'S)  8260 (VOC'S)  
 OTHER: 1,1,1-trichloroethane

SUBMIT GROUNDWATER ANALYTICAL RESULTS:  
 EPA METHOD  8015B GRO/DRO  8021 ( BTEX  MTBE  TBA)  8270 (SVOC'S)  8260 (VOC'S)  524.2 (VOC'S)  
 OTHER \_\_\_\_\_

SUBMIT SOIL DISPOSAL RECEIPT

SUBMIT TANK DISPOSAL RECEIPT



**Tri-State Salvage & Trucking**  
 3710 Horst Lane  
 CHAMBERSBURG, PA 17201-9131  
 717-261-0504

EPA# PAR000010991

**TRANSFER OF RESPONSIBILITY  
 CERTIFICATE OF STORAGE TANK DISPOSAL**

DATE 7-19-07

The undersigned Salvage Facility accepts full responsibility for the disposal of the tank(s) listed below in accordance with current Federal, State, and Local regulations.

Having been removed from service, these tanks **ARE NOT:**

1. Vapor free.
2. Suitable for storage of Food Liquids intended for Human or Animal consumption.
3. Suitable for Underground storage of FLAMMABLE / COMBUSTIBLE / HAZARDOUS Liquids or Materials.

1	2500	Gallon tank	Former Contents	<u>Heating Oil</u>
		Gallon tank	Former Contents	
		Gallon tank	Former Contents	
		Gallon tank	Former Contents	
		Gallon tank	Former Contents	
		Gallon tank	Former Contents	
		Gallon tank	Former Contents	
		Gallon tank	Former Contents	
		Gallon tank	Former Contents	

**Owner Location**

Contractor Name: Floyd E Cline & Sons

Name: Washington County Job Development

Address: 22930 Federal Lookout Rd  
 Smithsburg md.

Signature: X [Signature]

Date: 7-19-07

**Salvage Facility Location**

Name: **Tri-State Salvage & Trucking**

Address: **11748 Punchbowl Road,  
 Mercersburg, PA 17236**

Signature: [Signature]

Date: 7-19-07



# Fredericktowne Labs Inc.

ENVIRONMENTAL TESTING

3020 Ventrie Ct., P.O. Box 245, Myersville, MD 21773 (301)293-3340 or 694-7133 FAX 293-2366

## INVOICE

**To:**

Floyd E. Cline & Sons, Inc.  
Attn: Floyd E. Cline  
3434 Brethren Church Road  
Myersville, MD. 21773

**Project:**

Washington County Job Development Center  
Smithsburg, MD. 21783

**Re: Acct. No.** 368-62-1

**Invoice Date:** Wednesday, August 01, 2007

**Job Received:** 7/20/07 - 7/20/07

<u>Quantity</u>	<u>Description</u>	<u>Unit price</u>	<u>Price</u>
2	*Solids - (%)	\$18.00	\$36.00
2	*Tot. Petro. Hydro. DRO	\$85.00	\$170.00
2	*Tot. Petro. Hydro. GRO	\$75.00	\$150.00
2	*VOC's - 8260 plus oxygenates	\$260.00	\$520.00
<b>Total Due</b>			<b>\$876.00</b>



# Fredericktowne Labs Inc.

ENVIRONMENTAL TESTING

3020 Ventrie Court • P.O. BOX 245 • Myersville, MD 21773 • 800-332-3340 • FAX 301-293-2366  
 www.fredericktownelabs.com • info@fredericktownelabs.com

## Analysis Results

Account No.: 368 - 62-1

Washington County Job Development Center  
 22930 Federal Lookout Road  
 Smithsburg, MD 21783

Date Received: Friday, July 20, 2007  
 Collected By: Brian Cline  
 Floyd E. Cline & Sons, Inc.  
 Date Reported: Wednesday, August 01, 2007

