

































USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?
2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?
3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
4. Relationship of the purchase price to fair market value of the property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,
 - a. Do you know the past uses of the property?
 - b. Do you know of specific chemicals that are present or once were present at the property?
 - c. Do you know of spills or other chemical releases that have taken place at the property?
 - d. Do you know of any environmental cleanups that have taken place at the property?

6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

7. Are you aware of any fill material that has ever been brought onto or used on the property?



Eisenhower Hotel - Conference

2634 Emmitsburg Road
Gettysburg, PA 17325

Inquiry Number: 2717493.5

March 15, 2010



The EDR Aerial Photo Decade Package



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

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Date EDR Searched Historical Sources:

Aerial Photography March 15, 2010

Target Property:

2634 Emmitsburg Road
Gettysburg, PA 17325

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1937	Aerial Photograph. Scale: 1"=500'	Panel #: 2439077-G3/Flight Date: September 24, 1937	EDR
1959	Aerial Photograph. Scale: 1"=1000'	Panel #: 2439077-G3/Flight Date: December 04, 1959	EDR
1968	Aerial Photograph. Scale: 1"=500'	Panel #: 2439077-G3/Flight Date: April 16, 1968	EDR
1971	Aerial Photograph. Scale: 1"=1000'	Panel #: 2439077-G3/Flight Date: March 09, 1971	EDR
1977	Aerial Photograph. Scale: 1"=1000'	Panel #: 2439077-G3/Flight Date: March 24, 1977	EDR
1982	Aerial Photograph. Scale: 1"=1000'	Panel #: 2439077-G3/Flight Date: April 19, 1982	EDR
1988	Aerial Photograph. Scale: 1"=750'	Panel #: 2439077-G3/Flight Date: April 20, 1988	EDR
1990	Aerial Photograph. Scale: 1"=750'	Panel #: 2439077-G3/Flight Date: May 19, 1990	EDR
2005	Aerial Photograph. 1" = 604'	Flight Year: 2005	EDR
2006	Aerial Photograph. 1" = 604'	Flight Year: 2006	EDR



INQUIRY #: 2717493.5

YEAR: 1937

| = 500'





INQUIRY #: 2717493.5

YEAR: 1959

| = 1000'





INQUIRY #: 2717493.5

YEAR: 1968

|—————| = 500'





INQUIRY #: 2717493.5

YEAR: 1971

| = 1000'





INQUIRY #: 2717493.5

YEAR: 1977

| = 1000'





INQUIRY #: 2717493.5

YEAR: 1982

|—————| = 1000'





INQUIRY #: 2717493.5

YEAR: 1988

|—————| = 750'





INQUIRY #: 2717493.5

YEAR: 1990

| = 750'





INQUIRY #: 2717493.5

YEAR: 2005

| = 604'





INQUIRY #: 2717493.5

YEAR: 2006

|—————| = 604'





Eisenhower Hotel - Conference

2634 Emmitsburg Road

Gettysburg, PA 17325

Inquiry Number: 2717493.3

March 10, 2010



Certified Sanborn® Map Report

Certified Sanborn® Map Report

3/10/10

Site Name:

Eisenhower Hotel - Conference
2634 Emmitsburg Road
Gettysburg, PA 17325

Client Name:

Environmental Alliance, Inc.
660 Yorklyn Road
Hockessin, DE 19707-0000



EDR Inquiry # 2717493.3

Contact: Julie Turner

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Environmental Alliance, Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Eisenhower Hotel - Conference
Address: 2634 Emmitsburg Road
City, State, Zip: Gettysburg, PA 17325
Cross Street:
P.O. # 2995
Project: 2995
Certification # FA85-46AC-B5CD



Sanborn® Library search results
Certification # FA85-46AC-B5CD

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Eisenhower Hotel - Conference

