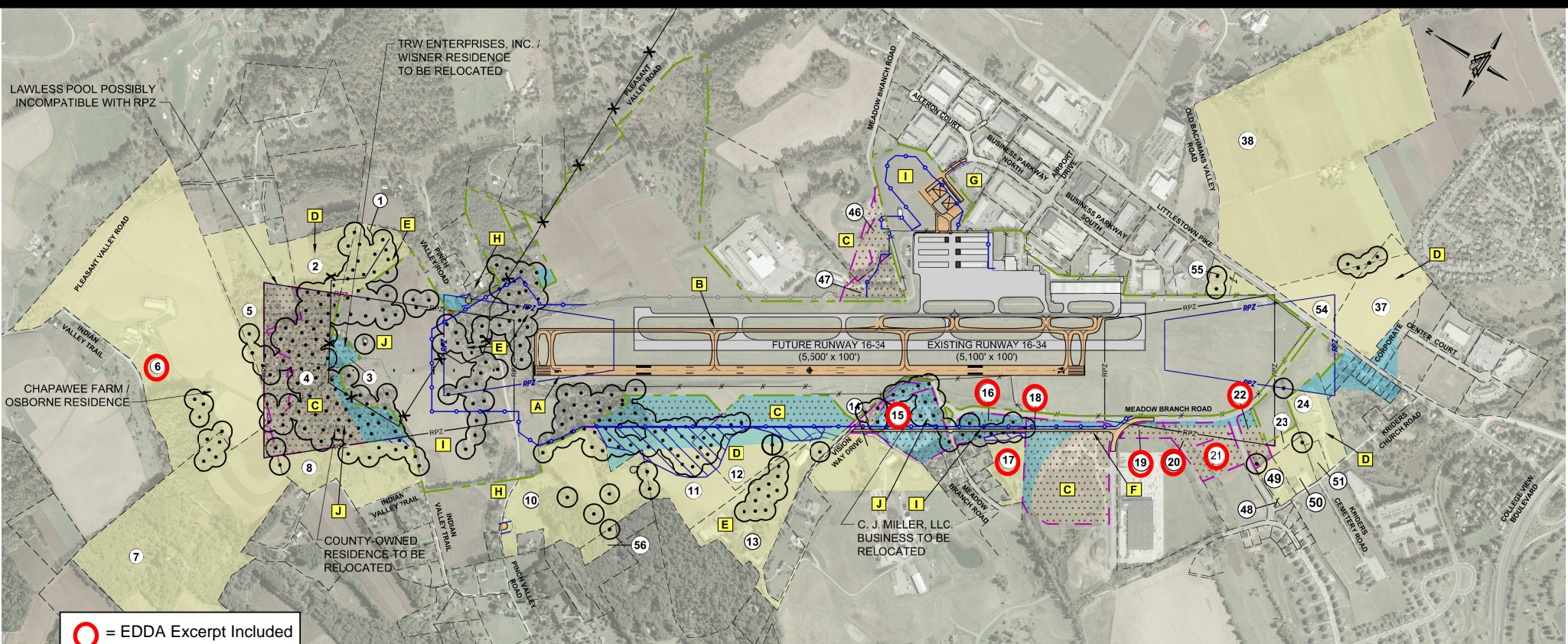


APPENDIX I

Excerpts from Environmental Due Diligence
Audits (EDDAs)



ENVIRONMENTAL ASSESSMENT ITEMS

- A** CONSTRUCT REPLACEMENT RUNWAY
- B** CONSTRUCT FULL-LENGTH TAXIWAY
- C** ACQUIRE 106± ACRES FEE SIMPLE
- D** ACQUIRE 398± ACRES AVIGATION EASEMENTS
- E** REMOVE OBSTRUCTIONS ON 63± ACRES
- F** REALIGN MEADOW BRANCH ROAD
- G** CONSTRUCT 2 HANGARS AND AUTOMOBILE PARKING
- H** CUL-DE-SAC PINCH VALLEY ROAD AT AIRPORT PROPERTY LINE
- I** INSTALL PERIMETER / SECURITY FENCE
- J** RELOCATE 2 RESIDENCES, 2 BUSINESSES, POSSIBLY 1 SWIMMING POOL

NOTE: SOME PARCEL LINES DERIVED FROM CARROLL COUNTY GIS, DATA OBTAINED ONLINE NOVEMBER 2015.

PROPOSED PROPERTY INTEREST ACQUISITIONS				
PARCEL (ID)	MAP/ PARCEL	PROPERTY OWNER	ACREAGE	
			FEE SIMPLE	AVIGATION EASEMENT
1	30/174	RICHARDSON	0.1±	6.6±
2	30/120	ABDELMOMIN	7.7±	7.7±
3	30/394	WISNER, THOMAS ROBERT	1.8±	
4	30/276	PATTERSON	2.9±	
5	30/482	LAWLESS	11.1±	10.5±
6	30/573	OSBORNE	0.3±	79.9±
7	30/258	TANSILL	0.7±	78.4±
8	30/135	COMMISSIONERS OF CARROLL COUNTY	13.6±	14.3±
10	30/101	COMMISSIONERS OF CARROLL COUNTY	0.1±	25.6±
11	38/676	JRP VISION, LLC	7.5±	11.6±
12	38/676	JRP VISION, LLC	8.6±	5.4±
13	38/676	JRP VISION, LLC	0.3±	15.6±
14	38/798	JRP VISION, LLC	1.7±	11.9±
15	38/197	TRIPLE M, LLC	8.4±	
16	38/759	TRIPLE M, LLC	3.4±	
17	38/462	WETZEL	0.2±	4.9±
18	114/6784	TRIPLE M, LLC	19.7±	