Matrix: Non-Aqueous

Lab#	Parameter	Result	Limit of Detection	Method	Analysis Date/Time	Analyst
<b>Source:</b> Under fill    Type: Grab    Collection Date: 7/19/07 - 13:00						
368-62-1-1	*Solids - (%)	See Report		160.3		SET
368-62-1-1	*Tot. Petro. Hydro. DRO	See Report		8015M		SET
368-62-1-1	*Tot. Petro. Hydro. GRO	See Report		8015M		SET
368-62-1-1	*VOC's - 8260 plus oxygenates	See Report		8260		SET
<b>Source:</b> Under Vent    Type: Grab    Collection Date: 7/19/07 - 13:15						
368-62-1-2	*Solids - (%)	See Report		160.3		SET
368-62-1-2	*Tot. Petro. Hydro. DRO	See Report		8015M		SET
368-62-1-2	*Tot. Petro. Hydro. GRO	See Report		8015M		SET
368-62-1-2	*VOC's - 8260 plus oxygenates	See Report		8260		SET

**Notes:**

1. mg/kg stands for milligrams per kilogram and is nearly synonymous with parts per million
2. ug/kg stands for micrograms per kilogram and is nearly synonymous with parts per billion
3. < stands for "less than" and indicates that the component in question was not detected (i.e. was less than the detection limit)
4. All analyses performed using EPA accepted methods per: (1) Methods for the Chemical Analysis of Water & Wastewater EPA-600/4-79-020, (2) Standard Methods for the Examination of Water & Wastewater - AWWA 18<sup>th</sup> ed., (3) Test Methods for Evaluating Solid Waste - EPA SW-846.
4. "\*" denotes an analysis that was subcontracted to a State of Maryland approved lab.

Verified by: \_\_\_\_\_  
 M. L. Miller, Ph.D.  
 Laboratory Director

Fredericktowne Labs is a State Certified Water Quality Laboratory  
 MD Cert. No.: 116    VA Cert. No.: 141    WV Cert. No.: 9924-M



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ENVIRONMENTAL TECHNOLOGIES, INC.  
*Analytical Laboratories*

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### Sample Summary

Client: Fredericktowne Labs, Inc  
Order Number: 0708356

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Laboratory ID	Client ID	Matrix	Sampling Date
0708356-01	368-62-1-1	Solid	7/19/2007
0708356-02	368-62-1-2	Solid	7/19/2007

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*Analytical Laboratories*

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## Report Narrative

Client: Fredericktowne Labs, Inc  
Order Number: 0708356

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Solid sample results are reported on a dry weight basis except as noted.  
No problems were encountered during analysis of this order number, except as noted.

### Data Qualifiers:

- B = Analyte found in the method blank
- J = Estimated concentration of an analyte between the MDL (LOD) and the Reporting Limit (LOQ)
- C = Analyte has been confirmed by another instrument or method
- E = Analyte exceeds the upper limit of the calibration curve.
- D = Sample or extract was analyzed at a higher dilution
- X = User defined data qualifier.
- S = Surrogate out of control limits
- a = Not Accredited by AALA or NELAC

Limit Of Quantitation (LOQ) = Laboratory Reporting Limit  
Limit Of Detection (LOD) = Laboratory Detection Limit

Estimated uncertainty values are available upon request.

The test results meet the requirements of the NELAC and A2LA standards, except where noted.  
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*"Analytical Integrity"* • A2LA Accreditation #0724.01 • NELAP Certified  
595 East Tallmadge Avenue • Akron, Ohio 44310 • Phone: 330-253-8211 • Fax: 330-253-4489  
Web Site: [www.settek.com](http://www.settek.com)





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Analytical Laboratories

July 31, 2007

Client: Fredericktowne Labs, Inc  
Address: PO 245  
Myersville, MD 21773

Date Collected: 7/19/2007  
Date Received: 7/24/2007  
Project #: WashingtonCty Job Dev. Ctr  
Client ID #: 368-62-1-1  
Laboratory ID #: 0708356-01  
Analysis: VOC (8260A)  
Method: 8260A  
Matrix: Solid  
Date of Analysis: 7/26/2007  
Analyst: MO

VOC (8260A)

