



Homeland
Security

March 17, 2026

Mr. Lloyd Yavener, Chairperson
Historic District Commission
Washington County Planning and Zoning Department
747 Northern Ave.
Hagerstown, MD 21742
Phone: (240) 313-2430
Email: askplanning@washco-md.net

Re: New ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown,
Maryland 21740; Continued Consultation and Finding of No Historic Properties
Affected

Dear Mr. Yavener:

This letter is provided to continue consultation regarding a proposed Department of Homeland Security (DHS) U.S. Immigration and Customs Enforcement (ICE) undertaking subject to Section 106 of the National Historic Preservation Act (NHPA) in Hagerstown, Maryland (Figures 1–4). To summarize the scope of our undertaking from previous correspondence, ICE is proposing to purchase, occupy, and rehabilitate a 53.74-acre warehouse property in support of ICE operations. The property is located at 10900 Hopewell Road and is legally described by the Maryland Department of Assessments and Taxation as Map: 48, Grid: 21, Parcel: 57, Neighborhood 30000.22.

As part of ICE’s undertaking, proposed site improvements may include, but are not limited to, installing, upgrading, or rehabilitating existing parking areas, fencing, site lighting, landscaping, utilities, drainage/stormwater, recreation areas, and security cameras (Attachment C, Figure 1 - Site Concept Plan). A prefabricated guard shack will also be installed, consisting of a small, modular, security structure. No site improvements are expected to be taller than the existing warehouse structure or expand beyond the current site boundaries, and all work and construction staging will occur within the previously developed parcel (Figure 4).

ICE will also conduct exterior and interior modifications to the existing warehouse facility. Exterior upgrades may include, but are not limited to, painting or sealing the exterior of the structure; installing, removing, or modifying bays (e.g., truck bays, window bays, or doors); repairing or replacing the existing roof or cladding materials; adding security equipment; or adding exterior personnel/guest access controls. The interior of the structure may be renovated or rebuilt to support ICE operational requirements, which may include, but is not limited to, construction of holding and processing spaces, office space, public-facing visitor spaces, and installation of amenities, such as cafeterias, bathrooms, and health care spaces.

Re: New ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown, Maryland 21740

In response to consulting party requests for additional information regarding ground disturbing activities associated with the proposed undertaking, ICE's contractor has developed detail sheets for proposed ground disturbance. Detailed site plans and civil engineering specifications representing the current project design are provided Attachments A, B, and C, respectively. We have included plan sheets for each element in Attachment C (Civil Utility Design) of this submittal package and referenced corresponding figures throughout this letter.

As part of the proposed undertaking, ground disturbance will occur for waterline, sanitary sewer, and utility improvements, fiber-optic and telecommunication cabling, installation of new freestanding light poles, installation of a new generator, pier installation for recreational area awnings and basketball hoops, perimeter security fence installation, and installation of a prefabricated guard shack.

Modifications related to the water main construction will prioritize structural stability, protection from contamination, and long-term serviceability during trenching operations. Trenches will be excavated to provide uniform, stable bedding that supports the full length of the pipe barrel, preventing point loading and settlement. Bedding materials utilized will be suitable for site soil conditions and properly compacted to avoid differential settlement or pipe deflection. Adequate horizontal and vertical separation will be maintained from sewers, drains, and other potential contamination sources during trenching, with special construction controls in place at crossings. In the case where hydraulic forces could cause pipe movement (such as at bends, tees, hydrants, and dead ends), blocking, anchoring, and thrust restraints will be utilized. Proper backfill and compaction procedures will be followed to preserve trench integrity and protect adjacent infrastructure. Please see Attachment C, Figure 2 (Waterline/Utility Details).

Ground disturbance associated with sewer improvements for the undertaking would be temporary, localized, and linear in nature, consisting of trenching for the in-kind replacement of the existing line in the same location or for minor connection upgrades. Installation activities are not expected to result in changes to land use, long-term drainage patterns, or water quality. Please see Attachment C, Figure 2 (Waterline/Utility Details). ICE will design and implement sewer improvements in a manner that complies with applicable floodplain management requirements and does not increase flood risk within the 100-year floodplain. Upon completion of construction, all disturbed areas would be backfilled and restored to pre-construction conditions.

Accommodating frost conditions will also be considered in the construction of interior and exterior modifications to the existing warehouse facility. Water mains will be installed with sufficient earth cover to protect against frost penetration, with burial depth determined by the local frost conditions and regulatory authority requirements. In situations where achieving adequate depth is impractical (such as at stream crossings, utility conflicts, and/or shallow bedrock), alternative methods including but not limited to insulation, rerouting, or encasement will be submitted for approval by the reviewing authority.

The Project would require the installation of new fiber-optic and communications cabling to serve the building and support facility operations. New telecommunications lines would be extended from existing off-site or on-site service points and routed into the building using available utility corridors where practicable. Ground disturbance associated with the installation would be limited, localized, and linear in nature, and would occur within previously disturbed areas or existing rights-of-way. Please see Attachment C, Figure 3 (Electrical/Telecommunications Data Trench Detail).

Five new light poles will be installed as part of this undertaking, and each new light pole will be consistent in size with the existing light poles on-site (see Figures 12 and 13, below). Installation of lighting fixtures, camera mounts, and associated electrical and data connections would require only minor ground disturbance, such as limited trenching (Attachment C, Figure 3 (Electrical/Telecommunications Data Trench Detail) or small equipment footings (Attachment C, Figure 4 (Support Concrete Pier Detail), within previously disturbed areas. Any new or repair work will be backfilled, and ground or pavement returned to pre-construction conditions.

The existing generator on site will need to be replaced to support ICE operations. The existing generator and concrete slab will be removed, and a new slab will be poured. Work associated with generator replacement would be limited to equipment removal and installation, minor electrical and mechanical connections, and foundation or pad modifications, if required. Ground disturbance associated with generator replacement would be minimal and localized and would occur within previously disturbed areas (Figure 6). Please see Attachment C, Figure 5 (Generator Support Pad Detail). No expansion of the facility footprint or changes to land use are anticipated.

As part of the undertaking, six recreation courts will be installed on site in existing truck loading bays (see Figure 4 and Figure 6). Each court would be approximately 80 feet by 60 feet and will be placed within the existing asphalt parking area. Improvement activities would be limited to surface preparation, installation of court features (basketball hoops, etc.), shade awnings, and line striping. Excavation or disturbance of the existing paved areas would be limited to the installation of concrete piers to support an awning system and basketball hoop. Each pier would be approximately 10 inches in diameter and installed to a depth of four feet below grade. Ground disturbance associated with the piers would be localized and limited to the immediate footprint of each pier. All disturbed areas would be backfilled and restored upon completion. Please see Attachment C, Figure 4 (Support Concrete Pier Detail).

Ground disturbance associated with this undertaking will also include fencing upgrades. ICE will install approximately 5,800 linear feet of replacement perimeter fencing. Perimeter fencing is anticipated to be roughly 10-12 feet tall and metal. Footers for fencing sections will be laid every eight feet, with a 40-inch wide and 36-48-inch-deep area of disturbance. Please see Attachment C, Figure 6 (Fence Support Post Detail). Ground disturbance related to fencing system installation would be localized and linear. This disturbance would be limited to post footings associated with new fencing areas along the existing fence line. Ground disturbance related

to fencing system installation would be localized and linear. This disturbance would be limited to post footings associated with new fencing areas along the existing fence line.

In addition to new fencing, gate sections of the same size with the same method and size of ground disturbance will be installed for access control measures, as will other physical security measures, such as card readers, etc. Similar to other site improvements, once footers are laid, the areas will be backfilled and returned to their pre-existing condition post installation. A small 150-square foot guard building will be installed by the gate area, which may also require limited ground disturbance not to exceed two feet in depth. Please see Attachment C, Figure 7 (Guard Building Footer).

As noted in our earlier correspondence, as part of the previous development of the property, the ground has been extensively disturbed to accommodate utilities, parking, and warehouse size requirements. Potential ground disturbing work will be consistent in depth and method of disturbance with past modifications to the site. Maximum ground disturbance to construct piers and fence posts are anticipated to be no more than four feet in depth. Due to the substantial past disturbance, ICE finds the potential for encountering intact archaeological resources is low, and ICE does not recommend any further archaeological investigations at the property.

ICE has determined that the Area of Potential Effects (APE) for this undertaking consists of the subject property and adjacent resources with a potential viewshed of the proposed undertaking (Figure 5). The APE includes the geographic areas or areas within which the undertaking may directly or indirectly affect historic properties, presuming such properties are present. As part of our effort to establish the APE, ICE has weighed the undertakings potential to cause direct, indirect, and cumulative effects, and has included any effects to the larger area associated with a potential increase in noise, potential for connected actions, and potential vehicular impacts to historic properties in the larger area. Based on ICE's environmental analyses conducted concurrently with Section 106 consultation, ICE has determined that there will be no perceivable increase in noise as a result of this undertaking. Similarly, because the warehouse was originally constructed to be a distribution center, there will not be an increase in traffic from its original constructed use as a distribution center. Nor will the proposed undertaking introduce any connected actions with reasonably foreseeable effects that would occur later in time or be farther removed in distance that would impact historic properties.

Structures within the APE consist of the subject property, a modern industrial warehouse constructed in 2022, and adjacent buildings within the northern portion of the APE, which consists primarily of similar industrial resources constructed in the 1990s and early 2000s (see Figures 5, 12, and 13, below). The subject property and adjacent modern industrial resources do not rise to the level of exceptional importance under Criteria Consideration G, per National Register Bulletin 15, and are recommended Ineligible for the National Register of Historic Place (NRHP) under all criteria.

In accordance with 36 CFR Part 800.4, ICE has made a reasonable and good faith effort to identify historic properties within the APE. Resources to the east and south of the subject property consist of several mid-twentieth century residences (see Figure 5). Based on aerial photographs, these resources along Rauch and Hopewell Roads appear to have been built primarily between 1952 and 1974. None of the structures have been evaluated for inclusion on the NRHP. Historic property identification is located in Appendix D.

ICE has evaluated the 11 resources along Hopewell and Wright Roads for inclusion on the NRHP, both individually and as a group. Excluding WA-I-368 and WA-I-022, these resources are all common examples of their shape or form, and most resources lack elements of integrity. None of the resources represent a planned group, nor present common architectural trends, a shared history, or other architectural/historic elements that would be requisite elements of a historic district. Based on the results of the survey, ICE has determined that the properties at 10841-11028 Hopewell Road, excluding 10901, 10903, and 11019 Hopewell Road, do not meet the criteria for inclusion on the NRHP. Due to access limitations, ICE has left 10901, 10903, and 11019 Hopewell Road NRHP eligibility as undetermined. Regardless of eligibility, the proposed undertaking will not affect these resources' integrity or ability to be included on the NRHP.

The remaining resources within the APE are WA-I-368/16246 Wright Road, a two-story residence and associated farm complex that was originally surveyed in 1967 and resurveyed in 1975 (Figure 14; see below), WA-I-022, the Milestone Farm, and a segment of the Virginia Path/Warrior Path (see below), which passes northwest of the Project site. Three other previously recorded above-ground resources are situated near but outside the designated APE, including, WA-I-356/Hopewell Hereford Farm/11159 Hopewell Road, WA-I-357/Sprecher's Mill House/11119 Hopewell Road, WA-I-364/Salisbury Mill Site and House/11120 Hopewell Road, and the Seneca Path.

In order to assess potential alterations to the viewsheds of these properties that might be caused by the proposed development of the project site, a viewshed analysis was conducted using ESRI's ArcPro 3.6 Desktop software (Figure 15). The modeling performed to produce this viewshed utilized NOAA's LiDAR 1-meter national elevation data, as well as the height of the proposed structure. The purpose of this viewshed is to act as a representation of how visible the structure would be to the surrounding landforms. Data from Maryland's SHPO GIS database, called "Medusa", was used to digitize these properties.

The maximum viewshed extent was set at one mile from the warehouse structure (Figure 15). The results of the viewshed study reveal that there will be little to no impact on most of these properties, except for WA-I-368/16246 Wright Road. That resource is closest to the project site, and since the area has previously been cleared of trees, it falls directly within the line of sight for the warehouse. The southwestern portion of WA-I-022/Milestone Farm/10702 Hopewell Road is also visible from the warehouse, and a small segment of the Virginia Path/Warrior Path may be visible as well. The other previously recorded resources along Hopewell Road (WA-I-356/Hopewell Hereford Farm/11159 Hopewell Road, WA-I-357/Sprecher's Mill House, and

WA-I-364/Salisbury Mill Site and House) and further to the east (Seneca Path) will not have visibility to the proposed undertaking (see Figure 15).

WA-I-368/16246 Wright Road. As examined in 1975, WA-I-368/16246 Wright Road was a tripartite house, two stories high and totally sheathed with asbestos shingles (Figure 16). WA-I-368 likely originally consisted of a log frame building before expanding into its current tripartite form. Its original survey form notes that the structure was constructed no later than 1820 when its owner, Matthew Van Lear, passed and left it to his family. Research indicates that the Van Lear family, owner of nearby Mount Tammany, a NRHP-listed Georgian residence built in 1780, had extensive influence in this region. It is possible that the log, and later, encapsulated log and frame structure was built in the 1790s during the farming boom, catapulting Williamsport to national importance. Though owned by Matthew Van Lear, it is also possible the house served as a residence for a sibling or child, given Matthew Van Lear's ownership of Mount Tammany during this period.

Expanded over the years, the structure retains many of its original ornamentation elements, including its 6/6 windows, orientation, and general symmetry of design, which date the structure to no later than roughly 1790–1810. Also present on the lot are the foundation of a barn and a well-preserved springhouse (Figure 17), both of which date to c. 1887. Though the auxiliary springhouse remains in good condition (Figure 18), the roof of the residence has partially burned and completely collapsed, as has one of its porches and the rear of the structure (Figures 19–21). Due to the severe structural condition and development of the adjacent area, the residence has lost integrity of design, workmanship, setting, feeling, and association.

ICE has evaluated the current condition and integrity of WA-I-368 and determined that the main residence of WA-I-368 is Ineligible for the NRHP under Criteria A-C. ICE has withheld commenting on the extant stone foundation and stone springhouse due to a lack of information on the structures. It is possible that, were the springhouse evaluated as part of a multiple property documentation form survey of masonry auxiliary resources in the county or Williamsport, the springhouse could be determined Contributing under Criteria A or C. Further research would be necessary to determine the information potential of the stone foundation. It is beyond the scope of this undertaking to conduct an archaeological survey on a site not physically impacted by the proposed undertaking, and similarly, it is beyond the scope of the undertaking to conduct a multiple property survey of stone auxiliary resources in Williamsport or in Washington County. ICE notes that, regardless of the eligibility of part or all of WA-I-368, the proposed undertaking will not impact any aspects of integrity that remain, and no effects to WA-I-368 will occur.

WA-I-022/Milestone Farm/10702 Hopewell Road. As recorded in 2019, Milestone Farm is a single-family residence and farm complex bounded by Hopewell Road to the south, Interstate 81 to the east, Greencastle Pike to the west, and Wright Road to the north (Figure 22). The principal structure is a two-story, five-bay dwelling (Figure 23). The main block of the house was likely constructed between 1830 and 1850, while bays to the east and the west were constructed ca.