2634 Emmitsburg Road
Gettysburg, PA 17325

Inquiry Number: 2717493.4
March 11, 2010



The EDR Historical Topographic Map Report



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Milford, CT 06461
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www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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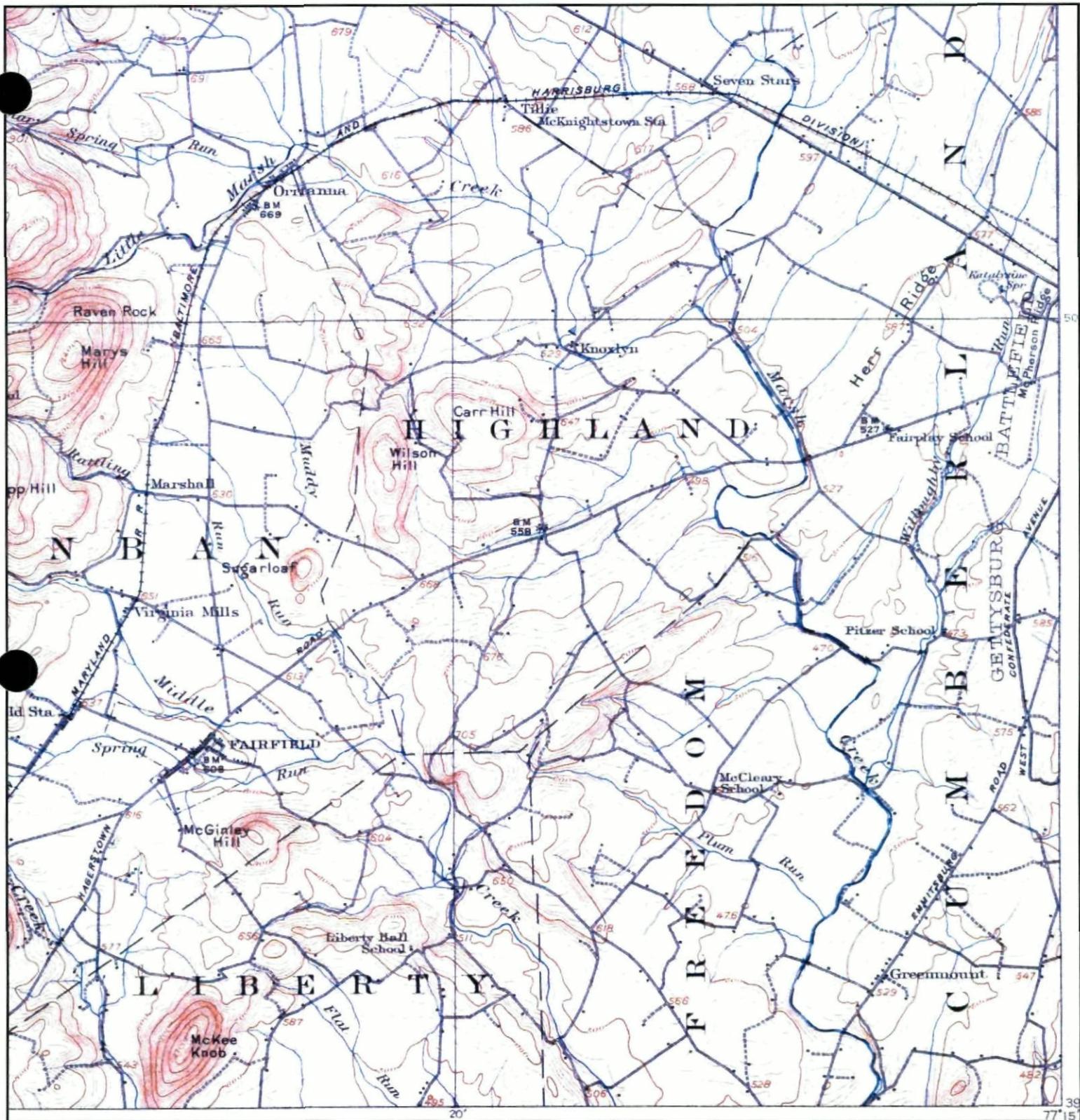
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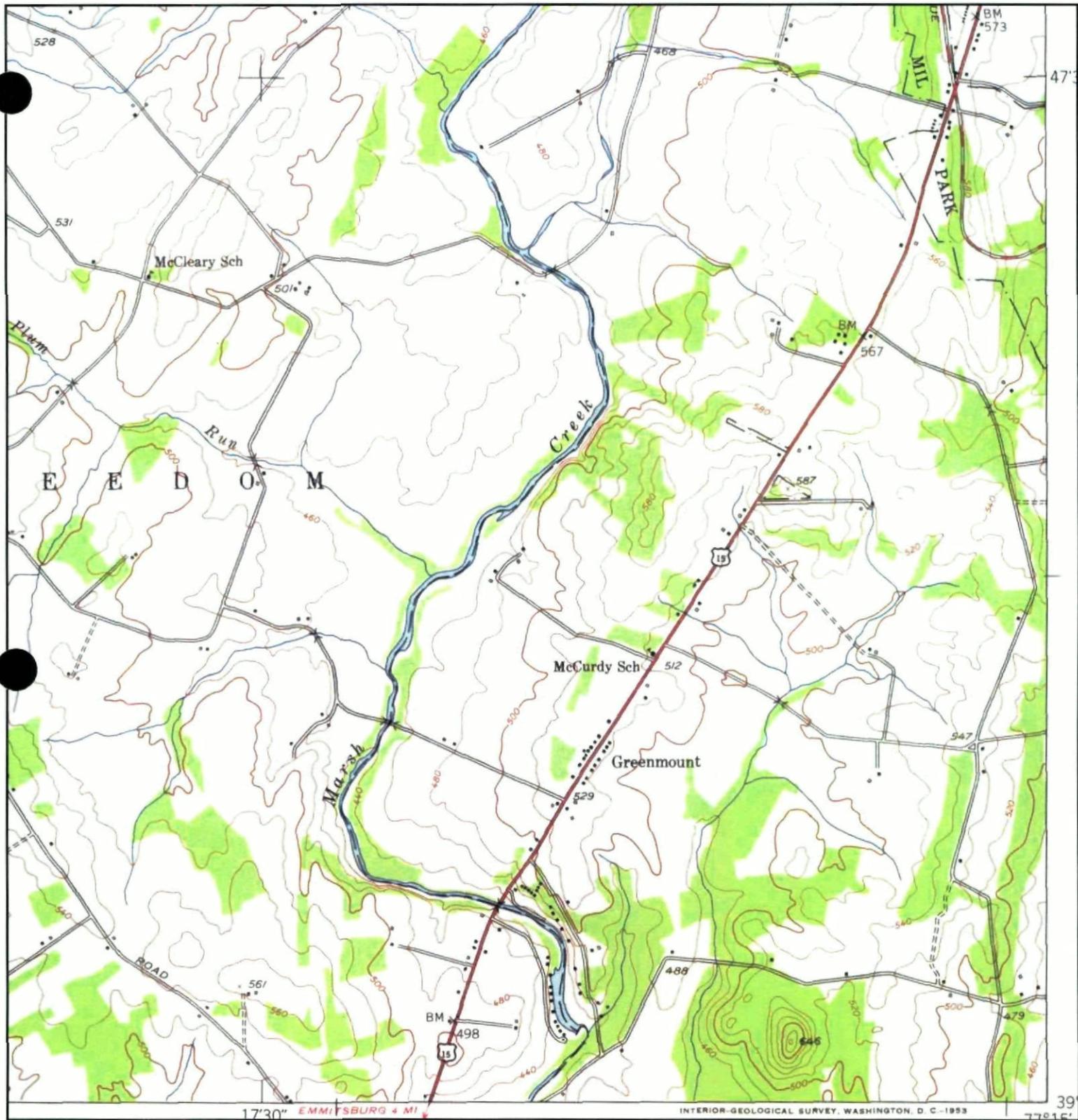
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Historical Topographic Map