<u>Parameter</u>	<u>Reporting Limit</u>	<u>Results (mg/Kg)</u>
1,1,1,2-Tetrachloroethane	0.0053	BRL
1,1,1-Trichloroethane	0.0053	BRL
1,1,2,2-Tetrachloroethane	0.0053	BRL
1,1,2-Trichloroethane	0.0053	BRL
1,1-Dichloroethane	0.0053	BRL
1,1-Dichloroethene	0.0053	BRL
1,1-Dichloropropene	0.0053	BRL
1,2,3-Trichlorobenzene	0.0053	BRL
1,2,3-Trichloropropane	0.0053	BRL
1,2,4-Trichlorobenzene	0.0053	BRL
1,2,4-Trimethylbenzene	0.011	BRL
1,2-Dibromo-3-chloropropane	0.0053	BRL
1,2-Dibromoethane	0.0053	BRL
1,2-Dichlorobenzene	0.0053	BRL
1,2-Dichloroethane	0.0053	BRL
1,2-Dichloropropane	0.0053	BRL
1,3,5-Trimethylbenzene	0.0053	BRL
1,3-Dichlorobenzene	0.0053	BRL
1,3-Dichloropropane	0.0053	BRL
1,4-Dichlorobenzene	0.0053	BRL
2,2-Dichloropropane	0.011	BRL
2-Chlorotoluene		



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July 31, 2007

Client: Fredericktowne Labs, Inc  
Address: PO 245  
Myersville, MD 21773

Date Collected: 7/19/2007  
Date Received: 7/24/2007  
Project #: WashingtonCty Job Dev. Ctr  
Client ID #: 368-62-1-1  
Laboratory ID #: 0708356-01  
Analysis: VOC (8260A)  
Method: 8260A  
Matrix: Solid  
Date of Analysis: 7/26/2007  
Analyst: MO

VOC (8260A)

<u>Parameter</u>	<u>Reporting Limit</u>	<u>Results (mg/Kg)</u>
4-Chlorotoluene	0.0053	BRL
Benzene	0.0053	BRL
Bromobenzene	0.0053	BRL
Bromochloromethane	0.0053	BRL
Bromodichloromethane	0.0053	BRL
Bromoform	0.0053	BRL
Bromomethane	0.0053	BRL
Carbon Tetrachloride	0.0053	BRL
Chlorobenzene	0.011	BRL
Chloroethane	0.0053	BRL
Chloroform	0.011	BRL
Chloromethane	0.0053	BRL
cis-1,2-Dichloroethene	0.0053	BRL
Dibromochloromethane	0.0053	BRL
Dibromomethane	0.011	BRL
Dichlorodifluoromethane	0.0053	BRL
Ethylbenzene	0.0053	BRL
Hexachlorobutadiene	0.0053	BRL
Isopropylbenzene	0.0053	BRL
m,p-Xylene	0.0053	BRL
Methylene Chloride	0.0053	BRL
n-Butylbenzene		



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July 31, 2007

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Date Collected: 7/19/2007  
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 Client ID #: 368-62-1-1  
 Laboratory ID #: 0708356-01  
 Analysis: VOC (8260A)  
 Method: 8260A  
 Matrix: Solid  
 Date of Analysis: 7/26/2007  
 Analyst: MO

VOC (8260A)

<u>Parameter</u>	<u>Reporting Limit</u>	<u>Results (mg/Kg)</u>
n-Propylbenzene	0.0053	BRL
Naphthalene	0.0053	BRL
o-Xylene	0.0053	BRL
p-Isopropyltoluene	0.0053	BRL
sec-Butylbenzene	0.0053	BRL
Styrene	0.0053	BRL
tert-Butylbenzene	0.0053	BRL
Tetrachloroethene	0.0053	BRL
Toluene	0.0053	BRL
trans-1,2-Dichloroethene	0.0053	BRL
Trichloroethene	0.011	BRL
Trichlorofluoromethane	0.011	BRL
Vinyl Chloride		103.0
%Dibromofluorometh Rec.		101.0
%Toluene-d8 Rec.		93.0
%4-Bromofluoroben Rec.		



