



100 West Washington Street, Room 320 | Hagerstown, MD 21740-4748 | P: 240.313.2330 | F: 240.313.2331
www.washco-md.net

**PUR-1339
ADDENDUM NO. 2
REQUEST FOR PROPOSALS REGARDING
QUALIFICATIONS AND EXPERIENCE / TECHNICAL PROPOSALS (Q&E/T)
AND
PRICE PROPOSALS**

**ARCHITECTURAL, ENGINEERING, DESIGN SERVICES,
AND CONSTRUCTION ADMINISTRATION FOR THE
WASHINGTON COUNTY PUBLIC SAFETY TRAINING CENTER PROJECT**

DATE: Monday, March 20, 2017

**PROPOSALS DUE: Thursday, March 30, 2017
4:00 P.M.**

To Bidders:

This Addendum is hereby made a part of the Contract Documents on which all bids will be based and is issued to correct and clarify the original Request for Proposals (RFP) documents.

Please acknowledge receipt of this Addendum at the appropriate space on the Proposal Form. This Addendum consists of eight (8) pages and three (3) attachments.

NOTE: All Bidders must enter the Washington County Administration Complex through either the front door at the 100 West Washington Street entrance or through the rear entrance (w/blue canopy roof) which is handicap accessible, and must use the elevator to access the Purchasing Department to submit their proposal and/or to attend the Pre-Proposal Conference. Alternate routes are controlled by a door access system. Washington County Government has announced new security protocols being implemented at the Washington County Administration Complex at 100 West Washington Street, Hagerstown. The new measures took effect Tuesday, February 14, 2017. The general public will be subject to wand search and will be required to remove any unauthorized items from the building prior to entry. Prohibited items include, but are not limited to: Weapons of any type; Firearms, ammunition and explosive devices; Cutting instruments of any type - including knives, scissors, box cutters, work tools, knitting needles, or anything with a cutting edge, etc.; Pepper spray, mace or any other chemical defense sprays; and Illegal substances.

ITEM NO. 1: Inquiry: Has a budget been determined for this project? (refer to Item 6E below) If so, would the County please share it with us including a breakdown on how the funds are itemized please? (design, construction, FF&E, testing, inspections, etc)

(NOTE: The wording of all "Inquiries" submitted are displayed exactly as received.)

Response: *The budget for the project is \$5,000,000 (FY17 Capital Improvement Plan). This includes \$612,000 for engineering/design, \$3,328,000 for construction, and \$1,060,000 for equipment/furniture.*

ITEM NO. 2: **Inquiry:** Article V. Civil Engineering/ Site Work (page 9):

- A. Will a traffic study be required by the AE Team?
- B. Will a rezoning process be required by the AE Team?
- C. Has a Phase 1 environmental study been made? Or will it be required by the AE Team?
- D. Has it been determined that water pressure and flow is sufficient for an automatic sprinkler system?
- E. If it has not been determined, should we submit an alternate fee for the design of a fire pump? We had to provide fire pumps on previous work within the area.

Response: A. *No.*
B. *No.*
C. *Yes. This has been included in the addendum for reference.*
D. *No.*
E. *It is the responsibility of the A/E to determine if water flow is sufficient for an automatic sprinkler system and if the the design of a fire pump is required on the project. These costs shall be included in the price proposal as required.*

ITEM NO. 3: **Inquiry:** Article V. Project Development (page 16), Paragraph A indicates State Review. Are State monies being contributed to the project budget and if so will they require wage scale and MBE participation?

Response: *This paragraph is referring to any State agencies that may be involved in the project (Fire Marshal's Office, Maryland Historical Trust, Maryland Department of the Environment, Department of Natural Resources, etc.). There are no State monies on the project at this time. No wage rates or MBE participation is required.*

ITEM NO. 4: **Inquiry:** Article V.A.8. (page 22) Phase 8: This article identifies the post construction duration as 6 months; however within the project schedule on page 24 the duration is 30 days. Please clarify.

Response: *Post construction duration is three (3) months. The project schedule has been revised for Phases 6, 7, and 8 as follows:*

Phase 6 – Construction Documents - 100% Submittal / Agency Review, Advertisement and Bidding: ninety (90) calendar days

Phase 7 – Construction Administration: four hundred fifty (450) calendar days (this will revise the preliminary schedule end construction date).

Phase 8 – Post Construction: ninety (90) calendar days (this will revise the preliminary schedule post construction activities).

ITEM NO. 5: **Inquiry:** Article IX.D. (page 25): The County states that there will be a 10% retainage on consultant fees. This is not typical as an industry standard. There will be consulting team members who will have completed their work and will be required to wait approximately 2 years for the release of their retainage. Consultants do not have mark-up on products such as a general contractor. Our effort is total labor. We would request that the County reconsider this requirement.

Response: *The County may reduce retainage accordingly as the project progresses and only withhold an amount that represents the work still remaining on the contract.*

ITEM NO. 6: **Inquiry:** Attachment B (page 35): Desirables for Phase 1 Training Center Building:

- A. Item C. Large multi-purpose room, auditorium – has a capacity been determined? This impacts the gross square footage.
- B. Item G. Front Reception – are we to assume that there will be a waiting area? If so for how many people?
- C. We see no reference to an administration area and the related space requirements to that area. Has that space requirement been established?
- D. We see no reference for food service/ serving area, will one be required and will we need to provide a food service consultant for this project?
- E. The above program questions directly relate to the probable size of the training center which determines cost. With various assumptions made, we have determined a probable size of 16,500 net square feet (nsf)or 26,000 gross square feet (gsf) utilizing a grossing factor of 1.5 per State guidelines.

With site cost and building cost for Phase 1 only, it appears that the cost of construction will be approximately \$8,000,000 to \$10,000,000. With another \$2,000,000 for the remaining phases the total cost of this project would be \$10,000,000 to \$12,000,000.

If we are reviewing the county's 2017 CIP Budget correctly, it appears that only \$5,000,000 has been scheduled for the project.

Please advise.

(NOTE: The wording of all "Inquiries" submitted are displayed exactly as received.)

- Response:** A. *No. The A/E shall determine this based on probable size for the specified budget.*
B. *Yes. The A/E shall determine this based on probable size for the specified budget.*
C. *Attachment B, F.6. to 7 offices for administration (10'x10').*
D. *The A/E shall provide a design that accommodates a lunch room and warming kitchen.*
E. *The County has \$5,000,000 budgeted for this project and the A/E shall adhere to the approved budget when developing the design for the building and site improvements.*

ITEM NO. 7: **Inquiry:** Is there any master plan for this project? If so, will you please include it as part of the RFP?

Response: *Included in the RFP is a Concept Plan (Attachment A) and General Guidelines and Considerations (Attachment B) for reference for the A/E to develop the master plan. As an attachment to this addendum, an updated Concept Plan has been included. The legibility of the labeling has been improved from the attachment that was originally provided in the RFP.*

ITEM NO. 8: **Inquiry:** What is the total budget for this project? How much is the cost of construction?

Response: *See Response to Item No.1.*

ITEM NO. 9: **Inquiry:** Will the contract include all 4 phases as stated in the RFP, Page 35?

Response: *Yes.*

ITEM NO. 10: **Inquiry:** Will the project team need to include a Traffic Engineer Registered in the State of Maryland?

Response: *No.*

ITEM NO. 11: **Inquiry:** Has there been any communication/correspondence with the MD State Highway Administration Access Management Division with regard to requirements for Traffic Impact Studies and/or required entrance and roadway improvements for the Rt. 65 access?

Response: *SHA is aware of the project but no specific requirements have been discussed.*

ITEM NO. 12: **Inquiry:** If there has been any studies for traffic, geotechnical/geological, or environmental site assessments for this site, will these studies be made available for review by the bidders?

Response: *A Phase I Report has been completed and is attached for reference.*

ITEM NO. 13: **Inquiry:** With the planned May, 2017 award of this contract, will there be crops in the fields that may impede the surveyors ability to successfully complete the required services in a timely manner?

Response: *No, this is now County owned property and no crops will be planted/harvested. The County has performed a boundary survey for the property. Attached is the associated plat. The A/E shall provide topographic surveys on the project.*

ITEM NO. 14: **Inquiry:** Boundary Survey, Page 10, Item V.6.a: While acquiring the proposed site, a boundary survey plan normally included as part of the acquiring. Will county provide the boundary survey? If County does not have Boundary survey, is there any information of the site available to us like, utilities, easement, etc.?

Response: *See Response to Item No.13.*

ITEM NO. 15: **Inquiry:** Alternate Energy: Page 11, Item BB: The consultant is required to include man-hours for the alternative energy system. Will all systems to be included in the scope or any one system per A/E's recommendation?

Response: *As stated in the section, "Systems such as solar power, possibly wind energy and other systems as recommended by the Consultant are all considerations." Of note, Section IV. P. Scope of Work, "The Consultant shall perform an analysis of the proposed site inclusive of, but not limited to, to consideration of the following:"...12. Solar Panels.*

ITEM NO. 16: **Inquiry:** Page 12 - Item CC.4.c: A/E is required to provide cost estimate for investigation. Is this cost for A/E fee for investigation or construction cost?

Response: *This section is referring to the A/E fee for investigation. If the cost estimate shows this work can be completed within the project budget, then this work will be incorporated in to the contract as part of the design services by the A/E.*

ITEM NO. 17: **Inquiry:** Page 14 - Item EE and FF: The paragraph asks for three Heating Systems for cost benefit analysis. The Paragraph FF calls cost benefit analysis for both heating and cooling. Please clarify the intent.

Response: *The cost benefit analysis shall be for both heating and cooling.*

(NOTE: The wording of all "Inquiries" submitted are displayed exactly as received.)

ITEM NO. 18: **Inquiry:** Item DD.1, Page 13: Based on pre-proposal meeting A/E's scope of work is for Phase 1 as described in page 35. The electrical distribution system for the entire facility. Is it a correct assumption that County will provide design load for Phase II to IV? If not, please clarify A/E's scope of work.

Response: *The A/E shall coordinate the project with the utility company for electrical service for the Phase I scope of work and identify any issues with the system for Phases II to IV.*

ITEM NO. 19: **Inquiry:** Per pre-proposal meeting a question was raised about master planning. Item P.6, Page 7, refers to master planning. In the meeting we understood that Phase 1 building will be placed in such a way that it does not impact future development as shown in Attachment A in the RFP. Is it correct? If not, please clarify the extent of master planning in the scope.

Response: *Correct.*

ITEM NO. 20: **Inquiry:** Will you select A/E team only for Phase 1 per RFP Page 35 or for all phases?

Response: *The basis for the selection is Phase I (training center building and parking lot, physical fitness trails, and pad sites for Phase II facilities). The A/E shall provide a master plan that incorporates Phases II-IV and these items shall be incorporated in the design as the budget allows.*

ITEM NO. 21: **Inquiry:** Based on the RFP, it appears that formal structural calculations need to be submitted with the construction documents (item 3.c page 17 and 6.d page 20). Please confirm.

Response: *Correct.*

ITEM NO. 22: **Inquiry:** The RFP indicates that CA fees will be paid by the county in 18 equal installments over the CA period. Structural CA services typically occur early in the CA phase, will we need to wait until the end of CA to be paid in full or will our fees be front loaded too early in CA? (Item A.2 page 25)

Response: *The County will consider advance payment for CA services completed early in the CA phase.*

ITEM NO. 23: **Inquiry:** Is the 10% retainage held by the county split between design services and construction services? i.e., will we be paid in full at the end of CDs and again at the end of construction or must we wait until the end of construction for the full 10% retainage? (Item D page 25)

Response: *10% retainage is held on all work. As stated in Response 22, the County will consider advance payment for CA services completed early in the CA phase.*

(NOTE: The wording of all "Inquiries" submitted are displayed exactly as received.)

ITEM NO. 24: **Inquiry:** Publicly available information shows two (2) streams on the site. Can the County shed any light on the viability of that information?

Response: *No.*

ITEM NO. 25: **Inquiry:** Has the County done any wetlands delineation?

Response: *No. This work shall be included in the scope of work.*

ITEM NO. 26: **Inquiry:** Have you had any discussions with the County reviewing agencies regarding who will review and what they will allow?

a. If the intent is to put the streams in pipes, flood studies will be required. Is this the intent and should that effort be part of the base civil fee?

b. If this stream, wetlands & buffer get kicked up to MDE and/or the COE for review, which seems likely, the design schedule will not be achievable.

Response: *The A/E shall provide design services that identify and accommodate environmental impacts as required for permitting and agency approval.*

ITEM NO. 27: **Inquiry:** Sharpsburg Pike is a State road (Rte 65). We assume this will require SHA utility and access permits at a minimum. The existence of the stream at the northeast edge of the property adjacent, or in, the SHA right-of-way may also kick in SHA review. That too will negatively affect the design schedule. Has the County had any discussions with SHA regarding this project?

Response: *SHA is aware of the project but no specific requirements have been discussed.*

ITEM NO. 28: **Inquiry:** The RFP calls for design of Phase I and pad sites for Phase II. This implies grading for Phase II.

a. We assume boundary & topo survey be required for the entire site as part of Phase I?

b. If the Phase II area is to be graded for pads, there will be Erosion & Sediment Control (ESC) required. Does the County want Storm Water Management (SWM) to be designed for the Phase II area under Phase I?

Response: *a. The County has performed a boundary survey for the property. Attached is the associated plat. The A/E shall provide topographic surveys on the project.*

b. Yes.

ITEM NO. 29: **Inquiry:** The discussions in the RFP item P (page 7) can be handled by the Civil Engineer. Will a *bona fide* traffic study be required by either the State or the County?

Response: *No.*

(NOTE: The wording of all "Inquiries" submitted are displayed exactly as received.)

ITEM NO. 30: *Inquiry:* Are geotechnical services to be included as part of the design scope of services or are these to be provided by the Owner?

Response: See Scope of Work, IV.K. about geotechnical services.

ITEM NO. 31: *Inquiry:* In reference to the Washington County Public Safety Training Center Project PUR-1339, Murphy & Dittenhafer has the following question: Item IV.P.13. indicates that the scope of work includes “Any hazards or hazardous materials identified in the environmental assessments.” Could you please clarify if environmental assessment(s) have been completed? And if so, were hazards or hazardous materials discovered? If so, what type(s) of hazards or hazardous materials were discovered?

Response: See Response to Item No. 12.

ITEM NO. 32: Attached is an updated Concept Plan (Attachment A). The legibility of the labels has been improved from the attachment that was provided in the RFP.

By Authority of:

A handwritten signature in cursive script that reads "Karen R. Luther".