	TARGET QUAD	SITE NAME:	Eisenhower Hotel - Conference	CLIENT:	Environmental Alliance, Inc.
	NAME: FAIRFIELD	ADDRESS:	2634 Emmitsburg Road	CONTACT:	Julie Turner
	MAP YEAR: 1909		Gettysburg, PA 17325	INQUIRY#:	2717493.4
	SERIES: 15	LAT/LONG:	39.7641 / 77.2684	RESEARCH DATE:	03/11/2010
	SCALE: 1:62500				

Historical Topographic Map



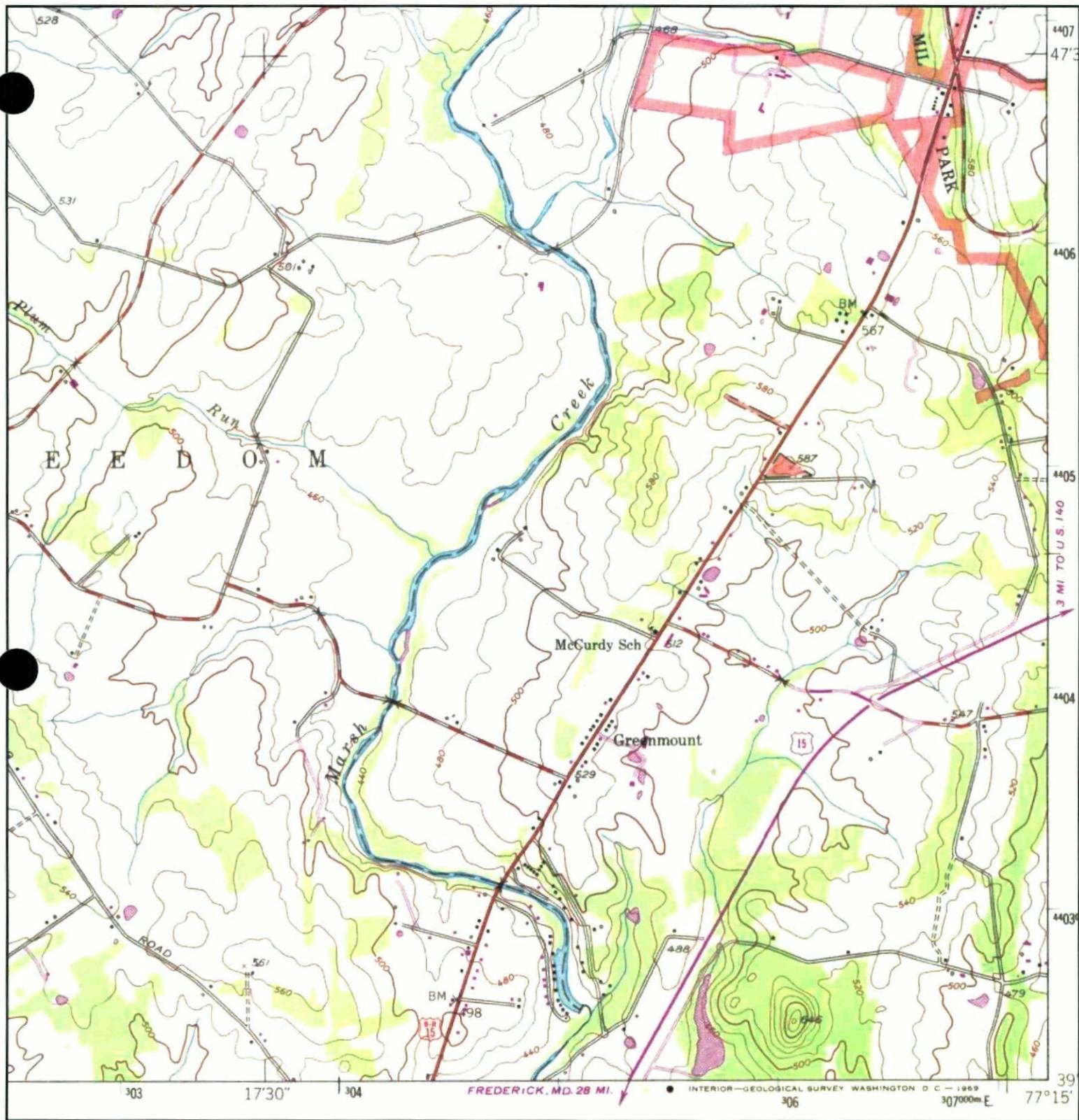
	TARGET QUAD	SITE NAME:	Eisenhower Hotel - Conference	CLIENT:	Environmental Alliance, Inc.
	NAME: FAIRFIELD	ADDRESS:	2634 Emmitsburg Road	CONTACT:	Julie Turner
	MAP YEAR: 1951		Gettysburg, PA 17325	INQUIRY#:	2717493.4
	SERIES: 7.5	LAT/LONG:	39.7641 / 77.2684	RESEARCH DATE:	03/11/2010
	SCALE: 1:24000				