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July 31, 2007

Client: Fredericktowne Labs, Inc  
Address: PO 245  
Myersville, MD 21773

---

Date Collected: See Below  
Date Received: 7/24/2007  
Project #: WashingtonCty Job Dev. Ctr  
Client ID #: See Below  
Laboratory ID #: See Below  
Matrix: Solid  
Method: 8015 M  
Units: mg/kg  
Analyst: MS  
Reporting Limit: See Below  
Date of Analysis: See Below

Lab Sample ID: 0708356-01  
Client Sample ID: 368-62-1-1  
Reporting Limit (mg/kg) 10.5  
Date Collected: 7/19/2007  
Date Analyzed: 7/27/2007

TPH-GRO

% Surrogate Recovery

BRL

100.0



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July 31, 2007

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Date Collected: 7/19/2007  
Date Received: 7/24/2007  
Project #: WashingtonCty Job Dev. Ctr  
Client ID #: 368-62-1-1  
Laboratory ID #: 0708356-01  
Matrix: Solid  
Analyst: MO

<u>Parameter</u>	<u>Date of Analysis</u>	<u>Results</u>	<u>Units</u>	<u>Reporting Limit</u>	<u>Method</u>
MTBE	7/26/2007	BRL	mg/Kg	0.00525	8260
Naphthalene	7/26/2007	BRL	mg/Kg	0.00525	8260
TAME	7/26/2007	BRL	mg/Kg	0.00525	8260
TBA	7/28/2007	BRL	mg/Kg	0.0105	8260
TPH-DRO	7/30/2007	BRL	mg/kg	52.5	8015 M



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July 31, 2007

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Date Collected: 7/19/2007  
Date Received: 7/24/2007  
Project #: WashingtonCty Job Dev. Ctr  
Client ID #: 368-62-1-1  
Laboratory ID #: 0708356-01  
Matrix: Solid  
Analyst: JA

---

<u>Parameter</u>	<u>Method</u>	<u>Results</u>	<u>Date of Analysis</u>
% Solids	160.3	95.0%	7/30/2007



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July 31, 2007

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Myersville, MD 21773

Date Collected: 7/19/2007  
Date Received: 7/24/2007  
Project #: WashingtonCty Job Dev. Ctr  
Client ID #: 368-62-1-2  
Laboratory ID #: 0708356-02  
Analysis: VOC (8260A)  
Method: 8260A  
Matrix: Solid  
Date of Analysis: 7/26/2007  
Analyst: MO

VOC (8260A)

<u>Parameter</u>	<u>Reporting Limit</u>	<u>Results (mg/Kg)</u>
1,1,1,2-Tetrachloroethane	0.0052	BRL
1,1,1-Trichloroethane	0.0052	BRL
1,1,2,2-Tetrachloroethane	0.0052	BRL
1,1,2-Trichloroethane	0.0052	BRL
1,1-Dichloroethane	0.0052	BRL
1,1-Dichloroethane	0.0052	BRL
1,1-Dichloropropene	0.0052	BRL
1,2,3-Trichlorobenzene	0.0052	BRL
1,2,3-Trichloropropane	0.0052	BRL
1,2,4-Trichlorobenzene	0.0052	BRL
1,2,4-Trimethylbenzene	0.010	BRL
1,2-Dibromo-3-chloropropane	0.0052	BRL
1,2-Dibromoethane	0.0052	BRL
1,2-Dichlorobenzene	0.0052	BRL
1,2-Dichloroethane	0.0052	BRL
1,2-Dichloropropane	0.0052	BRL
1,3,5-Trimethylbenzene	0.0052	BRL
1,3-Dichlorobenzene	0.0052	BRL
1,3-Dichloropropane	0.0052	BRL
1,4-Dichlorobenzene	0.0052	BRL
2,2-Dichloropropane	0.010	BRL
2-Chlorotoluene		



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Date Collected: 7/19/2007  
 Date Received: 7/24/2007  
 Project #: WashingtonCty Job Dev. Ctr  
 Client ID #: 368-62-1-2  
 Laboratory ID #: 0708356-02  
 Analysis: VOC (8260A)  
 Method: 8260A  
 Matrix: Solid  
 Date of Analysis: 7/26/2007  
 Analyst: MO