Re: New ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown, Maryland 21740

1900 and ca. 1985, respectively. Outbuildings on the property include a rental house (ca. 1950), a one-bay horse barn (ca. 1950), “Garage A” (ca. 1950), “Workshop A” (ca. 1950), a ca. 1850 multi-bay stone horse barn (Figure 24), “Garage B” (ca. 1980), “Workshop B” (ca. 1980), “Garage C” (ca. 1950), and “Workshop C” (ca. 1995). The farm complex totals 116.28 acres. As of 2019, WA-I-022 has been recommended Ineligible for the NRHP by the Maryland Historical Trust (MHT).

ICE concurs with the MHT’s recommendation that WA-I-022/Milestone Farm is not eligible for the NRHP. In addition, ICE notes that those small portions of WA-I-022 that have potential sight lines to the Project site are generally situated to the west of the structure complex on the property. Although minor changes to the setting of this property will occur, the setting was already altered when the existing warehouse was constructed. The proposed undertaking is not anticipated to impact the complexes use or integrity of design, location, association, workmanship, feeling, or materials, nor impact the resource’s ability to be included on the NRHP. Regardless of eligibility, the proposed undertaking will not impact WA-I-022.

Virginia Path. The Virginia Path/Warrior Path is a portion of a Native American trail that ran from the vicinity of present-day Harrisburg, Pennsylvania, through Williamsport, Maryland, to Winchester, Virginia. According to a 2021 summary (Crowl et al. 2024:88), it was likely used primarily by Iroquoian Indians to reach areas to the south. The path generally follows the route of present-day Greencastle Pike (MD 63) and crosses the APE northwest of the project site. This path is not known to have been formally recorded with the MHT or assessed for NRHP eligibility.

Although a small portion of the approximate route of the Virginia Path/Warrior Path may be within view of the Project site (Figure 16), in this vicinity the sightlines from the route of the path (which has not been precisely mapped or identified on the ground) are extremely fragmented due to modern landscape changes and construction. Although minor changes to the setting of this property may occur, the setting was already altered by other landscape changes when the existing warehouse was constructed. The proposed undertaking is not anticipated to impact the integrity of design, location, association, workmanship, feeling, or materials of this structure, nor impact the resource’s ability to be included on the NRHP. Regardless of eligibility, the proposed undertaking will not impact the Virginia Path/Warrior Path.

Based on these determinations, and pursuant to 36 CFR 800.5(b), ICE has determined that the undertaking will result in a finding of **No Historic Properties Affected.**

In accordance with 36 CFR 800.3, ICE has identified parties with a potential demonstrated interest in the proposed undertaking and invited a member of the public, the Hagerstown Planning Department, the Washington County Historic Preservation Commission, and the Piscataway Conoy Tribe, and Piscataway Indian Nation, both Maryland state-recognized tribes, to participate in consultation for this undertaking. ICE has also invited the Delaware Nation, Oklahoma; Absentee-Shawnee of Oklahoma; Eastern Shawnee; Shawnee; Delaware Tribe of

Re: New ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown, Maryland 21740

Indians; Stockbridge-Munsee; Cayuga; Oneida Indian Nation; Oneida Nation; Onondaga; Saint Regis Mohawk; and the Seneca-Cayuga Nation to participate in consultation. ICE has received comments from the consulting parties and one Tribe requesting additional information on the proposed undertaking. This submittal addresses comments received during continued consultation.

Please provide any comments on the undertaking and ICE's finding within 30 calendar days of the date of receipt of this letter. ICE will be reaching out in the near future to schedule a consulting party meeting. Questions and written correspondence for this undertaking may be submitted to ICE Environmental staff via e-mail at ICESustainability@ice.dhs.gov. Thank you for your cooperation on this undertaking.

Sincerely,

Gabrielle Fernandez
Environmental Protection Specialist
Office of the Chief Readiness Support Officer
Department of Homeland Security
Gabrielle.Fernandez@hq.dhs.gov

Encl: Attachment A: Site Architectural Detail
Attachment B: Site ALTA Survey
Attachment C: Civil Utility Design
Attachment D: Historic Property Identification

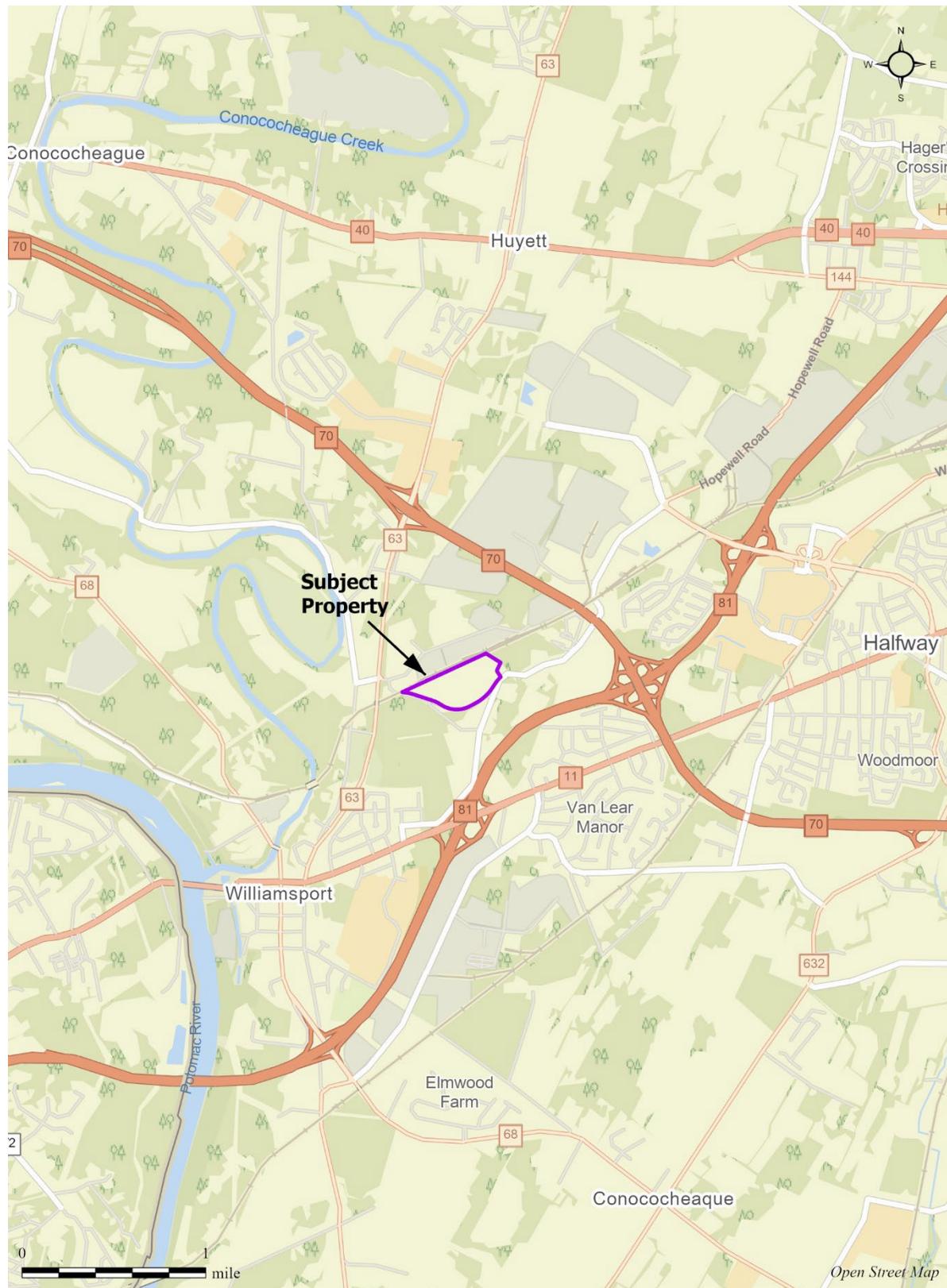


Figure 1. Project site location map.

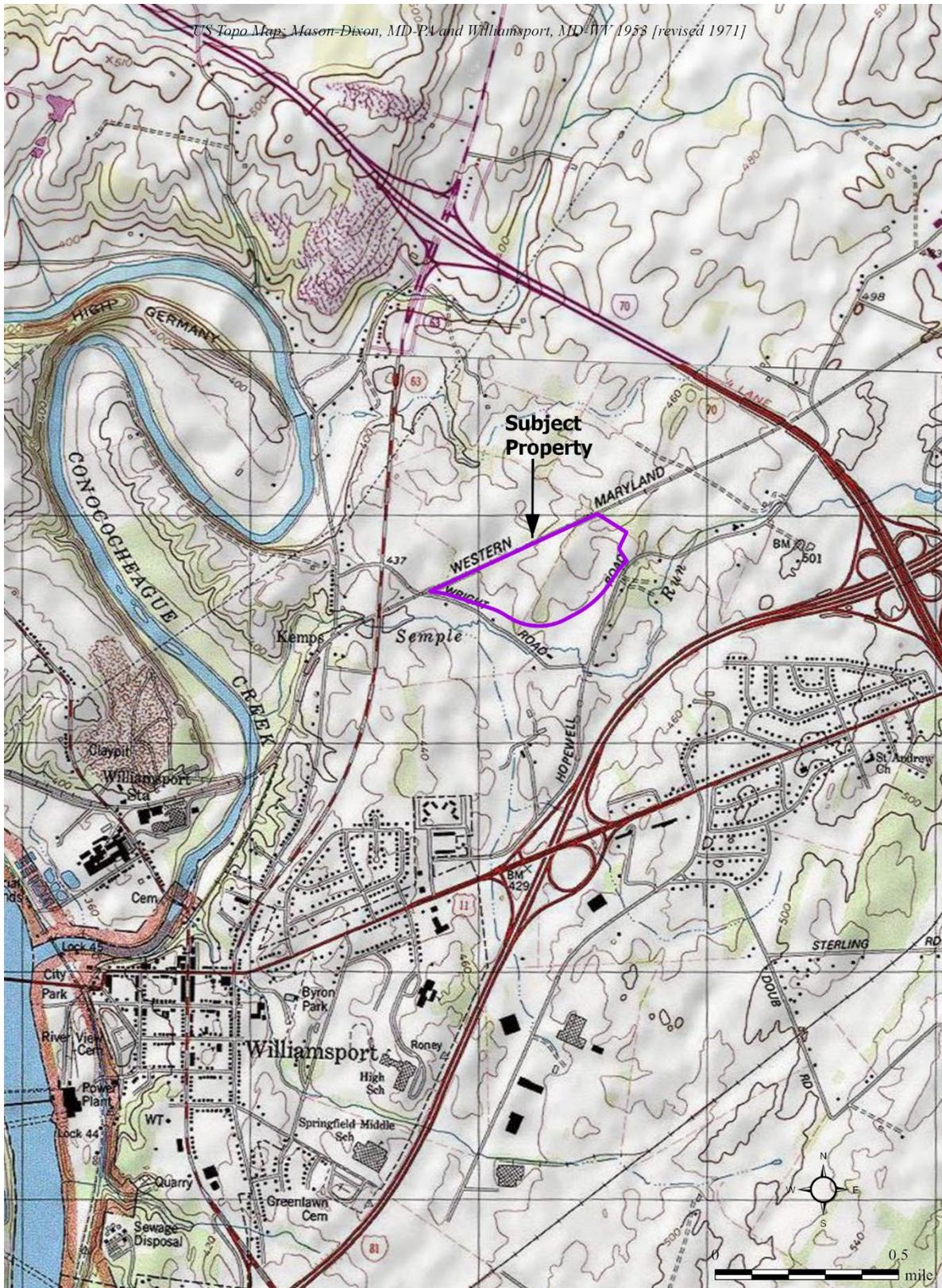


Figure 2. Project site on USGS topographic map.

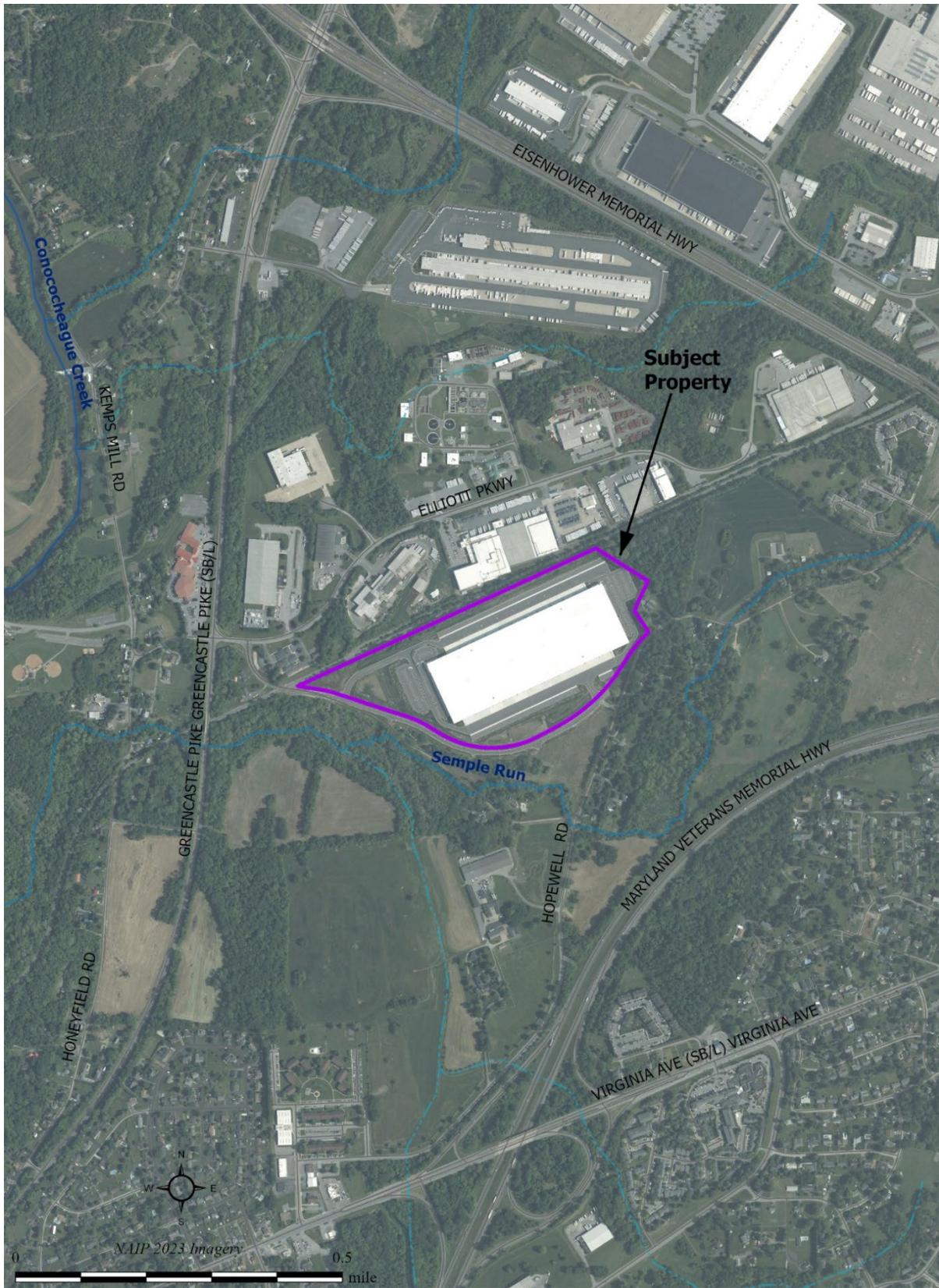


Figure 3. Aerial view of project site.