Karen R. Luther, CPPO
Director of Purchasing

PHASE I ENVIRONMENTAL SITE ASSESSMENT



JENKINS PROPERTY

9238 SHARPSBURG PIKE
HAGERSTOWN, WASHINGTON COUNTY, MARYLAND 21740
ECS PROJECT NO. 47:1967

FOR

WASHINGTON COUNTY DEPARTMENT OF ENGINEERING

MAY 11, 2016





May 11, 2016

Ms. Susan Small
Washington County Department of Engineering
80 W. Baltimore Street
Hagerstown, Maryland 21740

ECS Project No.47:1967

Reference: Phase I Environmental Site Assessment Report, Jenkins Property, 9238 Sharpsburg Pike, Hagerstown, Washington County, Maryland 21740

Dear Ms. Small:

ECS Mid-Atlantic, LLC (ECS) is pleased to provide you with the results of our Phase I Environmental Site Assessment (ESA) for the referenced site. ECS services were provided in general accordance with ECS Proposal No. 47:978 authorized on April 27, 2016 and generally meet the requirements of ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

ECS Mid-Atlantic, LLC

Erik Schaberl
Project Manager
eschaberl@ecslimited.com
301.668.4303

Garnett B. Williams, C.P.G.
Principal Geologist
gwilliams@ecslimited.com
703-471-8400

Project Summary

Jenkins Property
 9238 Sharpsburg Pike
 Hagerstown, Maryland 21740

Report Section		No Further Action	REC	CREC	HREC	Other Environmental Considerations	Recommended Action
4.0	User Provided Information	✓					
5.1	Federal ASTM Databases	✓					
5.2	State ASTM Databases	✓					
5.3	Additional Environmental Record Sources	✓					
6.0	Historical Use Information	✓					
7.0	Site and Area Reconnaissance	✓					
8.0	Additional Services	✓					
9.0	Interviews	✓					

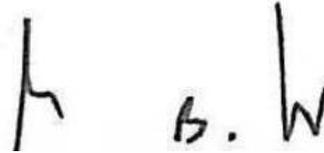


ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Erik Schaberl
Project Manager
May 11, 2016



Garnett B. Williams, C.P.G.
Principal Geologist
May 11, 2016

TABLE OF CONTENTS		PAGE
1.0	EXECUTIVE SUMMARY	1
2.0	INTRODUCTION	3
2.1	Purpose and Reason for Performing Phase I ESA	3
2.2	Scope of Services	3
2.3	Definitions	3
2.4	Limitations	4
2.5	Data Gaps	5
2.6	Limiting Conditions/Deviations	5
3.0	SUBJECT PROPERTY DESCRIPTION	6
3.1	Subject Property Location and Legal Description	6
3.2	Physical Setting and Hydrogeology	6
3.3	Current Use and Description of the Site	7
4.0	USER PROVIDED INFORMATION	8
4.1	Title Information	8
4.2	Environmental Liens or Activity and Use Limitations	8
4.3	Specialized Knowledge	8
4.4	Commonly Known or Reasonably Ascertainable Information	8
4.5	Valuation Reduction for Environmental Issues	8
4.6	Owner, Property Manager, and Occupant Information	8
4.7	Degree of Obviousness	8
5.0	RECORDS REVIEW	9
5.1	Federal ASTM Databases	10
5.2	State ASTM Databases	10
5.2.1	Leaking Underground Storage Tank (LUST) List	10
5.2.2	Registered Underground Storage Tank (UST) List	11
5.3	Additional Environmental Record Sources	11
5.3.1	Additional Non-ASTM State Databases	11
5.3.2	Other Proprietary Databases	11
5.3.3	Unmapped (Orphan) Facilities and Sites	11
5.4	Regulatory Review Summary	11
6.0	HISTORICAL USE INFORMATION	12



6.1 Aerial Photograph Review 12

6.2 Sanborn Fire Insurance Map Review 12

6.3 Property Tax Files 12

6.4 Recorded Land Title Records 13

6.5 Historical USGS Topographic Maps 13

6.6 City Directory Review 13

6.7 Building Department Records 14

6.8 Other Historical Sources 14

6.9 Previous Reports 14

6.10 Historical Use Summary 14

7.0 SITE AND AREA RECONNAISSANCE 16

7.1 Methodology 16

7.2 On-Site Features 16

7.2.1 Drums or containers of petroleum or hazardous substances greater than five-gallons 17

7.2.2 Groundwater wells including potable, monitoring, dry, irrigation, injections and/or abandoned 17

7.2.3 Septic systems or cesspools 17

7.3 Adjoining and Nearby Properties 18

7.4 Site and Area Reconnaissance Summary 18

8.0 ADDITIONAL SERVICES 19

9.0 INTERVIEWS 20

10.0 FINDINGS AND CONCLUSIONS 21

11.0 REFERENCES 23



TABLE OF APPENDICES

Appendix I: Figures

Appendix II: Regulatory Records Documentation

Appendix III: Historical Research Documentation

Appendix IV: Site Photographs

Appendix V: Statement of Qualifications

1.0 EXECUTIVE SUMMARY

ECS Mid-Atlantic, LLC (ECS) was contracted by Washington County Department of Engineering to perform an ASTM E1527-13, Phase I Environmental Site Assessment (ESA) of the Jenkins Property located at 9238 Sharpsburg Pike in Hagerstown, Washington County, Maryland (i.e. subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

The subject property is identified on Washington County Tax Map 62 as Parcel 59, and owned by Mr. Edward Jenkins. The approximately 49-acre subject property is currently utilized for agricultural row crops. Building foundations to a former residence and barn are located along the northern border of the site.

The subject property is located in a residential and agricultural area of Hagerstown, Maryland. The subject property is bound on the north by agricultural field and a water pump station followed by the Westfields residential community; on the east by Sharpsburg Pike followed by Western Maryland Children's Center and Maryland Correctional Institute; and, to the south and west by agricultural fields. We did not identify adjoining or nearby properties that are considered a Recognized Environmental Condition (REC) for the subject property.

According to historical research, the subject property has been agricultural land since the 1890s. Reportedly, the former onsite residence was constructed in 1892 and demolished for safety reasons in 2010. A barn and shed were also located on the north part of the site at one point. The Jenkins family utilized the site for agricultural row crops (corn, soybean, and wheat) since the 1890s and another farmer has been farming the land since 1998. Historic topographic maps illustrate 2 small orchards on the east part of the site in 1954 and 1965. Mr. Jenkins, site owner, indicated it is possible fruit trees were located onsite many years ago, but likely limited in acreage. Orchards can be associated with pesticide use potentially resulting in lead and arsenic accumulation in the soils. However, according to historic topographic maps, orchards have not been onsite since at least 1972 and there was no evidence of chemical storage areas or mixing stations where pesticide residues might have accumulated. In addition, the owner, Mr. Jenkins, believed any fruit trees onsite to be of limited quantity. Lastly, the area has been utilized for row crops for decades and residual contamination, if any, would likely be diminished by the long term tilling of the land. Consequently, former agricultural practices on the property are not considered to be an environmental concern.

A regulatory database search report was provided by EDR. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched. The EDR report identified several off-site properties within the minimum ASTM search distances. Based on our review of available public records and/or interviews, none of the listings are believed to represent a REC for the subject property.

ASTM E1527-13 defines a "data gap" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information". Data gaps which would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.



We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-13 of the Jenkins Property located at 9238 Sharpsburg Pike in Hagerstown, Washington County, Maryland. Exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

The following Business Environmental Risks (BERs) and/or additional considerations were identified:

- A private septic system is reportedly associated with the former residence on the north border of the site. Mr. Jenkins indicated the septic tank was installed in the 1950s and is likely still onsite but the exact location is unknown. If encountered, it should be abandoned in accordance with applicable and regulations.
- Although not observed, it is likely the former residence utilized a private well. Mr. Jenkins, owner, indicated that a hand dug well was used prior to municipal water. If encountered, it should be abandoned in accordance with applicable regulations.
- Two apparently empty and discarded 55-gallon drums were observed within the debris for the residential structure on the northern portion of the site. Staining was not observed on the drums and the ground surfaces in the vicinity of the drums so this is considered a de minimis environmental condition at this time; however, the contents of the pile could not be fully observed. Should petroleum impact or full drums be discovered, contaminated soil should be excavated and disposed of properly along with the drums.

2.0 INTRODUCTION

2.1 Purpose and Reason for Performing Phase I ESA

The purpose of the ESA was to:

- evaluate the probability of impact to the surface water, groundwater and/or soils within the property boundaries through a review of regulatory information and a reconnaissance of the subject property and vicinity;
- evaluate historical land usage to identify previous conditions that could potentially impact the environmental condition of the subject property;
- conduct all appropriate inquiry as defined by ASTM E1527-13 and 40 CFR Part 312;
- evaluate the potential for on-site and off-site contamination; and,
- provide a professional opinion regarding the potential for environmental impact at the site and a list of Recognized Environmental Conditions (RECs).

The ESA should allow the Users the opportunity to qualify for landowner liability protection under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) provided certain stipulations are met. The landowner liability protections are: an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser. The User must meet the protection stipulations detailed in CERCLA to qualify as well as meet the User Obligations contained within ASTM E1527- 13 standard.

The reason for conducting this ESA is to perform all appropriate inquiries into the uses and prior ownership of the subject property for potential acquisition.

2.2 Scope of Services

The environmental assessment was conducted in general accordance with ASTM E1527-13 and EPA Standards and Practices for All Appropriate Inquiry (40 CFR §312.10). The environmental assessment was conducted under the supervision or responsible charge of an individual that qualifies as an environmental professional, as defined in 40 CFR §312.10.

ECS was contracted by Washington County Department of Engineering to perform an ASTM E1527-13, Phase I Environmental Site Assessment (ESA) of the Jenkins Property located at 9238 Sharpsburg Pike in Hagerstown, Washington County, Maryland. ECS was not contracted to address non- scope considerations. ECS was contracted by . ECS was not contracted to address non- scope considerations.

2.3 Definitions

ASTM E1527-13 defines a "recognized environmental condition (REC)" as "the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: 1) due to release to the environment, 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment." For the purposes of this practice, "migrate" and "migration" refer to the movement of hazardous substances or petroleum products in any form including solid and liquid at the surface or subsurface and vapor in the subsurface.



ASTM E1527-13 defines a "business environmental risk" (BER) as "a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice". ECS also uses the term "Other Environmental Considerations" to discuss BERs and environmental concerns outside of the ASTM E1527-13 requirements (radon, asbestos, lead, wetlands, etc.) Client-imposed limitations and site condition limitations, if encountered, are detailed in Section 7.1 Methodology and Limiting Conditions.

ASTM E1527-13 defines a "de minimis condition" as a condition that generally does not represent a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. De minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

ASTM E1527-13 defines a "controlled recognized environmental condition (CREC)" as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition identified as a controlled recognized environmental condition does not imply that the Environmental Professional has evaluated or confirmed the adequacy, implementation or continued effectiveness of the required control that has been, or is intended to be, implemented.

ASTM E1527-13 defines a "historical recognized environmental condition (HREC)" as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the Environmental Professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria).

2.4 Limitations

The ESA involved a reconnaissance of the subject property and contiguous properties and a review of regulatory and historical information in general accordance with the ASTM standard and EPA regulation referenced herein. No non-scope considerations or additional issues such as asbestos, radon, wetlands or mold were investigated, unless otherwise described in Section 8.0 of this report.

Note: vapor migration in the subsurface is described in Guide E2600 published by ASTM. ECS has not conducted a Vapor Encroachment Screen in accordance with the E2600 guide.

The conclusions and/or recommendations presented within this report are based upon a level of investigation consistent with the standard of care and skill exercised by members of the same



profession currently practicing in the same locality under similar conditions. The intent of this assessment is to identify the potential for recognized environmental conditions in connection with the subject property; however, no environmental site assessment can completely eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the subject property. The findings of this ESA are not intended to serve as an audit for health and safety compliance issues pertaining to improvements or activities at the subject property. ECS is not liable for the discovery or elimination of hazards that may potentially cause damage, accidents or injury.

Observations, conclusions and/or recommendations pertaining to environmental conditions at the subject property are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at this subject property. This could require additional exploratory work, including sampling and laboratory analysis. No warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report.

This report is provided for the exclusive use of Washington County Department of Engineering. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance.

2.5 Data Gaps

Data failures (historical data gaps) were identified during the historical research of this subject property. Use of the subject property was generally documented back to 1945. Historical information was missing for various periods. However, due to the other information that was obtained about the subject property, the historical data gaps are not expected to impact our ability to render a professional opinion regarding the subject property.

2.6 Limiting Conditions/Deviations

ASTM E1527-13 requires that the Environmental Professional identify limiting conditions, deletions, and deviations from the ASTM E1527-13 standard, if any, including client-imposed constraints. Dense vegetation covered portions of the subject property and may have obscured environmentally significant features and direct observation of the ground surface. Dense vegetation prohibited direct observation of ground surfaces in many areas; however, this condition is not expected to impact our ability to identify RECs with the subject. No other limiting conditions and/or deviations from the standard practice which would be expected to impact our ability to provide a professional opinion concerning the subject property were encountered during the performance of this Phase I ESA.

3.0 SUBJECT PROPERTY DESCRIPTION

3.1 Subject Property Location and Legal Description

Site Name	Jenkins Property
Property Address	9238 Sharpsburg Pike
Property City, State	Hagerstown, Maryland
Property County	Washington County
Number of Parcels	One
Property ID Number(s)	Parcel 59
Property Size	49 Acres
Property Owner of Record	Mr. Edward Jenkins
Property Legal Description	Assessor's Parcel Number(s): District 10 Account Number 018579 Map 0062 Parcel 0059

3.2 Physical Setting and Hydrogeology

USGS Topographic Map	
Quad Designation	Funkstown
Date	2014
Subject Property Settings	
Average Subject Property Elevation (in ft or meters)	560 feet
General Sloping Direction	South
Bodies of Water	Tributary of Marsh Run located centrally
General Directions of Surface Flow	south
Presumed Direction of Groundwater Flow	south
Geologic Province	Ridge and Valley
Upgradient Property Direction	North
Nearby Properties' Setting	



General Sloping Direction	South
Bodies of Water	Marsh Run south of the site
General Directions of Surface Flow	South
Presumed Direction of Groundwater Flow	South

Regional influences such as possible karst conditions may have an impact on groundwater flow. The actual groundwater flow direction cannot be determined without site-specific information obtained through the gauging of groundwater monitoring wells.

3.3 Current Use and Description of the Site

The subject property consists of an approximately 49-acre parcel of land that is currently utilized as agricultural field for row crops. The subject property is located in an area that can generally be described as agricultural.

4.0 USER PROVIDED INFORMATION

4.1 Title Information

ECS was not provided with title information by the User. If this information is provided following issuance of this report and information contained therein materially changes the outcome of this report, ECS will issue an addendum to this report.

4.2 Environmental Liens or Activity and Use Limitations

ECS was contracted by the User to obtain environmental liens or activity and use limitations information. According to the information provided by NETR, no environmental liens or AULs were identified in the deed information for the subject property. A copy of the NETR report is included in Appendix IV of this report.

4.3 Specialized Knowledge

The User did not provide specialized knowledge of the subject property.

4.4 Commonly Known or Reasonably Ascertainable Information

Commonly known information related to the subject property was not provided to ECS.

4.5 Valuation Reduction for Environmental Issues

No information pertaining to the valuation reduction for environmental issues was provided to ECS.

4.6 Owner, Property Manager, and Occupant Information

The client referred ECS to the listing agent, Mackintosh Realty for further contact information on the owner.

4.7 Degree of Obviousness

The User did not provide information related to obvious indicators that point to the presence or likely presence of contamination at the subject property.

5.0 RECORDS REVIEW

A regulatory records search of ASTM standard and supplemental databases was conducted for the subject property and is included in Appendix III. The regulatory search report in the appendix includes additional details about the regulatory databases that were reviewed. The regulatory records search involves searching a series of databases for facilities that are located within a specified distance from the subject property. The ASTM standard specifies an approximate minimum search distance from the subject property for each database. Pursuant to ASTM, the approximate minimum search distance may be reduced for each standard environmental record except for Federal NPL site list, and Federal RCRA TSD list. According to ASTM, government information obtained from nongovernmental sources may be considered current if the source updates the information at least every 90 days or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public. The following table indicates the standard environmental record sources and the approximate minimum search distances for each record.

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Target Property	Off-Site Properties
Federal NPL	1.0	No	0
Federal Delisted NPL	0.5	No	0
Federal CERCLIS	0.5	No	0
Federal CERCLIS NFRAP	0.5	No	0
Federal RCRA CORRACTS	1.0	No	0
Federal RCRA non-CORRACTS TSD	0.5	No	0
Federal RCRA Generators	Subject Site and Adjoining Properties	No	0
Federal IC/EC	Subject Site Only	No	0
Federal ERNS	Subject Site Only	No	0
State and Tribal Hazardous Waste Sites (NPL Equivalent)	1.0	No	0
State and Tribal Hazardous Waste Sites (CERCLIS Equivalent)	0.5	No	0
State and Tribal Landfill and/or solid waste disposal sites	0.5	No	0
State and Tribal Leaking Tanks	0.5	No	10



Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Target Property	Off-Site Properties
State and Tribal Registered UST and AST	Subject Site and Adjoining Properties	No	1
State and Tribal IC/EC	Subject Site Only	No	0
State and Tribal Voluntary Cleanup (VCP)	0.5	No	0
State and Tribal Brownfield Sites	0.5	No	0

Based on our knowledge of the subject property and the surrounding area, ECS attempts to verify and interpret this data. While this attempt at verification is made with due diligence, ECS cannot guarantee the accuracy of the record(s) search beyond that of information provided by the regulatory report(s). ECS makes no warranty regarding the accuracy of the database report information included within the regulatory report(s).

The regulatory record search was performed by EDR. ECS did not reduce the minimum ASTM search distances stipulated in the standard. The regulatory databases reviewed by ECS included supplemental databases researched by EDR.

5.1 Federal ASTM Databases

Neither the subject property nor properties within the designated search radii were identified on the federal databases researched for this assessment.

5.2 State ASTM Databases

5.2.1 Leaking Underground Storage Tank (LUST) List

The LUST list is a record of reported leaking underground storage tank incidents. The LUST list may also identify properties that have had soil and/or groundwater contamination associated with documented releases from aboveground storage tanks, surface spills, and other sources.

The Oil Control Program (OCP) Cases database is an inventory of cases monitored by the MDE. These cases can be leaking underground storage tanks, tank removals and other below ground releases, leaking above ground storage tanks, spills, inspections, or other compliance actions. The closest cases are summarized as follows:

- Royal Crown at 18526 Hetzer Drive is located approximately 0.22 miles northeast and topographically upgradient from the subject. According to the report, one case is listed with a release, cleanup and closed case status. Based on distance and case closure, this listing is not considered to be a REC to the site.
- MD National Guard Armory at 18500 Roxbury Road is located approximately 0.25 miles southeast and topographically down-gradient from the subject. Two cases are listed with



no release and a closed case status. Based on distance, topography, and case closure, this listing is not considered to be a REC to the site.