PROPOSED PROPERTY INTEREST ACQUISITIONS				
PARCEL (ID)	MAP/ PARCEL	PROPERTY OWNER	ACREAGE	
			FEE SIMPLE	AVIGATION EASEMENT
19	114/6784	DLH, LLC		1.4±
20	114/6784	TRIPLE M, LLC		2.9±
21	114/6784	TRIPLE M, LLC		3.9±
22	114/6784	TRIPLE M, LLC		2.5±
23	38/681	BENJAMIN KRIDERS UNITED CHURCH OF CHRIST	0.1±	1.0±
24	38/646	CARROLL COUNTY ASSOC. FOR RETARDED CITIZENS, INC.		5.6±
37	114/4966	R & I, LLC		12.7±
38	39/312	BISH		88.8±
46	30/36	COMMISSIONERS OF CARROLL COUNTY	2.7±	
47	38/600	COMMISSIONERS OF CARROLL COUNTY	4.1±	
48	114/6784	JACOBS RIDGE, LLC		0.2±
49	38/460	EMMERT		2.0±
50	38/817	BENJAMINS REFORMED CHURCH OF CARROLL COUNTY		3.2±
51	38/646	COMMISSIONERS OF CARROLL COUNTY		1.2±
54	114/4966	COMMISSIONERS OF CARROLL COUNTY		6.5±
55	114/6801	KBTC, INC.		2.7±
56	38/555	LAURENCE D. KLEIN, AND KIMBERLEY KALETA		1.6±

OBSTRUCTION REMOVAL
EXISTING = 25± ACRES
PROPOSED = 38± ACRES

DESCRIPTION	LEGEND	
	EXISTING	PROPOSED
AIRPORT PROPERTY		
ADJACENT PARCEL LINE		NA
FENCE		
RUNWAY PROTECTION ZONE (RPZ)		
AVIGATION EASEMENT		
GRADING EASEMENT	NA	
LAND ACQUISITION	NA	
LIMITS OF OBSTRUCTIONS		SAME

PHASE I ENVIRONMENTAL DUE DILIGENCE AUDIT

FOR

PARCEL 6 – OSBORNE

**1841 INDIAN VALLEY TRAIL
CARROLL COUNTY REGIONAL AIRPORT
WESTMINSTER, CARROLL COUNTY, MARYLAND**



April 18, 2017

*Prepared for:***DELTA AIRPORT CONSULTANTS, INC.**

9711 Farrar Court, Suite 100
Richmond, VA 23236

*Prepared by:***RETTEW ASSOCIATES, INC.**

5031 Richard Lane, Suite 111
Mechanicsburg, Pennsylvania 17055

RETTEW Project No. 024552008

residence basement), one 275-gallon diesel AST, and one 125-gallon propane AST were observed on the parent tract, north of the Site. Only the 1,000-gallon propane UST was located upgradient of the Site.

- *Wetlands* – Neither a wetland determination nor delineation was conducted during this investigation. A review of the National Wetlands Inventory Map information indicated no wetlands are located at the Site.

6.4 INTERIOR OBSERVATIONS

- Interior structures were not entered during the Site visit.

7.0 INTERVIEWS

7.1 PROPERTY OWNERS/TENANTS

On March 23, 2017, RETTEW interviewed Mr. Steven Osborne. Mr. Osborne stated that he was not aware of any environmental issues or farm dumps at the Site. The Site Owner Environmental Questionnaire is included in **Appendix VII**.

7.2 LOCAL GOVERNMENT OFFICIALS

RETTEW attempted to contact the Westminster Volunteer Fire Department on April 4, 2017; however, a response from this department was not received within the timeframe of this report.

RETTEW contacted the Carroll County Health Department via telephone on April 4, 2017 and was directed to the County website to fill out an information request form. The form was forwarded to the MDE for review. A copy of the submitted form is provided in **Appendix VII**. Results from this request are provided in **Section 4.3** of this report.

8.0 FINDINGS

RETTEW has completed a Phase I EDDA of the Site in conformance with the scope and limitations of *The Standard*. The following items summarize the findings of this investigation:

1. The Site consisted of an approximately 0.34-acre area composed of an agricultural field and woodlands improved with a hunting shack; the Site is owned by Steven D. Osborne and Kathleen M. O'Connor.
2. The characteristics of Site topography suggest that surface water draining from the Site flows southeast.
3. No known environmental liens are associated with the Site. A 2012 agreement was identified between the Maryland Agricultural Land Preservation Foundation and Steven D. Osborne and Kathleen M. O'Connor that references an agricultural land preservation easement signed April 26, 1984. The easement shall be in perpetuity or until profitable farming is no longer feasible.
4. A review of state and environmental databases did not indicate the potential for impacts to the Site.
5. A review of National Wetlands Inventory Map information indicated no wetlands were located at the Site.

6. One propane UST was located approximately 600 feet north and upgradient of the Site, and nine ASTs were located approximately 1,500 feet north and downgradient of the Site.

9.0 PROFESSIONAL OPINION

The following opinions are presented regarding the above listed findings:

RECs

No RECs, HRECs, or CRECs were identified at the Site.

De minimis Conditions/Noteworthy Items

1. A 2012 agreement was found between the Maryland Agricultural Land Preservation Foundation and Steven D. Osborne and Kathleen M. O'Connor that references an agricultural land preservation easement signed April 26, 1984. The easement shall be in perpetuity or until profitable farming is no longer feasible and places restrictions on future land uses and development.
2. One UST was located approximately 600 feet north and upgradient of the Site and nine ASTs were located approximately 1,500 feet north and downgradient of the Site. The UST contains propane and is not expected to impact the Site. The nine ASTs were located at a distance greater than ¼-mile and downgradient of the Site and are not expected to impact the Site.
3. The historic use and potential accumulation of pesticides, herbicides, and/or fungicides for agricultural purposes at the Site is considered a noteworthy item. This condition is not considered a REC as it would not likely be the subject of enforcement action if brought to the attention of regulatory agencies.

10.0 CONCLUSIONS

RETTEW has performed a Phase I EDDA in conformance with the scope and limitations of *The Standard*, of the 0.34-acre Parcel 6 Osborne Property located in the City of Westminster, Carroll County, Maryland. Any exceptions to, or deletions from, this practice is described in **Section 12.0** of this report. Based on the findings developed through this investigation (**Section 8.0**), this assessment did not identify any RECs associated with the Site.