Re: New ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown, Maryland 21740

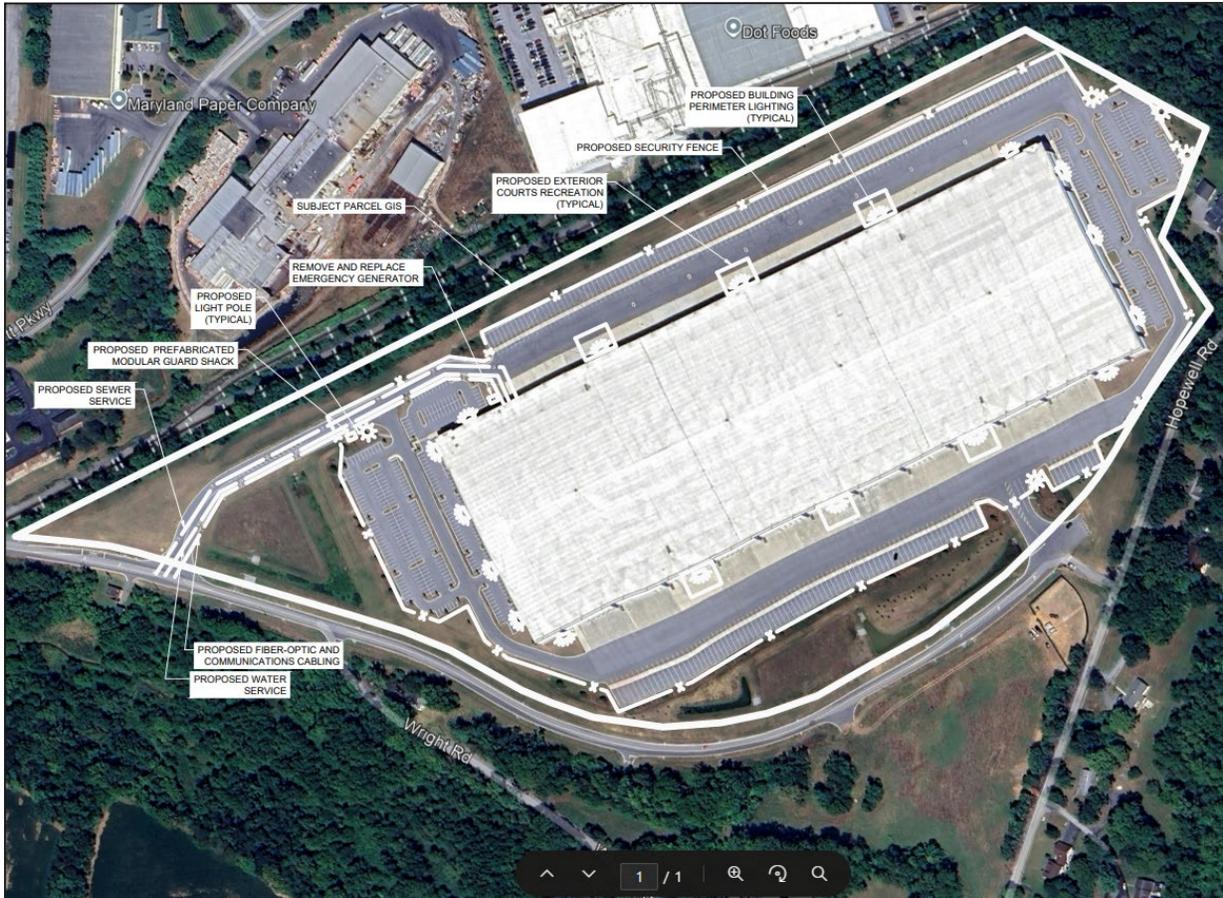


Figure 4. Proposed project site plan.

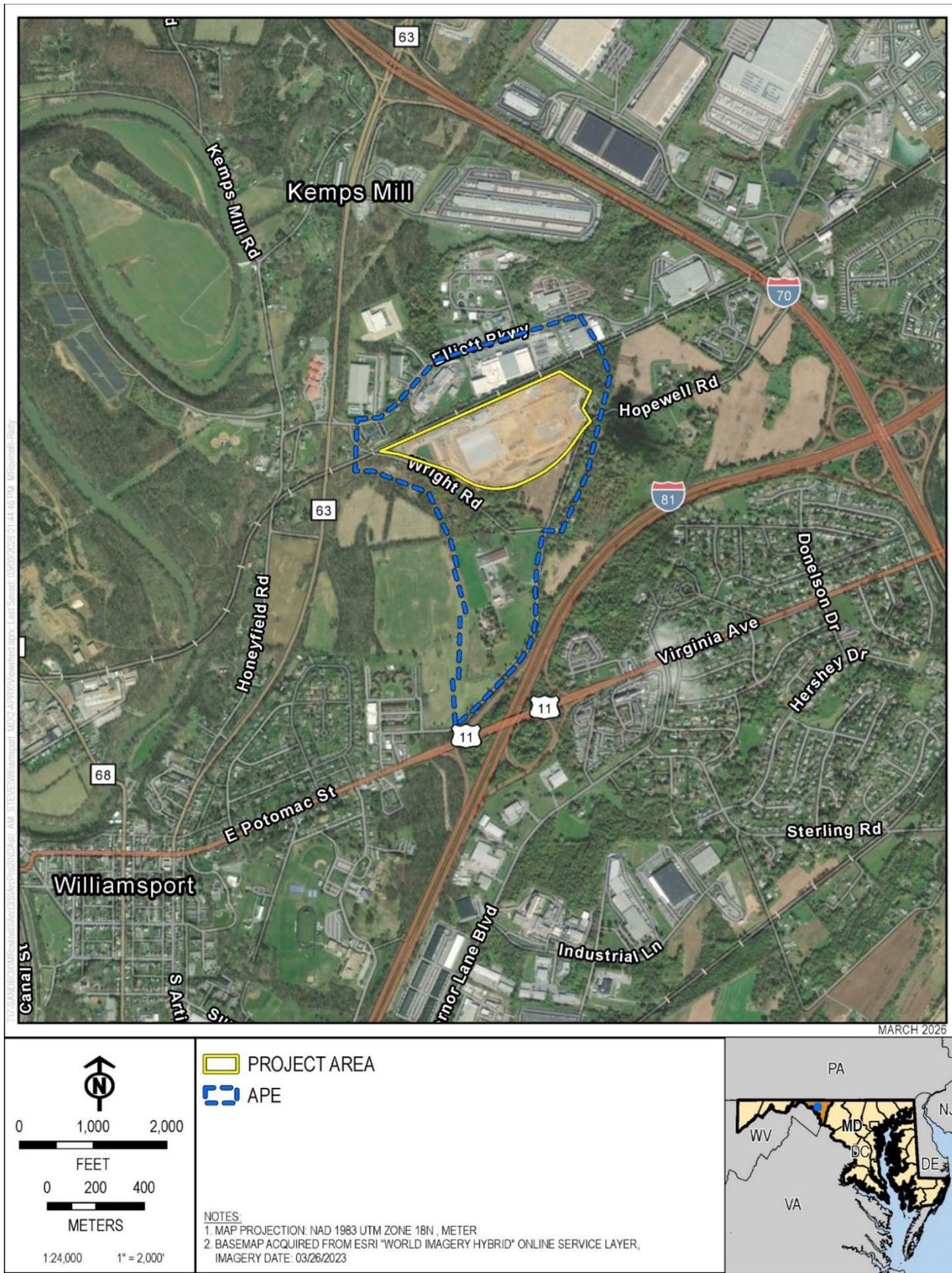


Figure 5. Area of Potential Effects (APE) for cultural resources.



Figure 6. North elevation.



Figure 7. East elevation.



Figure 8. West elevation.



Figure 9. South elevation.

Re: New ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown, Maryland 21740



Figure 10. Interior of office space.

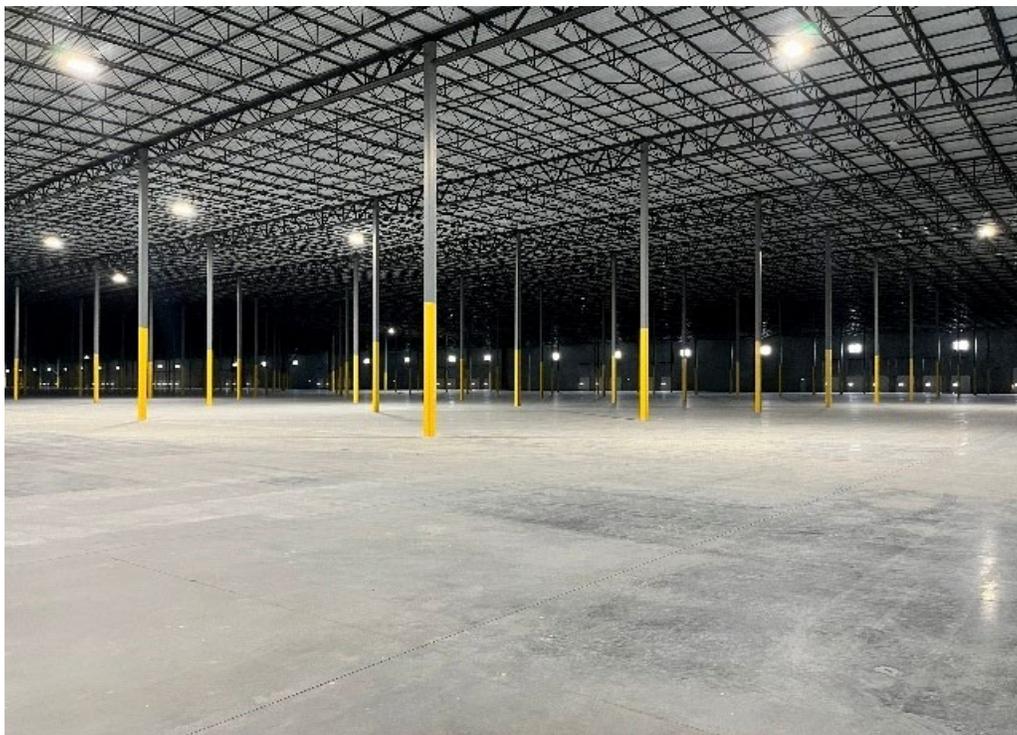


Figure 11. Interior of warehouse.

Re: New ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown, Maryland 21740



Figure 12. North adjoining property.

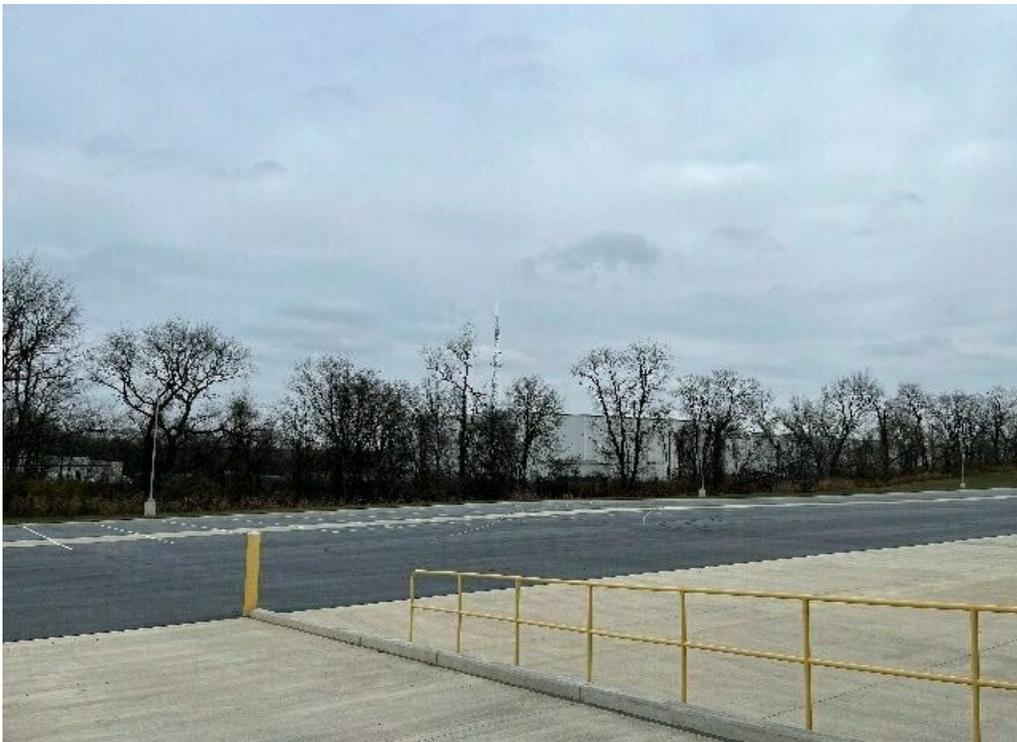


Figure 13. North adjoining property.

Re: New ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown, Maryland 21740



Figure 14. Southwest adjoining property, depicting Resource WA-I-368.

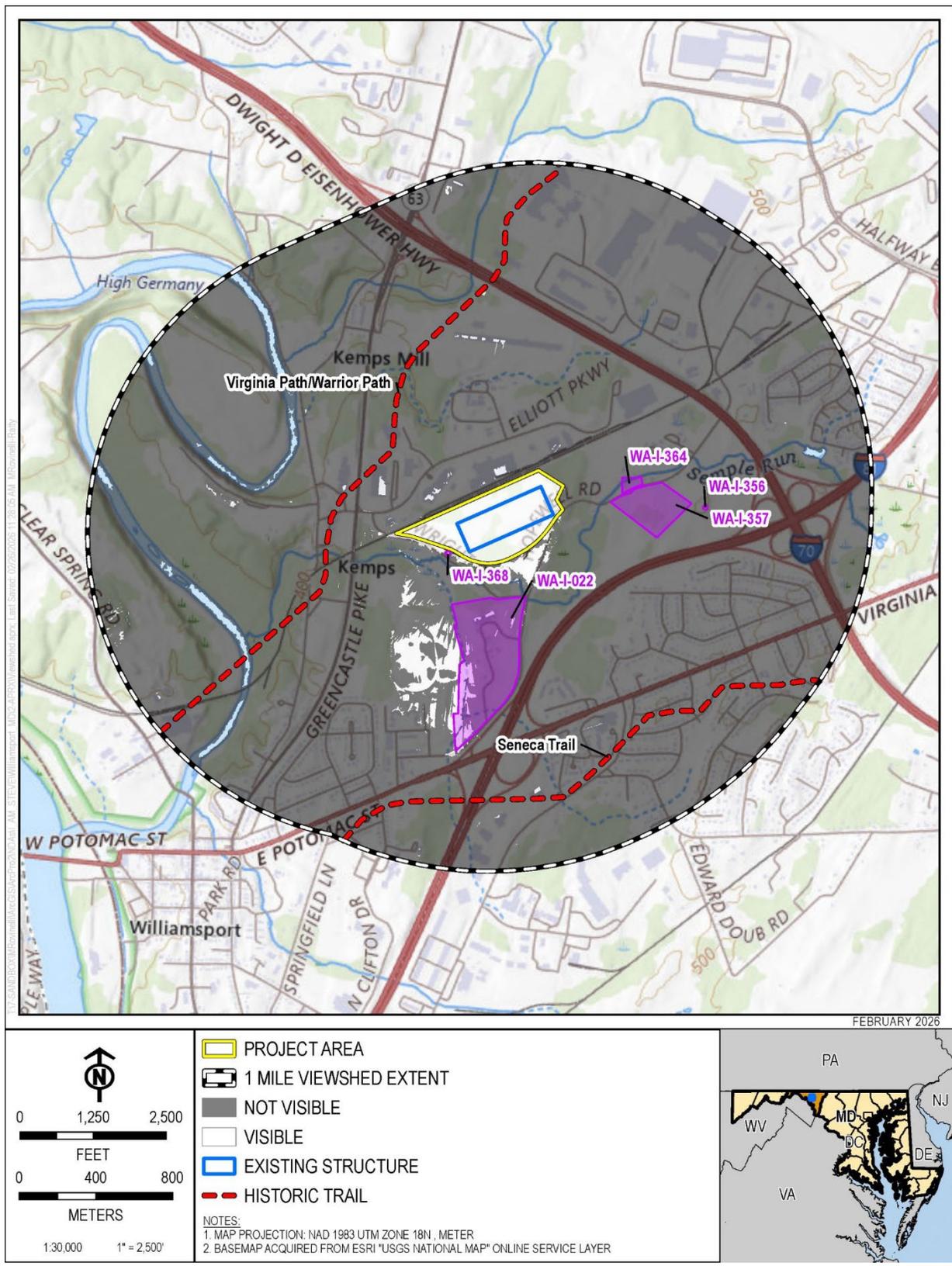


Figure 15. Viewshed Analysis.