**VOC (8260A)**

<u>Parameter</u>	<u>Reporting Limit</u>	<u>Results (mg/Kg)</u>
4-Chlorotoluene	0.0052	BRL
Benzene	0.0052	BRL
Bromobenzene	0.0052	BRL
Bromochloromethane	0.0052	BRL
Bromodichloromethane	0.0052	BRL
Bromoform	0.0052	BRL
Bromomethane	0.0052	BRL
Carbon Tetrachloride	0.0052	BRL
Chlorobenzene	0.0052	BRL
Chloroethane	0.010	BRL
Chloroform	0.0052	BRL
Chloromethane	0.010	BRL
cis-1,2-Dichloroethene	0.0052	BRL
Dibromochloromethane	0.0052	BRL
Dibromomethane	0.0052	BRL
Dichlorodifluoromethane	0.010	BRL
Ethylbenzene	0.0052	BRL
Hexachlorobutadiene	0.0052	BRL
Isopropylbenzene	0.0052	BRL
m,p-Xylene	0.0052	BRL
Methylene Chloride	0.0052	BRL
n-Butylbenzene	0.0052	BRL





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 Project #: WashingtonCty Job Dev. Ctr  
 Client ID #: 368-62-1-2  
 Laboratory ID #: 0708356-02  
 Analysis: VOC (8260A)  
 Method: 8260A  
 Matrix: Solid  
 Date of Analysis: 7/26/2007  
 Analyst: MO

**VOC (8260A)**

<u>Parameter</u>	<u>Reporting Limit</u>	<u>Results (mg/Kg)</u>
n-Propylbenzene	0.0052	BRL
Naphthalene	0.0052	BRL
o-Xylene	0.0052	BRL
p-Isopropyltoluene	0.0052	BRL
sec-Butylbenzene	0.0052	BRL
Styrene	0.0052	BRL
tert-Butylbenzene	0.0052	BRL
Tetrachloroethene	0.0052	BRL
Toluene	0.0052	BRL
trans-1,2-Dichloroethene	0.0052	BRL
Trichloroethene	0.0052	BRL
Trichlorofluoromethane	0.010	BRL
Vinyl Chloride	0.010	BRL
%Dibromofluorometh Rec.		100.0
%Toluene-d8 Rec.		100.0
%4-Bromofluoroben Rec.		95.0



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 Analytical Laboratories

July 31, 2007

Client: Fredericktowne Labs, Inc  
 Address: PO 245  
 Myersville, MD 21773

Date Collected: See Below  
 Date Received: 7/24/2007  
 Project #: Washington Cty Job Dev. Ctr  
 Client ID #: See Below  
 Laboratory ID #: See Below  
 Matrix: Solid  
 Method: 8015 M  
 Units: mg/kg  
 Analyst: MS  
 Reporting Limit: See Below  
 Date of Analysis: See Below

Lab Sample ID: 0708356-02  
 Client Sample ID: 368-62-1-2  
 Reporting Limit (mg/kg) 10.3  
 Date Collected: 7/19/2007  
 Date Analyzed: 7/27/2007

TPH-GRO

BRL

% Surrogate Recovery

95.0



**SUMMIT**  
ENVIRONMENTAL TECHNOLOGIES, INC.  
*Analytical Laboratories*

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July 31, 2007

Client: Fredericktowne Labs, Inc  
Address: PO 245  
Myersville, MD 21773

Date Collected: 7/19/2007  
Date Received: 7/24/2007  
Project #: WashingtonCry Job Dev. Ctr  
Client ID #: 368-62-1-2  
Laboratory ID #: 0708356-02  
Matrix: Solid  
Analyst: MO

<u>Parameter</u>	<u>Date of Analysis</u>	<u>Results</u>	<u>Units</u>	<u>Reporting Limit</u>	<u>Method</u>
MTBE	7/26/2007	BRL	mg/Kg	0.00515	8260
Naphthalene	7/26/2007	BRL	mg/Kg	0.00515	8260
TAME	7/26/2007	BRL	mg/Kg	0.00515	8260
TBA	7/26/2007	BRL	mg/Kg	0.0103	8260
TPH-DRO	7/30/2007	BRL	mg/kg	51.5	8015 M



**SUMMIT**  
ENVIRONMENTAL TECHNOLOGIES, INC.  
*Analytical Laboratories*

15

July 31, 2007

Client: Fredericktowne Labs, Inc  
Address: PO 245  
Myersville, MD 21773

Date Collected: 7/19/2007  
Date Received: 7/24/2007  
Project #: WashingtonCty Job Dev. Ctr  
Client ID #: 368-62-1-2  
Laboratory ID #: 0708356-02  
Matrix: Solid  
Analyst: JA