PHASE I ENVIRONMENTAL DUE DILIGENCE AUDIT

FOR

PARCEL 15 – TRIPLE M., LLC

**390 VISION WAY DRIVE
CARROLL COUNTY REGIONAL AIRPORT
TOWN OF WESTMINSTER, CARROLL COUNTY, MARYLAND**



April 27, 2017

*Prepared for:***DELTA AIRPORT CONSULTANTS, INC.**

9711 Farrar Court, Suite 100
Richmond, VA 23236

*Prepared by:***RETTEW ASSOCIATES, INC.**

5031 Richard Lane, Suite 111
Mechanicsburg, Pennsylvania 17055

RETTEW Project No. 024552008

8.0 FINDINGS

RETTEW has completed a Phase I EDDA of the Site in conformance with the scope and limitations of *The Standard*. The following items summarize the findings of this investigation:

1. The Site consists of an approximately 8.4-acre area consisting of an active asphalt plant; the Site is owned by Triple M., LLC. The Site consisted of woodlands until it was developed as an asphalt plant around 1970.
2. The characteristics of Site topography suggest that surface water draining from the Site flows southwest to an unnamed drainage of Meadow Branch Big Pipe Creek.
3. No known environmental liens are associated with the Site. During the deed/title review, an easement dated August 28, 1992 was referenced in the 1999 (most current) deed. The use restrictions include but are not limited to:
 - The easement prohibits the Grantor, its successors and assigns from erecting, or permitting the erection of any structure or other object above described real property to a height above an incline plane commencing at the CENTER of runway 34/16 located at said airport, said incline plane consisting of a slope of 7:1, i.e. one foot of elevation for each 7 feet of horizontal distance which incline plane has an elevation of 779 feet as its beginning at the center of runway 34/16. Elevations of the incline plane on the subject property range from 851 feet above sea level in the Northeastern corner to 2,002 feet above sea level in the Southwestern corner on the lot.
 - This easement grants the privilege of passage of all lawful flight operations together with the right to cause such noise not to exceed 64.9 L.D.N. and the vibration resulting directly or indirectly therefrom within the described air space for aircraft landing at, taking off from, or operating at the Airport.
 - A continuing right and easement to cut and remove any trees or other warning lights on any structures within 10' of said incline plane at the Grantee's sole cost and expense. If the Grantor or Grantor's successors in interest to the underlying fee of the aforementioned property request in writing that Grantee remove any tree or other vegetation rather than cut to the height specified, then Grantee shall at its sole cost and expense remove same including any stump. The Grantee further agrees to the extent practical upon performing any work on the property to, restore the property to a condition equal to the condition in which it was found at the commencement of the work.
4. A review of state and environmental databases did not indicate the potential for impacts to the Site. However, a historic Phase I ESA conducted by LCS identified possible USTs located at the Site.
5. A Limited Phase II ESA, conducted by LCS in May 2013 and provided to RETTEW by the Site owner, identified a 10,000-gallon underground water holding tank on the southwestern portion of the Site. No other USTs were identified during the geophysical survey conducted at the Site as part of the May 2013 LCS Limited Phase II ESA. In addition, no gasoline and diesel fuel analytes were detected above the laboratory detection limits in two subsurface soil samples collected during the limited subsurface investigation.
6. One 20,000-gallon diesel AST and three additional ASTs containing asphalt mixtures and liquid asphalt product were observed within concrete secondary containment on the western portion of the Site.

7. Petroleum products were stored and used in the interior maintenance shed. This included one 500-gallon diesel AST, one 55-gallon drum of gear oil, and one 55-gallon drum of waste oil located, all without secondary containment, on the concrete floor of the maintenance shed.
8. A review of the National Wetlands Inventory Map information indicated no wetlands were located at the Site.

9.0 PROFESSIONAL OPINION

The following opinions are presented regarding the above listed findings:

RECs

- The 500-gallon diesel AST identified on the concrete floor of the maintenance shed are considered RECs due to the lack of secondary containment. However, a soil sample collected from soil boring BH5 (located immediately west and downgradient of the maintenance shed) during the LCS May 2013 Limited Phase II ESA did not identify analytes above the laboratory detection limits.
- The 55-gallon drums of gear and waste oil (two total) identified on the concrete floor of the maintenance shed are considered RECs due to the lack of secondary containment.
- The historic asphalt production operations at the Site is considered a REC as the handling of petroleum based products over several decades represents the potential for impacts to the ground and/or groundwater at the Site.

HREC

- The reported out-of-use 1,000-gallon gasoline UST and 4,000-gallon diesel UST are considered HRECs. The Site owner has no previous knowledge of these USTs, nor were these USTs identified during the LCS May 2013 Geophysical Survey. In addition, limited soil sampling completed in the potential former location of these USTs did not identify gasoline and diesel fuel analytes above the laboratory detection limits.

No CRECs were identified at the Site.

De minimis Conditions/Noteworthy Items

- The 20,000-gallon diesel AST and asphalt liquid and product ASTs were situated within concrete secondary containment and are considered noteworthy items.
- The two empty 1,000-gallon diesel ASTs located outside the southeast corner of the maintenance shed were temporarily stored on-site from an off-site location and are considered noteworthy items.
- The Limited Phase II ESA completed at the Site in May of 2013 by LCS did not identify any USTs at the Site with exception of the 10,000-gallon underground water holding tank, nor did the limited investigation reveal soil impacts. No further action was recommended at that time. However, based on the Site history, the potential for unidentified USTs and/or soil-related impacts from historic asphalt product operations cannot be fully eliminated.

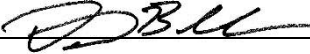
10.0 CONCLUSIONS

RETTEW has performed a Phase I EDDA in conformance with the scope and limitations of *The Standard*, of the approximately 8.4-acre Parcel 15 Triple M., LLC. property located in the Town of Westminster, Carroll County, Maryland. Any exceptions to, or deletions from, this practice is described in **Section 12.0** of this report. Based on the findings developed through this investigation (**Section 8.0**), this assessment identified three RECs and one HREC associated with the Site, as described in **Section 9.0**.

11.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in 40 CFR Part 312.10(b); I have the specific qualifications, based on education, training, and experience, to assess a property of the nature, history, and setting of the subject property; and I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Preparer: _____ Devin Black, Geoscientist

Signature: _____ 

Date: _____ April 27, 2017

Environmental Professional (Reviewer): _____ Scott Houser, Project Manager

Signature: _____ 

Date: _____ April 27, 2017

Environmental Professional (Quality Assurance): _____ John B. Stipe, III, CPSS

Signature: _____ 

Date: _____ April 27, 2017

12.0 DEVIATIONS

No deviations from *The Standard* were included in this assessment.

13.0 ADDITIONAL SERVICES

No additional tasks were completed as part of this work effort.