Based on distance, topographic position relative to the site, and/or case closure, the remaining OCP listings are not considered to be a REC to the site.

5.2.2 Registered Underground Storage Tank (UST) List

The Registered UST List inventories underground storage tanks registered with the state. This list does not identify USTs that have not been registered or are exempt, such as home heating oil tanks and other unregulated tanks.

- Royal Crown at 18526 Hetzer Drive is located approximately 0.22 miles northeast and topographically upgradient from the subject. According to the report, two 5,000-gallon diesel USTs and one 1,000-gallon gasoline UST are listed as "permanently out of use". This facility was also identified on the OCP database previously discussed.

5.3 Additional Environmental Record Sources

5.3.1 Additional Non-ASTM State Databases

Neither the subject property nor properties within the designated search radii were identified on the additional Non-ASTM state databases researched for this assessment.

5.3.2 Other Proprietary Databases

5.3.3 Unmapped (Orphan) Facilities and Sites

Several properties were identified on the Orphan Summary List. These facilities are considered as unmappable because the facility information in the database is insufficient and does not report accurate facility location. No other Orphan facilities were identified in close proximity to the subject.

5.4 Regulatory Review Summary

A regulatory database search report was provided by EDR. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched. The EDR report identified several off-site properties within the minimum ASTM search distances. Based on our review of available public records and/or interviews with regulatory agents, none of the listings are believed to represent a REC for the subject property.

6.0 HISTORICAL USE INFORMATION

6.1 Aerial Photograph Review

ECS reviewed aerial photographs of the subject property and immediately surrounding properties for evidence of former usage which may indicate potential environmental issues. The aerial photographs were obtained from the www.historicaerials.com and the Washington County Soil Survey. The aerial photographs reviewed are dated 1958, 1989, 2005, 2007, 2009, 2011 and 2013. Aerial photographs dated prior to 1958 were not available for review from this source. The ECS review is dependent on the quality and scale of the photographs. The following is a description of relevant information from the aerial photographs:

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1958	Open field with wooded land	Agricultural fields and wooded land	No
1989-2013	Open field, cultivated ground and woods. A possible residence is along the north border.	A residential development is apparent to the north beginning in the 2005 photograph. A prison is apparent further east by 1989. Property to the south and west remain open agricultural field.	No

6.2 Sanborn Fire Insurance Map Review

In an effort to identify past uses, ECS referenced the Western Maryland Regional Library to search for historic Sanborn Fire Insurance Maps (Sanborn) for the subject property and surrounding area. Sanborn maps were not available for this area. The absence of such maps generally indicates that the subject property is located in an area where Sanborn maps were not produced because the area was rural or it was not economically feasible. ECS does not expect the lack of Sanborn maps to impact our ability to render a professional opinion concerning the subject property given the amount of historical information obtained from our research, the USGS topographic map, aerial photographs, city directories, and other historical records obtained.

6.3 Property Tax Files

Property tax files may include records of past ownership, appraisals, maps, sketches, photos or other information kept by the local jurisdiction for property tax assessment purposes. According to the Washington County tax assessor on-line information, the subject property is owned by Mr. Edward Jenkins. The subject property is listed as a 49-acre parcel described as Parcel 59).



6.4 Recorded Land Title Records

Recorded land title records may include leases, land contracts, and AULs recorded by the local jurisdiction. Land title records may provide only a list of the names of previous owners and may be of limited use; however, they may provide useful information about uses or occupancy of the property when employed in combination with other sources.

ECS was not provided with Land Title Records; however, we were contracted to order a lien report which includes the title deed. Environmental liens or AULs were not found. A copy of the lien report is included in Appendix IV.

6.5 Historical USGS Topographic Maps

Topographic maps are produced by the United States Geological Survey (USGS) for various time periods. ECS reviewed historical topographic maps from www.historicaerials.com depicting the subject property and covering the following years: 1945, 1950, 1954, 1965, 1972, 1977, and 1986. The following is a summary of our observations:

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1945-1950	Open field	Open field	No
1954-1965	Open field with small orchards illustrated on the northeast and southeast corners of the site. A residence and barn are shown on the northern border.	Open field	Yes
1972-1986	Open field with one house and barn on the north border of the site.	The correctional facility is illustrated to the southeast by 1977. Open fields and woods are present on the remainder of adjoining properties.	No

6.6 City Directory Review

One of the ASTM standard historic sources to be reviewed for previous subject property uses are local street directories, commonly known as City Directories. The purpose of the directory review is to identify past occupants of the subject property, adjoining properties, or nearby properties. In some rural areas, street directories information is limited. ECS reviewed city directories at the Washington County Library. The directories reviewed are dated 1952, 1961, 1975, 1980, 1985, 1990, 1995, and 2005. Sharpsburg Pike was not listed until 1975. The following is a summary of the directory information:

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1952-1961	not listed	not listed	No
1975-1990	PO-boxes only (no street number)	PO-boxes only (no street number). Residential	No
1995-2005	not listed	not listed	No

6.7 Building Department Records

The term building department records means those records of the local government indicating permissions of the local government to construct, alter or demolish improvements on the property.

ECS reviewed Building Department Records from EDR, but no permits are associated with the address of the subject site.

6.8 Other Historical Sources

Other credible historical sources may be reviewed to identify past uses of the subject property. These sources may include websites, county or state road maps, historical society documents, or local library information.

ECS contacted the Washington County Health Department and MDE to determine if they had regulatory/historical information, records of well/septic systems or environmental issues and incidents concerning the subject property. No information has been received at the time of the report completion. If information is received that changes the conclusions or recommendations of this report, ECS will forward the information to the Client.

6.9 Previous Reports

We have not been provided with environmental or engineering assessment reports for the subject property completed by others, nor has ECS completed similar studies or prior assessments of the subject property.

6.10 Historical Use Summary

According to historical research, the subject property has been agricultural land since the 1890s. Reportedly, the former onsite residence was constructed in 1892 and demolished for safety reasons in 2010. A barn and shed were also located on the north part of the site at one point. The Jenkins family utilized the site for agricultural row crops (corn, soybean, and wheat) since the 1890s and another farmer has been farming the land since 1998. It is possible fruit trees were located onsite many years ago, but likely limited in acreage. Orchards can be associated with pesticide use potentially resulting in lead and arsenic accumulation in the soils. However, according to historic topographic maps, orchards have not been onsite since at least 1972 and no chemical storage or mixing areas were noted. In addition, the owner, Mr. Jenkins, believed any fruit trees onsite to



be of limited quantity. Lastly, the area has been utilized for row crops for decades and residual accumulation of agricultural chemical substances in soil would likely be diminished by long term tilling of the land. For these reasons the current and prior agricultural use of the land is not characterized as a REC.

7.0 SITE AND AREA RECONNAISSANCE

7.1 Methodology

Erik Schaberl of ECS conducted the field reconnaissance on May 5, 2016. The weather at the time of the reconnaissance was cloudy and cool. Observations were made from a walking reconnaissance around the perimeter and along several transects across the subject property. Access or visibility limitations, if any, are discussed in Section 2.6. Subject property photographs are included in Appendix V.

7.2 On-Site Features

The subject property is an approximate 49 acre tract that is located on the west side of Sharpsburg Pike, south of the Westfields residential community. The subject property consists of wooded land and agricultural fields for row crops. The foundation and structural debris of one residence and barn are located along the northern portion of the site.

The table below lists pertinent features of interest that were assessed for the subject property. Relevant information regarding pertinent features is discussed further in this section.

Feature	Yes	No
Underground or aboveground storage tanks		✓
Strong, pungent or noxious odors		✓
Surface waters		✓
Standing pools of liquid likely containing petroleum or hazardous substances		✓
Drums or containers of petroleum or hazardous substances greater than five-gallons	✓	
Drums or containers of petroleum or hazardous substances less than or equal to five-gallons		✓
Unidentified opened or damaged containers of hazardous substances or petroleum products		✓
Known or suspect PCB-containing equipment (excluding light ballasts)		✓
Stains or corrosion to floors, walls or ceilings		✓
Floor drains and sump pumps		✓
Pits, ponds or lagoons		✓
Stained soil or pavement		✓
Stressed vegetation		✓

Feature	Yes	No
Solid waste mounds or non-natural fill materials		✓
Wastewater discharges into drains, ditches or streams		✓
Groundwater wells including potable, monitoring, dry, irrigation, injections and/or abandoned	✓	
Septic systems or cesspools	✓	
Elevators		✓
Dry cleaning		✓
Onsite emergency electrical generators		✓
Specialized industrial equipment (paint booths, bag houses, etc.,) on-site		✓
Hydraulic lifts		✓
Oil-water separators		✓
Compressors on-site		✓
Grease traps		✓

7.2.1 Drums or containers of petroleum or hazardous substances greater than five-gallons

Two apparently empty and discarded 55-gallon drums were observed within the debris for the residential structure on the northern portion of the site. Staining was not observed around the drums and the ground surface in the vicinity of the drums; however, the contents of the pile could not be fully observed. Should staining or product in drums be discovered, the impacted soil should be excavated and properly disposed of along with the drums and product.

7.2.2 Groundwater wells including potable, monitoring, dry, irrigation, injections and/or abandoned

Although not observed, it is likely the former residence utilized a private well. Mr. Jenkins, owner, indicated that a hand dug well was used prior to municipal water service being available to the property. If encountered, the well should be abandoned in accordance with applicable regulations.

7.2.3 Septic systems or cesspools

Although not observed, a private septic system is reportedly associated with the former residence. Mr. Jenkins indicated the septic tank was installed in the 1950s and is likely still onsite but he was not certain of the the location . If encountered, the septic tank should be removed or abandoned in accordance with applicable regulations.

7.3 Adjoining and Nearby Properties

Contiguous and nearby properties were observed during a walking and vehicular reconnaissance of the subject property boundary and public places. The subject property is located in an agricultural and residential area of Hagerstown, Washington County, Maryland. The following table summarizes adjacent and adjoining property:

Direction	Description	Relative Gradient	REC
North	Agricultural field and water pump station followed by Westfields residential community	Up-gradient	No
East	Sharpsburg Pike followed by Western Maryland Children Center and Maryland Correctional Institute complex	Cross-gradient	No
South	Agricultural Land	Down-gradient	No
West	Agricultural land	Cross-gradient	No

7.4 Site and Area Reconnaissance Summary

According to our site observations and a review of adjoining and nearby properties, the subject property is wooded land and agricultural field for row crops. The subject property is located in a community that is residential and agricultural area with a correctional facility to the east. Details pertaining to our on-site and off-site observations are referenced previously. We did not identify on-site or off-site RECs associated with the subject property or neighboring properties and businesses during the reconnaissance.

8.0 ADDITIONAL SERVICES

ASTM guidelines identify non-scope issues, which are beyond the scope of this practice. Non-scope issues have the potential to be business environmental risks. Some of these non-scope issues include; asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands and mold. ECS was not authorized to assess non-scope issues in conjunction with this assessment.

9.0 INTERVIEWS

ECS interviewed Mr. Ted Jenkins, owner of the site since 1989. Reportedly, Mr. Jenkins family has been owners since the 1800s, and the former house onsite was built in 1892 prior to being demolished around 2010. In addition to the house, a barn and shed were located onsite. Mr. Jenkins indicated the former house was heated by wood stoves and a heating oil tank (above ground). A contractor removed the tank and abated asbestos shingles prior to demolition.

Mr. Jenkins indicated there are no farm fuel USTs onsite. The Jenkins grew corn, soybeans, and wheat. He believed it was possible some fruit trees were onsite many years ago but thought it was likely very few.

Reportedly, one septic system was connected to the house since the 1950s (outhouse prior to that) and is still in place but the location is unknown. It is also likely that a hand dug water well is still onsite, but again, the location was not known.

10.0 FINDINGS AND CONCLUSIONS

ECS Mid-Atlantic, LLC (ECS) was contracted by Washington County Department of Engineering to perform an ASTM E1527-13, Phase I Environmental Site Assessment (ESA) of the Jenkins Property located at 9238 Sharpsburg Pike in Hagerstown, Washington County, Maryland (i.e. subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

The subject property is identified on Washington County Tax Map 62 as Parcel 59, and owned by Mr. Edward Jenkins. The approximately 49-acre subject property is currently utilized for agricultural row crops. Building foundations to a former residence and barn are located along the northern border of the site.

The subject property is located in a residential and agricultural area of Hagerstown, Maryland. The subject property is bound on the north by agricultural field and a water pump station followed by the Westfields residential community; on the east by Sharpsburg Pike followed by Western Maryland Children's Center and Maryland Correctional Institute; and, to the south and west by agricultural fields. We did not identify adjoining or nearby properties that are considered a Recognized Environmental Condition (REC) for the subject property.

According to historical research, the subject property has been agricultural land since the 1890s. Reportedly, the former onsite residence was constructed in 1892 and demolished for safety reasons in 2010. A barn and shed were also located on the north part of the site at one point. The Jenkins family utilized the site for agricultural row crops (corn, soybean, and wheat) since the 1890s and another farmer has been farming the land since 1998. Historic topographic maps illustrate 2 small orchards on the east part of the site in 1954 and 1965. Mr. Jenkins, site owner, indicated it is possible fruit trees were located onsite many years ago, but likely limited in acreage. Orchards can be associated with pesticide use potentially resulting in lead and arsenic accumulation in the soils. However, according to historic topographic maps, orchards have not been onsite since at least 1972 and there was no evidence of chemical storage areas or mixing stations where pesticide residues might have accumulated. In addition, the owner, Mr. Jenkins, believed any fruit trees onsite to be of limited quantity. Lastly, the area has been utilized for row crops for decades and residual contamination, if any, would likely be diminished by the long term tilling of the land. Consequently, former agricultural practices on the property are not considered to be an environmental concern.

A regulatory database search report was provided by EDR. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched. The EDR report identified several off-site properties within the minimum ASTM search distances. Based on our review of available public records and/or interviews, none of the listings are believed to represent a REC for the subject property.

ASTM E1527-13 defines a "data gap" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information". Data gaps which would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.



We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-13 of the Jenkins Property located at 9238 Sharpsburg Pike in Hagerstown, Washington County, Maryland. Exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

The following Business Environmental Risks (BERs) and/or additional considerations were identified:

- A private septic system is reportedly associated with the former residence on the north border of the site. Mr. Jenkins indicated the septic tank was installed in the 1950s and is likely still onsite but the exact location is unknown. If encountered, it should be abandoned in accordance with applicable and regulations.
- Although not observed, it is likely the former residence utilized a private well. Mr. Jenkins, owner, indicated that a hand dug well was used prior to municipal water. If encountered, it should be abandoned in accordance with applicable regulations.
- Two apparently empty and discarded 55-gallon drums were observed within the debris for the residential structure on the northern portion of the site. Staining was not observed on the drums and the ground surfaces in the vicinity of the drums so this is considered a de minimis environmental condition at this time; however, the contents of the pile could not be fully observed. Should petroleum impact or full drums be discovered, contaminated soil should be excavated and disposed of properly along with the drums.

11.0 REFERENCES

ASTM E1527-13. Standard Practice for Environmental Site Assessment, Phase I Environmental Site Assessment Process;

Environmental Data Resources, Inc., The EDR Radius Map Report, dated April 27, 2016;

NETR, Environmental Lien Search, dated April 29, 2016;

USDA, Washington County Soil Surcey, 1958 Aerial;

www.historicaerials.com.