<u>Parameter</u>	<u>Method</u>	<u>Results</u>	<u>Date of Analysis</u>
% Solids	160.3	97.0%	7/30/2007

# Chain of Custody Form

Fredericktowne Labs, Inc

P.O. Box 246 3020 Ventrice Ct

Myersville, MD 21773-

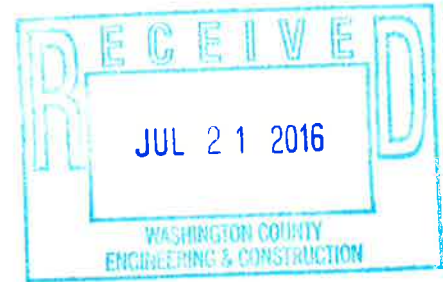
(301) 293-3340 / FAX (301) 293-2366

Acct. No.: 368 - 62-1

<b>Project:</b> Washington County Job Development Cent 22930 Federal Lookout Road Smithsburg, MD			<b>Collected by:</b> Brian Cline  <b>Affiliation:</b> Mloyd Cline & Sons Inc			
Sample Description Sample Number	Date of Collection	Time of Collection	Analysis to be Performed	Field Observations	Preservation	Verif. By:
<b>Source:</b> 1 - Under fill <b>Matrix:</b> Non-Aqueous <b>Grab/Comp:</b> Grab						
388 - 62-1 - 1	7/19/07	1:00PM	*Solids - (%)			Per Subcontractor
			*Tot. Petro. Hydro. DRO			
			*Tot. Petro. Hydro. GRO			
			*VOC's - 8260 plus oxygenates			
<b>Source:</b> 2 - Under Vent <b>Matrix:</b> <del>Drinking Water</del> NON Aqueous <b>Grab/Comp:</b> Grab						
388 - 62-1 - 2	7/19/07	1:15PM	*Solids - (%)			Per Subcontractor
			*Tot. Petro. Hydro. DRO			
			*Tot. Petro. Hydro. GRO			
			*VOC's - 8260 plus oxygenates			
<b>Relinquished by:</b> Brian Cline			<b>Received by:</b> Ashley Ryan 7/20/07 16:55			
<b>Relinquished by:</b>			<b>Received by:</b>			
<b>Relinquished by:</b>			<b>Received by:</b> [Signature] 7/24/07 16:10			
<b>Method of Shipment:</b>			<b>iced:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>		<b>Comments:</b>	

Dry Weight  
0708356-01-02





ELECTION DISTRICT NO. 7

THIS DEED is made this 30<sup>TH</sup> day of June, 2016, by the **BOARD OF EDUCATION OF WASHINGTON COUNTY, MARYLAND**, a body corporate of the State of Maryland (hereinafter sometimes referred to as "Grantor") and the **BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, MARYLAND**, a body corporate and politic of the State of Maryland, (hereinafter sometimes referred to as "Grantee").

**WITNESSETH:** That for NO MONETARY CONSIDERATION, but for other good and valuable consideration, the said Grantor does hereby grant and convey unto Grantee, its successors and assigns, in fee simple, all the following described parcel of ground, together with any improvements thereon and all rights, ways, privileges, waters and appurtenances thereunto belonging or in anywise appertaining situate in Election District No. 7 on the North side of Wolfsville Road approximately 2,000 feet east of its intersection with Maryland Route 64 in Election District No. 7 of Washington County, Maryland, and being more particularly described in accordance with the Maryland Grid System as determined by a survey by J. B. Ferguson & Co., Inc., as follows:

Beginning at an iron pin set in the north marginal line of Georgetown Road said pin also having Maryland Grid Coordinates of N 659,600.018 E639, 535.113 said pin also being located at the end of the 18<sup>th</sup> line of a conveyance from Isabelle G. Triesler to the Hagerstown Council for Retarded Children recorded in Liber No. 343, folio 46, among the Land Records of Washington County, Maryland, thence with the next 6 lines of the above mentioned conveyance corrected to Maryland Grid, thence North 86 degrees 47 minutes 18 seconds E 165.88 feet to an iron pin, thence N 85 degrees 55 minutes 35 seconds E 180.24 feet to an iron pin, thence S 88 degrees 47 minutes 50 seconds E 213.46 feet to an iron pin, thence N 89 degrees 55 minutes 10 seconds E 259.50 feet to an iron pin, thence N 10 degrees 24 minutes 30 seconds E 221.18 feet to an iron pin, thence N 12 degrees 13 minutes 16 seconds W 296.44 feet to an iron pin, thence with a portion of the 3<sup>rd</sup> line of the above mentioned deed N 39 degrees 52 minutes 49 seconds W 50.00 feet to an iron pin, thence with new lines of division Due West 656.02 feet to an iron pin, thence S 13 degrees 30 minutes 00 seconds W 385.01 feet to an iron pin, thence S 5 degrees 15 minutes 00 seconds W 190.00 feet to the point of beginning, containing 9.85 acres of land, more or less.

The above parcel of land being all of the same property which was conveyed to the Grantor herein by Hagerstown Council for Retarded Children, Inc. dated August 11, 1970 and recorded in Liber 509, folio 486 among the Land Records of Washington County, Maryland.

**SAVING AND EXCEPTING THEREFROM** those parcels of land conveyed to the Board of County Commissioners of Washington County, Maryland, dated and recorded among the aforesaid Land Records as follows: [i] Deed dated August 7, 1981 and recorded in Liber 731, folio 848 (0.16 acres); and [ii] Deed dated March 4, 2008 and recorded in Liber 3464, folio 424 (0.75 acres).

ELECTION DISTRICT NO. 7

THIS DEED is made this 30<sup>TH</sup> day of June, 2016, by the **BOARD OF EDUCATION OF WASHINGTON COUNTY, MARYLAND**, a body corporate of the State of Maryland (hereinafter sometimes referred to as "Grantor") and the **BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, MARYLAND**, a body corporate and politic of the State of Maryland, (hereinafter sometimes referred to as "Grantee").

WITNESSETH: That for NO MONETARY CONSIDERATION, but for other good and valuable consideration, the said Grantor does hereby grant and convey unto Grantee, its successors and assigns, in fee simple, all the following described parcel of ground, together with any improvements thereon and all rights, ways, privileges, waters and appurtenances thereunto belonging or in anywise appertaining situate in Election District No. 7 on the North side of Wolfsville Road approximately 2,000 feet east of its intersection with Maryland Route 64 in Election District No. 7 of Washington County, Maryland, and being more particularly described in accordance with the Maryland Grid System as determined by a survey by J. B. Ferguson & Co., Inc., as follows:

Beginning at an iron pin set in the north marginal line of Georgetown Road said pin also having Maryland Grid Coordinates of N 659,600.018 E639, 535.113 said pin also being located at the end of the 18<sup>th</sup> line of a conveyance from Isabelle G. Triesler to the Hagerstown Council for Retarded Children recorded in Liber No. 343, folio 46, among the Land Records of Washington County, Maryland, thence with the next 6 lines of the above mentioned conveyance corrected to Maryland Grid, thence North 86 degrees 47 minutes 18 seconds E 165.88 feet to an iron pin, thence N 85 degrees 55 minutes 35 seconds E 180.24 feet to an iron pin, thence S 88 degrees 47 minutes 50 seconds E 213.46 feet to an iron pin, thence N 89 degrees 55 minutes 10 seconds E 259.50 feet to an iron pin, thence N 10 degrees 24 minutes 30 seconds E 221.18 feet to an iron pin, thence N 12 degrees 13 minutes 16 seconds W 296.44 feet to an iron pin, thence with a portion of the 3<sup>rd</sup> line of the above mentioned deed N 39 degrees 52 minutes 49 seconds W 50.00 feet to an iron pin, thence with new lines of division Due West 656.02 feet to an iron pin, thence S 13 degrees 30 minutes 00 seconds W 385.01 feet to an iron pin, thence S 5 degrees 15 minutes 00 seconds W 190.00 feet to the point of beginning, containing 9.85 acres of land, more or less.