PHASE I ENVIRONMENTAL DUE DILIGENCE AUDIT

FOR

PARCEL 16 – TRIPLE M., LLC**MEADOW BRANCH ROAD
CARROLL COUNTY REGIONAL AIRPORT
TOWN OF WESTMINSTER, CARROLL COUNTY, MARYLAND**

April 26, 2017

*Prepared for:***DELTA AIRPORT CONSULTANTS, INC.**9711 Farrar Court, Suite 100
Richmond, VA 23236*Prepared by:***RETTEW ASSOCIATES, INC.**5031 Richard Lane, Suite 111
Mechanicsburg, Pennsylvania 17055

RETTEW Project No. 024552008

7.0 INTERVIEWS

7.1 PROPERTY OWNERS/TENANTS

On April 11, 2017, RETTEW interviewed Mr. Billy Miller (Triple M., LLC). Mr. Miller indicated that he was not aware of any environmental concerns at the property, and that the property has always been vacant to his knowledge. The Site Owner Environmental Questionnaire is included in **Appendix VII**.

7.2 LOCAL GOVERNMENT OFFICIALS

RETTEW attempted to contact the Westminster Volunteer Fire Department on April 4, 2017; however, a response from this department was not received within the timeframe of this report.

RETTEW contacted the Carroll County Health Department via telephone on April 4, 2017 and was directed to the County website to fill out an information request form. The form was forwarded to the MDE for review. A copy of the submitted form is provided in **Appendix VII**. Results from this request are provided in **Section 4.3** of this report.

8.0 FINDINGS

RETTEW has completed a Phase I EDDA of the Site in conformance with the scope and limitations of *The Standard*. The following items summarize the findings of this investigation:

1. The Site consists of an approximately 3.4-acre area of woodlands and a portion of Meadow Branch Big Pipe Creek; the Site is owned by Triple M., LLC. The Site has historically been wooded, agricultural or vacant land.
2. The characteristics of Site topography suggest that surface water draining from the Site flows southeast and southwest to Meadow Branch Big Pipe Creek.
3. No known environmental liens are associated with the Site. During the deed/title review, a 2002 deed between the County Commissioners of Carroll County and Triple M., LLC., was found with the following use restrictions:
 - A prohibition against the erection of structures or growth of natural objects that would constitute an obstruction to air navigation.
 - A prohibition against any activity on the land that would interfere with or be a hazard to the flight of aircraft over the land or to and from the airport or interfere with air navigation and communication facilities serving the airport.
 - There is hereby reserved to Carroll County, its successors and assigns, for the use and benefit of the public, a right of flight for passage of aircraft in the airspace above the surface of the premises herein conveyed. This public right of flight shall include the right to cause in said airspace any noise or vibration inherent in the operation of any aircraft used for navigation or flight through said airspace or landing at, taking off from, or operating on the Carroll County Regional Airport.
 - An Erosion and Sediment Control Plan shall be prepared and implemented in strict accordance with all local and state requirements to minimize adverse water quality impacts. Further all plans for the proposed projects shall be reviewed and approved by the local authorities for compliance with all applicable water quality regulations prior to construction.
 - A wetland permit from the U.S. Army Corps of Engineers, and the Maryland Department of Natural Resources, if determined necessary, will be obtained prior to

any work to further develop the sites if necessary. A State 401 water quality certification shall be obtained if required for the proposed projects.

- Any use of this land shall be land use compatible with the airport.
4. A review of state and environmental databases did not indicate the potential for impacts to the Site.
 5. A review of the National Wetlands Inventory Map information indicated a riverine wetland, Meadow Branch Big Pipe Creek, bisects the Site from the northeast to the southwest.
 6. No RECs, HRECs, or CRECs were identified at the Site.

9.0 PROFESSIONAL OPINION

The following opinions are presented regarding the above listed findings:

De minimis Conditions/Noteworthy Items

1. The historic use and potential accumulation of pesticides, herbicides, and/or fungicides for agricultural purposes at the Site is considered a noteworthy item. This condition is not considered a REC, as it would not likely be the subject of enforcement action if brought to the attention of regulatory agencies.

10.0 CONCLUSIONS

RETTEW has performed a Phase I EDDA in conformance with the scope and limitations of *The Standard*, of the approximately 3.4-acre Parcel 16 Triple M., LLC property located in the Town of Westminster, Carroll County, Maryland. Any exceptions to, or deletions from, this practice is described in **Section 12.0** of this report. Based on the findings developed through this investigation (**Section 8.0**), this assessment identified no RECs associated with the Site, as described in **Section 9.0**.

PHASE I ENVIRONMENTAL DUE DILIGENCE AUDIT

FOR

PARCEL 17 – WETZEL

**1033 MEADOW BRANCH ROAD
CARROLL COUNTY REGIONAL AIRPORT
WESTMINSTER, CARROLL COUNTY, MARYLAND**



April 18, 2017

Prepared for:

DELTA AIRPORT CONSULTANTS, INC.
9711 Farrar Court, Suite 100
Richmond, VA 23236

Prepared by:

RETTEW ASSOCIATES, INC.
5031 Richard Lane, Suite 111
Mechanicsburg, Pennsylvania 17055

RETTEW Project No. 024552008

- *Stained Soil or Pavement* – No evidence of stained soil was observed at the Site.
- *Stressed Vegetation* – No stressed vegetation was observed at the Site.
- *Solid Waste* – No solid waste was observed at the Site.
- *Waste Water* – No waste water was observed at the Site.
- *Transformers* – A pad-mounted transformer was observed to the southwest of the house, and appeared to be in good condition. Power is provided to the residence by Pacific Gas and Electric Company.
- *Hazardous Substances and Petroleum Products* – No hazardous substances or petroleum products were observed at the Site. Natural gas is not provided to the Site or the residence.
- *Storage Tanks* – No evidence of USTs such as vent pipes, fill pipes or product dispensers, were observed at the Site.
- *Wetlands* – Neither a wetland determination nor delineation was conducted during this investigation. A review of the National Wetlands Inventory Map information indicated no wetlands are located at the Site. However, the northwest corner of the Site is adjacent to Meadow Branch Big Pipe Creek.

6.4 INTERIOR OBSERVATIONS

- Interior observations of the residential dwelling were not completed during this assessment.