Appendix I: Figures

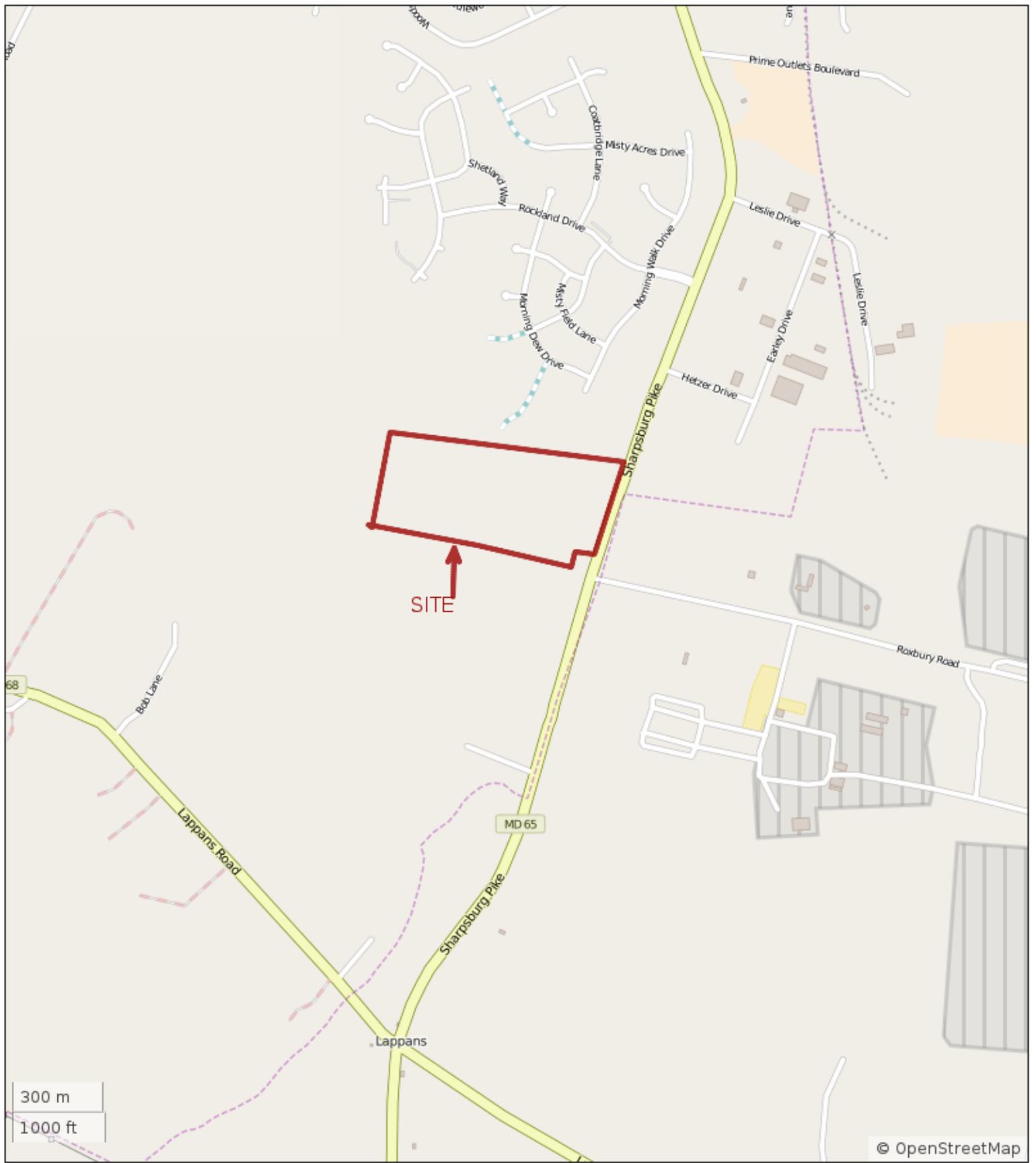


Figure 1: Site Location Map

9238 Sharpsburg Pike
Hagerstown, MD 21740



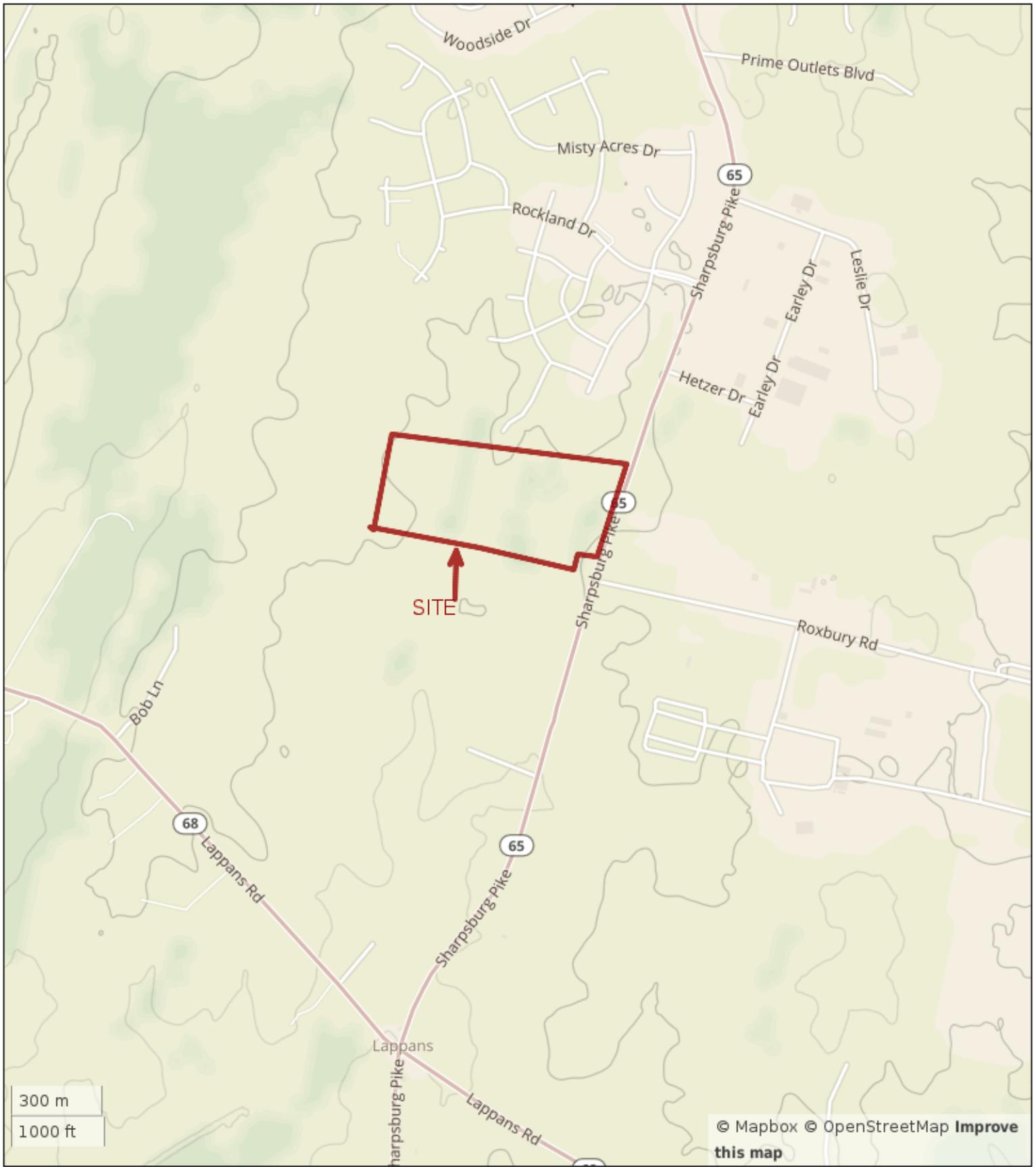


Figure 2: Topographic Excerpt
9238 Sharpsburg Pike
Hagerstown, MD 21740





SITE

100 m
500 ft

Tiles Courtesy of MapQuest —
Portions Courtesy NASA/JPL-Caltech
and U.S. Dept. of Agriculture, Farm
Service Agency



Figure 3: Aerial Excerpt
9238 Sharpsburg Pike
Hagerstown, MD 21740



Appendix II: Regulatory Records Documentation

Sharpsburg Pike

9238 Sharpsburg Pike
Hagerstown, MD 21740

Inquiry Number: 4604010.2s
April 27, 2016

FirstSearch Area/Linear Report

Search Summary Report

**TARGET SITE 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	0	-	-	0	0
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	0	0	1	9	-	2	12
<i>State/Tribal Tanks</i>	Y	0	0	1	-	-	0	1
<i>State/Tribal VCP</i>	Y	0	0	0	0	-	0	0
<i>ST/Tribal Brownfields</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	-	-	-	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	0	0	-	-	0	0
- Totals --		0	0	2	9	0	2	13

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2014 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Search Summary Report

**TARGET SITE: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	03/07/2016	1.000	0	0	0	0	0	0	0
	Proposed NPL	03/07/2016	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	03/07/2016	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	03/07/2016	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	03/07/2016	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	12/09/2015	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	12/09/2015	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	12/09/2015	0.250	0	0	0	-	-	0	0
	RCRA-SQG	12/09/2015	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	12/09/2015	0.250	0	0	0	-	-	0	0
Federal IC / EC	US ENG CONTROLS	09/10/2015	0.500	0	0	0	0	-	0	0
	US INST CONTROL	09/10/2015	0.500	0	0	0	0	-	0	0
ERNS	ERNS	06/22/2015	TP	0	-	-	-	-	0	0
State/Tribal CERCLIS	SHWS	10/01/2009	1.000	0	0	0	0	0	0	0
State/Tribal SWL	SWF/LF	11/24/2015	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	INDIAN LUST	10/27/2015	0.500	0	0	0	0	-	0	0
	OCPCASES	06/03/2015	0.500	0	0	1	9	-	2	12
State/Tribal Tanks	UST	06/03/2015	0.250	0	0	1	-	-	0	1
	AST	12/31/2014	0.250	0	0	0	-	-	0	0
	INDIAN UST	10/20/2015	0.250	0	0	0	-	-	0	0
State/Tribal VCP	VCP	12/16/2015	0.500	0	0	0	0	-	0	0
ST/Tribal Brownfields	BROWNFIELDS	10/01/2015	0.500	0	0	0	0	-	0	0
US Brownfields	US BROWNFIELDS	12/22/2015	0.500	0	0	0	0	-	0	0
Other Haz Sites	US CDL	09/17/2015	TP	0	-	-	-	-	0	0

Search Summary Report

**TARGET SITE: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
Spills	HMIRS	06/24/2015	TP	0	-	-	-	-	0	0
	SPILLS 90	07/15/2012	TP	0	-	-	-	-	0	0
Other	RCRA NonGen / NLR	12/09/2015	0.250	0	0	0	-	-	0	0
	TSCA	12/31/2012	TP	0	-	-	-	-	0	0
	TRIS	12/31/2014	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	10/25/2013	TP	0	-	-	-	-	0	0
	PADS	07/01/2014	TP	0	-	-	-	-	0	0
	ICIS	01/23/2015	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	03/07/2016	TP	0	-	-	-	-	0	0
	RADINFO	07/07/2015	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2005	1.000	0	0	0	0	0	0	0
	US AIRS	10/20/2015	TP	0	-	-	-	-	0	0
	FINDS	07/20/2015	TP	0	-	-	-	-	0	0
	- Totals --				0	0	2	9	0	2

Site Information Report

Request Date: APRIL 27, 2016
Request Name: PATRICK WEISS

Search Type: COORD
Job Number: NA

Target Site: 9238 SHARPSBURG PIKE
 HAGERSTOWN, MD 21740

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	77.734070	77.7340700 - 77° 44' 2.65"	Easting: 265132.5
Latitude:	39.567715	39.5677150 - 39° 34' 3.77"	Northing: 4383141.5
Elevation:	483 ft. above sea level		Zone: Zone 18

Demographics

Sites: 11	Non-Geocoded: 2	Population: N/A
RADON		
EPA Region 3 Statistical Summary Readings for Zip Code: 21740		
Number of sites tested: 957.		
Maximum Radon Level: 122.6 pCi/L.		
Minimum Radon Level: -0.3 pCi/L.		
pCi/L <u><4</u>	pCi/L <u>4-10</u>	pCi/L <u>10-20</u>
pCi/L <u>20-50</u>	pCi/L <u>50-100</u>	pCi/L <u>>100</u>
242 (25.29%)	334 (34.90%)	262 (27.38%)
		100 (10.45%)
		17 (1.78%)
		2 (0.21%)

Federal EPA Radon Zone for WASHINGTON County: 1		
Note: Zone 1 indoor average level > 4 pCi/L.		
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.		
: Zone 3 indoor average level < 2 pCi/L.		

Target Site Summary Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

TOTAL: 13

GEOCODED: 11

NON GEOCODED: 2

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
--------	------------------------	-----------	---------	----------	----------	----------

No sites found for target address

Sites Summary Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

TOTAL: 13

GEOCODED: 11

NON GEOCODED: 2

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	OCPCASES --CLOSED --99-3008WA --06/23/2000	ROYAL CROWN COLA	18526 HETZER DR HAGERSTOWN, MD 21740	0.22 ENE	+ 25	1
A2	UST --1433 --Permanently Out of Use	ROYAL CROWN BOTTLING CO. OF HA	18526 HETZER DRIVE HAGERSTOWN, MD 21740	0.22 ENE	+ 25	2
3	OCPCASES --CLOSED --98-0686WA --99-2892WA --09/26/1997 --06/07/1999	MD NATIONAL GUARD ARMORY	18500 ROXBURY RD HAGERSTOWN, MD 21740	0.26 ESE	+ 35	4
B4	OCPCASES --CLOSED --90-2727WA --07/15/1999	C WILLIAM HETZER INC SHOP & OF	9401 SHARPSBURG PIKE HAGERSTOWN, MD 21741	0.31 NE	+ 18	5
B5	OCPCASES --CLOSED --94-2167WA --07-0434WA --08-0218WA --09/29/1995 --01/12/2007 *Additional key fields are available in the Map Findings section	C WILLIAM HETZER INC	9401 SHARPSBURG PIKE HAGERSTOWN, MD 21741	0.31 NE	+ 18	6
6	OCPCASES --CLOSED --96-1090WA --11/28/1995	TALLEY STEEL CORP	9411 EARLEY DR HAGERSTOWN, MD 21740	0.42 ENE	+ 36	7
C7	OCPCASES --CLOSED --05-0230WA --05-0593WA --10-0409WA --12-0192WA --10/15/2004 *Additional key fields are available in the Map Findings section	MD CORRECTIONAL TRAINING CENTE	18601 ROXBURY RD HAGERSTOWN, MD 21740	0.45 ESE	+ 35	8
C8	OCPCASES --CLOSED --97-1060WA --12/06/1996	MARYLAND CORRECTIONAL INSTITUT	16301 ROXBURY DR HAGERSTOWN, MD 21742	0.45 ESE	+ 35	9

Sites Summary Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

TOTAL: 13

GEOCODED: 11

NON GEOCODED: 2

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
C9	OCPCASES --CLOSED --97-0810WA --12/24/1996	MD CORRECTIONAL TRAINING CENTE	OFF ROXBURY RD HAGERSTOWN, MD 21742	0.45 ESE	+ 35	10
C10	OCPCASES --CLOSED --99-1811WA --99-1812WA --99-1813WA --99-1814WA --99-1815WA *Additional key fields are available in the Map Findings section	MD CORRECTIONAL TRAINING CTR Q	OFF ROXBURY RD HAGERSTOWN, MD 21740	0.45 ESE	+ 35	11
C11	OCPCASES --CLOSED --90-1991WA	MD CORRECTIONAL INSTITUTE	18601 ROXBURY RD HAGERSTOWN, MD 21746	0.45 ESE	+ 35	13

Sites Summary Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

TOTAL: 13

GEOCODED: 11

NON GEOCODED: 2

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	OCPCASES --CLOSED --7-0539WA	GAS STATION	8650 SHARPSBURG PIKE & LA FAIR PLAY, MD 21733	NON GC	N/A	N/A
	OCPCASES --CLOSED --99-2336WA --06/23/2000	ROYAL CROWN BOTTLING CO	EARLY DR AT 18526 HETZER HAGERSTOWN, MD 21740	NON GC	N/A	N/A

Site Detail Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

OCPCASES

EDR ID: S113770233 **DIST/DIR:** 0.223 ENE **ELEVATION:** 508 **MAP ID:** A1

NAME: ROYAL CROWN COLA

Rev: 06/03/2015

ADDRESS: 18526 HETZER DR
HAGERSTOWN, MD 21740
WASHINGTON

ID/Status: CLOSED
ID/Status: 99-3008WA
ID/Status: 06/23/2000

SOURCE: MD Department of Environment

OCPCASES:

Facility ID: 99-3008WA
Facility Status/Code: CLOSED/Aboveground Tank Leak - Emergency
Date Open: 06/18/1999
Date Closed: 06/23/2000
Release: YES
Cleanup: YES
Registration Number: 1433

Site Detail Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

UST

EDR ID: U004011723 **DIST/DIR:** 0.223 ENE **ELEVATION:** 508 **MAP ID:** A2

NAME: ROYAL CROWN BOTTLING CO. OF HAGERSTOWN INC. **Rev:** 06/03/2015
ADDRESS: 18526 HETZER DRIVE ID/Status: 1433
HAGERSTOWN, MD 21740 ID/Status: Permanently Out of Use
WASHINGTON
SOURCE: MD Department of the Environment

UST:

Facility Id: 1433
Oper Name: James Michael Barnes
Form Name: W.E. Bridgeforth, III
Form Title: President
Form Date: 08/10/1999
Owner Id: 1027

Owner:

Owner Name: W.E. Bridgeforth III & James Scott Bridgeforth
Owner Address: P.O. Box 2300
Owner City: Winchester
Owner State: VA
Owner Zip: 22604
Owner Phone: (301) 739-3320
Owner Contact: James Michael Barnes

Tanks:

Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 5000
Substance Description: Diesel
Tank Compartment: False
Compartment Compartment: A
Date Installed: 01/01/1972
Tank Material Desc: Asphalt Coated or Bare Steel
Pipe Material Desc: Bare or Galvanized Steel

Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 5000
Substance Description: Diesel
Tank Compartment: False
Compartment Compartment: A
Date Installed: 01/01/1972
Tank Material Desc: Asphalt Coated or Bare Steel
Pipe Material Desc: Bare or Galvanized Steel

Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Substance Description: Gasoline
Tank Compartment: False
Compartment Compartment: A

- Continued on next page -

Site Detail Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

UST

EDR ID: U004011723 **DIST/DIR:** 0.223 ENE **ELEVATION:** 508 **MAP ID:** A2

NAME: ROYAL CROWN BOTTLING CO. OF HAGERSTOWN INC.