Figure 16. Resource WA-I-368 as it appeared in 1975, facing east.



Figure 17. Springhouse at Resource WA-I-368 as it appeared in 1975, facing northeast.



Figure 18. Google Earth Streetview of springhouse at Resource WA-I-368 in 2025, facing northeast.

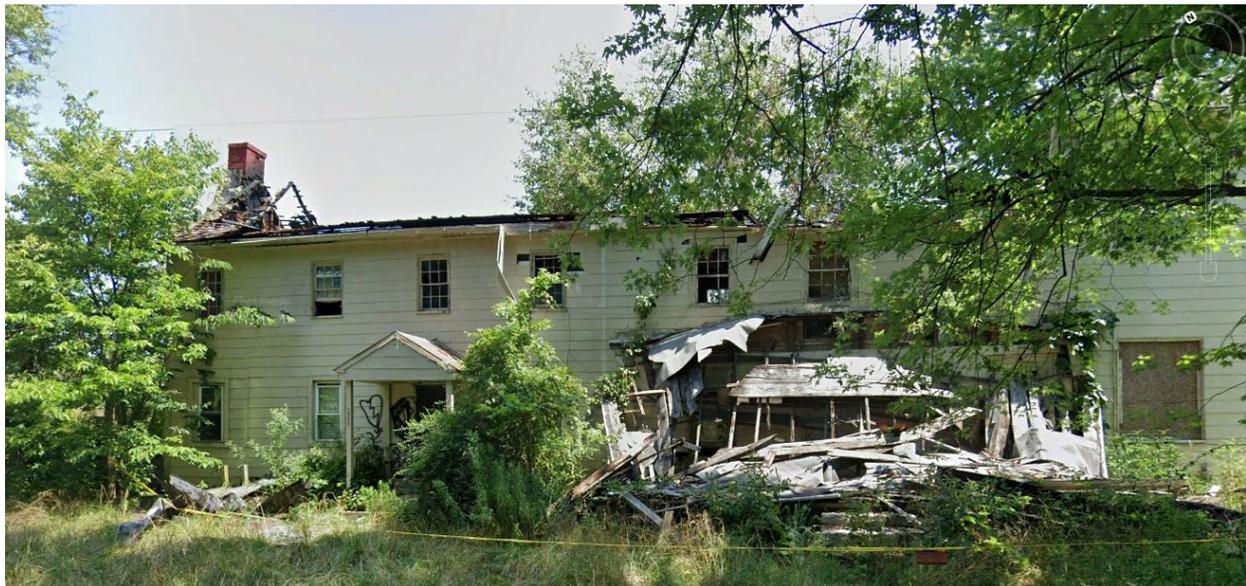


Figure 19. GoogleEarth Streetview of western portion of residence at Resource WA-I-368 from Wright Road in 2025, facing northeast.



Figure 20. GoogleEarth Streetview of eastern portion of residence at Resource WA-I-368 from (Old) Wright Road in 2025, facing northeast.



Figure 21 GoogleEarth Streetview of western portion of residence at Resource WA-I-368 from (Old) Wright Road in 2025, facing southwest.

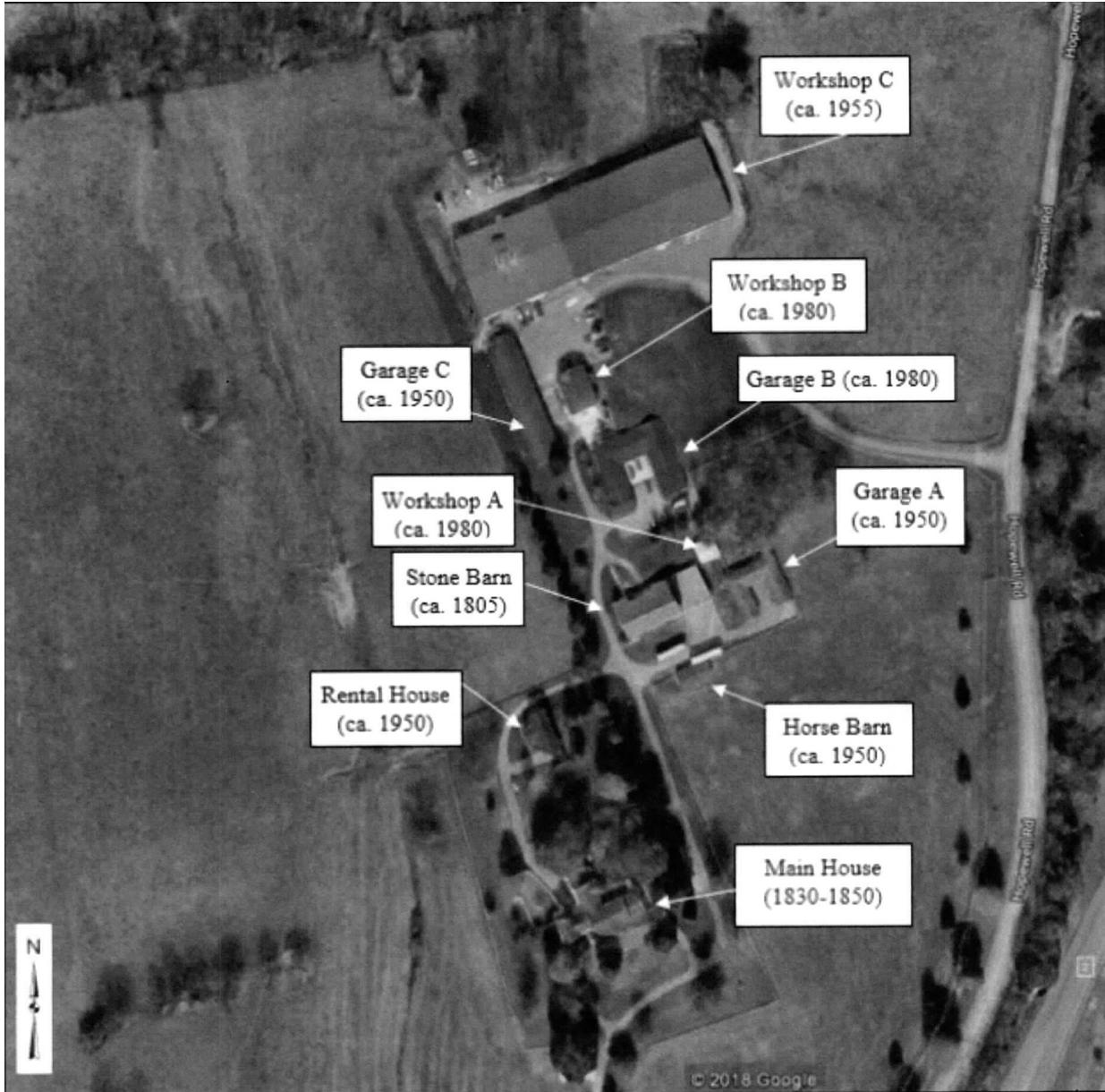


Figure 22. Layout of Milestone Farm (WA-I-022) as of 2016.

Re: New ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown, Maryland 21740



Figure 23. Principal Residence at Milestone Farm (WA-I-022) as of 2016.



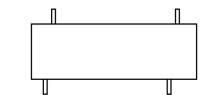
Figure 24. Stone Barn at Milestone Farm (WA-I-022) as of 2016.

Attachment A: Site Architectural Detail

SEAL

JOSEPH V. DIGIORGIO | MD: 20253

KEY PLAN



SUBMITTALS

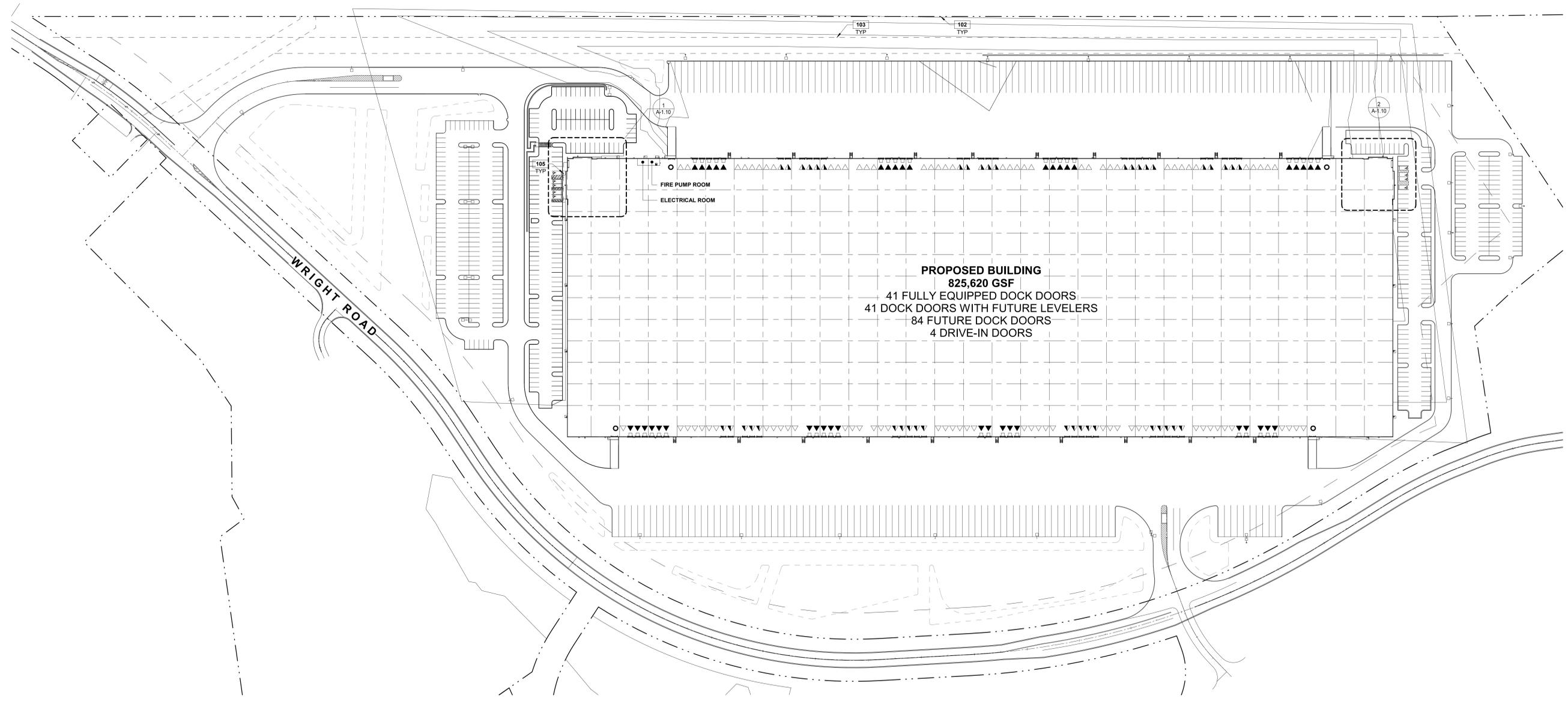
NO.	DATE	DESCRIPTION
0	06.11.2021	ISSUE FOR PERMIT
1	09.08.2021	REVISION 1 (INTERNAL USE)

PROJECT NO. AS239-21 | MA123
 DRAWN BY KS

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NO.

A-1.00



PROPOSED BUILDING
 825,620 GSF
 41 FULLY EQUIPPED DOCK DOORS
 41 DOCK DOORS WITH FUTURE LEVELERS
 84 FUTURE DOCK DOORS
 4 DRIVE-IN DOORS

FIRE PUMP ROOM
 ELECTRICAL ROOM

WRIGHT ROAD

1"=80'
 0 40' 80' 160' 400'
ARCHITECTURAL SITE PLAN 1
 SCALE: 1" = 80'-0"

NOTES

SEE SHEET G-0.02 FOR GENERAL NOTES, SYMBOLS & ABBREVIATIONS

- 102 PROPERTY LINE, SEE CIVIL DRAWINGS.
- 103 EASEMENT LINE, SEE CIVIL DRAWINGS.
- 105 ACCESSIBLE PATH OF TRAVEL, SEE CIVIL DRAWINGS.

LEGEND

- ACCESSIBLE PATH OF TRAVEL.
- - - PROPERTY LINE.
- ▼ FULLY EQUIPPED DOCK HIGH TRUCK DOOR
- ▽ DOCK HIGH TRUCK DOOR W/FUTURE LEVELER
- KNOCKOUT (FUTURE DOCK HIGH TRUCK DOOR)
- GRADE LEVEL TRUCK DOOR

SITE NOTES

- CONTRACTORS TO VERIFY GRADE ELEVATIONS COMPLY WITH ADA REQUIREMENTS.
- PAINTED PARKING AND ADDITIONAL STRIPING TO BE PER CITY STANDARDS, SEE CIVIL DRAWINGS
- ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR DETAILED SITE PLAN SCOPE.

Attachment B: Site ALTA Survey

TITLE NOTES:

THE FOLLOWING ITEMS WERE LISTED IN SCHEDULE B - PART II - EXCEPTIONS OF TITLE COMMITMENT NO. NTS-204239-MD-1 WITH A COMMITMENT DATE OF MAY 2, 2025 AT 8:00 A.M.