7.0 INTERVIEWS

7.1 PROPERTY OWNERS/TENANTS

On March 23, 2017, RETTEW interviewed Mrs. Melissa Beaghan (daughter of Frances Wetzel). Mrs. Beaghan indicated that she was not aware of any environmental concerns at the property. Mrs. Beaghan indicated that the house has radiant electric heat and there are no storage tanks at the Site. The house is constructed on a concrete slab with no basement. The Site Owner Environmental Questionnaire is included in **Appendix VII**.

7.2 LOCAL GOVERNMENT OFFICIALS

RETTEW attempted to contact the Westminster Volunteer Fire Department on April 4, 2017; however, a response from this department was not received within the timeframe of this report.

RETTEW contacted the Carroll County Health Department via telephone on April 4, 2017 and was directed to the County website to fill out an information request form. The form was forwarded to the MDE for review. A copy of the submitted form is provided in **Appendix VII**. Results from this request are provided in **Section 4.3** of this report.

8.0 FINDINGS

RETTEW has completed a Phase I EDDA of the Site in conformance with the scope and limitations of *The Standard*. The following items summarize the findings of this investigation:

1. The Site consists of a 5.1-acre parcel consisting of a residential dwelling, vacant fields, and woodlands; the Site is owned by Kenneth E. Wetzel and Frances E. Wetzel. The Site was an agricultural field from approximately 1943 to the mid-1970s, at which time it was developed as a residential property.

2. The characteristics of Site topography suggest that surface water draining from the Site flows northwest to Meadow Branch Big Pipe Creek. An intermittent stream is located on the northwest side of the property.
3. No known environmental liens or AULs are associated with the Site.
4. There are reportedly no storage tanks at the Site. The existing dwelling is supplied with electric utilities and is serviced by an on-lot sewage disposal system and private water supply well.
5. A review of state and environmental databases did not indicate the potential for impacts to the Site.
6. A review of National Wetlands Inventory Map information indicated that no wetlands are located at the Site.

9.0 PROFESSIONAL OPINION

The following opinions are presented regarding the above listed findings:

RECs

No RECs, HRECs, or CRECs were identified at the Site.

De minimis Conditions/Noteworthy Items

1. The historic use and potential accumulation of pesticides, herbicides, and/or fungicides for agricultural purposes at the Site is considered a noteworthy item. This condition is not considered a REC as it would not likely be the subject of enforcement action if brought to the attention of regulatory agencies.

10.0 CONCLUSIONS

RETTEW has performed a Phase I EDDA in conformance with the scope and limitations of *The Standard*, of the 5.1-acre Parcel 17 Wetzel Property located in the City of Westminster, Carroll County, Maryland. Any exceptions to, or deletions from, this practice is described in **Section 12.0** of this report. Based on the findings developed through this investigation (**Section 8.0**), this assessment identified no RECs associated with the Site, as described in **Section 9.0**.

PHASE I ENVIRONMENTAL DUE DILIGENCE AUDIT

FOR

PARCEL 18 – TRIPLE M., LLC**MEADOW BRANCH ROAD
CARROLL COUNTY REGIONAL AIRPORT
WESTMINSTER, CARROLL COUNTY, MARYLAND**

April 28, 2017

*Prepared for:***DELTA AIRPORT CONSULTANTS, INC.**9711 Farrar Court, Suite 100
Richmond, VA 23236*Prepared by:***RETTEW ASSOCIATES, INC.**5031 Richard Lane, Suite 111
Mechanicsburg, Pennsylvania 17055

RETTEW Project No. 024552008

- *Wetlands* – Neither a wetland determination nor delineation was conducted during this investigation. A review of the National Wetlands Inventory Map information indicated no wetlands are present at the Site.

6.4 INTERIOR OBSERVATIONS

- No structures were observed on the Site.

7.0 INTERVIEWS

7.1 PROPERTY OWNERS/TENANTS

On April 11, 2017, RETTEW interviewed Mr. Billy Miller (Triple M., LLC.). Mr. Miller indicated that he was not aware of any environmental concerns at the property, and that the property previously contained agricultural fields. Mr. Miller indicated that the soil and broken asphalt spoil piles are from local road and highway infrastructure construction projects. The Site Owner Environmental Questionnaire is included in **Appendix VII**.

7.2 LOCAL GOVERNMENT OFFICIALS

RETTEW attempted to contact the Westminster Volunteer Fire Department on April 4, 2017; however, a response from this department was not received within the timeframe of this report.

RETTEW contacted the Carroll County Health Department via telephone on April 4, 2017 and was directed to the County website to fill out an information request form. The form was forwarded to the MDE for review. A copy of the submitted form is provided in **Appendix VII**. Results from this request are provided in **Section 4.3** of this report.

8.0 FINDINGS

RETTEW has completed a Phase I EDDA of the Site in conformance with the scope and limitations of *The Standard*. The following items summarize the findings of this investigation:

1. The Site consists of an approximately 19.7-acre area of vacant land, access roads, and soil and broken asphalt spoil piles; the Site is owned by Triple M., LLC. The Site was an agricultural field from approximately 1943 to the late 1990s or early 2000s.
2. The characteristics of Site topography suggest that surface water draining from the Site flows west to Meadow Branch Big Pipe Creek.
3. No known environmental liens are associated with the Site. During the deed/title review, a 2002 deed between the County Commissioners of Carroll County and Triple M., LLC., found the following use restrictions:
 - A prohibition against the erection of structures or growth of natural objects that would constitute an obstruction to air navigation.
 - A prohibition against any activity on the land that would interfere with or be a hazard to the flight of aircraft over the land or to and from the airport or interfere with air navigation and communication facilities serving the airport.
 - There is hereby reserved to Carroll County, its successors and assigns, for the use and benefit of the public, a right of flight for passage of aircraft in the airspace above the surface of the premises herein conveyed. This public right of flight shall include the right to cause in said airspace any noise or vibration inherent in the operation of any

aircraft used for navigation or flight through said airspace or landing at, taking off from, or operating on the Carroll County Regional Airport.