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**SAVING AND EXCEPTING THEREFROM** those parcels of land conveyed to the Board of County Commissioners of Washington County, Maryland, dated and recorded among the aforesaid Land Records as follows: [i] Deed dated August 7, 1981 and recorded in Liber 731, folio 848 (0.16 acres); and [ii] Deed dated March 4, 2008 and recorded in Liber 3464, folio 424 (0.75 acres).

**TOGETHER WITH** the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or appertaining.

**SUBJECT** to all easements, rights of way, covenants, conditions and restrictions of record applicable thereto.

**TO HAVE AND TO HOLD** unto the Grantee, its successors and assigns, in fee simple, forever.

And Grantor does hereby covenant that it will warrant specially the property hereby conveyed and that it will execute such other and further assurances as may be requisite.

IN WITNESS WHEREOF, the Grantor by its duly authorized representatives, hereunto set their hands and seals.

ATTEST:

BOARD OF EDUCATION OF  
WASHINGTON COUNTY, MARYLAND

Jamie Lee Brown

By: [Signature] (SEAL)  
Donna Brightman, President

STATE OF MARYLAND, WASHINGTON COUNTY, to-wit:

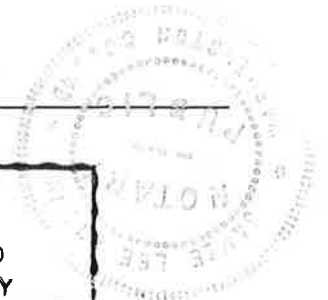
I HEREBY CERTIFY, that on this 30<sup>TH</sup> day of June, 2016, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Donna Brightman, President of the Board of Education of Washington County, Maryland, known to me to be the person whose name is subscribed to the within Instrument, and who acknowledged that he executed the same for the purposes therein contained, and that he made oath to the effect that he was the duly authorized signatory for the Board of Education of Washington County, Maryland, and has the authority to execute this document and at the same time acknowledged that the consideration herein contained is correct.

WITNESS my hand and Official Notarial Seal.

Jamie Lee Brown  
Notary Public

My Commission Expires:  
1-10-20

JAMIE LEE BROWN  
NOTARY PUBLIC  
STATE OF MARYLAND  
WASHINGTON COUNTY



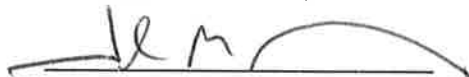
Payment of Property Tax  
Not Required to Record this Instrument.  
Todd L. Hershey, Treasurer 7/14/16  
[Signature]




I certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

  
John M. Martirano


Approved as to form  
and legal sufficiency:

  
John M. Martirano  
County Attorney

Accepted and approved for recording  
this 30<sup>th</sup> day of July, 2016.

  
Vicki C. Lumm, Clerk  
Board of County Commissioners  
of Washington County, Maryland

Accepted and approved for recording  
this 30<sup>th</sup> day of June, 2016.

  
Susan J. Small  
Real Property Administrator

Mail to:  
Susan J. Small  
Real Property Administrator  
80 W. Baltimore Street  
Hagerstown, Maryland 21740

LR - Government  
Instrument 0.00  
Agency Name: Board of  
Education for  
Washington Co.  
Instrument List: Deed  
Describe Other:  
Reference/Control #:  
=====

Total: 0.00  
07/15/2016 04:18  
CC21-KB  
#6542976 CC0403 -  
Washington  
County/CC04.03.02 -  
Register 02

This page not to be counted in calculating Recording Fee

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**Clerk of Circuit Court  
Washington County, Maryland**

Dennis J. Weaver, Clerk  
24 Summit Avenue  
Hagerstown, MD 21740  
301-790-7991

**For Clerks Use Only**

Improvement Fee	\$40.00
Recording Fee	\$20.00
County Transfer Tax	
Recordation Tax	
State Transfer Tax	
Non-Resident Tax	
<b>TOTAL</b>	<b>\$60.00</b>

State of Maryland

Baltimore City County: Washington County

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only--All Copies Must Be Legible)

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable)
4 Consideration and Tax Calculations
5 Fees
6 Description of Property
7 Transferred From
8 Transferred To
9 Other Names to Be Indexed
10 Contact/Mail Information
11 Assessment information

Space Reserved for Circuit Court Clerk Recording Validation

Space Reserved for County Validation