LIBER 7042, FOLIO 287				
ITEM NUMBER	LIBER/PLAT NUMBER	FOLIO/PAGE	DESCRIPTION/LOCATION	NOTES
1	N/A	N/A	ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.	NOT A SURVEY MATTER.
2	N/A	N/A	ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.	NONE DISCLOSED OR DISCOVERED DURING THE COURSE OF THE SURVEY.
3	N/A	N/A	DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS, THE COVERAGE AFFORDED BY COVERED MATTER 2(C) OF THE ALTA 2021 POLICY IS HEREBY DELETED, AS TO ISSUANCE OF THE ALTA HOMEOWNERS' POLICY. THIS EXCEPTION DOES NOT LIMIT THE COVERAGE AFFORDED IN ITEMS 12, 18, 19, 21, 23, AND 24 OF COVERED RISKS	NONE DISCLOSED OR DISCOVERED DURING THE COURSE OF THE SURVEY.
4	N/A	N/A	ANY LIEN OR RIGHT TO A LIEN, FOR SERVICE, LABOR OR MATERIAL THEREFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.	NOT A SURVEY MATTER.
5	N/A	N/A	ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN OF RECORD, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED-IN LANDS.	NONE DISCLOSED OR DISCOVERED DURING THE COURSE OF THE SURVEY.
6	N/A	N/A	REAL ESTATE TAXES, MUNICIPAL CHARGES AND OTHER PUBLIC CHARGES, TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND ALL SUBSEQUENT YEARS, NOT DUE AND PAYABLE AT DATE OF POLICY.	NOT A SURVEY MATTER.
7	N/A	N/A	ANY CLAIM TO (A) OWNERSHIP OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, URANIUM, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED WITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.	NONE DISCLOSED OR DISCOVERED DURING THE COURSE OF THE SURVEY.
8	N/A	N/A	TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).	NONE DISCLOSED OR DISCOVERED DURING THE COURSE OF THE SURVEY.
9	210	117	TERMS AND CONDITIONS CONTAINED IN DEED OF RIGHT OF WAY BETWEEN THE STATE ROADS COMMISSION OF MARYLAND AND AARON W. BENCHOFF, LAURA G. BENCHOFF, J. MILTON LONG, AND NANNIE T. LONG RECORDED JULY 20, 1939 IN...	IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
10	211	577	TERMS AND CONDITIONS CONTAINED IN DEED BETWEEN MARY E. SHIRLEY AND NELLIE S. WICK RECORDED MARCH 9, 1940 IN...	LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
11	310	494	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY AGREEMENT BETWEEN THE POTOMAC EDISON COMPANY AND HALLIE AND PAULINE PRICE RECORDED MAY 17, 1956 IN...	LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
12	220	513	TERMS AND CONDITIONS CONTAINED IN EASEMENT BETWEEN THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF BALTIMORE CITY AND THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF BALTIMORE CITY RECORDED SEPTEMBER 29, 1942 IN...	LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
13	262	551	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY BETWEEN CRYSTAL B. HERSHEY AND THE POTOMAC EDISON COMPANY RECORDED MARCH 28, 1951 IN...	LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
14	436	88	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY AGREEMENT BETWEEN THE POTOMAC EDISON COMPANY AND HALLIE AND PAULINE PRICE RECORDED FEBRUARY 10, 1966 IN...	LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
15	497	84	TERMS AND CONDITIONS CONTAINED IN DEED AND RIGHT OF WAY BETWEEN THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND AND W. WALLACE TAYLOR AND CATHERINE S. TAYLOR RECORDED OCTOBER 17, 1969 IN...	IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
16	501	114	TERMS AND CONDITIONS CONTAINED IN SEWER LINE EASEMENT AGREEMENT - WASHINGTON COUNTY SANITARY DISTRICT BETWEEN WASHINGTON COUNTY SANITARY DISTRICT AND W. WALLACE TAYLOR AND CATHERINE S. TAYLOR RECORDED FEBRUARY 2, 1970 IN...	SHOWN HEREON.
17	681 580	680 113	TERMS AND CONDITIONS CONTAINED IN THE DEED OF EASEMENT RECORDED MAY 18, 1979 IN..., SUBJECT TO THE RIGHTS OF THE WASHINGTON COUNTY SANITARY COMMISSION IN THE AFORESAID INSTRUMENT AND IN DEED RECORDED JUNE 17, 1974 IN..., AND AS APPROXIMATELY SHOWN ON THAT ALTA/NSPS LAND TITLE SURVEY ENTITLED "WRIGHT ROAD INDUSTRIAL LLC, LIBER 6495, FOLIO 454" BY RONALD D. BIDLE, JR., MD REGISTRATION NO. 21517, FOR TRIAD ENGINEERING, INC., JOB NO. 03-22-0450, DATED MAY 25, 2022, LAST REVISED JUNE 16, 2022 (THE "SURVEY").	SHOWN HEREON.
18	691	577	TERMS AND CONDITIONS CONTAINED IN SEWER LINE EASEMENT AGREEMENT BETWEEN WASHINGTON COUNTY SANITARY DISTRICT AND W. WALLACE TAYLOR AND CATHERINE S. TAYLOR RECORDED OCTOBER 26, 1979 IN...	SHOWN HEREON, IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
19	844	554	TERMS AND CONDITIONS CONTAIN IN RIGHT OF WAY EASEMENT BETWEEN THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND AND W. WALLACE TAYLOR AND CATHERINE S. TAYLOR RECORDED MAY 13, 1987 IN...	IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.

SURVEY PREPARED BY:
TRIAD ENGINEERING, INC.
RONALD D. BIDLE, JR., MD
REGISTRATION NO. 21517
rbidle@triadeng.com

SURVEY PREPARED FOR:
FUNDRISE
11 DUPONT CIRCLE
SUITE 900
WASHINGTON, DC 20007

NOTES PERTAINING TO TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS PER ALTA/NSPS MINIMUM STANDARDS

- ITEM 1 OF TABLE A: MONUMENTS HAVE BEEN FOUND OR SET ALONG THE PERIMETER OF THE SUBJECT PROPERTY AS INDICATED HEREON.
- ITEM 2 OF TABLE A: THE CURRENT ADDRESS OF THE PROPERTY IS 16220 WRIGHT ROAD. ALSO KNOWN AS TAX MAP 0048, GRID 0021, PARCEL 0057 PER THE MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION.
- ITEM 3 OF TABLE A: A PORTION OF THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS OF FLOOD HAZARD (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE). THE REMAINDER OF THE SUBJECT PROPERTY LIES IN ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 24043C0281D WHICH BEARS AN EFFECTIVE DATE OF AUGUST 15, 2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. THE FLOOD HAZARD AREA LINE DELINEATED HEREON ARE PER FEMA G.I.S. DATA FOR WASHINGTON COUNTY, MARYLAND.
- ITEM 4 OF TABLE A: THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 53.52 ACRES.
- ITEM 6(A) OF TABLE A: A ZONING AND SITE REQUIREMENTS SUMMARY DATED JUNE 9, 2025 ISSUED BY THE PLANNING & ZONING RESOURCE COMPANY WAS PROVIDED BY THE CLIENT.
SETBACK AND BUILDING HEIGHT REQUIREMENTS PER THE PLANNING & ZONING RESOURCE COMPANY SUMMARY:
•FRONT = 50 FEET SIDE
•REAR = 25 FEET
•SIDE = 25 FEET
•HEIGHT = 100 FEET
•NO BUILDING DENSITY REGULATIONS SPECIFIED
•SIDE/REAR = 100 FEET IF ABUTTING RT, RM, RU, RS, OR RR DISTRICTS
THE ZONING AND SITE REQUIREMENTS SUMMARY HAS THE FOLLOWING PROPOSED BUILDING SETBACK REQUIREMENTS
•FRONT = 75 FEET
•SIDE = 175 FEET
•REAR = 275 FEET
THE ZONING AND SITE REQUIREMENTS SUMMARY STATES A PARKING VARIANCE AP2020-016 HAS BEEN APPROVED TO REDUCE THE NUMBER OF PARKING SPACES REQUIRED 656 TO 492.
- ITEM 6(B) OF TABLE A: THE ZONING SETBACK REQUIREMENTS SHOWN HEREON ARE PER "IG" - INDUSTRIAL, GENERAL DISTRICT ZONING REQUIREMENTS AND SET FORTH IN A ZONING AND SITE REQUIREMENTS SUMMARY DATED JUNE 9, 2025 ISSUED BY THE PLANNING & ZONING RESOURCE COMPANY THAT WAS PROVIDED BY THE CLIENT.
- ITEM 7(A) AND 7(B)(1) OF TABLE A: BUILDING DIMENSIONS AND AREAS SHOWN HEREON ARE PER FIELD MEASUREMENTS BUT SHOULD BE CONSIDERED APPROXIMATE DUE TO INCONSISTENCIES IN CONSTRUCTION MATERIALS. BUILDING DIMENSIONS AND AREAS ARE OF THE EXTERIOR FOOTPRINT AT GROUND LEVEL.
- ITEM 7(C) OF TABLE A: LOCATIONS OF MEASURED HEIGHTS OF BUILDING ABOVE GRADE SHOWN HEREON.
- ITEM 8 OF TABLE A: THE SUBSTANTIAL FEATURES EXISTING WITHIN THE SUBJECT PROPERTY AS OBSERVED ON THE DATE OF FIELD WORK COMPLETION, SHOWN HEREON.
- ITEM 9 OF TABLE A: THE TOTAL NUMBER OF STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 488, INCLUDING 9 DESIGNATED AS HANDICAPPED SPACES. ADDITIONALLY 212 TRAILER PARKING SPACES WERE OBSERVED ON THE SUBJECT PROPERTY.
- ITEM 13 OF TABLE A: THE NAMES OF ADJOINING LAND OWNERS AS SHOWN HEREON ARE CURRENT PER THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION AS OF THE DATE OF FIELD WORK COMPLETION.
- ITEM 14 OF TABLE A: THE NEAREST INTERSECTING STREET IS HOPENELL ROAD WITH WRIGHT ROAD AS SHOWN HEREON.
- ITEM 16 OF TABLE A: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED, AS OF THE DATE OF FIELDWORK COMPLETION.
- ITEM 17 OF TABLE A: NO INFORMATION RELATED TO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AS OF THE DATE OF FIELD WORK COMPLETION.
WRIGHT ROAD'S DEDICATED RIGHT OF WAY HAS CHANGED FROM 50' TO 80' AND LOCATION HAS BE RECONFIGURED PER PLATS ENTITLED, "REPLAT OF LOT 2, PRELIMINARY/FINAL SUBDIVISION OF LOT 3, DEVELOPMENT PLAT PARCEL 57, RIGHT OF WAY DEDICATION FOR WRIGHT ROAD, FOR TAYLOR FARM I, LLC AND TAYLOR FARM II, LLC AND RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND AS PLAT NUMBERS 11196 - 11198.
- ITEM 18 OF TABLE A: NO DOCUMENTS WERE PROVIDED BY THE CLIENT DISCLOSING ANY PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES. KNOWN OFFSITE EASEMENTS ARE SHOWN HEREON.
- ITEM 19 OF TABLE A: PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT REQUESTED IS IN EFFECT AND WILL REMAIN THROUGHOUT THE CONTRACT TERM.
- ITEM 20 OF TABLE A: NO WETLANDS ARE DEPICTED ON THE CURRENT U.S. FISH AND WILD ONLINE G.I.S. WETLAND MAPPER.

TITLE COMMITMENT DESCRIPTION EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHINGTON, STATE OF MARYLAND AND IS DESCRIBED AS FOLLOWS:

ALL THAT PIECE OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THEREUNTO BELONGING, LYING, BEING, AND SITUATE IN WASHINGTON COUNTY, MARYLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 57, CONTAINING 53.52 ACRES, MORE OR LESS, AS SHOWN ON THE PLAT ENTITLED, "REPLAT OF LOT 2, PRELIMINARY/FINAL SUBDIVISION OF LOT 3, DEVELOPMENT PLAT OF PARCEL 57, AND RIGHT OF WAY DEDICATION FOR WRIGHT ROAD FOR TAYLOR FARM I, LLC AND TAYLOR FARM II, LLC" AND RECORDED AS PLAT NOS. 11196-11198, AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND.

LIBER 7042, FOLIO 278				
ITEM NUMBER	LIBER/PLAT NUMBER	FOLIO/PAGE	DESCRIPTION/LOCATION	NOTES
20	878	785	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY BETWEEN COLUMBIA GAS OF MARYLAND, INC., A DELAWARE CORPORATION AND W. WALLACE TAYLOR AND CATHERINE TAYLOR RECORDED JUNE 9, 1988 IN... AND AS APPROXIMATELY SHOWN ON THE SURVEY.	SHOWN HEREON
21	878	790	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY BETWEEN COLUMBIA GAS OF MARYLAND, INC., A DELAWARE CORPORATION AND W. WALLACE TAYLOR AND CATHERINE TAYLOR RECORDED JUNE 9, 1988 IN...	SHOWN HEREON.
22	878	795	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY BETWEEN COLUMBIA GAS OF MARYLAND, INC., A DELAWARE CORPORATION AND W. WALLACE TAYLOR AND CATHERINE TAYLOR RECORDED JUNE 9, 1988 IN...	SHOWN HEREON
23	1240	419	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY AGREEMENT BETWEEN CATHERINE S. TAYLOR AND THE POTOMAC EDISON COMPANY RECORDED NOVEMBER 16, 1995 IN...	SHOWN HEREON.
24	1617	926	TERMS AND CONDITIONS CONTAINED IN PERPETUAL SEWER LINE EASEMENT BETWEEN WILLIAM W. TAYLOR, JR., TRUSTEE OF THE TAYLOR REALTY TRUST AND BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, MARYLAND RECORDED DECEMBER 18, 2000 IN... AND AS APPROXIMATELY SHOWN ON THE SURVEY	SHOWN HEREON
25	7388		COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, SETBACK LINES AND ANY AMENDMENTS THERETO AS DISCLOSED ON THE PLAT RECORDED SEPTEMBER 2, 2003, IN PLAT NO. 7388. WE DELETE ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTION VIOLATE 42 U.S.C. 3604a.	IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
26	2852	617	TERMS AND CONDITIONS CONTAINED IN AGREEMENT BETWEEN TAYLOR FARM I, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND THE MAYOR AND CITY COUNCIL OF HAGERSTOWN MUNICIPAL CORPORATION RECORDED NOVEMBER 21, 2005 IN...	AGREEMENT TO BE ANNEXED INTO THE CITY OF HAGERSTOWN AND RECEIVE CITY WATER SERVICE ONCE PROPERTY BECOMES CONTIGUOUS WITH THE CITY BOUNDARY.
27	2973	583	DECLARATION OF COVENANTS FOR ELDERLY HOUSING IN THE TAYLOR'S RUN DEVELOPMENT BY TAYLOR FARM I, LLC, A MARYLAND LIMITED LIABILITY COMPANY DATED MARCH 31, 2006 AND RECORDED APRIL 10, 2006 IN	NOT A SURVEY MATTER.
28	5181	316	TERMS AND CONDITIONS CONTAINED WITHIN RELEASE OF THROUGH HIGHWAY CONTROLS BETWEEN STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION AND TAYLOR FARM II, LLC, A MARYLAND LIMITED LIABILITY COMPANY RECORDED MARCH 14, 2016 IN...	IT IS NOT ON OR DOES NOT TOUCH THE SUBJECT PROPERTY.
29	11196-11198		COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, SETBACK LINES AND ANY AMENDMENTS THERETO AS DISCLOSED ON THE PLAT RECORDED DECEMBER 18, 2020, IN... WE DELETE ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTION VIOLATE 42 U.S.C. 3604a.	MATTERS WITHIN THE SURVEYED PROPERTY SHOWN HEREON TO THE EXTENT POSSIBLE.
30	6600	171	INSPECTION AND MAINTENANCE AGREEMENT OF STORMWATER MANAGEMENT FACILITIES BETWEEN WRIGHT ROAD INDUSTRIAL, LLC AND THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, MARYLAND RECORDED APRIL 26, 2021 IN BOOK 6600 PAGE 171 AND AS APPROXIMATELY SHOWN ON THE SURVEY...	SHOWN HEREON.
31	6940	479	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY AGREEMENT BETWEEN WRIGHT ROAD INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE POTOMAC EDISON COMPANY RECORDED MARCH 2, 2022 IN... AND AS APPROXIMATELY SHOWN ON THE SURVEY	SHOWN HEREON BASED ON DOCUMENT. 10' WIDE EASEMENT IS CENTERED ON INSTALLED ELECTRIC LINE WHICH WAS NOT DESIGNATED IN THE FIELD
32	6940	483	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY AGREEMENT BETWEEN WRIGHT ROAD INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE POTOMAC EDISON COMPANY RECORDED MARCH 2, 2022 IN... AND AS APPROXIMATELY SHOWN ON THE SURVEY	SHOWN HEREON.
33	7808		COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, SETBACK LINES AND ANY AMENDMENTS THERETO AS DISCLOSED ON THE PLAT RECORDED JUNE 25, 2024, I... WE DELETE ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTION VIOLATE 42 U.S.C. 3604a.	IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
34			MATTERS DISCLOSED ON THAT ALTA/NSPS LAND TITLE SURVEY ENTITLED "WRIGHT ROAD INDUSTRIAL LLC, LIBER 6495, FOLIO 454" BY RONALD D. BIDLE, JR., MD REGISTRATION NO. 21517, FOR TRIAD ENGINEERING, INC., JOB NO. 03-22-0450, DATED MAY 25, 2022, LAST REVISED JUNE 16, 2022 (THE "SURVEY"): A. RAILROAD TRACKS AND THE RIGHTS OF OTHERS TO USE SAID TRACKS B. WIRE FENCE MEANDERS ON BOTH SIDES OF BOUNDARY LINE C. RIGHTS OF OTHERS TO THE RIGHT OF WAY OF WRIGHT ROAD AND HOPENELL ROAD AS THE PROPERTY LIES IN THE RIGHTS OF WAY	MATTERS WITHIN THE SURVEYED PROPERTY SHOWN HEREON TO THE EXTENT POSSIBLE. A. SHOWN HEREON