- An Erosion and Sediment Control Plan shall be prepared and implemented in strict accordance with all local and state requirements to minimize adverse water quality impacts. Further, all plans for the proposed projects shall be reviewed and approved by the local authorities for compliance with all applicable water quality regulations prior to construction.
 - A wetland permit from the U.S. Army Corps of Engineers, and the Maryland Department of Natural Resources, if determined necessary, will be obtained prior to any work to further develop the sites if necessary. A State 401 water quality certification shall be obtained if required for the proposed projects.
 - Any use of this land shall be land use compatible with the airport.
4. A review of state and environmental databases did not indicate the potential for impacts to the Site.
 5. A review of the National Wetlands Inventory Map information indicated no wetlands are located at the Site.
 6. Heavy equipment and soil and broken asphalt spoil piles were observed at the Site.

9.0 PROFESSIONAL OPINION

The following opinions are presented regarding the above listed findings:

REC

- The soil and broken asphalt spoil piles from local road and highway infrastructure construction projects are considered a REC, as these stored materials have been brought onto the Site from unknown origins and quality, and represent a potential impact to the ground and/or groundwater.

No HRECs or CRECs were identified at the Site.

De minimis Conditions/Noteworthy Items

- The historic use and potential accumulation of pesticides, herbicides, and/or fungicides for agricultural purposes at the Site is considered a noteworthy item. This condition is not considered a REC as it would not likely be the subject of enforcement action if brought to the attention of regulatory agencies.
- The presence of heavy equipment at the Site is considered a *de minimis* condition due to the potential for a limited release of diesel fuel or hydraulic fluid to the ground surface.

10.0 CONCLUSIONS

RETTEW has performed a Phase I EDDA in conformance with the scope and limitations of *The Standard*, of the approximately 19.7-acre Parcel 18 Triple M., LLC property located in the Town of Westminster, Carroll County, Maryland. Any exceptions to, or deletions from, this practice are described in **Section 12.0** of this report. Based on the findings developed through this investigation (**Section 8.0**), this assessment identified one REC associated with the Site, as described in **Section 9.0**.

PHASE I ENVIRONMENTAL DUE DILIGENCE AUDIT

FOR

PARCEL 19 – DLH PARTNERSHIP

**1025 MEADOW BRANCH ROAD
CARROLL COUNTY REGIONAL AIRPORT
TOWN OF WESTMINSTER, CARROLL COUNTY, MARYLAND**



April 21, 2017

*Prepared for:***DELTA AIRPORT CONSULTANTS, INC.**

9711 Farrar Court, Suite 100
Richmond, VA 23236

*Prepared by:***RETTEW ASSOCIATES, INC.**

5031 Richard Lane, Suite 111
Mechanicsburg, Pennsylvania 17055

RETTEW Project No. 024552008

RETTEW contacted the Carroll County Health Department via telephone on April 4, 2017 and was directed to the County website to fill out an information request form. The form was forwarded to the MDE for review. A copy of the submitted form is provided in **Appendix VII**. Results from this request are provided in **Section 4.3** of this report.

8.0 FINDINGS

RETTEW has completed a Phase I EDDA of the Site in conformance with the scope and limitations of *The Standard*. The following items summarize the findings of this investigation:

1. The Site consists of an approximately 25.2-acre area consisting of a manufacturing facility with warehouse and office space areas, surrounding parking lots, and vacant land; the Site is owned by DLH Partnership. Shelter Systems utilizes the property for the manufacturing of wood frame trusses and wood structural building components.
2. The characteristics of Site topography suggest that surface water draining from the Site flows southeast to an unnamed drainage of Meadow Branch Big Pipe Creek.
3. No known environmental liens are associated with the Site. During the deed/title review, in the 2002 deed between the County Commissioners of Carroll County and Triple M., LLC., the following use restrictions were found:
 - A prohibition against the erection of structures or growth of natural objects that would constitute an obstruction to air navigation.
 - A prohibition against any activity on the land that would interfere with or be a hazard to the flight of aircraft over the land or to and from the airport or interfere with air navigation and communication facilities serving the airport.
 - There is hereby reserved to Carroll County, its successors and assigns, for the use and benefit of the public, a right of flight for passage of aircraft in the airspace above the surface of the premises herein conveyed. This public right of flight shall include the right to cause in said airspace any noise or vibration inherent in the operation of any aircraft used for navigation or flight through said airspace or landing at, taking off from, or operating on the Carroll County Regional Airport.
 - An Erosion and Sediment Control Plan shall be prepared and implemented in strict accordance with all local and state requirements to minimize adverse water quality impacts. Further all plans for the proposed projects shall be reviewed and approved by the local authorities for compliance with all applicable water quality regulations prior to construction.
 - A wetland permit from the U.S. Army Corps of Engineers, and the Maryland Department of Natural Resources, if determined necessary, will be obtained prior to any work to further develop the sites if necessary. A State 401 water quality certification shall be obtained if required for the proposed projects.
 - Any use of this land shall be land use compatible with the airport.
4. A review of state and environmental databases did not indicate the potential for impacts to the Site.
5. Petroleum products were stored and used in the building interior. All were located on concrete flooring and no floor drains were observed in the vicinity of the stored petroleum products.

6. One 500-gallon diesel and one 138-gallon kerosene AST were located adjacent to the eastern exterior corner of the manufacturing facility on concrete without secondary containment.
7. A review of the National Wetlands Inventory Map information indicated a riverine wetland, an unnamed tributary of Meadow Branch Big Pipe Creek, is located immediately adjacent to the southeast border of the Site.

9.0 PROFESSIONAL OPINION

The following opinions are presented regarding the above listed findings:

RECs

2. One 500-gallon diesel and one 138-gallon kerosene AST were located adjacent to the eastern exterior corner of the manufacturing facility on concrete without secondary containment. Due to the lack of secondary containment, these ASTs are considered RECs.

No HRECs or CRECs were identified at the Site.

De minimis Conditions/Noteworthy Items

1. Four 55 gallon drums of hydraulic oil and hydraulic presses with hydraulic oil reservoirs were observed in the interior of the manufacturing facility on the concrete floor. Due to their location on impervious concrete flooring and the lack of floor drains in the vicinity, the presence of these drums and reservoirs containing hydraulic oil is considered a noteworthy item.

10.0 CONCLUSIONS

RETTEW has performed a Phase I EDDA in conformance with the scope and limitations of *The Standard*, of the 25.2-acre Parcel 19 DLH Partnership property located in the Town of Westminster, Carroll County, Maryland. Any exceptions to, or deletions from, this practice is described in **Section 12.0** of this report. Based on the findings developed through this investigation (**Section 8.0**), this assessment identified one REC associated with the Site, as described in **Section 9.0**.