Historical Topographic Map



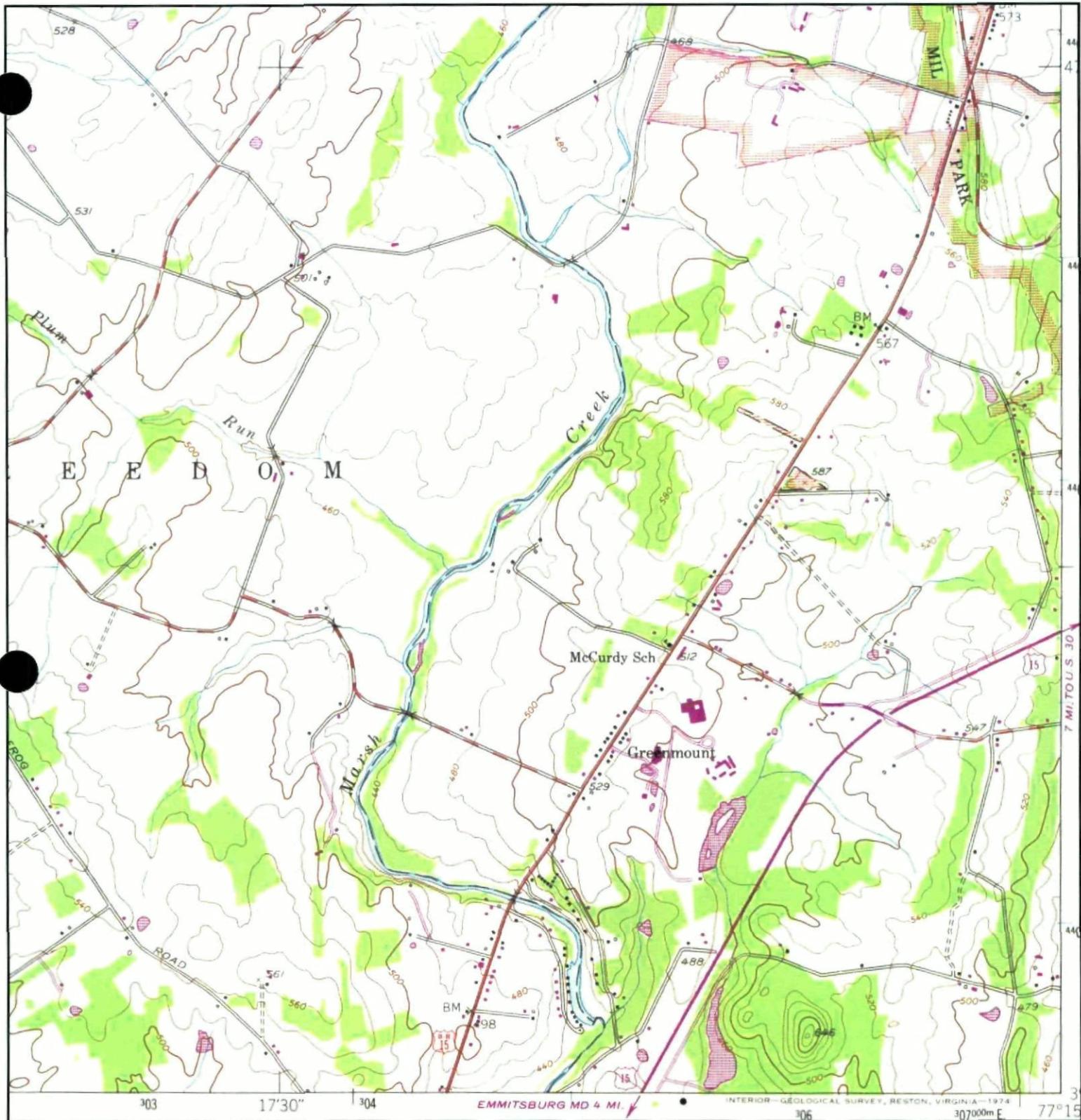
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	NAME: FAIRFIELD	ADDRESS:	2634 Emmitsburg Road Gettysburg, PA 17325	CONTACT:	Julie Turner
	MAP YEAR: 1951	LAT/LONG:	39.7641 / 77.2684	INQUIRY#:	2717493.4
	SERIES: 15			RESEARCH DATE:	03/11/2010
	SCALE: 1:62500				