Rev: 06/03/2015

ADDRESS: 18526 HETZER DRIVE
HAGERSTOWN, MD 21740
WASHINGTON

ID/Status: 1433

ID/Status: Permanently Out of Use

SOURCE: MD Department of the Environment

Date Intalled: 01/01/1972

Tank Material Desc: Asphalt Coated or Bare Steel

Pipe Material Desc: Bare or Galvanized Steel

Site Detail Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

OCPCASES

EDR ID: S104593298 **DIST/DIR:** 0.258 ESE **ELEVATION:** 518 **MAP ID:** 3

NAME: MD NATIONAL GUARD ARMORY

Rev: 06/03/2015

ADDRESS: 18500 ROXBURY RD
HAGERSTOWN, MD 21740
WASHINGTON

ID/Status: CLOSED
ID/Status: 98-0686WA
ID/Status: 99-2892WA
ID/Status: 09/26/1997
ID/Status: 06/07/1999

SOURCE: MD Department of Environment

OCPCASES:

Facility ID: 98-0686WA
Facility Status/Code: CLOSED/Tank Closure - Motor/Lube Oil
Date Open: 09/26/1997
Date Closed: 09/26/1997
Release: NO
Cleanup: Not reported
Registration Number: 10337

Facility ID: 99-2892WA
Facility Status/Code: CLOSED/B-9
Date Open: 06/07/1999
Date Closed: 06/07/1999
Release: NO
Cleanup: NO
Registration Number: 10337

Site Detail Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

OCPCASES

EDR ID: S104614657 **DIST/DIR:** 0.313 NE **ELEVATION:** 501 **MAP ID:** B4

NAME: C WILLIAM HETZER INC SHOP & OFFICE

Rev: 06/03/2015

ADDRESS: 9401 SHARPSBURG PIKE
HAGERSTOWN, MD 21741
WASHINGTON

ID/Status: CLOSED
ID/Status: 90-2727WA
ID/Status: 07/15/1999

SOURCE: MD Department of Environment

OCPCASES:

Facility ID: 90-2727WA
Facility Status/Code: CLOSED/Dumping
Date Open: 06/19/1990
Date Closed: 07/15/1999
Release: YES
Cleanup: YES
Registration Number: 11897

Site Detail Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

OCPCASES

EDR ID: S109326195 **DIST/DIR:** 0.313 NE **ELEVATION:** 501 **MAP ID:** B5

NAME: C WILLIAM HETZER INC
ADDRESS: 9401 SHARPSBURG PIKE
HAGERSTOWN, MD 21741
WASHINGTON
SOURCE: MD Department of Environment

Rev: 06/03/2015
ID/Status: CLOSED
ID/Status: 94-2167WA
ID/Status: 07-0434WA
ID/Status: 08-0218WA
ID/Status: 09/29/1995

OCPCASES:

Facility ID: 94-2167WA
Facility Status/Code: CLOSED/
Date Open: 02/18/1994
Date Closed: 09/29/1995
Release: Not reported
Cleanup: Not reported
Registration Number: 11897

Facility ID: 94-2167WA
Facility Status/Code: CLOSED/
Date Open: 02/18/1994
Date Closed: 09/29/1995
Release: Not reported
Cleanup: Not reported
Registration Number: 11897

Facility ID: 07-0434WA
Facility Status/Code: CLOSED/Tank Closure - Commercial Heating Oil
Date Open: 09/26/2006
Date Closed: 01/12/2007
Release: YES
Cleanup: YES
Registration Number: 11897

Facility ID: 08-0218WA
Facility Status/Code: CLOSED/Compliance Inspections (C3, 4, 4A, 5, 9, 10, 11)
Date Open: 07/13/2007
Date Closed: 12/16/2010
Release: NO
Cleanup: NO
Registration Number: 11897

Site Detail Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

OCPCASES

EDR ID: S104634053 **DIST/DIR:** 0.417 ENE **ELEVATION:** 519 **MAP ID:** 6

NAME: TALLEY STEEL CORP

Rev: 06/03/2015

ADDRESS: 9411 EARLEY DR
HAGERSTOWN, MD 21740
WASHINGTON

ID/Status: CLOSED
ID/Status: 96-1090WA
ID/Status: 11/28/1995

SOURCE: MD Department of Environment

OCPCASES:

Facility ID: 96-1090WA
Facility Status/Code: CLOSED/Tank Closure - Motor/Lube Oil
Date Open: 11/22/1995
Date Closed: 11/28/1995
Release: Not reported
Cleanup: Not reported
Registration Number: 11551

Site Detail Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

OCPCASES

EDR ID: S104640649 **DIST/DIR:** 0.454 ESE **ELEVATION:** 518 **MAP ID:** C7

NAME: MD CORRECTIONAL TRAINING CENTER

Rev: 06/03/2015

ADDRESS: 18601 ROXBURY RD
HAGERSTOWN, MD 21740
WASHINGTON

ID/Status: CLOSED
ID/Status: 05-0230WA
ID/Status: 05-0593WA
ID/Status: 10-0409WA
ID/Status: 12-0192WA

SOURCE: MD Department of Environment

OCPCASES:

Facility ID: 05-0230WA
Facility Status/Code: CLOSED/Transfer Accident Motor/Lube Oil
Date Open: 08/03/2004
Date Closed: 10/15/2004
Release: YES
Cleanup: YES
Registration Number: Not reported

Facility ID: 05-0593WA
Facility Status/Code: CLOSED/Tank Closure - Commercial Heating Oil
Date Open: 11/08/2004
Date Closed: 07/24/2006
Release: YES
Cleanup: YES
Registration Number: 9745

Facility ID: 10-0409WA
Facility Status/Code: CLOSED/Tank Closure - Commercial Heating Oil
Date Open: 01/26/2010
Date Closed: 07/01/2011
Release: YES
Cleanup: YES
Registration Number: 9745

Facility ID: 12-0192WA
Facility Status/Code: CLOSED/Tank Closure - Motor/Lube Oil
Date Open: 09/22/2011
Date Closed: 04/03/2012
Release: NO
Cleanup: NO
Registration Number: 9745

Site Detail Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

OCPCASES

EDR ID: S104600769 **DIST/DIR:** 0.454 ESE **ELEVATION:** 518 **MAP ID:** C8

NAME: MARYLAND CORRECTIONAL INSTITUTION

Rev: 06/03/2015

ADDRESS: 16301 ROXBURY DR
HAGERSTOWN, MD 21742
WASHINGTON

ID/Status: CLOSED
ID/Status: 97-1060WA
ID/Status: 12/06/1996

SOURCE: MD Department of Environment

OCPCASES:

Facility ID: 97-1060WA
Facility Status/Code: CLOSED/Tank Closure - Motor/Lube Oil
Date Open: 12/06/1996
Date Closed: 12/06/1996
Release: NO
Cleanup: NO
Registration Number: 9745

Site Detail Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

OCPCASES

EDR ID: S104600548 **DIST/DIR:** 0.454 ESE **ELEVATION:** 518 **MAP ID:** C9

NAME: MD CORRECTIONAL TRAINING CENTER

Rev: 06/03/2015

ADDRESS: OFF ROXBURY RD
HAGERSTOWN, MD 21742
WASHINGTON

ID/Status: CLOSED
ID/Status: 97-0810WA
ID/Status: 12/24/1996

SOURCE: MD Department of Environment

OCPCASES:

Facility ID: 97-0810WA
Facility Status/Code: CLOSED/New Installation - Motor/Lube Oil
Date Open: 10/28/1996
Date Closed: 12/24/1996
Release: NO
Cleanup: NO
Registration Number: 9745

Site Detail Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

OCPCASES

EDR ID: S104596631 **DIST/DIR:** 0.454 ESE **ELEVATION:** 518 **MAP ID:** C10

NAME: MD CORRECTIONAL TRAINING CTR Q HUT **Rev:** 06/03/2015
ADDRESS: OFF ROXBURY RD ID/Status: CLOSED
HAGERSTOWN, MD 21740 ID/Status: 99-1811WA
WASHINGTON ID/Status: 99-1812WA
SOURCE: MD Department of Environment ID/Status: 99-1813WA
ID/Status: 99-1814WA

OCPCASES:

Facility ID: 99-1811WA
Facility Status/Code: CLOSED/Tank Closure - Motor/Lube Oil
Date Open: 01/27/1999
Date Closed: 03/04/1999
Release: NO
Cleanup: NO
Registration Number: 9745

Facility ID: 99-1812WA
Facility Status/Code: CLOSED/Tank Closure - Motor/Lube Oil
Date Open: 01/27/1999
Date Closed: 03/05/1999
Release: NO
Cleanup: NO
Registration Number: 9745

Facility ID: 99-1813WA
Facility Status/Code: CLOSED/Tank Closure - Motor/Lube Oil
Date Open: 01/27/1999
Date Closed: 03/04/1999
Release: NO
Cleanup: NO
Registration Number: 9745

Facility ID: 99-1814WA
Facility Status/Code: CLOSED/Tank Closure - Motor/Lube Oil
Date Open: 01/27/1999
Date Closed: 03/04/1999
Release: NO
Cleanup: NO
Registration Number: 9745

Facility ID: 99-1815WA
Facility Status/Code: CLOSED/Tank Closure - Motor/Lube Oil
Date Open: 01/27/1999
Date Closed: 03/04/1999
Release: NO
Cleanup: NO
Registration Number: 9745

Facility ID: 99-1816WA
Facility Status/Code: CLOSED/Tank Closure - Motor/Lube Oil
Date Open: 01/27/1999

- Continued on next page -

Site Detail Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

OCPCASES

EDR ID: S104596631 **DIST/DIR:** 0.454 ESE **ELEVATION:** 518 **MAP ID:** C10

NAME: MD CORRECTIONAL TRAINING CTR Q HUT **Rev:** 06/03/2015
ADDRESS: OFF ROXBURY RD ID/Status: CLOSED
HAGERSTOWN, MD 21740 ID/Status: 99-1811WA
WASHINGTON ID/Status: 99-1812WA
SOURCE: MD Department of Environment ID/Status: 99-1813WA
ID/Status: 99-1814WA

Date Closed: 06/17/1999
Release: NO
Cleanup: NO
Registration Number: 9745

Facility ID: 99-1817WA
Facility Status/Code: CLOSED/Tank Closure - Motor/Lube Oil
Date Open: 01/27/1999
Date Closed: 03/05/1999
Release: NO
Cleanup: NO
Registration Number: 9745

Facility ID: 99-1818WA
Facility Status/Code: CLOSED/Tank Closure - Motor/Lube Oil
Date Open: 01/27/1999
Date Closed: 06/17/1999
Release: NO
Cleanup: NO
Registration Number: 9745

Facility ID: 99-1819WA
Facility Status/Code: CLOSED/Tank Closure - Motor/Lube Oil
Date Open: 01/27/1999
Date Closed: 03/05/1999
Release: NO
Cleanup: NO
Registration Number: 9745

Facility ID: 99-1820WA
Facility Status/Code: CLOSED/Tank Closure - Motor/Lube Oil
Date Open: 01/27/1999
Date Closed: 06/17/1999
Release: YES
Cleanup: YES
Registration Number: 9745

Site Detail Report

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

OCPCASES

EDR ID: S104614090 **DIST/DIR:** 0.454 ESE **ELEVATION:** 518 **MAP ID:** C11

NAME: MD CORRECTIONAL INSTITUTE

Rev: 06/03/2015

ADDRESS: 18601 ROXBURY RD
HAGERSTOWN, MD 21746
WASHINGTON

ID/Status: CLOSED
ID/Status: 90-1991WA

SOURCE: MD Department of Environment

OCPCASES:

Facility ID: 90-1991WA
Facility Status/Code: CLOSED/
Date Open: 03/29/1990
Date Closed: Not reported
Release: Not reported
Cleanup: Not reported
Registration Number: 9745

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal CERCLIS: SHWS State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state. SHWS - Notice of Potential Hazardous Waste Sites

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Permitted Solid Waste Disposal Facilities

State/Tribal LTANKS: INDIAN LUST R10 INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. LUSTs on Indian land in Alaska, Idaho, Oregon and Washington. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land OCPCASES - Oil Control Program Cases.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Registered Underground Storage Tank List AST - Permitted Aboveground Storage Tanks. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land.

State/Tribal VCP: VCP The Voluntary Cleanup Program, administrated by the Dept. of the Environment, streamlines the environmental cleanup process for sites, usually industrial or commercial properties, that are contaminated, or perceived to be contaminated, by hazardous substances. Developers and lenders are provided with certain limitations on liability and participants in the program are provided certainty in the process by knowing exactly what will be required. VCP - Voluntary Cleanup Program Applicants/Participants

ST/Tribal Brownfields: BROWNFIELDS The Site Assessment Section of the State Superfund Division is responsible for conducting federally funded assessments of eligible brownfields properties. These assessments are undertaken to determine whether there are environmental cleanup requirements at these sites. BROWNFIELDS - Eligible Brownfields Properties

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs

Database Descriptions

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS 90 - SPILLS90 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal CERCLIS: Department of the Environment

Updated Semi-Annually

State/Tribal SWL: Department of the Environment

Updated Annually

State/Tribal LTANKS: EPA Region 4

Updated Semi-Annually

State/Tribal Tanks: Department of the Environment

Varies

Database Sources

State/Tribal VCP: Dept. of the Environment

Updated Semi-Annually

ST/Tribal Brownfields: Department of Environment

Updated Quarterly

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

Street Name Report for Streets near the Target Property

Target Property: 9238 SHARPSBURG PIKE
HAGERSTOWN, MD 21740

JOB: NA

Street Name	Dist/Dir	Street Name	Dist/Dir
MD-65	0.21 ESE		
Morning Walk Dr	0.25 NE		
Roxbury Rd	0.22 SE		