ADDITIONAL NOTES

- THE PROPERTY DESCRIBED IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF 'X' OTHER AREAS OF FLOOD HAZARD (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 24043C0281D, WITH A DATE OF IDENTIFICATION OF AUGUST 15, 2017, FOR COMMUNITY NO. 24043C0281D, IN WASHINGTON COUNTY, STATE OF MARYLAND, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO WRIGHT ROAD, A DEDICATED PUBLIC STREET PER PLAT NUMBERS 11196 THROUGH 11198 AS RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 488, INCLUDING 9 DESIGNATED AS HANDICAPPED SPACES, ADDITIONALLY 212 TRAILER PARKING SPACES WERE OBSERVED ON THE SUBJECT PROPERTY.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NTS-204239-MD-1 WITH AN EFFECTIVE DATE OF MAY 2, 2025 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF MARYLAND.

TRIAD ENGINEERING, INC.
1075-D SHERMAN AVENUE
HAGERSTOWN, MD 21740
PH: 301.797.6400 FAX: 301.797.2424

OFFICE LOCATIONS
MARYLAND • OHIO • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

BY	
DESCRIPTION	
DATE	
REV #	

DRAWN BY:
C.W.J.

CHECKED BY:
R.D.B.

DATE:
06/23/2025

OWNER:
FRIND-HOPENELL, LLC
11 DUPONT CIRCLE
WASHINGTON, DC 20036

ALTA / NSPS LAND TITLE SURVEY
FRIND-HOPENELL, LLC
LIBER 7042, FOLIO 287
WASHINGTON COUNTY, MARYLAND

SITUATED AT 16220 WRIGHT ROAD IN WILLIAMSPORT WASHINGTON COUNTY, MARYLAND

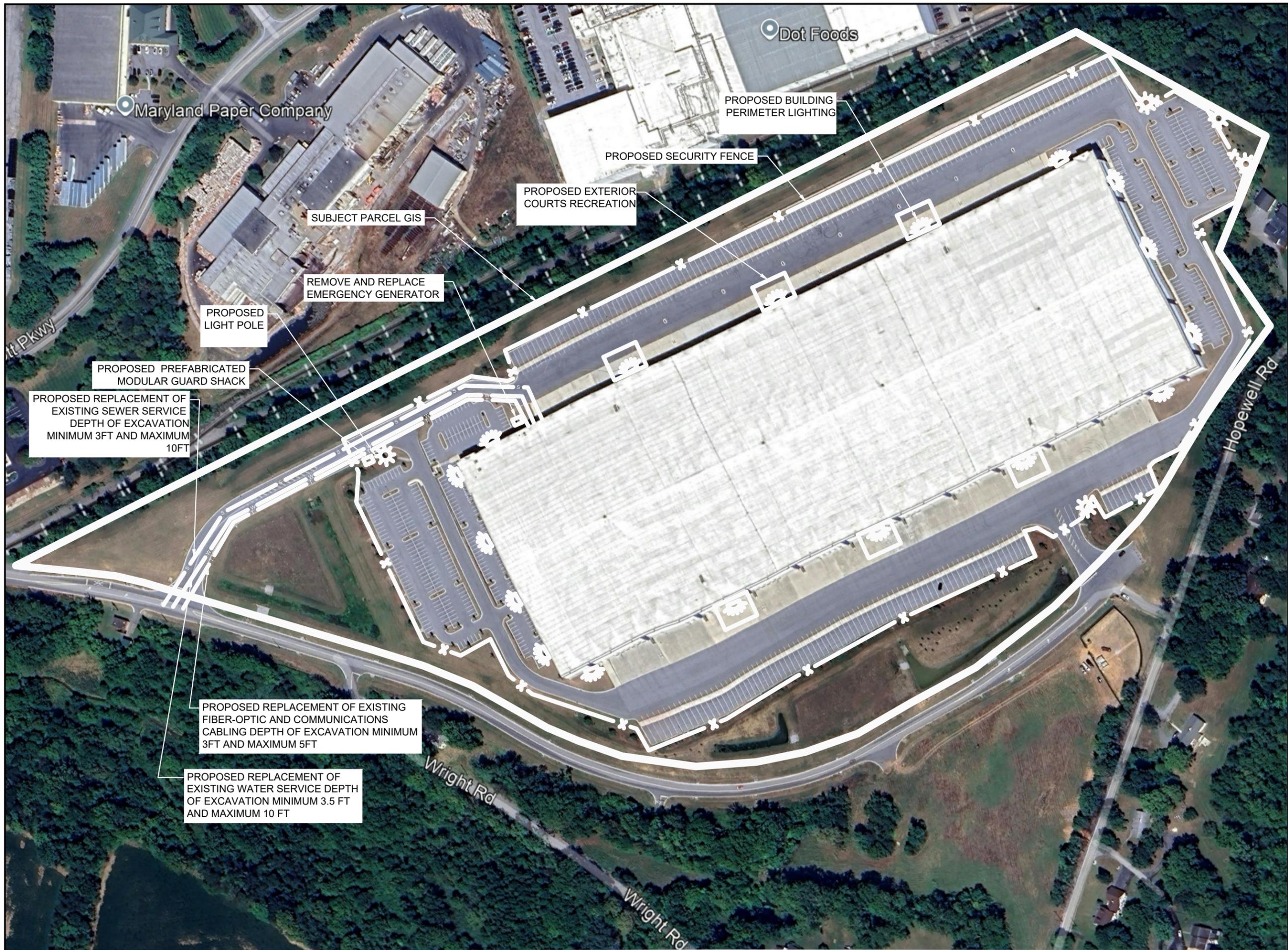
TAX MAP: 0048
GRID: 0021
PARCEL: 0057

ELECTION DISTRICT: 02

SCALE: 1"=100'

TRIAD ENGINEERING, INC.
www.triadeng.com
SHEET NUMBER:
2 OF 2
2
JOB NO.: 03-25-0486

Attachment C: Civil Utility Design

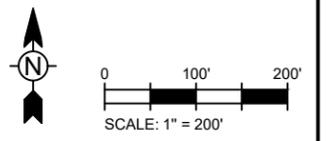


GENERAL NOTES

1. THE PROPERTY LINE SHOWN IS FROM GEOGRAPHICAL INFORMATION SYSTEM (GIS).
2. AERIAL BACKGROUND FROM 2025 MICROSOFT ONLINE BING AERIAL.
3. THIS FIGURE IS TO SUPPORT SITE LAYOUT INTENT THROUGH PERMITTING PROCESS.

CONSTRUCTION NOTES

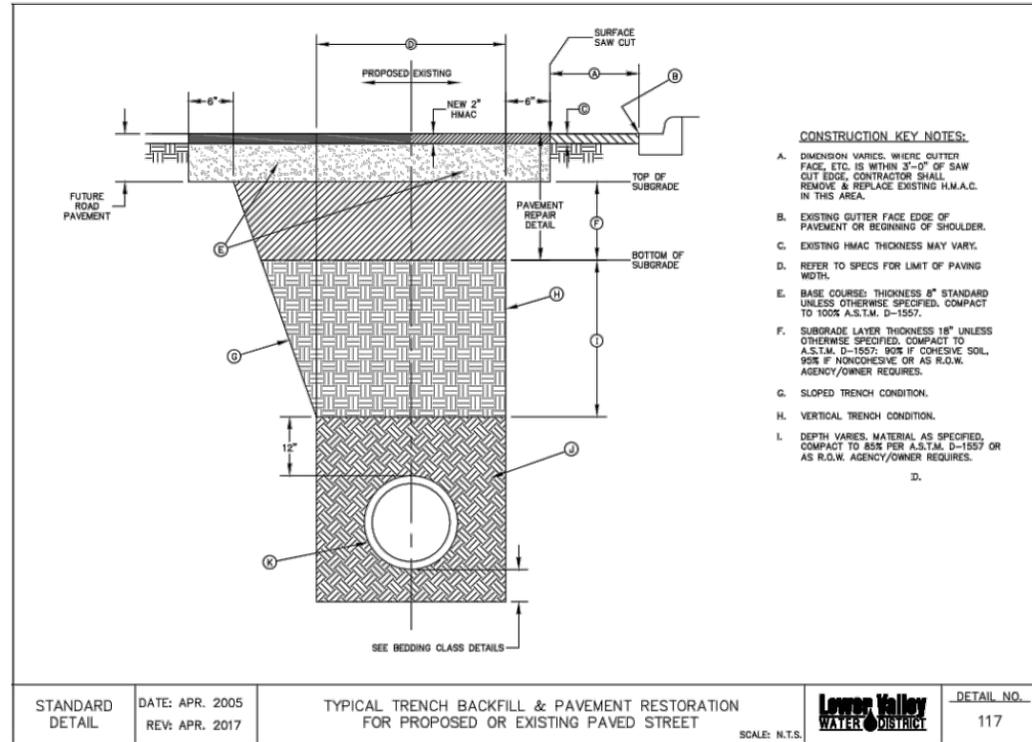
1. REFER TO CONSTRUCTION DETAILS FOR TRENCH EXCAVATION DETAILS IN ACCORDANCE WITH LOCAL REGULATIONS.



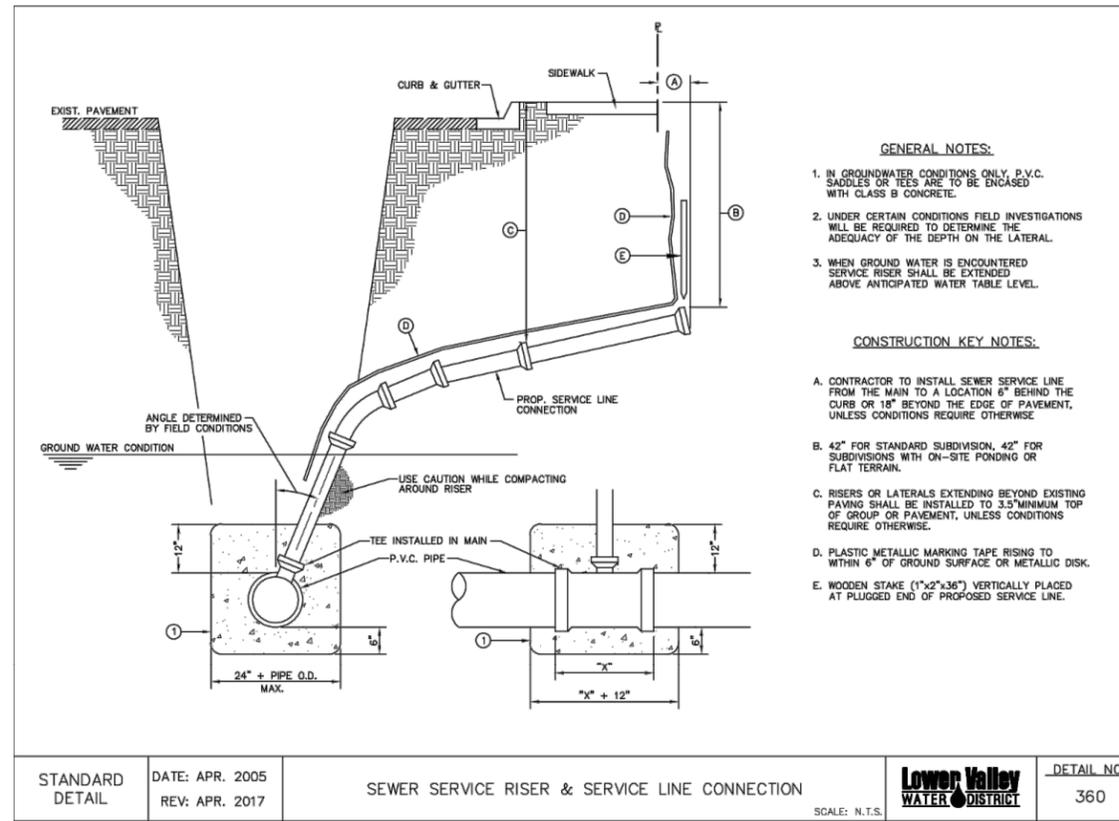
PROJECT:
CONFIDENTIAL LAND ACQUISITION
 10900 HOPEWELL ROAD,
 HAGERSTOWN, MARYLAND