Historical Topographic Map



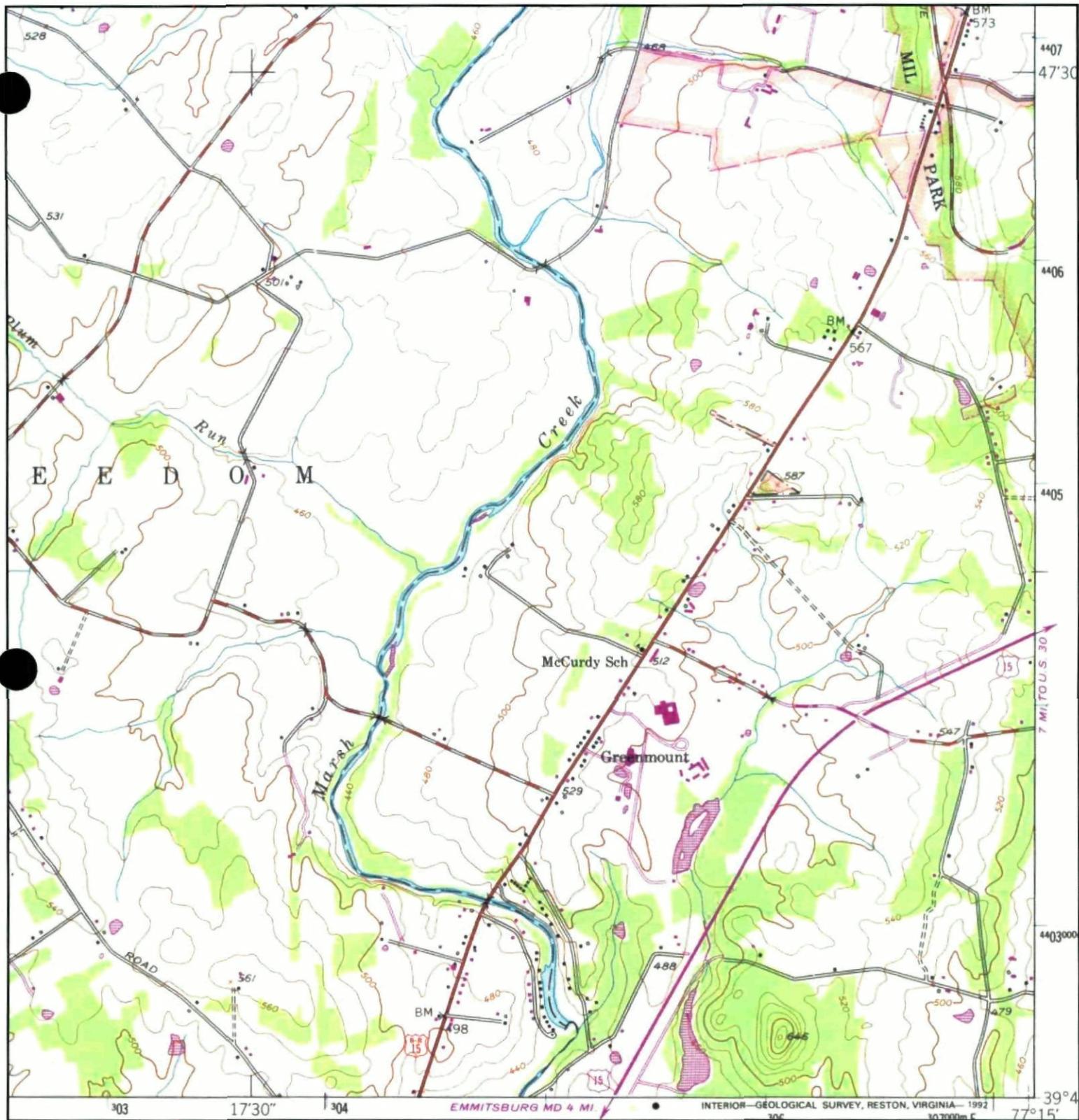
	TARGET QUAD	SITE NAME:	CLIENT:
	NAME: FAIRFIELD	Eisenhower Hotel - Conference	Environmental Alliance, Inc.
	MAP YEAR: 1968	ADDRESS: 2634 Emmitsburg Road	CONTACT: Julie Turner
	PHOTOREVISED FROM: 1951	Gettysburg, PA 17325	INQUIRY#: 2717493.4
	SERIES: 7.5	LAT/LONG: 39.7641 / 77.2684	RESEARCH DATE: 03/11/2010
	SCALE: 1:24000		