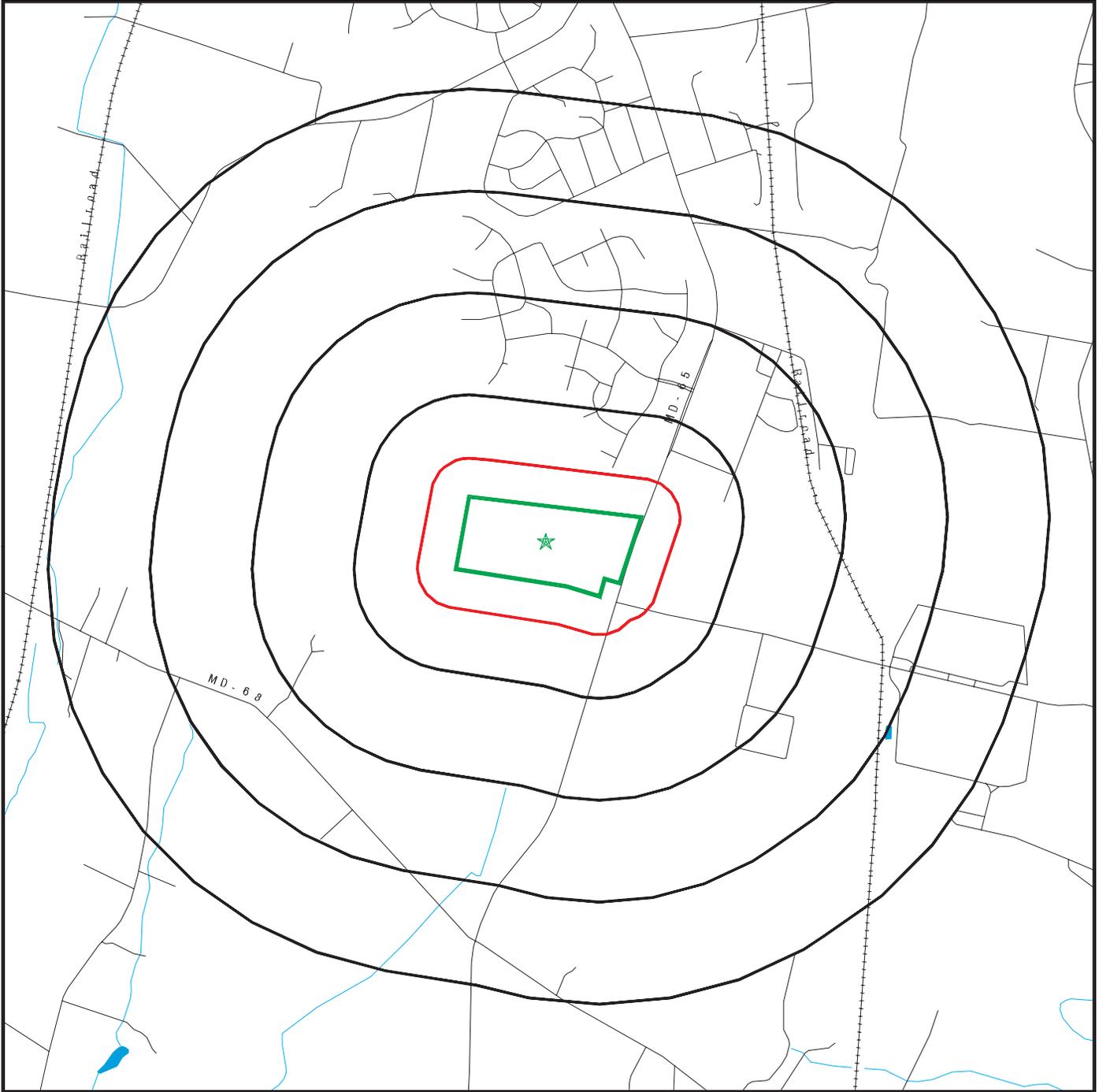
Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCACOR, STATES Sites



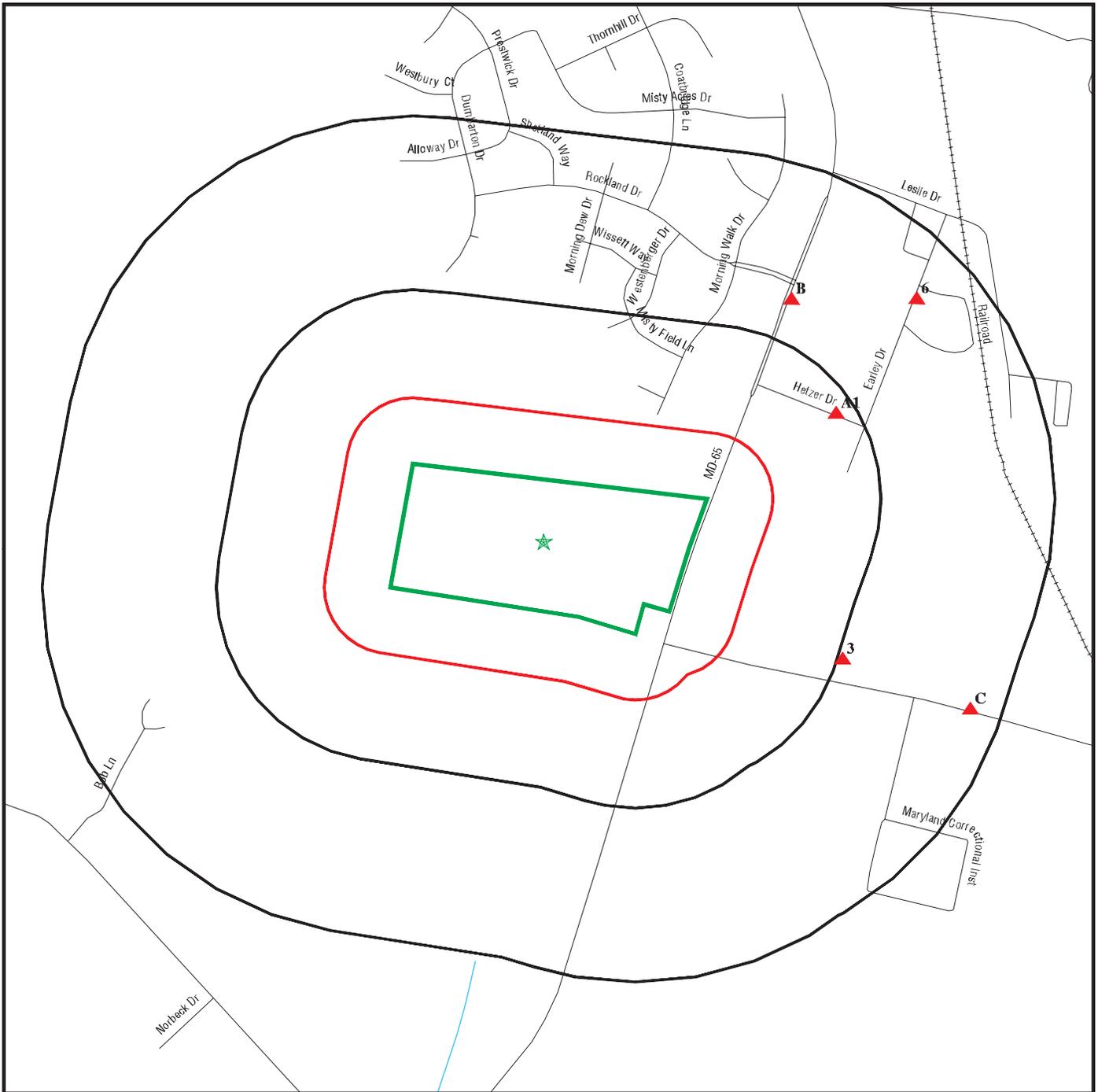
9238 SHARPSBURG PIKE HAGERSTOWN, MD 21740



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 39.567715 Longitude: 77.73407)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▨ National Priority List Sites

9238 SHARPSBURG PIKE HAGERSTOWN, MD 21740



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 39.567715 Longitude: 77.73407)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▨ National Priority List Sites

Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



9238 SHARPSBURG PIKE HAGERSTOWN, MD 21740



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

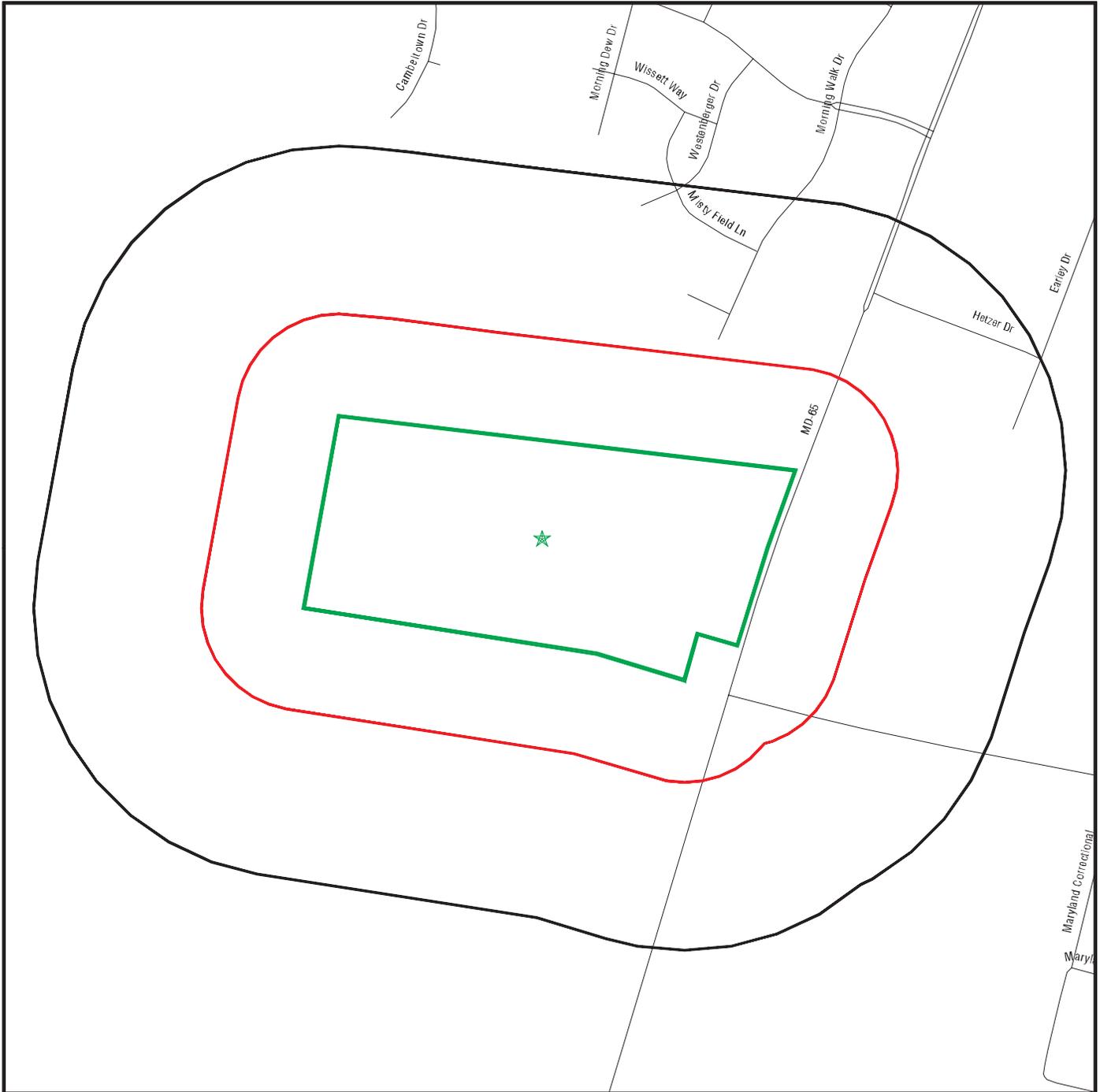
- ★ Target Property (Latitude: 39.567715 Longitude: 77.73407)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▨ National Priority List Sites

Environmental FirstSearch

0.25 Mile Radius
Non ASTM Map, Spills, FINDS



9238 SHARPSBURG PIKE HAGERSTOWN, MD 21740



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

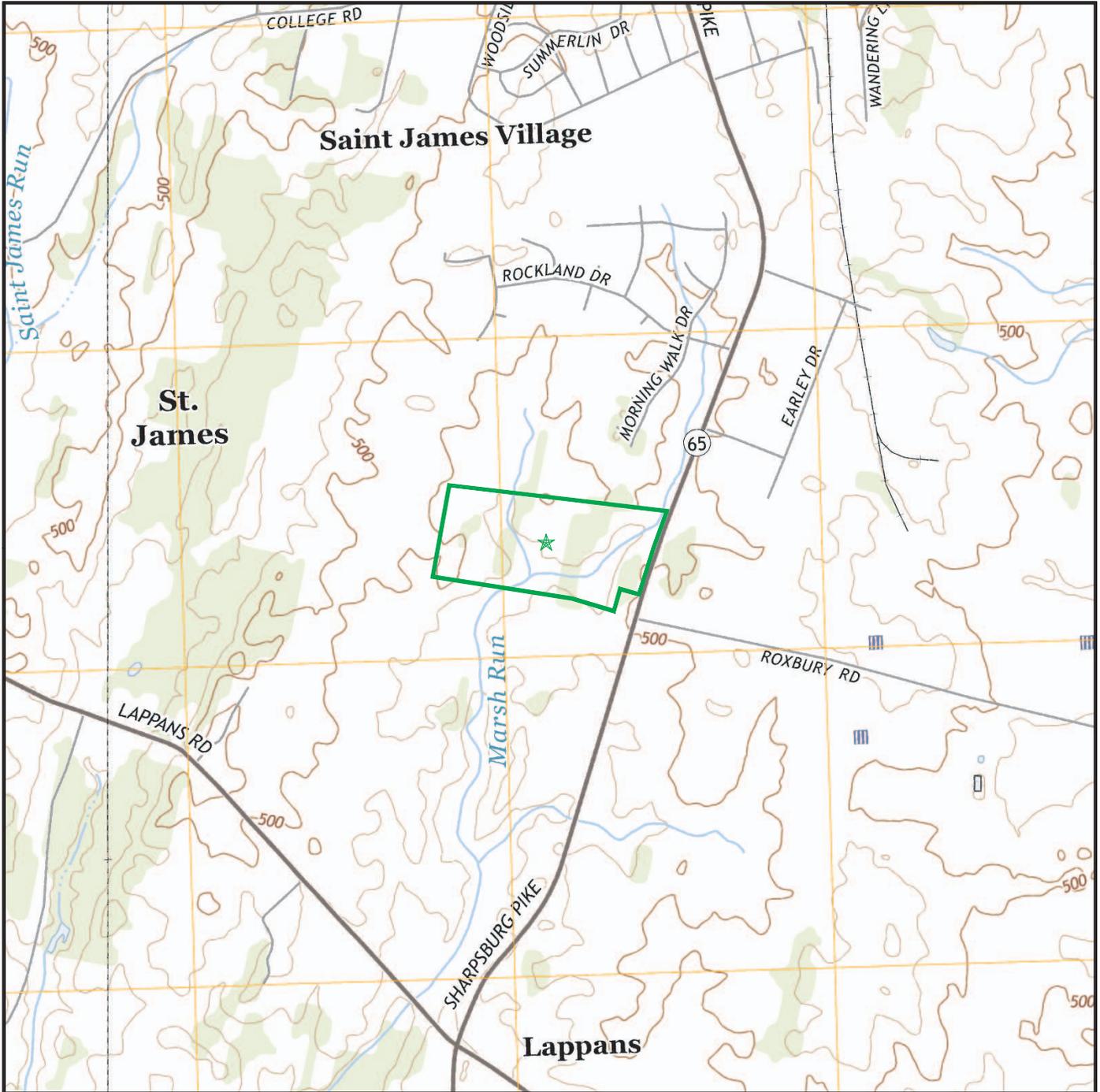
- ★ Target Property (Latitude: 39.567715 Longitude: 77.73407)
- ▲ Identified Sites
- ▣ Indian Reservations BIA
- ⚡ Sensitive Receptors
- ☒ National Priority List Sites

Site location Map

Topo: 0.75 Mile Radius



9238 SHARPSBURG PIKE HAGERSTOWN, MD 21740



Map Image Position: TP
Map Reference Code & Name: 6049426 Funkstown
Map State(s): MD
Version Date: 2014
Map Image Position: W
Map Reference Code & Name: 6049454 Williamsport
Map State(s): MD
Version Date: 2014

Appendix III: Historical Research Documentation



The NETR Environmental Lien Search Report

**SHARPSBURG PIKE PROPERTY
9238 SHARPSBURG PIKE
HAGERSTOWN, MARYLAND**

Friday, April 29, 2016

Project Number: L16-01214

2055 East Rio Salado Parkway
Tempe, Arizona 85281

Telephone: 480-967-6752
Fax: 480-966-9422

ENVIRONMENTAL LIEN REPORT

The NETR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

Thank you for your business

Please contact NETR at 480-967-6752
with any questions or comments

Disclaimer - Copyright and Trademark Notice

This report was prepared for the use of Nationwide Environmental Title Research, and ECS Mid-Atlantic, LLC, exclusively. This report is neither a guarantee of title, a commitment to insure, nor a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.** Nationwide Environmental Title Research (NETR) specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

Copyright 2006 by Nationwide Environmental Title Research. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Nationwide Environmental Title Research, or its affiliates, is prohibited without prior written permission

NETR and its logos are trademarks of Nationwide Environmental Title Research or its affiliates. All other trademarks used herein are the property of their respective owners.

ENVIRONMENTAL LIEN REPORT

The NETR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

**Sharpsburg Pike Property
9238 Sharpsburg Pike
Hagerstown, Maryland**

RESEARCH SOURCE

Source: Maryland Clerk of the Circuit Court
Maryland Department of Assessments and Taxation

DEED INFORMATION

Type of Instrument: Deed

Grantor: Living Trust of Anne Trapnell Betts, Mark E. Banghart and Michael A. Banghart, Trustee

Grantee: Michael Lemon Jenkins

Deed Dated: 09/25/2014
Deed Recorded: 10/06/2014
Book: 4838
Page: 92

LEGAL DESCRIPTION

All that certain piece or parcel of land being 49.000 acres, more or less, commonly known as 9238 Sharpsburg Pike, situated and lying in the City of Hagerstown, Washington County, State of Maryland

Assessor's Parcel Number(s): District 10 Account Number 018579 Map 0062 Parcel 0059

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

4838 0092

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

Tax ID No. 10-018579 .