PHASE I ENVIRONMENTAL DUE DILIGENCE AUDIT

FOR

PARCEL 20 – TRIPLE M., LLC

**MEADOW BRANCH ROAD
CARROLL COUNTY REGIONAL AIRPORT
TOWN OF WESTMINSTER, CARROLL COUNTY, MARYLAND**



April 25, 2017

*Prepared for:***DELTA AIRPORT CONSULTANTS, INC.**

9711 Farrar Court, Suite 100
Richmond, VA 23236

*Prepared by:***RETTEW ASSOCIATES, INC.**

5031 Richard Lane, Suite 111
Mechanicsburg, Pennsylvania 17055

RETTEW Project No. 024552008

- *Stressed Vegetation* – No stressed vegetation was observed at the Site.
- *Solid Waste* – No solid waste was observed at the Site.
- *Waste Water* – No waste water was observed at the Site.
- *Transformers* – No transformers were observed at the Site.
- *Hazardous Substances and Petroleum Products* – No hazardous substances or petroleum products were observed at the Site.
- *Storage Tanks* – No evidence of USTs such as vent pipes, fill pipes or product dispensers, were observed at the Site. No above ground storage tanks (ASTs) were observed at the Site.
- *Wetlands* – Neither a wetland determination nor delineation was conducted during this investigation. A review of the National Wetlands Inventory Map information indicated a riverine wetland, an unnamed tributary of Meadow Branch Big Pipe Creek, is located on the western portion of the Site.
- *Utilities* – Westminster fiber optic utilities were observed along the northeast boundary of the Site adjacent to Meadow Branch Road.

6.4 INTERIOR OBSERVATIONS

- No structures were present at the Site.

7.0 INTERVIEWS

7.1 PROPERTY OWNERS/TENANTS

On April 11, 2017, RETTEW interviewed Mr. Billy Miller (Triple M., LLC.). Mr. Miller indicated that he was not aware of any environmental concerns at the property, and it has always been vacant to his knowledge. The Site Owner Environmental Questionnaire is included in **Appendix VII**.

7.2 LOCAL GOVERNMENT OFFICIALS

RETTEW attempted to contact the Westminster Volunteer Fire Department on April 4, 2017; however, a response from this department was not received within the timeframe of this report.

RETTEW contacted the Carroll County Health Department via telephone on April 4, 2017 and was directed to the County website to fill out an information request form. The form was forwarded to the MDE for review. A copy of the submitted form is provided in **Appendix VII**. Results from this request are provided in **Section 4.3** of this report.

8.0 FINDINGS

RETTEW has completed a Phase I EDDA of the Site in conformance with the scope and limitations of *The Standard*. The following items summarize the findings of this investigation:

1. The Site consists of an approximately 2.9-acre area of vacant land, an unnamed tributary of Meadow Branch Big Pipe Creek, and a tree line; the Site is owned by Triple M., LLC.
2. The characteristics of Site topography suggest that surface water draining from the Site flows southwest to an unnamed drainage of Meadow Branch Big Pipe Creek.
3. No known environmental liens or AULs are associated with the Site.

4. A review of state and environmental databases did not indicate the potential for impacts to the Site.
5. A review of the National Wetlands Inventory Map information indicated a riverine wetland, an unnamed tributary of Meadow Branch Big Pipe Creek, is located on the western portion of the Site.

9.0 PROFESSIONAL OPINION

The following opinions are presented regarding the above listed findings:

RECs

No RECs, HRECs, or CRECs were identified at the Site.

De minimis Conditions/Noteworthy Items

1. The historic use and potential accumulation of pesticides, herbicides, and/or fungicides for agricultural purposes at the Site is considered a noteworthy item. This condition is not considered a REC as it would not likely be the subject of enforcement action if brought to the attention of regulatory agencies.

10.0 CONCLUSIONS

RETTEW has performed a Phase I EDDA in conformance with the scope and limitations of *The Standard*, of the 2.9-acre Parcel 20 Triple M., LLC. Property located in the Town of Westminster, Carroll County, Maryland. Any exceptions to, or deletions from, this practice is described in **Section 12.0** of this report. Based on the findings developed through this investigation (**Section 8.0**), this assessment identified no RECs associated with the Site, as described in **Section 9.0**.

PHASE I ENVIRONMENTAL DUE DILIGENCE AUDIT

FOR

PARCEL 21 – TRIPLE M., LLC**KRIDERS CHURCH ROAD
CARROLL COUNTY REGIONAL AIRPORT
TOWN OF WESTMINSTER, CARROLL COUNTY, MARYLAND**

April 25, 2017

*Prepared for:***DELTA AIRPORT CONSULTANTS, INC.**9711 Farrar Court, Suite 100
Richmond, VA 23236*Prepared by:***RETTEW ASSOCIATES, INC.**5031 Richard Lane, Suite 111
Mechanicsburg, Pennsylvania 17055

RETTEW Project No. 024552008

6.4 INTERIOR OBSERVATIONS

- No structures were present at the Site.

7.0 INTERVIEWS

7.1 PROPERTY OWNERS/TENANTS

On April 11, 2017, RETTEW interviewed Mr. Billy Miller (Triple M., LLC). Mr. Miller indicated that he was not aware of any environmental concerns at the property, and that the property has always been vacant to his knowledge. The Site Owner Environmental Questionnaire is included in **Appendix VII**.

7.2 LOCAL GOVERNMENT OFFICIALS

RETTEW attempted to contact the Westminster Volunteer Fire Department on April 4, 2017; however, a response from this department was not received within the timeframe of this report.

RETTEW contacted the Carroll County Health Department via telephone on April 4, 2017 and were directed to the County website to fill out an information request form. The form was forwarded to the MDE for review. A copy of the submitted form is provided in **Appendix VII**. Results from this request are provided in **Section 4.3** of this report.