Historical Topographic Map



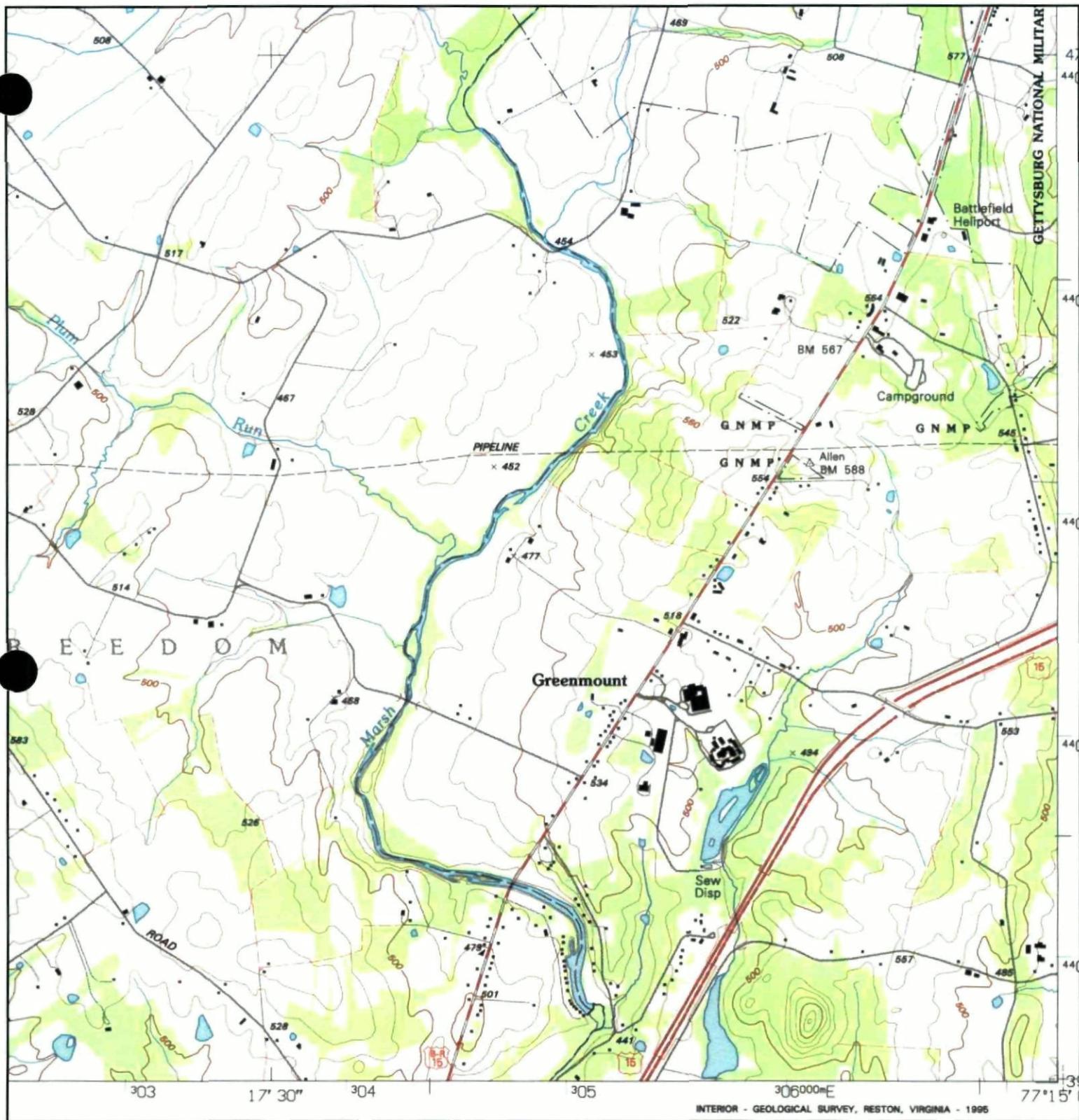
	TARGET QUAD	SITE NAME:	Eisenhower Hotel - Conference	CLIENT:	Environmental Alliance, Inc.
	NAME: FAIRFIELD	ADDRESS:	2634 Emmitsburg Road	CONTACT:	Julie Turner
	MAP YEAR: 1973	LAT/LONG:	39.7641 / 77.2684	INQUIRY#:	2717493.4
	PHOTOREVISED FROM: 1951			RESEARCH DATE:	03/11/2010
	SERIES: 7.5				
	SCALE: 1:24000				