DEED

THIS DEED is made this 25 day of September 2014, by the **LIVING TRUST OF ANNE TRAPNELL BETTS**, Mark E. Banghart and Michael A. Banghart, Trustees (“Grantor”) and **MICHAEL LEMON JENKINS**, natural brother of Anne Trapnell Betts (“Grantee”). Mark E. Banghart, Steven M. Banghart, Matthew B. Banghart, Kelly Anne Banghart Gordon, and Michael A. Banghart join in the this Deed to confirm, consent to, and quitclaim any and all interest each may have to the hereinafter described real property as beneficiaries of the the **LIVING TRUST OF ANNE TRAPNELL BETTS**.

WITNESSETH

WHEREAS, Anne Trapnell Betts died testate in Calhoun County, Michigan on June 1, 2013, her Last Will and Testament being filed in the Office of the Probate Court of Calhoun County, Michigan as File No. 2013-545-DE;

WHEREAS, pursuant to a Deed dated August 7, 2014 and recorded among the Land Records of Washington County, Maryland, in Liber 4819, folio 173, the Estate of Anne Trapnell Betts transferred the hereinafter described real property to the Living Trust of Anne Trapnell Betts, Mark E. Banghart and Michael A. Banghart, Trustees;

NOW, THEREFORE, in consideration of the sum of **NO MONETARY CONSIDERATION** (\$0.00), but for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee, in fee simple absolute, and Mark E. Banghart, Steven M. Banghart, Matthew B. Banghart, Kelly Anne Banghart Gordon, and Michael A. Banghart do quitclaim any and all interest each may have to, all the lot or parcel of land, together with the improvements thereon, situated in Washington County, State of Maryland, more particularly described as follows:

4838 0093

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

Beginning for the same at a large stone standing on the East margin of the Hagerstown and Sharpsburg Turnpike Road, said stone being also at the end of the sixth line of "Paul's Delight", and running thence reversing and sixth line North 81 degrees West 139 perches to a post where formerly stood a marked locust tree, thence South 12 degrees West 58 perches to intersect the line of the land now or formerly owned by F. Wilbur Bridges and to the South side of what was the old road leading from Shaffer's (now the Roxbury) Mill to Williamsport, thence South 79 degrees East 87 perches South 71 1/2 degrees East 41 6/10 perches to the middle of the aforesaid Turnpike Road and in range with the middle of the road leading to Roxbury Mill, thence along said Turnpike North 17 degrees East 26.2 perches North 22 1/4 degrees East 41.6 perches to the place of beginning, containing 50 acres 3 roods and 30 perches of land, more or less, saving and excepting therefrom the one acre tract conveyed by Marene Lamar and wife to the Hagerstown and Sharpsburg Turnpike Co., by deed dated March 25, 1876, and recorded in Liber 74, folio 257, one of the Land Records of Washington County, Maryland ("Land").

BEING the same real estate which was conveyed from Mark E. Banghart, Personal Representative of the the Estate of Anne Trapnell Betts to the Living Trust of Anne Trapnell Betts, Mark E. Banghart and Michael A. Banghart, Trustees by deed dated August 7, 2014 and recorded among the Land Records of Washington County, Maryland, in Liber 4819, folio 173.

TOGETHER WITH all of the rights, title and interest in and to the buildings, structures, facilities, installations and other improvements of every kind and description now in, on, over and under the Land;

TOGETHER WITH all of the right title and interest, in and to all easements, rights-of-way, privileges, appurtenances, advantages and other rights and benefits associated with the Land and to all public or private streets, roads, avenues, alleys or passways, open or proposed, on or abutting or belonging or in any way appertaining to the Land;

SUBJECT TO all easements, rights of way, covenants, conditions and restrictions of record, if any, applicable thereto;

4838 0094

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

TO HAVE AND TO HOLD the described parcel of land and premises, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the herein described Grantee, his respective personal representatives, heirs, successors and/or assigns, in fee simple.

AND Grantor covenants that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

AND this Deed has been prepared without the benefit of a title examination. All parties affirm their understanding that only a title examination will disclose the status of title, including but not limited to, the quality and quantity of title; the possibility of other persons having an interest in the property conveyed by this deed, as well as any other matters disclosed by an examination of title. Notwithstanding this disclosure and having been fully informed of the cost of accomplishing an examination of title, Grantor has elected not to have an examination of this title and release Divelbiss & Associates, the scrivener of this deed, from all and any loss, claim, damages and/or liability resulting from a condition of title which might have been disclosed by a title examination of the property conveyed by this deed. Divelbiss & Associates has not issued any opinion on the tax consequences of this transfer or any other rights or consequences to the parties to this deed.

THIS IS A TRANSFER from a Trust to a person not a beneficiary of the Trust and is therefore a taxable transfer. The value of the transfer for recordation and transfer tax purposes is \$13,328.00 as was determined by the Register of Wills of Washington County, Maryland in Estate No. 69805 to be the value of the interest held by Anne Trapnell Betts upon her death and transferred by the Estate of Anne Trapnell Betts to the Grantor herein by deed dated August 7, 2014 and recorded among the Land Records of Washington County, Maryland, in Liber 4819, folio 173.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

4838 0095

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

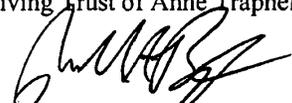
IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the day and year herein first written.

WITNESS:



 (SEAL)
Mark E. Banghart, Co-Trustee
Living Trust of Anne Trapnell Betts

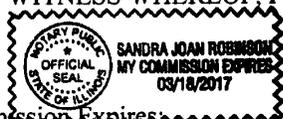

AMY-JO BROWN

 (SEAL)
Michael A. Banghart, Co-Trustee
Living Trust of Anne Trapnell Betts

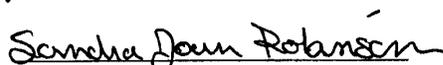
STATE OF Illinois, COUNTY OF COOK, to wit:

I HEREBY CERTIFY that on this 24 day of February, 2014, before me, a Notary Public in and for the aforesaid State and County, personally appeared Mark E. Banghart, Co-trustee of the Living Trust of Anne Trapnell Betts, and executed the foregoing instrument for the purposes therein contained, acknowledged the foregoing to be his act and deed, and acknowledged that the transfer is for no monetary consideration.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.



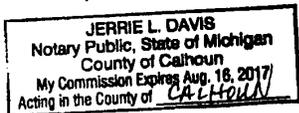
My Commission Expires: 3/18/2017


Notary Public

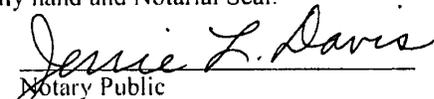
STATE OF MICHIGAN, COUNTY OF CALHOUN, to wit:

I HEREBY CERTIFY that on this 22nd day of APRIL, 2014, before me, a Notary Public in and for the aforesaid State and County, personally appeared Michael A. Banghart, Co-trustee of the Living Trust of Anne Trapnell Betts, and executed the foregoing instrument for the purposes therein contained, acknowledged the foregoing to be his act and deed, and acknowledged that the transfer is for no monetary consideration.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.



My Commission Expires:

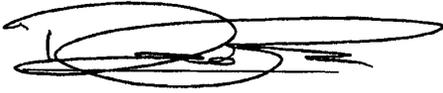

Notary Public

TODD L. HERSHEY, TREASURER
TAXES PAID Sept 15, 2014 om

4838 0096

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

WITNESS:

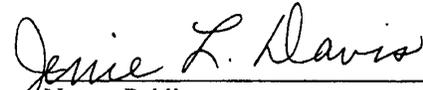


 (SEAL)
Mark E. Banghart

STATE OF MICHIGAN, COUNTY OF CALHOUN, to wit:

I HEREBY CERTIFY that on this 22nd day of APRIL, 2014, before me, a Notary Public in and for the aforesaid State and County, personally appeared Mark E. Banghart, and executed the foregoing instrument for the purposes therein contained and acknowledged the foregoing to be his act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.


Notary Public

My Commission Expires:

JERRIE L. DAVIS
Notary Public, State of Michigan
County of Calhoun
My Commission Expires Aug. 16, 2017
Acting in the County of CALHOUN



4838 0097

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

WITNESS:

[Signature]

[Signature] (SEAL)
Steven M. Banghart

STATE OF NC COUNTY OF Burke to wit:

I HEREBY CERTIFY that on this 26 day of Feb, 2014, before me, a Notary Public in and for the aforesaid State and County, personally appeared Steven M. Banghart, and executed the foregoing instrument for the purposes therein contained and acknowledged the foregoing to be his act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

[Signature]
Notary Public

My Commission Expires: April 1, 2017



IMPROVEMENT F	40.00
RECORDING FEE	20.00
RECORDATION T	102.60
TR TAX STATE	66.64
TOTAL	229.24
Res# N402	Rcpt # 7284
DJW KB	Blk # 304
Oct 06, 2014	10:35 am

4838 0098

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

WITNESS:

[Handwritten Signature]

[Handwritten Signature] (SEAL)
Matthew B. Banghart

STATE OF Virginia, COUNTY OF Lee, to wit:

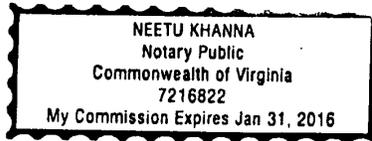
I HEREBY CERTIFY that on this 2nd day of Feb, 2014, before me, a Notary Public in and for the aforesaid State and County, personally appeared Matthew B. Banghart, and executed the foregoing instrument for the purposes therein contained and acknowledged the foregoing to be his act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

[Handwritten Signature]
Notary Public

My Commission Expires:

Jan 31 2016



WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 4838, p. 0098, MSA_CE18_4790. Date available 10/08/2014. Printed 04/29/2016.

4838 0099

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

WITNESS:



 (SEAL)
Kelly Anne Banghart Gordon

STATE OF Texas, COUNTY OF Grayson, to wit:

I HEREBY CERTIFY that on this 16th day of June, 2014, before me, a Notary Public in and for the aforesaid State and County, personally appeared Kelly Anne Banghart Gordon, and executed the foregoing instrument for the purposes therein contained and acknowledged the foregoing to be her act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.




Notary Public

My Commission Expires:

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 4838, p. 0099, MSA_CE18_4790. Date available 10/08/2014. Printed 04/29/2016.

4838 0100

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

WITNESS:

Amy Jo Brown
AMY-JO BROWN

Michael A. Banghart (SEAL)
Michael A. Banghart

STATE OF Illinois, COUNTY OF COOK, to wit:

I HEREBY CERTIFY that on this 24 day of February, 2014, before me, a Notary Public in and for the aforesaid State and County, personally appeared Michael A. Banghart, and executed the foregoing instrument for the purposes therein contained and acknowledged the foregoing to be his act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

Sandra Joan Robinson
Notary Public

My Commission Expires: 3/18/2017



THIS IS TO CERTIFY that the within instrument has been prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

Andrew F. Wilkinson
Andrew F. Wilkinson, Esq.

AFTER RECORDING RETURN TO:
Divelbiss & Associates
13424 Pennsylvania Avenue, Suite 302
Hagerstown, Maryland 21742

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Washington County
By Gina Shupe Date 9/15/14

AGRICULTURE TAX \$ 0
ACREAGE 49
CLERK Gina Shupe

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 4838, p. 0101, MSA_CE18_4790. Date available 10/08/2014. Printed 04/29/2016.

4838 0101

10 Qg Tax Due

State of Maryland Land Instrument
 Baltimore City County: **WASHINGTON COUNTY**
 Information provided is for the use of the Clerk's Office, Assessor's Office, and County Finance Office Only.
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

Check Box if addendum Intake Form is Attached.)

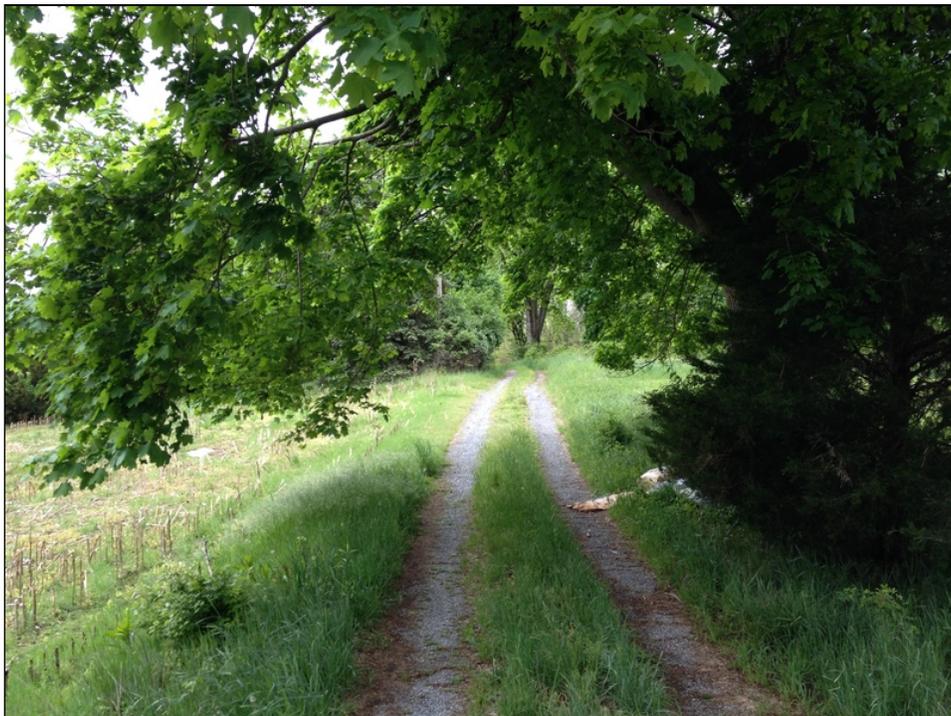
1	Type(s) of Instruments	<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Improved Sale Arms-Length [1] <input type="checkbox"/> Unimproved Sale Arms-Length [2] <input type="checkbox"/> Multiple Accounts Arms-Length [3] <input type="checkbox"/> Not an Arms-Length Sale [9]							
2	Conveyance Type Check Box								
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation State Transfer County Transfer							
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration					
		Purchase Price/Consideration	\$ 0.00	Transfer Tax Consideration	\$				
		Any New Mortgage	\$	X () % =	\$				
		Balance of Existing Mortgage	\$	Less Exemption Amount	\$				
Other:		\$	Total Transfer Tax	\$					
Other:		\$	Recordation Tax Consideration	\$					
Full Cash Value:		\$	X () per \$500 =	\$					
			TOTAL DUE	\$					
5	Fees	Amount of Fees		Doc. 1	Doc. 2				
		Recording Charge	\$ 40.00	\$	Agent:				
		Surcharge	\$ 20.00	\$	Tax Bill:				
		State Recordation Tax	\$ 102.60	\$	C.B. Credit:				
		State Transfer Tax	\$ 666.67	\$	Ag. Tax/Other:				
		County Transfer Tax	\$	\$					
		Other	\$	\$					
		Other	\$	\$					
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		
		10	018579	4303/450	0062	0059		(5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sec/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
								49.00 ac.	
		Location/Address of Property Being Conveyed (2)							
		9238 Sharnsburg Pike, Hagerstown, Maryland 21740							
		Other Property Identifiers (if applicable)				Water Meter Account No.			
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:							
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:							
		If Partial Conveyance, List Improvements Conveyed:							
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)				
		Living Trust of Anne Trapnell Betts							
		Mark E. Banghard & Michael A. Banghart, Trustees							
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)				
8	Transferred To	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)				
		Michael Lemon Jenkins							
		New Owner's (Grantee) Mailing Address							
		5165 Hayes Waters Road, Morganon, NC 28655-7977							
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)				
10	Contact/Mail Information	Instrument Submitted By or Contact Person					<input type="checkbox"/> Return to Contact Person		
		Name:					<input type="checkbox"/> Hold for Pickup		
		Firm					<input type="checkbox"/> Return Address Provided		
		Address:							
Phone: ()									
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Will the property being conveyed be the grantee's principal residence?					
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Does transfer include personal property? If yes, identify:					
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).					
		Assessment Use Only - Do Not Write Below This Line							
Terminal Verification		Agricultural Verification		Whole Part		Tran. Process Verification			
Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:			
Year	20	20	Geo.	Map	Sub	Block			
Land			Zoning	Grid	Plat	Lot			
Buildings			Use	Parcel	Section	Occ. Cd.			
Total			Town Cd.	Ex. St.	Ex. Cd.				
REMARKS:									

Space Reserved for County Validation

Appendix IV: Site Photographs



1 - A view of the eastern fields.