SHEET TITLE:
SITE UTILITY LAYOUT MAP

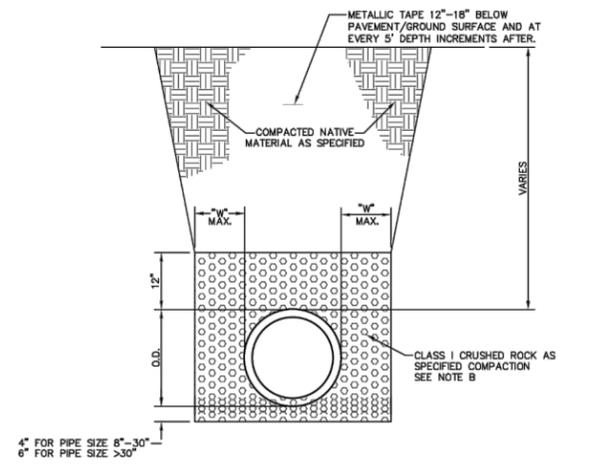
SHEET:
**Attachment C
 - FIGURE 1.
 Site Concept Plan**



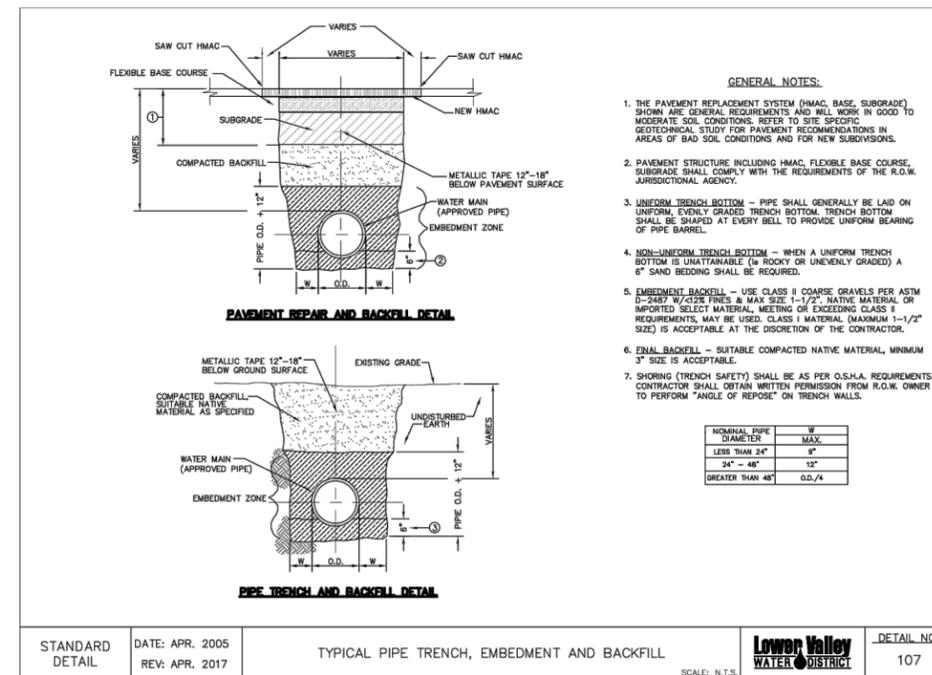
STANDARD DETAIL	DATE: APR. 2005 REV: APR. 2017	TYPICAL TRENCH BACKFILL & PAVEMENT RESTORATION FOR PROPOSED OR EXISTING PAVED STREET	Lower Valley WATER DISTRICT	DETAIL NO. 117
-----------------	-----------------------------------	--	------------------------------------	----------------



STANDARD DETAIL	DATE: APR. 2005 REV: APR. 2017	SEWER SERVICE RISER & SERVICE LINE CONNECTION	Lower Valley WATER DISTRICT	DETAIL NO. 360
-----------------	-----------------------------------	---	------------------------------------	----------------



STANDARD DETAIL	DATE: APR. 2005 REV: APR. 2017	EMBEDMENT CLASS E1 FOR RIGID PIPE & FLEXIBLE PIPE	Lower Valley WATER DISTRICT	DETAIL NO. 104
-----------------	-----------------------------------	---	------------------------------------	----------------



STANDARD DETAIL	DATE: APR. 2005 REV: APR. 2017	TYPICAL PIPE TRENCH, EMBEDMENT AND BACKFILL	Lower Valley WATER DISTRICT	DETAIL NO. 107
-----------------	-----------------------------------	---	------------------------------------	----------------

CONSTRUCTION NOTES

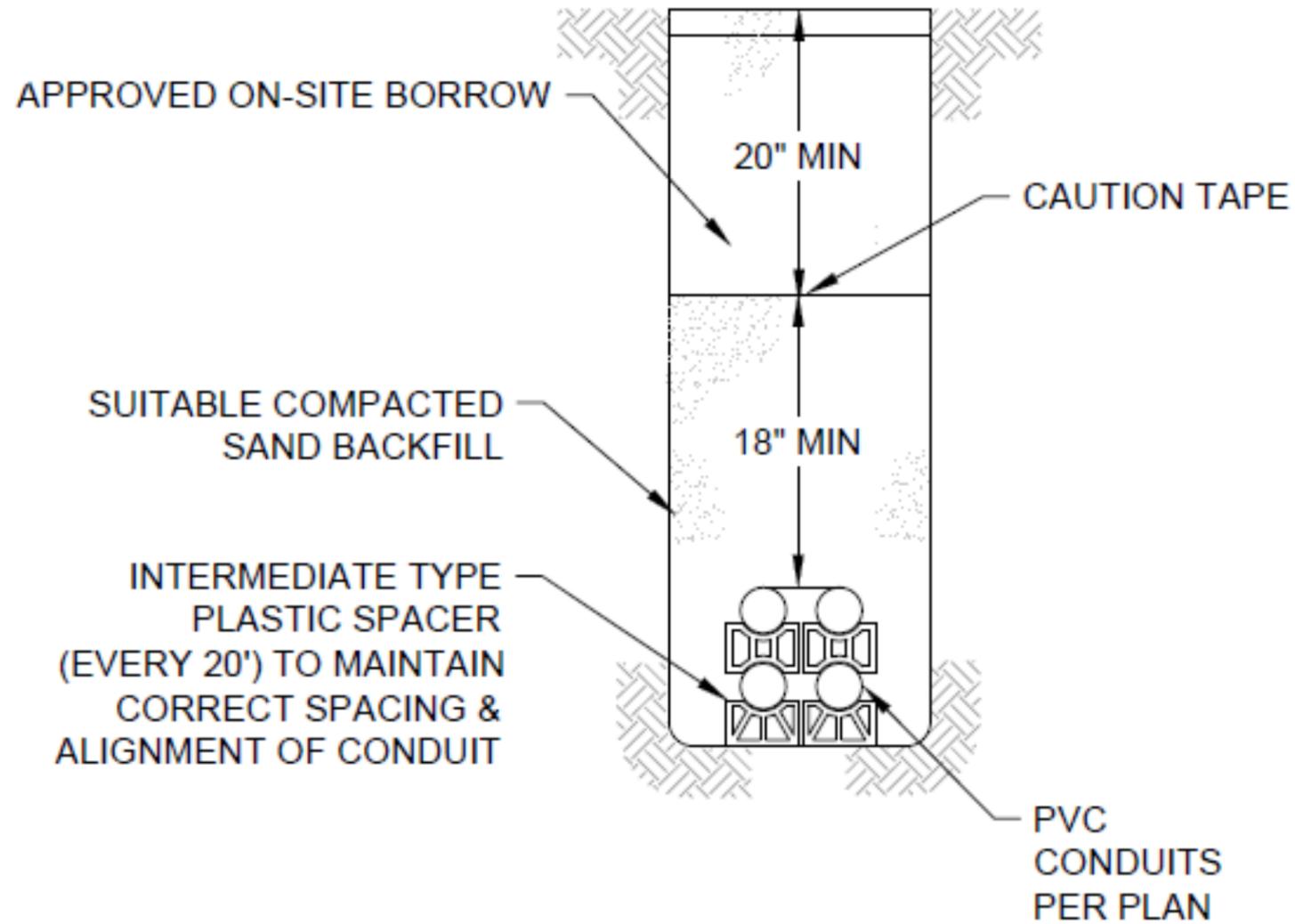
- REFER TO CONSTRUCTION DETAILS FOR TRENCH EXCAVATION DETAILS IN ACCORDANCE WITH LOCAL REGULATIONS.

PROJECT:
CONFIDENTIAL LAND ACQUISITION

10900 HOPEWELL ROAD,
HAGERSTOWN, MARYLAND

SHEET TITLE:
UTILITY CONSTRUCTION DETAILS

SHEET:
Attachment C - FIGURE 2. WATERLINE/UTILITY DETAILS



ELECTRICAL/TEL DATA TRENCH DETAIL
 NOT TO SCALE

CONSTRUCTION NOTES

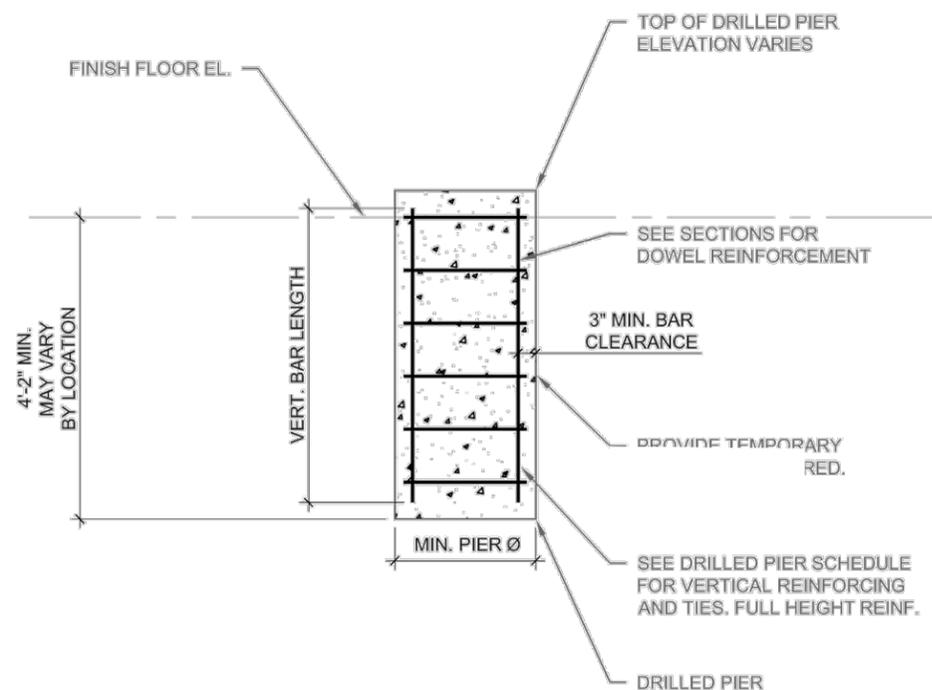
1. FROST DEPTH VARIES MINIMUM OF 2FT TO MAXIMUM OF 4FT.
2. REFER TO CONSTRUCTION DETAILS FOR TRENCH EXCAVATION DETAILS IN ACCORDANCE WITH LOCAL REGULATIONS..

PROJECT:
 CONFIDENTIAL LAND ACQUISITION

 10900 HOPEWELL ROAD,
 HAGERSTOWN, MARYLAND

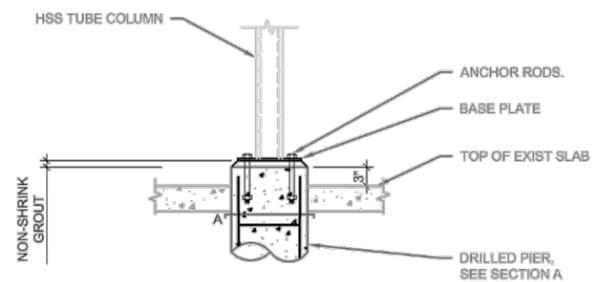
SHEET TITLE:
 UTILITY CONSTRUCTION DETAILS

SHEET:
 Attachment C -
 FIGURE 3.
 ELECTRICAL /
 TELECOMMUNICATIONS
 DATA TRENCH DETAIL

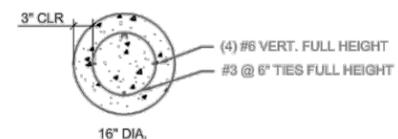


TYPICAL DRILLED PIER SECTION

MINIMUM DRILLED PIER DIAMETER SHALL BE REQUIRED WITHIN ROCK OR BEARING STRATA. OVERSIZED SHAFT MAY BE REQUIRED ABOVE TO ACHIEVE THIS.



TYPICAL COLUMN/DRILLED PIER DETAIL



SECTION A

CONSTRUCTION NOTES

1. CONCRETE SUPPORT PIERS WILL BE USED FOR LIGHTING, RECREATION YARD AWNING SUPPORTS, BASKETBALL HOOP SUPPORT

PROJECT:

CONFIDENTIAL LAND ACQUISITION

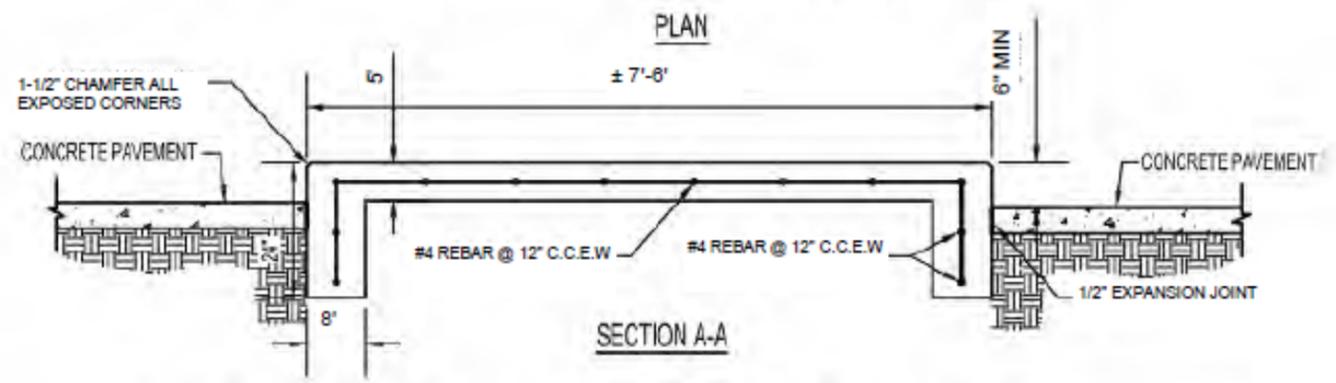
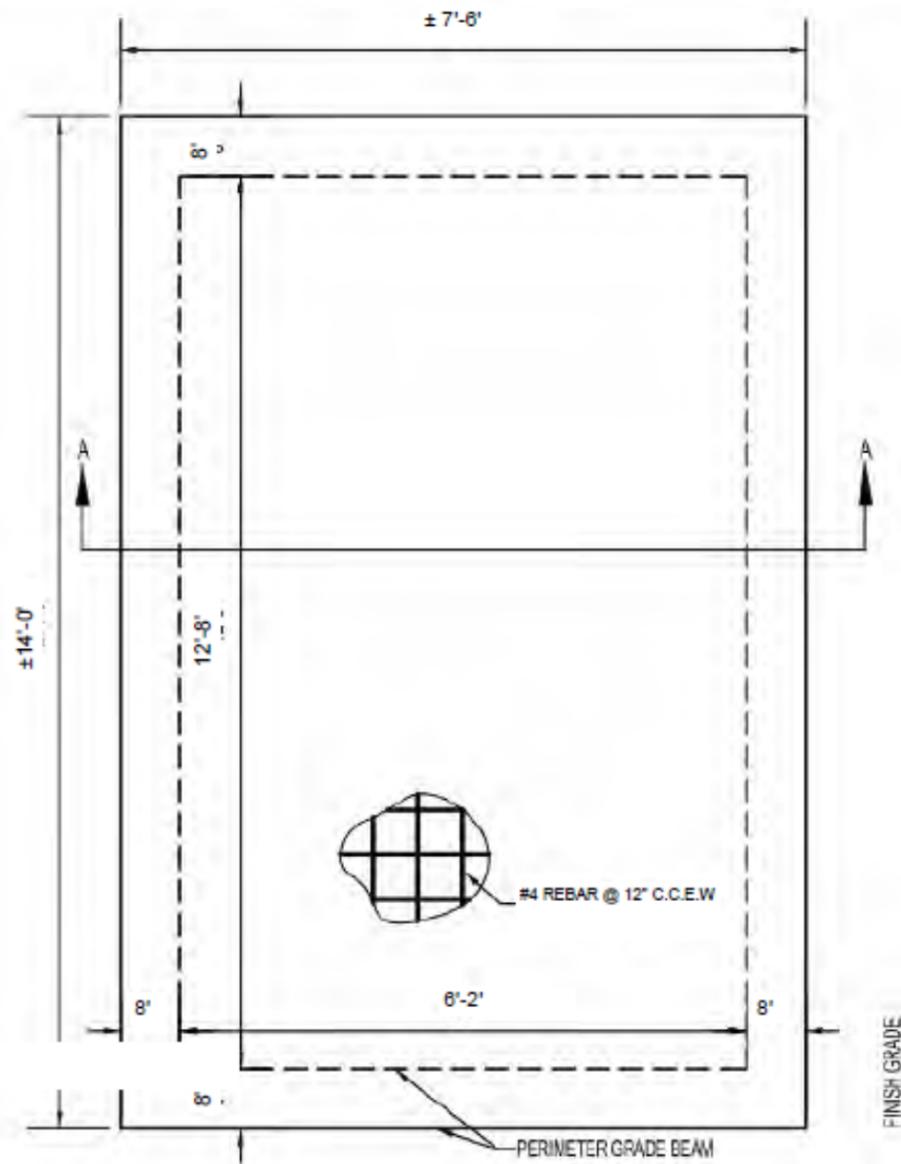
10900 HOPEWELL ROAD,
HAGERSTOWN, MARYLAND

SHEET TITLE:

UTILITY CONSTRUCTION DETAILS

SHEET:

**Attachment C -
FIGURE 4.
SUPPORT CONCRETE PIER DETAIL**



CONCRETE PAD DETAIL

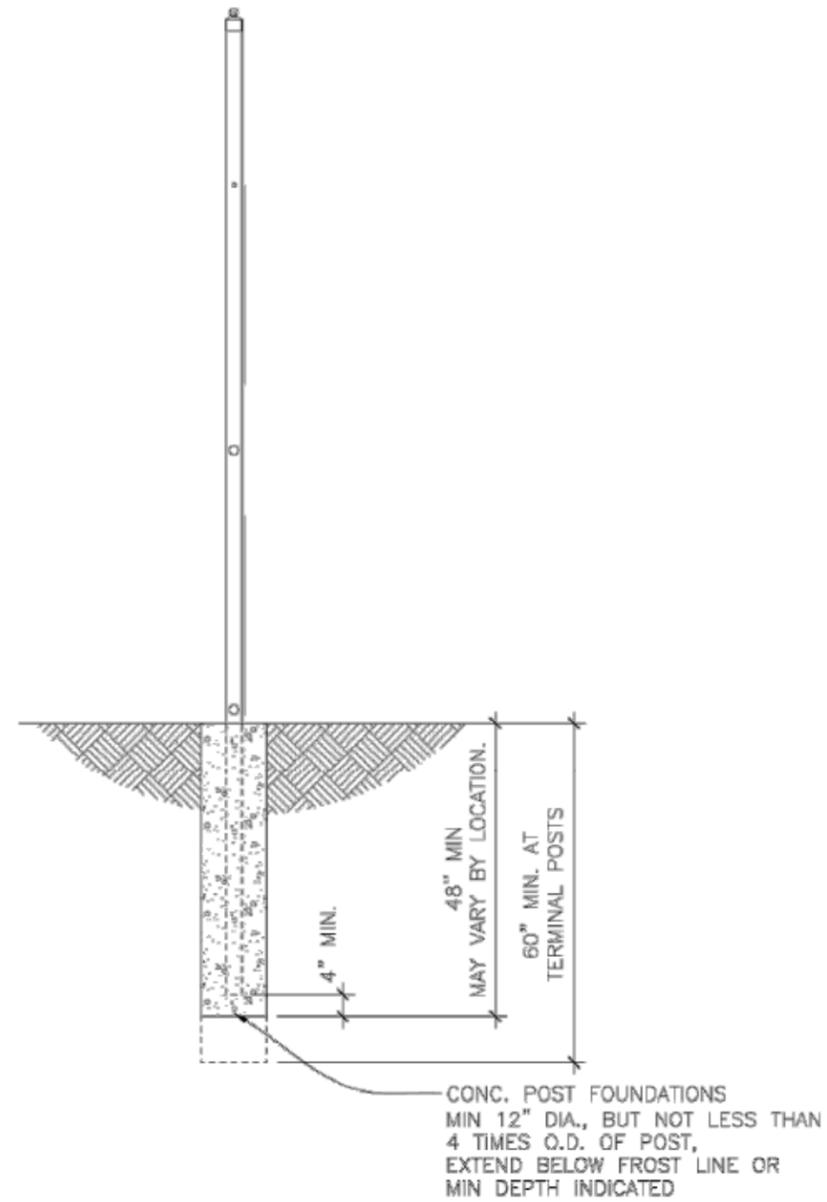
SCALE: NOT TO SCALE

CONSTRUCTION NOTES

PROJECT:
 CONFIDENTIAL LAND ACQUISITION
 10900 HOPEWELL ROAD,
 HAGERSTOWN, MARYLAND

SHEET TITLE:
 UTILITY CONSTRUCTION DETAILS

SHEET:
 Attachment C -
 FIGURE 5.
 GENERATOR SUPPORT PAD DETAIL



TYPICAL MANAGEMENT FENCE

CONSTRUCTION NOTES

PROJECT:
CONFIDENTIAL LAND
ACQUISITION

10900 HOPEWELL ROAD,
HAGERSTOWN, MARYLAND

SHEET TITLE:
UTILITY
CONSTRUCTION
DETAILS

SHEET:
Attachment C -
FIGURE 6. FENCE
SUPPORT POST
DETAIL

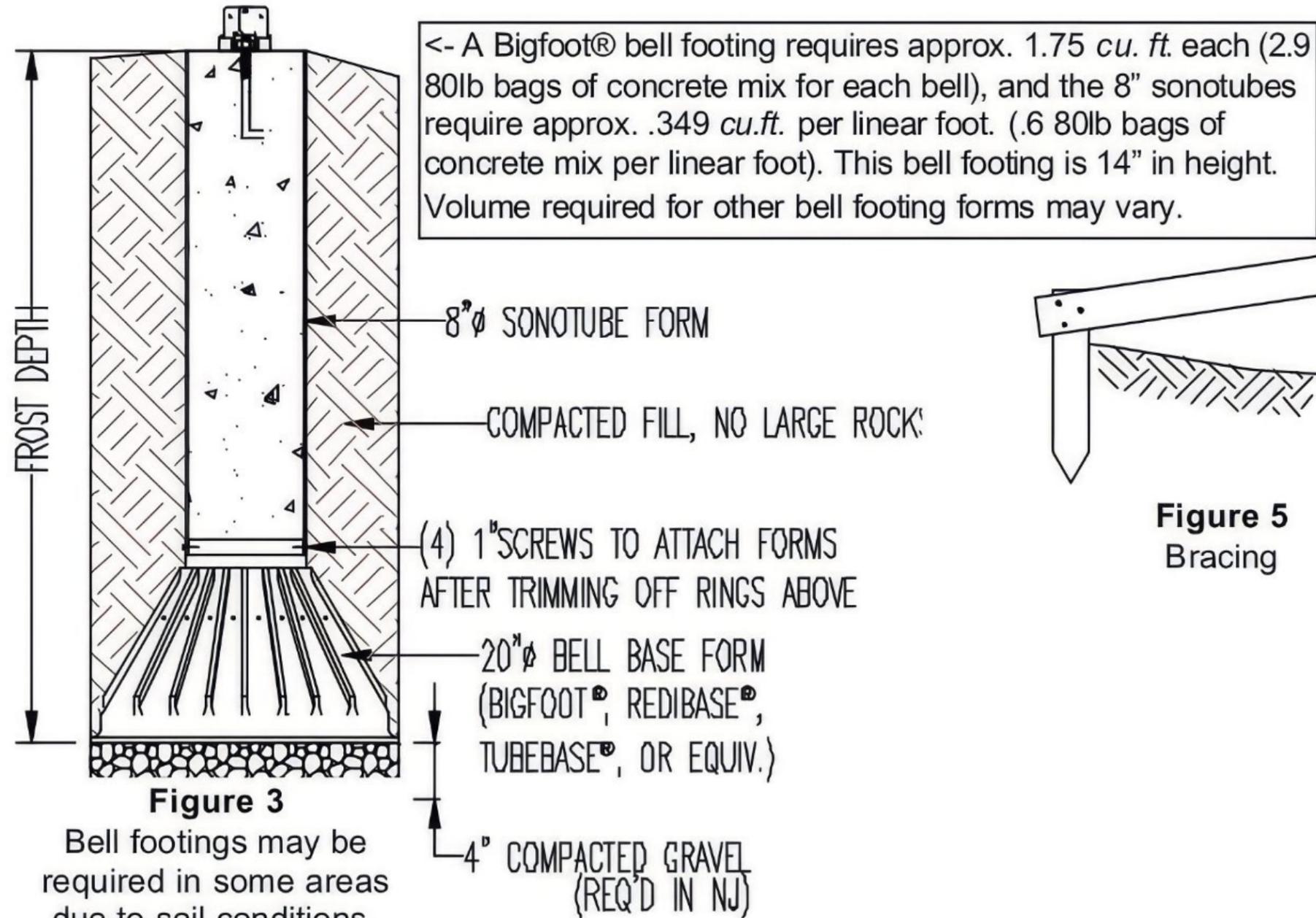


Figure 3
Bell footings may be required in some areas due to soil conditions.

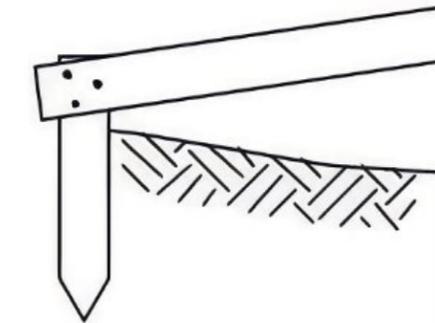


Figure 5
Bracing

CONSTRUCTION NOTES

1. FROST DEPTH VARIES MINIMUM OF 2FT TO MAXIMUM OF 4FT.
2. ANY OTHER FOUNDATION TYPE WILL NOT EXCEED 4FT DEEP EXCAVATION.

PROJECT:
CONFIDENTIAL LAND ACQUISITION

10900 HOPEWELL ROAD,
HAGERSTOWN, MARYLAND

SHEET TITLE:
UTILITY CONSTRUCTION DETAILS

SHEET:
Attachment C
- FIGURE 7.
Guard Building Footer

Attachment D: Historic Property Identification

Attachment D. Historic Property Identification

Address	Description	Assessment	Photo
10833 Hopewell Road	Single-family early 20 th century vernacular residence constructed in 1913. The structure contains a recessed front porch, a stuccoed first story, and American Foursquare form. Three outbuildings are scattered on the property.	The structure is a common vernacular version of American Foursquare architecture and features three distinct additions – one to the cantilevered front porch and two to the rear of the property. ICE has determined it is Ineligible for the NRHP.	
10841 Hopewell Road	A modern single-story residence with an integrated garage constructed in 1995	10841 Hopewell Road is a common residence constructed less than 50 years ago. It does not contain exceptional significance nor meet Criteria Consideration G. ICE has determined it is Ineligible for the NRHP.	
10901 Hopewell Road	A single-family residence that was constructed in 1986 that is not visible from the right-of-way.	Due to the inability to assess this resource from the right-of-way, ICE has left the NRHP eligibility of this resource as Undetermined .	Not visible from the right-of-way

<p>10903 Hopewell Road</p>	<p>A single-family residence that was constructed in 1966 that is not visible from the right-of-way.</p>	<p>Due to the inability to assess this resource from the right-of-way, ICE has left the NRHP eligibility of this resource as Undetermined.</p>	<p>Not visible from the right-of-way.</p>
<p>10911 Hopewell Road</p>	<p>A single-story brick veneer ranch that was constructed in 1962 with a side elevation greenhouse addition. A small outbuilding is located at the rear of the property.</p>	<p>10911 Hopewell Road is a common ranch residence with alterations that has diminished integrity of design, materials, and workmanship. ICE has determined it is Ineligible for the NRHP.</p>	
<p>10931 Hopewell Road</p>	<p>A single-story brick veneer ranch that was constructed in 1956. Based on historic aerials, the original ranch has been heavily modified on its side elevations to facilitate an expansion. Two small outbuildings are located at the rear of the property.</p>	<p>10931 Hopewell Road is a common ranch residence with no integrity of design, materials, or workmanship due to alterations. ICE has determined it is Ineligible for the NRHP.</p>	

<p>11003 Hopewell Road</p>	<p>A late single-story brick veneer residence constructed in 1982.</p>	<p>11003 Hopewell Road is a common ranch residence constructed less than 50 years ago. It does not contain exceptional significance nor meet Criteria Consideration G. ICE has determined it is Ineligible for the NRHP.</p>	
<p>11009 Hopewell Road</p>	<p>Based on historic aerials, the subject property is a heavily modified single-story residence constructed in 1943. The subject property may have originally been an American Small House or other vernacular midcentury residence but is unclear from the right-of-way. A small outbuilding is located at the rear of the property.</p>	<p>11009 Hopewell Road is a common midcentury residence with no clear original shape or form. It appears heavily modified and does not retain integrity of design, materials, or workmanship. ICE has determined it is Ineligible for the NRHP.</p>	
<p>11019 Hopewell Road</p>	<p>A single-family residence that was constructed in 1956 that is not visible from the right-of-way.</p>	<p>Due to the inability to assess this resource from the right-of-way, ICE has left the NRHP eligibility of this resource as Undetermined.</p>	<p>Not visible from the right-of-way.</p>

11028
Hopewell
Road

A single-story colonial revival residence that was constructed in 1966. Historic aerials show the property was drastically expanded in the early 2000s. A large garage is situated at the rear of the property.

11028 Hopewell Road is a common midcentury residence that roughly doubled in size in the early 2000s, destroying integrity of design, materials, and workmanship. ICE has determined it is **Ineligible** for the NRHP.