Historical Topographic Map



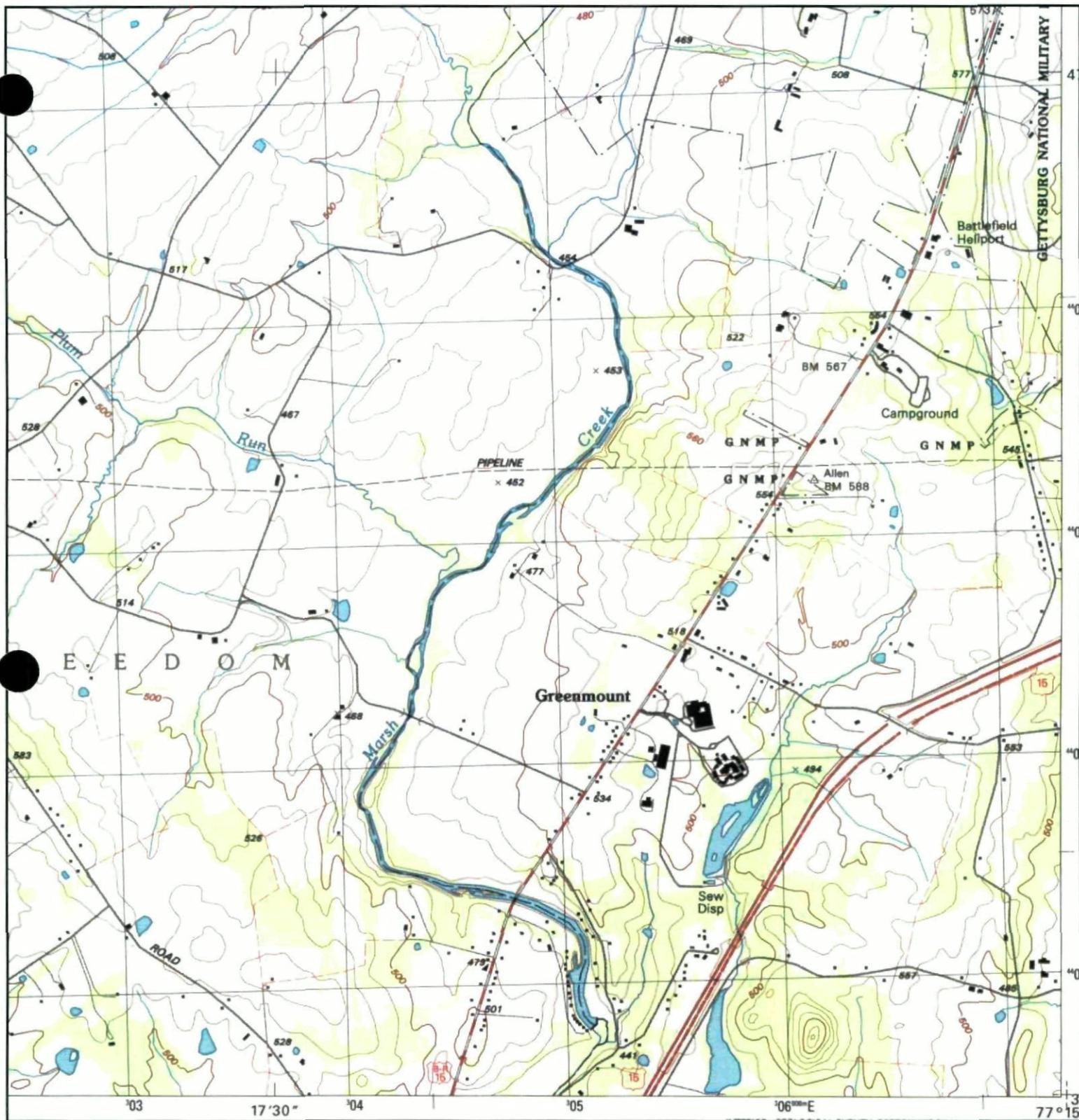
	TARGET QUAD	SITE NAME:	Eisenhower Hotel - Conference	CLIENT:	Environmental Alliance, Inc.
	NAME: FAIRFIELD	ADDRESS:	2634 Emmitsburg Road	CONTACT:	Julie Turner
	MAP YEAR: 1984		Gettysburg, PA 17325	INQUIRY#:	2717493.4
	PHOTOINSPECTED FROM: 1951	LAT/LONG:	39.7641 / 77.2684	RESEARCH DATE:	03/11/2010
	SERIES: 7.5				
	SCALE: 1:24000				