2 - The road along the north border of the site



3 - Old foundation on the north border



4 - Debris including empty 55-gallon drum by foundation



5 - Adjacent water pump station to the north.



6 - Typical view of wooded area.



7 - Typical fields

Appendix V: Statement of Qualifications

2.0 FIELDS OF COMPETENCE

Through the close working relationship of its operational departments and specialized sub-contractors, ECS has the total capability to evaluate a given site or operation and to develop the most practical approach to environmental site assessments, site contamination studies, ground water and soil remediation, permitting, and design of environmental control systems. Our primary focus has been to continually develop practical and cost-effective solutions in a timely and responsive manner to changing environmental problems.

One of the major reasons for our past success in the environmental consulting marketplace has been our ability to "customize" and combine specific services from different disciplines to individual client and project needs. Also of importance to our clients is our knowledge of the environmental regulatory agencies and our record of success working with them in our clients' interest. The environmental services available from ECS include:

ENVIRONMENTAL STUDIES:

- Real estate transactions/environmental site assessments (Phases I, II, and III)
- Environmental impact studies and risk assessments
- Wetland delineation and mitigation investigations
- Radon investigations
- Environmental facility audits and assessments
- Third-party reviews

ASBESTOS ASSESSMENTS:

- Asbestos surveys
- Sample collection and analysis
- Preparation of plans and specifications

UNDERGROUND STORAGE TANK MANAGEMENT:

- Monitoring of tank removals
- Site investigations and assessments
- Contaminant plume evaluations
- Long- and short-term environmental site monitoring
- Development of corrective actions plans (CAP's)
- Regulatory permitting
- Ground water recovery system design

HYDROGEOLOGICAL AND GEOPHYSICAL SERVICES:

- Development and implementation of ground water resource and evaluation plans
- Design and implementation of ground water monitoring networks, including drilling and well installation
- Ground water modeling
- Aquifer testing (pumping tests, slug tests and bail-down tests)
- Contaminant plume investigations
- Electromagnetic and resistivity surveys
- Design of ground water recovery and treatment systems
- Seismic refraction and ground-probing radar studies

ENVIRONMENTAL ENGINEERING:

- Design and implementation of site remediation measures
- Preparation of closure plans and other hazardous facility permitting
- Design of new landfill and lagoon facilities
- Design of pumping and treatment systems for contaminated ground water
- Design of water/waste water treatment systems
- Permitting and regulatory negotiation

3.0 ENVIRONMENTAL SERVICES

3.1 BACKGROUND

Within the environmental field, ECS has concentrated on providing services to the regional development and financial community, including commercial, residential, institutional and industrial clients and lenders. By concentrating on this service sector, we are able to better understand the requirements of each group and provide services more specifically tailored to individual needs. For most commercial, residential and institutional developers, the most common services performed, to date, have been Phase I and Phase II environmental site assessments. In this area, our work includes a thorough evaluation of the physical conditions of the property using visual overviews supported by aerial photographs, an historical search of appropriate information for past historic and regulated uses, and interviews with current or previous tenants to determine previous site activities. Depending upon the results of the Phase I investigation, follow-up Phase II studies, if necessary, are provided and structured as site-specific conditions dictate and can include soil-test borings, monitoring well installations and chemical analyses of soil, ground water and surface water.

ECS also provides hydrogeological and geophysical investigations for the municipal, commercial, industrial, development, and financial sectors. These investigations can be sub-divided into two fields: ground water resources studies, and contaminant/delineation ground water monitoring investigations. Ground water resource investigations primarily concentrate on developing and/or protecting our valuable ground water resources. These types of investigations are commonly requested by municipalities, industries, and developers in need of water for potable, irrigation, or industrial use, particularly in those areas where commercial water supplies are either unavailable, difficult to attain, or economically unfeasible. Existing published data, other consultant reports, and pertinent scientific literature are reviewed and are supplemented by a full-scale field investigation consisting of geological and/or geophysical surveys. The synthesized information is then used to more cost-effectively site future water supply wells and/or enhance old established well fields.

Contaminant delineation and ground water monitoring investigations primarily concentrate on determining the magnitude and extent of ground water and soil contamination. Test borings are drilled, ground water monitoring wells are installed, and the subsurface soils and ground water are sampled and chemically analyzed to determine the

types and concentrations of the various contaminant(s) that are potentially present. The number of borings and monitoring wells is dependent on the estimated extent and nature of the contaminants in question. Through hydraulic testing and measurements, the direction and rate of ground water flow, and hence, contaminant migration and dispersion, can be calculated. Geophysical techniques are often used to supplement the environmental sampling and analyses as a means of more effectively locating a contaminant plume. Such types of hydrogeological investigations are necessary for determining the potential impacts from leaking underground storage tanks (UST's), old and new landfills, surface impoundments, hazardous spills of hazardous chemical materials and wastes, etc.

Finally, ECS can comprehensively assess industrial processes to determine wastewater flows and loads, develop permitting and treatment strategies, perform treatability studies and design wastewater treatment systems.

3.2 REPRESENTATIVE CLIENTS

AOKI Corporation	Manekin Corporation
Birtcher-Butcher Partnership	The Stanley Martin Companies
Boston Properties	Mason Hirst Companies
Buvermo Properties	Metropolitan Partnership, Ltd.
Cafferty Development	Mobil Land Development
Carey Winston Company	National Dev. Mid-Atlantic
Cambridge Companies	Office Space Management, Inc.
Centennial Development	Osprey Investment Company
CenterMark Properties	Pence-Freidel Development
Citistate, Inc.	Prentiss Properties, Ltd.
CSX Realty	Prudential Realty Group
Cushman and Wakefield	The Radnor Corporation
Danac Corporation	Reston Town Center Associates, Inc.
Development Resources, Inc.	The Michael T. Rose Companies
Dome Real Estate	B.F. Saul Company
The Donohoe Company	Savage-Fogarty Realty
The Evans Company	Sequoia Building Corporation
Evergreen Development	The Shapiro Companies
Federal Real Estate Investment Trust	Simpson Development Company
Friendswood Development	The Staubach Company
Gilbane Properties	The Svatos Company
Greenbaum & Rose	The Taubman Company
Homestead Village	Trammell Crow Company
J&B Enterprises	Turner Harwood Ventures
The JBG Companies	Union Pacific Realty Corporation
KLNB Management Services	William H. Dolben & Son, Inc.
Lincoln Property Company	Winchester Commercial
The Henry A. Long Company	The World Bank

Erik J. Schaberl Senior Environmental Scientist

EDUCATION

- B.S., Frostburg State University, Environmental Analysis and Planning, 2003.

CERTIFICATIONS

- 40-Hour Hazwopper Trained
- AHERA asbestos inspector
- MD Visual Lead Inspector
- Wetland Delineator Certificate
- Confined Space Trained

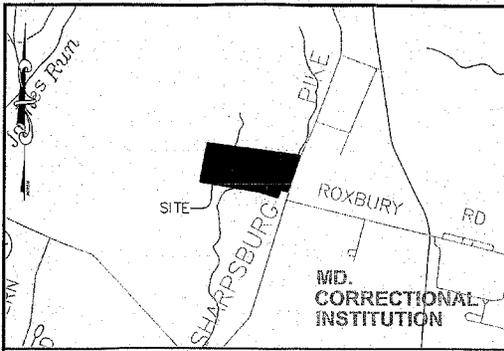


EXPERIENCE

Mr. Schaberl has been in the environmental industry for over 12 years and currently serves as Project Manager in the Frederick, Maryland office of ECS Mid-Atlantic, LLC. He is responsible for preparation of Phase I/Phase II Environmental Site Assessments, Site Characterizations studies, field work relative to Corrective Action Plans, contaminant remediation efforts, and wetlands associated work. He has personally performed hundreds of ESAs and numerous Phase II ESAs in the Metro DC Region as well as Pennsylvania, West Virginia, and Virginia.

BRIEF PROJECT EXPERIENCE

- **Former Bulk Storage Terminal, Baltimore, Maryland:** This project consisted of remedial work for petroleum contamination including chemical grouting of storm drains in effort to seal off product infiltration. Other services included the excavation of recovery trenches and cleanup of contaminated soil and surface materials.
- **Former Waste Transfer Station, Rockville, Maryland:** This project consisted of a Phase I ESA followed by a file review, limited Phase II Investigation, GeoProbe sampling, and a passive soil gas survey. Based on the findings, petroleum contamination was evident and subsequent soil screening, sampling, and haul-off of contaminated soils was conducted in preparation for initiation into the Voluntary Cleanup Program with the MDE.
- **Former Soil Treatment Facility, Baltimore, Maryland:** This project consisted of a Phase I ESA including sampling of existing groundwater monitoring wells and surface soils.
- **Former Shopping Center with Drycleaners, Washington, DC:** This project consisted of a limited soil sampling and groundwater investigation. A series of borings were drilled with representative soil samples taken and tested for a myriad of contaminate including TCE. Monitoring wells were then installed and sampled to determine if former operation impacted the site conditions.
- **Former Golf Course, Montgomery County, MD:** This project consisted of a Phase I ESA in conjunction with soil sampling for pesticides, herbicides, and metals as a result of historic turf maintenance and chemical applications. The site also featured a history of Underground Storage Tanks (USTs), Aboveground Storage Tanks (ASTs), onsite monitoring wells, and chemical storage.



PLAT NO. **683**
 DATE NOV 23 2016
 WASHINGTON COUNTY

N/F
 WESTFIELDS INVESTMENT LLC
 PROPERTY MAP 62, PARCEL 298
 LIBER 3161 FOLIO 663
 PLAT 7675

WESTFIELDS FINAL PLAT
 PLAT NO. 7893
 PLAT NO. 10238
 PLAT NO. 10435

WESTFIELDS COMMUNITY ASSOCIATION INC
 PROPERTY MAP 62, PARCEL 295
 LIBER 3368 FOLIO 296

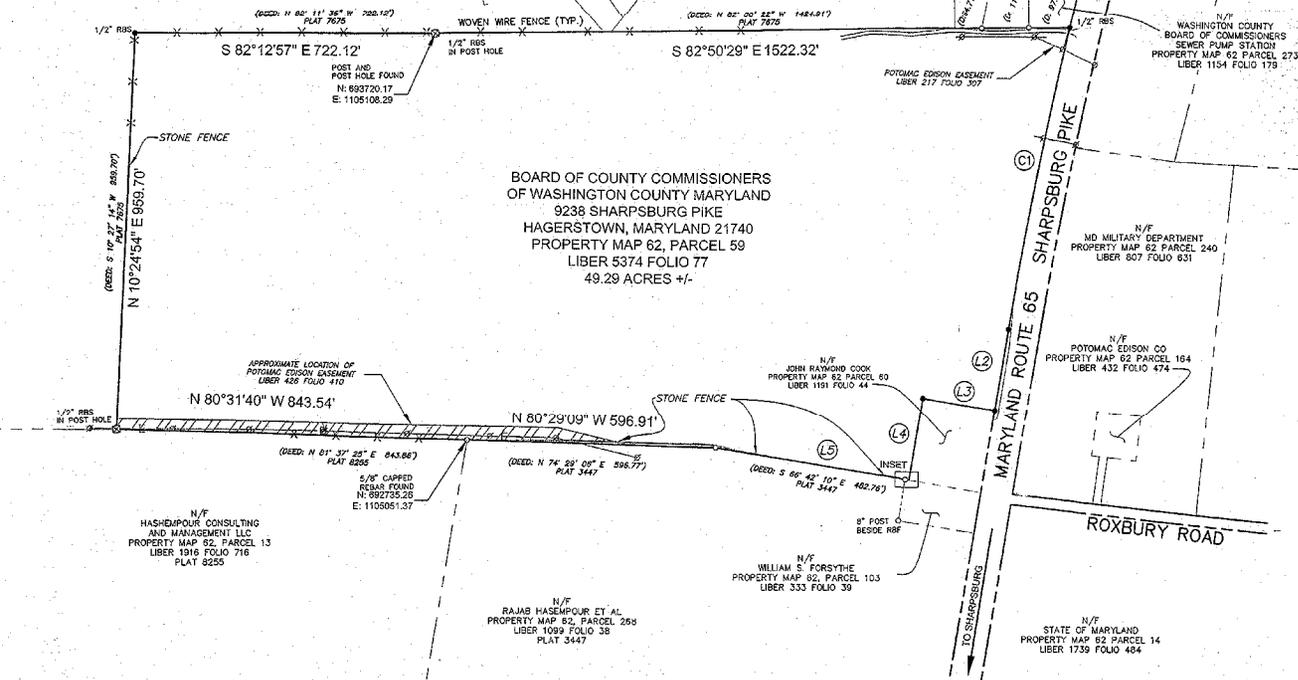
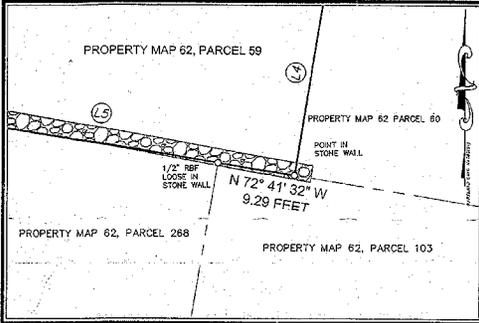
WASHINGTON COUNTY BOARD OF COUNTY COMMISSIONERS
 PROPERTY MAP 62, PARCEL 295
 LIBER 4876 FOLIO 476

HETZER C WILLIAM INC
 PROPERTY MAP 62, PARCEL 119
 LIBER 4307 FOLIO 168

Vicinity Map
 NOT TO SCALE

- NOTES:
- BEARINGS AND DISTANCES ARE REFERENCED MARYLAND STATE GRID NORTH AND WERE BASED ON G.P.S. STATION "ROXB" ESTABLISHED JUNE 9, 2010 AS PART OF THE WASHINGTON COUNTY SURVEY CONTROL NETWORK. THE PROJECT HAS SCALE FACTOR 1.00003146, ELEVATION 0.99996854, COMBINED 1.00006850
 - THIS PARCEL IS ZONED (RT) RESIDENTIAL TRANSITION

INSET - SCALE 1" = 10'



- REB REBAR FOUND
- RES REBAR SET
- 5/8" REBAR FOUND
- POST FOUND (POST HOLE)
- 1/2" CAPPED REBAR SET
- POWER POLE
- HYDRANT

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- ADJOINERS PROPERTY LINE
- FENCE LINE
- STONE WALL
- OVERHEAD ELECTRIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A BOUNDARY OF THE LANDS OF EDWARD MARK JENKINS, SR AND MICHAEL LEMON JENKINS BY A DEED DATED SEPTEMBER 26, 2014 AND RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND IN LIBER 488 FOLIO 92; AND THAT THE PROPERTY MARKERS HAVE BEEN FOUND OR SET AS INDICATED HEREON

Alex Michael Shirler Nov 23 2016
 FOR THE WASHINGTON COUNTY DIVISION OF ENGINEERING AND CONSTRUCTION MANAGEMENT
 ALEX MICHAEL SHIRLER - PROFESSIONAL LAND SURVEYOR
 MD LICENSE NO. 21737



LINE TABLE				
LINE/CURVE	RADIUS	ARC	BEARING/CHORD	LENGTH
C1	11439.16'	742.42'	S 19°03'43" W	742.29'
L2			S 17°12'44" W	199.49'
L3			N 72°41'30" W	174.50'
L4			S 17°12'44" W	203.12'
L5			N 72°41'30" W	471.90'

GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.

MARYLAND ROUTE 65 - 80 FOOT RIGHT-OF-WAY
 MARYLAND SRC PLAT NOS. 9254 & 9255

WASHINGTON COUNTY, MARYLAND
 DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT
 Washington County Administrative Annex Building
 80 West Baltimore Street, Hagerstown, MD 21740

BOUNDARY PLAT FOR THE LANDS OF
 EDWARD MARK JENKINS SR AND
 MICHAEL LEMON JENKINS
 TO BE CONVEYED TO THE BOARD OF COUNTY
 COMMISSIONERS OF WASHINGTON COUNTY, MD
 SITUATE WEST OF MARYLAND ROUTE 65 AT ITS INTERSECTION
 WITH ROXBURY ROAD



DATE: NOVEMBER 23, 2016	DRAWN BY: A.M.S.	SCALE: 1" = 200'	PROPERTY MAP NO: 62	GRID NO: 14	PARCEL NO: 14	ELECTION DISTRICT: 10	DRAWING NO:	SHEET NO: 1 OF 1
-------------------------	------------------	------------------	---------------------	-------------	---------------	-----------------------	-------------	------------------

Pa18516

MSA C2147-429

9238 Sharpsburg Pike