8.0 FINDINGS

RETTEW has completed a Phase I EDDA of the Site in conformance with the scope and limitations of *The Standard*. The following items summarize the findings of this investigation:

1. The Site consists of an approximately 3.9-acre area of vacant land, an unnamed tributary of Meadow Branch Big Pipe Creek, and a tree line; the Site is owned by Triple M., LLC.
2. The characteristics of Site topography suggest that surface water draining from the Site flows southwest to an unnamed drainage of Meadow Branch Big Pipe Creek.
3. No known environmental liens or AULs are associated with the Site.
4. A review of state and environmental databases did not indicate the potential for impacts to the Site.
5. A review of the National Wetlands Inventory Map information indicated a riverine wetland, an unnamed tributary of Meadow Branch Big Pipe Creek, is located on the western portion of the Site.

9.0 PROFESSIONAL OPINION

The following opinions are presented regarding the above listed findings:

RECs

No RECs, HRECs, or CRECs were identified at the Site.

De minimis Conditions/Noteworthy Items

1. The historic use and potential accumulation of pesticides, herbicides, and/or fungicides for agricultural purposes at the Site is considered a noteworthy item. This condition is not

considered a REC as it would not likely be the subject of enforcement action if brought to the attention of regulatory agencies.

10.0 CONCLUSIONS

RETTEW has performed a Phase I EDDA in conformance with the scope and limitations of *The Standard*, of the approximately 3.9-acre Parcel 21 Triple M., LLC property located in the Town of Westminster, Carroll County, Maryland. Any exceptions to, or deletions from, this practice is described in **Section 12.0** of this report. Based on the findings developed through this investigation (**Section 8.0**), this assessment identified no RECs associated with the Site, as described in **Section 9.0**.

11.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in 40 CFR Part 312.10(b); I have the specific qualifications, based on education, training, and experience, to assess a property of the nature, history, and setting of the subject property; and I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Preparer: _____ Devin Black, Geoscientist

Signature: _____ 

Date: _____ April 25, 2017

Environmental Professional (Reviewer): _____ Scott Houser, Project Manager

Signature: _____ 

Date: _____ April 25, 2017

Environmental Professional (Quality Assurance): _____ John B. Stipe, III, CPSS

Signature: _____ 

Date: _____ April 25, 2017

12.0 DEVIATIONS

No deviations from *The Standard* were included in this assessment.

13.0 ADDITIONAL SERVICES

No additional tasks were completed as part of this work effort.

PHASE I ENVIRONMENTAL DUE DILIGENCE AUDIT

FOR

PARCEL 22 – TRIPLE M., LLC**KRIDERS CHURCH ROAD
CARROLL COUNTY REGIONAL AIRPORT
TOWN OF WESTMINSTER, CARROLL COUNTY, MARYLAND**

April 26, 2017

*Prepared for:***DELTA AIRPORT CONSULTANTS, INC.**9711 Farrar Court, Suite 100
Richmond, VA 23236*Prepared by:***RETTEW ASSOCIATES, INC.**5031 Richard Lane, Suite 111
Mechanicsburg, Pennsylvania 17055

RETTEW Project No. 024552008

7.0 INTERVIEWS

7.1 PROPERTY OWNERS/TENANTS

On April 11, 2017, RETTEW interviewed Mr. Billy Miller (Triple M., LLC). Mr. Miller indicated that he was not aware of any environmental concerns at the property, and that the property has always been vacant to his knowledge. Per Mr. Miller, grading at the Site observed in 2005 aerial photography was related to the removal of topsoil. The Site Owner Environmental Questionnaire is included in **Appendix VII**.

7.2 LOCAL GOVERNMENT OFFICIALS

RETTEW attempted to contact the Westminster Volunteer Fire Department on April 4, 2017; however, a response from this department was not received within the timeframe of this report.

RETTEW contacted the Carroll County Health Department via telephone on April 4, 2017 and was directed to the County website to fill out an information request form. The form was forwarded to the MDE for review. A copy of the submitted form is provided in **Appendix VII**. Results from this request are provided in **Section 4.3** of this report.

8.0 FINDINGS

RETTEW has completed a Phase I EDDA of the Site in conformance with the scope and limitations of *The Standard*. The following items summarize the findings of this investigation:

1. The Site consists of an approximately 2.5-acre area of vacant land and a tree line; the Site is owned by Triple M., LLC. Historic Site use has been agricultural and vacant land including removal of topsoil and regrading activities in the mid-2000s.
2. The characteristics of Site topography suggest that surface water draining from the Site flows southwest to an unnamed drainage of Meadow Branch Big Pipe Creek.
3. No known environmental liens or AULs are associated with the Site.
4. A review of state and environmental databases did not indicate the potential for impacts to the Site.
5. A review of the National Wetlands Inventory Map information indicated no wetlands are located at the Site.
6. No RECs, HRECs, or CRECs were identified at the Site.

9.0 PROFESSIONAL OPINION

The following opinions are presented regarding the above listed findings:

RECs

No RECs, HRECs, or CRECs were identified at the Site.

De minimis Conditions/Noteworthy Items

1. The historic use and potential accumulation of pesticides, herbicides, and/or fungicides for agricultural purposes at the Site is considered a noteworthy item. This condition is not considered a REC as it would not likely be the subject of enforcement action if brought to the attention of regulatory agencies.

2. Site disturbance evident in mid-2000s aerial photography was reportedly related to the removal of topsoil and regrading activities on the property.

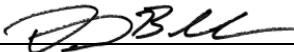
10.0 CONCLUSIONS

RETTEW has performed a Phase I EDDA in conformance with the scope and limitations of *The Standard*, of the approximately 2.5-acre Parcel 22 Triple M., LLC property located in the Town of Westminster, Carroll County, Maryland. Any exceptions to, or deletions from, this practice is described in **Section 12.0** of this report. Based on the findings developed through this investigation (**Section 8.0**), this assessment identified no RECs associated with the Site, as described in **Section 9.0**.

11.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in 40 CFR Part 312.10(b); I have the specific qualifications, based on education, training, and experience, to assess a property of the nature, history, and setting of the subject property; and I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Preparer: _____ Devin Black, Geoscientist

Signature: _____ 

Date: _____ April 26, 2017

Environmental Professional (Reviewer): _____ Scott Houser, Project Manager

Signature: _____ 

Date: _____ April 26, 2017

Environmental Professional (Quality Assurance): _____ John B. Stipe, III, CPSS

Signature: _____ 

Date: _____ April 26, 2017

12.0 DEVIATIONS

No deviations from *The Standard* were included in this assessment.

13.0 ADDITIONAL SERVICES

No additional tasks were completed as part of this work effort.