Historical Topographic Map



	TARGET QUAD	SITE NAME:	CLIENT:
	NAME: FAIRFIELD	Eisenhower Hotel - Conference	Environmental Alliance, Inc.
	MAP YEAR: 1990	ADDRESS: 2634 Emmitsburg Road Gettysburg, PA 17325	CONTACT: Julie Turner
	SERIES: 7.5	LAT/LONG: 39.7641 / 77.2684	INQUIRY#: 2717493.4
SCALE: 1:24000		RESEARCH DATE: 03/11/2010	

Historical Topographic Map



	TARGET QUAD	SITE NAME:	Eisenhower Hotel - Conference	CLIENT:	Environmental Alliance, Inc.
	NAME: FAIRFIELD	ADDRESS:	2634 Emmitsburg Road	CONTACT:	Julie Turner
	MAP YEAR: 1994	LAT/LONG:	39.7641 / 77.2684	INQUIRY#:	2717493.4
	PHOTOREVISED FROM: 1969			RESEARCH DATE:	03/11/2010
	SERIES: 7.5				
	SCALE: 1:24000				



Eisenhower Hotel - Conference

2634 Emmitsburg Road
Gettysburg, PA 17325



Inquiry Number: 02717493.2r
March 11, 2010



The EDR Radius Map™ Report with GeoCheck®



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TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	7
Orphan Summary	10
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-14
Physical Setting Source Map Findings	A-15
Physical Setting Source Records Searched	A-78

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2634 EMMITSBURG ROAD
GETTYSBURG, PA 17325

COORDINATES

Latitude (North): 39.764100 - 39° 45' 50.8"
Longitude (West): 77.268400 - 77° 16' 6.2"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 305691.0
UTM Y (Meters): 4403826.5
Elevation: 503 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 39077-G3 FAIRFIELD, PA
Most Recent Revision: 1994

East Map: 39077-G2 GETTYSBURG, PA
Most Recent Revision: 1994

South Map: 39077-F3 EMMITSBURG, MD
Most Recent Revision: 2001

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 2005, 2006
Source: USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 7 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
TIMELESS TOWNS OF AMER HOTEL & MA 2636 EMMITSBURG RD GETTYSBURG, PA 17325	FINDS	N/A

EXECUTIVE SUMMARY

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

SHWS..... Hazardous Sites Cleanup Act Site List
HSCA..... HSCA Remedial Sites Listing

EXECUTIVE SUMMARY

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Operating Facilities

State and tribal leaking storage tank lists

UNREG LTANKS..... Unregulated Tank Cases
LAST..... Storage Tank Release Sites
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

UST..... Listing of Pennsylvania Regulated Underground Storage Tanks
AST..... Listing of Pennsylvania Regulated Aboveground Storage Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Engineering Controls Site Listing
INST CONTROL..... Institutional Controls Site Listing
AUL..... Environmental Covenants Listing

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Program Sites

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Sites

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
HIST LF..... Abandoned Landfill Inventory
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
US HIST CDL..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

ARCHIVE UST..... Archived Underground Storage Tank Sites

EXECUTIVE SUMMARY

ARCHIVE AST..... Archived Aboveground Storage Tank Sites

Local Land Records

LIENS 2..... CERCLA Lien Information
LUCIS..... Land Use Control Information System
ACT 2-DEED..... Act 2-Deed Acknowledgment Sites

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... State spills

Other Ascertainable Records

RCRA-NonGen..... RCRA - Non Generators
DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
MINES..... Mines Master Index File
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
SSTS..... Section 7 Tracking Systems
ICIS..... Integrated Compliance Information System
PADS..... PCB Activity Database System
MLTS..... Material Licensing Tracking System
RADINFO..... Radiation Information Database
RAATS..... RCRA Administrative Action Tracking System
UIC..... Underground Injection Wells
MANIFEST..... Manifest Information
DRYCLEANERS..... Drycleaner Facility Locations
AIRS..... Permit and Emissions Inventory Data
INDIAN RESERV..... Indian Reservations
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
PCB TRANSFORMER..... PCB Transformer Registration Database
COAL ASH DOE..... Steam-Electric Plan Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

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.

A review of the RCRA-LQG list, as provided by EDR, and dated 01/13/2010 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CM METALS</i>	<i>2664 EMMITSBURG RD</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>2</i>	<i>7</i>

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Resources' List of Confirmed Releases.

A review of the LUST list, as provided by EDR, and dated 02/01/2010 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>GREENMOUNT COMM FIRE CO</i> Facility Status: Cleanup Completed	<i>3095 EMMITSBURG RD</i>	<i>WSW 1/4 - 1/2 (0.465 mi.)</i>	<i>3</i>	<i>9</i>